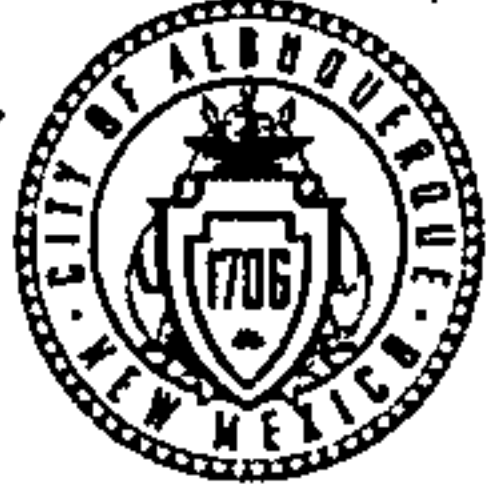


#12



Complete Ag  
7/11/07

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: <u>07DRB-70072 (FP)</u>	Project # <u>1003779</u>
Project Name: <u>UNIT 3 KUMAIL SUBDIVISION</u>	
Agent: <u>Adil Rizvi</u>	Phone No: <u>315-6484</u>

Project Number

1003779

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

- TRANSPORTATION: X 30' RADIUS LOT 7-P1
- X STREET X-SECTION
- X UTILITIES IN LOT 7-P1
- 
- 

- UTILITIES: \_\_\_\_\_
- 
- 
- 

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- 
- 
- 

- PARKS / CIP: \_\_\_\_\_
- 
- 
- 

- PLANNING (Last to sign): sign & record on or after 6/29/07
- Real prop. signature
- 
- 

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.

OK



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70072 (FP)  
Project Name: UNIT 3 KUMAIL SUBDIVISION  
Agent: Adil Rizvi

Project # 1003779  
Phone No: 315-6484

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

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: X 30' RADIUS LOT 7-P1
- X STREET X-SECTION
- Y WATERLINE IN LOT 7-P1
- 
- 

- UTILITIES: \_\_\_\_\_
- 
- 
- 

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- 
- 
- 

- PARKS / CIP: \_\_\_\_\_
- 
- 
- 

- PLANNING (Last to sign): sign + record on or after 6/29/07
- 
- 
- 

Project Number

1003779

### 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.

OK

#12



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 27, 2007

9:00 AM

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Sandra Handley, Planning Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
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: 12:00 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project# 1002134**  
07DRB-70029 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U1, U2, U3, U4 & U6, **VISTA DEL NORTE**, zoned SU-1 FOR IP USES, located on LAS LOMITAS DR NE BETWEEN EL PUEBLO NE AND VISTA DEL NORTE DR NE containing approximately 33.4552 acre(s). (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70034 VACATION OF PUBLIC  
EASEMENT  
07DRB-70032 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70085 MINOR-PRELIM&FINAL  
PLAT APPROVAL

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, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

3. **Project # 1002371**  
07DRB-00577 Major-Vacation of Public  
Easements  
07DRB-00576 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 06/06/07, 6/13/07 & 06/27/07]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

4. **Project # 1002962**  
07DRB-00613 Major-SiteDev Plan Subd  
07DRB-00615 Major-SiteDev Plan  
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] *[Deferred from 06/06/07 & 06/20/07]* (C-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 06/07/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES, A 15 DAY APPEAL PERIOD AND THE PLAT .**

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

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

5. **Project# 1005354**  
07DRB-70078 EPC APPROVED SDP  
FOR SUBDIVISION
- DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19<sup>TH</sup> ST NW containing approximately 9.97 acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti, EPC Case Planner]** (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 07DRB-70071 MINOR - PRELIMINARY/  
FINAL 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) B-2-A, **DUKE CITY LUMBER ADDITION** (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19<sup>TH</sup> ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] *[Indef deferred from 06/27/07]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
6. **Project# 1006573**  
07DRB-70081 MINOR - SDP FOR  
BUILDING PERMIT  
07DRB-70080 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- LARRY READ AND ASSOCIATES agent(s) for DESERT HILLS JEHOVAH'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 IP, located on ALAMEDA AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.78 acre(s). *[Indef deferred from 06/27/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
7. **Project# 1004000**  
07DRB-70027 MINOR - SDP FOR  
BUILDING PERMIT
- NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). *[Indef deferred on 6/13/07]* (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

8. **Project# 1005482**  
07DRB-70059 EPC APPROVED SDP  
FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2 SC, located on HANOVER RD NW BETWEEN 64<sup>th</sup> ST NW AND 68<sup>th</sup> ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

9. **Project# 1003364**  
07DRB-70003 EPC APPROVED SDP  
FOR BUILD PERMIT

TFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** [Indef deferred from 5/30/07] [Defer from 06/20/07] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR THE PLAT AND 3 COPIES.**

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

10. **Project# 1003713**  
07DRB-70064 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, BELL TRADING POSTS LOFTS, (to be known as **TRACT A-1, BELL TRADING POSTS LOFTS**) zoned SU-2, S-1 for RES 24 UNITS MAX WITH C-1, located on LAGUNA RD NW between CENTRAL AVE NW and 15<sup>TH</sup> ST NW containing approximately 1.03 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

11. **Project# 1004986**  
07DRB-70060 SIDEWALK WAIVER

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1, located on STAGECOACH RD SE between PEDREGOSO SE and LA CABRA DR SE containing approximately .9439 acre(s). (M-23) **A SIDEWALK VARIANCE FOR WAIVER OF THE SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1003779**  
07DRB-70072 MAJOR - FINAL PLAT  
APPROVAL

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, **UNIT 3, KUMAIL SUBDIVISION**, zoned RD, located on OAKLAND AVE between BLVD NE and LOUISIANA BLVD NE containing approximately 2.0 acre(s) (C-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 30-FEET RADIUS ON LOT 7-P1, STREET CROSS SECTION, A WATERLINE EASEMENT ON LOT 7-P1 AND TO PLANNING TO SIGN AND RECORD THE PLAT ON OR AFTER 06/29/07.**

13. **Project# 1000149**  
07DRB-70067 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BT PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **UNIT 2, DAVIDSON ADDITION**, together with Tract 83-B, Map 33, zoned RC, located on CANDELARIA RD NW between 4<sup>TH</sup> ST NW and 2<sup>ND</sup> ST NW containing approximately .4894 acre(s) (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR FACE OF CURB TO PROPERTY LINE AND SIDEWALK WIDTH AND TO PLANNING FOR A RECORDED COPY OF THE PLAT.**

14. **Project# 1001235**  
07DRB-70076 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, Map 35, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1, located on RIO GRANDE BLVD NW between KROGH CT NW and EL NIDO CT NW containing approximately 1.0769 acre(s). (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/24/07, THE PRELIMINARY PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR A COPY OF THE RECORDED PLAT. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**

15. **Project# 1006564**  
07DRB-70074 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ORLOE HANSON request(s) the above action(s) for all or a portion of Tract(s) 1-B & 1-C, **HERRERA SUBDIVISION**, zoned O-1 & R-1, located on SAN ANDRES AVE NW between 4<sup>TH</sup> ST NW and DELAMAR AVE NW containing approximately .3552 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF SIDEWALKS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

16. **Project# 1003674**  
07DRB-70075 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A, RICH COURT SUBDIVISION (to be known as Lot(s) 7, 8, & 9 and Tract(s) A-1, **RICH COURT SUBDIVISION**) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). [Deferred from 06/27/07] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 09/05/07.**

17. **Project# 1006566**  
07DRB-70077 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for ZIA TRUST INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 106 A, **BRENTWOOD HILLS**, zoned C-1, located on CANDELARIA RD NE between JUAN TABO NE and CHELWOOD PARK NE containing approximately .3369 acre(s). (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

18. **Project# 1006561**  
07DRB-70070 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for ANASAZI DOWNTOWN LLC request(s) the above action(s) for all or a portion of Lot(s) 10, 11 & 12, Block(s) 19, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on CENTRAL AVE SW between 5<sup>TH</sup> ST SW and 6<sup>TH</sup> ST SW containing approximately .2445 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**



19. **Project# 1004919**  
07DRB-70073 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

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

20. **Project# 1006553**  
07DRB-70066 SKETCH PLAT REVIEW  
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for CAROL LOVATO request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 7, **GARDNER ADDITION**, zoned R-1, located on JUPITER RD NW BETWEEN GRIEGOS RD NW AND CANDELARIA RD NW containing approximately .153 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project# 1006551**  
07DRB-70065 SKETCH PLAT REVIEW  
AND COMMENT

MARK A LUCERO & MARY JO LUCERO request(s) the above action(s) for all or a portion of Tract(s) 1, **LAND OF MANUEL G. JARAMILLO** zoned RA-2, located on LOS LUCEROS RD NW BETWEEN ZICKERT RD NW AND DURANES NW containing approximately .57 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project# 1006571**  
07DRB-70079 SKETCH PLAT REVIEW  
AND COMMENT

JAY CRAMER agent(s) for KATHLEEN JIO request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA NW AND LULAC AVE NW containing approximately .552 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for June 20, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 20, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 27, 2007  
DRB Comments**

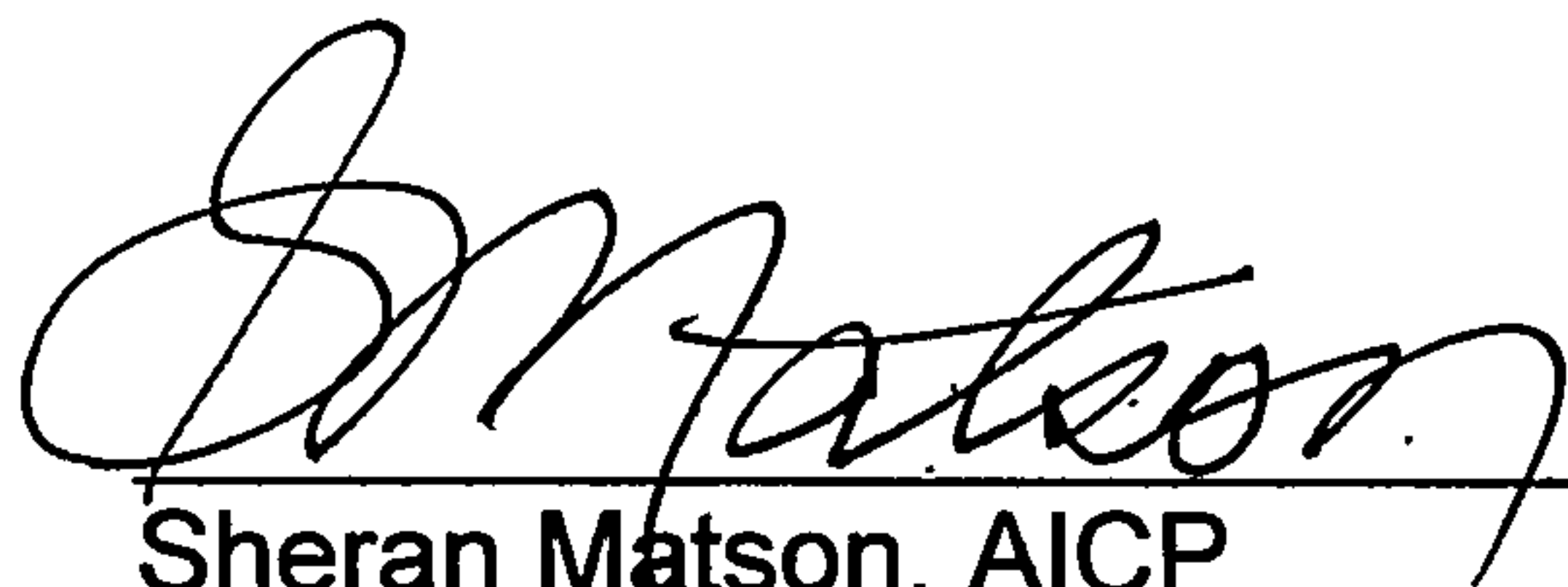
**ITEM #: 12**

**PROJECT #: 1003779      APPLICATION #: 07-70072**

**RE: Lots 17 & 18, Block 2, Kumail subdivision/fp**

Are the conditions of final plat met?

Planning will sign and record the plat once the 15 day appeal period is up for the preliminary plat approval. June 29<sup>th</sup> is the first day after the appeal period expires.

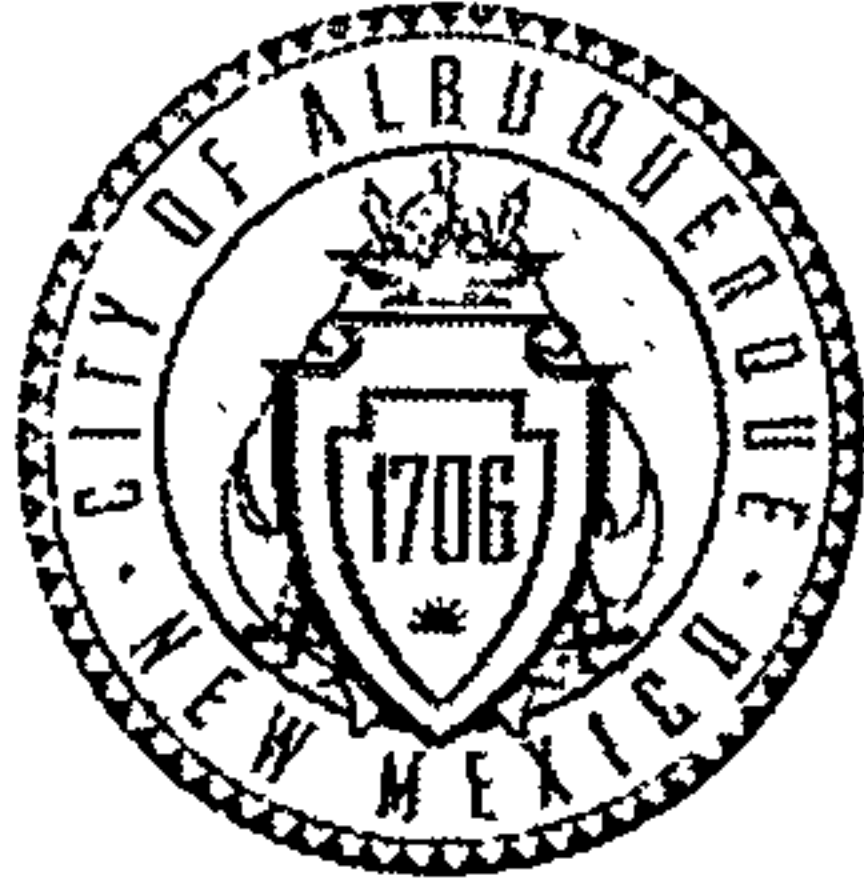


---

Sheran Matson, AICP

DRB Chair

924-3880 [smatson@cabq.gov](mailto:smatson@cabq.gov)



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

Development Review Board Comments

**Project Number:** 1003779  
**Application Number:** 07DRB-70072

**DRB Date:** 6/27/2007  
**Item Number:** 12

**Subdivision:**

Lots 17 & 18, Block 2, Unit 3, Kumail Subdivision

**Zoning:** RD

**Zone Page:** C-19

**New Lots (or units) :** 0

**Request for:**

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

**Parks and Recreation Comments:**

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

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). \*Note: This option is only applicable to land covered by a Sector Development Plan.

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808

**3779**

## DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

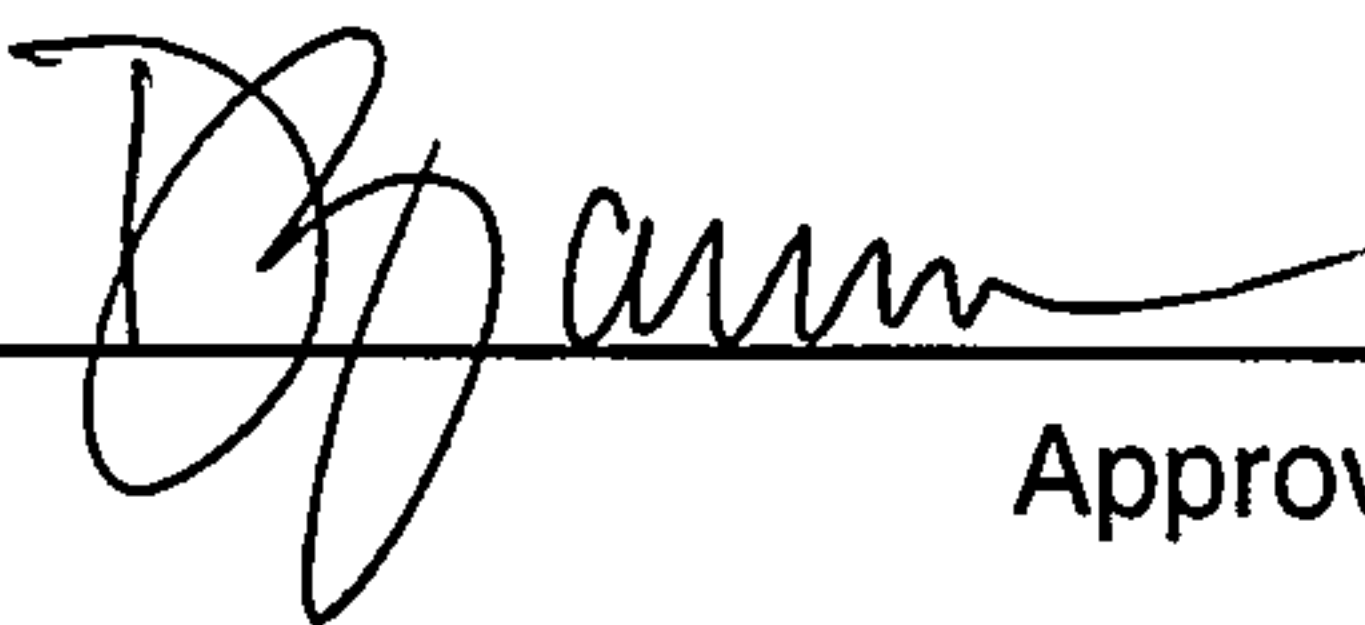
Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

  
\_\_\_\_\_  
Approved

06.19.2007  
\_\_\_\_\_  
Date

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

---

---

---

---

---

---

---

---

**AGIS Use Only**

Copied fc **3779** to agiscov on **6/19/2007** Contact person notified on **6/19/2007**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 13, 2007

#### 4. **Project # 1003779**

07DRB-00662 Major-Preliminary Plat Approval  
07DRB-00663 Major-Vacation of Public Right-of-Way  
07DRB-00665 Minor-Sidewalk Waiver  
07DRB-00666 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, **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)

At the June 13, 2007, Development Review Board meeting, with the signing of the infrastructure list dated 06/13/07 and the approval of the grading plan engineer stamp dated 01/3/05 the preliminary plat was approved with the following conditions of final plat approval:

Provide a 30-foot radius on Lot 7-P-1.

A subdivision design variance is needed for street cross section.

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.

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



## OFFICIAL NOTICE OF DECISION

PAGE 2

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

If you wish to appeal this decision, you must do so by June 28, 2007, 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: Adil Rizvi, 7515 Treviso Ct NE, 87113  
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

PROJECT #: 1003779 AGENDA# 4 DATE: 06/13/07

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003779**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Preliminary Plat  
Sidewalk Deferral  
Sidewalk Waiver  
Vacation of Public Right-of-Way

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

No objection to Vacation request.  
No objection to Sidewalk Waiver or Sidewalk Deferral request.  
An approved grading and drainage plan dated 1-03-05 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:** SIGNED IL

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  
(C-19/D040)

**DATE:** JUNE 13, 2007





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

June 13, 2007

**Project # 1003779**

- 07DRB-00662 Major-Preliminary Plat Approval
- 07DRB-00663 Major-Vacation of Public Right-of-Way
- 07DRB-00665 Minor-Sidewalk Waiver
- 07DRB-00666 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, **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)

AMAFCA

No objection to requested actions. Any temporary work or grading on the AMAFCA lots to the north will require a license from AMAFCA.

COG

No comments received.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter(s) sent to Nor Este NA (R) and The Quail Springs NA (R)

APS The proposal to develop an 8-lot subdivision known as **Kumail Subdivision** will affect North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. **North Star Elementary School and La Cueva High School are nearing capacity**, whereas, Desert Ridge Middle School will have capacity to absorb any student growth from the proposed development.

Loc No Available	School	2007-08 Projections	2006-07 Capacity	Space
268	North Star	525	54015	
430	Desert Ridge	1,121	1,218	97
525	La Cueva	2,181	2,200	19

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.**

The developer of the proposed project has signed a Pre-Development Facilities Fee Agreement with APS.

Police Department	No crime prevention or CPTED 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	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

## City Engineer

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

### Transportation Development

Is it a 4' or 5' vacation of right-of-way on Oakland? The exhibit shows 5'. What was vacated to the west? No objection to the temporary deferral of sidewalk. No objection to the waiver of sidewalk. (The deferral exhibit should be modified) The radius on lot 7-p1 needs to be 30'. A subdivision design variance is needed to place the sidewalk at back of curb and for the narrower rights-of-way.

### Parks & Recreation

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 sidewalk requests.

### Utilities Development

No objection to Preliminary Plat approval. No objection to Vacation request. No objection to Sidewalk Waiver or Deferral.

### Planning Department

Agent was asked to provide an exhibit showing the sidewalk design variance request. No objection to any of the requested actions. Applicant has one year from the date of the approved preliminary plat to record the final plat. Otherwise, the preliminary plat expires pre the Subdivision Ordinance.

## Impact Fee Administrator

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a permit is issued for each home built in this subdivision. Using an average of 2000sf of heated area for each house and .05 acre of impervious area for each lot, the estimated impact fees for each home are as follows:

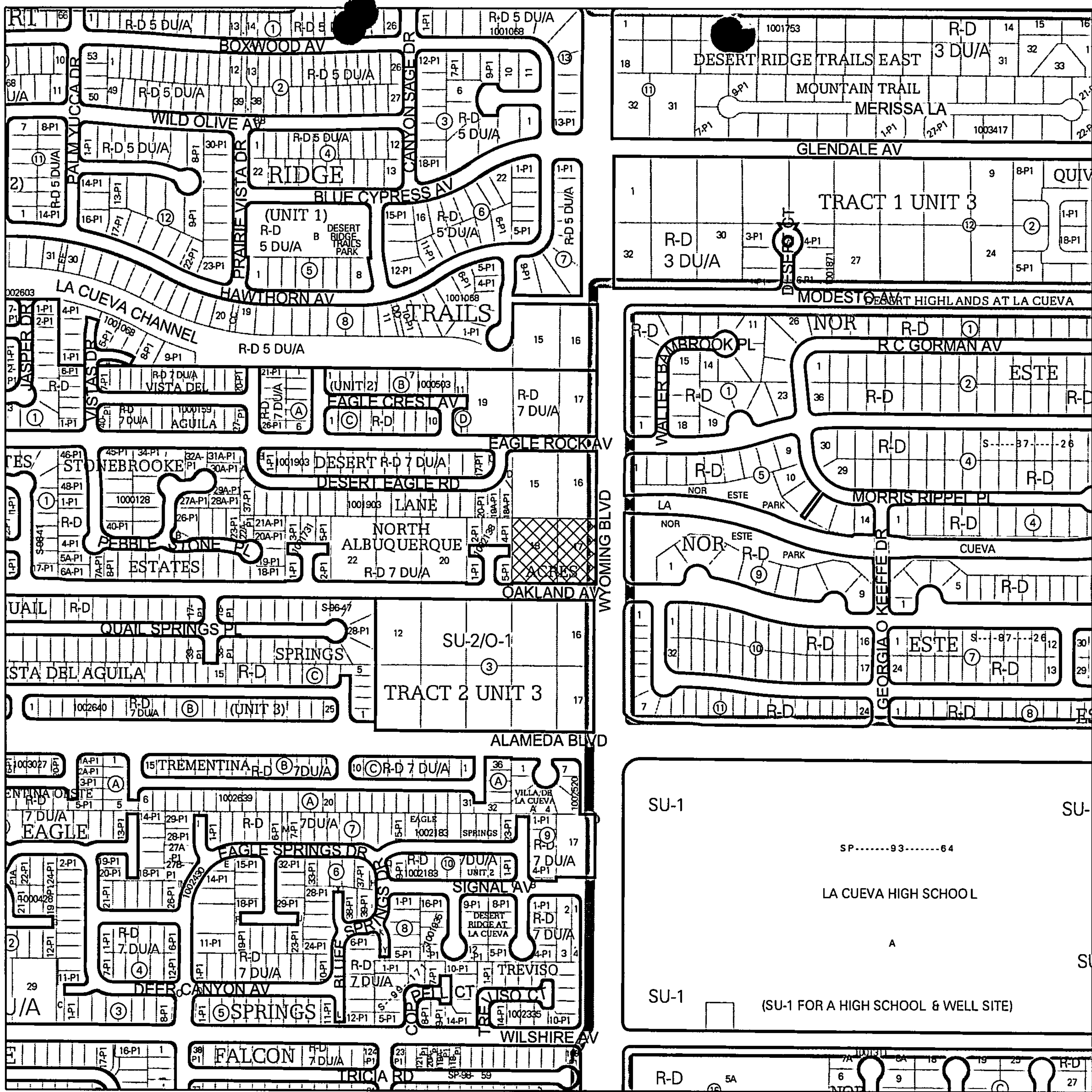
1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Trails, Open Space for North Albuquerque: \$3,100.00
3. Roadway Facilities for the Far NE Heights: \$1,585.00
4. Drainage Facilities for the Far NE: \$510.40

Impact Fees are to be paid at the time of issuance of building permits.

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

Cc: Adil Rizvi, 7515 Treviso Ct NE, 87113

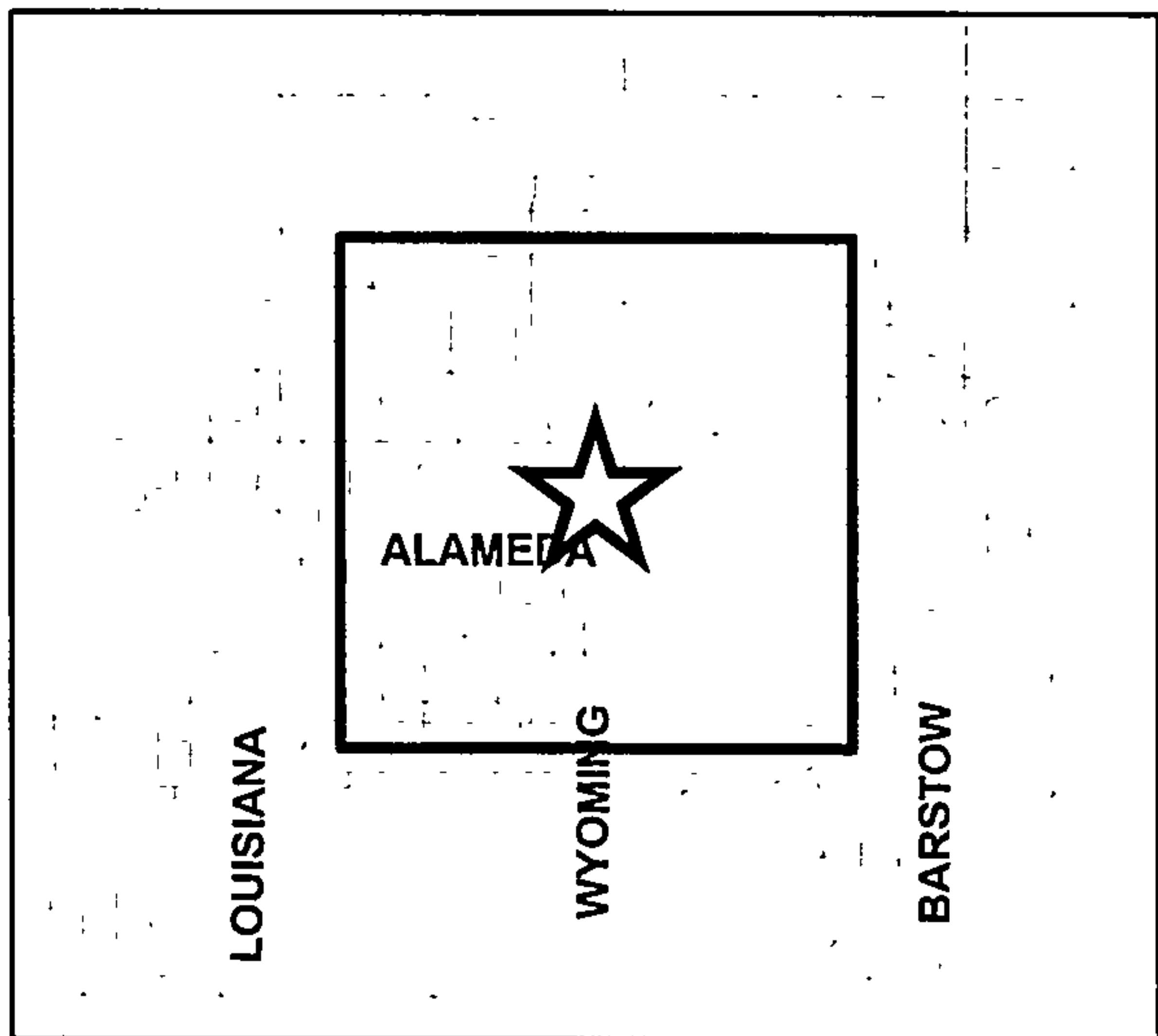
Larry Read & Associates, 2340 Midtown NE, 87107



P:\AGIS\FILE\PROJECTS\Sketch\PF&S\Sk07\07P&S Jan-Jun\07Sk\_1003779D.mxd

# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:  
1003779

Hearing Date:  
6/13/2007

Zone Map Page:  
C-19

Additional Case Numbers:  
07DRB-00662 07DRB-00663  
07DRB-00665 07DRB-00666



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

May 30, 2007

**TO:** Leilani McGranahan and Joe Yardumian, Nor Este Neighborhood Association  
Dr. Betty j. Fisher and Bill Eastham, The Quail Springs Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Approximately two (2) acre(s) for a Major Preliminary Plat Approval; Major vacation of Public Right-of-Way; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for the proposed Kumail Subdivision consisting of eight (8) lots.*

*Proposed by:* Larry Read and Associates at 505-237-8421  
*Agent for:* Adil 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:* 07DRB-00662, 00663, 00665 and 00666, Project #1003779.

New Mexico 87103

City Planning accepted application for this request on May 18, 2007.

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, June 13, 2007 in the Planning Hearing Room, Room 160, 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](mailto: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**



**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, June 13, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # 1000945**  
07DRB-00621 Major-Two Year SIA  
ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] (C-18)
- Project # 1004368**  
07DRB-00656 Major-SiteDev Plan BldPermit  
TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, request(s) the above action(s) for all or any portion of Tract(s) 4A2, **RENAISSANCE CENTER**, zoned SU-1, IP USES, located on RENAISSANCE BLVD NE between ALEXANDER NE and CULTURE DR NE containing approximately 1 acre(s). (F-16)
- Project # 1005590**  
07DRB-00652 Major-Vacation of Public Easements  
07DRB-00654 Minor-Sketch Plat or Plan  
JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or any portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY SCHOOL**, zoned R-D located on ILIFF RD NW between 72<sup>ND</sup> ST NW and 68<sup>TH</sup> ST NW containing approximately 15 acre(s). [REF: DRB 97-262] (H-10)
- Project # 1003779**  
07DRB-00662 Major-Preliminary Plat Approval  
07DRB-00663 Major-Vacation of Public Right-of-Way  
07DRB-00665 Minor-Sidewalk Waiver  
07DRB-00666 Minor-Temp Defer SDWK  
LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3, 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 # 1000072**  
07DRB-00664 Major-Vacation of Public Easements  
D R HORTON request(s) the above action(s) for all or any portion of Tract(s) BB & AA, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D located on CARMELITO LOOP NE between HOLLY AVE NE and CARMEL AVE NE containing approximately 1 acre(s). [REF: 04DRB-00033] (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, MAY 28, 2007.**

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

**Meeting Date:** June 13, 2007  
**Z one Atlas Page:** C-19  
**Notification Radius:** 100 Ft.

**Project#** 1003779  
**App#**07DRB-00662  
07DRB-00663  
07DRB-00665  
07DRB-00666

**Cross Reference and Location:** UNIVERSITY BLVD SE BETWEEN SOLAR  
MESA AVE SE AND BOBBY FOSTER SE

**Applicant:** ADIL RIZVI  
7515 TREVISO COURT NE  
ALBUQUERQUE, NM 87113

**Agent:** LARRY READ & ASSOCIATES  
SHAKEEL RIZVI  
2340 MIDTOWN NE  
ALBUQUERQUE, NM 87107

**Special Instructions:**

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

**Date Mailed:** MAY 25, 2007  
**Signature:** ERIN TREMLIN



# 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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: ADIL RIZVI PHONE: 315-6563  
 ADDRESS: 7515 Treviso Court, NE. FAX: 292-3904  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Larry Reed & Associates PHONE: 237-8421  
 ADDRESS: 2340 Mid Town, NE FAX: 237-8422  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Public R.O.W., sidewalk Design Variance  
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 17 & 19, Tract 2 Block: 2 Unit: 3  
 Subdiv. / Adn. KUMAIL SUBDIVISION, North Albuquerque Aires  
 Current Zoning: R-D Proposed zoning: same  
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 8  
 Total area of site (acres): 2.00 Density if applicable: dwellings per gross acre: 4.0 dwellings per net acre: 7.4  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N  
 UPC No. 101906423843820415-34820416 MRGCD Map No. 1019064254  
 LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave, 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.): \_\_\_\_\_

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

SIGNATURE adil rizvi DATE \_\_\_\_\_  
 (Print) ADIL RIZVI 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

07DRB - 00662  
07DRB - 00663  
07DRB - 00665  
07PRB - 00666

Action

PP  
URW  
SW  
TDS  
AUD  
CMP

S.F.

52  
V  
V  
V

Fees

\$ 685.00  
 \$ 300.00  
 \$ 0  
 \$ 0  
 \$ 75.00  
 Total 20.00  
 \$ 1080.00

Hearing date 6-13-07

Project #

1003779

Open in person 6/18/07

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Signed Pre-Annexation Agreement if Annexation required.
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

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

Adil Riwu 5/17/07  
Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers  
07 DRB- 00662  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner signature / date  
 Project # 1003779

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST ATE	OW NE R ZIP CO DE	PR OP ERT Y CL AS S	TA X DIS TRI CT	LEGAL
1	101906 425343 820416	FORD T L II	PO BOX 3 23	DATI L	N M	878 21 032 3	V	A1 A	* 017 002NORTH ALBUQ ACRES UN 3 TR2
2	101906 423843 820415	FORD T L II	PO BOX 3 23	DATI L	N M	878 21 032 3	V	A1 A	* 018 002NORTH ALBUQ ACRES UN 3 TR2
3	101906 423840 820318	EAGLE ROCK WOR SHIP CENTER	7518 OA KLAND N E	ALBU QUE RQU E	N M	871 13	C	A1 A	* 015 003NORTH ALBUQ ACRES UN 3 TR2
4	101906 422140 820319	EAGLE ROCK WOR SHIP CENTER	7518 OA KLAND N E	ALBU QUE RQU E	N M	871 13	V	A1 A	* 014 003NORTH ALBUQ ACRES UN 3 TR2
5	101906 425340 820317	BRUNACINI MAYME	PO BOX 5 564	ALBU QUE RQU E	N M	871 85 556 4	V	A1 A	* 016 003NORTH ALBUQ ACRES UN 3 TR2
6	101906 422842 320499	MIRZA SAHIBZADA M & SHAHIDA	8900 ABI S CT NE	ALBU QUE RQU E	N M	871 10	R	A1 A	LT 5P1 PLAT OF ABIS SUBDIVISION COMPRISED OF LOT 19 BLOCK 2 NORTH ALBUQUERQUE AC RES UNIT 3 TRACT 2 CONT .1394 AC
7	101906 423846 120418	AMAFCA	2600 PR OSPECT A VE NE	ALBU QUE RQU E	N M	871 07	V	A1 A	* 015 002NORTH ALBUQ ACRES UN 3 TR2
8	101906 422044 722219	TADLER SCOTT C & CAMPBELL- TADLER LINDA K	7512 DES ERT EAGL E RD NE	ALBU QUE RQU E	N M	871 13	R	A1 A	LT 20- P1 PLAT FOR DESERT LANE SUBDIVISION CON T .1003 AC
9	101906 422644 922220	KUNDE MARILYN N	7516 DES ERT EAGL E RD NE	ALBU QUE RQU E	N M	871 13	R	A1 A	LT 19A-P1 PLAT FOR LOTS 18A-P1 & LOT 19A- P1 DESERT LANE SUBDIVISION CONT .1109 AC
10	101906 421843 720496	BRANDENBURG DA NNY LEE & MARGA RET J	8905 ABI S CT NE	ALBU QUE RQU E	N M	871 13	R	A1 A	LT 2P1 PLAT OF ABIS SUBDIVISION COMPRISED OF LOT 19 BLOCK 2 NORTH ALBUQUERQUE AC RES UNIT 3 TRACT 2 CONT .1305 AC
11	101906 422243 720497	BAGNELL RICHARD J & YVONNE M	8908 ABI S CT NE	ALBU QUE RQU E	N M	871 13	R	A1 A	LT 3P1 PLAT OF ABIS SUBDIVISION COMPRISED OF LOT 19 BLOCK 2 NORTH ALBUQUERQUE AC RES UNIT 3 TRACT 2 CONT .1261 AC
12	101906 422843 720498	GONZALEZ DIEGO J & LORENA M QUI NTANA	8904 ABI S CT NE	ALBU QUE RQU E	N M	871 13 238 0	R	A1 A	LT 4P1 PLAT OF ABIS SUBDIVISION COMPRISED OF LOT 19 BLOCK 2 NORTH ALBUQUERQUE AC RES UNIT 3 TRACT 2 CONT .1304 AC
13	101906 423045 922222	D R HORTON INC	4400 ALA MEDA BLV D NE B	ALBU QUE RQU E	N M	871 13	V	A1 A	TR D PLAT FOR DESERT LANE SUBDIVISION C ONT .0633 AC
14	101906 421544 722218	STRACHAN JOHN WILLIAM & DAMARI S I	7508 DES ERT EAGL E RD NE	ALBU QUE RQU E	N M	871 13	R	A1 A	LT 21- P1 PLAT FOR DESERT LANE SUBDIVISION CON T .1214 AC
15	101906 425346 120417	AMAFCA	2600 PR OSPECT A VE NE	ALBU QUE RQU	N M	871 07	V	A1 A	* 016 002NORTH ALBUQ ACRES UN 3 TR2

				E					
1 6	101906 427641 310701	CRAFT RICHARD L II & L D'ANN	8821 DO RIS STEID ER ST NE	ALBU QUE RQU E	N M	871 22 277 6	R	A1 A	LT 1 BLK 11 AMENDED CORRECTED PLAT FOR NOR ESTE ESTATES BLKS 1 THRU 11 CONT 8,2 76 SQ FT +-
1 7	101906 421842 320495	ESPINOZA ORTIZ M ARIO & MARIA GUIL LEN ESPINOZA	8901 ABI S CT NE	ALBU QUE RQU E	N M	871 13	R	A1 A	LT 1P1 PLAT OF ABIS SUBDIVISION COMPRISED OF LOT 19 BLOCK 2 NORTH ALBUQUERQUE AC RES UNIT 3 TRACT 2 CONT .1395 AC
1 8	101906 423145 022221	MA THOMAS Y & JA WON J	7520 DES ERT EAGL E RD NE	ALBU QUE RQU E	N M	871 13	R	A1 A	LT 18A-P1 PLAT FOR LOTS 18A-P1 & LOT 19A- P1 DESERT LANE SUBDIVISION CONT .1348 AC

Or Current Resident  
AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE, NM 87107

Or Current Resident  
BRUNACINI MAYME  
PO BOX 5564  
ALBUQUERQUE, NM 87185 5564

Or Current Resident  
EAGLE ROCK WORSHIP CENTER  
7518 OAKLAND NE  
ALBUQUERQUE, NM 87113

Or Current Resident  
GONZALEZ DIEGO J & LORENA M  
QUINTANA  
8904 ABIS CT NE  
ALBUQUERQUE, NM 87113 2380

Or Current Resident  
MIRZA SAHIBZADA M & SHAHIDA  
8900 ABIS CT NE  
ALBUQUERQUE, NM 87110

Project# 1003779  
ADIL RIZUI  
7515 TREVISO CT NE  
ALBUQUERQUE, NM 87113

Project# 1003779  
JOE YARDUMIAN  
Nor Este N.A.  
7801 R.C. GORMAN AVE NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
BAGNELL RICHARD J & YVONNE M  
8908 ABIS CT NE  
ALBUQUERQUE, NM 87113

Or Current Resident  
CRAFT RICHARD L II & L D'ANN  
8821 DORIS STEIDER ST NE  
ALBUQUERQUE, NM 87122 2776

Or Current Resident  
ESPINOZA ORTIZ MARIO & MARIA  
GUILLEN ESPINOZA  
8901 ABIS CT NE  
ALBUQUERQUE, NM 87113

Or Current Resident  
KUNDE MARILYN N  
7516 DESERT EAGLE RD NE  
ALBUQUERQUE, NM 87113

Or Current Resident  
STRACHAN JOHN WILLIAM &  
DAMARIS I  
7508 DESERT EAGLE RD NE  
ALBUQUERQUE, NM 87113

Project# 1003779  
LARRY READ & ASSOCIATES  
2340 MIDTOWN NE  
ALBUQUERQUE, NM 87107

Project# 1003779  
DR. BETTY J. FISHER  
The Quail Springs N.A.  
7311 QUAIL SPRINGS PL  
ALBUQUERQUE, NM 87113

Or Current Resident  
BRANDENBURG DANNY LEE &  
MARGARET J  
8905 ABIS CT NE  
ALBUQUERQUE, NM 87113

Or Current Resident  
D R HORTON INC  
4400 ALAMEDA BLVD NE B  
ALBUQUERQUE, NM 87113

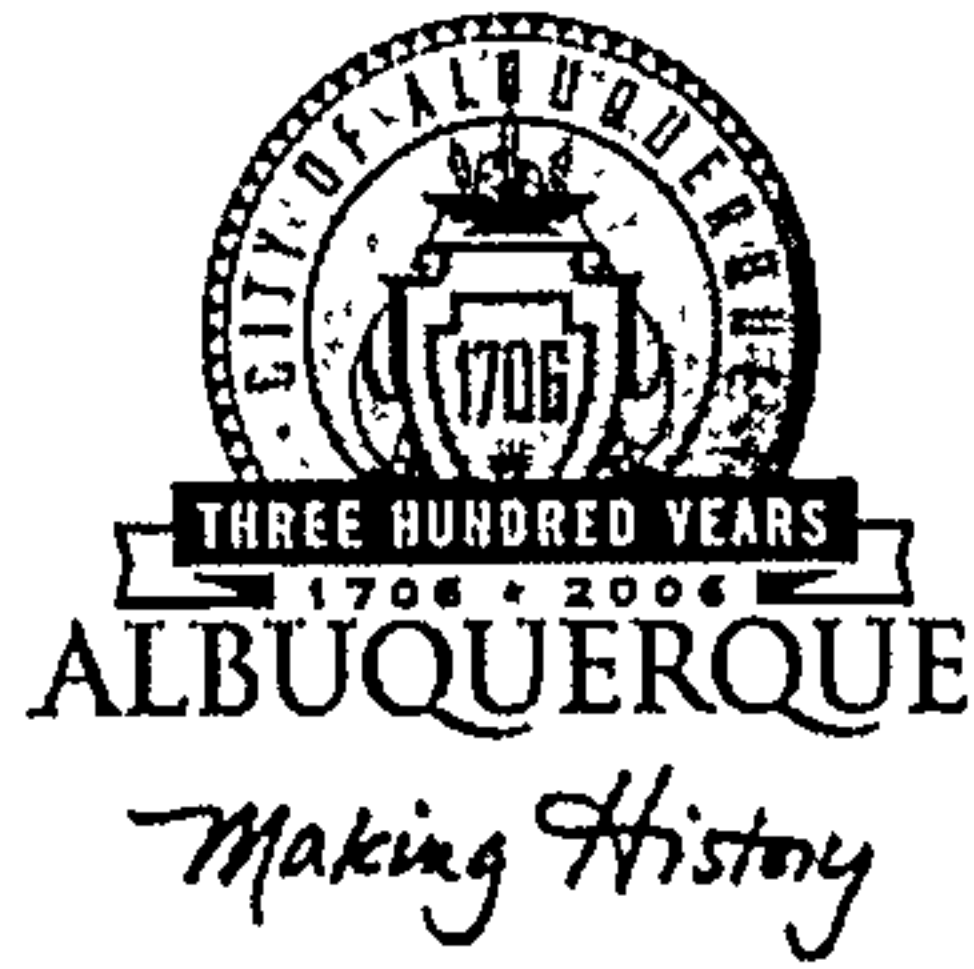
Or Current Resident  
FORD T L II  
PO BOX 323  
DATIL, NM 87821 0323

Or Current Resident  
MA THOMAS Y & JAWON J  
7520 DESERT EAGLE RD NE  
ALBUQUERQUE, NM 87113

Or Current Resident  
TADLER SCOTT C & CAMPBELL-  
TADLER LINDA K  
7512 DESERT EAGLE RD NE  
ALBUQUERQUE, NM 87113

Project# 1003779  
LEILANI MCGRANAHAN  
Nor Este N.A.  
7600 RIO GUADALUPE NE  
ALBUQUERQUE, NM 87122

Project# 1003779  
BILL EASTHAM  
The Quail Springs N.A.  
7212 QUAIL SPRINGS PL NE  
ALBUQUERQUE, NM 87113



City of Albuquerque

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

Date: 5/18/07

TO CONTACT NAME: Shakiel Rizvi
COMPANY/AGENCY: Skyblue Investment
ADDRESS/ZIP: 8504 Walford Pl, NE
PHONE/FAX #: 315-165123, 292-3904 (F)

Thank you for your inquiry of 5/18/07 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Kumail Subdivision - Lots 17 & 18, Tract 2, block 2, Unit 3, NAA located on Oakland between Wyoming & Louisiana & E of Abis Subdivision zone map page(s) C-19-2.

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

North Este N.A.
Neighborhood Association
Contacts: Leilani McGranahan
7600 Rio Guadalupe NE/87122
293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave NE/87122
797-1851 (h)

The Quail Springs N.A.
Neighborhood Association
Contacts: Dr. Betty J. Fisher
7311 Quail Springs Pl NE/87113
797-4852 (h)
Bill Eastham
7212 Quail Springs Pl. NE/87113
856-3531 (h)

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

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

Sincerely,
Dolara Karmoua
OFFICE OF NEIGHBORHOOD COORDINATION

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

PS Form 3800, June 2002 See Reverse for Instructions

Sent To: Lebanon McGarraghan  
 Street, Apt. No. or PO Box No. 1600 Rio Grande, NE  
 City, State, ZIP+4 Albuquerque, NM 87122

Postage	\$	\$0.41
Certified Fee	\$	\$2.65
Return Receipt Fee (Endorsement Required)	\$	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$	\$0.00
Total Postage & Fees	\$	\$5.21

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

PS Form 3800, June 2002 See Reverse for Instructions

Sent To: Bill Eastman  
 Street, Apt. No. or PO Box No. 1212 Oval Springs Ave. N  
 City, State, ZIP+4 Albuquerque, NM 87113

Postage	\$	\$0.41
Certified Fee	\$	\$2.65
Return Receipt Fee (Endorsement Required)	\$	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$	\$0.00
Total Postage & Fees	\$	\$5.21

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

PS Form 3800, June 2002 See Reverse for Instructions

Sent To: Dr. Betty Fisher  
 Street, Apt. No. or PO Box No. 7311 Oval Springs Ave. NE  
 City, State, ZIP+4 Albuquerque, NM 87113

Postage	\$	\$0.41
Certified Fee	\$	\$2.65
Return Receipt Fee (Endorsement Required)	\$	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$	\$0.00
Total Postage & Fees	\$	\$5.21

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

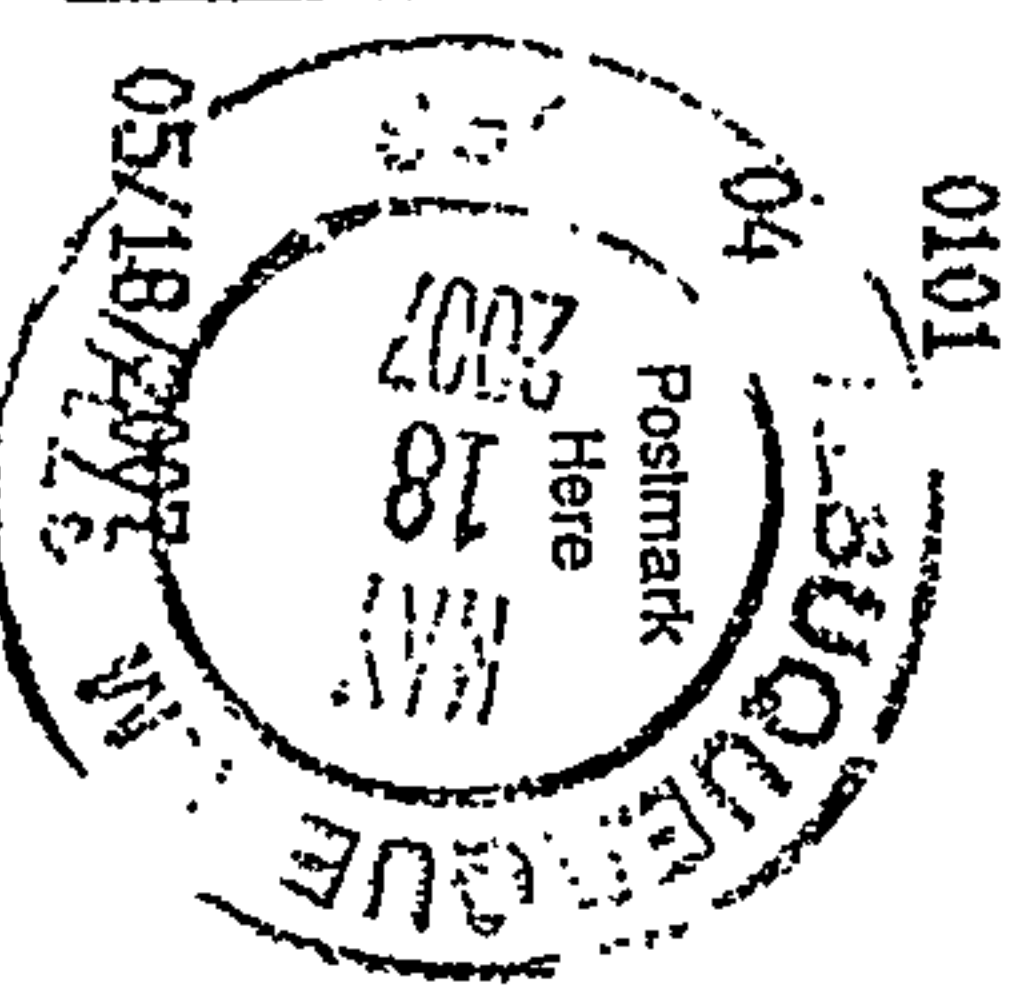
7006 0810 0001 2814 7528

7006 0810 0001 2814 7559

7006 0810 0001 2814


Sent To: The Yordumian  
 Street, Apt. No. or PO Box No. 7801 R.C. Gammom Ave, NE  
 City, State, ZIP+4 Albuquerque, NM 87122

Postage	\$	\$0.41
Certified Fee	\$	\$2.65
Return Receipt Fee (Endorsement Required)	\$	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$	\$0.00
Total Postage & Fees	\$	\$5.21



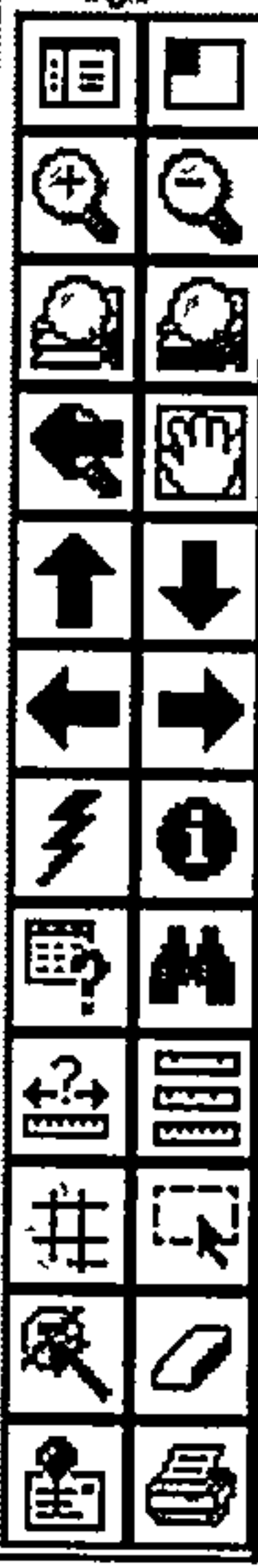
U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

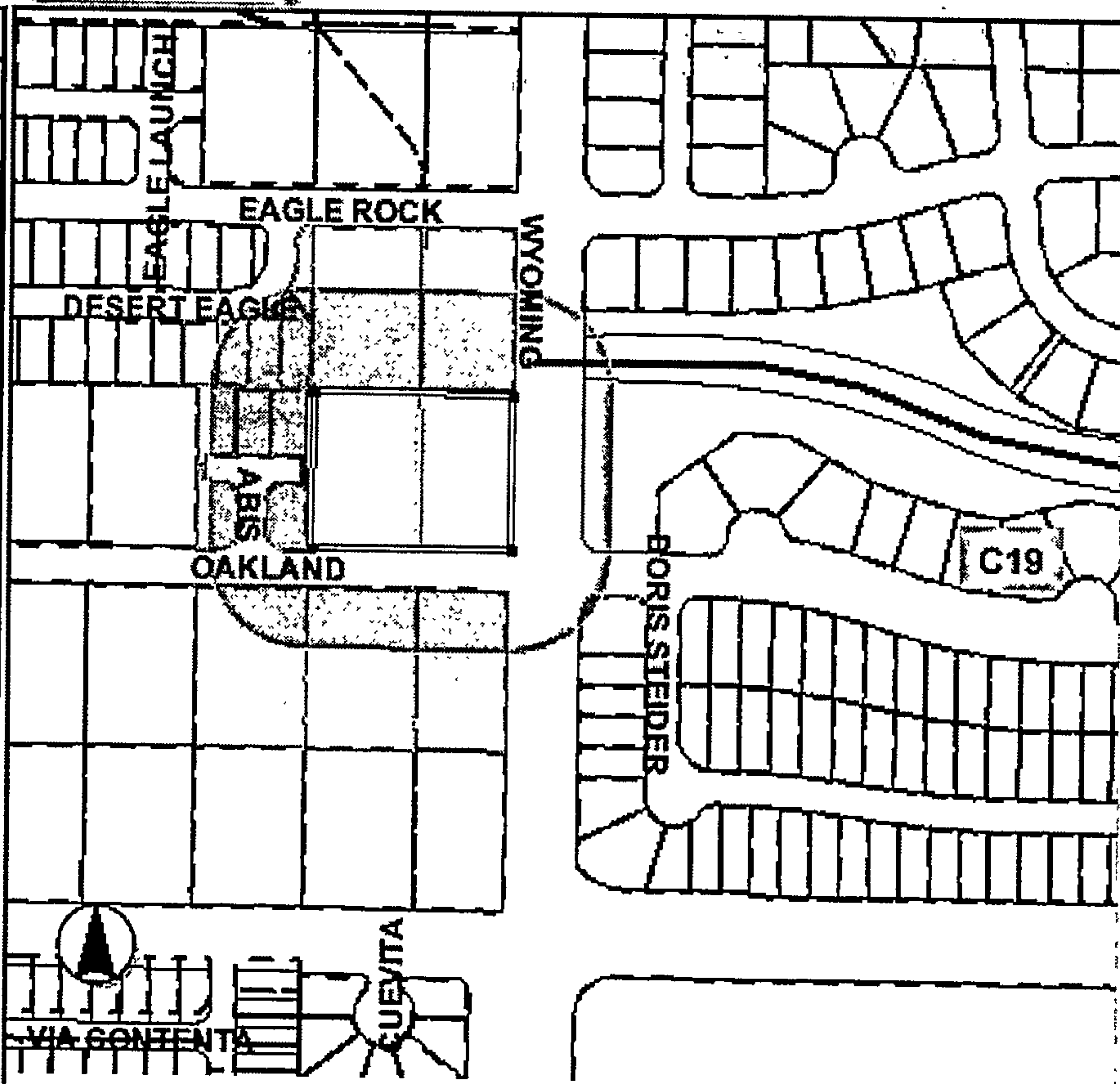
5552 4182 1000 0180 9002



**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE





**LAYERS**

- STREETS
- FREEWAYS
- MAJOR STREETS
- STREET NETWORK
- STREET NAMES
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO DEV AREA
- DASZ
- DESIGN OVERLAY
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS
- ZIPCODES
- POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

**OWNERSHIP**

Rec	UPC CODE	OWNER
1	101906425343820416	FORD T L II
2	101906423843820415	FORD T L II
2	101006422840820218	EAGLE ROCK WORSHIP CENTER

Pan

[SEARCH CONTACT](#)

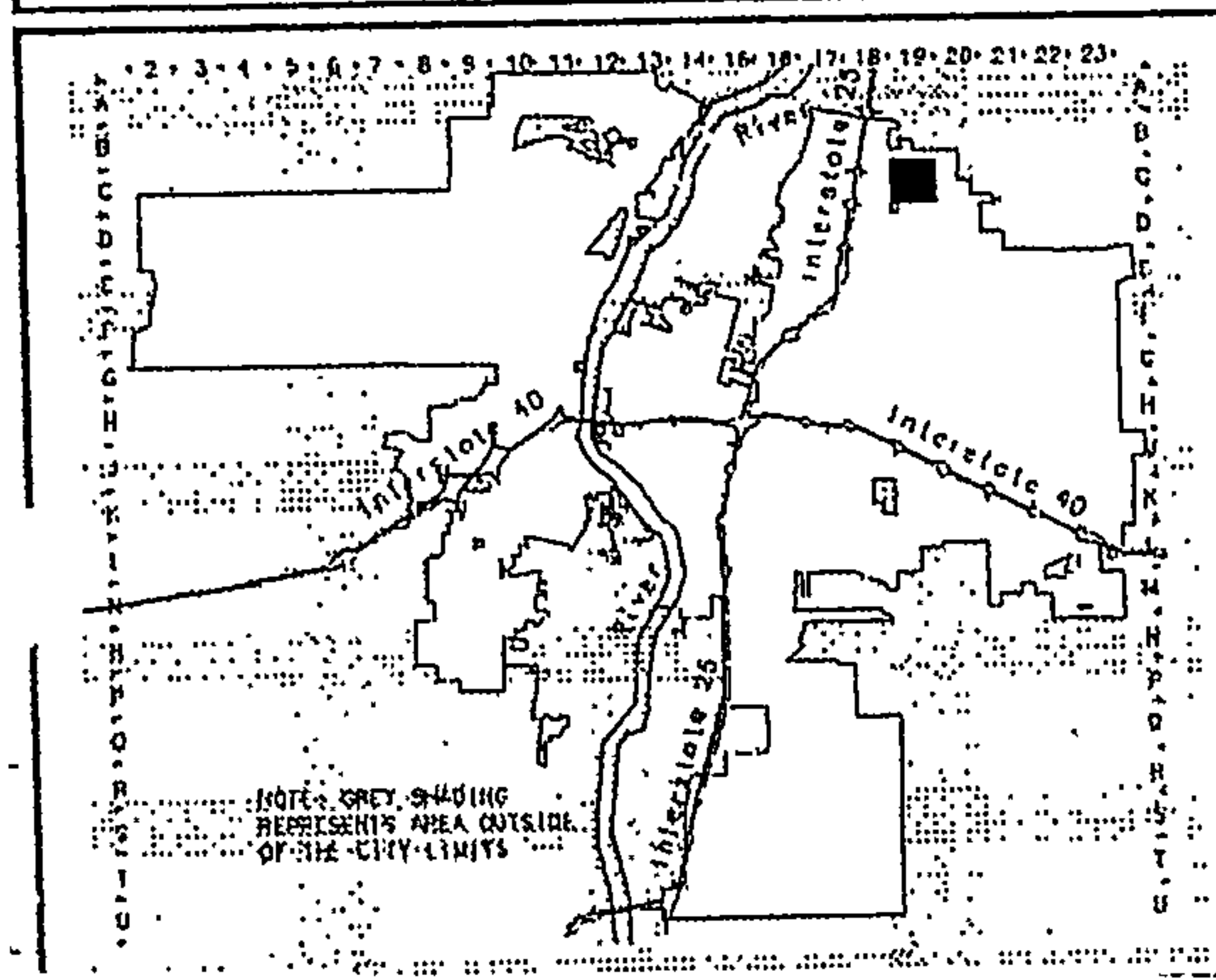
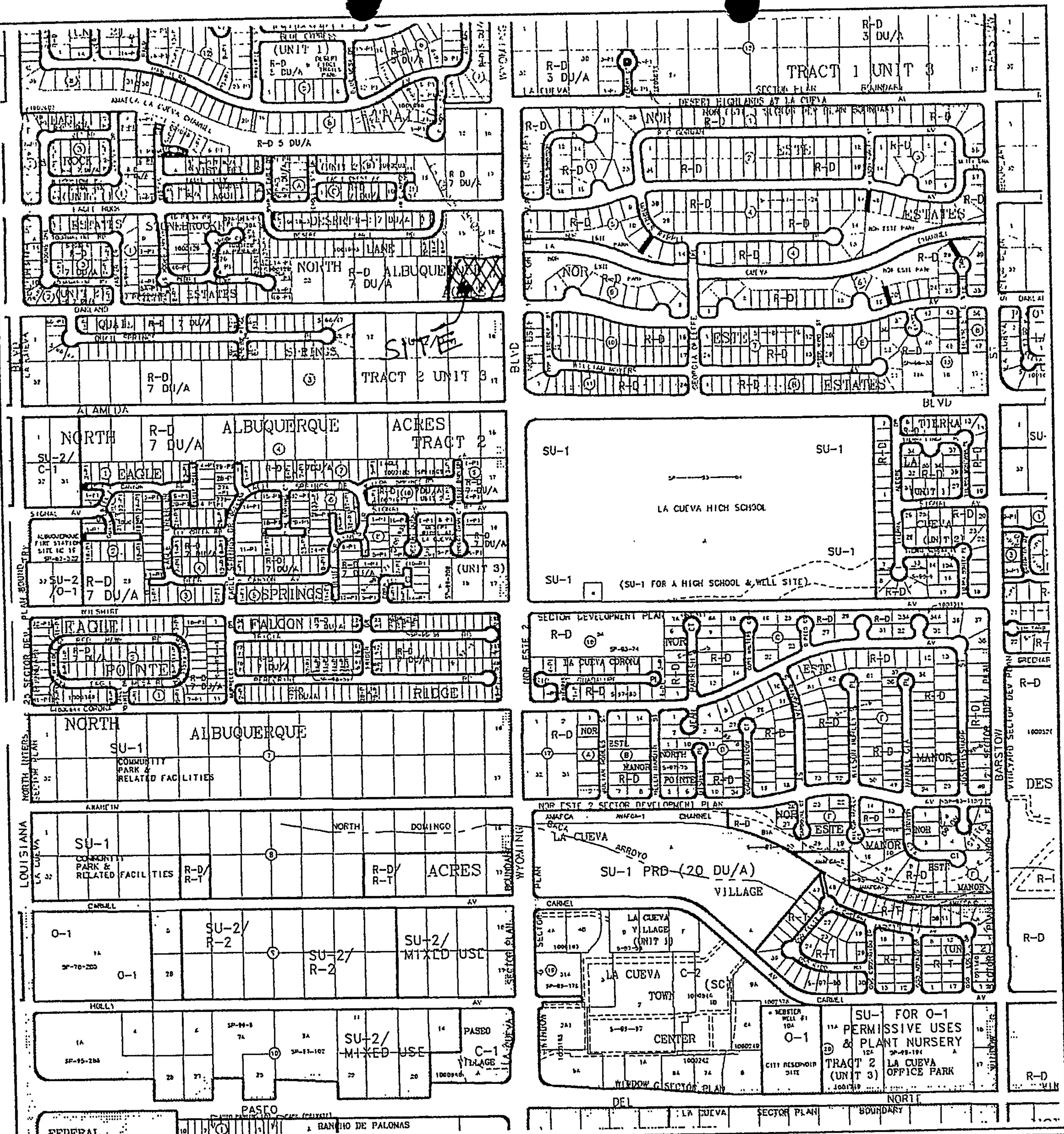
[REFRESH](#)

[HELP](#)

[INDEX PAGE](#)

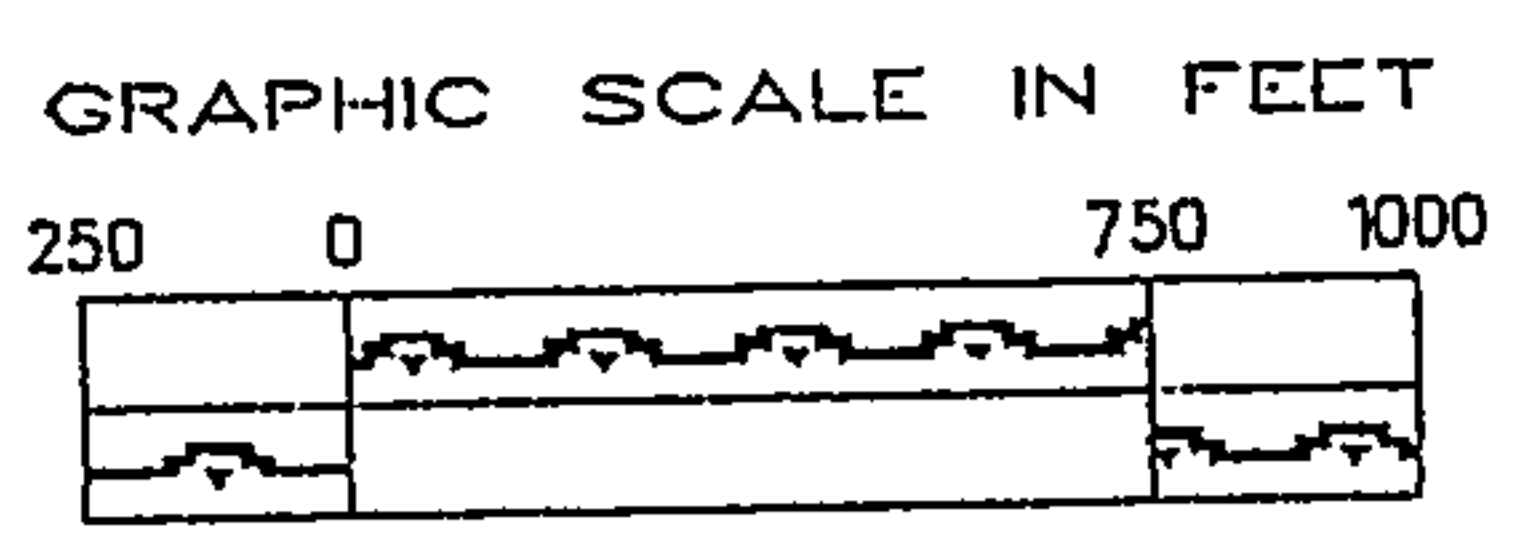
[Refresh Map](#)





CITY OF  
Albuquerque  
**AGIS**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



**Zone Atlas Page**

**C-19-Z**

Map Amended through July 31, 2003

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

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. (not to exceed 8.5" by 14") 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 DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 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 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 (not to exceed 8.5" by 14") 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 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 (not to exceed 8.5" by 14") 6 copies
  - 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.

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
  - 6 copies of documents justifying the vacation.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter describing, explaining, and justifying the vacation
  - Any original and/or related file numbers are listed on the cover application
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- 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  
Applicant name (print)  
adil r 5/17/07  
Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
07DRB-00663  
07DRB-00665  
07DRB-00666

Jill McKee 5/18/07  
Planner signature / date  
Project # 100-3779



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 10, 2006

**7. Project # 1003779**

06DRB-00547 Major-Preliminary Plat Approval  
06DRB-00548 Major-Vacation of Pub Right-of-Way  
06DRB-00549 Minor-Sidewalk Waiver  
06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES 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, **KUMAIL SUBDIVISION**, 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). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

At the May 10, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 5/10/06 and approval of the grading plan engineer stamp dated 1/4/05 the preliminary plat was approved with the following condition of final plat:

A radius dedication on Lot 7P1 is needed.

The vacations were 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.



## 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 street was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by May 25, 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 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.)

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.)

A handwritten signature in black ink, appearing to read "S. Matson", is written over a large, stylized, cursive flourish.

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 7515 Treviso Court NE, 87113  
Larry Read & Associates Inc., 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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003779**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Sidewalk Variance  
Vacation  
Sidewalk Deferral  
Preliminary Plat

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

An approved drainage report dated 1-4-0<sup>5</sup> is on file for Preliminary Plat approval.  
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

www.cabq.gov

**RESOLUTION:** *signed I.L.*

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 10, 2006

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003779 AGENDA#: 7 DATE: 5-10-06

1. Name: Shakeel Rizvi Address: Agent Zip: \_\_\_\_\_

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

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

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

May 10, 2006

**Project # 1003779**

- 06DRB-00547 Major-Preliminary Plat Approval
- 06DRB-00548 Major-Vacation of Pub Right-of-Way
- 06DRB-00549 Minor-Sidewalk Waiver
- 06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES 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, **KUMAIL SUBDIVISION**, 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). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

AMAFCA

No adverse comments.

COG The Long Range Bikeway System identifies a bike lane on Wyoming Blvd. Please coordinate with the City's DMD to ensure project inclusion as appropriate.

Transit

No objection to the request.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter sent to Nor Este NA (R) & Quail Springs NA (R)

APS The proposal to develop an 8-lot subdivision known as Kumail Subdivision will affect the new northeast elementary school, Desert Ridge Middle School, and La Cueva High School.

School	2006-07 Projections	2006-07 Prelim Cap	Space Available
New NE Elementary	510	850	340
DESERT RIDGE MS	1,215	1,240	25
LA CUEVA HS	2,284	2,200	-84

APS

The new northeast elementary school is planned to open in Jan 2007. In the meantime, both the new elementary school and Double Eagle Elementary will be co-located at Double Eagle Elementary School until the new school opens.

Desert Ridge Middle School and La Cueva High School will be nearing capacity as development proceeds in the area. Unlike the Westside of Albuquerque, development in the northeast heights occurs gradually with smaller subdivision plans of less than 20 lots at a time.

Police Department

Sidewalk design variance- Eliminating a portion of the sidewalk blurs the line between public and private space- creating an area open to non legitimate activity on the property. No other crime prevention CPTED 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	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No comments received.

City Engineer

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

Transportation Development

Where is the 30' radius dedication at the Wyoming intersection?



## Parks & Recreation

Defer to Transportation regarding the vacation request. The R-D zone requires 2,400 square feet of open space for each dwelling unit driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & 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. No objection to the sidewalk request*

Utilities Development      No objection to Vacation request. No objection to Preliminary Plat approval, plat should include easements for meter boxes. No objection to Sidewalk Waiver/Deferral.

Planning Department      The perimeter wall design is approved.

No objection to the sidewalk deferral or design variances or the vacation of public right of way, or the preliminary plat.

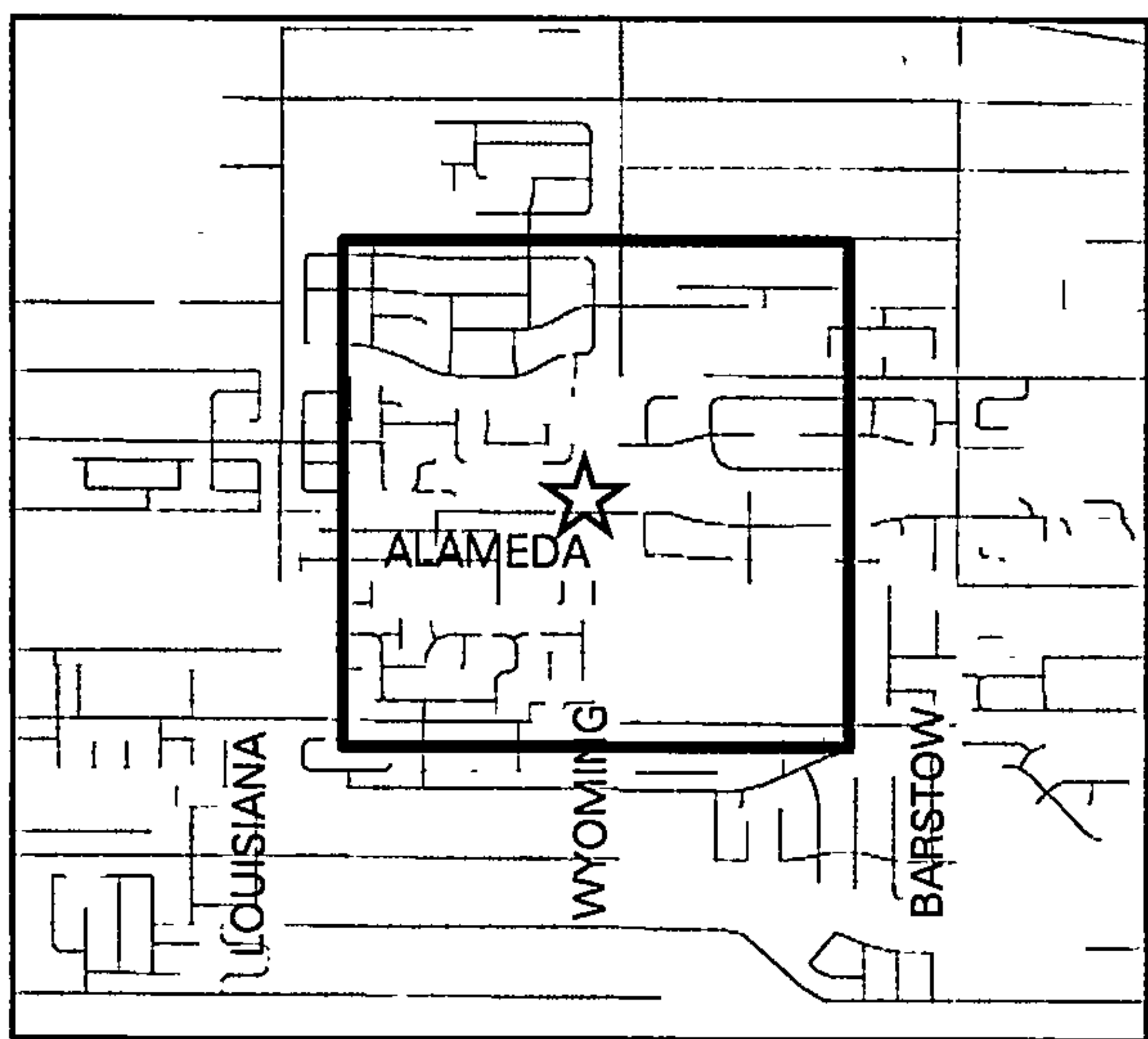
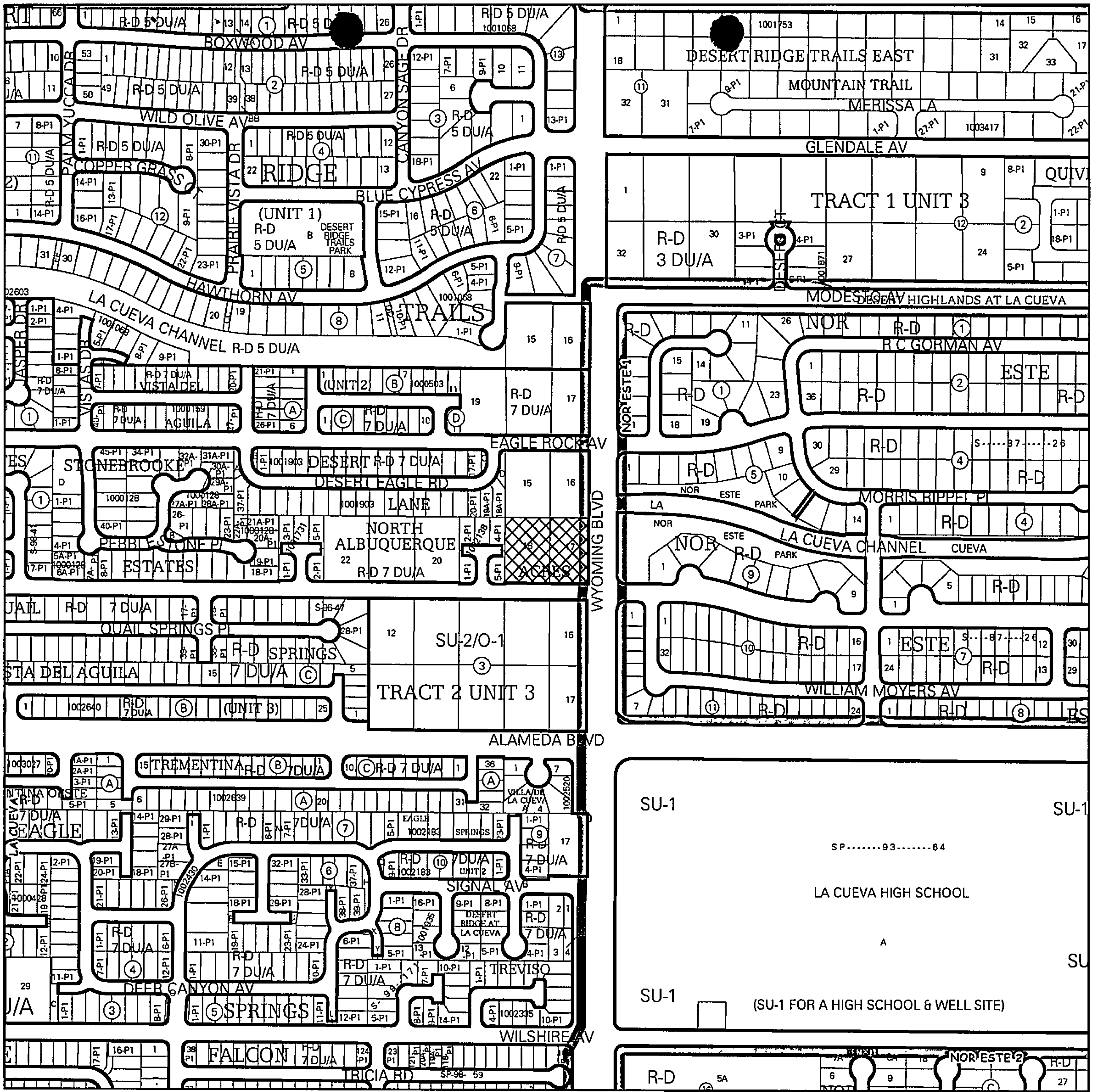
## Impact Fee Administrator

No comment on proposed vacation of public right of way. Impact Fees will not be required at this time; however, at the time Building Permits are obtained, Impact Fees will be assessed and collected for Roadway Facilities (\$1,585.00 for a 2,000 sq ft house), Public Safety (\$276.00 per 1000sf of heated area), Parks & Recreation (\$1,550.00 per 1000sf of heated area) and Drainage at \$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: Adil Rizvi, 7515 Treviso Ct NE, 87113

Larry Read & Associates Inc., 2340 Midtown NE, 87107



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

**Project Number:**

**1003779**

**Hearing Date:**

**5/10/06**

**Zone Map Page:**

**C-19**

**Additional Case Numbers:**

**06DRB-00547 06DRB-00548  
06DRB-00549 06DRB-00550**



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

**PAGE 2**

**Project # 1002632**

06DRB-00541 Major-Preliminary Plat  
Approval  
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] (B-11)

**Project # 1003238**

06DRB-00543 Major-Vacation of Public  
Easements  
06DRB-00432 Minor-Prelim&Final Plat  
Approval  
06DRB-00545 Minor-Vacation of Private  
Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

**Project # 1003779**

06DRB-00547 Major-Preliminary Plat  
Approval  
06DRB-00548 Major-Vacation of Pub  
Right-of-Way  
06DRB-00549 Minor-Sidewalk Waiver  
06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES 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, **KUMAIL SUBDIVISION, 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). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

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 24, 2006.**



**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 10, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000364**  
06DRB-00538 Major-Two Year SIA

BRET & DEBORA TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on CENTRAL NE, between BURMA NE and GLENRIDGE PARK NE containing approximately 1 acre(s). [REF: DRB-97-396] (L-22)

**Project # 1000515**  
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98<sup>TH</sup> STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9)

**Project # 1002857**  
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B TBK HIGHLANDS AT ANDERSON HILLS UNIT 1 (to be known as **HIGHLANDS, UNIT 2**) zoned RLT, located on DENNIS CHAVEZ SW, between 98<sup>TH</sup> ST SW and 118<sup>TH</sup> ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205](N-9/P-9)

**Project # 1003859**  
06DRB-00533 Major-Vacation of Pub  
Right-of-Way  
06DRB-00534 Major-Vacation of Public  
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] (E-12/ F-12)

**SEE PAGE 2 . . .**

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

**Meeting Date:** MAY 10, 2006  
**Zone Atlas Page:** C-19-Z  
**Notification Radius:** 100 Ft.

**Project# 1003779**  
**App#06DRB-00547**  
**App#06DRB-00548**  
**App#06DRB-00549**  
**App#06DRB-00550**

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

**Applicant:** ADIL RIZVI  
**Address:** 7515 TREVISO COURT, NE  
ALBUQUERQUE, NM 87113

**Agent:** LARRY READ & ASSOCIATES, INC.  
2340 MIDTOWN NE  
ALBUQUERQUE, NM 87107

**Special Instructions:**

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

**Date Mailed:** APRIL 21, 2006  
**Signature:** YVONNE SAAVEDRA

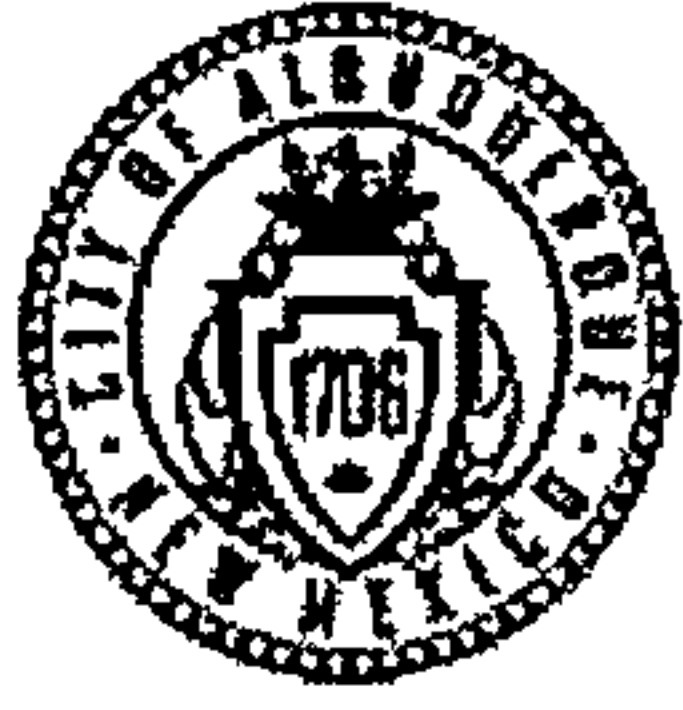
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1003779  
APPLICATION # \_\_\_\_\_

PAGE 1 OF 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-19	1019064	238-438	204-15	✓ Dup
		253-438	16	✓ Dup <sup>2</sup>
		238-461	18	✓ Dup
		253-461	17	✓ Dup <sup>2</sup>
		238-408	203-18	✓
		253-408	17	✓
		230-459	222-22	✓
		231-450	" 21	✓
		226-449	20	✓
		220-447	19	✓
		218-437	204-96	✓
		222-437	97	✓
		228-437	98	✓
		228-423	99	✓
		218-423	95	✓
		221-408	203-19	✓





mainframe@coa1mp3.ca To  
bq.gov cc  
04/19/2006 02:45 PM 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  
0101906423843820415 LEGAL: 018 002N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 OAKLAND  
OWNER NAME: FORD T L II  
OWNER ADDR: PO BOX 323  
DATIL NM 87821  
0101906425343820416 LEGAL: 017 002N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 OAKLAND  
OWNER NAME: FORD T L II  
OWNER ADDR: PO BOX 323  
DATIL NM 87821  
0101906423846120418 LEGAL: 015 002N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 EAGLE ROCK  
OWNER NAME: AMAFCA  
OWNER ADDR: 02600 PROSPECT AV NE  
ALBUQUERQUE NM 87107  
0101906425346120417 LEGAL: 016 002N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 EAGLE ROCK  
OWNER NAME: AMAFCA  
OWNER ADDR: 02600 PROSPECT AV NE  
ALBUQUERQUE NM 87107  
0101906423840820318 LEGAL: 015 003N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 OAKLAND  
OWNER NAME: EAGLE ROCK WORSHIP CENTER  
OWNER ADDR: 07518 OAKLAND NE  
ALBUQUERQUE NM 87113  
0101906425340820317 LEGAL: 016 003N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 OAKLAND  
OWNER NAME: BRUNACINI MAYME  
OWNER ADDR: PO BOX 5564  
ALBUQUERQUE NM 87185  
0101906423045922222 LEGAL: TR D PLA T FOR DESERT LANE SUBDIVISION CONT  
.0633 LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: D R HORTON INC  
OWNER ADDR: 04400 ALAMEDA NE  
ALBUQUERQUE NM 87113  
0101906423145022221 LEGAL: LT 1 8A-P 1 PLAT FOR LOTS 18A-P1 & LOT 19A-P1  
DESERT LAND USE:  
PROPERTY ADDR: 00000 DESERT EAGLE  
OWNER NAME: MA THOMAS Y & JAWON J  
OWNER ADDR: 07520 DESERT EAGLE RD NE  
ALBUQUERQUE NM 87113



14  
14  
14  
14

PAGE 2

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  
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  
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  
0101906422843720498 LEGAL: LT 4 P1 P LAT OF ABIS SUBDIVISION COMPRISED OF  
LOT 1 LAND USE:  
PROPERTY ADDR: 00000 ABIS  
OWNER NAME: GONZALEZ DIEGO J & LORENA M QU  
OWNER ADDR: 08904 ABIS CT NE

ALBUQUERQUE NM 87113  
0101906422842320499 LEGAL: LT 5 P1 P LAT OF ABIS SUBDIVISION COMPRISED OF  
LOT 1 LAND USE:  
PROPERTY ADDR: 00000 ABIS  
OWNER NAME: MIRZA SAHIBZADA M & SHAHIDA  
OWNER ADDR: 08900 ABIS CT NE

ALBUQUERQUE NM 87110  
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  
0101906422140820319 LEGAL: 014 003N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 OAKLAND  
OWNER NAME: EAGLE ROCK WORSHIP CENTER  
OWNER ADDR: 07518 OAKLAND NE

ALBUQUERQUE NM 87113  
0101906427640710702 LEGAL: LT 2 BLK 11 AMENDED CORRECTED PLAT FOR NOR ESTE  
ES LAND USE:  
PROPERTY ADDR: 00000 STEIDER  
OWNER NAME: CHESHIRE TIMOTHY R  
OWNER ADDR: 08817 DORIS STEIDER ST NE

ALBUQUERQUE NM 87122

PAGE 3

0101906427641310701 LEGAL: LT 1 BLK 11 AMENDED CORRECTED PLAT FOR NOR ESTE  
ES LAND USE:

PROPERTY ADDR: 00000 STEIDER  
OWNER NAME: CRAFT RICHARD L II &  
OWNER ADDR: 08821 DORIS STEIDER ST NE

ALBUQUERQUE NM

87122

0101906428741310501 LEGAL: LT 1 BLK 9 AMENDED CORRECTED PLAT FOR NOR ESTE  
EST LAND USE:

PROPERTY ADDR: 00000 OAKLAND  
OWNER NAME: LEEDLE JAMES M & MILDRED E  
OWNER ADDR: 07609 OAKLAND AV NE

ALBUQUERQUE NM

87122

0101906427546610414 LEGAL: LT 1 BLK 5 AMENDED CORRECTED PLAT FOR NOR ESTE  
EST LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK  
OWNER NAME: SHANKLES RICKEY L & SATO  
OWNER ADDR: 07600 EAGLE ROCK AV NE

ALBUQUERQUE NM

87122

QUIT

101906423843820415

LEGAL: \*018 002 NORTH ALBUQ ACRES UN 3 TR2  
PROPERTY ADDR: 7551 OAKLAND AVE NE

OWNERS NAME: FORD T L II  
OWNERS ADDR: PO BOX 323  
DATIL, NM 87821

101906425343820416

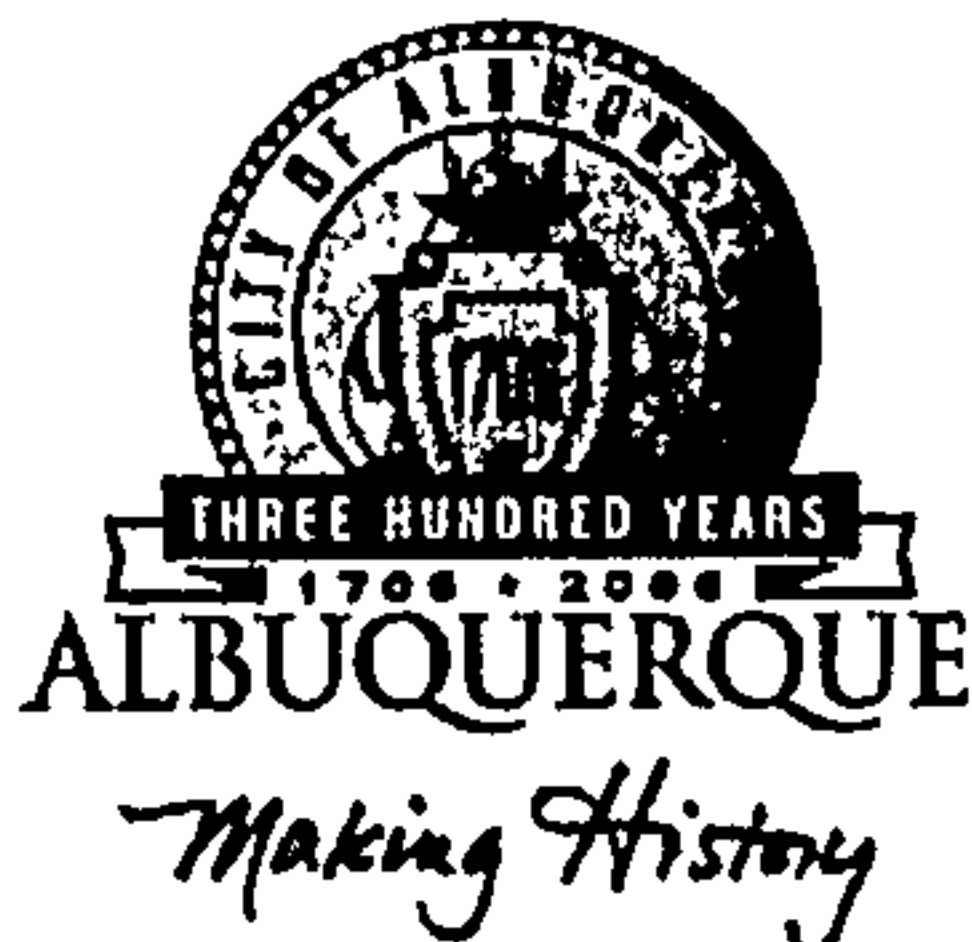
LEGAL: \*017 002 NORTH ALBUQ ACRES UN 3 TR2  
PROPERTY ADDR: 7570 OAKLAND AVE NE

OWNERS NAME: FORD T L II  
OWNERS ADDR: PO BOX 323  
DATIL, NM 87821

101906425340820317

LEGAL: \*016 003 NORTH ALBUQ ACRES UN 3 TR2  
PROPERTY ADDR: 7526 OAKLAND AVE NE

OWNERS NAME: BRUNACINI MAYME  
OWNERS ADDR: PO BOX 5564  
ALBUQUERQUE, NM 87185



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 12, 2006

TO CONTACT NAME: Shakeel Rizvi
COMPANY/AGENCY: Skyblue Investments, LLC
ADDRESS/ZIP: 8504 Waterford Pl. NE 87122
PHONE/FAX #: 315-6563 / 292-3904

Thank you for your inquiry of 4-12-06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 17 & 18, Block 2, tract 2, unit 3, NAA located on Oakland between Wyoming & 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:

4105 Este

Neighborhood Association

Contacts: Leilani McGranahan

7600 Rio Guadalupe NE

293-5209 (h) 87122

Joe Yardumian

7801 R.C. Gorman Ave NE

797-1851 (h) 87122-2748

Quail Springs

Neighborhood Association

Contacts: Goldialu G. Stone

7116 Quail Springs Pl. NE

797-5597 (h) 87113

Dr. Betty J. Fisher

7311 Quail Springs Pl. NE

797-4852 (h) 87113

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

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

Sincerely,

Dalana G. Carmona

OFFICE OF NEIGHBORHOOD COORDINATION

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

April 14, 2006

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

RE: Proposed Kumail Subdivision  
Lots 17 & 18, 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 8-lot subdivision as shown on the attached preliminary Plat.

In addition to the Preliminary Plat approval, 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 in subdivision construction.

**Sidewalk Design Variance** – The owner is requesting a sidewalk design variance to eliminate the sidewalk on the north side of the cul-de-sac. Additionally, the owner is requesting to reduce the distance between the flow line and property line from 10' to 6.5' and place a 6' wide sidewalk at the back of the curb on the north/south section of Kumail Court and on the north side of the cul-de-sac. This will also reduce the right-of-way width to 36.32' on the cul-de-sac and 37.25' on the north/south leg.

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 the 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-sac 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 the 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 315-6484 or Mr. Larry Read at 237-8421

Sincerely,



Adil Rizvi

Project # 1003779

ADIL RIZVI  
7515 TREVISO COURT NE  
ALBUQUERQUE, NM 87113

Project # 1003779

LARRY READ & ASSOCIATES, INC.  
2340 MIDTOWN NE  
ALBUQUERQUE, NM 87107

Project # 1003779

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

Project # 1003779

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

Project # 1003779

GOLDIALU G STONE  
Quail Springs  
7116 QUAIL SPRINGS PL NE  
ALBUQUERQUE, NM 87113

Project # 1003779

DR BETTY J FISHER  
Quail Springs  
7311 QUAIL SPRINGS PL NE  
ALBUQUERQUE, NM 87113

101906423843820415

FORD T L II  
PO BOX 323  
DATIL, NM 87821

101906423846120418

AMAFCA  
2600 PROSPECT AV NE  
ALBUQUERQUE NM 87107

101906423840820318

EAGLE ROCK WORSHIP CENTER  
7518 OAKLAND NE  
ALBUQUERQUE NM 87113

101906425340820317

BRUNACINI MAYME  
PO BOX 5564  
ALBUQUERQUE, NM 87185

101906423045922222

D R HORTON INC  
4400 ALAMEDA NE  
ALBUQUERQUE NM 87113

101906423145022221

MA THOMAS Y & JAWON J  
7520 DESERT EAGLE RD NE  
ALBUQUERQUE NM 87113

101906422644922220

KUNDE MARILYN N  
7516 DESERT EAGLE RD NE  
ALBUQUERQUE NM 87113

101906422044722219

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

101906421843720496

BRANDENBURG DANNY LEE  
8905 ABIS CT NE  
ALBUQUERQUE NM 87113

101906422243720497

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

101906422843720498

GONZALEZ DIEGO J & LORENA M Q  
8904 ABIS CT NE  
ALBUQUERQUE NM 87113

101906422842320499

MIRZA SAHIBZADA M & SHAHIDA  
8900 ABIS CT NE  
ALBUQUERQUE NM 87110

101906421842320495

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

101906422140820319

EAGLE ROCK WORSHIP CENTER  
7518 OAKLAND NE  
ALBUQUERQUE NM 87113

101906427640710702

CHESHIRE TIMOTHY R  
8817 DORIS STEIDER ST NE  
ALBUQUERQUE NM 87122

101906427641310701

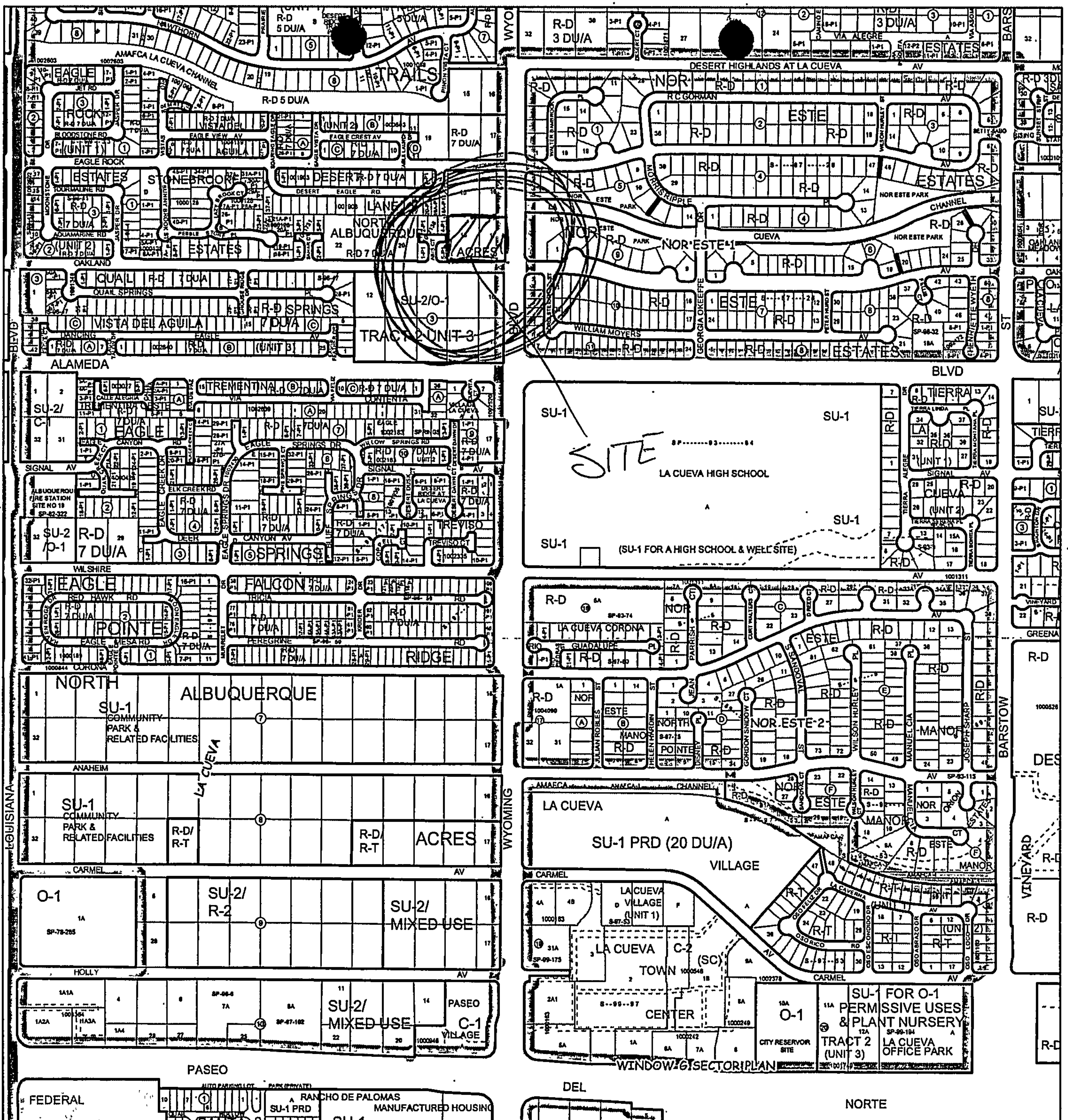
CRAFT RICHARD L II &  
8821 DORIS STEIDER ST NE  
ALBUQUERQUE NM 87122

101906428741310501

LEEDLE JAMES M & MILDRED E  
7609 OAKLAND AV NE  
ALBUQUERQUE NM 87122

101906427546610414

SHANKLES RICKEY L & SATO  
7600 EAGLE ROCK AV NE  
ALBUQUERQUE NM 87122



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-19-Z**

Selected Symbols

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

0                      750                      1,500 Feet

**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. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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.

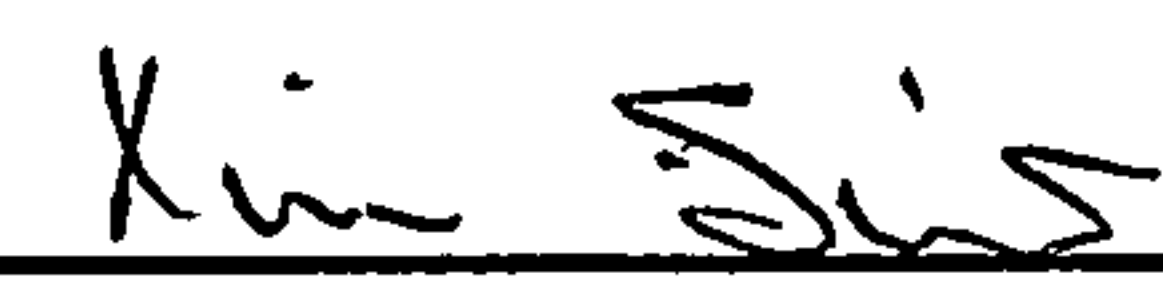
  
 \_\_\_\_\_  
 ADIL RIZVI Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers  
 04DRB - 00548  
 06DRB - 00549  
 07DRB - 00550

  
 \_\_\_\_\_  
 Planner signature / date  
**Project # 1003779**



FILE COPY



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

April 21, 2006

**TO:** Leilani McGranahan and Joe Yardumian, Nor Este Neigh. Assoc.  
Goldalu 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 Preliminary Plat Approval; Major Vacation of Public Right-of-Way; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for a proposed eight (8) lot subdivision.**

*Proposed by:* Larry Read and Associates at (505) 237-8421  
*Agent for:* Adil 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- 00547, 0000548, 00549 and 00550, Project # 1003779

New Mexico 87103

City Planning accepted application for this request on April 14, 2006.

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

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 10, 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](mailto: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**

Mr Wilfred Gallegos, P.E  
Section Manager  
Transportation Development Section  
City of Albuquerque  
P.O.Box 1293  
Albuquerque, New Mexico 87102

July 2, 2007

KUMAIL SUBDIVISION: DRB NO: 1003779  
REQUEST FOR STREET DESIGN VARIANCE

Dear Mr Gallegos:

**Street Design Variance** – The owner of Kumail Subdivision is requesting a street design variance to reduce the distance between the flow line and property line from 10' to 6.5' on the North side of the hammer head (cul-de-sac) and place a 6' wide sidewalk at the back of the curb on the south section of the hammer head as shown in the attached exhibit. This will also reduce the right-of-way width to 36.50' on the hammer head (cul-de-sac).

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 the night-lights of the valley.

Given the restraints o the existing development and limited land area, we feel the proposed subdivision layout is consistent with the existing development in the area and provides a desirable residential subdivision that enhances the area

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

Sincerely,

  
Adil Rizvi  
Suite 200  
2340 Menaul NE  
Albuquerque - NM 87107



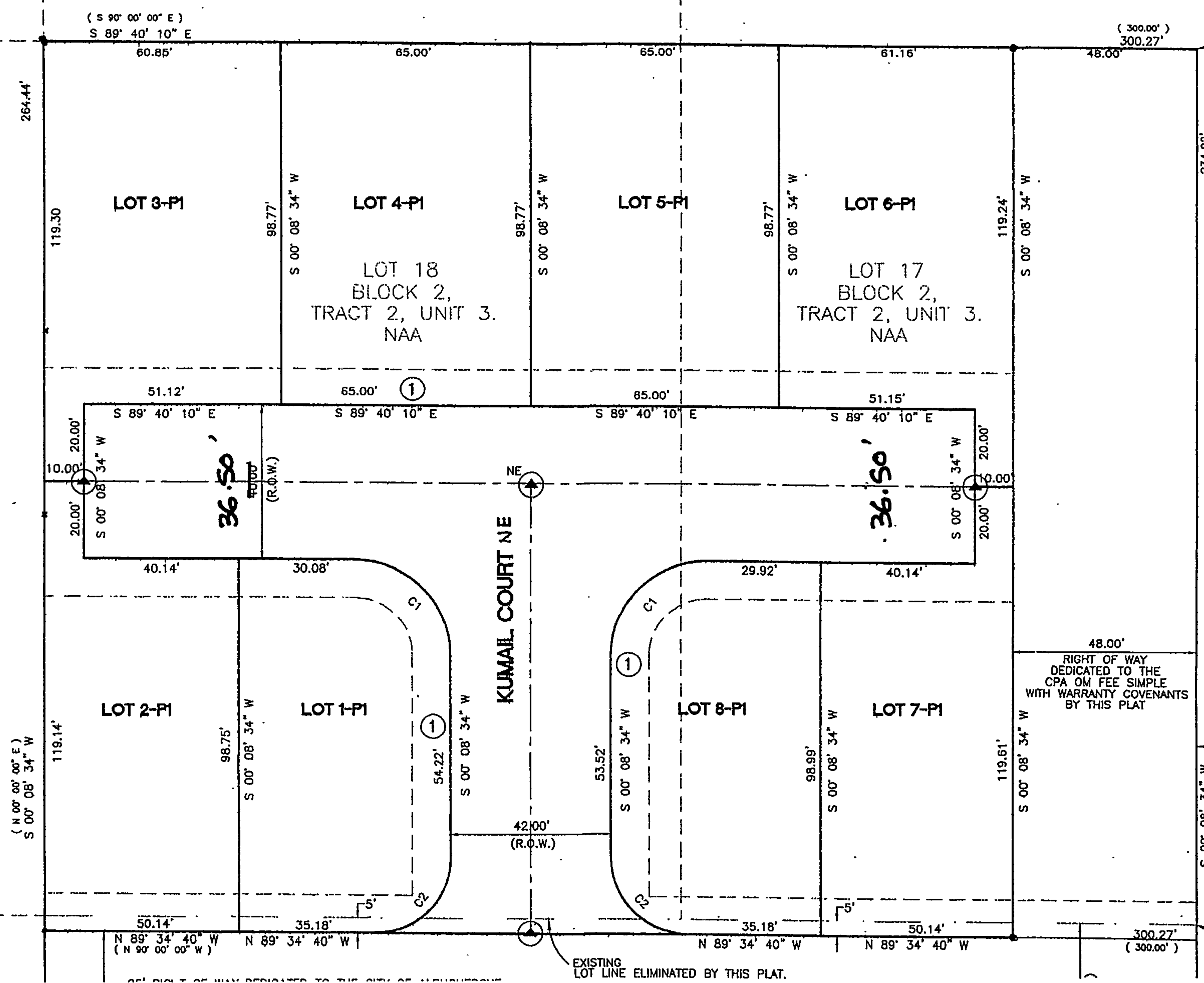
**RECEIVED**  
JUL 06 2007  
LAND DEVELOPMENT SECTION

LOT 14 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
( FILED 9/10/1931 VOL. D1, FOLIO 20 )

LOT 15 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
( FILED 9/10/1931 VOL. D1, FOLIO 20 )

LOT 16 BLOCK 2

LOT 19 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
( FILED 9/10/1931 VOL. D1, FOLIO 20 )



N 73° 28' 31" E (GR)  
2818.44 (GROU)

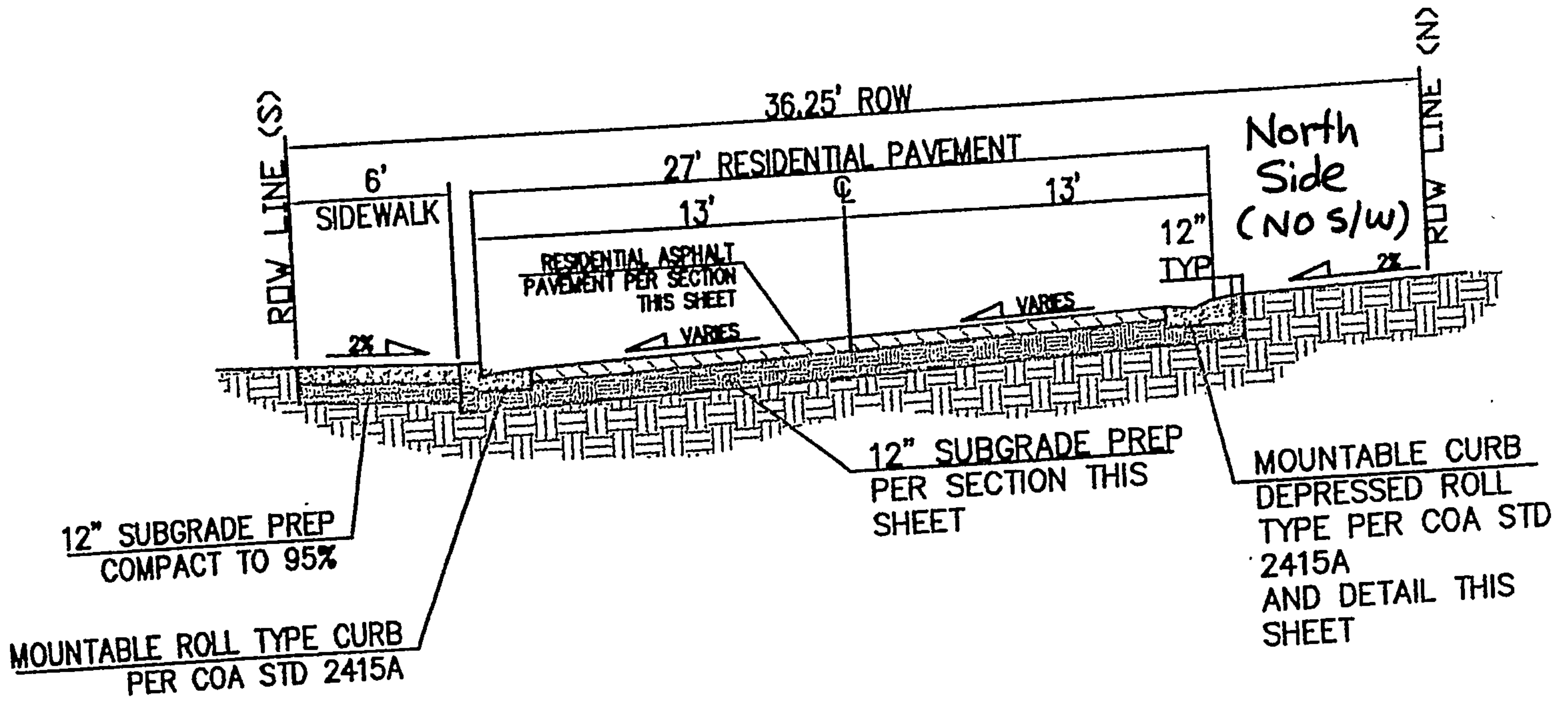
WYOMING BOULEVARD NE

60.00'  
R.O.W.  
(EXISTING)

S 68° 17' 12" E (GR)  
2818.44 (GROU)

48.00'  
RIGHT OF WAY  
DEDICATED TO THE  
CPA OM FEE SIMPLE  
WITH WARRANTY COVENANTS  
BY THIS PLAT

EXISTING  
LOT LINE ELIMINATED BY THIS PLAT.



KUMAIL  
TYPICAL STREET SECTION

RECEIVED  
JUL 06 2007  
LAND DEVELOPMENT SECTION



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): ADIL RIZVI PHONE: 315-6484  
 ADDRESS: 2340 Menaul NE, Albuquerque FAX: 888-1906  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: adilr@thegroup.cc

APPLICANT: Same as above PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. lots 17 & 18 Block: 2 Unit: 3  
 Subdiv/Addn/TBKA: Kurnail Subdivision  
 Existing Zoning: RD Proposed zoning: same  
 Zone Atlas page(s): C-19 UPC Code: 101906423843820415 / MRGCD Map No. 101906425434820416

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): NYA  
DRB # 1003779

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 8 Total area of site (acres): 2.0  
 LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave, NE  
 Between: Wyoming Blvd and Louisiana Blvd.

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

SIGNATURE Adil Rizvi DATE 6/19/07  
 (Print) Adil Rizvi Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB</u>	<u>FP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>70072</u>	<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>20.00</u>

Hearing date June 27, 2007

Andrew Garcia 6/19/07  
 Planner signature / date

Project # 1003779

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- 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) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- Proposed Preliminary / 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 and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

- 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**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

ADIL RIZVI 6/19/07  
 Applicant name (print)  
adil rizvi 6/19/07  
 Applicant signature / date



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

Application case numbers	
07 DRB	- 70072
-	-
-	-

Form revised 4/07  
Andrew Garcia 6/19/07  
 Planner signature / date  
**Project # 1003779**

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

June 19, 2007

KUMAIL SUBDIVISION: DRB NO: 1003779  
REQUEST FOR FINAL PLAT APPROVAL

Dear Ms Matson:

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

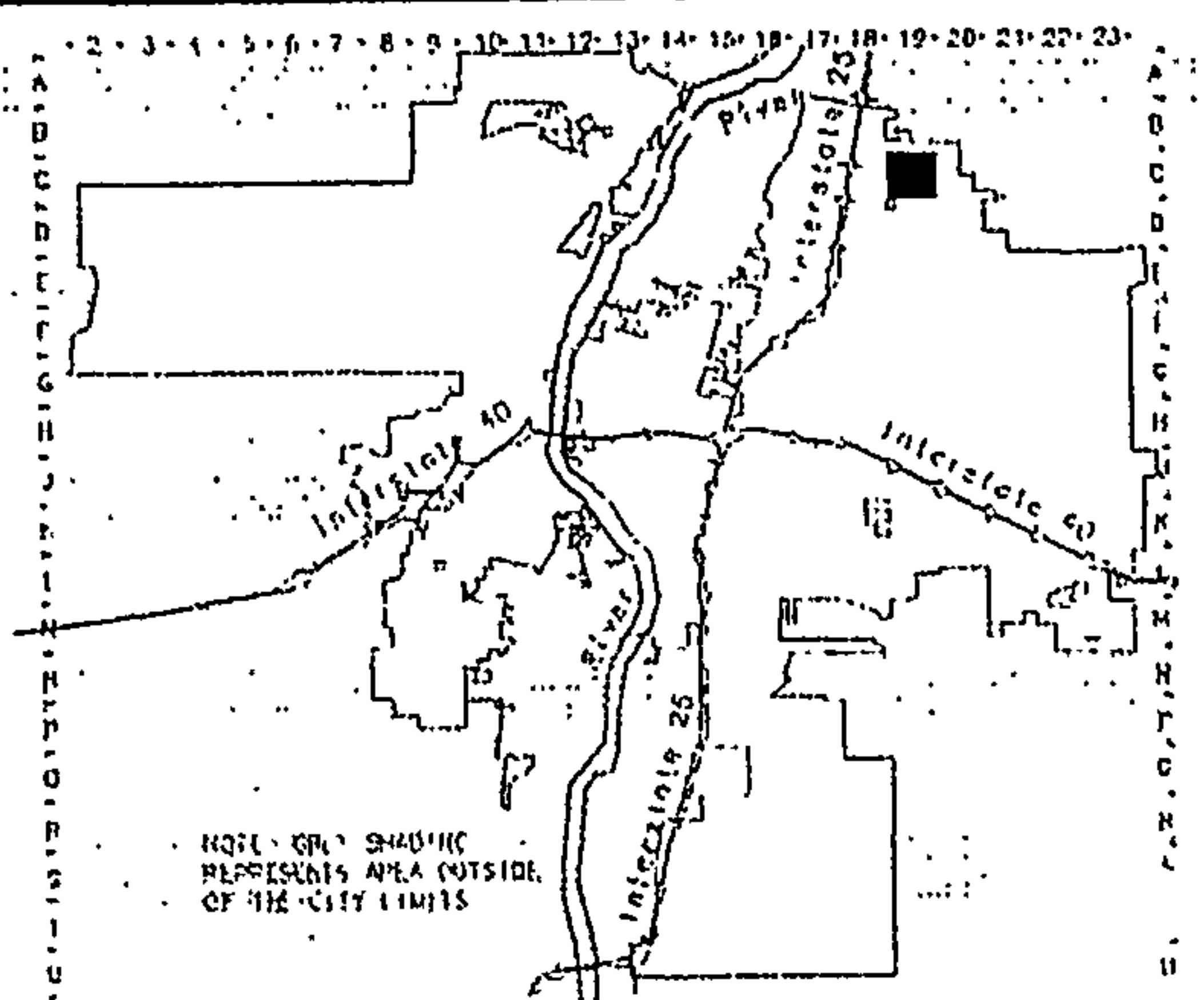
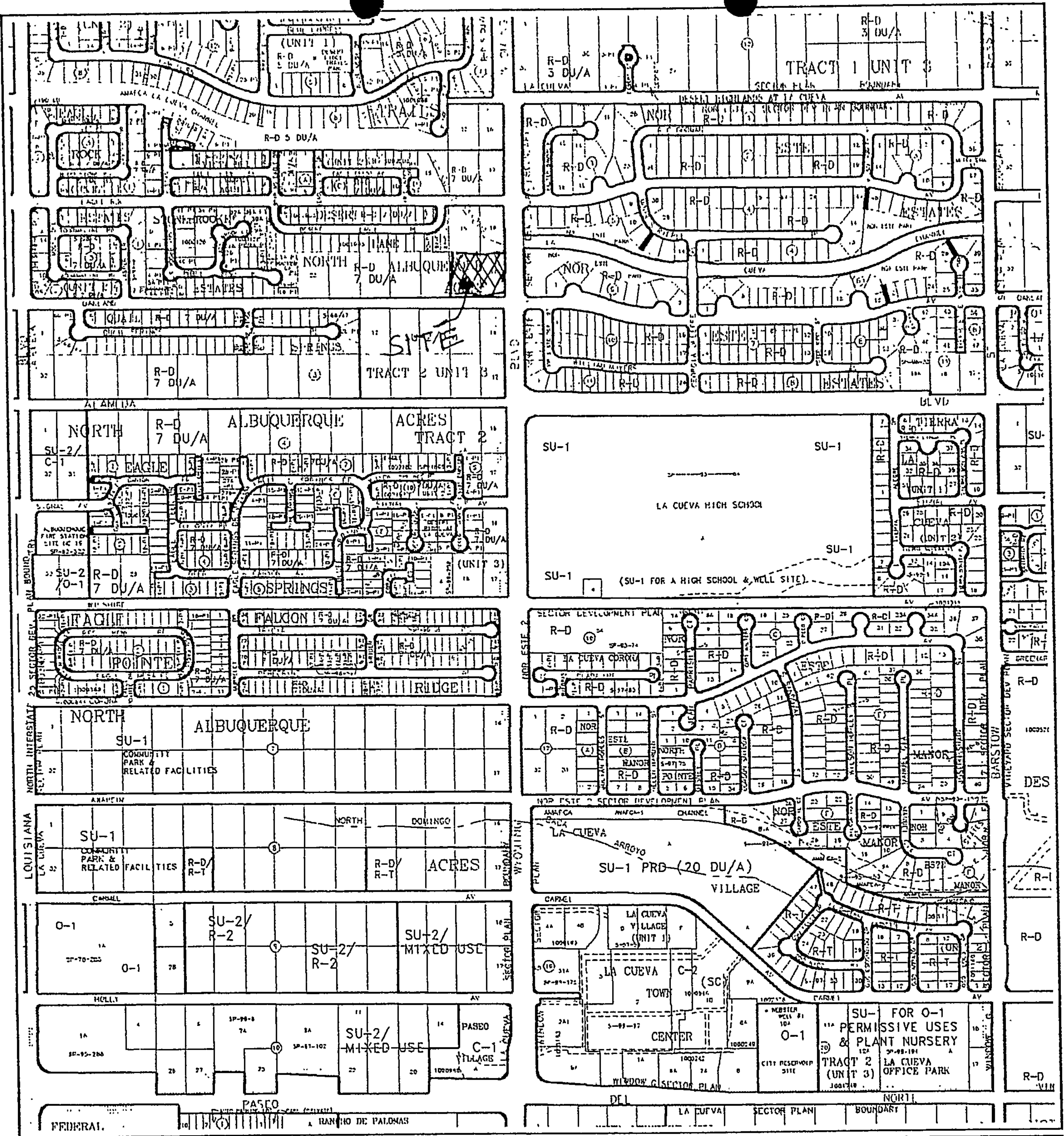
The property consists of eight subdivided lots and all requirements pertaining to final plat approval have been submitted.

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

Sincerely,



Adil Rizvi  
Suite 200  
2340 Menaul NE  
Albuquerque  
NM 87107



CITY OF  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2003



**Zone Atlas Page**

**C-19-Z**

Map Amended through July 31, 2003

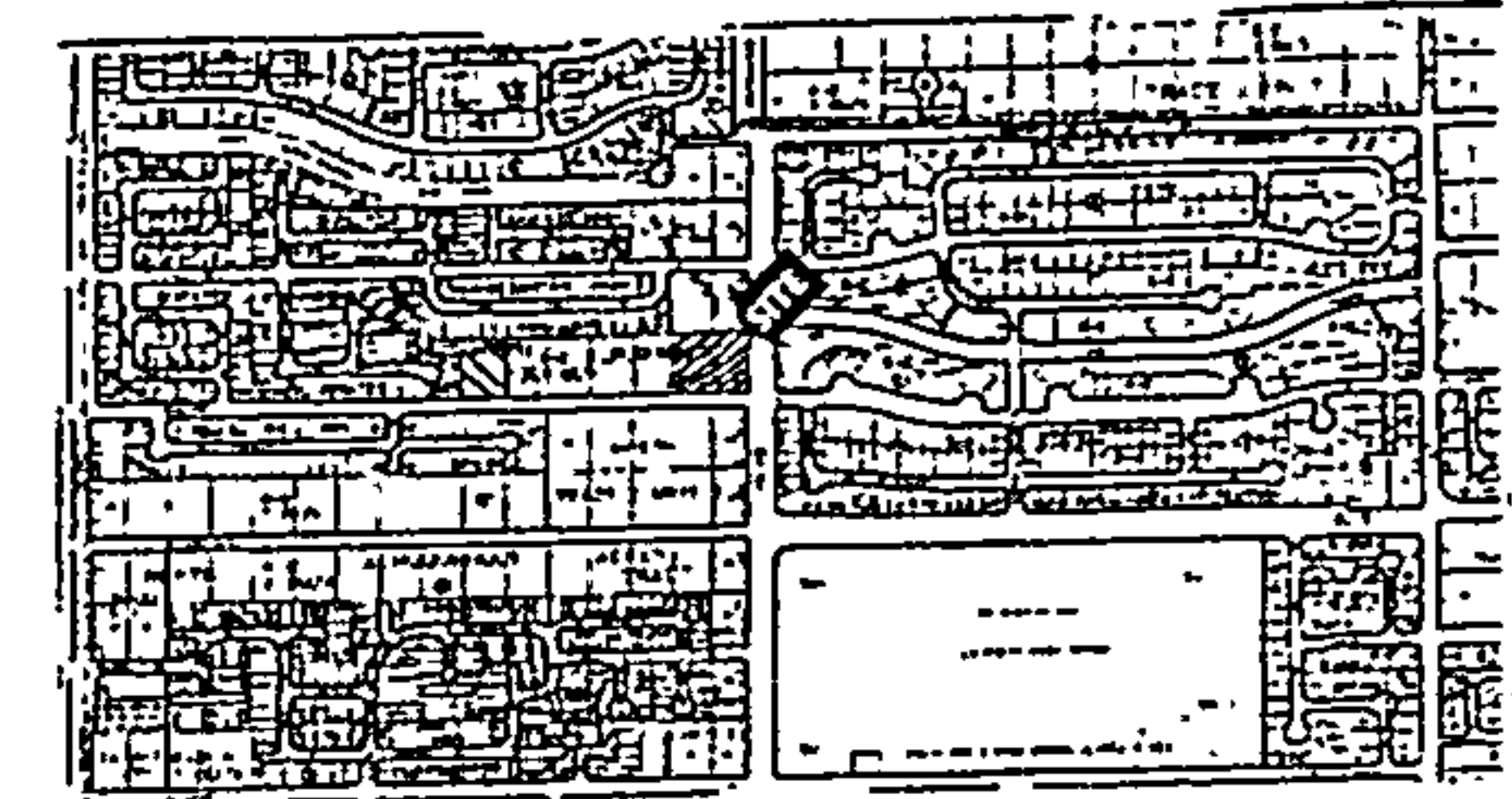


LOT 14 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
(PLAT 8/12/1931 VOL 01, PAGES 20)

LOT 15 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
(PLAT 8/12/1931 VOL 01, PAGES 20)

LOT 16 BLOCK 2

ACS STA. 1-079  
S-418237.54  
T-182489.48  
E-509944.548  
AC = 0.1021  
CITY 3472.933  
NEW MEXICO STATE PLANE  
CSD. CENTRAL ZONE  
MAY 1927



LOCATION MAP C-19-Z  
SCALE: 1 INCH = 500 FT

PRELIMINARY PLAT OF  
KUMAIL SUBDIVISION  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOTS 17 AND 18, BLOCK 2,  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES  
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPV  
ELENA GALLEGOS GRANT  
NOVEMBER 2004

APPROVED:

*Glenn Haikin* 11-9-04  
Glenn Haikin, P.S. DATE  
City Surveyor, City of Albuquerque, New Mexico

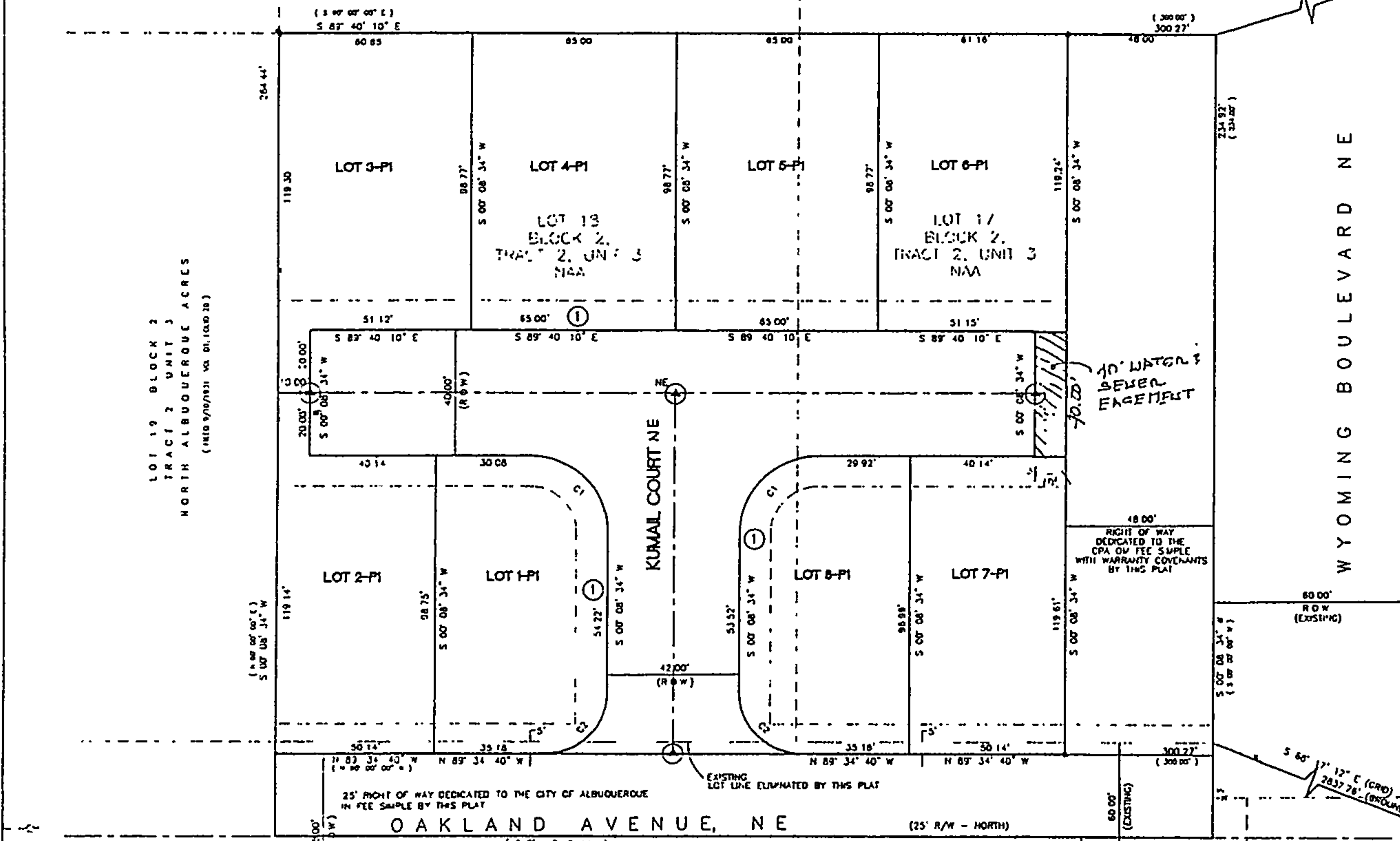
*Adil Rizvi & Shakeel Rizvi* 11-9-04  
Adil Rizvi & Shakeel Rizvi DATE  
Owners

LEGAL DESCRIPTION

Lots numbered Seventeen (17) and Eighteen (18) 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 plat Book D1, page 20

The above described property is located within Zone "X", Community Panel Nos. 350002 0137 E/C14 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.

ACS STA. 2-C18  
S-418171.26  
T-182308.02  
E-509844.795  
AC = 0.1021  
CITY 3482.078  
NEW MEXICO STATE PLANE  
CSD. CENTRAL ZONE  
MAY 1927



NOTES

- Unless otherwise noted all boundary and lot corners will be marked by 9 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 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

SUBDIVISION 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 - 8 -
- 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 eight residential lots, dedicate public right of way and grant easements

NOTES

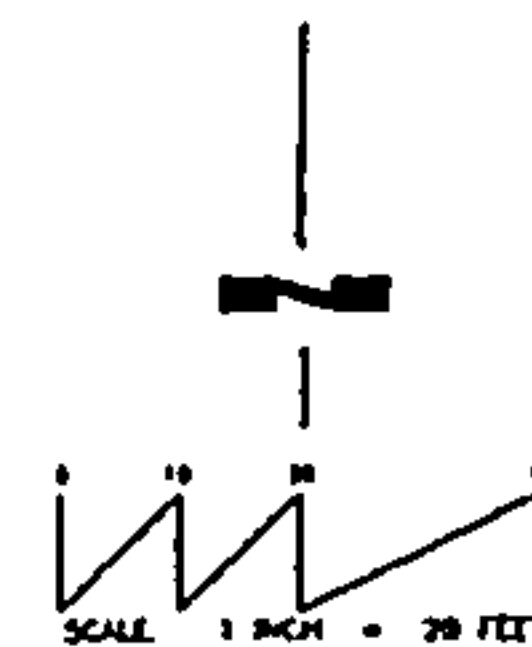
- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "5-D21" and "7-D2", found monuments and adjacent subdivision plats.
- All distances are ground
- Monuments recovered and accepted or set are noted on plat
- Record bearings in parenthesis Record bearings from the following sources:  
- Tract 2, Unit 3 North Albuquerque Acres ( 6/8/1931 D-133 )  
- Plat of Sahar Subdivision  
- Plat of Abis 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 plat with dueing 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"

CURVE INFORMATION		
NO.	BEARING	ARC LENGTH
C1	S 89° 40' 10" E	122.31
C2	S 89° 40' 10" E	27.69

EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT
- ⊙ CENTERLINE MONUMENTS



*Proposed plat*

1300

FIGURE 18

1st EXTENSION AGREEMENT  
Procedure "B"  
PROJECT NO. 715382

This Agreement made this 22<sup>nd</sup> day of November, 2006, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Clearbrook Investments Inc ("Developer"), whose address is 8801 Jefferson NE Bldg A and whose telephone number is 858-1800 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 3rd day of February, 2006 which was recorded in the office of the Clerk of Bernalillo County, New Mexico on February 6, 2006, at Book Misc. A111, pages 6834 through \_\_\_\_\_, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 30th day of September 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated N/A recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

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

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

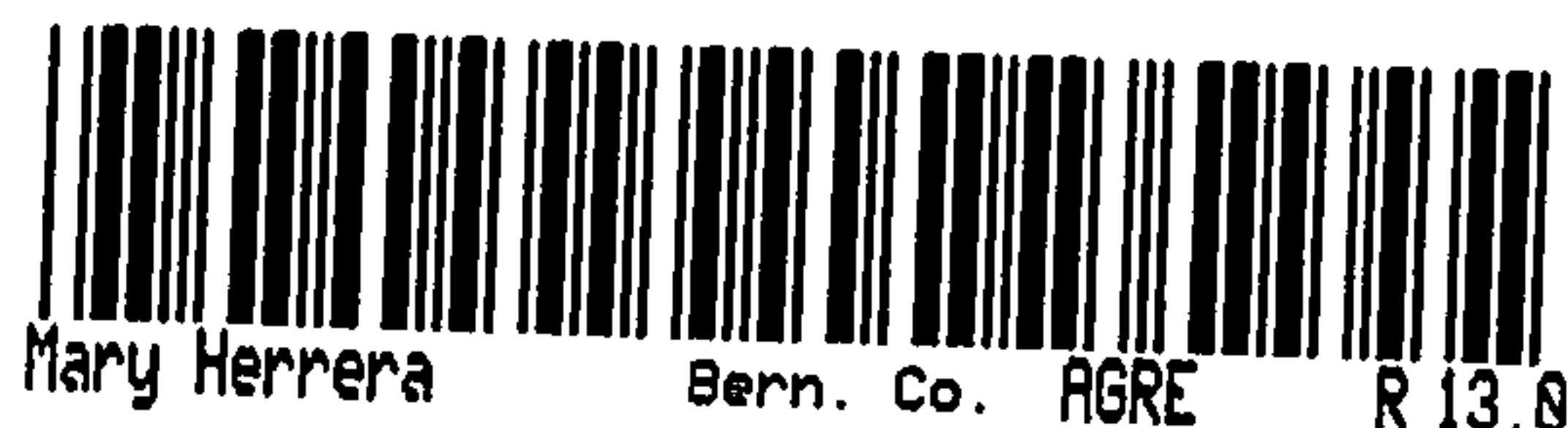
WHEREAS, the Developer is able to provide the required financial guaranty;

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

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:):
  - A. for all improvements, the 30th day of November, 2007.
  - B. on portions of the improvements as follows:
 

IMPROVEMENTS	COMPLETION DATE

07/02



2006177012  
6564576  
Page: 1 of 3  
11/27/2006 04:43P  
Bk-A127 Pg-6522

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

Type of Financial Guaranty: Loan Reserve  
Amount: \$ 126,659.51 Name of Financial Institution or Surety  
providing Guaranty: Compass Bank  
Date City first able to call Guaranty (Construction Completion  
Deadline): November 30, 2007  
If Guaranty other than a Bond, last day City able to call Guaranty  
is: JANUARY 30, 2008  
Additional information: \_\_\_\_\_

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

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

DEVELOPER:

By (Signature): [Signature]  
Name: AJ Yarbrough  
Title: Acquisition and Development  
Dated: NOV 15 2006

CITY OF ALBUQUERQUE:

[Signature]  
City Engineer  
Dated: 11-22-06

[Signature]

[Signature]  
11-17-06



DEVELOPER'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 17<sup>th</sup> day of November, 2006 by (name of person:) Advis A.J. Yarbrough, (title or capacity, for instance, "President" or "Owner") Acquisition and Development of (Developer:) Clearbrook Investments, Inc

Felicia Barela-Silva  
Notary Public

My Commission Expires:

5/31/2010



OFFICIAL SEAL  
FELICIA BARELA-SILVA  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 5/31/2010

CITY'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 22<sup>nd</sup> day of November, 2006 by Wilfred Salgado for City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra  
Notary Public

My Commission Expires:

11-25-2007



**CORPORATE RESOLUTIONS**

I HEREBY CERTIFY (i) that I am the duly elected and qualified Secretary of Clearbrook Investments, Inc., a New Mexico corporation, ("Corporation"), and the keeper of the records and corporate seal; (ii) that the following is a true and correct copy of Resolutions duly adopted at a meeting of the Board of Directors of the Corporation held on August 22, 2006 at which a quorum was present, duly adopted according to the laws of the state of incorporation of the Corporation; (iii) that there is no provision in the Articles of Incorporation or By-laws of the Corporation limiting the power of the Board of Directors to pass the following Resolutions and that the same are in conformity with the provisions of the Articles of Incorporation and By-laws, and (iv) that these Resolutions which are quoted below are now in full force and effect:

**RESOLVED** that Scott W. Henry, as President or Cynthia A King as Vice-President of Finance be authorized to do and perform all acts necessary for the purpose of constructing and closing residential subdivisions and residential lots, to borrow on behalf of the Corporation, sign any documents necessary to borrow money or to grant, purchase, bargain, sell, convey and mortgage, real property and all construction improvements and additions thereto belonging to or relating in any way to the Corporation.

**IT IS FURTHER RESOLVED** that Russ Reece as Vice-President or AJ Yarbrough as Director of Land Development be authorized to do and perform all acts necessary for the purpose of constructing and closing residential housing, to borrow on behalf of the Corporation, sign any documents necessary to borrow money (all borrowing limited to \$200,000 per loan) or to grant, purchase, bargain, sell, convey and mortgage, real property and all construction improvements and additions thereto belonging to or relating in any way to the Corporation.

**IT IS FURTHER RESOLVED** that Scott W. Henry, as President, or Cynthia A King as Vice-President of Finance or AJ Yarbrough as Director of Land Development, is enabled to enter into any kind of contract or contracts of sale with such persons and on such terms as in their discretion they may elect, and to execute, acknowledge and deliver in the Corporation's name, such deeds of conveyance, with such covenants and conditions as may be deemed proper, that may be required for the transfer of said property or any part thereof, or any interest therein.

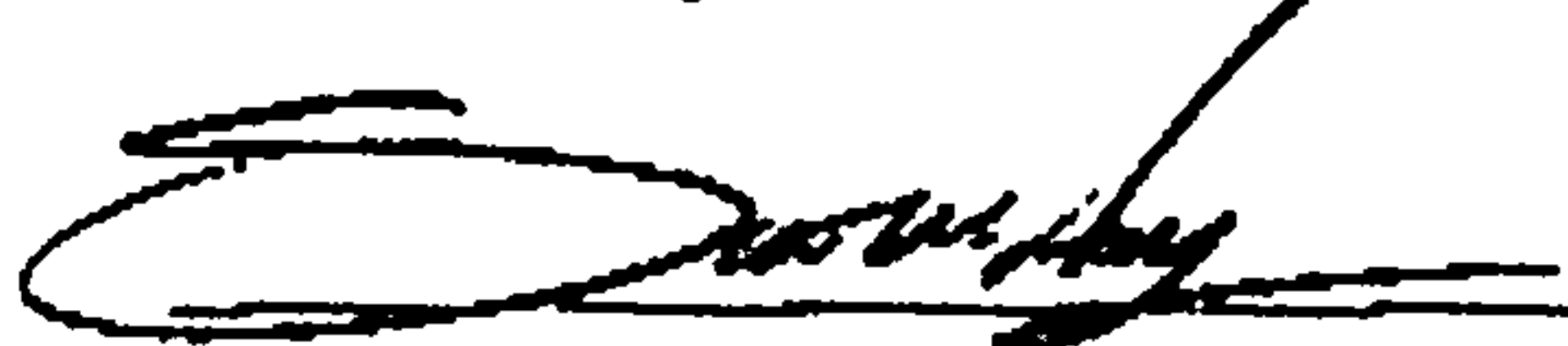
**IT IS FURTHER RESOLVED** that Russ Reece, as Vice-President or Chris Kelsey as Secretary, is enabled to enter into any kind of contract or contracts of sale with such persons and on such terms as in their discretion they may elect, and to execute, acknowledge and deliver in the Corporation's name, such deeds of conveyance, with such covenants and conditions as may be deemed proper, that may be required for the transfer of said property or any part thereof, or any interest therein for which said values shall not exceed \$500,000.

**IT IS FURTHER RESOLVED** that Scott W. Henry, as President or Cynthia A King as Vice-President of Finance or Russ Reece, as Vice-President or Elliott Isenberg as Authorized Representative or Debbie Fisher as Office Manager is enabled to sign checks for the Corporation.

**AND I DO FURTHER CERTIFY,** that said resolutions have not been amended, modified or rescinded and that they are still in full force and effect.

The Officers of the Corporation are:

Scott W. Henry                      President



Russ Reece                              Vice-President



Cynthia A King Vice-President of Finance

Cynth A King

Chris Kelsey Secretary

Chris Kelsey

Authorized Representatives:

AJ Yarbrough Director of Land Development

AJ Yarbrough

Elliott Isenberg Authorized Representative

Elliott Isenberg

Debbie Fisher Office Manager

Debbie Fisher

WITNESS my hand on this 22<sup>nd</sup> day of August, 2006

Chris Kelsey  
(Signature)  
Chris Kelsey, Secretary

Cynth A King  
(Signature)  
Cynthia A King, Witness



**Compass Bank**

P.O. Box 26144  
Albuquerque, NM 87125  
www.compassbank.com

November 16, 2006

Bruce Perlman  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293

RE: Loan Reserve Extension for **Clearbrook Investments, Inc.**  
City of Albuquerque Project No.: 7153.82  
Project Name: Kumail Subdivision, Phase/Unit #1, Infrastructure Agreement

Dear Mr. Perlman:

This is to advise the City of Albuquerque ("*City*") that at the request of Clearbrook Investments, Inc., Compass Bank ("*Financial Institution*") in Albuquerque, New Mexico, holds a loan reserve in the sum of ONE HUNDRED TWENTY SIX THOUSAND SIX HUNDRED FIFTY NINE DOLLARS AND 51/100's (\$126,659.51) ("*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 ***Kumail Phase 1 Subdivision***, Project No. 715382 ("*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 11-27-06 in the records of the Clerk of Bernalillo County, New Mexico in Book A127 Pages 6522 to 6522.

- 1) **Reduction of Reserve:** If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the *Subdivider's* construction of a portion of the required infrastructure, then 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 November 30, 2007 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the *City*, then, upon presentation between November 30, 2007 and January 30, 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 or the CAO's authorized designee which shall state that the *Subdivider* has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("*Estimated Cost of Completion*"). Upon receipt of the Demand for Payment, the *Financial Institution* 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 amount stated in this Loan Reserve or the latest Reduced Loan Reserve Balance authorized in writing by the *City*. The *Financial Institution* shall deliver the cashier's check to the *City* within 3 days of receipt of the Demand for Payment.
- 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 January 30, 2008 or
  - d. Written termination of this Loan Reserve Letter signed by its Chief Administrative Officer of the *City*

Compass Bank, Albuquerque New Mexico

By: \_\_\_\_\_

Rick White, Sr. Vice President



ACCEPTED  
City of Albuquerque

By: *[Signature]*  
for CAO or the CAO's authorized designee

Date: 11-22-06

*[Signature]*

WITNESSES

*[Signature]* Date 11-22-06

\_\_\_\_\_ Date \_\_\_\_\_

No. of Lots: 8  
Nearest Major Streets  
Wyoming & Oakland

**FIGURE 12**

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

**AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 300 day of February, 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 Inc ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: New Mexico Corp., whose address is 8901 Adams NE Suite A Albu NM 87113 and whose telephone number is 858-1800, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 17 & 18, BLOCK 2, TRACT 2, UNIT 3, NAA, recorded on Sept 10, 1931 in the records of the Bernalillo County Clerk at Book Vol 01, pages F20 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Clearbrook Investments, Inc. ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 30th day of September, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 715382.

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



2006016912  
8484468  
Page: 1 of 6  
02/06/2006 10:55A  
Bk-A111 Pn-6224

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Sales Brothers, and construction surveying of the private Improvements shall be performed by Sales Brothers. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Larry Read & Assoc., and inspection of the private Improvements shall be performed by Larry Read & Assoc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by Vinyard & Assoc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

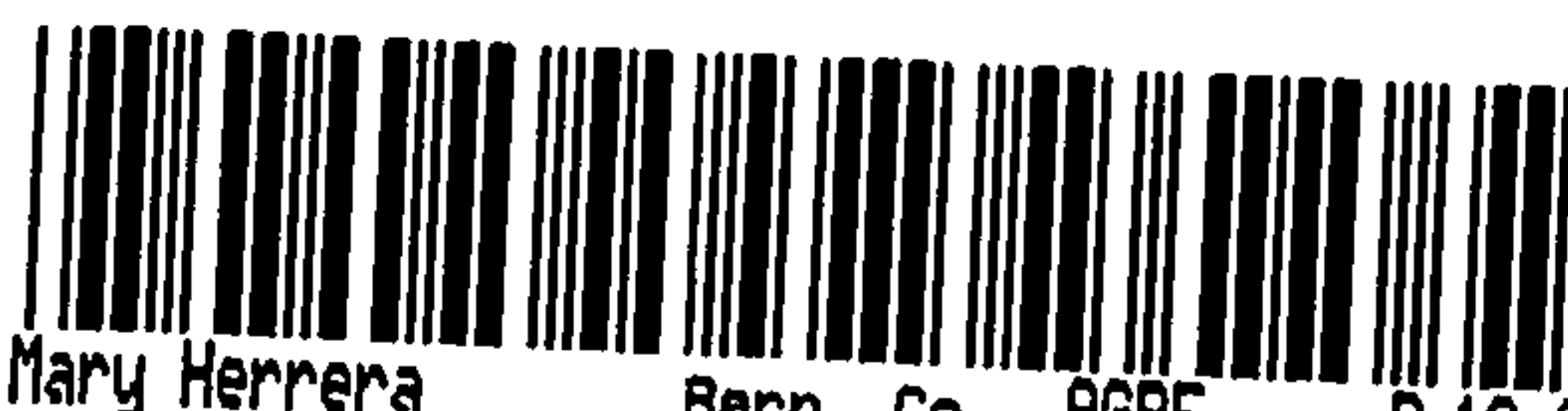
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a 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 Construction Completion Deadline.

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

Type of Financial Guaranty: Loan Reserve, dated 9/30/05, Compass Bank  
Amount: \$ 126,659.51 Name of Financial Institution or Surety  
Date City first able to call Guaranty: September 30, 2006 [A  
[Construction Completion Deadline]: September 30 20 2006  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
November 30, 2006  
Additional information: \_\_\_\_\_

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

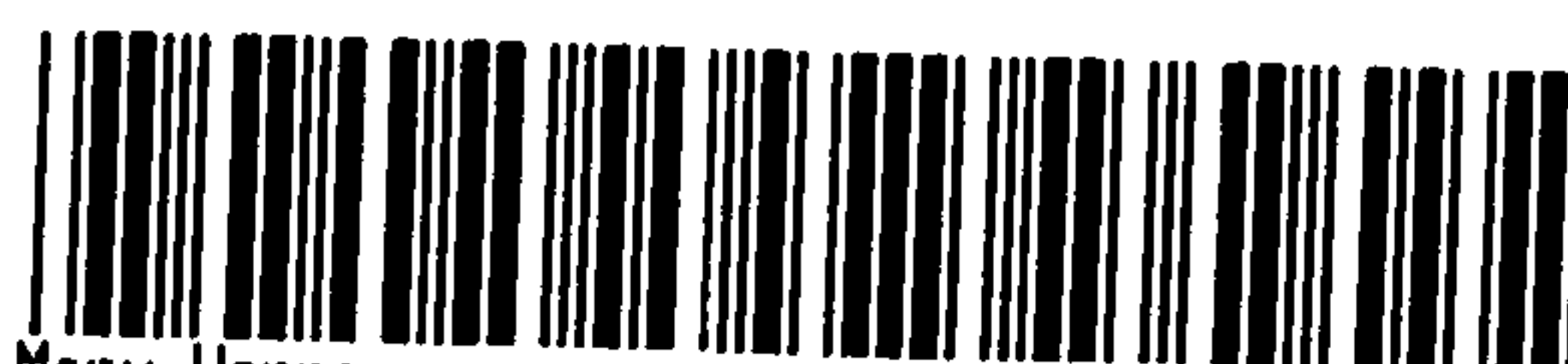
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; 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 indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. 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.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee 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.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider'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.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider 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 Subdivider'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 City's Claim of Lien or any Financial Guaranty, the Subdivider 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 any Financial Guaranty.

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

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider'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.

16. 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.

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

18. 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.

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

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

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



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

SUBDIVIDER:

By [Signature]: Cynthia A. King  
Name: Cynthia A. King  
Title: VP Finance  
Dated: 9-26-05

CITY OF ALBUQUERQUE  
[Signature]  
City Engineer, Public Works Dept.  
Dated: 2-03-06

2/2/06

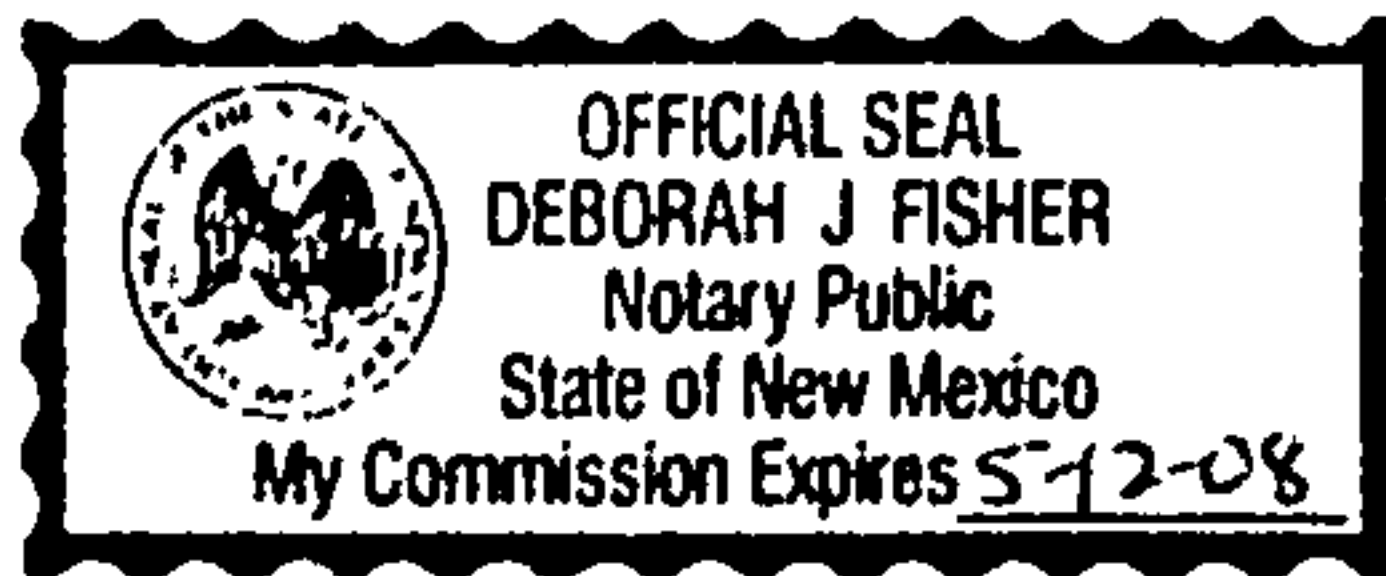
01-30-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 26<sup>th</sup> day of September, 20 05 by [name of person:] Cynthia A. King, [title or capacity, for instance, "President" or "Owner":] VP Finance of [Subdivider:] Clearbrook Investments

My Commission Expires: May 12, 2008



[Signature]  
Notary Public

CITY'S NOTARY

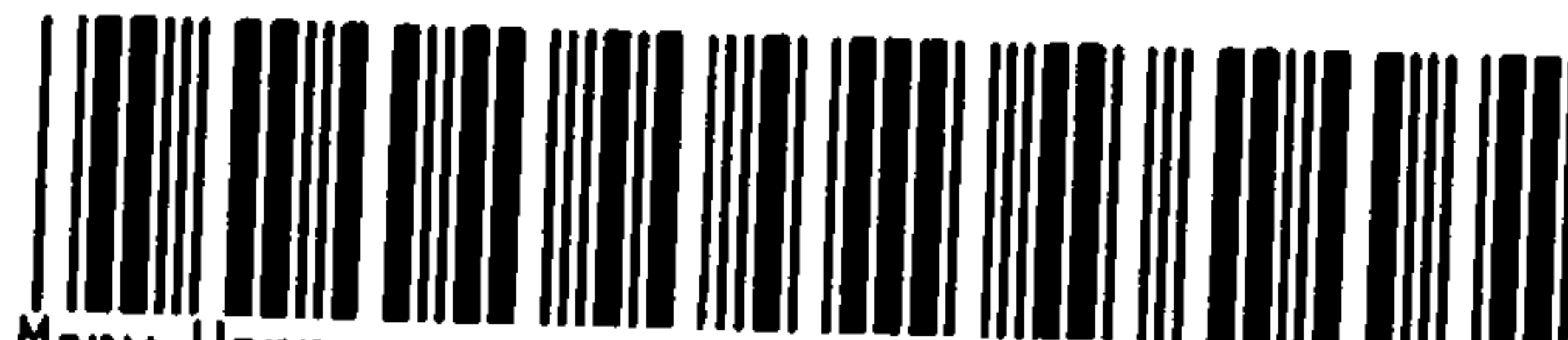
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

This instrument was acknowledged before me on 3<sup>rd</sup> day of February, 20 06 by Richard Bourte, City Engineer, Public Works Department, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

[Signature]  
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Current DRC  
Project Number: \_\_\_\_\_

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 1/5/2005  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: 1-5-05  
 Date Preliminary Plat Expires: 1-5-06  
 DRB Project No.: 1003779  
 DRB Application No.: 04DRB-0179A

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

KUMAIL SUBDIVISION  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17 AND 18, 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
13-1	715352	8" 300'	SANITARY SEWER	KUMAIL COURT	OAKLAND	ENDS OF CUL-DE-SAC	/	/	/
		6" 170'	WATER LINE LOOP	KUMAIL COURT	OAKLAND	WEST END OF CUL-DE-SAC AND WYOMING	/	/	/
		STD 590'	MOUNTABLE CURB - ALL AREAS	KUMAIL COURT	OAKLAND	CUL-DE-SAC	/	/	/
		265' 6"	SIDEWALK NORTH SIDE	OAKLAND	WEST PROP LINE	WYOMING	/	/	/
		27' 340'	RESIDENTIAL PAVEMENT	KUMAIL COURT	OAKLAND	CUL-DE-SAC (INCL CUL-DE-SAC)	/	/	/
		360' 18' 24'	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	WEST PROP LINE	WYOMING	/	/	/
		360' 8' 22'	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	WEST PROP LINE	WYOMING	/	/	/
		STD 250'	CURB AND GUTTER	OAKLAND NORTH SIDE	WEST PROP LINE	WYOMING	/	/	/
		6" 100'	SIDEWALK BOTH SIDES	KUMAIL COURT	OAKLAND	CUL-DE-SAC	/	/	/





NAME OF PLAT AND/OR SITE PLAN KUMAIL 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

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

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

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

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

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

# FINANCIAL GUARANTY AMOUNT

08/19/2005

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

Project Description:

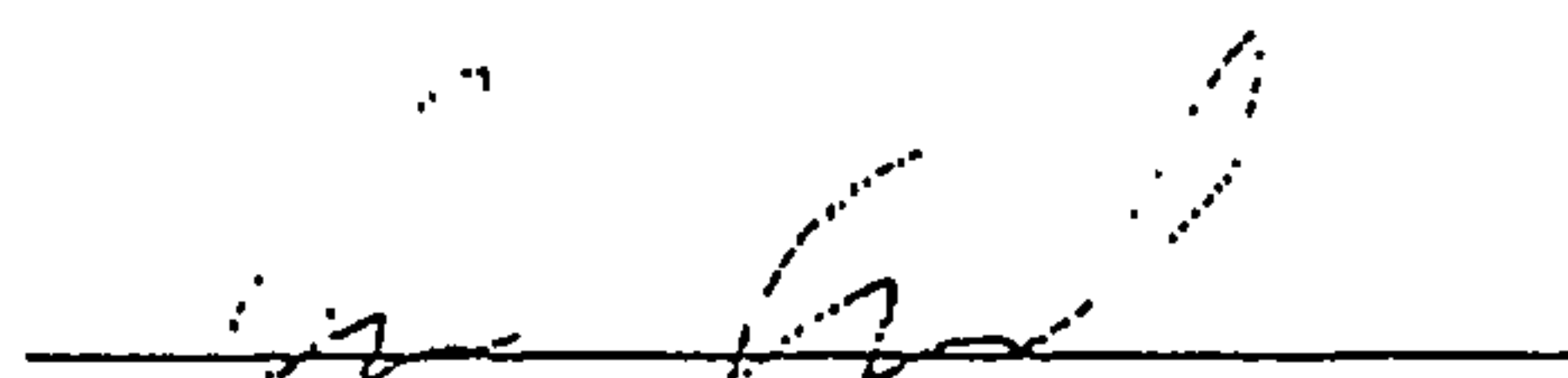
Project ID #: 715382, Kumail Subdivision, Phase/Unit #: 1

Requested By: Adil Rizvi with Skyblue Investments, LLC

Approved estimate amount:		\$79,457.96
Contingency Amount:	10.00%	\$7,945.80
Subtotal:		\$87,403.76
NMGRT	6.75%	\$5,899.75
Subtotal:		\$93,303.51
Engineering Fee	6.60%	\$6,158.03
Testing Fee	2.00%	\$1,866.07
Subtotal:		\$101,327.61
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$126,659.51</u></b>

APPROVAL:

DATE:



8-19-2005

Notes: 10% Contingency plans not approved. Certification for grading and drainage prior to release of financial guarantee.



**Compass Bank**

P.O. Box 26144  
Albuquerque, New Mexico 87125  
www.compassweb.com

September 30, 2005

James Lewis  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293

RE: Loan Reserve for **Clearbrook Investments, Inc.**  
City of Albuquerque Project No.: 7153.82  
Project Name: Kumail Subdivision, Phase/Unit #1, Infrastructure Ageement

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("*City*") that at the request of Clearbrook Investments, Inc., Compass Bank ("*Financial Institution*") in Albuquerque, New Mexico, holds a loan reserve in the sum of ONE HUNDRED TWENTY SIX THOUSAND SIX HUNDRED FIFTY NINE DOLLARS AND 51/100's (\$126,659.51) ("*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 ***Kumail Phase 1 Subdivision***, Project No. 715382 ("*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 2-6-06 in the records of the Clerk of Bernalillo County, New Mexico in Book A111 Pages 6834 to 6834.

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

- 2) **Liability of Financial Institution:** Although the *City* may approve the *Financial Institution's* release of a part of the *loan reserves*, the approval will not constitute the *City's* final acceptance of part or all of the *Project*. However, no matter what agreement exists between the *Subdivider* and the *City*, the total liability of the *Financial Institution* to the *City* with respect to the *loan reserves* established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan reserve Balance authorized in writing by the *City*, and the *Financial Institution's* liability to the *City* under this Loan Reserve Letter shall cease upon termination of the *loan reserve* as provided in Section 4 herein.
- 3) **Draw on Reserve:** If by September 30, 2006 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the *City*, then, upon presentation between September 30, 2006 and November 30, 2006 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 or the CAO's authorized designee which shall state that the *Subdivider* has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("*Estimated Cost of Completion*"). Upon receipt of the Demand for Payment, the *Financial Institution* 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 amount stated in this Loan Reserve or the latest Reduced Loan Reserve Balance authorized in writing by the *City*. The *Financial Institution* shall deliver the cashier's check to the *City* within 3 days of receipt of the Demand for Payment.
- 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 November 30, 2006 or
  - d. Written termination of this Loan Reserve Letter signed by its Chief Administrative Officer of the *City*

Compass Bank, Albuquerque New Mexico

By: \_\_\_\_\_

  
Rick White, Sr. Vice President

ACCEPTED  
City of Albuquerque

By: *Paul Duff*  
for CAO or the CAO's authorized designee

Date: 2-03-06

*file 2/2/06*      *01-30 06*

WITNESSES

\_\_\_\_\_ Date \_\_\_\_\_      \_\_\_\_\_ Date \_\_\_\_\_

150

No. of Lots: 8  
Nearest Major Streets  
Wyoming and Oakland

FIGURE 19  
SIDEWALK DEFERRAL AGREEMENT  
PROJECT NO. 715382

THIS AGREEMENT is made this 3rd day of September, 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 8901 Adams St. NE. Suite A and whose telephone number is 858-1800, 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 17 & 18, Block 2, Tract 2, Unit 3 of NAA (the "Subdivision"); and

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

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by September 30, 2007 ("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":

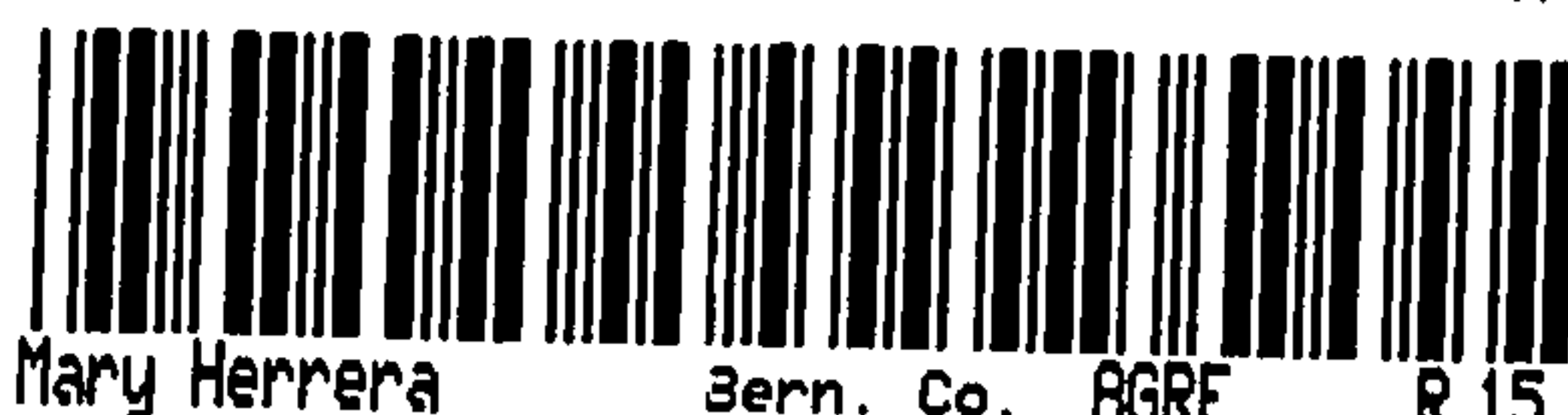
Type of Financial Guaranty: Loan Reserve, dated 9-30-05  
Amount: \$ 5,326.83 Name of Financial Institution or  
Surety providing Guaranty: Compass Bank  
Date City first able to call Guaranty (Sidewalk Construction  
Deadline): September 30, 2007.  
If Guaranty other than a Bond, last day City able to call  
Guaranty is: November 30, 2007.  
Additional Information: \_\_\_\_\_

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

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

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

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





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.

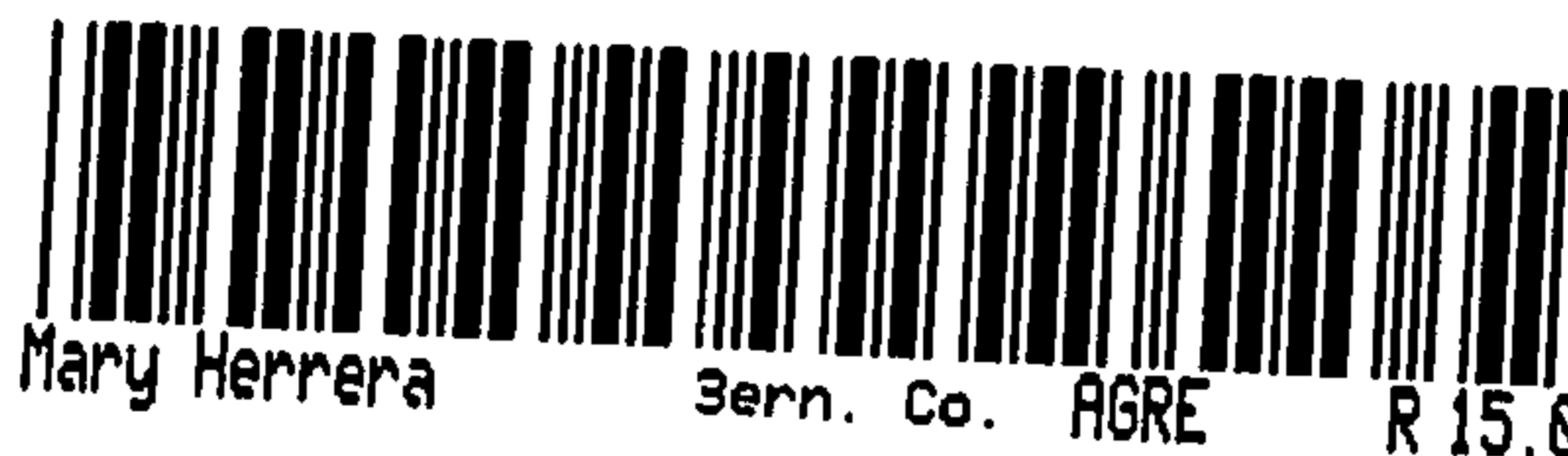
12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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



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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): Cynth A King  
Name: Cynthia A King  
Title: VP Finance  
Dated: 9-26-05

[Signature]  
City Engineer  
Dated: 2-03-06

[Signature]  
01-30-06

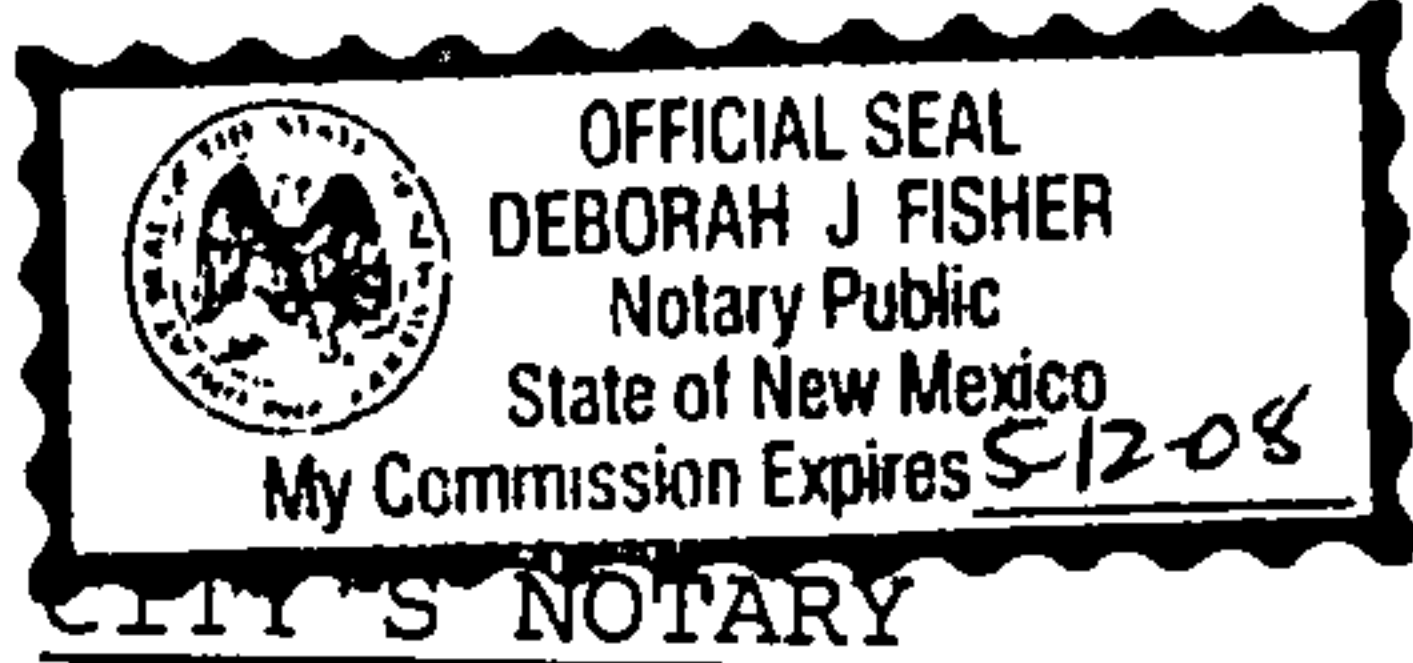
DEVELOPER'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 26<sup>th</sup> day of September, 2005 by (name of person:) Cynthia A King, (title or capacity, for instance, "President" or "Owner":) VP Finance of (Developer:) Clearbrook Investments

[Signature]  
Notary Public

My Commission Expires:  
May 12, 2008



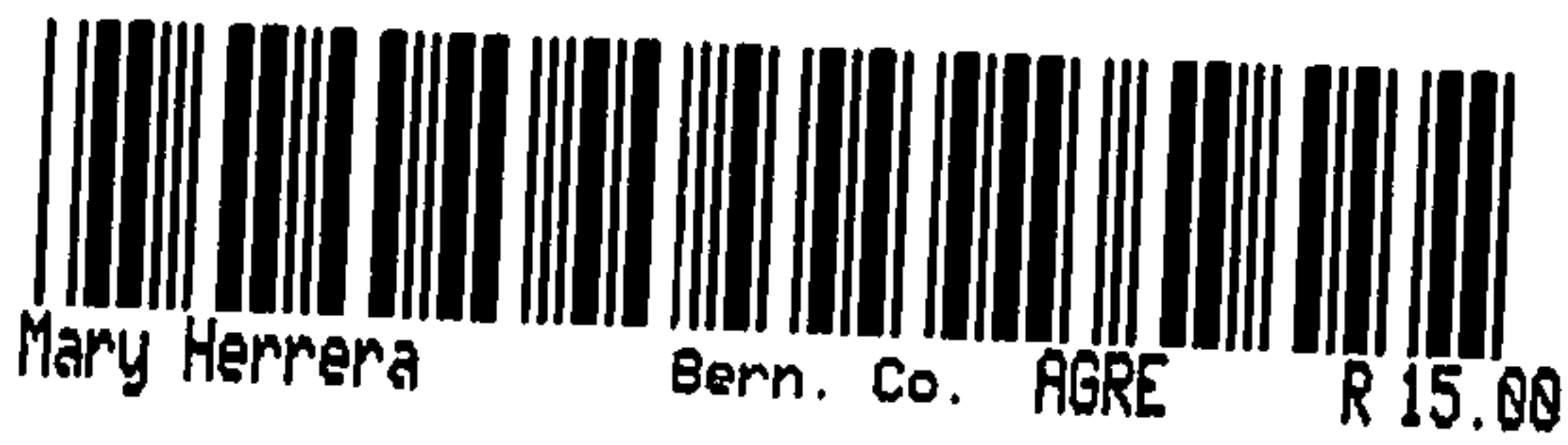
STATE OF New Mexico  
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 3<sup>rd</sup> day of February, 2006 by Richard Bourke, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:  
11-25-2007

EXHIBIT "A" ATTACHED



2006016911  
6484459  
Page: 4 of 4  
02/06/2006 10:55A  
Bk-A111 Pg-6833

# FINANCIAL GUARANTY AMOUNT

08/19/2005

Type of Estimate: Sidewalk Deferral

Project Description:

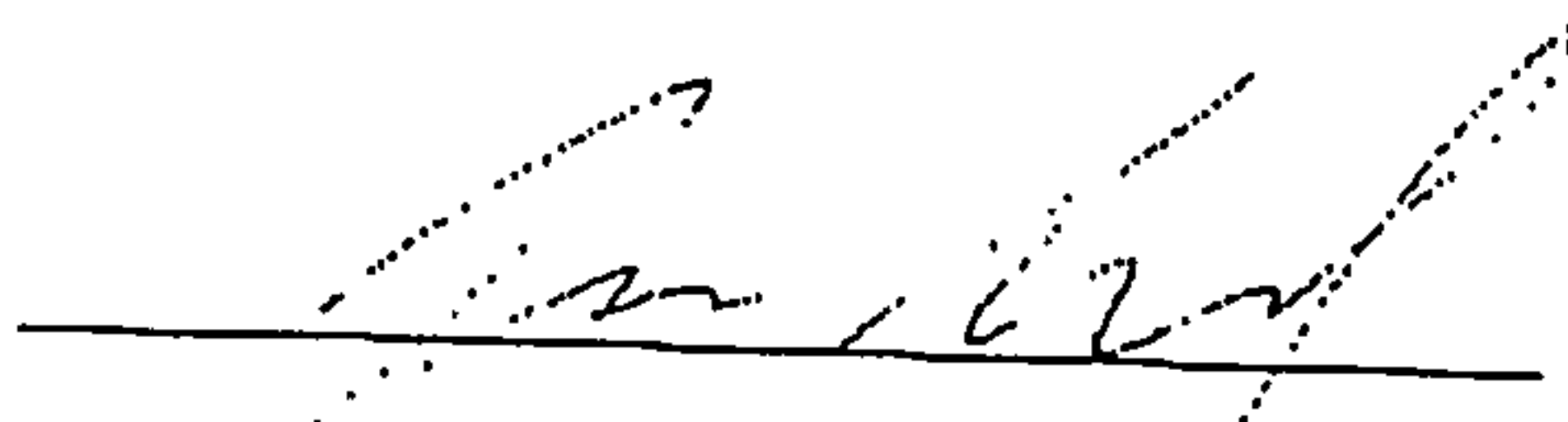
Project ID #: 715382, Kumail Subdivision, Phase/Unit #: 1

Requested By: Adil Rizvi for BlueSky Investments, LLC

Approved estimate amount:		\$3,992.00
NMGRT	6.75%	\$269.46
Subtotal:		\$4,261.46
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$5,326.83</u>

APPROVAL:

DATE:



8-19-2005

Notes:



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 5, 2005

- 10. 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)

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 1/3/05 the preliminary plat was approved with the following conditions of final plat approval:

Street radius dedication shown at Lot 7.

An approved perimeter wall design shall occur before final plat.

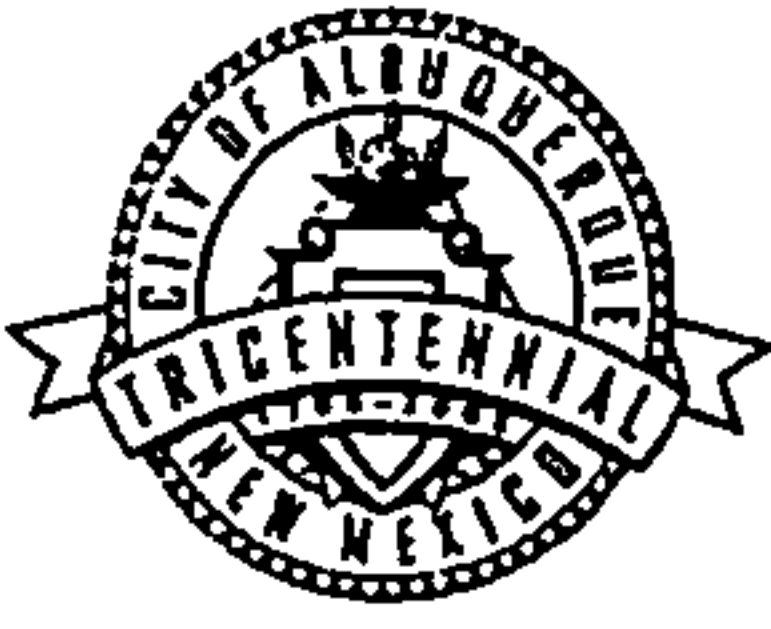
The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### **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.
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.



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 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

September 30, 2005

James Lewis  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293

RE: Loan Reserve for **Clearbrook Investments, Inc.**  
City of Albuquerque Project No.: 7153.82  
Project Name: Kumail Subdivision, Phase/Unit #1, Sidewalk Deferral

Dear Mr. Lewis:


This is to advise the City of Albuquerque ("*City*") that at the request of Clearbrook Investments, Inc., Compass Bank ("*Financial Institution*") in Albuquerque, New Mexico, holds a loan reserve in the sum of FIVE THOUSAND THREE HUNDRED TWENTY SIX DOLLARS AND 83/100's (\$5,326.83) ("*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 ***Kumail Phase 1 Subdivision***, Project No. 715382 ("*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 2-1-06 in the records of the Clerk of Bernalillo County, New Mexico in Book 1111 Pages 6833 to 6833.

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

constitute the *City's* final acceptance of part or all of the *Project*. However, no matter what agreement exists between the *Subdivider* and the *City*, the total liability of the *Financial Institution* to the *City* with respect to the *loan reserves* established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan reserve Balance authorized in writing by the *City*, and the *Financial Institution's* liability to the *City* under this Loan Reserve Letter shall cease upon termination of the *loan reserve* as provided in Section 4 herein.

- 3) **Draw on Reserve:** If by September 30, 2007 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between September 30, 2007 and November 30, 2007 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 or the CAO's authorized designee which shall state that the *Subdivider* has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("*Estimated Cost of Completion*"). Upon receipt of the Demand for Payment, the Financial Institution 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 amount stated in this Loan Reserve or the latest Reduced Loan Reserve Balance authorized in writing by the *City*. The *Financial Institution* shall deliver the cashier's check to the *City* within 3 days of receipt of the Demand for Payment.
- 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 November 30, 2007 or
  - d. Written termination of this Loan Reserve Letter signed by its Chief Administrative Officer of the *City*

Compass Bank, Albuquerque New Mexico

By:   
Rick White, Sr. Vice President

ACCEPTED  
City of Albuquerque

By: *Paul D...*  
CAO or the CAO's authorized designee

Date: 2-03-06

*He 2/2/06*

*JL  
01-30-06*

WITNESSES

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_



#12

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

06/19/2007 Issued By: PLNCAS

**Permit Number: 2007 070 072**

**Category Code 0910**

**Application Number: 07DRB-70072, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: OAKLAND AVE BETWEEN BLVD NE AND LOUISIANA BLVD NE**

**Project Number: 1003779**

**Applicant**

Adil Rizvi  
Adil Rizvi  
2340 Menaul Blvd Ne Suite 200  
Albuquerque, NM 87107

**Agent / Contact**

Adil Rizvi  
Adil Rizvi  
2340 Menaul Blvd Ne Suite 200  
Albuquerque, NM 87107

adilr@thegroup.cc

adilr@thegroup.cc

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
<b>TOTAL:</b>		<b>\$20.00</b>

City Of Albuquerque  
Treasury Division

6/19/2007 12:02PM LOC: ANNX  
 RECEIPT# 00077160 WS# 008 TRANSH 0037  
 Account 441032 Fund 0110  
 Activity 3424000 TRSIME  
 Trans Amt \$20.00  
 J24 Misc \$20.00  
 CK \$20.00  
 CHANGE \$0.00

Thank You

PRELIMINARY  
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

Skyblue Investment, LLC ("Developer") effective as of this 22 day of November, 2006 and pertains to the subdivision commonly known as

KUMAIL SUBDIVISION, and more particularly described as LOTS 17 & 18, BLOCK 2, TRACT 2, UNIT 3, NAA  
CONSISTING OF 8 SUBDIVIDED LOTS  
(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, 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:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. 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.

  
\_\_\_\_\_  
Signature

Shakkeef Rizvi  
\_\_\_\_\_  
Name (typed or printed) and title

Skyblue Investments  
\_\_\_\_\_  
Developer



2006194649  
6582213  
Page: 2 of 3  
12/28/2006 03:47P  
Bk-A129 Pg-4121

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec. 4, 2006 by Shakeel Rizvi as Managing Member of Skyblue Investments a corporation.

(Seal)

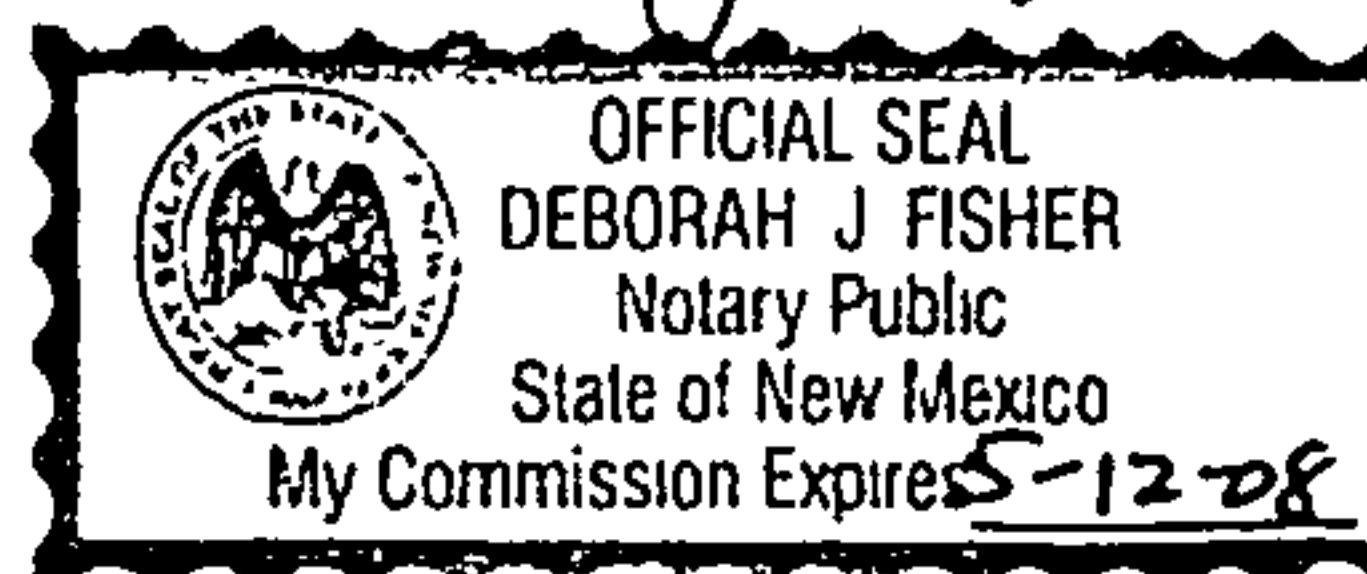
Deborah J. Fisher  
Notary Public

My commission expires: May 12, 2008

ALBUQUERQUE PUBLIC SCHOOLS

By: \_\_\_\_\_  
Signature

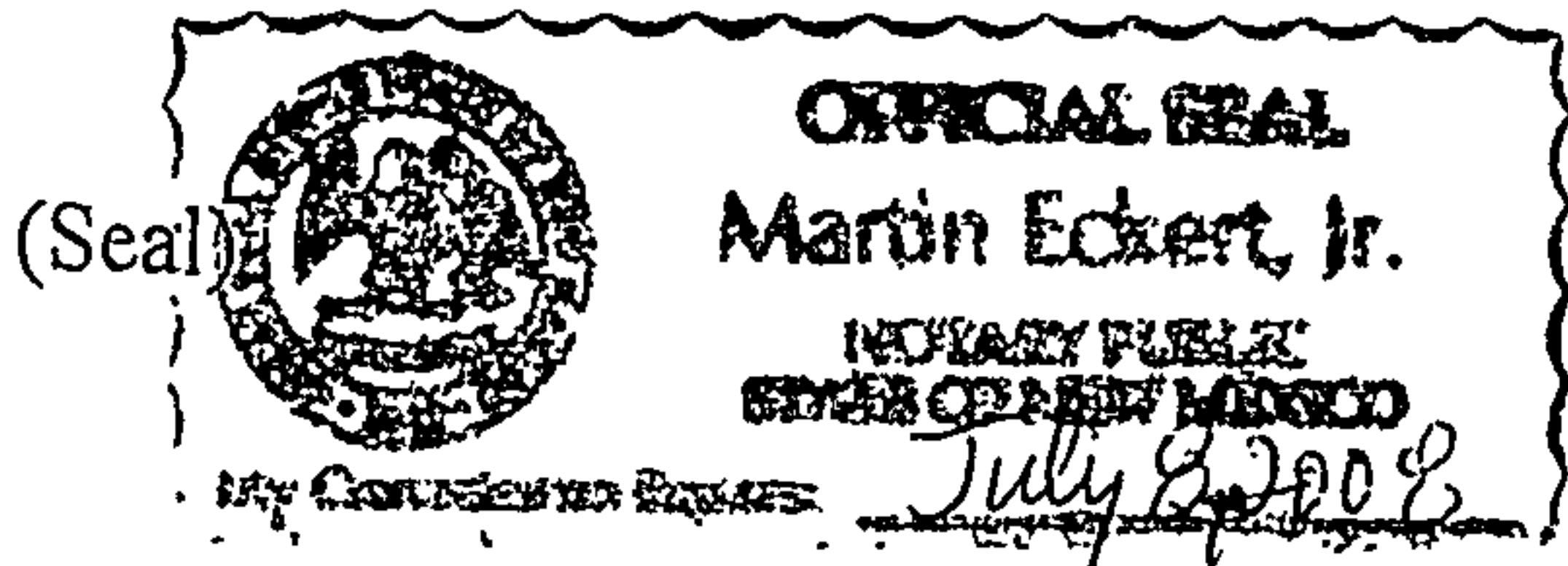
[Handwritten Signature]



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

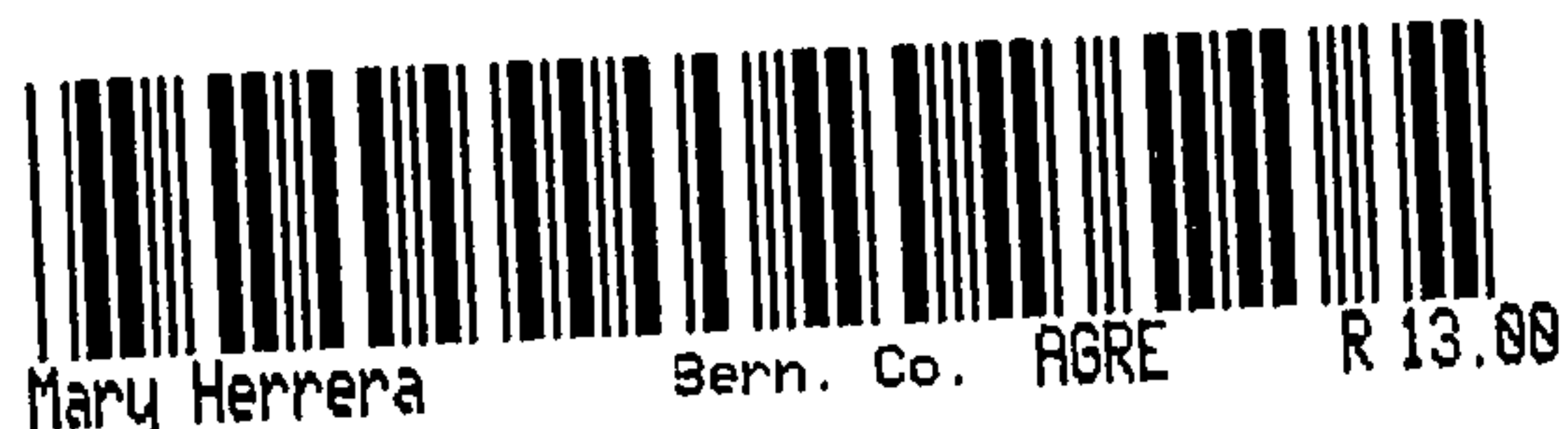
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

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.



Martin Eckert, Jr.  
Notary Public

My commission expires: July 8, 2008



Current DRC  
Project Number:

#4  
**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 5-18-2007  
Date Site Plan Approved: N/A  
Date Preliminary Plat Approved: 6/13/07  
Date Preliminary Plat Expires: 6/13/08  
DRB Project No.: 1003479  
DRB Application No.: \_\_\_\_\_

KUMAIL SUBDIVISION  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17 AND 18, 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	KUMAIL COURT	OAKLAND	ENDS OF CUL-DE-SAC	/	/	/
		6"	WATER LINE <del>LINE</del>	KUMAIL COURT	OAKLAND	WEST END OF CUL-DE-SAC AND WYOMING	/	/	/
		STD	MOUNTABLE CURB - ALL AREAS	KUMAIL COURT	OAKLAND	CUL-DE-SAC	/	/	/
		4' 6"	SIDEWALK NORTH SIDE	OAKLAND	WEST PROP LINE	WYOMING	/	/	/
		27'	RESIDENTIAL PAVEMENT	KUMAIL COURT	OAKLAND	CUL-DE-SAC (INCL CUL-DE-SAC)	/	/	/
		18' 24"	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	WEST PROP LINE	WYOMING	/	/	/
		8' 12"	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	WEST PROP LINE	WYOMING	/	/	/
		STD	CURB AND GUTTER	OAKLAND NORTH SIDE	WEST PROP LINE	WYOMING	/	/	/
		6"	SIDEWALK BOTH SIDES	KUMAIL COURT	OAKLAND	CUL-DE-SAC	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6'	SIDEWALK	KUMAIL COURT SOUTH SIDE	AT CUL-DE-SAC		/	/	/
		2'	SIDEWALK CULVERT	OAKLAND NORTH SIDE	WEST PROP LINE		/	/	/
		STD	FIRE HYDRANT	OAKLAND	AT KUMAIL COURT		/	/	/
		8"	SEWER MAIN	OAKLAND	EXIST SAS IN WYOMING	EXIST SAS AT WEST PROP LINE	/	/	/
		6' **	SIDEWALK	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
		STD **	CURB AND GUTTER	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
		24' ** 30' **	ARTERIAL PAVEMENT	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
			MEDIA CURB & GUTTER **	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
							/	/	/

\*\* REQUEST DEFERRAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

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

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

ADIL RIZVI  
NAME (print)

[Signature] 6/13/07      [Signature] 6-13-07  
DRB CHAIR - date      PARKS & RECREATION - date

FIRM  
[Signature] 5/18/07  
SIGNATURE - date

[Signature] 6-13-07      \_\_\_\_\_  
TRANSPORTATION/DEVELOPMENT - date      AMAFCA - date

[Signature] 6/13/07      \_\_\_\_\_  
UTILITY DEVELOPMENT - date      \_\_\_\_\_ - date

[Signature] 6-13-07      \_\_\_\_\_  
CITY ENGINEER - date      \_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

May 18, 2007

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

RE: Proposed Kumail Subdivision  
Lots 17 & 18, 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 8-lot subdivision as shown on the attached preliminary Plat.

In addition to the Preliminary Plat approval, 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 in subdivision construction.

**Sidewalk Design Variance** – The owner is requesting a sidewalk design variance to ~~eliminate the sidewalk on the north side of the cul-de-sac.~~ Additionally, ~~the owner is requesting to reduce the distance between the flow line and property line from 10' to 6.5' and place a 6' wide sidewalk at the back of the curb on the north/south section of Kumail Court and on the north side of the cul-de-sac.~~ This will also ~~reduce the right-of-way width to 36.32' on the cul-de-sac and 37.25' on the north/south leg.~~

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 the 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-sac 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 the 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 315-6484 or Mr. Larry Read at 237-8421

Sincerely,



Adil Rizvi



PRELIMINARY  
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

Skyblue Investment, LLC ("Developer") effective as of this 22 day of November, 2006 and pertains to the subdivision commonly known as

KUMAIL SUBDIVISION, and more particularly described as LOTS 17 & 18, BLOCK 2, TRACT 2, UNIT 3, NAA  
CONSISTING OF 8 SUBDIVIDED LOTS  
(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, 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:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. 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.

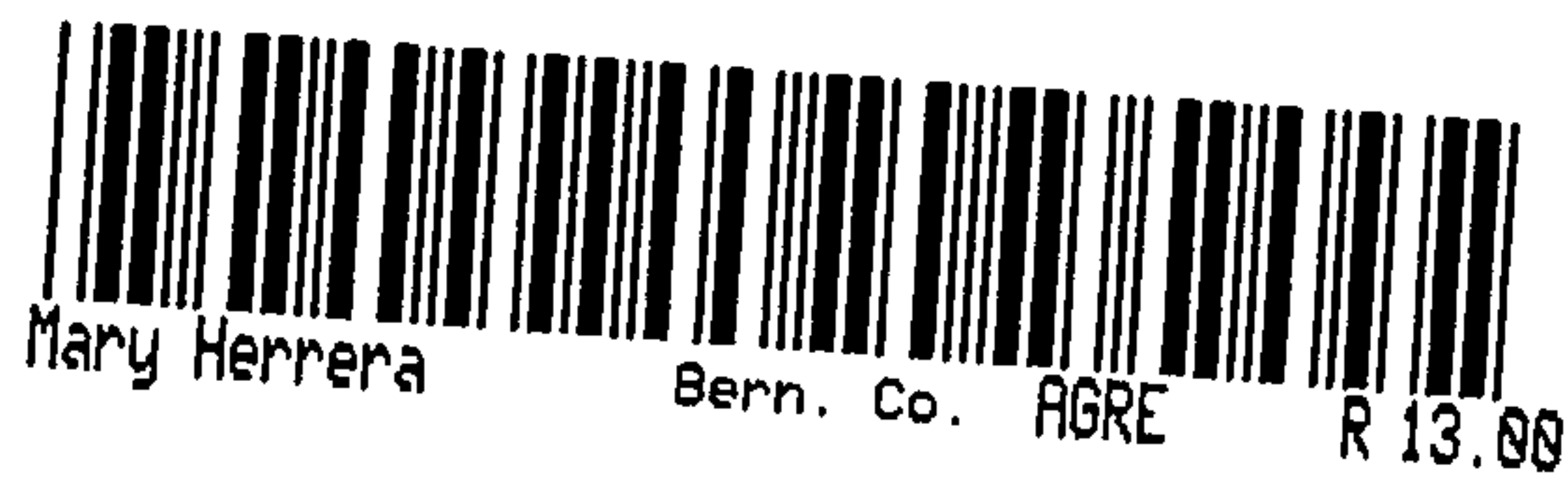
6. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development 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.

  
\_\_\_\_\_  
Signature

Shakeel Rizvi  
\_\_\_\_\_  
Name (typed or printed) and title

Skyblue Investments  
\_\_\_\_\_  
Developer



ject # 1003779

APS Cluster La Cueva

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec. 4, 2006 by Shakeel Rizvi as Managing Member of Skyblue Investments a corporation.

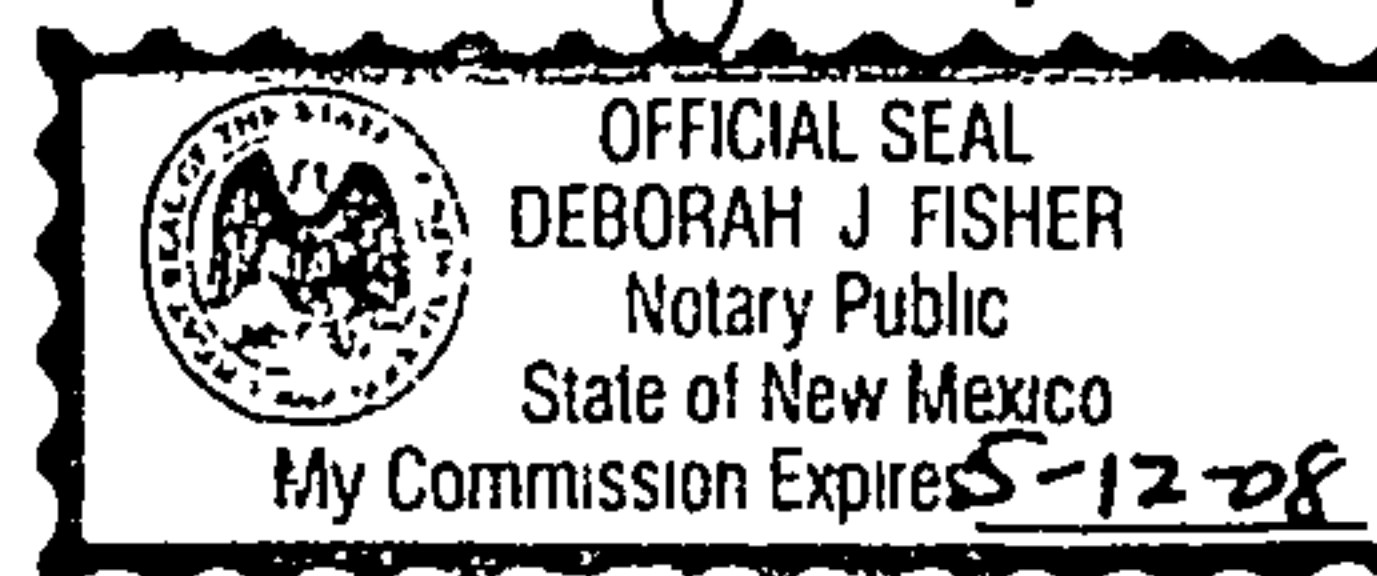
(Seal)

Deborah J. Fisher  
Notary Public

My commission expires: May 12, 2008

ALBUQUERQUE PUBLIC SCHOOLS

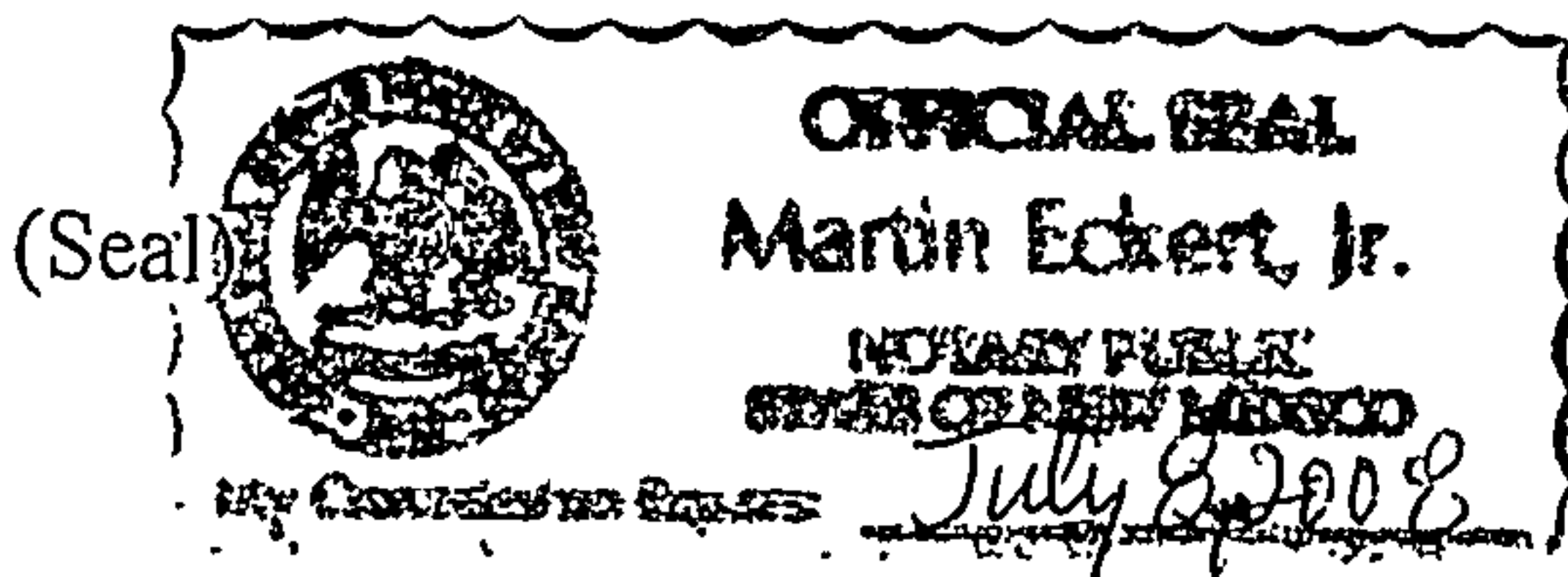
By: [Signature]  
Signature



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.



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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: ADL RIZVI PHONE: 315-6563  
 ADDRESS: 7515 Treviso Court, NE. FAX: 292-3904  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Larry Read & Associates PHONE: 237-8421  
 ADDRESS: 2340 Mid Town, NE FAX: 237-8422  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Public R.O.W., Sidewalk Design Variance  
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 17 & 19, Tract 2 Block: 2 Unit: 3  
 Subdiv. / Addn. KUMAIL SUBDIVISION, North Albuquerque Acres  
 Current Zoning: R-D Proposed zoning: same  
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 0  
 Total area of site (acres): 2.00 Density if applicable: dwellings per gross acre: 4.0 dwellings per net acre: 7.4  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N  
 UPC No. 101906423843820415-1019064254 MRGCD Map No. 34820416  
 LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave, 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.): \_\_\_\_\_

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

SIGNATURE ADIL RIZVI DATE \_\_\_\_\_  
 (Print) ADIL RIZVI 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

07DRB - 00662  
07DRB - 00663  
07DRB - 00665  
07PRB - 00666

Action

PP  
VAR  
SW  
TDS  
AUD  
CMP

S.F.

52  
V  
V  
V

Fees

\$ 685.00  
 \$ 300.00  
 \$ 75.00  
 Total 20.00  
 \$ 1080.00

Hearing date 6-13-07

Appl. in person 5/18/07

Project # 1003779

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

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

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

Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies

Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended

Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

Sign Posting Agreement

Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

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

1 copy of each of the following items

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Plat or plan reduced to 8.5" x 11"

Official D.R.B. Notice of the original approval

Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_

Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_

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  
 Applicant signature / date  
5/17/07



Form revised 11/04 and JUNE 05

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

Application case numbers  
07 DRB- 00662  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner signature / date  
**Project # 1003779**

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. (not to exceed 8.5" by 14") **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 DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **6 copies**
- 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.**

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
- 6 copies of documents justifying the vacation.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter describing, explaining, and justifying the vacation
- Any original and/or related file numbers are listed on the cover application
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

**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  
 Applicant name (print)  
adil r 5/17/07  
 Applicant signature / date

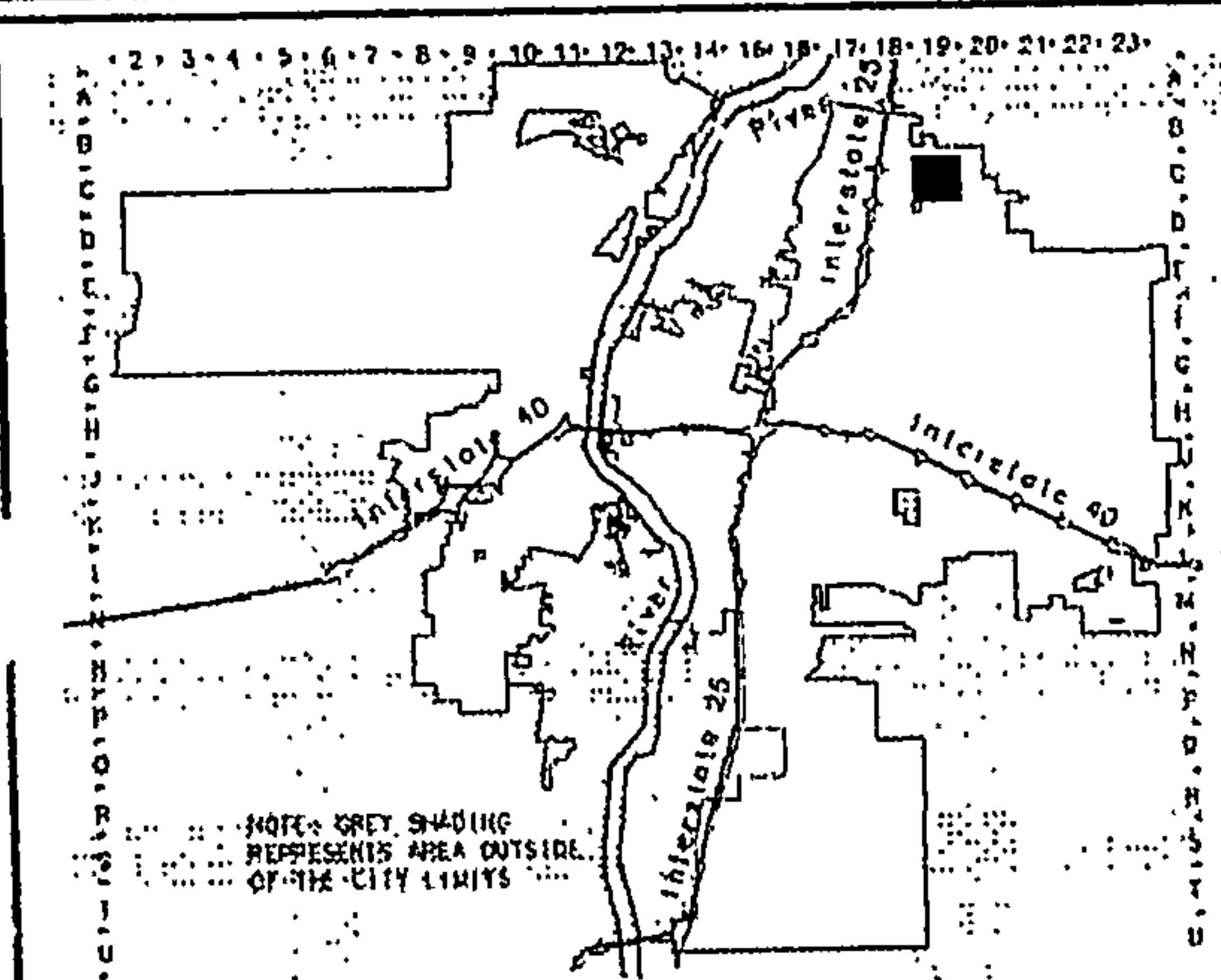
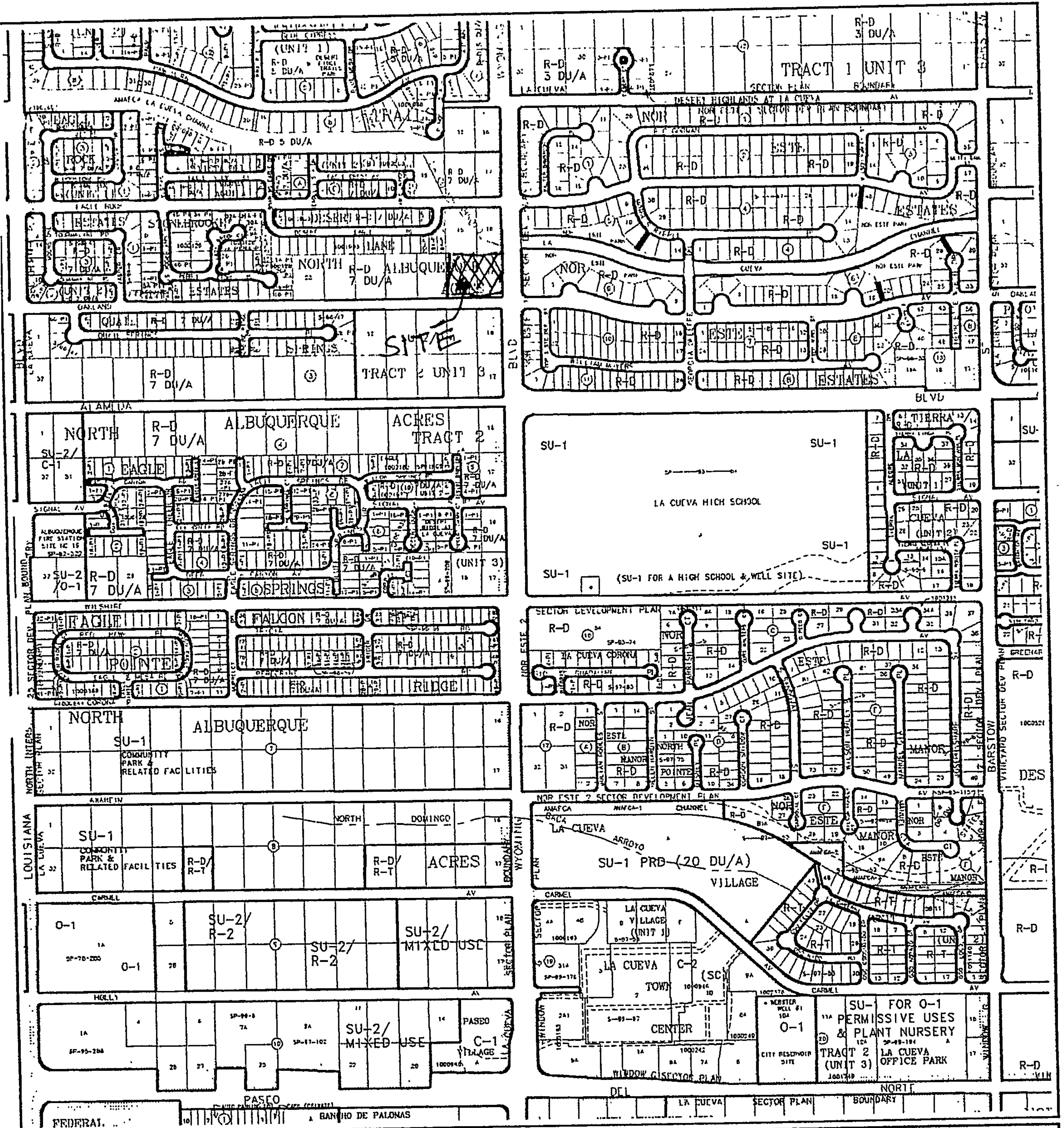


Form revised 4/03, 10/03 and APRIL 2006

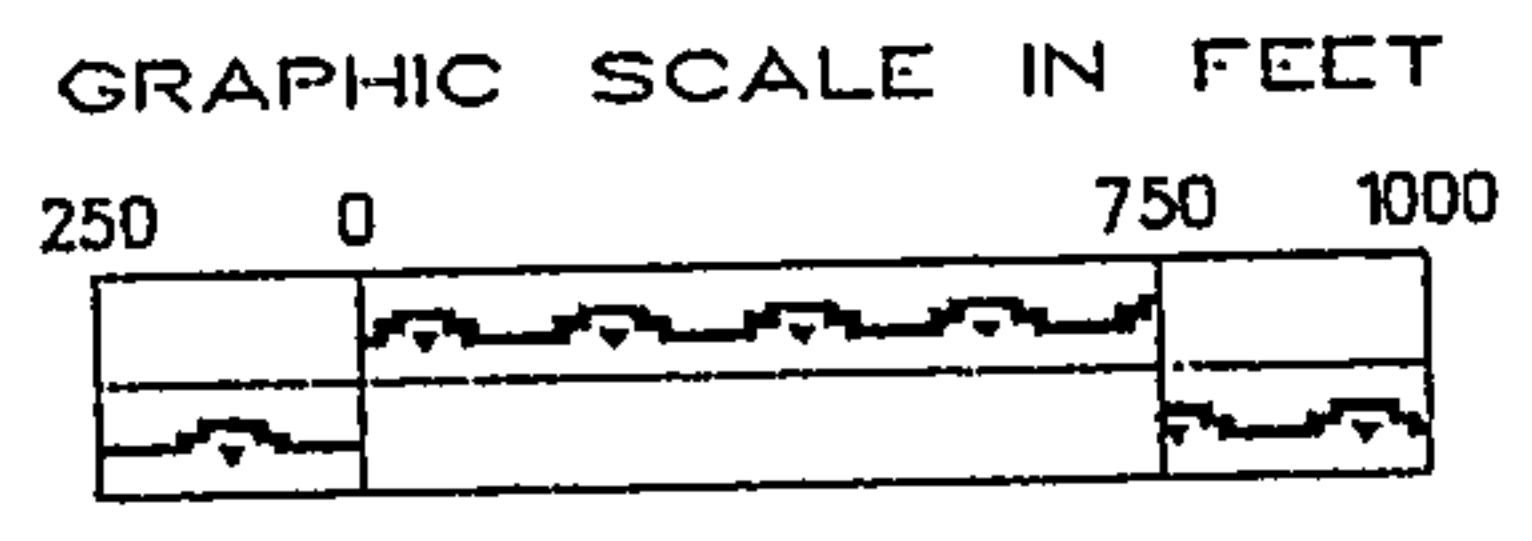
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
07DRB-00663  
07DRB-00665  
07DRB-00666

Jill Miller 5/18/07  
 Planner signature / date  
 Project # 100-3779



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page  
**C-19-Z**  
Map Amended through July 31, 2003

May 18, 2007

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

RE: Proposed Kumail Subdivision  
Lots 17 & 18, 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 8-lot subdivision as shown on the attached preliminary Plat.

In addition to the Preliminary Plat approval, 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 in subdivision construction.

**Sidewalk Design Variance** – The owner is requesting a sidewalk design variance to eliminate the sidewalk on the north side of the cul-de-sac. Additionally, the owner is requesting to reduce the distance between the flow line and property line from 10' to 6.5' and place a 6' wide sidewalk at the back of the curb on the north/south section of Kumail Court and on the north side of the cul-de-sac. This will also reduce the right-of-way width to 36.32' on the cul-de-sac and 37.25' on the north/south leg.

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 the 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-sac 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 the 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 315-6484 or Mr. Larry Read at 237-8421

Sincerely,



Adil Rizvi



ORM 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 Kumail Subdivision  
AGIS MAP # C-19  
LEGAL DESCRIPTION Lots 17 & 18, 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</u> ADIL RIZVI	<u>11/10/04</u>
Applicant / Agent	Date
<u>Brad J. B...</u>	<u>11/10/04</u>
Hydrology Division Representative	Date

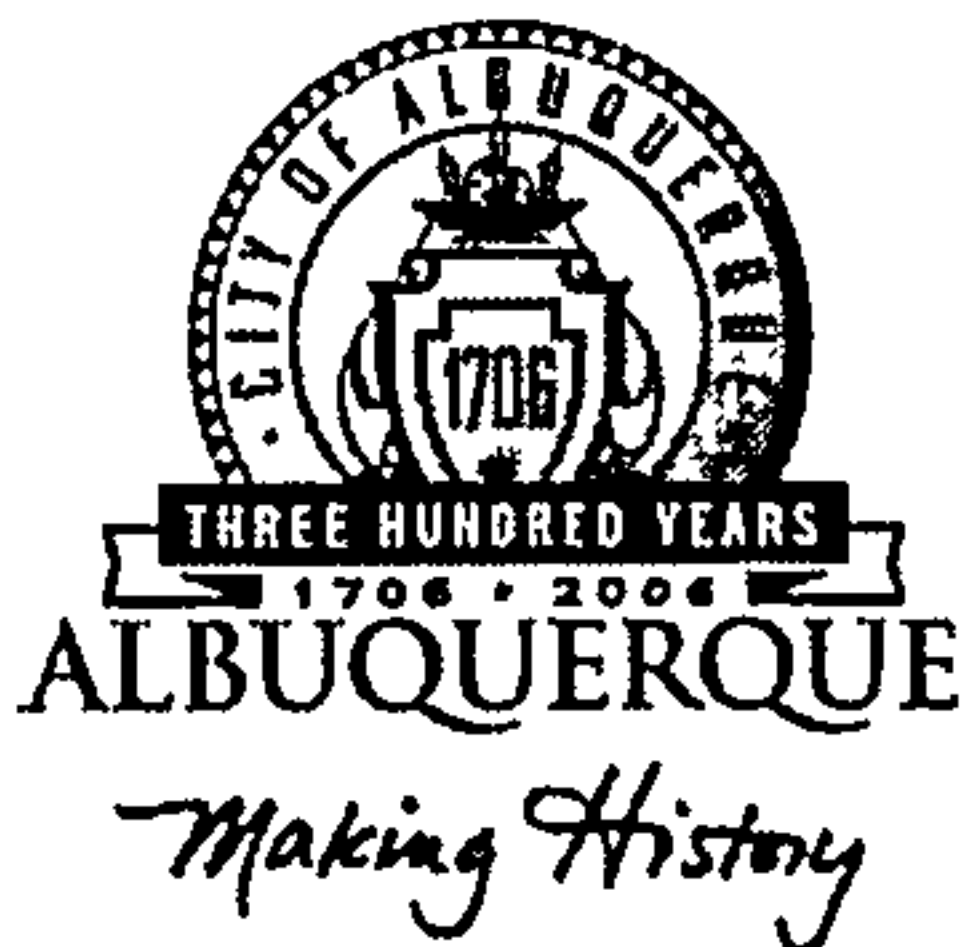
     WATER AND SEWER AVAILABILITY STATEMENT

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].

*Disussed the project with Nancy musinski and Roger Green.*

<u>Adil</u> ADIL RIZVI	<u>11/10/04</u>
Applicant / Agent	Date
<u>Paul Green</u>	<u>11/10/04</u>
Utilities Division Representative	Date

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



# 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: 5/18/07

TO CONTACT NAME: Shakheel Rizvi  
COMPANY/AGENCY: Skyblue Investment  
ADDRESS/ZIP: 8504 Waterford Pl, NE  
PHONE/FAX #: 315-165123, 292-3904 (f)

Thank you for your inquiry of 5/18/07 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Kumail Subdivision - lots 17 & 18, Tract 2, block 2, Unit 3, NAA located on Oakland between Wyoming & Louisiana & E of Abis Subdivision zone map page(s) C-19-2.

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

Nor este N.A.

**Neighborhood Association**

Contacts: Leilani McGranahan  
7600 Rio Guadalupe NE/87122  
293-5209 (w)  
Joe Yardumian  
7801 R.C. Gorman ave NE/87122  
797-1851 (w)

The Quail Springs N.A.

**Neighborhood Association**

Contacts: Dr. Betty J. Fisher  
7311 Quail Springs Pl NE/87113  
797-4852 (w)  
Bill Eastham  
7212 Quail Springs Pl. NE/87113  
856-3531 (h)

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

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

Sincerely, .

Dalana Karmosa  
OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,**  
you are most welcomed to notify the following "*Unrecognized*"  
neighborhood associations of this project.

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

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

Neighborhood Association

Contacts: \_\_\_\_\_

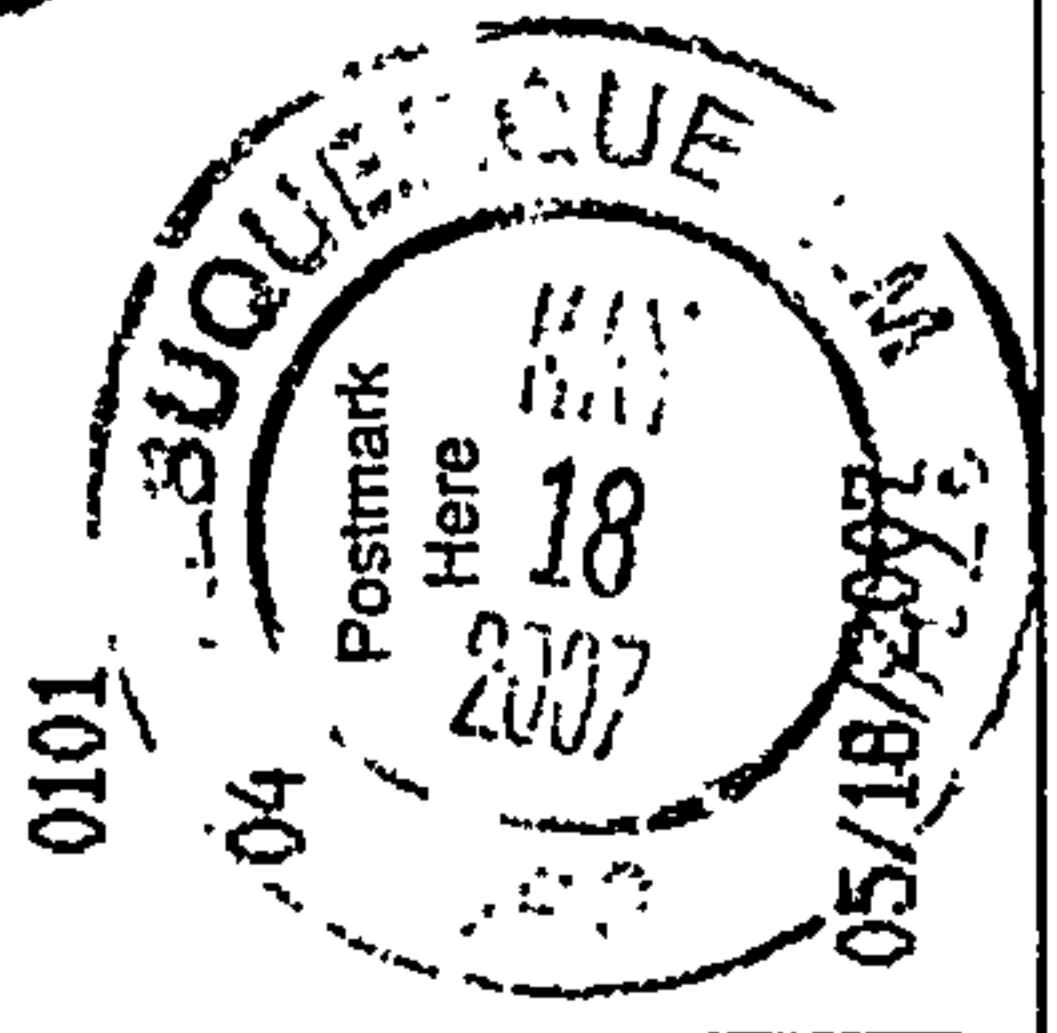
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87122 AL USE

Postage	\$ 0.41
Certified Fee	\$ 2.65
Return Receipt Fee (Endorsement Required)	\$ 2.15
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.21</b>



Sent To Joe Yardumian  
Street, Apt. No., or PO Box No. 7801 R.C. Gammam Ave, NE  
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

5552 4782 1000 0180 9002

7006 0810 0001 2814 7559

ALBUQUERQUE NM 87113 AL USE

Postage	\$ 0.41	0101
Certified Fee	\$ 2.65	04
Return Receipt Fee (Endorsement Required)	\$ 2.15	Postmark Here 18 2007
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	05/18/2007
<b>Total Postage &amp; Fees</b>	<b>\$ 5.21</b>	

Sent To Dr. Betty Fisher  
Street, Apt. No., or PO Box No. 7311 Quail Springs Ave. NE  
City, State, ZIP+4 Albuquerque, NM 87113

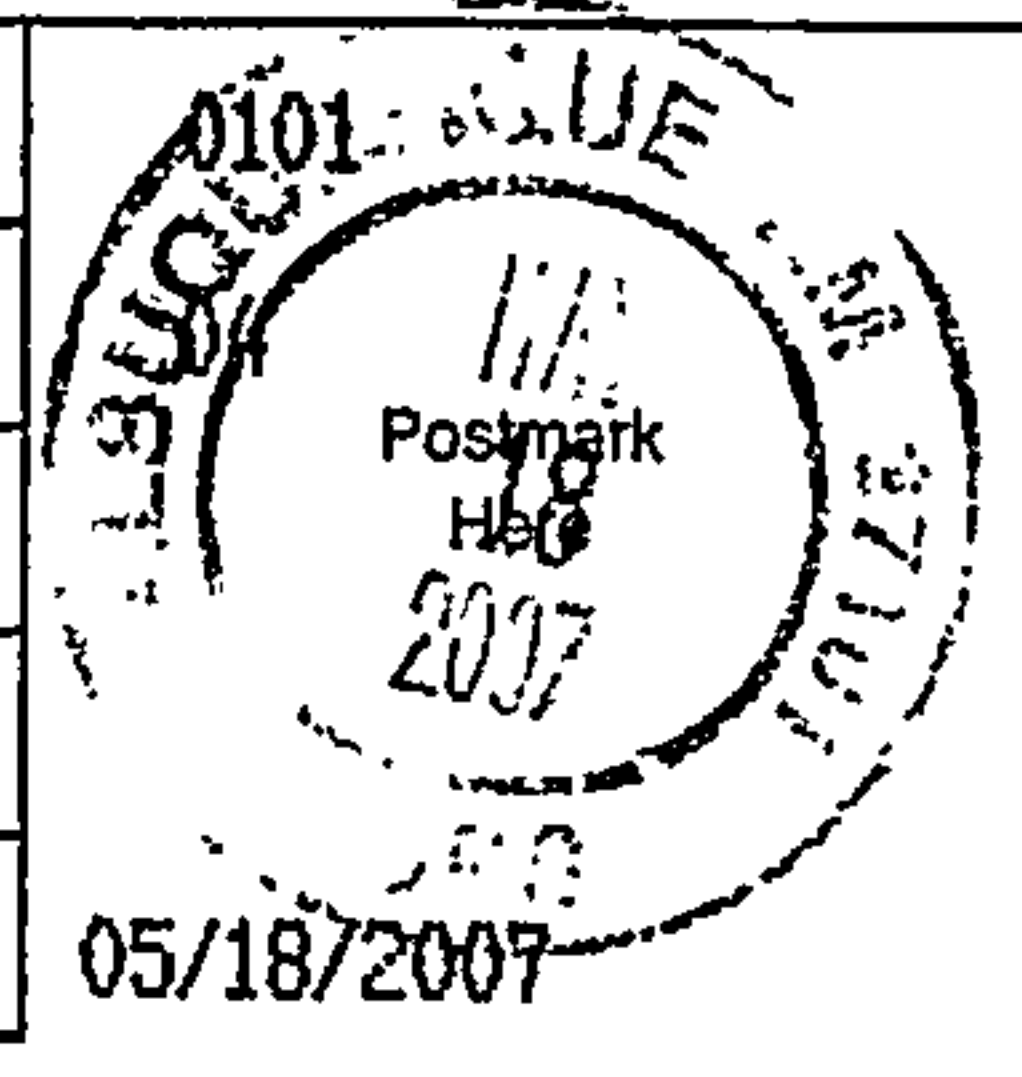
PS Form 3800, June 2002 See Reverse for Instructions

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87113 AL USE

Postage	\$ 0.41
Certified Fee	\$ 2.65
Return Receipt Fee (Endorsement Required)	\$ 2.15
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.21</b>



Sent To Bill Eastman  
Street, Apt. No., or PO Box No. 7212 Quail Springs Ave. NE  
City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

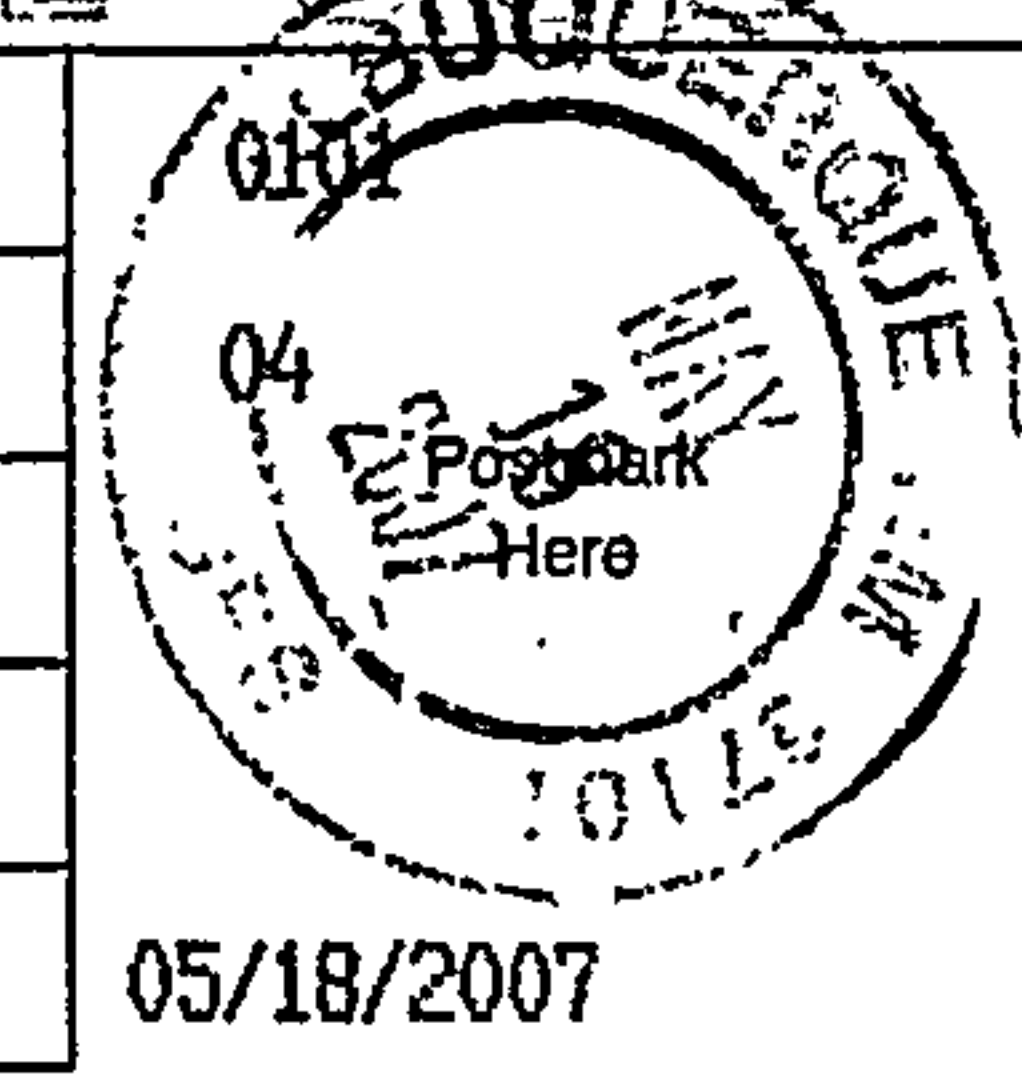
7006 0810 0001 2814 7528

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87122 AL USE

Postage	\$ 0.41
Certified Fee	\$ 2.65
Return Receipt Fee (Endorsement Required)	\$ 2.15
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.21</b>



Sent To Leikani McGrahaman  
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

# !!!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 EDRB, 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:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

A complete description of the actions requested of the EPC:

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

## Information from the Office of Neighborhood Coordination

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

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

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

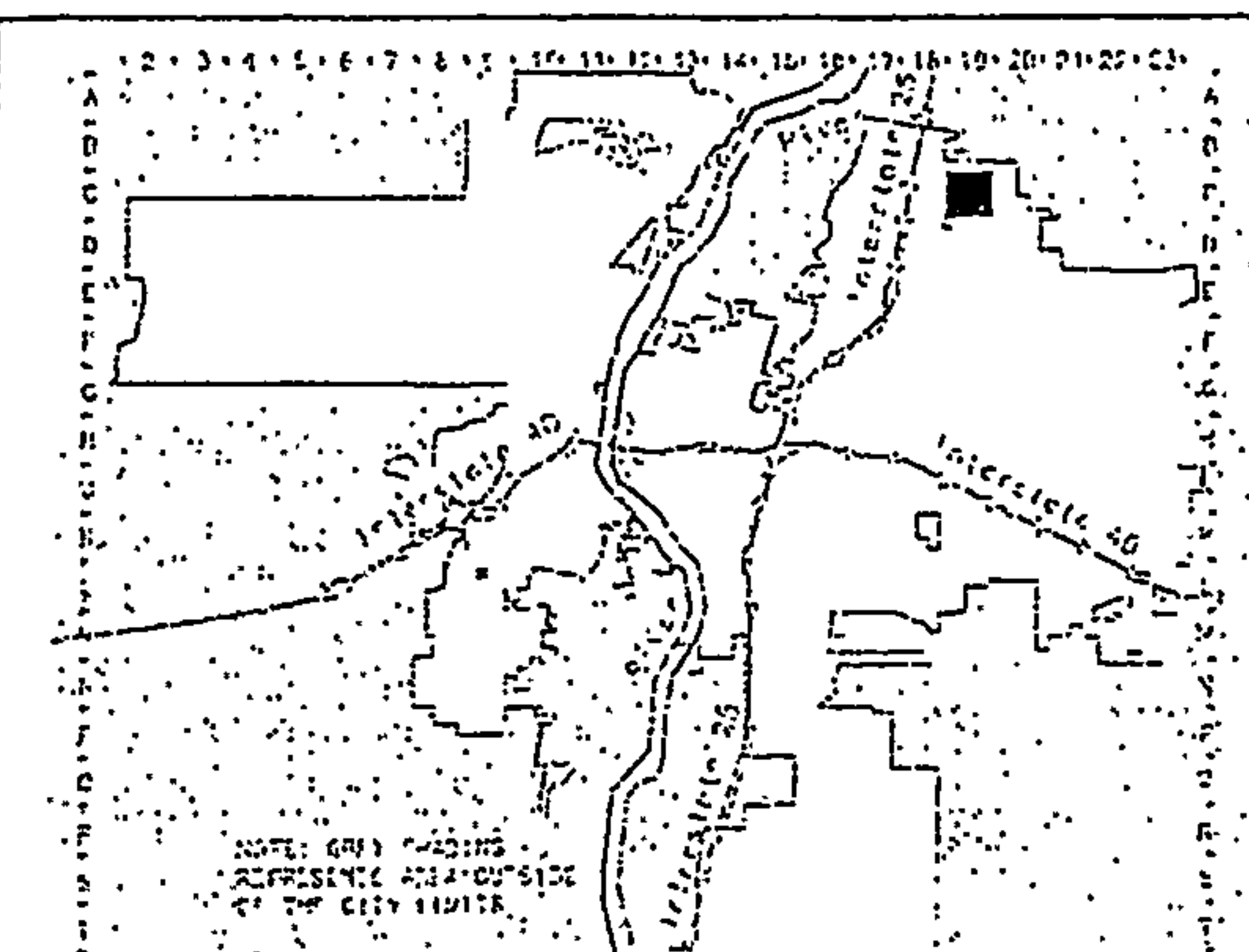
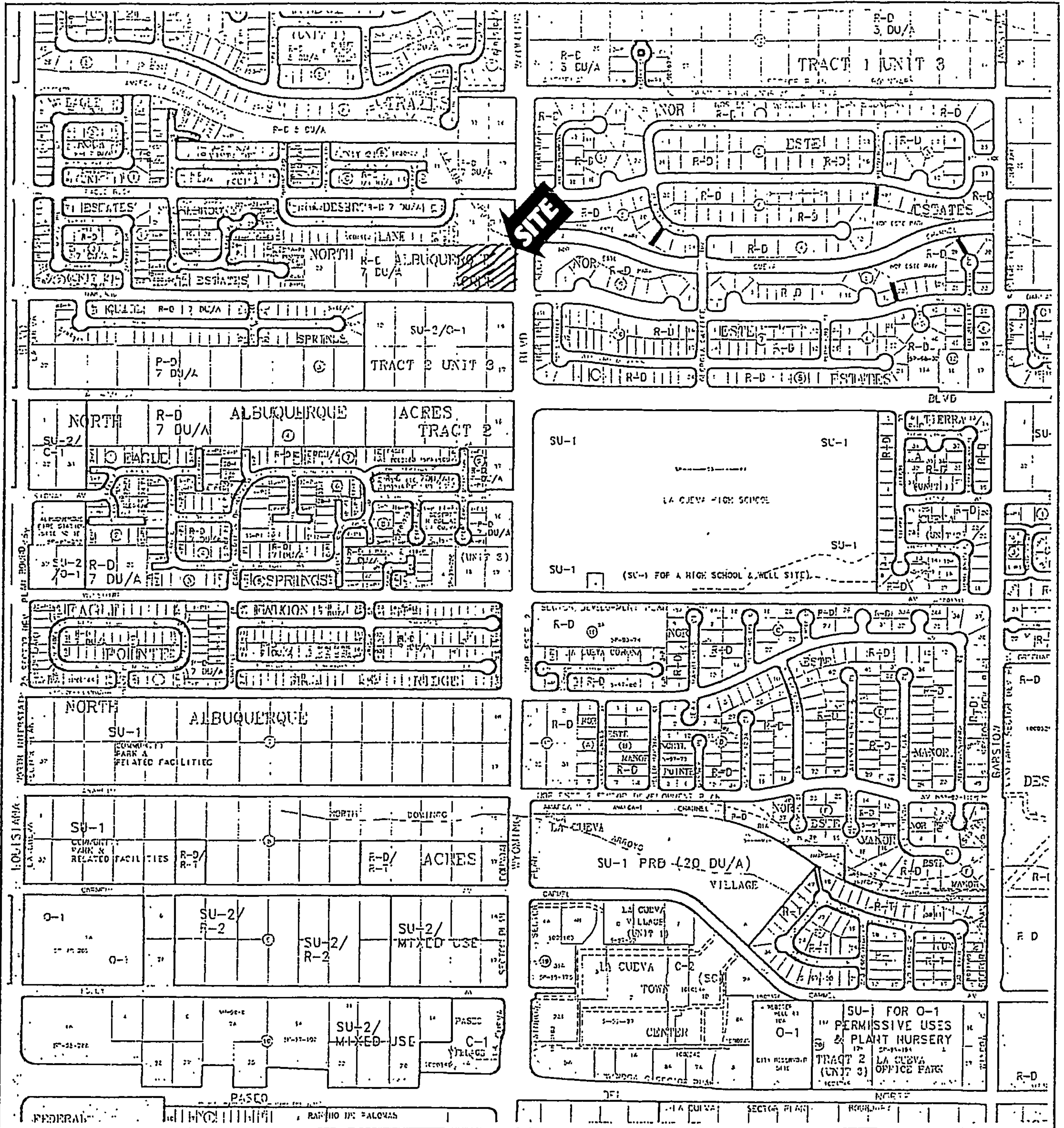
Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

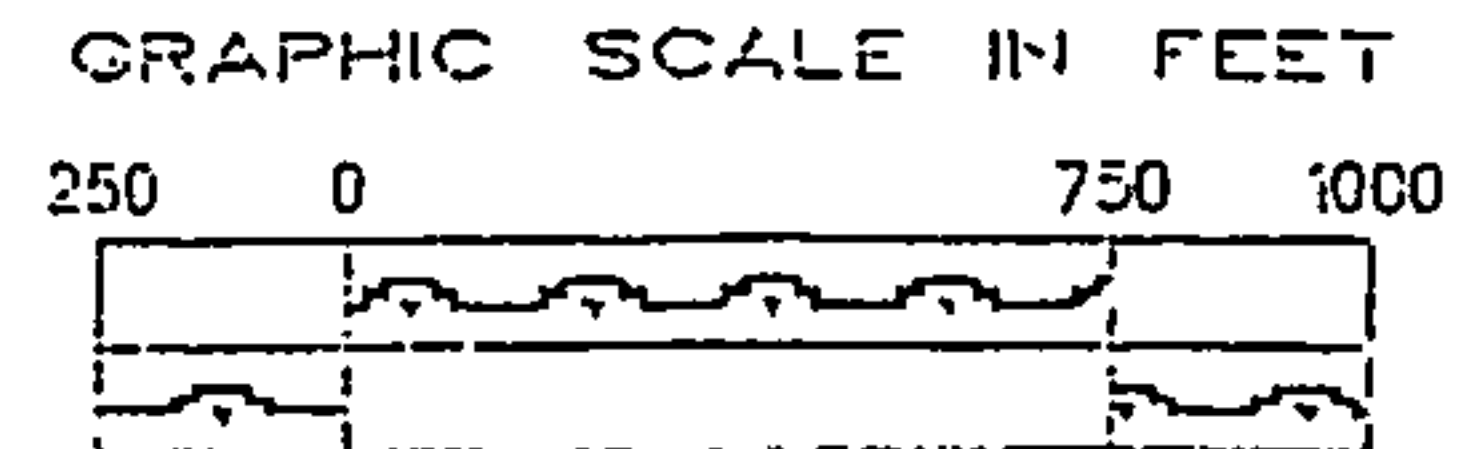
Date of Inquiry: 5/18/07 Time Entered: 8:45 am ONC Rep. Initials: DC



CITY OF Albuquerque

ALBUQUERQUE PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

# 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 - Lot or Tract # 21 & 22 Block # 2

Parcel Size (acres / sq.ft.) 2 Acres Subdivision Name Shaheen

### 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: <sup>1</sup>

No construction / development	[ ]	# of units -	<u>10 10/5</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  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.

  
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

Thank You  
 \$20.00  
 \$1,080.00  
 J24 Misc  
 ONE STOP SHOP  
 CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
 Development & Building Services  
 RECEIPT# 00082197 MS# 007 TRANS# 0024  
 5/18/2007 11:50AM LOC: ANNX  
**PAID RECEIPT**

Treasury Division  
 City of Albuquerque  
 APPLICANT NAME ADIL RIZVI  
 AGENT Larry Read + Assoc.  
 ADDRESS 2340 Mid Town NE  
 PROJECT & APP # 1003779  
 PROJECT NAME Kamall Subd.

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 985.00 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  
 \$ 1080.00 TOTAL AMOUNT DUE

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

5/18/2007 11:51AM LOC: ANNX  
 RECEIPT# 00082197 MS# 007 TRANS# 0024  
 Account 441006 Fund 0110  
 Activity 4983000  
 Trans Amt \$1,080.00  
 J24 Misc \$985.00  
 Counterreceipt

SKYBLUE INVESTMENTS, LLC 09-97  
 8504 WATERFORD PL NE PH. 505-857-0467  
 ALBUQUERQUE, NM 87122  
 95-145/1070  
 001210971  
 DATE 5/18/07  
 5866

PAID TO THE ORDER OF  
 COA  
 Thousand and Eighty \$ 1080.00  
 DOLLARS:  CENTS

FIRST STATE BANK  
 www.fsbnm.com  
 MEMO: Kamall P. Plat  
 5/18/2007 11:51AM LOC: ANNX  
 RECEIPT# 00082197 MS# 007 TRANS# 0024  
 Account 441018 Fund 0110  
 Activity 4971000  
 Trans Amt \$75.00

J24 Misc \$75.00  
 CK \$1,080.00  
 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 \$3.75 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 May 29, 2007 To June 13, 2007

#### 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) 5/18/07  
\_\_\_\_\_  
(Date)

I issued 2 signs for this application, 5/18/07 \_\_\_\_\_  
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 3779

Chair

Current DRC Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 5/9/06

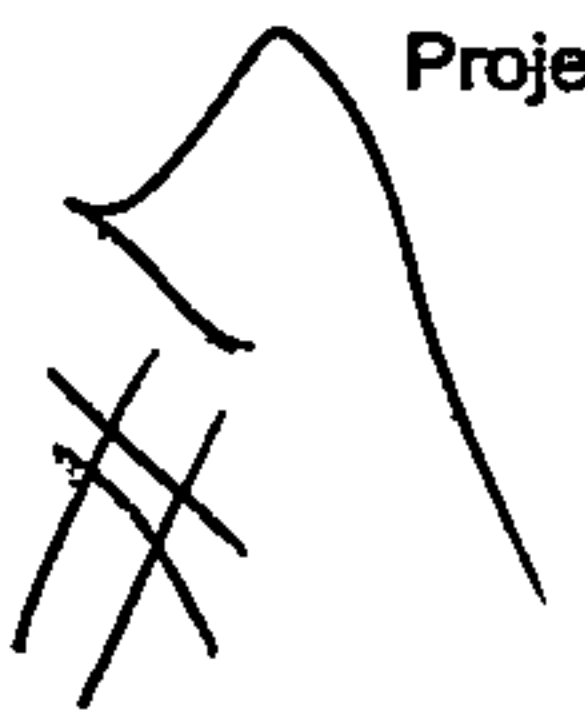
Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 5-10-06

Date Preliminary Plat Expires: 5-10-07

DRB Project No.: 1003779

DRB Application No.: 06 DRB-00547



**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

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

KUMAIL SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17 AND 18, 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	KUMAIL COURT	OAKLAND	ENDS OF CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	6"	WATER LINE LOOP	KUMAIL COURT	OAKLAND	WEST END OF CUL-DE-SAC AND WYOMING	/	/	/
<input type="text"/>	<input type="text"/>	STD	MOUNTABLE CURB - ALL AREAS	KUMAIL COURT	OAKLAND	CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK NORTH SIDE	OAKLAND	WEST PROP LINE	WYOMING	/	/	/
<input type="text"/>	<input type="text"/>	27'	RESIDENTIAL PAVEMENT	KUMAIL COURT	OAKLAND	CUL-DE-SAC (INCL CUL-DE-SAC)	/	/	/
<input type="text"/>	<input type="text"/>	24'	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	WEST PROP LINE	WYOMING	/	/	/
<input type="text"/>	<input type="text"/>	12'	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	WEST PROP LINE	WYOMING	/	/	/
<input type="text"/>	<input type="text"/>	STD	CURB AND GUTTER	OAKLAND NORTH SIDE	WEST PROP LINE	WYOMING	/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK BOTH SIDES	KUMAIL COURT	OAKLAND	CUL-DE-SAC	/	/	/

ORIGINAL

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

DRB PROJECT NO. 1003779

\*\*\*\*\*

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	KUMAIL COURT SOUTH SIDE	AT CUL-DE-SAC		/	/	/
<input type="text"/>	<input type="text"/>	2'	SIDEWALK CULVERT	OAKLAND NORTH SIDE	WEST PROP LINE		/	/	/
<input type="text"/>	<input type="text"/>	STD	FIRE HYDRANT	OAKLAND	AT KUMAIL COURT		/	/	/
<input type="text"/>	<input type="text"/>	8"	SEWER MAIN	OAKLAND	EXIST SAS IN WYOMING	EXIST SAS AT WEST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	6' **	SIDEWALK	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	STD **	CURB AND GUTTER	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	30' **	ARTERIAL PAVEMENT	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	STD	MEDIAN CURB AND GUTTER	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	VARIES	TEMPORARY PAVEMENT TAPERS	OAKLAND SOUTH SIDE	WEST PROP LINE	WEST	/	/	/

\*\* REQUEST DEFERRAL

ORIGINAL

\*\*\*\*\*

NAME OF PLAT AND/OR SITE PLAN KUMAIL 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

- 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

ADIL RIZVI  
NAME (print)

FIRM  
Adil Rizvi 5/10/06  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/10/06 DRB CHAIR - date  
Christine Sandoral 5/10/06 PARKS & GENERAL SERVICES - date  
[Signature] 5-10-06 TRANSPORTATION DEVELOPMENT - date  
[Signature] 5/10/06 UTILITY DEVELOPMENT - date  
Bradley J. Bingham 5/10/06 CITY ENGINEER - date

AMAFCA - date  
\_\_\_\_\_- date  
\_\_\_\_\_- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# 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...**
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Adil Rizvi PHONE: 315-6484  
 ADDRESS: 7515 Treviso Court, NE. FAX: 292-3904  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Larry Read & Associates, Inc. PHONE: 237-8421  
 ADDRESS: 2340 Mid Town, NE FAX: 237-8422  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Public R.O.W., sidewalk Design Variance, Temporary Deferral of sidewalk construction, Preliminary  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Lots 17 & 18 Tract 2 Block: 2 Unit: 3  
 Subdiv. / Addn. Kumail subdivision, North Albuquerque Aves  
 Current Zoning: R-D Proposed zoning: same  
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 8  
 Total area of site (acres): 2.00 Density if applicable: dwellings per gross acre: 4.0 dwellings per net acre: 7.4  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) 34820416 Within 1000FT of a landfill? NO  
 UPC No. 101906423843820415 / 1019064254 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.): \_\_\_\_\_

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

SIGNATURE Adil Rizvi DATE 4/14/04  
 (Print) ADIL RIZVI 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

06DRB-00547  
06DRB-00548  
06DRB-00549  
06DRB-00550

Action

PP  
VRW  
SW  
IDS  
CMF  
ADV.

S.F.

5/2  
1  
1  
1  
1  
1

Fees

\$780.00  
\$300.00  
\$0  
\$0  
\$20.00  
75.00  
 Total

Hearing date 5-10-04

Kim Sis 4/14/04

Project # 1003779

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

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

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

Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**

Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended

Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

Sign Posting Agreement

Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**  
**(Temporary sidewalk deferral uses FORM-V)**

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



Form revised 11/04 and JUNE 05

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

Application case numbers  
 DWRB - 00547  
 - -  
 - -  
 - -

Kim Sis 4/14/06  
 Planner signature / date  
**Project #** 100 3779

**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. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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.**

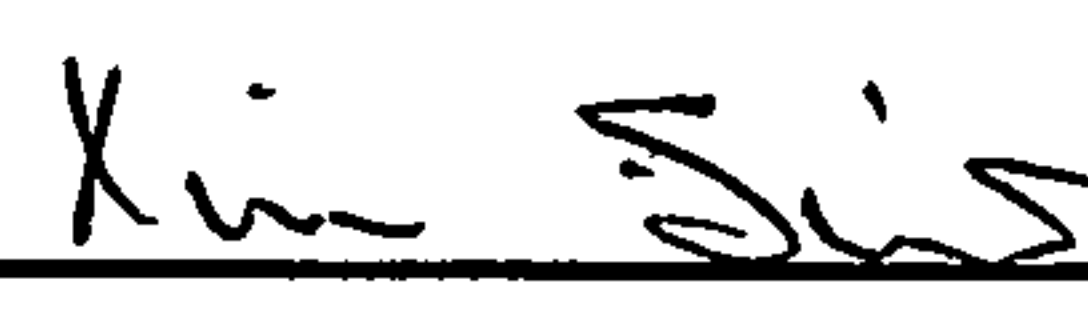
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

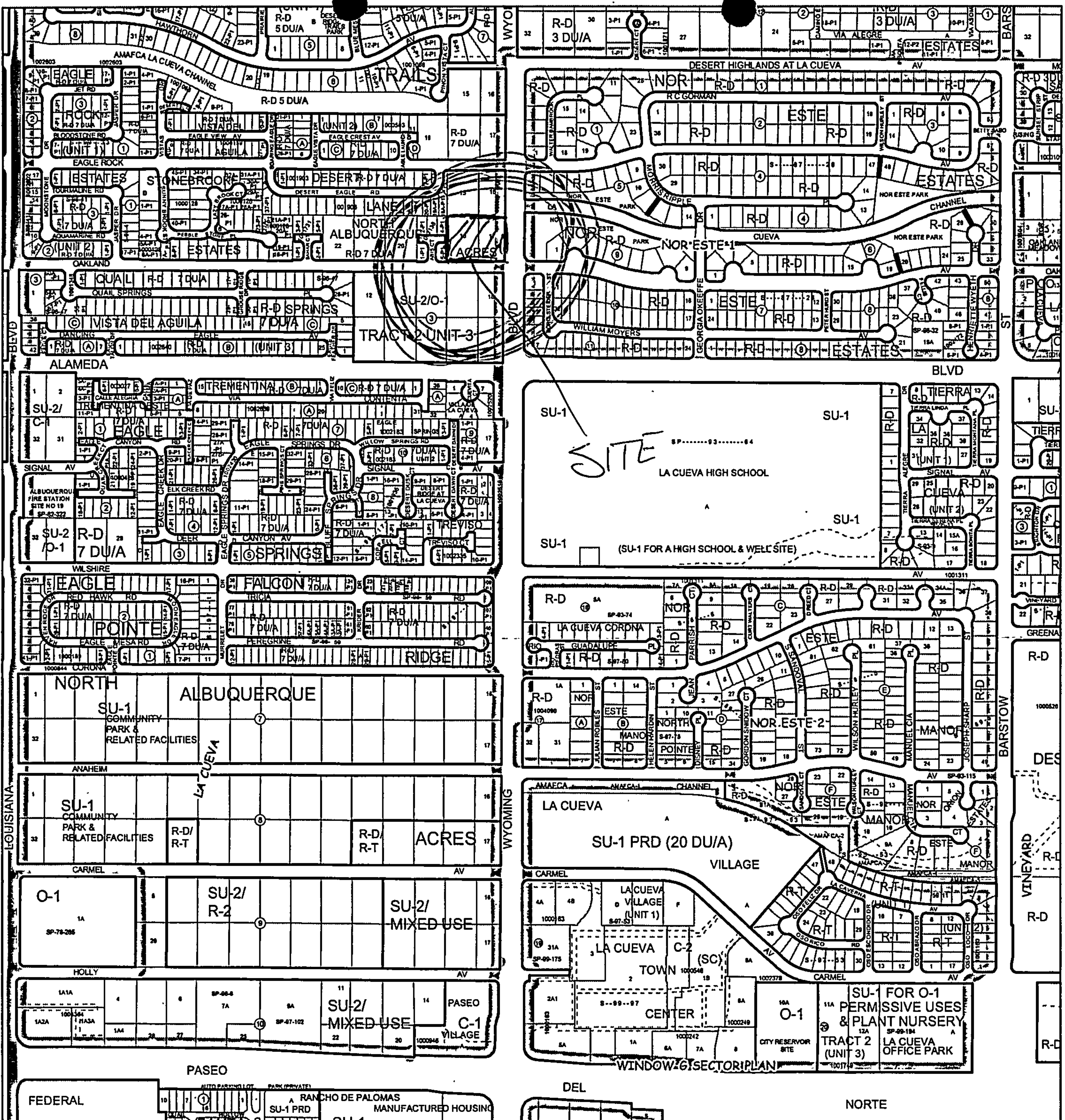
  
 \_\_\_\_\_  
 ADIL RIZVI Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected      | 04DRB - 00548            |
| <input checked="" type="checkbox"/> Case #s assigned    | 04DRB - 00549            |
| <input checked="" type="checkbox"/> Related #s listed   | 04DRB - 00550            |

  
 \_\_\_\_\_  
 Planner signature / date  
**Project # 1003779**



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-19-Z**

Selected Symbols

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

0 750 1,500 Feet



April 14, 2006

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

RE: Proposed Kumail Subdivision  
Lots 17 & 18, 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 8-lot subdivision as shown on the attached preliminary Plat.

In addition to the Preliminary Plat approval, 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 cul-de-sac. Additionally, the owner is requesting to reduce the distance between the flow line and property line from 10' to 6.5' and place a 6' wide sidewalk at the back of the curb on the north/south section of Kumail Court and on the north side of the cul-de-sac. This will also reduce the right-of-way width to 36.32' on the cul-de-sac and 37.25' on the north/south leg.

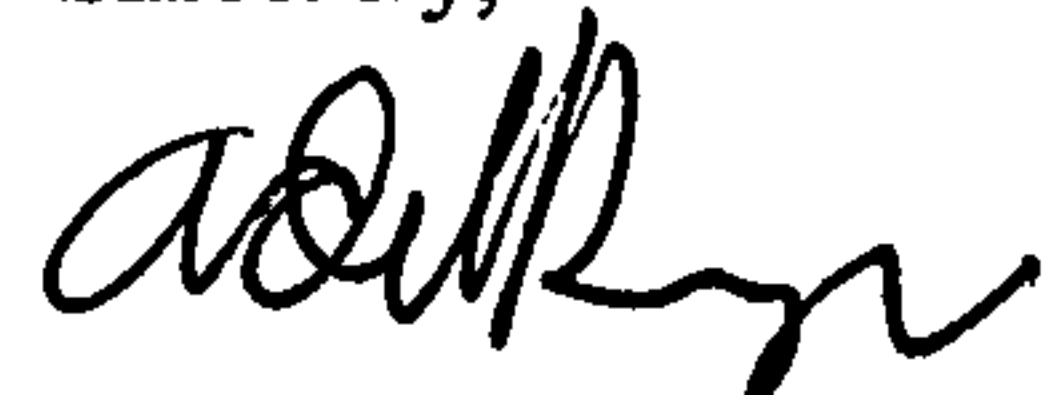
The basis for the lot layout was to maximize lot size while providing sufficient number of lots to make the subdivision economically feasible. The orientation of the lots was selected to facilitate drainage while providing the best views of both the mountains and the night-lights of the valley.

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-sac and providing north/south pedestrian paths are not possible since the land to the north, east and west are developed.

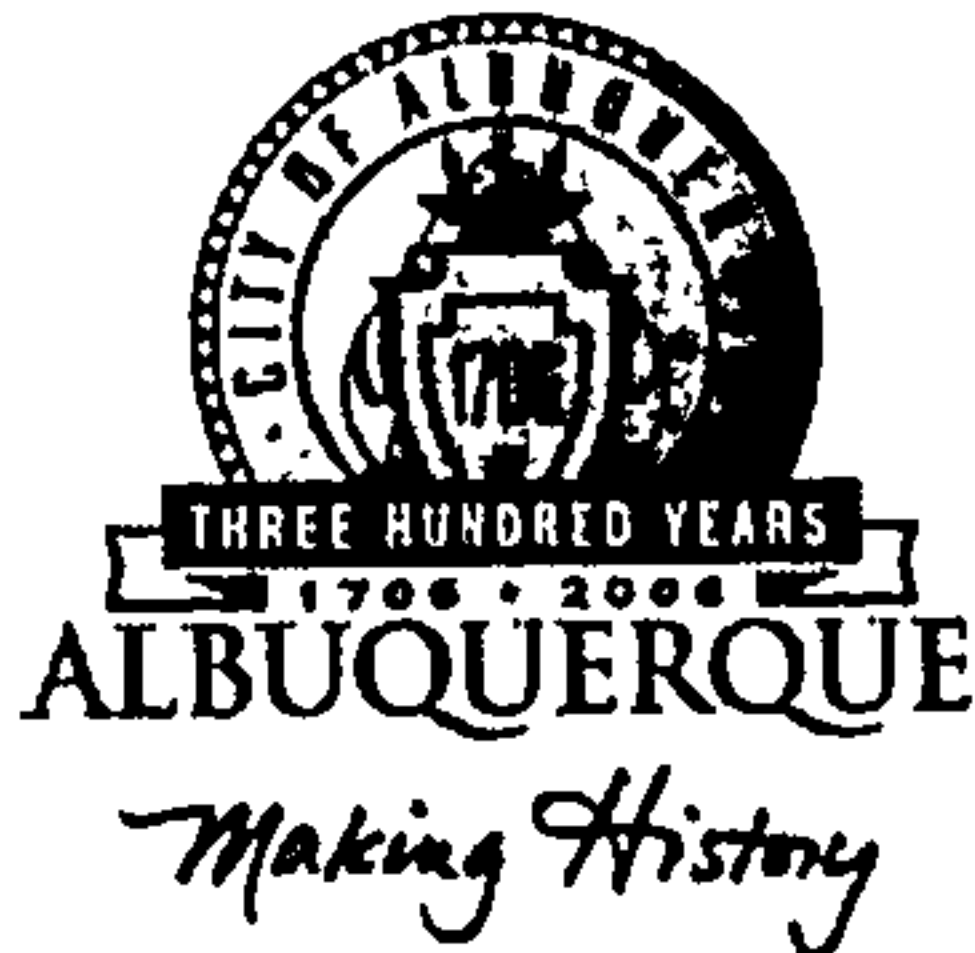
Given the restraints o the existing development and limited land area, we feel the proposed subdivision layout is consistent with the existing development in the area and provides a desirable residential subdivision that enhances the area.

If you have any questions or comments, please call me at 315-6484 or Mr. Larry Read at 237-8421

Sincerely,



Adil Rizvi



# 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 12, 2006

TO CONTACT NAME: Shakeel Rizvi  
COMPANY/AGENCY: Skyblue Investments, LLC  
ADDRESS/ZIP: 8504 Waterford Pl. NE 87122  
PHONE/FAX #: 315-6563 / 292-3904

Thank you for your inquiry of 4-12-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at lots 17 + 18, Block 2, tract 2, unit 3, NAA located on Oakland between Wyoming & 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:

Yos Este  
Neighborhood Association  
Contacts: Leilani McGranahan  
7600 Rio Guadalupe NE  
293-5209 (h) 87122  
Joe Yardumian  
7801 R.C. Gorman Ave NE  
797-1851 (h) 87122-2748

Quail Springs  
Neighborhood Association  
Contacts: Goldialu G. Stone  
7116 Quail Springs Pl. NE  
797-5597 (h) 87113  
Dr. Betty J. Fisher  
7311 Quail Springs Pl. NE  
797-4852 (h) 87113

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

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

Sincerely,

Dalaina G. Armora  
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.

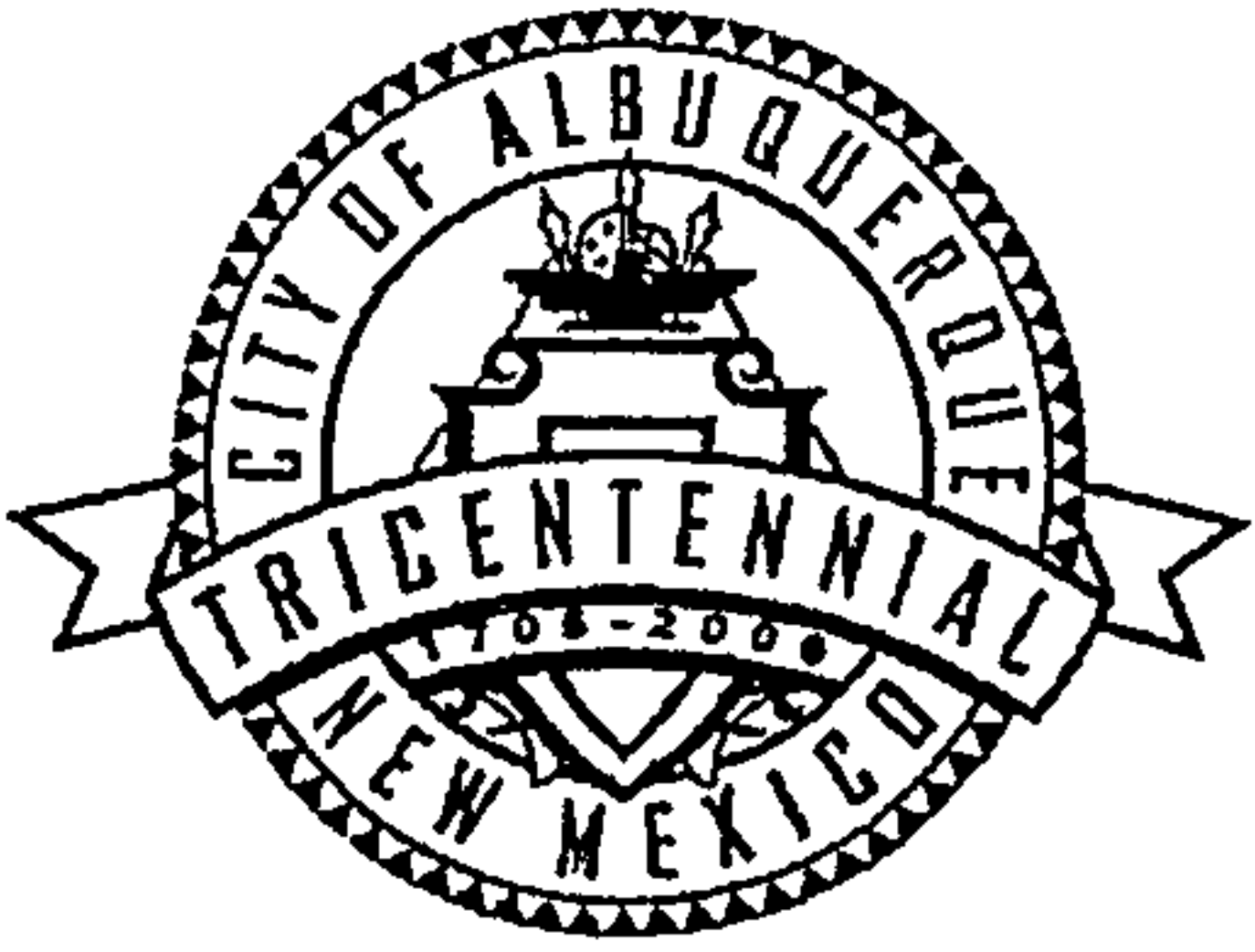
### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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: 4-12-06 Time Entered: 11:40am ONC Rep. Initials: OC



# DEVELOPER INQUIRY SHEET

## (To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second 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: Shakael Rizvi  
COMPANY NAME: Skyblue Investments, LLC  
ADDRESS/ZIP: 8504 Waterford Pl., NE Albuquerque, NM 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:

Lots 17 & 18, Block 2, Tract 2, Unit 3, NAA  
LEGAL DESCRIPTION

LOCATED ON OAKLAND  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN WYOMING AND LOUISIANA  
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C19).  
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)  
(Zone Map **MUST** be provided with request)

7005 1820 0003 3733 6527

**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87122

Postage	\$ 0.39	UNIT ID: 0101
Certified Fee	\$ 2.40	
Return Receipt Fee (Endorsement Required)	\$ 1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	04/14/06

Postmark Here  
Clerk: KSM4TV

Sent To Leikni 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

**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87122

Postage	\$ 0.39	UNIT ID: 0101
Certified Fee	\$ 2.40	
Return Receipt Fee (Endorsement Required)	\$ 1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	04/14/06

Postmark Here  
Clerk: KSM4TV

Sent To Joe Yardumian  
 Street, Apt. No., or PO Box No. 7801 R.C. Gordon Ave, NE  
 City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0003 3733 6541

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87113

Postage	\$ 0.39	UNIT ID: 0101
Certified Fee	\$ 2.40	
Return Receipt Fee (Endorsement Required)	\$ 1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	04/14/06

Postmark Here  
Clerk: KSM4TV

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

PS Form 3800, June 2002 See Reverse for Instructions

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87113

Postage	\$ 0.39	UNIT ID: 0101
Certified Fee	\$ 2.40	
Return Receipt Fee (Endorsement Required)	\$ 1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	04/14/06

Postmark Here  
Clerk: KSM4TV

Sent To DR. Betty J. Fisher  
 Street, Apt. No., or PO Box No. 7311 Quail Spring Ave, NE.  
 City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

**FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: ADIL RIZVI

AGIS MAP # C-19

LEGAL DESCRIPTIONS: Lots 17 & 18  
Block 2, Tract 2, Unit 3  
NAA

✓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on \_\_\_\_\_ (date).

Adil Rizvi  
Applicant/Agent ADIL RIZVI

4/16/06  
Date

[Signature]  
Hydrology Division Representative

4/14/06  
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 (2<sup>nd</sup> floor, Plaza del Sol) on \_\_\_\_\_ (date).

\_\_\_\_\_  
Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Utilities Division Representative

\_\_\_\_\_  
Date

PROJECT # 1003779

# CITY OF ALBUQUERQUE

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

APPLICANT: ADIL RIZVI DATE OF REQUEST: 4/16/06 ZONE ATLAS PAGE(S): C-19

**CURRENT:**

ZONING RD

PARCEL SIZE (AC/SQ. FT.) 2 AC

**LEGAL DESCRIPTION:**

LOT OR TRACT # 17 & 18 BLOCK # \_\_\_\_\_

SUBDIVISION NAME KUMAIL SUBDIVISION

**REQUESTED CITY ACTION(S):**

- |                |                     |  |                     |
|----------------|---------------------|--|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:                             |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION <input checked="" type="checkbox"/> | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ]                            | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT [ ]                                   | OTHER [ ]           |

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION

EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION: <sup>1</sup>**

# OF UNITS: 8

BUILDING SIZE: 2500 (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  DATE 4/16/06  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [ ] NO  MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

  
TRAFFIC ENGINEER

4-14-06  
DATE

**Air Quality Impact Analysis (AQIA) May Be Required:**

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

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

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

  
APPLICANT

4/16/06  
DATE

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

TIS -SUBMITTED    /   /     
-FINALIZED    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

# 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 25, 2006 To MAY 10, 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.

\_\_\_\_\_  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued 2 signs for this application,

4/14/06  
(Date)

[Signature]

(Staff Member)

DRB PROJECT NUMBER: 100 3779



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

**PAID RECEIPT**

APPLICANT NAME ADIL RIZVI  
 AGENT LARRY READ  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 1003779 / 06 DRB-00548, 00549  
 PROJECT NAME KUMAIL SUBDIVISION

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 1080 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  
 \$ 1175.00 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

4/14/2006 11:37AM LOC: ANNX  
 RECEIPT# 00060993 WSH 007 TRANS# 0019  
 Account 441018 Fund 0110  
 Activity 4971000 TRSKAL  
 Trans Amt \$1,175.00  
 J24 Misc \$75.00  
 CK \$1,175.00  
 CHANGE \$0.00

Thank You

City Of Albuquerque  
Treasury Division

4/14/2006 11:37AM LOC: ANNX  
 RECEIPT# 00060992 WSH 007 TRANS# 0019  
 Account 441004 Fund 0110  
 Activity 4983000 TRSKAL  
 Trans Amt \$1,175.00  
 J24 Misc

\$1,080.00  
Thank You

City Of Albuquerque  
Treasury Division

4/14/2006 11:36AM LOC: ANNX  
 RECEIPT# 00060991 WSH 007 TRANS# 0019  
 Account 441032 Fund 0110  
 Activity 3424000 TRSKAL  
 Trans Amt \$1,175.00  
 J24 Misc

\$20.00  
Thank You

April 13, 2006

Joe Yardumian  
Noreste Neighborhood Association  
7801 RS Gorman AVE NE  
Albuquerque, NM 87122

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

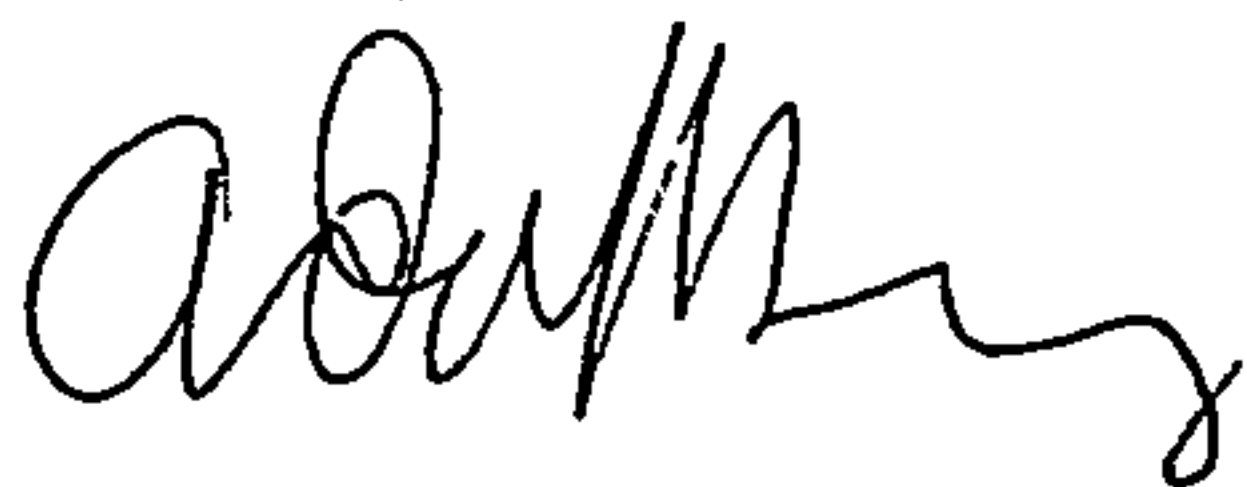
Dear Mr. Yardumian:

The plat for Kumail subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision was delayed. The City of Albuquerque has asked us to resubmit this plat.

The developer of Lot 17 and 18, 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 eight 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

April 13, 2006

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

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

Dear Ms Browne:

The plat for Kumail subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision was delayed. The City of Albuquerque has asked us to resubmit this plat.

The developer of Lot 17 and 18, 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 eight 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

April 13, 2006

Leilani McGranahan  
7600 Rio Guadalupe, NE  
Albuquerque, NM 87122

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

Dear Sir or Madam::

The plat for Kumail subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision was delayed. The City of Albuquerque has asked us to resubmit this plat.

The developer of Lot 17 and 18, 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 eight 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

April 13, 2006

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

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

Dear Mr. Stone:

The plat for Kumail subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision was delayed. The City of Albuquerque has asked us to resubmit this plat.

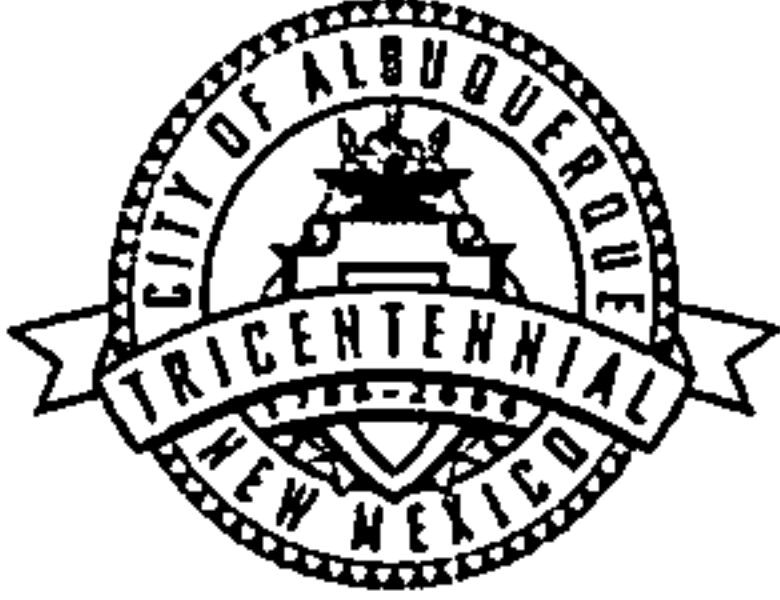
The developer of Lot 17 and 18, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 5 feet of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new eight lot subdivision. Attached is a Zone Atlas Page identifying the 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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 5, 2005

### 10. 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)

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 1/3/05 the preliminary plat was approved with the following conditions of final plat approval:

Street radius dedication shown at Lot 7.

An approved perimeter wall design shall occur before 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.
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.



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 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: 1003779 AGENDA#: 10 DATE: 1-5-05

1. Name: Carol Reyni 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: \_\_\_\_\_

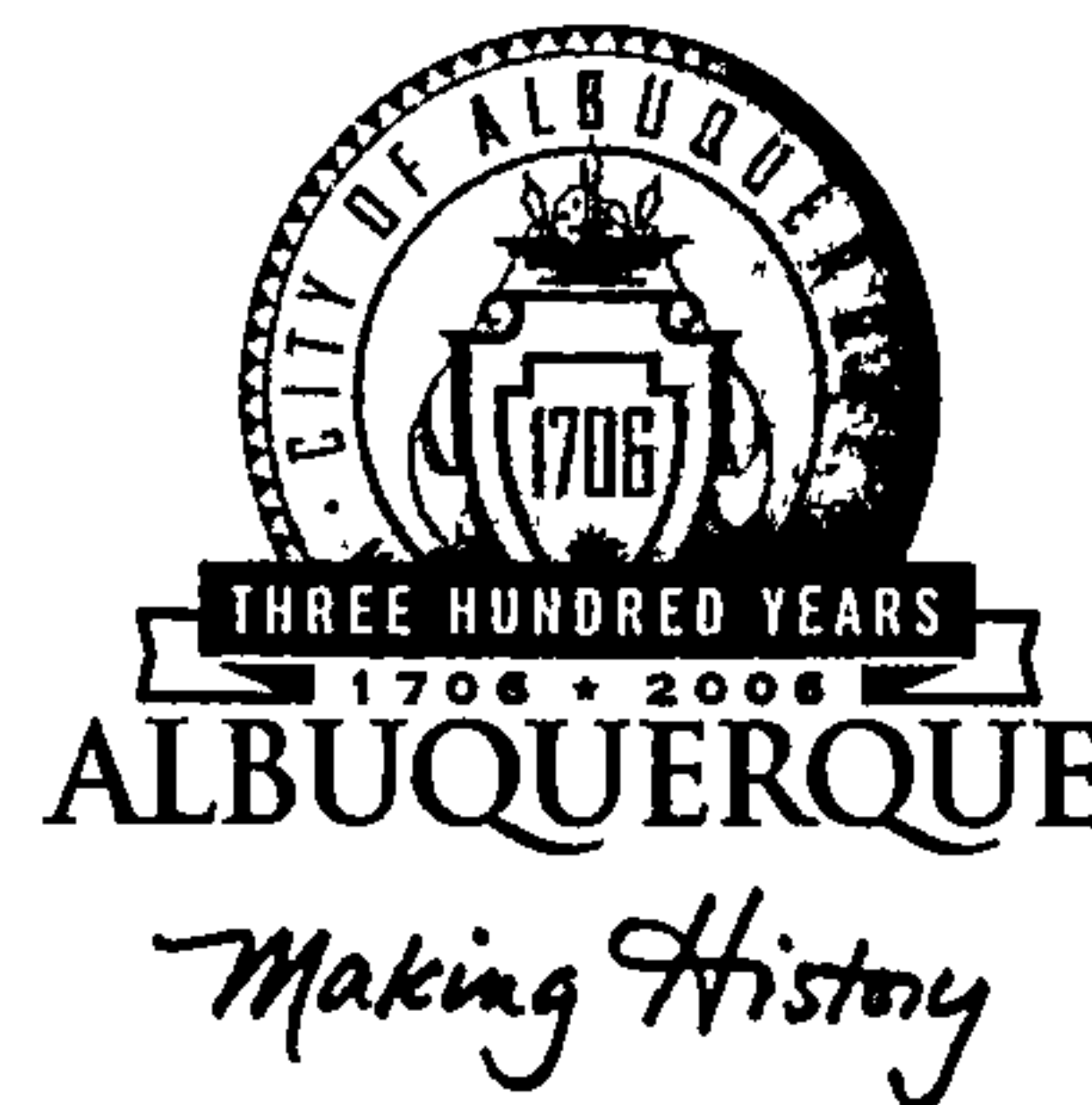
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003779**

**AGENDA ITEM NO: 10**

**SUBJECT:**

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

Albuquerque

**ENGINEERING COMMENTS:**

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** January 5, 2005



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 94<sup>TH</sup> 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 72<sup>ND</sup> 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 8<sup>TH</sup> ST NW and 10<sup>TH</sup> 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 68<sup>TH</sup> 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 12<sup>TH</sup> 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 8<sup>TH</sup> ST SW and 4<sup>TH</sup> 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: 1003779 AGENDA#: 6 DATE: 12.29.04

1. Name: April Rynn Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: Patty 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: \_\_\_\_\_

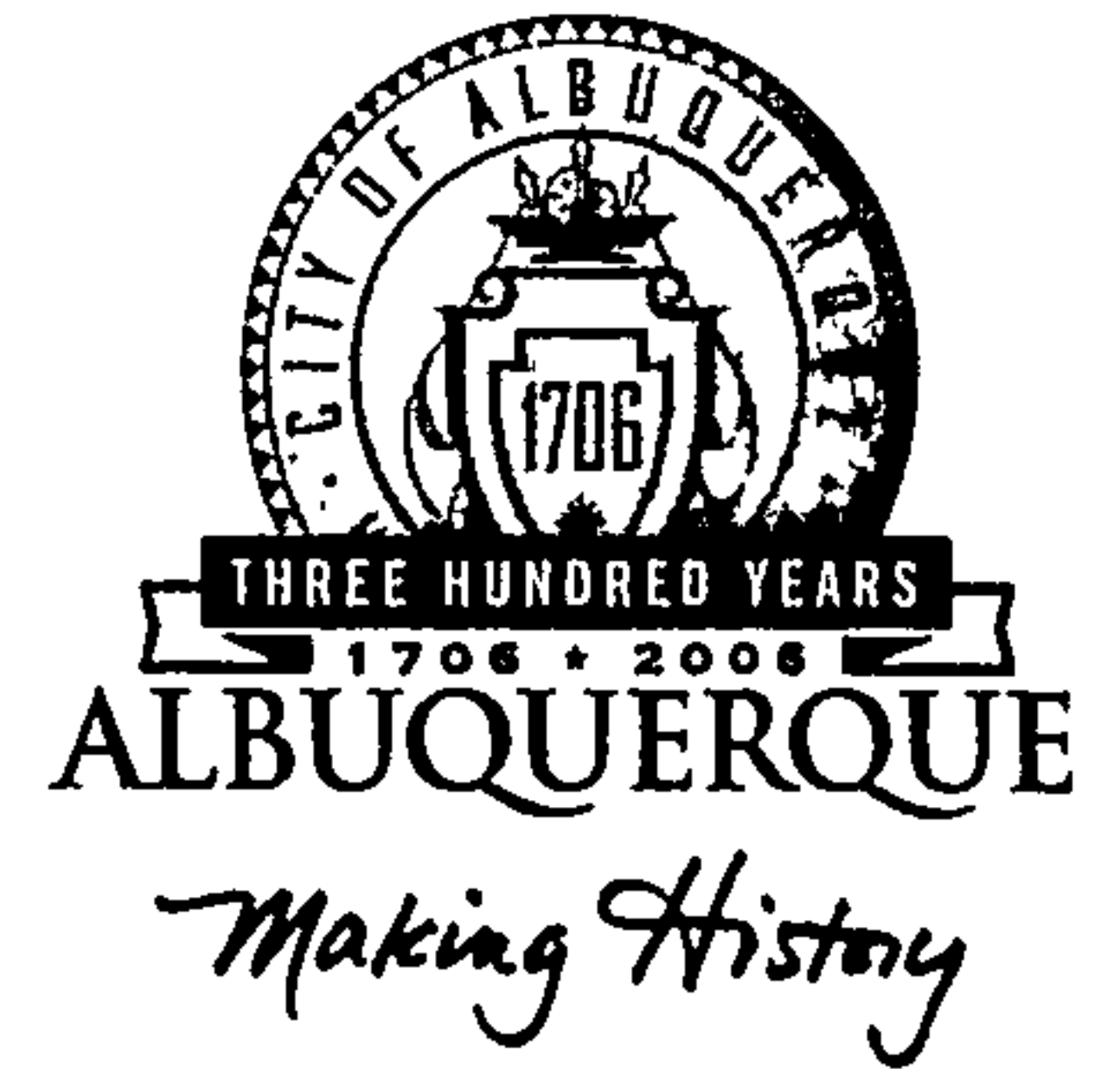
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003779**

**AGENDA ITEM NO: 6**

**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 ✓; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN 1

TO 1-05-05

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 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.**

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 2<sup>ND</sup> ST NW and 3<sup>RD</sup> 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 19<sup>TH</sup> ST NW and 18<sup>TH</sup> 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 68<sup>TH</sup> 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 98<sup>TH</sup> 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 98<sup>TH</sup> 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.



~~11/15~~

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.

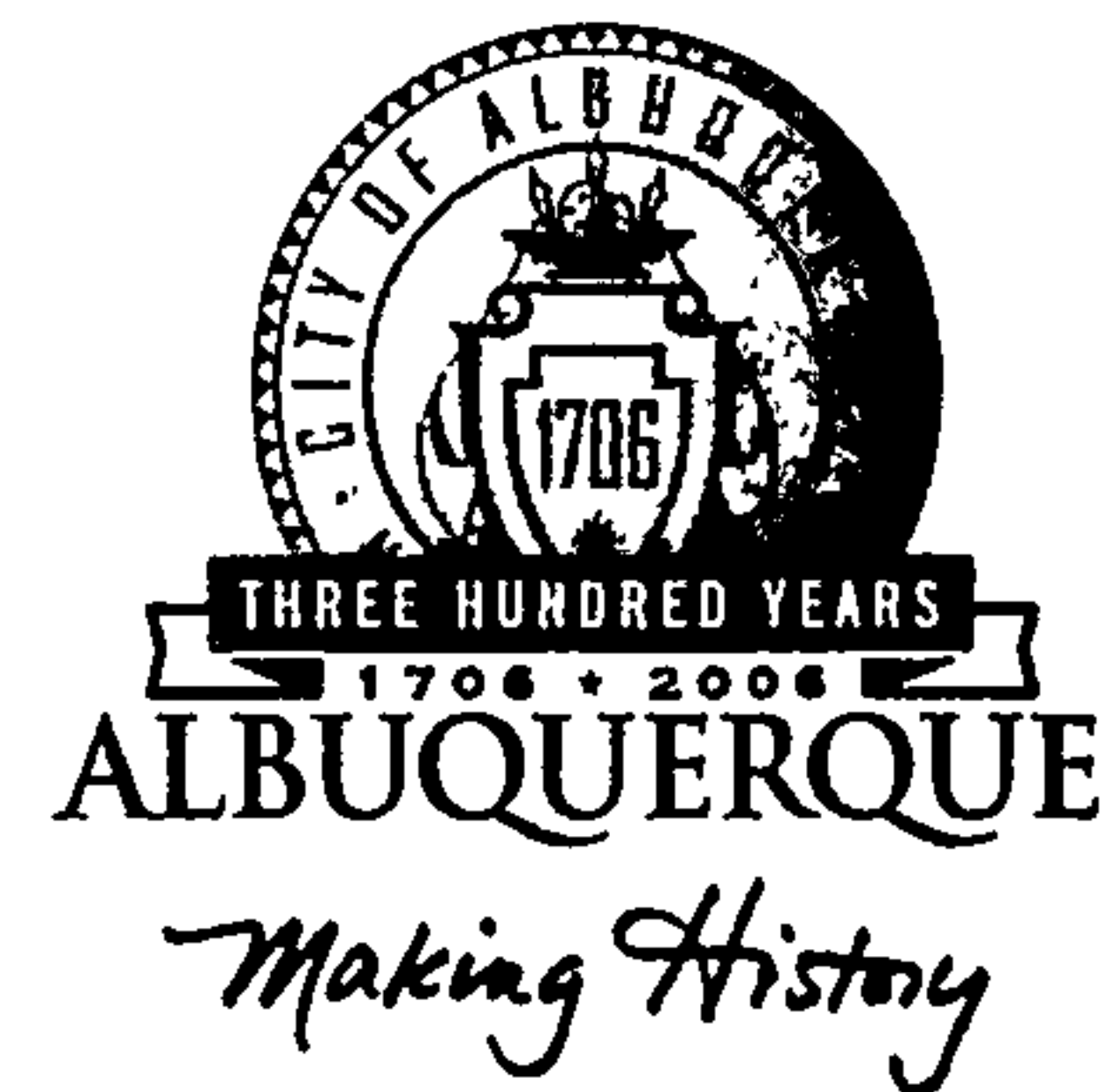
If you have any questions please call me at 315-6484. Thank you very much for your cooperation.

Sincerely,



Adil Rizvi  
7049 Luella Anne NE  
Albuquerque  
NM 87109

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003779**

**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 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 <sup>12-29-04</sup> 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

*Report to  
12/29/04*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003779 AGENDA#: 5 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: \_\_\_\_\_



\*\*\*

**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.** 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.**

04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

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 94<sup>TH</sup> ST NW and 90<sup>TH</sup> 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 WS 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 68<sup>TH</sup> 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.**

Defer 12/15/04

## DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003779 AGENDA#: 3 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: \_\_\_\_\_

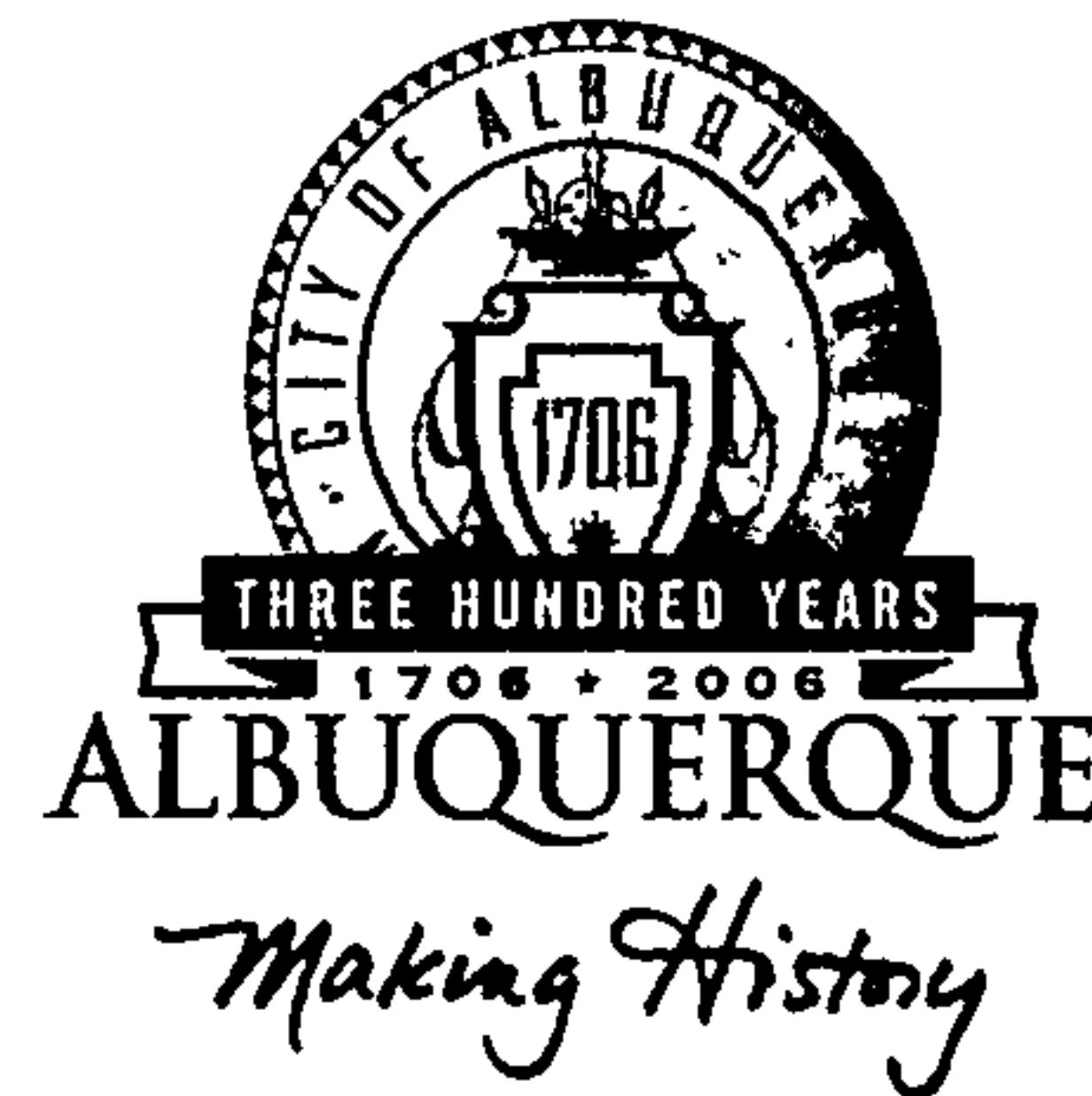
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003779**

**AGENDA ITEM NO: 3**

**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.  
The Hydrology Section has no objection to the vacation request.  
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

12-15-04

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 # 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)

AMAFCA

No objection to requested actions. It appears that that the AMAFCA Training Dike may encroach on Lot 17. AMAFCA requests to be notified when the property is staked for grading so that staff can determine if protective measures are required.

COG

No adverse comments.

Transit

No objections.

Zoning Enforcement

Reviewed, no comment.

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. 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

Need to show that three lanes can be accommodated from Wyoming west to provide for turning movements at intersection. What is radius at intersection? What are improvements to Wyoming? Oakland requires a 6' sidewalk. Need to see other plat on the north side of Oakland that have vacated 5'. No objection to the sidewalk variance or the deferral.

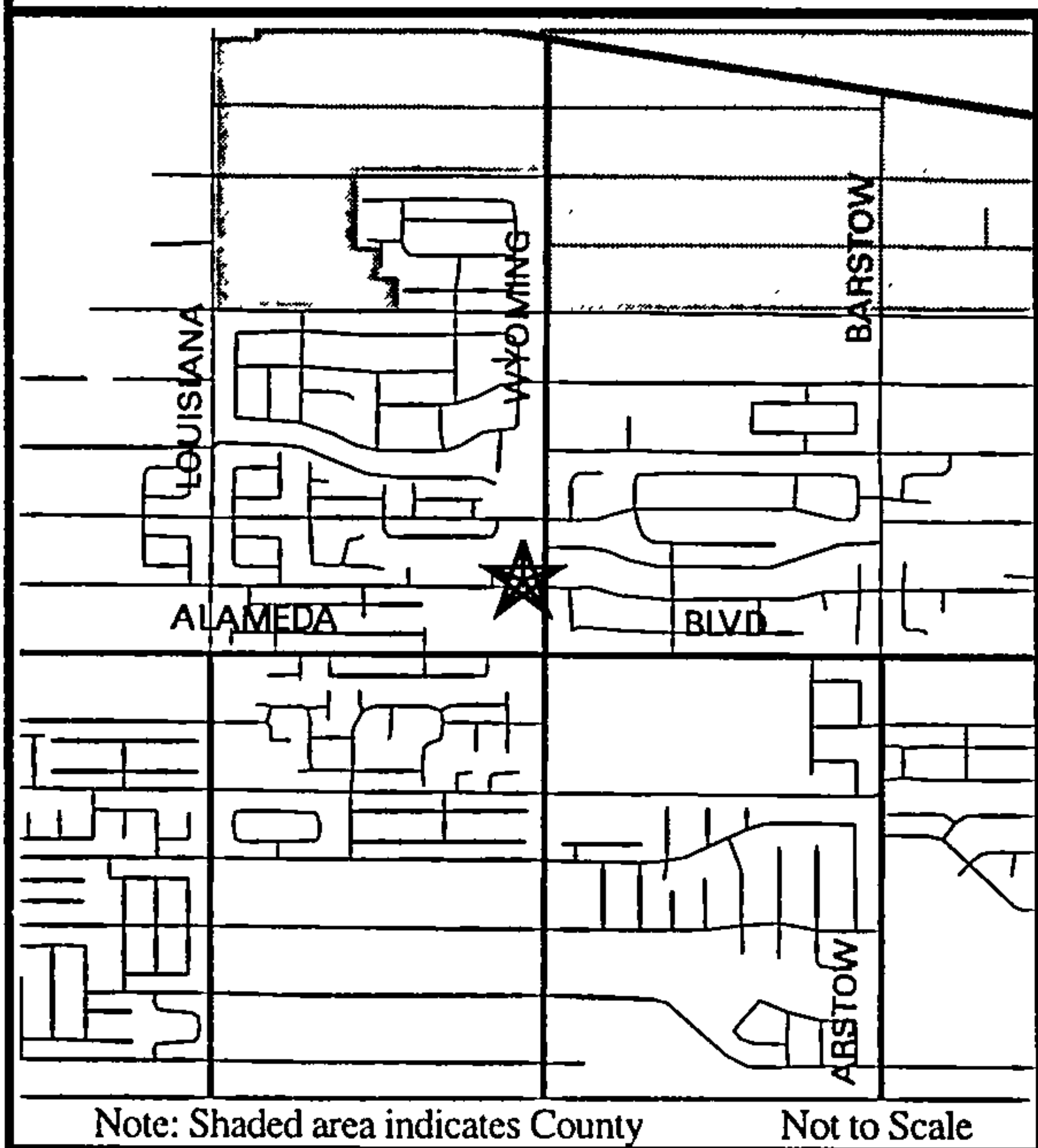
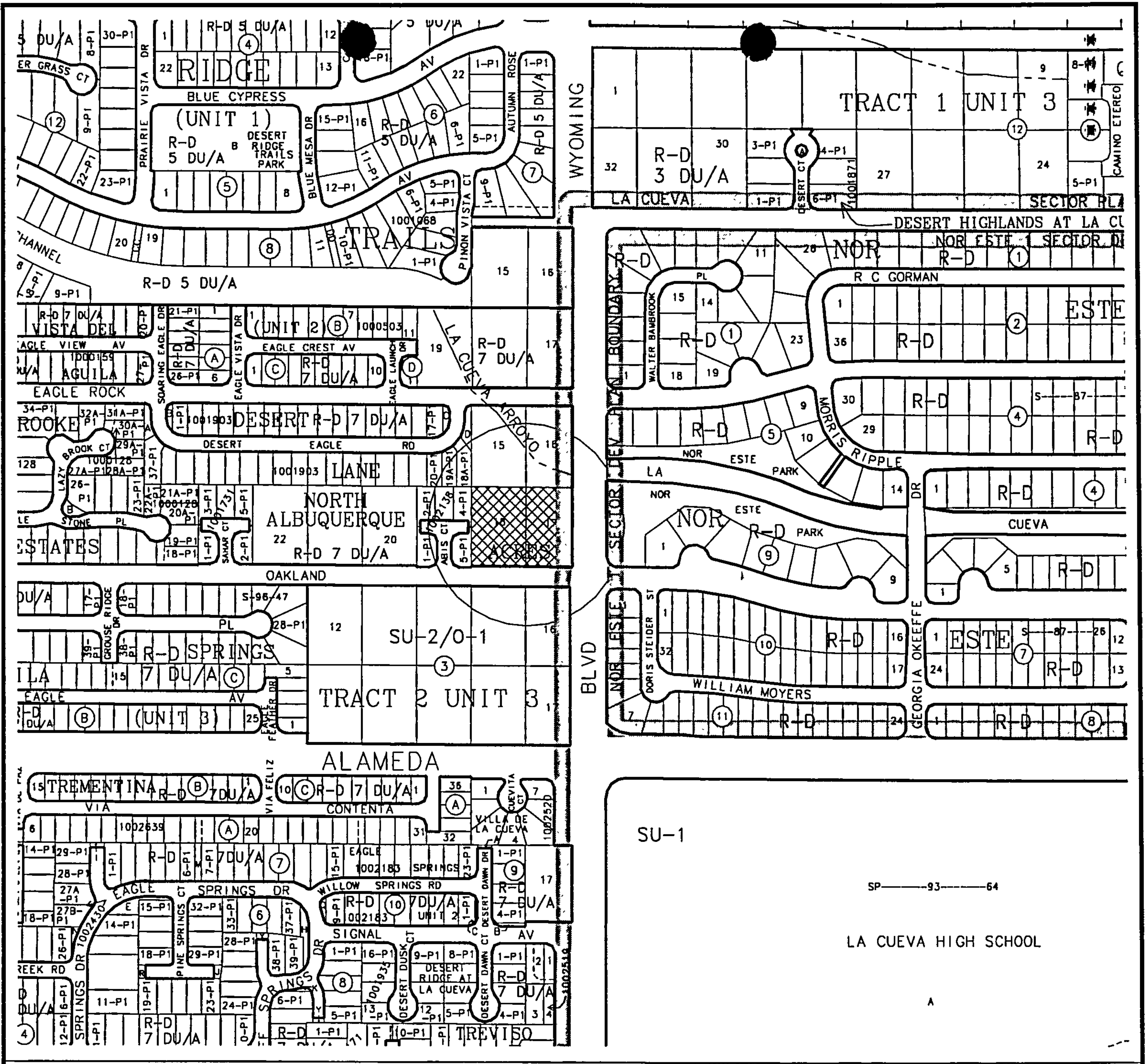
Parks & Recreation

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

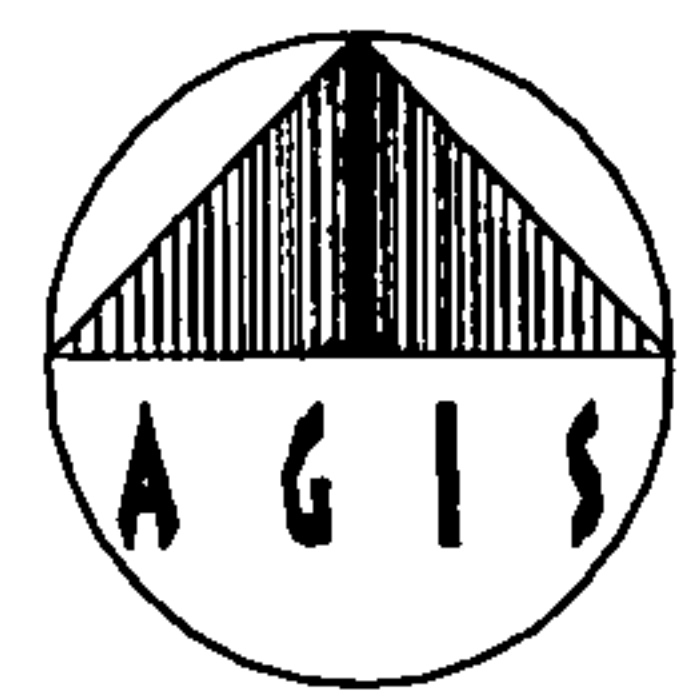
The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.





Note: Shaded area indicates County Not to Scale

### ZONING MAP



Scale 1"=431'

PROJECT NO.  
1003779

HEARING DATE  
12-8-04

MAP NO.  
C-19

ADDITIONAL CASE NUMBER(S)  
04DRB-01754  
04DRB-01755  
04DRB-01756



**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 & LAIS 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 PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** DECEMBER 8, 2004  
**Zone Atlas Page:** C-19-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003779  
**App#** 04DRB-01754  
**App#** 04DRB-01755  
**App#** 04DRB-01756  
**App#** 04DRB-01757

**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 TSEHLIKAI 

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page    / Of   

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	238-438	204-15	✓ mp 1019064
		253-438	16	✓ mp 270-413
		206-438	13	✓ 270-407
		222-438	14	✓ 270-402
		253-441	17	✓ mp 270-398
		238-441	18	✓ mp 270-383
		230-459	222-22	✓ mp 293-411
		231-450	21	✓ mp 287-411
		226-449	20	✓ mp 287-402
		220-447	19	✓ mp 287-413
		215-447	18	✓ mp 299-486
		210-447	17	✓ mp 307-431
		224-462	223-19	✓ mp 275-466
		220-461	18	✓ mp 282-466
		215-461	17	✓ mp 290-467
		253-408	203-17	✓
		238-408	18	✓ mp
		221-408	19	✓ mp
		205-408	20	✓ mp



<mainframe@coa1mp3.cabq.gov>

11/16/2004 04:13 PM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01019064 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101906423843820415 LEGAL: 018 002N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: FORD T L II
OWNER ADDR: 00000 PO Box 325
DATIL NM 87821
0101906425343820416 LEGAL: 017 002N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: FORD T L II
OWNER ADDR: 00000
DATIL NM 87821
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
0101906425346120417 LEGAL: 016 002N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT AV NE
ALBUQUERQUE NM 87107
0101906423846120418 LEGAL: 015 002N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT AV NE
ALBUQUERQUE NM 87107
0101906423045922222 LEGAL: TR D PLA T FOR DESERT LANE SUBDIVISION CONT
.0633 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE
ALBUQUERQUE NM 87113
0101906423145022221 LEGAL: LT 1 8A-P 1 PLAT FOR LOTS 18A-P1 & LOT 19A-P1
DESERT LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA 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: D R HORTON INC  
 OWNER ADDR: 04400 ALAMEDA 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: 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  
 0101906422446222319 LEGAL: TR C PLA T FOR DESERT LANE SUBDIVISION CONT  
 .0321 A LAND USE:

PROPERTY ADDR: 00000  
 OWNER NAME: D R HORTON INC  
 OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113  
 0101906422046122318 LEGAL: LT 1 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  
 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  
 0101906425340820317 LEGAL: 016 003N ORTH ALBUQ ACRES UN 3 TR2  
 LAND USE:

PROPERTY ADDR: 00000 OAKLAND  
 OWNER NAME: BRUNACINI MAYME  
 OWNER ADDR: ~~00000~~ PO Box 5544

ALBUQUERQUE NM 87185  
 0101906423840820318 LEGAL: 015 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  
 0101906422140820319 LEGAL: 014 003N ORTH ALBUQ ACRES UN 3 TR2  
 LAND USE:

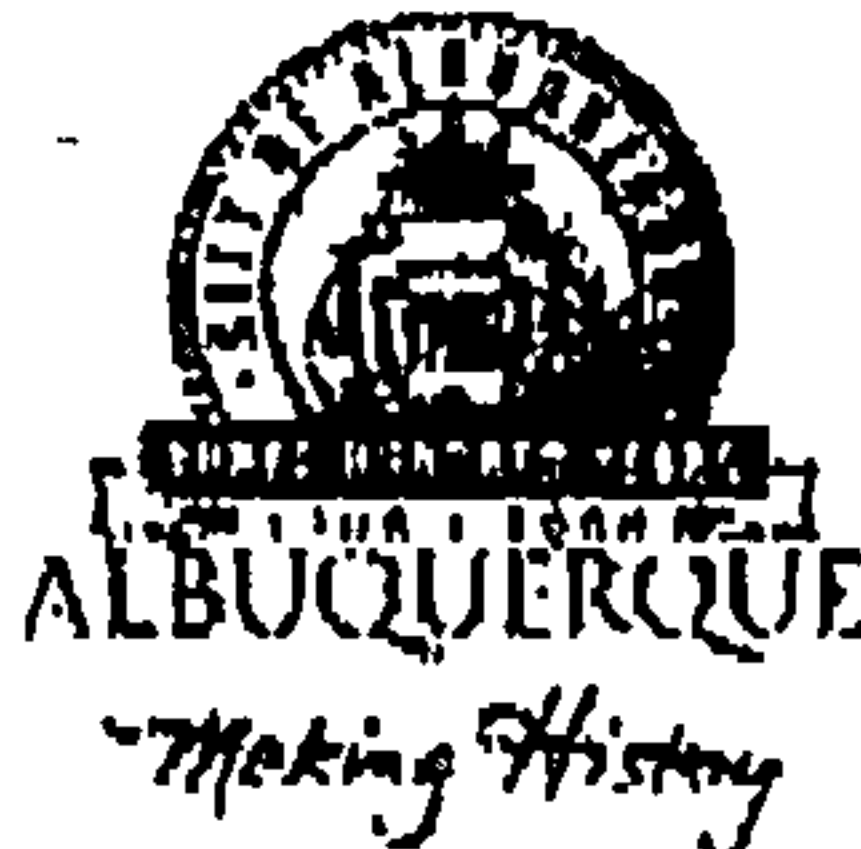
PROPERTY ADDR: 00000 OAKLAND  
 OWNER NAME: NORTHSIDE ASSEMBLY OF GOD  
 OWNER ADDR: 07518 OAKLAND NE

ALBUQUERQUE NM 87113





*Kumail*



# 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 Read  
 COMPANY/AGENCY: Larry Read & Associates, Inc  
 ADDRESS/ZIP: 4300 Sunnyside NE, Suite C 87111  
 PHONE/FAX #: 237-8421(h) 237-8422(san)

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 17 & 18, Block 2, Tract 2, Unit 3 - Located on Oakland between Wyoming Blvd & Louisiana 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  
2229 RS. Gorman Ave NE 187122  
797-0853(h)  
Joe Yurdumian  
2801 RS. Gorman Ave. NE. 187122-2778  
797-1851(h)

The Quail Springs  
 Neighborhood Association  
 Contact: Galdiala G. Stone  
7116 Quail Springs Pl. NE. 187113  
797-5597(h)  
Susan P. Browne  
7411 Quail Springs Pl. NE. 187113  
796-9433

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.

LARRY READ & ASSOCIATES, Inc.

*Civil Engineers*  
*Site • Drainage • Utility Design*

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 Kumail Subdivision  
Lot s 17 & 18, 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 8 -lot subdivision as shown on the attached preliminary Plat.

In addition to Preliminary Plat approval, 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 cul-de-sac. Additionally, the owner is requesting to reduce the distance between the flow line and property line from 10' to 6.5' and place a 6' wide sidewalk at the back of the curb on the north/south section of Kumail Court and on the south side of the cul-de-sac. This will also reduce the right-of-way width to 36.32' on the cul-de-sac and 37.25' on the north/south leg.

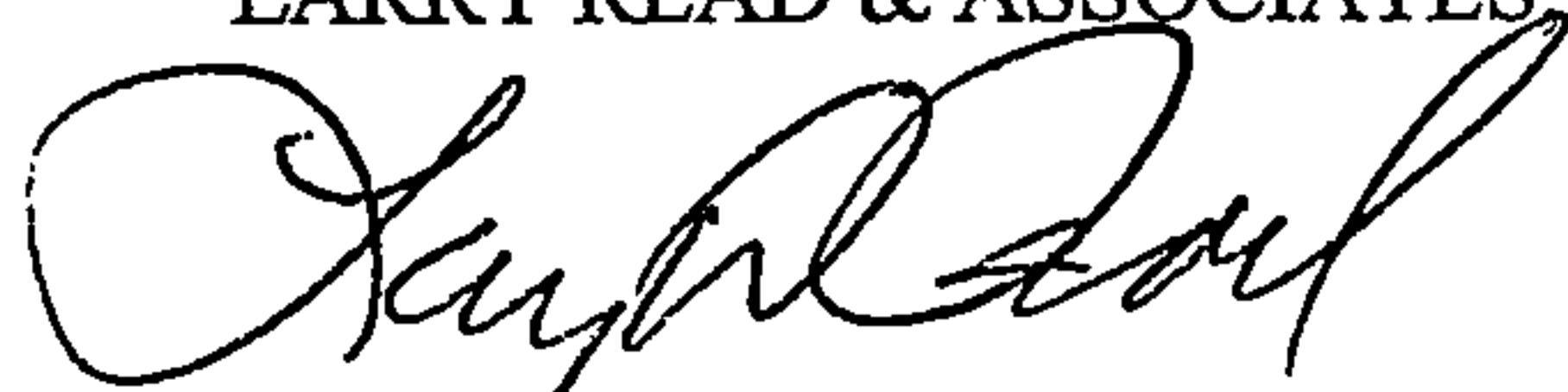
The basis for the lot layout was to maximize lot size while providing sufficient number of lots to make the subdivision economically feasible. The orientation of the lots was selected to facilitate drainage while providing the best views of both the mountains and night lights of the valley.

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 Rizvi at 298-3477.

Sincerely,  
LARRY READ & ASSOCIATES, Inc.



Larry D. Read, P.E.

ADIL RIZVI  
4001 JUAN TABO BLVD NE  
ALBUQUERQUE NM 87111

JOE YARDUMIAN  
Nor Este Neigh. Assoc.  
7801 R.C. GORMAN AVE NE  
ALBUQUERQUE NM 87122

101906423843820415

FORD T L II  
PO BOX 323  
DATIL NM 87821

101906425346120417

AMAFCA  
2600 PROSPECT AV NE  
ALBUQUERQUE NM 87107

101906423840820318

NORTHSIDE ASSEMBLY OF GOD  
7518 OAKLAND NE  
ALBUQUERQUE NM 87113

101906427640210703

CARLEY JAY  
10107 ANAHEIM AV NE  
ALBUQUERQUE NM 87122

101906429341110631

GUPTA ANAND P & USHA K  
2010 CALIFORNIA ST  
MOUNTAIN VIEW CA 94040

101906428741310501

LEEDLE JAMES M & MILDRED E  
7609 OAKLAND AV NE  
ALBUQUERQUE NM 87122

101906427546610414

SHANKLES RICKEY L & SATO  
7600 EAGLE ROCK AV NE  
ALBUQUERQUE NM 87122

LARRY READ & ASSOCIATES, INC.  
4800 JUAN TABO BLVD NE, STE# C  
ALBUQUERQUE NM 87111

GOLDIALU G. STONE  
The Quail Springs Neigh. Assoc.  
7116 QUAIL SPRINGS PL. NE  
ALBUQUERQUE NM 87113

101906420643820413

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

101906423045922222

D R HORTON INC  
4400 ALAMEDA NE  
ALBUQUERQUE NM 87113

101906427641310701

CRAFT RICHARD L II &  
8821 DORIS STEIDER ST NE  
ALBUQUERQUE NM 87122

101906427639810704

COOPER TERRENCE L & ROSALIND  
8809 DORIS STEIDER ST NE  
ALBUQUERQUE NM 87122

101906428741110632

WITZ LEWIS M JR & LYNDA M  
7608 OAKLAND AV NE  
ALBUQUERQUE NM 87122

101906429943610502

COLVIN JOHN & HALLIDAY KAREN  
7617 OAKLAND AV NE  
ALBUQUERQUE NM 87122

101906428246610413

HEDGEPEETH KEITH L & VANESSA R  
7604 EAGLE ROCK AV NE  
ALBUQUERQUE NM 87122

JAY ROWLAND  
Nor Este Neigh. Assoc.  
7729 R.C. GORMAN AVE NE  
ALBUQUERQUE NM 87122

SUSAN P. BROWNE  
The Quail Springs Neigh. Assoc.  
7411 QUAIL SPRINGS PL. NE  
ALBUQUERQUE NM 87113

101906422243820414

RIZVI RAIS & ZAIDI SHAMI  
7049 LUELLE ANNE DR NE  
ALBUQUERQUE NM 87109

101906425340820317

BRUNACINI MAYME  
PO BOX 5564  
ALBUQUERQUE NM 87185

101906427640710702

CHESHIRE TIMOTHY R  
8817 DORIS STEIDER ST NE  
ALBUQUERQUE NM 87122

101906427636310705

NELSON GREG ORIN & LADEMMA A  
8805 DORIS STEIDER ST NE  
ALBUQUERQUE NM 87122

101906428740210601

LEZIA ROBERT A  
7609 WILLIAM MOYERS AV NE  
ALBUQUERQUE NM 87122

101906430743110503

SMITH ANDREW A &  
7621 OAKLAND AV NE  
ALBUQUERQUE NM 87122

101906429046710412

HERRERA LOUIS E & VIRGINIA A  
7608 EAGLE ROCK AV NE  
ALBUQUERQUE NM 87122

**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)

*[Handwritten Signature]*

Applicant signature / date

9/7/04



Form revised 4/03 and October 2003

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

Application case numbers  
04DRB-01755  
04DRB-01736  
04DRB-01757

Bobbie Lovel 11-10-04  
 Planner signature / date  
**Project #** 1003779





# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**  
 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**

**ZONING & PLANNING** Supplemental form **Z**  
 Annexation  
 County Submittal  
 EPC Submittal  
 Zone Map Amendment (Establish or Change Zoning)  
 Sector Plan (Phase I, II, III)  
 Amendment to Sector, Area, Facility or Comprehensive Plan  
 Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** **A**  
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Adil Rizvi PHONE: 298-3477  
 ADDRESS: 4001 Juan Tabo 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:** Minor subdivision preliminary plat, VACATION of Public Row; Sidewalk Design VARIANCE; 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 17 & 18 Tract 2 Block: 2 Unit: 3  
 Subdiv. / Addn.: North Albuquerque Acres Keemail Subdivision  
 Current Zoning: R-D Proposed zoning: Same  
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 8  
 Total area of site (acres): 2.00 Density if applicable: dwellings per gross acre: 4.0 dwellings per net acre: 7.4  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. : 101906423843820415 / 101906425434820416 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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01754</u>	<u>PP</u>	<u>SC2</u>	<u>\$ 780.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB - 01765</u>	<u>VRW</u>	<u>✓</u>	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>04DRB - 01756</u>	<u>SW</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>04DRB - 01757</u>	<u>TDS</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	<u>AD Fee</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>AD Fee</u>	_____	<u>Total 75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>12-8-04</u>	<u>Expired</u>	_____	<u>\$ 920.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

[Signature]  
 Planner signature / date

Project # 1003779

**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*  
 \_\_\_\_\_ 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  
04DRB-01754  
 \_\_\_\_\_  
 \_\_\_\_\_

*Blaine Paul*  
 \_\_\_\_\_ Planner signature / date  
**Project # 1003779**

**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)

*[Handwritten Signature]*

Applicant name (print)

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-01765  
04DRB-01736  
04DRB-01757

Bobbie Lovel 11-10-04  
 Planner signature / date  
**Project #** 1003779

Current DRC  
Project Number: \_\_\_\_\_

**ORIGINAL**

FIGURE 12

Date Submitted: 1/5/2005

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 1-5-05

Date Preliminary Plat Expires: 1-5-06

DRB Project No.: 1003779

DRB Application No.: 04DRB-0175A

INFRASTRUCTURE LIST

EXHIBIT "A"

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

KUMAIL SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17 AND 18, 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	KUMAIL COURT	OAKLAND	ENDS OF CUL-DE-SAC	/	/	/
		6"	WATER LINE <u>LOOP</u>	KUMAIL COURT	OAKLAND	WEST END OF CUL-DE-SAC AND WYOMING	/	/	/
		STD	MOUNTABLE CURB - ALL AREAS	KUMAIL COURT	OAKLAND	CUL-DE-SAC	/	/	/
		<u>4' 6"</u>	SIDEWALK NORTH SIDE	OAKLAND	WEST PROP LINE	WYOMING	/	/	/
		27'	RESIDENTIAL PAVEMENT	KUMAIL COURT	OAKLAND	CUL-DE-SAC (INCL CUL-DE-SAC)	/	/	/
		<u>18' 24"</u>	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	WEST PROP LINE	WYOMING	/	/	/
		<u>8' 12"</u>	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	WEST PROP LINE	WYOMING	/	/	/
		STD	CURB AND GUTTER	OAKLAND NORTH SIDE	WEST PROP LINE	WYOMING	/	/	/
		6'	SIDEWALK BOTH SIDES	KUMAIL COURT	OAKLAND	CUL-DE-SAC	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6'	SIDEWALK	KUMAIL COURT SOUTH SIDE	AT CUL-DE-SAC		/	/	/
		2'	SIDEWALK CULVERT	OAKLAND NORTH SIDE	WEST PROP LINE		/	/	/
		STD	FIRE HYDRANT	OAKLAND	AT KUMAIL COURT		/	/	/
		8"	SEWER MAIN	OAKLAND	EXIST SAS IN WYOMING	EXIST SAS AT WEST PROP LINE	/	/	/
		6' **	SIDEWALK	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
		STD **	CURB AND GUTTER	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
		24' ** 30' **	ARTERIAL PAVEMENT	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
		MEDIA	CURB & GUTTER **	WYOMING WEST SIDE	OAKLAND	NORTH PROP LINE	/	/	/
							/	/	/

\*\* REQUEST DEFERRAL

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN KUMAIL 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

- 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

*Larry Read* 1/5/05  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*John M. ...* 1/5/05 DRB CHAIR - date  
*Christina Santoral* 1/5/05 PARKS & GENERAL SERVICES - date

*Jeff ...* 1-5-05  
TRANSPORTATION DEVELOPMENT - date

*Walter ...* 1/05/05  
UTILITY DEVELOPMENT - date

*Bradley D. Bishop* 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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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)

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.

Each lot in this subdivision must contain at least 5,000 square feet to avoid the Site Plan for Subdivision requirement of the La Cueva Sector Plan. The square footage is not listed on each lot but they appear to meet this size requirement.

There is no vacation exhibit. Please bring in 5 copies of this exhibit as soon as possible to avoid deferral. The exhibit must be in the file for review by anyone interested prior to the hearing.

**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**

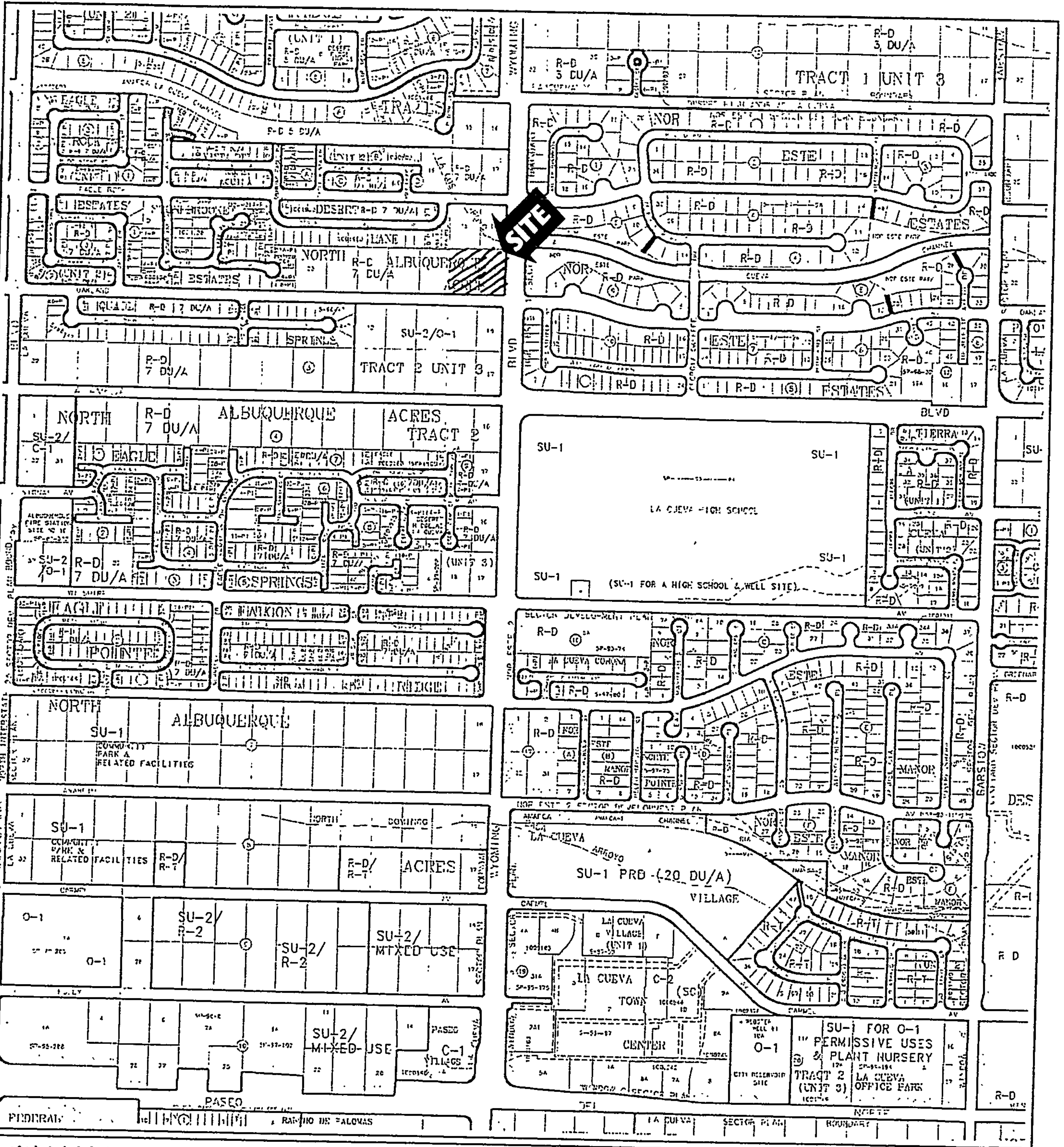
04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

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)

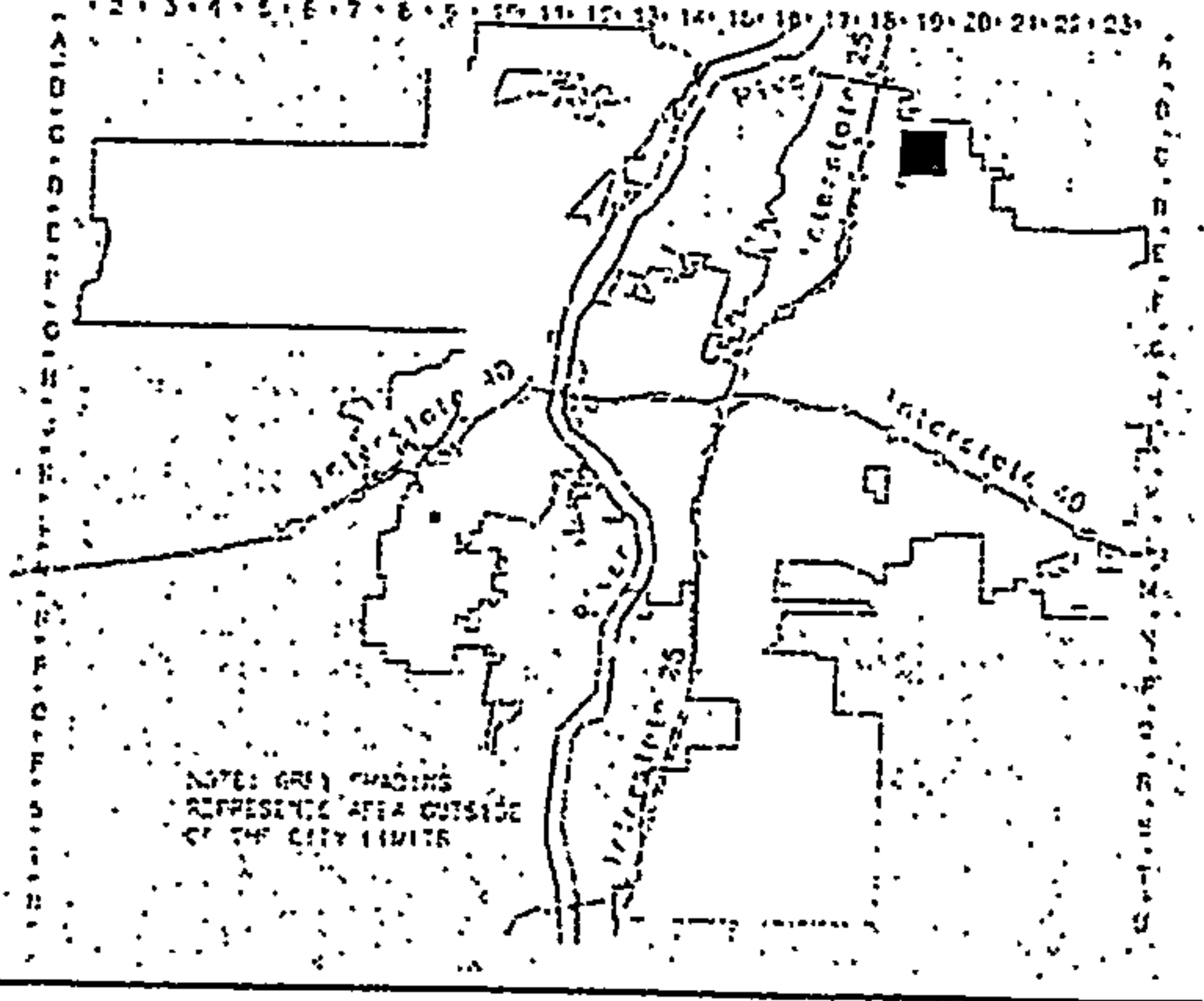
**[NO NEW SUBMITTAL]**

**SEE PAGE 2 . . .**





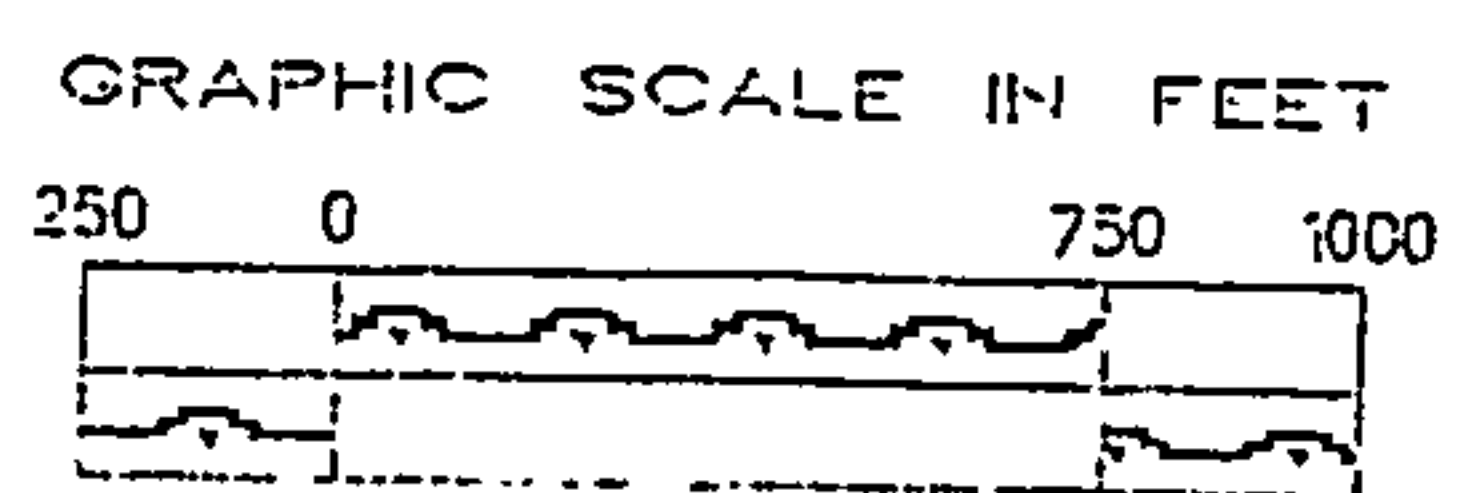
**SITE**



CITY OF Albuquerque

AGIS  
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

**C-19-Z**

Map Amended through July 31, 2003

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 Kumail Subdivision

AGIS MAP # C-19

LEGAL DESCRIPTION Lots 17 & 18, 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 ADIL RIZVI  
Applicant / Agent

11/10/04  
Date

Brad J. Byle  
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].

*Disussed the project with Nancy Musinski and Roger Green.*

Adil ADIL RIZVI  
Applicant / Agent

11/10/04  
Date

Paul Green  
Utilities Division Representative

11/10/04  
Date

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

# 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  
Parcel Size (acres / sq.ft.) 2 Acres

Legal Description -  
Lot or Tract # 21 & 22 Block # 2  
Subdivision Name Shaheen

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 10 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 [Signature] Date 11/10/04  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. 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: [ ]

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.

[Signature] 11-10-04  
TRAFFIC ENGINEER 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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

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 Kumail Subdivision  
Lot s 17 & 18, 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 8 -lot subdivision as shown on the attached preliminary Plat.

In addition to Preliminary Plat approval, 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 in subdivision construction.

**Sidewalk Design Variance** - The owner is requesting a sidewalk design variance to eliminate the sidewalk on the north side of the cul-de-sac. Additionally, the owner is requesting to reduce the distance between the flow line and property line from 10' to 6.5' and place a 6' wide sidewalk at the back of the curb on the north/south section of Kumail Court and on the south side of the cul-de-sac. This will also reduce the right-of-way width to 36.32' on the cul-de-sac and 37.25' on the north/south leg.

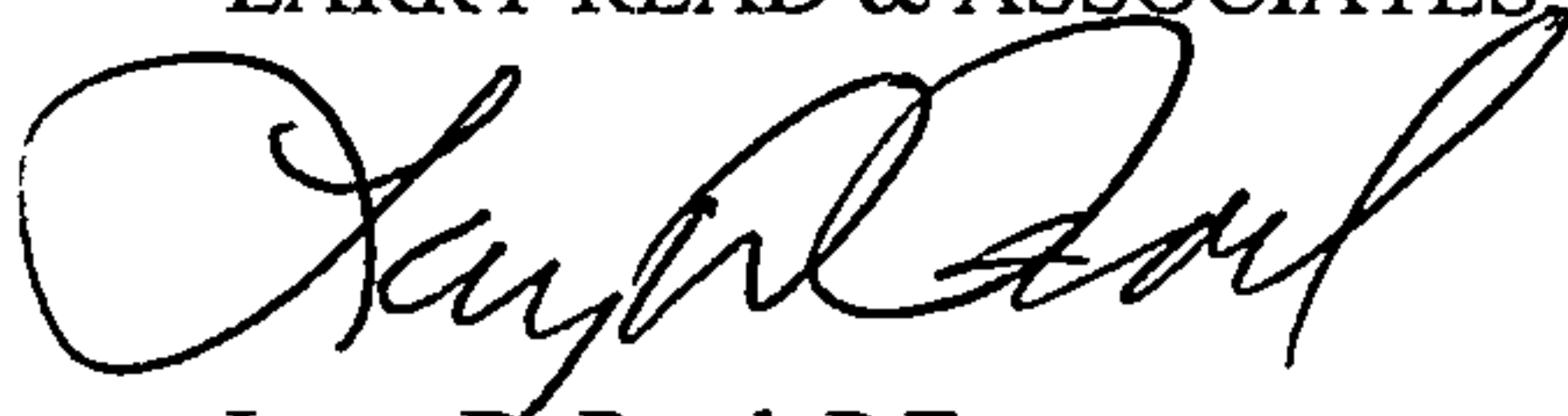
The basis for the lot layout was to maximize lot size while providing sufficient number of lots to make the subdivision economically feasible. The orientation of the lots was selected to facilitate drainage while providing the best views of both the mountains and night lights of the valley.

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 Rizvi at 298-3477.

Sincerely,  
LARRY READ & ASSOCIATES, Inc.



Larry D. Read, P.E.



# City of Albuquerque

*Kumail*

**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 Sunnyside NE, Suite C 87111  
PHONE/FAX #: 237-8421 (ph) 237-8422 (fax)

Thank you for your inquiry of 7-27-04 requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 17 & 18, Block 2, Tract 2, Unit 3 - Located on Oakland between Wyoming Blvd & Louisiana Blvd.  
zone map page(s) C-15-2

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  
2229 RS. Gorman Ave NE, 187132  
797-0853 (h)  
Joe Yurdumian  
7801 RS. Gorman Ave. NE. 187122-278  
797-1851 (h)

The Quail Springs  
Neighborhood Association  
Contact: Geldiala 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 (X)

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

Sincerely,  
[Signature]  
OFFICE OF NEIGHBORHOOD COORDINATION

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

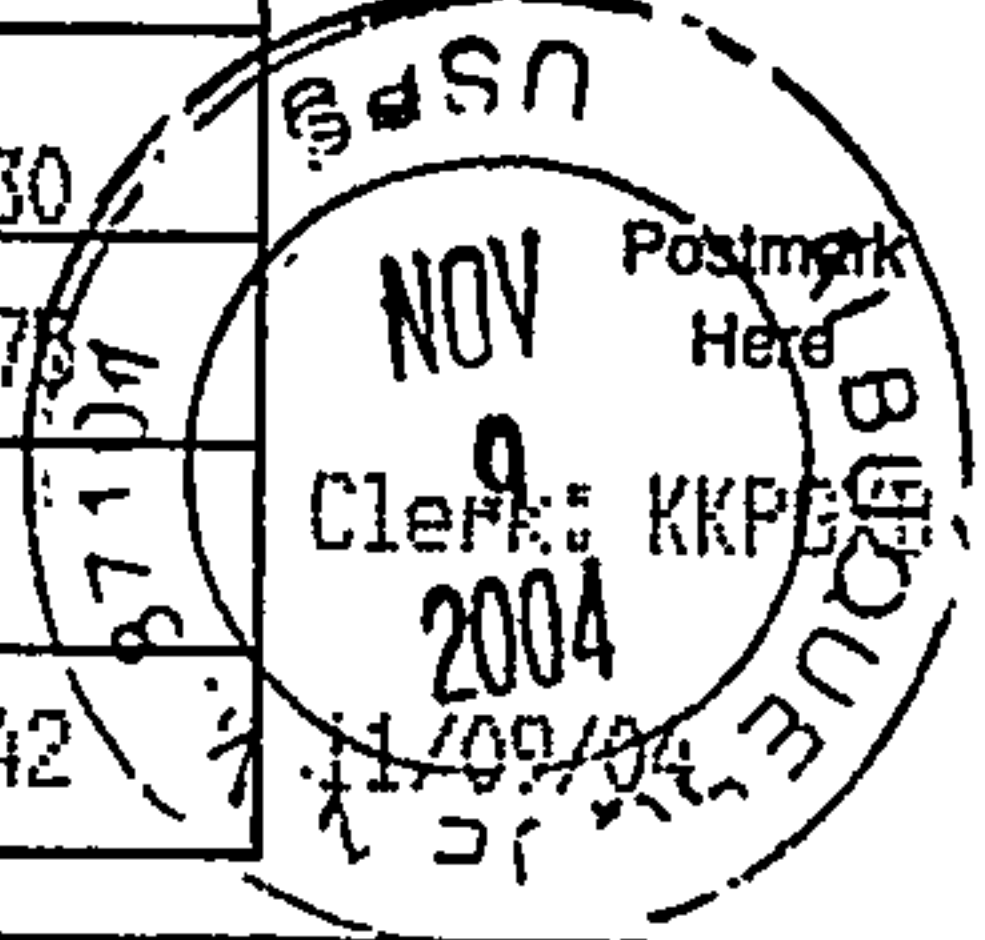
7004 1160 0002 8661 9319

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**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)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>	



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

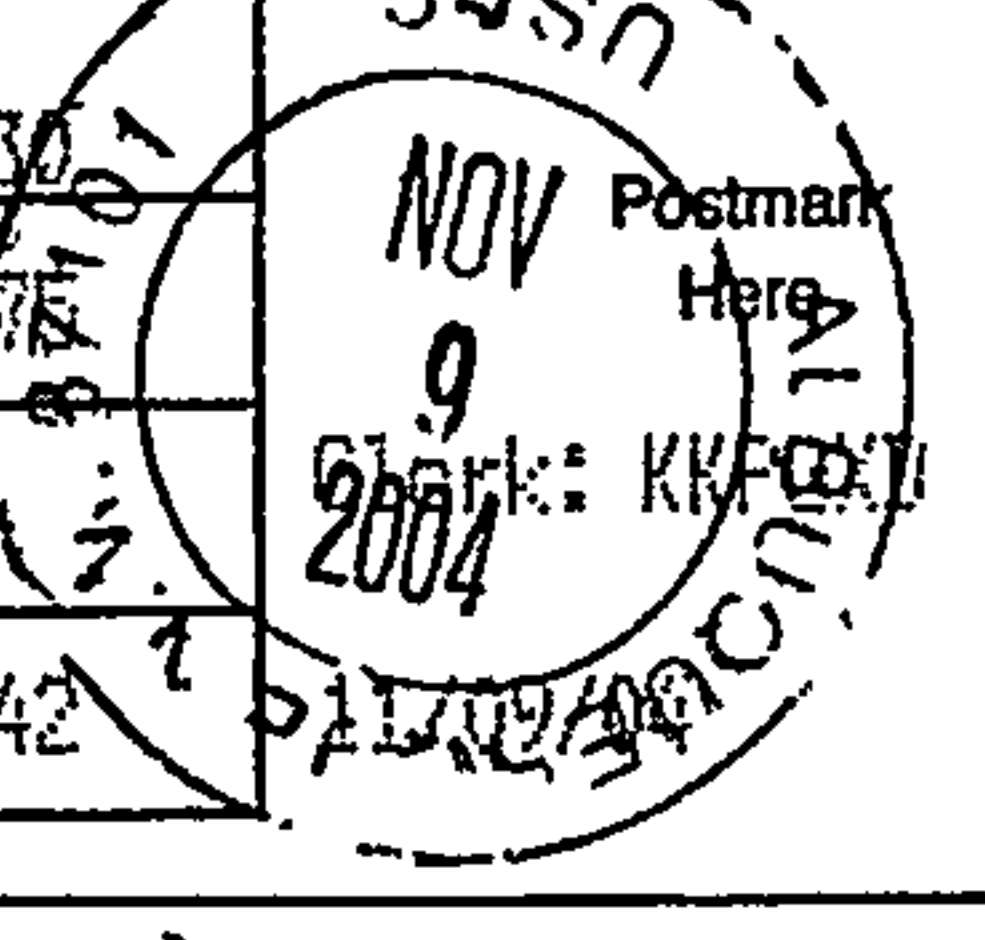
7004 1160 0002 8661 9487

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87122

Postage	\$ 0.37	UNIT ID: 0101
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>	



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

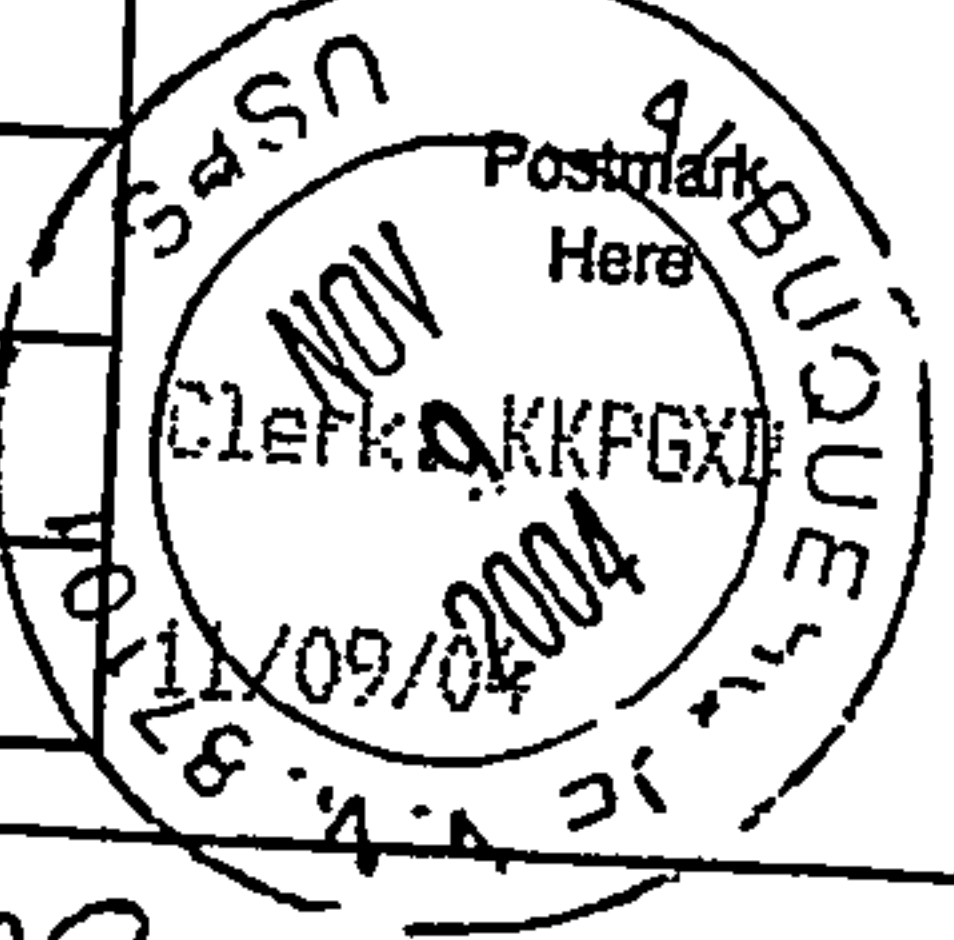
7004 1160 0002 8661 9524

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87113

Postage	\$ 0.37	UNIT ID: 0101
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 2.67</b>	



Sent To Goldialy 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

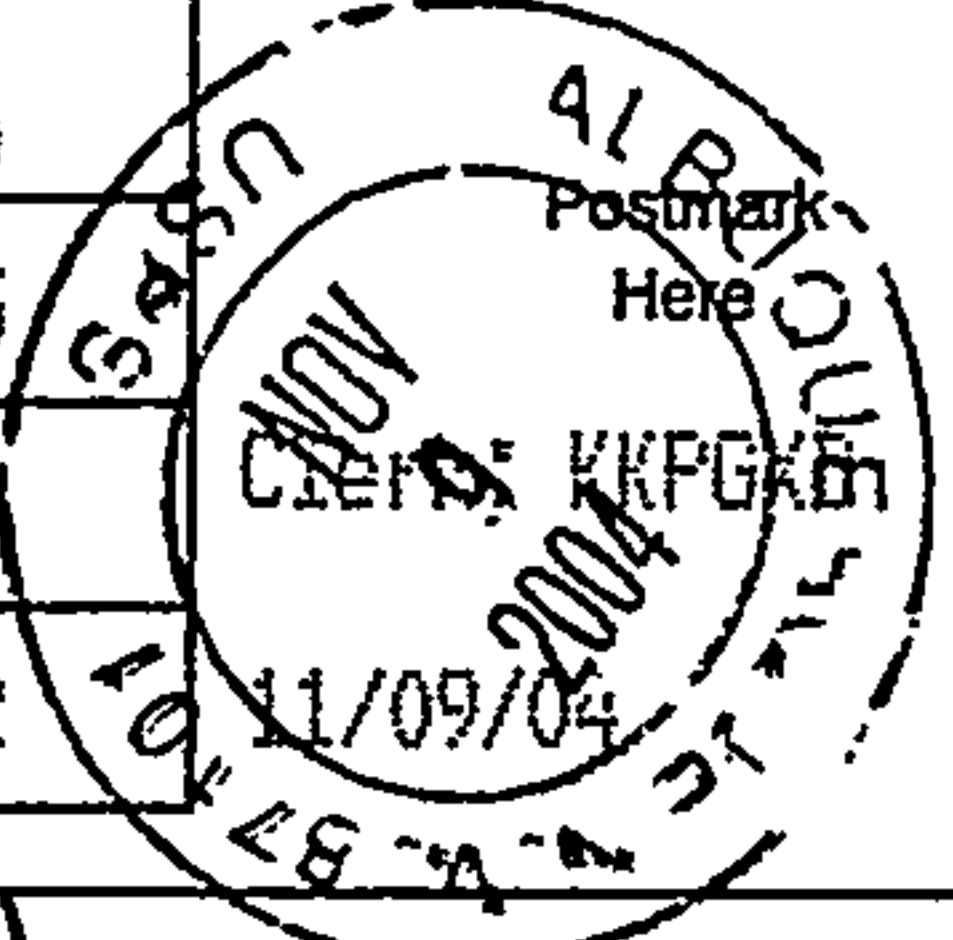
7004 1160 0002 8661 9505

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87122

Postage	\$ 0.37	UNIT ID: 0101
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>	



Sent To Jay Rowland  
 Street, Apt. No., or PO Box No. 7729 RS Gorman NE  
 City, State, ZIP+4 Albuquerque NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

November 9, 2004

Joe Yardumian  
Noreste Neighborhood Association  
7801 RS Gorman AVE NE  
Albuquerque, NM 87122

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

Dear Mr. Yardumian:

The developer of Lot 17 and 18, 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 eight 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

Jay Rowland  
Noreste Neighborhood Association  
7729 RS Gorman AVE NE  
Albuquerque, NM 87122

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

Dear Mr. Rowland:

The developer of Lot 17 and 18, 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 eight 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 kumail Subdivision  
Oakland Ave. NE west of Wyoming Blvd. NE

Dear Mr. Stone:

The developer of Lot 17 and 18, 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 eight 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

Susan P Browne  
Quail Springs Neighborhood Association  
7411 Quail Springs Ave NE  
Albuquerque, NM 87113

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

Dear Ms Browne:

The developer of Lot 17 and 18, 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 eight 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

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

PAID RECEIPT

APPLICANT NAME ADIL RIZVI  
AGENT LARRY READ & ASSOC  
ADDRESS 4800 Juan Tabo  
PROJECT & APP # 100377 9/04 DRB 01754, 01755, 01756, 01757  
PROJECT NAME NAA Lt 17518 Bk 2

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 825.00 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

\$ 920.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

11/10/2004 4:49PM LOC: ANNX  
RECEIPT# 00031774 WSH# 008 TRANSH# 0045  
Counter Receipt# 0006/21/04 Fund 0110  
Activity 4983000 TRSKAL  
Trans Amt \$920.00  
J24 Misc \$825.00

Thank You

11/10/2004 4:49PM LOC: ANNX  
RECEIPT# 00031775 WSH# 008 TRANSH# 0045  
Account 441018 Fund 0110  
Activity 4971000 TRSKAL  
Trans Amt \$920.00  
J24 Misc \$75.00  
CK \$920.00  
CHANGE \$0.00

Thank You

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

11/10/2004            4:48PM            LOC: ANNX  
RECEIPT# 00031773    WS# 008    TRANS# 0045  
Account 441032            Fund 0110  
Activity 3424000                            TRSKAL  
Trans Amt                            \$920.00  
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 \$3.50 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.

 11/10/04  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11-10-04,   
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003779



\*\*\*

**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]**

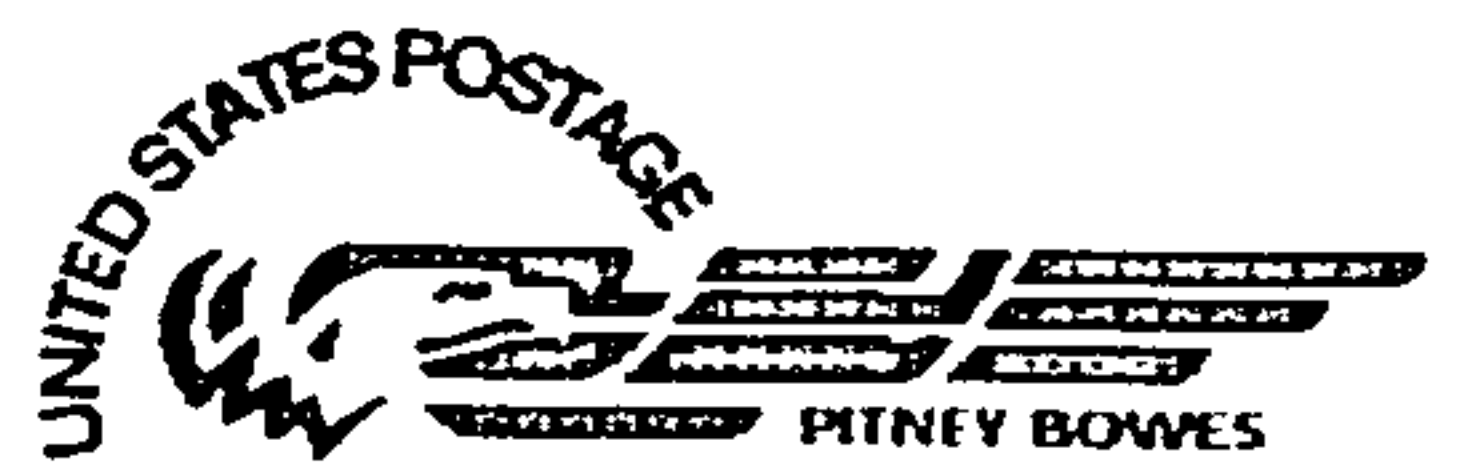
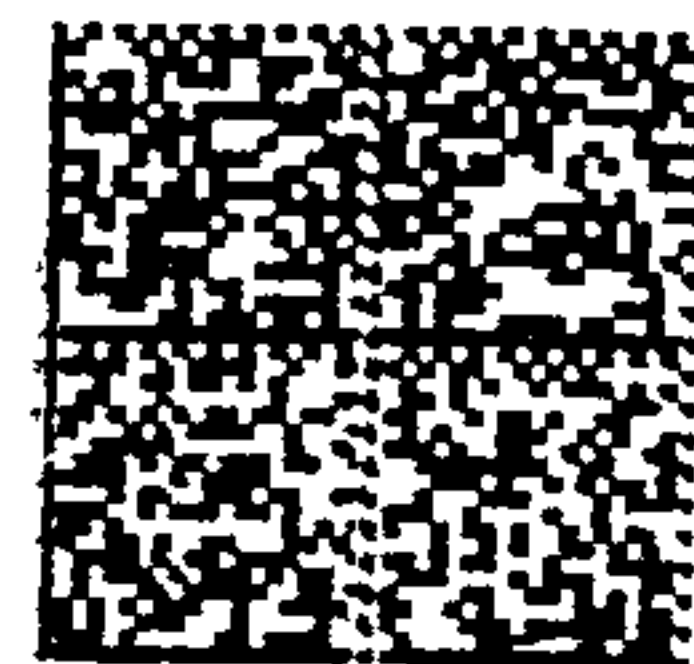
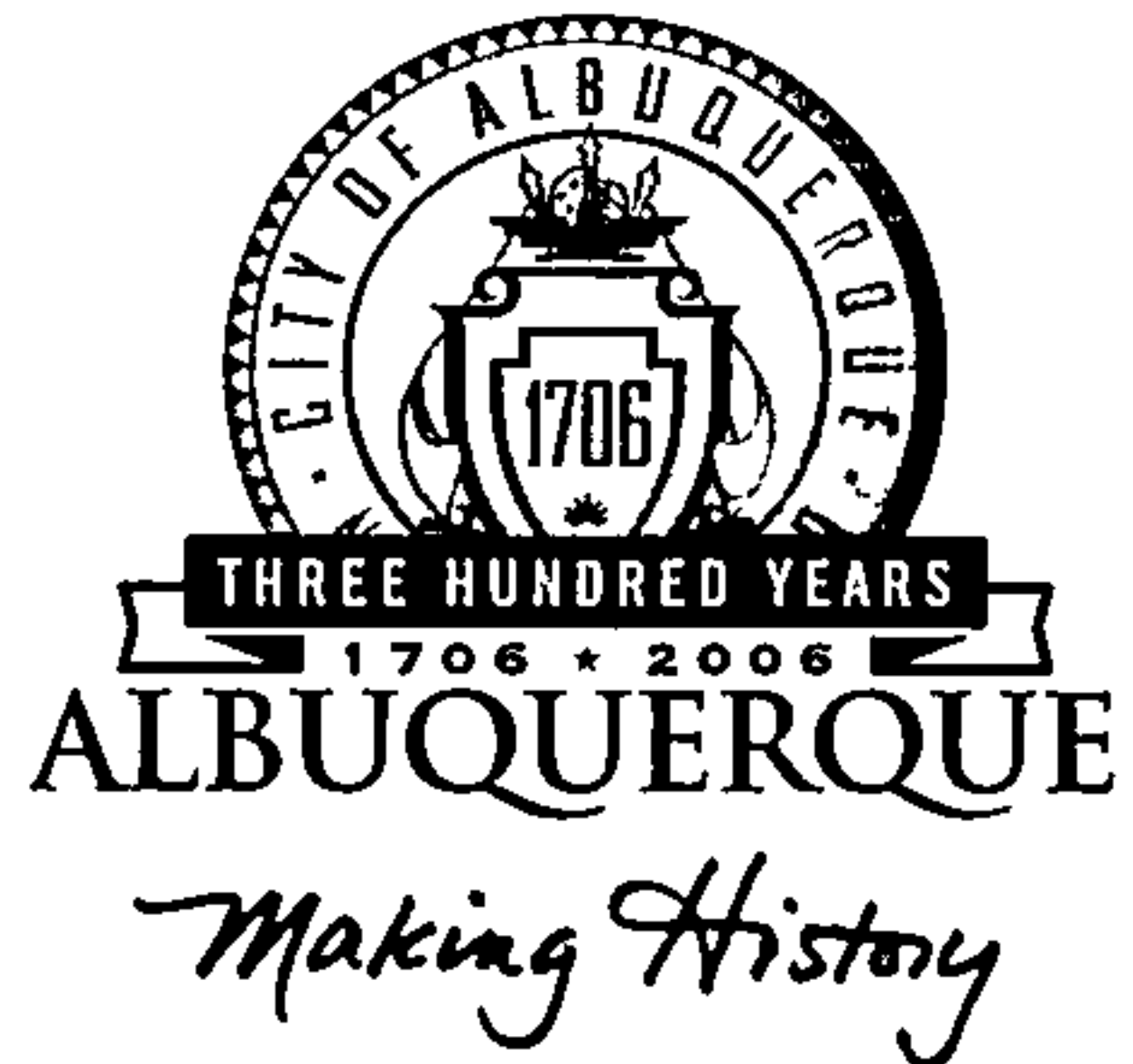
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need 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

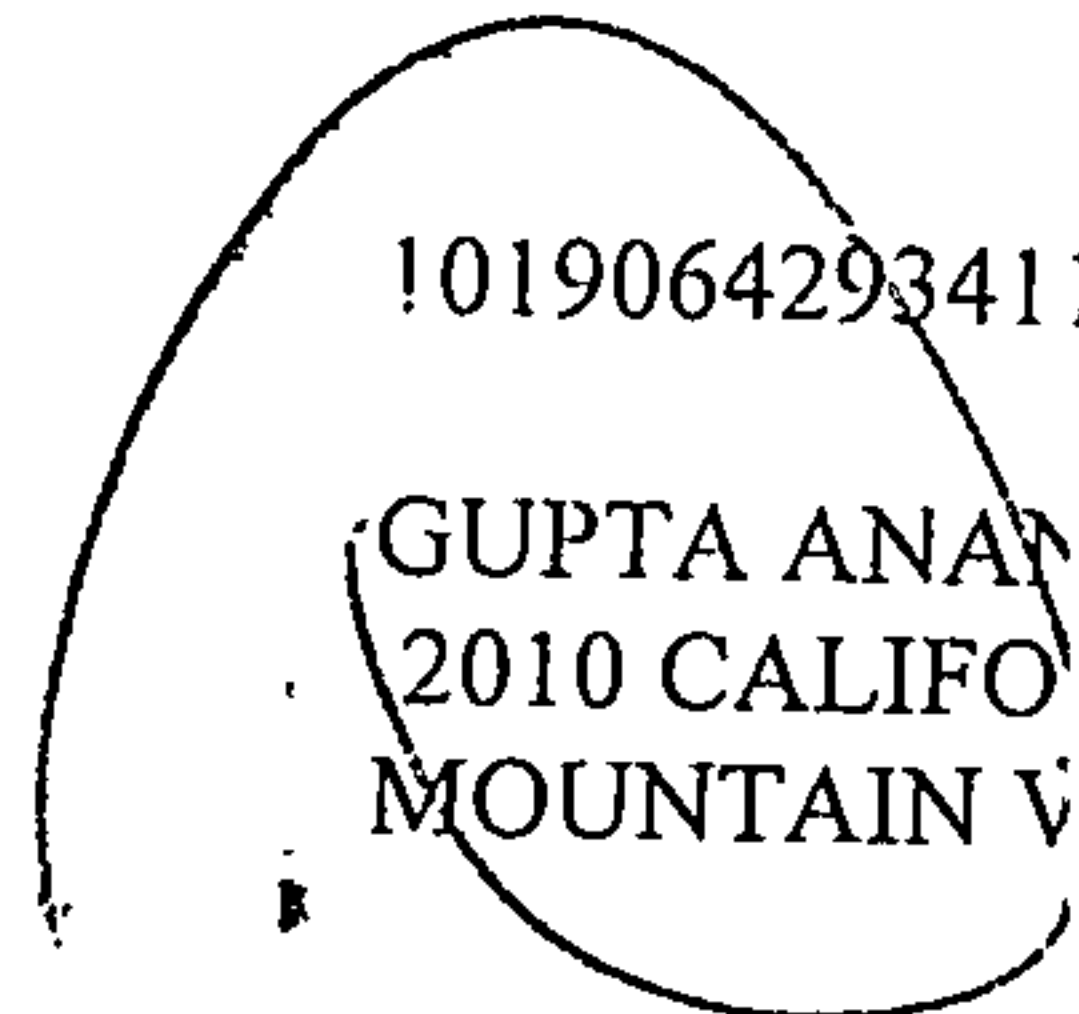


02 1A \$ 00.37<sup>0</sup>  
0004329277 NOV 19 2004  
MAILED FROM ZIP CODE 87102

Zoning Enforcement

600 2nd St., NW - 7th Flr.

Albuquerque, NM 87102



!01906429341110631

GUPTA ANAN  
2010 CALIFO  
MOUNTAIN V

GUPTO10\* 940402025 1A03 23 11/26/04  
FORWARD TIME EXP RTN TO SEND  
GUPTA  
482 THOMPSON AVE  
MOUNTAIN VIEW CA 94043-2740

RETURN TO SENDER

94040+1767 27

ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREIN, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, PAGE 20.

**LEGAL DESCRIPTION**



**100-YEAR HYDROLOGIC CALCULATIONS**

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (cu-ft)	V (10 day) (acre-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)					
<b>EXISTING CONDITIONS</b>										
BASIN #1	0.3798	100.00	0.00	0.00	0.00	0.68	0.02	910	0.02	910
BASIN #2	0.7622	100.00	0.00	0.00	0.00	0.68	0.02	910	0.02	910
BASIN #3	0.2774	100.00	0.00	0.00	0.00	0.68	0.02	665	0.02	665
TOTAL	1.4394						0.06	2,484	0.06	2,484
<b>PROPOSED CONDITIONS</b>										
BASIN #1	0.3798	0.00	21.63	27.86	51.11	1.78	0.06	2,425	0.06	4,046
BASIN #2	0.7622	0.00	6.21	14.49	79.30	2.12	0.14	6,007	0.26	11,196
BASIN #3	0.2774	0.00	16.90	39.44	43.68	1.69	0.04	1,706	0.06	2,718
TOTAL	1.4394						0.23	10,138	0.41	17,948
<b>EXCESS PRECIP.</b>										
		0.68	0.62	1.29	2.36	E (in)				
<b>PEAK DISCHARGE</b>										
		1.87	2.6	3.45	5.02	Q <sub>p</sub> (cfs)				
<b>WEIGHTED E (in) = (E<sub>A</sub>)(%A) + (E<sub>B</sub>)(%B) + (E<sub>C</sub>)(%C) + (E<sub>D</sub>)(%D)</b>										
<b>V<sub>6hr</sub> (acre-ft) = (WEIGHTED E)(AREA)/12</b>										
<b>V<sub>10day</sub> (acre-ft) = V<sub>6hr</sub> + (A<sub>0</sub>)(P<sub>10day</sub> - P<sub>6hr</sub>)/12</b>										
<b>Q (cfs) = (Q<sub>p</sub>)(A<sub>0</sub>) + (Q<sub>p</sub>)(A<sub>1</sub>) + (Q<sub>p</sub>)(A<sub>2</sub>) + (Q<sub>p</sub>)(A<sub>3</sub>)</b>										
<b>ZONE = 3</b>										
<b>P<sub>6hr</sub> (in.) = 2.60</b>										
<b>P<sub>10day</sub> (in.) = 3.10</b>										
<b>P<sub>heavy</sub> (in.) = 4.80</b>										

**DRAINAGE INFORMATION**

**LOCATION & DESCRIPTION**

THE PROPOSED SITE IS 2.00 ACRES LOCATED ON THE NORTH SIDE OF OAKLAND AVENUE AT THE NORTHWEST CORNER WITH WYOMING AS SEEN ON THE ATTACHED VIGNETTE MAP. THE SITE IS CURRENTLY UNDEVELOPED. THE LOTS TO THE NORTH AREA ALSO UNDEVELOPED. THE LOT TO THE WEST IS DEVELOPED AS A WALLED RESIDENTIAL SUBDIVISION. WYOMING BOULEVARD BORDERS THE EAST SIDE OF THE SITE AND OAKLAND AVENUE BORDERS THE SOUTH PROPERTY LINE. THE PROPOSED DEVELOPMENT WILL BE TEN (10) SINGLE FAMILY RESIDENTIAL LOTS ON CUL-DE-SACS.

**FLOODPLAIN STATUS**

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 3500C0141 F, DATED NOVEMBER 19, 2003 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

**METHODOLOGY**

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

**PRECIPITATION**

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

**EXISTING DRAINAGE**

THIS LOT TO THE WEST IS A DEVELOPED WALLED COMMUNITY WITH THE DEVELOPED DRAINAGE CONVEYED TO OAKLAND AVENUE AND AWAY FROM THIS SITE. THE LOT TO THE NORTH IS UNDEVELOPED BUT DUE TO THE EXISTING RIDGE LINE NEAR THE NORTH PROPERTY LINE OF THIS SITE, THE RUNOFF DIRECTION IS TOWARD THE NORTHEAST AWAY FROM THIS LOT. OAKLAND AVENUE, BORDERING THE SITE ON THE SOUTH, IS A CURBED SECTION THAT WILL CONTAIN THE RUNOFF AND CONVEY IT WEST TO THE EXISTING STORM DRAIN SYSTEM IN OAKLAND TO THE WEST.

ALTHOUGH WYOMING BOULEVARD HAS TEMPORARY CURBS ON THE WEST SIDE WHERE IT BORDERS THIS SITE, IT HAS A DIP SECTION TO ALLOW THE RUNOFF IN THE LA CUEVA ARROYO TO CROSS INTO THE SOIL CEMENT LINED SWALE AT THE NORTHEAST CORNER OF THIS SITE. THE RUNOFF IN THE ARROYO IS CONTAINED IN THE CHANNEL SECTION WHICH PROTECTS THIS SITE FROM THE FLOW BY USE OF THE EXISTING SOIL CEMENT BERM.

RUNOFF FROM THIS SITE IS TOWARD THE WEST AND SOUTHWEST IN A COMBINATION OF SHALLOW SHEET FLOW WITH SOME MINOR CONCENTRATED FLOW IN THE SWALE IN THE SOUTHEAST CORNER OF THE SITE. DUE TO A MINOR RIDGE LINE THAT RUNS IN AN EAST/WEST DIRECTION THROUGH THE CENTER OF THE SITE, SOME RUNOFF, IN THE UNDEVELOPED STATE, FROM THE NORTHERN PORTION PORTION OF THE SITE FLOWS INTO THE ADJACENT LOT (LOT 19). THE RUNOFF FROM THE SOUTHERN PORTION OF THE SITE COLLECTS IN OAKLAND AVENUE.

**DEVELOPED CONDITION**

THIS SITE WILL BE DEVELOPED WITH THE LOTS NORTH OF EAST/WEST PORTION OF KUMAL COURT (EXCEPT FROM LOT 3 ON THE WEST END) AND THE LOTS EAST OF THE WEST PORTION OF KUMAL COURT DRAINING TO KUMAL. KUMAL COURT WILL CONVEY THE RUNOFF DIRECTLY TO OAKLAND AVENUE. LOTS 2 AND 3 ON THE WEST END OF THE SITE ARE PROPOSED TO DRAIN WEST INTO A 6-FOOT WIDE GRAVEL/PANE CHANNEL (IN A DESIGNATED DRAINAGE EASEMENT) ALONG THE WEST PROPERTY LINE. THE CHANNEL WILL DIRECT THE RUNOFF INTO OAKLAND THROUGH A SIDEWALK CULVERT. LOT 1 WILL DRAIN TOWARD ITS SOUTHWEST CORNER AND DISCHARGE DIRECTLY INTO OAKLAND THROUGH AN 8' X 16' OPENING IN THE SITE WALL. BECAUSE OF THE GRADING PROPOSED IN THIS GRADING PLAN, THE RUNOFF FROM THIS SITE THAT NOW FLOWS INTO LOT 19 TO THE WEST WILL BE CUT OFF AND DIRECTED AWAY FROM THAT LOT.

48-FOOT OF THE WESTERN PORTION OF THE SITE WILL BE DEDICATED TO THE CITY AS REQUIRED RIGHT-OF-WAY FOR FUTURE WIDENING OF WYOMING BOULEVARD. THIS AREA OF LAND CURRENTLY DRAINS TOWARD THE WEST AND SOUTHWEST JUST AS THE BALANCE OF THE SITE DOES. DUE TO THE PROPOSED LAYOUT OF THIS SUBDIVISION, THE EXISTING RUNOFF FROM THE 48-FOOT STRIP WOULD FLOW DIRECTLY INTO THE NEW LOTS. THIS PLAN HAS PROPOSED A RETAINING WALL ALONG THE NEW EAST PROPERTY LINE TO ISOLATE THE FLOW. TO PROTECT THE WALL FROM PONDING WATER, A 4:1 FILL SLOPE IS PROPOSED ON THE EAST SIDE OF THE WALL TO PUSH THE PONDING EAST AWAY FROM THE WALL. HOWEVER, THIS EXCESS 48-FOOT OF RIGHT-OF-WAY WILL CONTINUE TO POND UNTIL THE FUTURE WIDENING OF WYOMING IS COMPLETED.

**SIDEWALK DESIGN VARIANCE**  
NO SIDEWALK

**SIDEWALK DESIGN VARIANCE**  
6' SIDEWALK @ BACK OF CURB  
NARROW RIGHT-OF-WAY

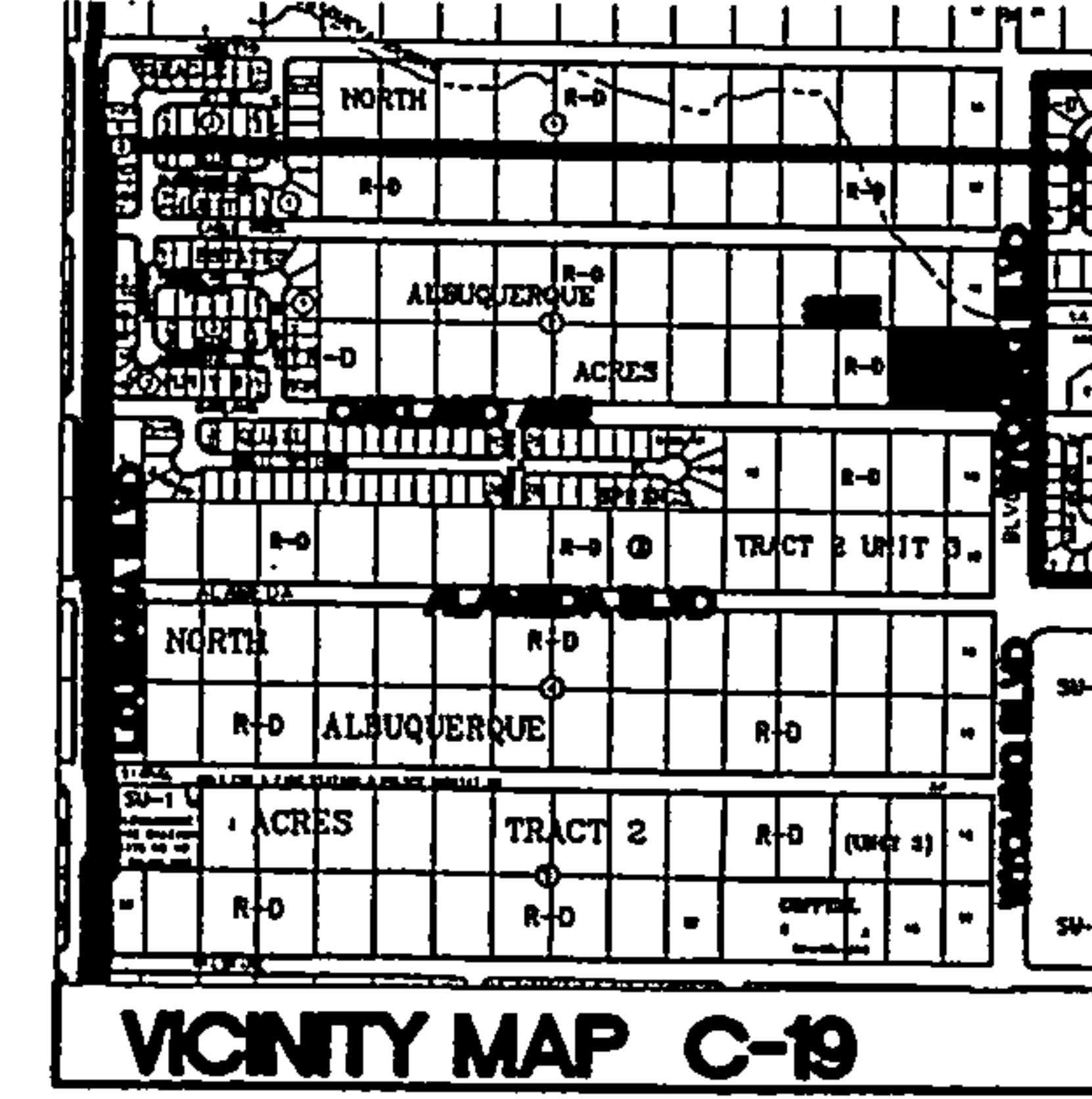
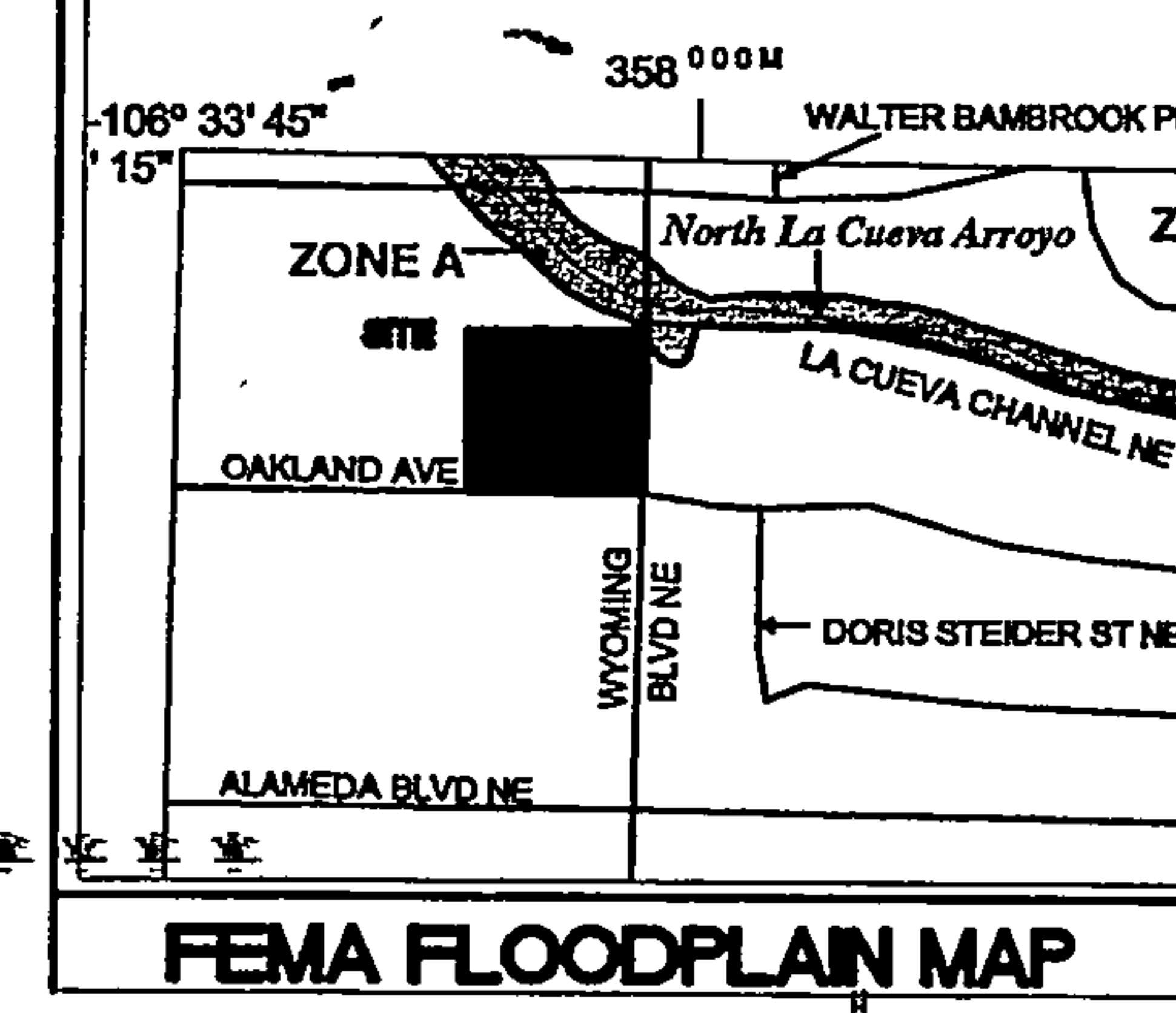
**SIDEWALK DEFERRAL**

LARRY READ & ASSOCIATES, Inc.  
Civil Engineers  
4800-C Juan Tabo Blvd. NE  
Albuquerque, New Mexico 87111  
(505) 237-8421

**EXHIBIT C**

Date 11/08/04

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		TITLE: <b>KUMAL SUBDIVISION GRADING AND DRAINAGE PLAN</b>	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/YR.	NO./DAY/YR.
PROJECT NO.		MAP NO.	SHEET OF
DESIGNED BY: ERA		DATE: AUGUST 2004	
DRAWN BY: ERA		DATE: AUGUST 2004	
CHECKED BY: ERA		DATE: AUGUST 2004	
REVISIONS	NO.	DATE	BY
DESIGN			



LOT 14 BLOCK 2  
TRACT 2 UNIT 3  
ALBUQUERQUE ACRES  
(FILED 9/10/1931 VOL. D1, P. 20)

LOT 15 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
(FILED 9/10/1931 VOL. D1, P. 20)

EG 82.0 (NB)  
EG 82.8 (E)  
EG 82.0 (SB)

NEW 5' WIDE DRAINAGE  
EASEMENT TO SERVE LOTS  
2 AND 3

5' WIDE X 0.5' DEEP "V" CHANNEL  
LINED WITH GRAVEL PAVE 2  
BY INVISIBLE STRUCTURES  
(OR APPROVED EQUAL)  
PER MANUFACTURERS  
SPECIFICATIONS.

LOT 19 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
(FILED 9/10/1931 VOL. D1, P. 20)

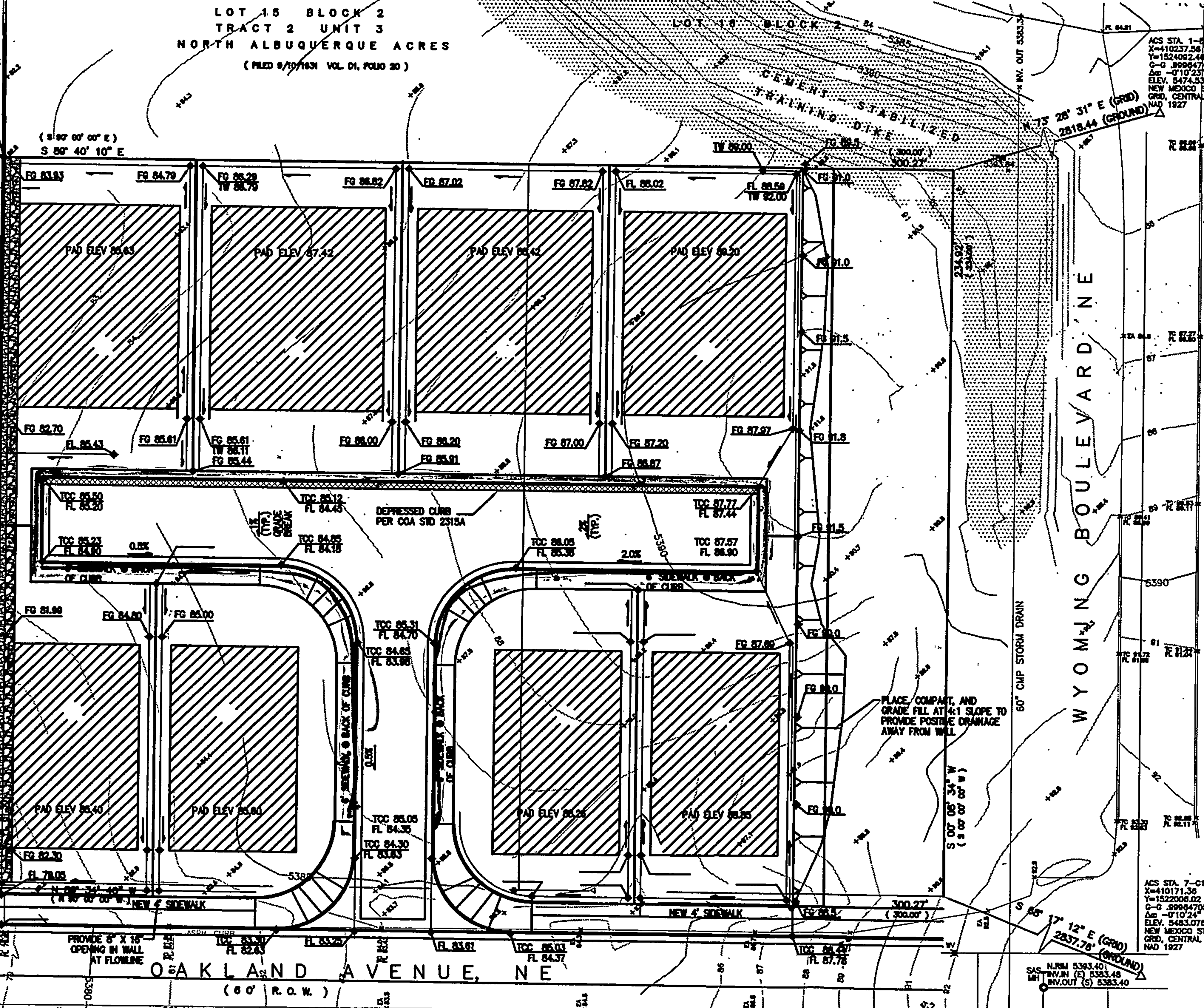
24" SW CULVERT  
PER DWG 2230  
TS 79.72  
RV 79.05

CONC. SIDEWALK

PROVIDE 6" X 16" OPENING IN WALL AT FLOWLINE

24" SIDEWALK

24" SIDEWALK



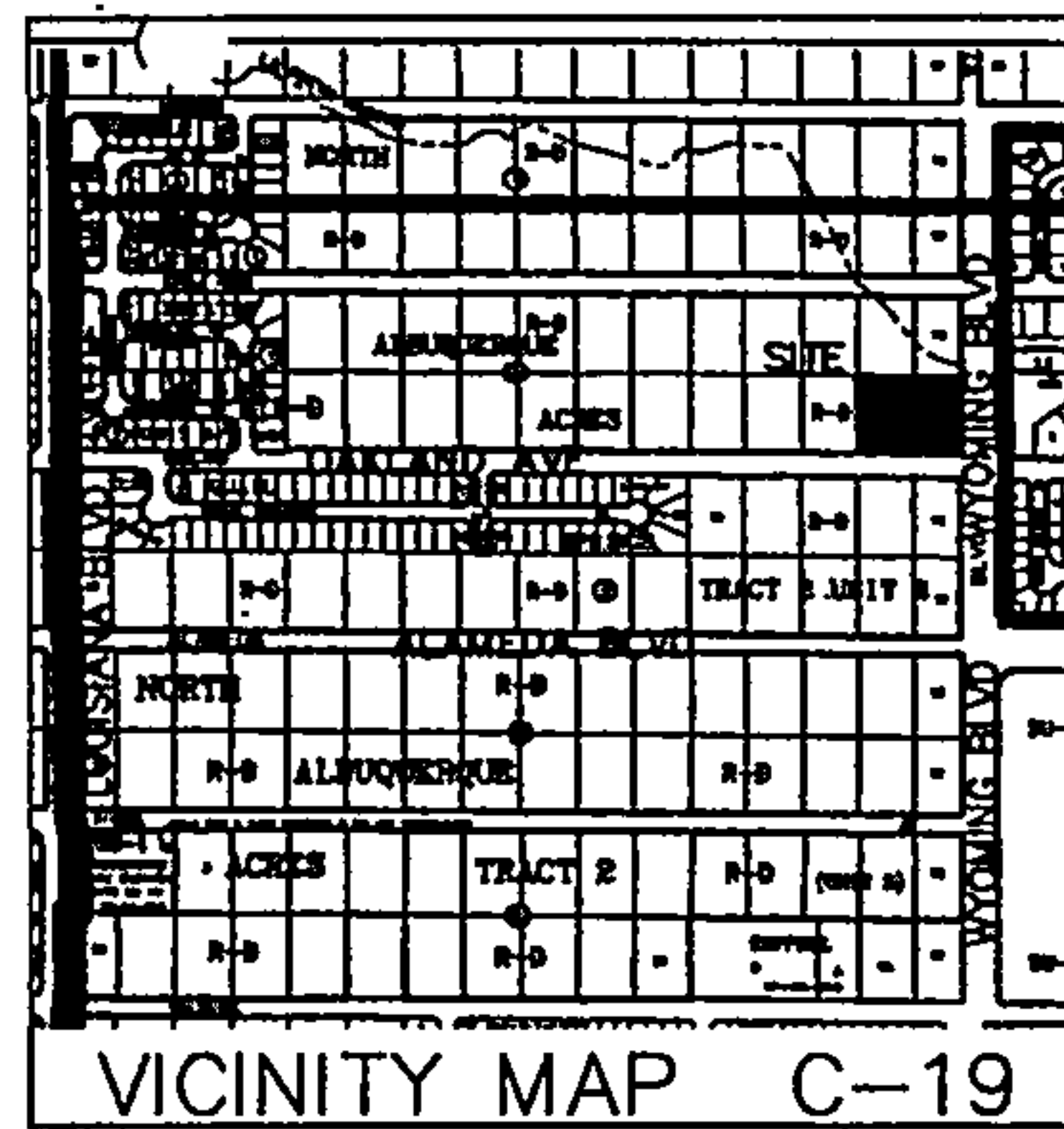
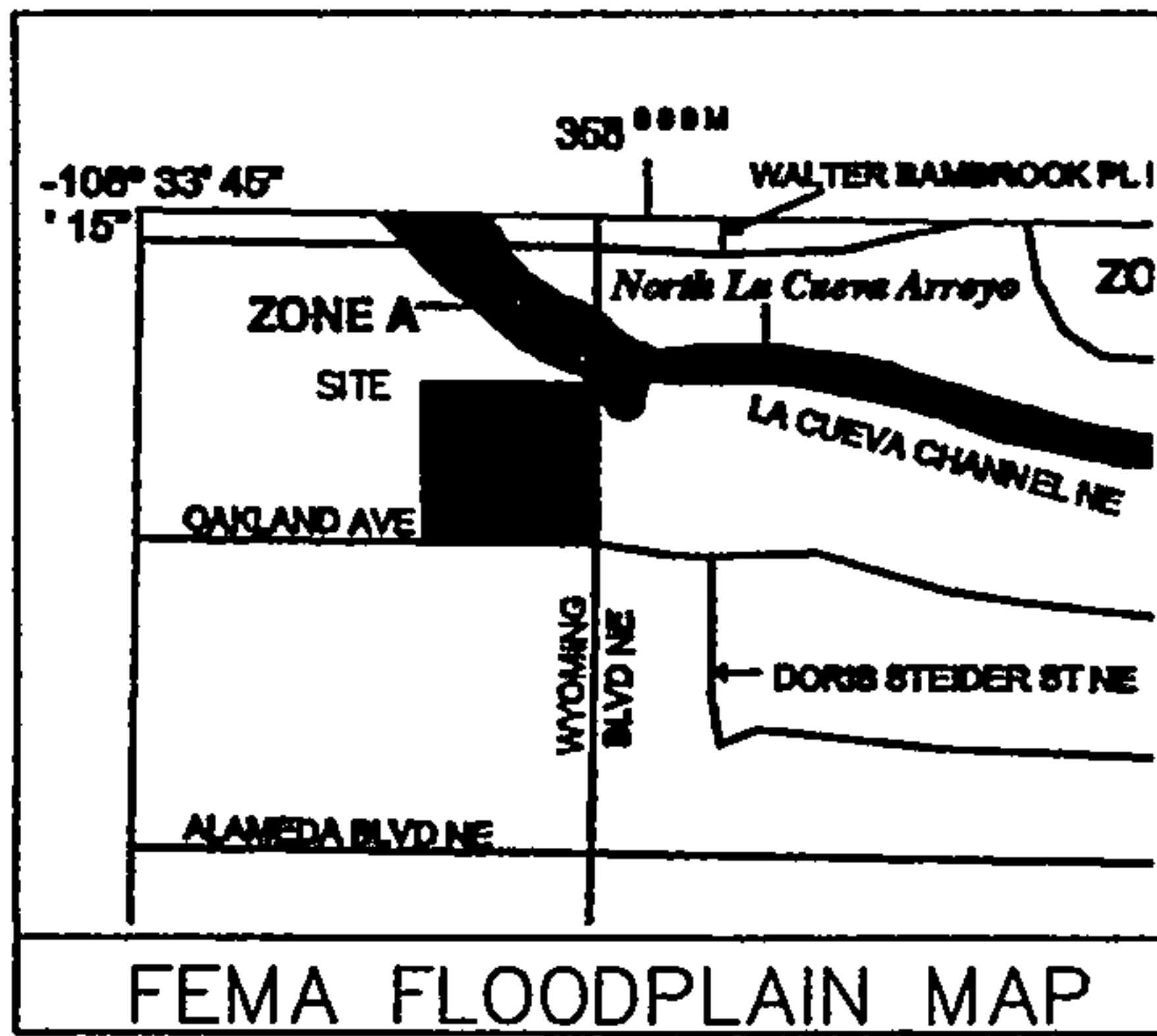
ACS STA. 7-019  
X=410171.36  
Y=1522008.02  
G-G 399847955  
A= -01072.4  
ELEV. 5483.076  
NEW MEXICO STATE PLANE  
CRD. CENTRAL ZONE  
NAD 1927

N.M.M. 5393.40  
SAS. TRV. IN (E) 5393.48  
M.H. INV. OUT (S) 5393.40

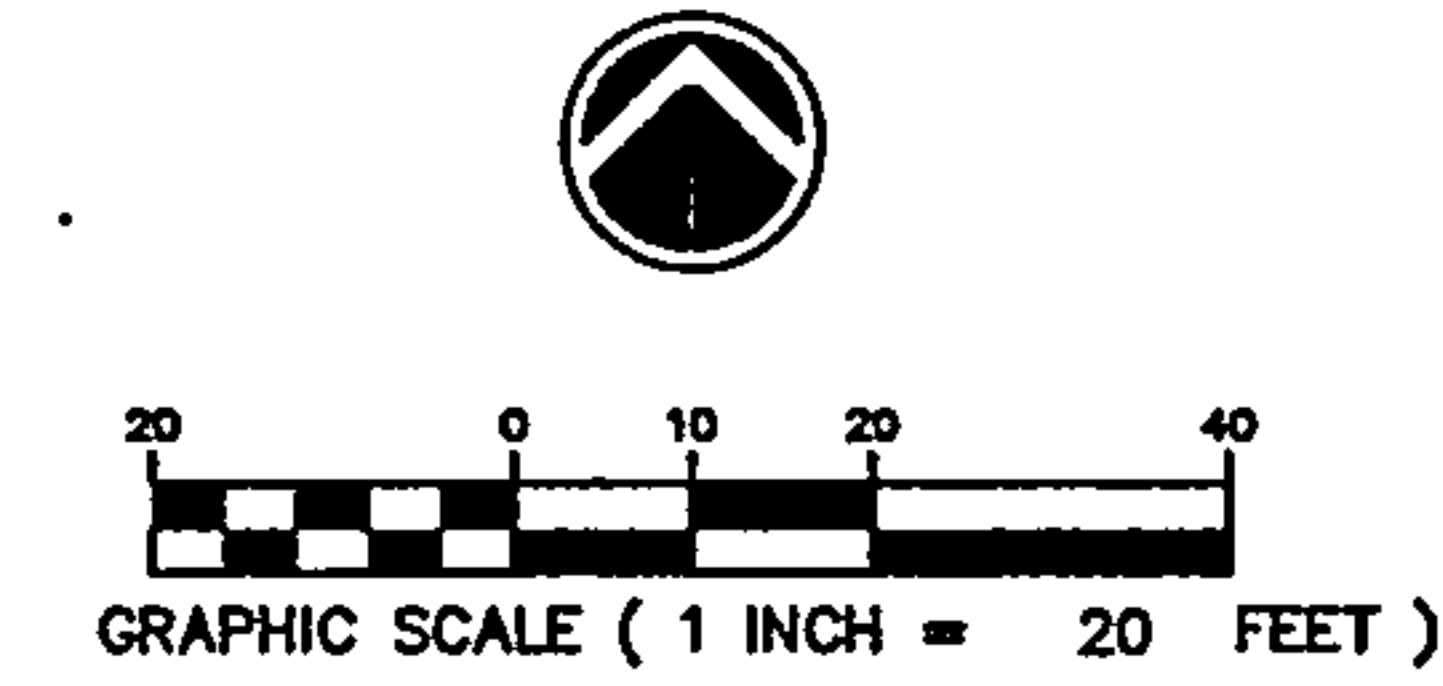
ACS STA. 1-820  
X=410237.98  
Y=1524092.48  
G-G 399847950  
A= -01072.3  
ELEV. 5474.533  
NEW MEXICO STATE PLANE  
CRD. CENTRAL ZONE  
NAD 1927

1 5376.17  
2 (N) 5378.24  
3 (W) 5378.23  
4 (E) 5378.24

Prison  
Approved  
by  
SAC



LOTS 17 AND 18, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, PAGE 20.



100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acres)	LAND TREATMENT				WEIGHTED E (in)	V (8-hr) (cu-ft)	V (24-hr) (cu-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)					
BASIN #1	0.3798	100.00	0.00	0.00	0.00	0.02	810	0.02	810	0.71
BASIN #2	0.7822	100.00	0.00	0.00	0.00	0.02	910	0.02	910	1.46
BASIN #3	0.2774	100.00	0.00	0.00	0.00	0.02	895	0.02	895	0.52
TOTAL	1.4394					0.02	2,484	0.06	2,484	2.69

BASIN #	AREA (acres)	PROPOSED CONDITIONS				WEIGHTED E (in)	V (8-hr) (cu-ft)	V (24-hr) (cu-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)					
BASIN #1	0.3798	0.00	21.03	27.86	51.11	1.78	2,426	0.06	4,043	1.55
BASIN #2	0.7822	0.00	8.21	14.49	79.30	2.12	1,614	0.07	11,196	3.63
BASIN #3	0.2774	0.00	18.00	38.44	43.05	1.89	1,708	0.08	2,718	1.11
TOTAL	1.4394					1.83	4,748	0.21	17,949	6.29

EXCESS PRECIP.	0.88	0.82	1.28	2.38	E (in)
PEAK DISCHARGE	1.87	2.6	3.45	5.02	Q <sub>10</sub> (cfs)

WEIGHTED E (in) = (E<sub>1</sub>)(A<sub>1</sub>) + (E<sub>2</sub>)(A<sub>2</sub>) + (E<sub>3</sub>)(A<sub>3</sub>) + (E<sub>4</sub>)(A<sub>4</sub>)  
 V<sub>8hr</sub> (cu-ft) = (WEIGHTED E)(AREA)(12)  
 V<sub>24hr</sub> (cu-ft) = V<sub>8hr</sub> + (A<sub>1</sub>)(P<sub>24</sub> - P<sub>8</sub>)(12)  
 V<sub>10day</sub> (cu-ft) = V<sub>8hr</sub> + (A<sub>1</sub>)(P<sub>10</sub> - P<sub>8</sub>)(12)  
 Q (cfs) = (Q<sub>10</sub>)(A<sub>1</sub>) + (Q<sub>10</sub>)(A<sub>2</sub>) + (Q<sub>10</sub>)(A<sub>3</sub>) + (Q<sub>10</sub>)(A<sub>4</sub>)

DRAINAGE INFORMATION

**LOCATION & DESCRIPTION**  
 THE PROPOSED SITE IS 2.00 ACRES LOCATED ON THE NORTH SIDE OF OAKLAND AVENUE AT THE NORTHWEST CORNER WITH WYOMING AS SEEN ON THE ATTACHED VICINITY MAP. THE SITE IS CURRENTLY UNDEVELOPED. THE LOTS TO THE NORTH AREA ALSO UNDEVELOPED. THE LOT TO THE WEST IS DEVELOPED AS A WALLED RESIDENTIAL SUBDIVISION. WYOMING BOULEVARD BORDERS THE EAST SIDE OF THE SITE AND OAKLAND AVENUE BORDERS THE SOUTH PROPERTY LINE. THE PROPOSED DEVELOPMENT WILL BE TEN (10) SINGLE FAMILY RESIDENTIAL LOTS ON CUL-DE-SACS.

**FLOODPLAIN STATUS**  
 THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141 F, DATED NOVEMBER 18, 2003 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

**METHODOLOGY**  
 THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

**PRECIPITATION**  
 THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

**EXISTING DRAINAGE**  
 THIS LOT TO THE WEST IS A DEVELOPED WALLED COMMUNITY WITH THE DEVELOPED DRAINAGE CONVEYED TO OAKLAND AVENUE AND AWAY FROM THIS SITE. THE LOT TO THE NORTH IS UNDEVELOPED BUT DUE TO THE EXISTING RIDGE LINE NEAR THE NORTH PROPERTY LINE OF THIS SITE, THE RUNOFF DIRECTION IS TOWARD THE NORTHWEST AWAY FROM THIS LOT. OAKLAND AVENUE, BORDERING THE SITE ON THE SOUTH, IS A CURBED SECTION THAT WILL CONTAIN THE RUNOFF AND CONVEY IT WEST TO THE EXISTING STORM DRAIN SYSTEM IN OAKLAND TO THE WEST.

ALTHOUGH WYOMING BOULEVARD HAS TEMPORARY CURBS ON THE WEST SIDE WHERE IT BORDERS THIS SITE, IT HAS A DIP SECTION TO ALLOW THE RUNOFF IN THE LA CUEVA ARROYO TO CROSS INTO THE SOIL CEMENT LINED SWALE AT THE NORTHEAST CORNER OF THIS SITE. THE RUNOFF IN THE ARROYO IS CONTAINED IN THE CHANNEL SECTION WHICH PROTECTS THIS SITE FROM THE FLOW BY USE OF THE EXISTING SOIL CEMENT BERM.

RUNOFF FROM THIS SITE IS TOWARD THE WEST AND SOUTHWEST IN A COMBINATION OF SHALLOW SHEET FLOW WITH SOME MINOR CONCENTRATED FLOW IN THE SWALE IN THE SOUTHWEST CORNER OF THE SITE. DUE TO A MINOR RIDGE LINE THAT RUNS IN AN EAST/WEST DIRECTION THROUGH THE CENTER OF THE SITE, SOME RUNOFF, IN THE UNDEVELOPED STATE, FROM THE NORTHERN PORTION OF THE SITE FLOWS INTO THE ADJACENT LOT (LOT 19). THE RUNOFF FROM THE SOUTHERN PORTION OF THE SITE COLLECTS IN OAKLAND AVENUE.

**DEVELOPED CONDITION**  
 THIS SITE WILL BE DEVELOPED WITH THE LOTS NORTH OF EAST/WEST PORTION OF KUMAIL COURT (EXCEPT FROM LOT 3 ON THE WEST END) AND THE LOTS EAST OF THE STEM PORTION OF KUMAIL COURT DRAINING TO KUMAIL. KUMAIL COURT WILL CONVEY THE RUNOFF DIRECTLY TO OAKLAND AVENUE. LOTS 2 AND 3 ON THE WEST END OF THE SITE ARE PROPOSED TO DRAIN WEST INTO A 5-FOOT WIDE GRAVEL/PAVE CHANNEL (ON A DEDICATED DRAINAGE EASEMENT) ALONG THE WEST PROPERTY LINE. THE CHANNEL WILL DIRECT THE RUNOFF INTO OAKLAND THROUGH A SIDEWALK CURB. LOT 1 WILL DRAIN TOWARD ITS SOUTHWEST CORNER AND DISCHARGE DIRECTLY INTO OAKLAND THROUGH AN 8' X 16' OPENING IN THE SITE WALL. BECAUSE OF THE GRADING PROPOSED IN THIS GRADING PLAN, THE RUNOFF FROM THIS SITE THAT NOW FLOWS INTO LOT 19 TO THE WEST WILL BE CUT OFF AND DIRECTED AWAY FROM THAT LOT.

48- FEET OF THE WESTERN PORTION OF THE SITE WILL BE DEDICATED TO THE CITY AS REQUIRED RIGHT-OF-WAY FOR FUTURE WIDENING OF WYOMING BOULEVARD. THIS AREA OF LAND CURRENTLY DRAINS TOWARD THE WEST AND SOUTHWEST JUST AS THE BALANCE OF THE SITE DOES. DUE TO THE PROPOSED LAYOUT OF THIS SUBDIVISION, THE EXISTING RUNOFF FROM THE 48-FOOT STRIP WOULD FLOW DIRECTLY INTO THE NEW LOTS. THIS PLAN HAS PROPOSED A RETAINING WALL ALONG THE NEW EAST PROPERTY LINE TO ISOLATE THE FLOW, TO PROTECT THE WALL FROM PONDING WATER, A 4:1 FILL SLOPE IS PROPOSED ON THE EAST SIDE OF THE WALL TO PUSH THE PONDING EAST AWAY FROM THE WALL. HOWEVER, THIS EXCESS 48- FEET OF RIGHT-OF-WAY WILL CONTINUE TO POND UNTIL THE FUTURE WIDENING OF WYOMING IS COMPLETED.

APPROVED FOR ROUGH GRADING

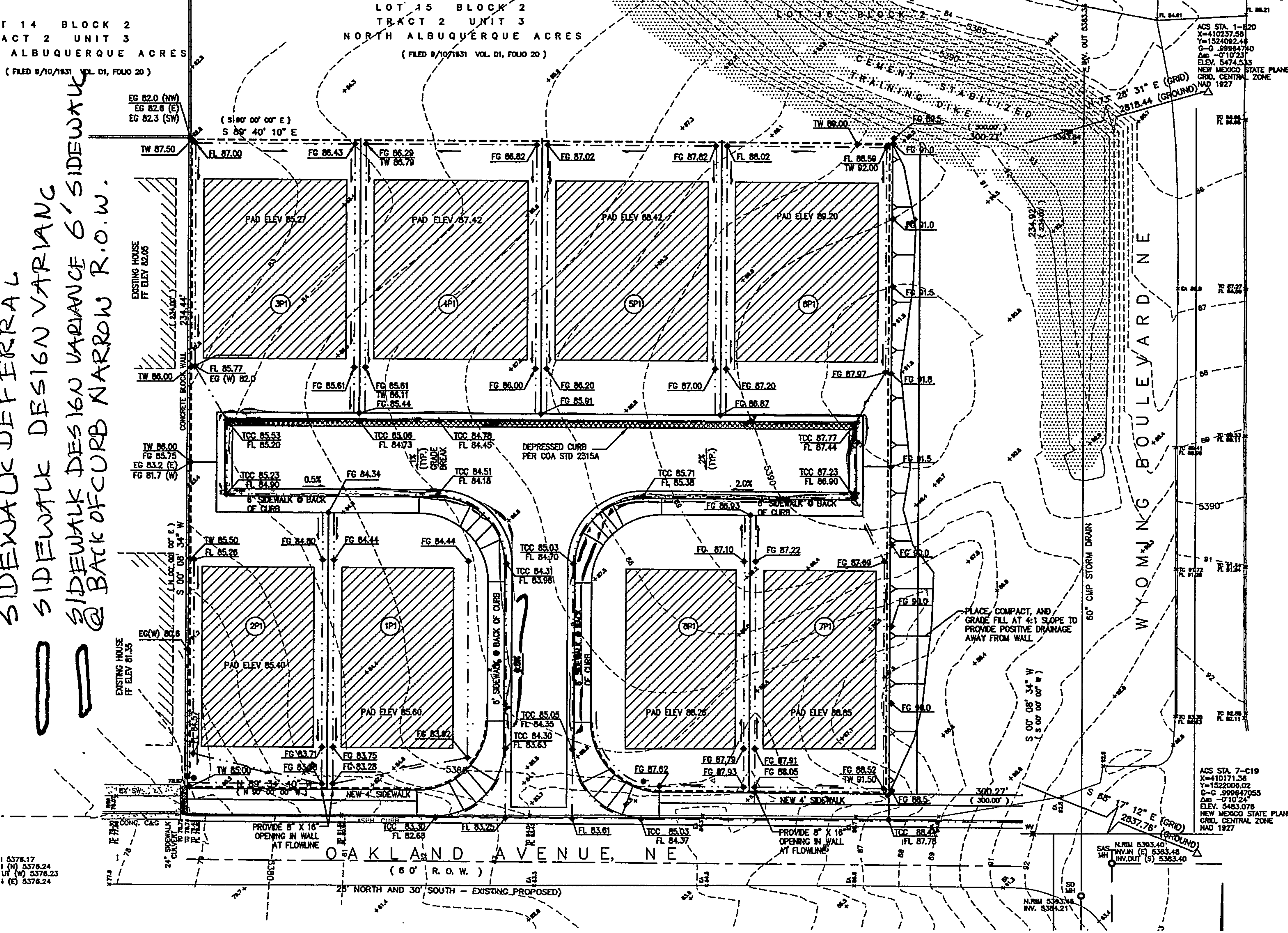
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**EXHIBIT C** LARRY READ & ASSOCIATES, Inc.  
 Civil Engineers  
 4800-C Juan Tabo Blvd. NE  
 Albuquerque, New Mexico 87111  
 (505) 237-8421  
 Date 5/10/06

T 14 BLOCK 2  
 ACT 2 UNIT 3  
 ALBUQUERQUE ACRES  
 (FILED 9/10/1931 VOL. D1, FOLIO 20)

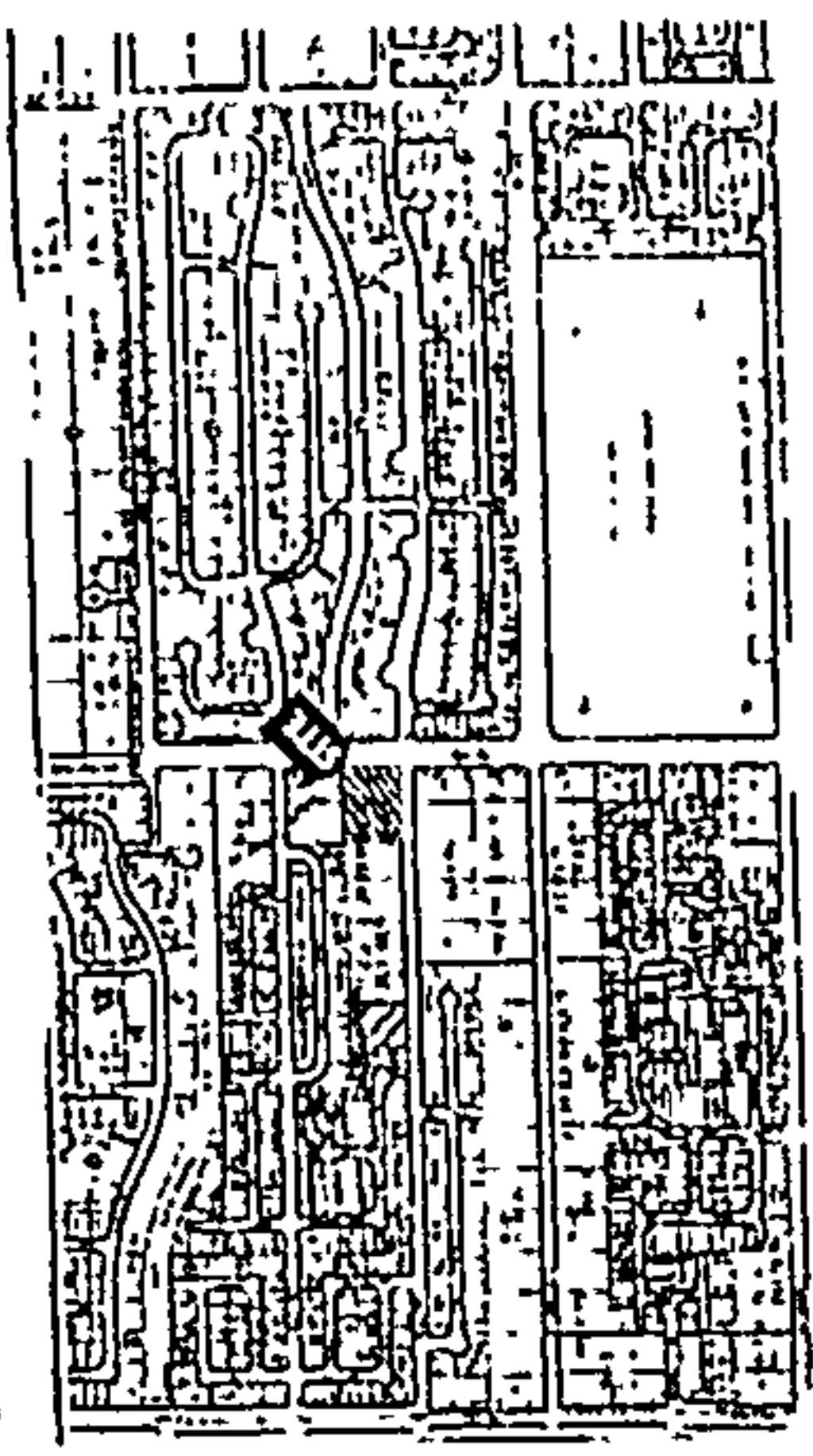
LOT 15 BLOCK 2  
 TRACT 2 UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 (FILED 9/10/1931 VOL. D1, FOLIO 20)

SIDEWALK DEFERRAL  
 SIDEWALK DESIGN VARIANC  
 SIDEWALK DESIGN VARIANCE 6' SIDEWALK @ BACK OF CURB NARROW R.O.W.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	DATE	NO.	DATE
DESIGNED BY	DATE	DATE	DATE	BY	DATE	BY	DATE
APPROVED BY	DATE	ELEVATION = 5474.533 (NOV 20)		REVISIONS	DATE	REVISIONS	DATE
DESIGNED BY	DATE			DESIGN	DATE	DESIGN	DATE
APPROVED BY	DATE			BY	DATE	BY	DATE
DESIGNED BY	DATE			DESIGNED BY	DATE	DESIGNED BY	DATE
APPROVED BY	DATE			DRAWN BY	DATE	DRAWN BY	DATE
DESIGNED BY	DATE			CHECKED BY	DATE	CHECKED BY	DATE
APPROVED BY	DATE						

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: KUMAIL SUBDIVISION GRADING AND DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
DATE	DATE
MO./DAY/YR.	MO./DAY/YR.
PROJECT NO.	MAP NO. C-20
	SHEET 3 OF 7



LOCATION MAP C-19-Z  
SCALE: 1 INCH = 500 FT

PRELIMINARY PLAT OF  
KUMAIL SUBDIVISION  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 11 AND 18, BLOCK 2  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES  
WITHIN PROTECTED SECTION 2, T. 35 N., R. 2 E., 11TH  
ELENA CALLEGOS GRAN  
NOVEMBER 2004

APPROVED:  
*[Signature]*  
Glenn Haukin, P.S.  
City Surveyor, City of Albuquerque, New Mexico

11-9-04  
D/E

Adrian & Shokeel Rizvi  
Owners

**LEGAL DESCRIPTION**  
Lots numbered Sixteen (16) and Eighteen (18) in Block numbered Two (2) Tract 2, Unit 3, North Albuquerque Acres, as the same are shown and designated on the plat hereto, are in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 2003, in Plat Book B-14, 2nd Edition.

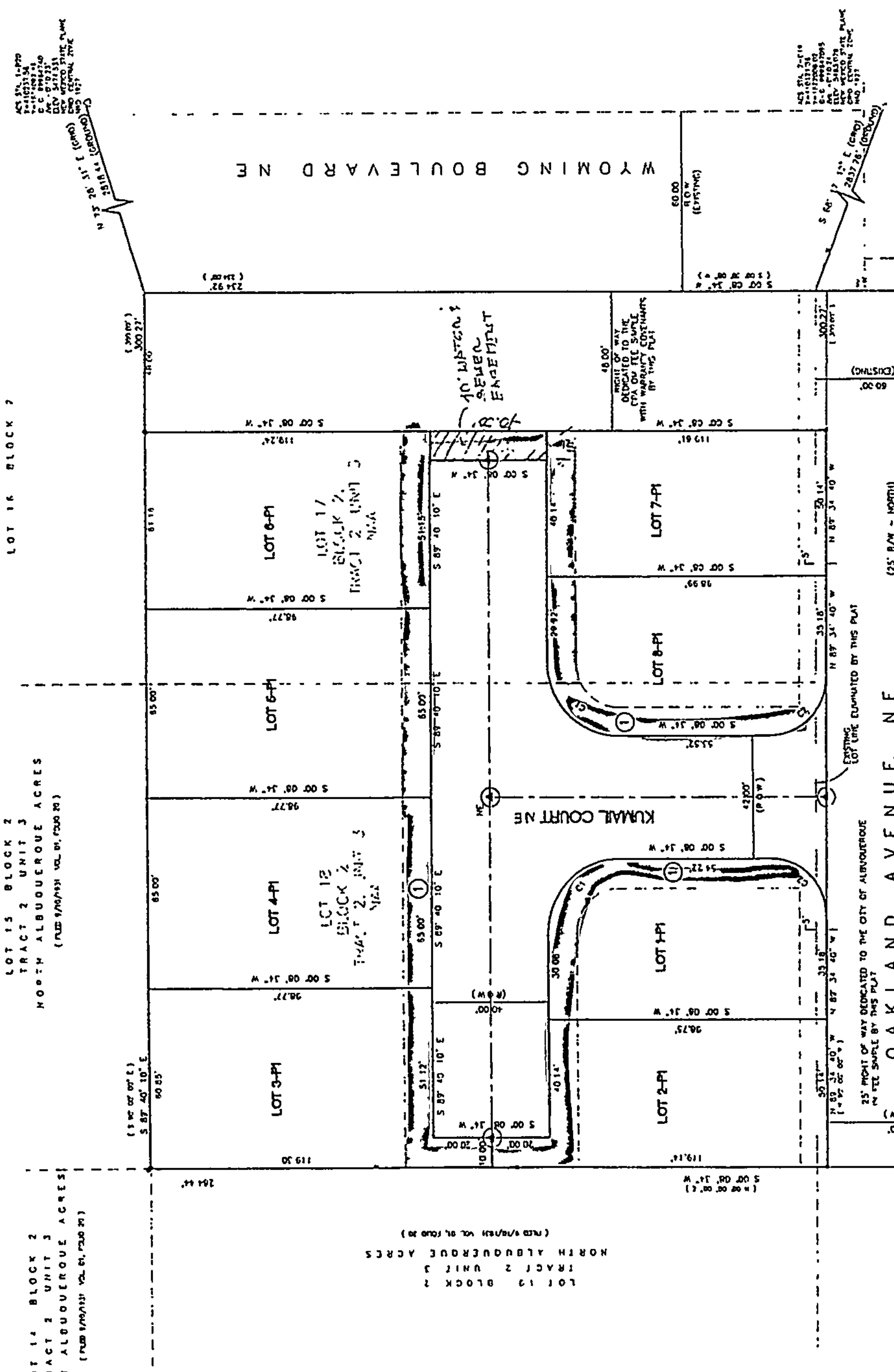
The above described property is located within Zone 3, Community Flood Nos. 350902, 350903, 350904, 350905, 350906, 350907, 350908, 350909, 350910, 350911, 350912, 350913, 350914, 350915, 350916, 350917, 350918, 350919, 350920, 350921, 350922, 350923, 350924, 350925, 350926, 350927, 350928, 350929, 350930, 350931, 350932, 350933, 350934, 350935, 350936, 350937, 350938, 350939, 350940, 350941, 350942, 350943, 350944, 350945, 350946, 350947, 350948, 350949, 350950, 350951, 350952, 350953, 350954, 350955, 350956, 350957, 350958, 350959, 350960, 350961, 350962, 350963, 350964, 350965, 350966, 350967, 350968, 350969, 350970, 350971, 350972, 350973, 350974, 350975, 350976, 350977, 350978, 350979, 350980, 350981, 350982, 350983, 350984, 350985, 350986, 350987, 350988, 350989, 350990, 350991, 350992, 350993, 350994, 350995, 350996, 350997, 350998, 350999, 351000.

Notes: Determination of Flood Hazard is by graphic plotting on maps.

- NOTES**
1. Bearings are Side Bearings, Center Line, and other bearings are as shown on the plat.
  2. All distances are ground.
  3. Monument received and accepted on 8/21/04.
  4. Record bearings in parenthesis. Record bearings from the following:
    - Lot 2, Unit 3, North Albuquerque Acres, 6/18/03, 2nd Edition.
    - Plat of Subdiv. Subdiv. 100.
    - Plat of Subdiv. Subdiv. 100.
  5. 20' (5') Right of Way, Easement, and other rights of way are shown on the plat.
  6. All other space requirements are as shown on the plat.
  7. The plat is subject to the provisions of Section 14-2-3, N.M.S.A.
  8. The plat is subject to the provisions of Section 14-2-3, N.M.S.A.
  9. The plat is subject to the provisions of Section 14-2-3, N.M.S.A.
  10. The plat is subject to the provisions of Section 14-2-3, N.M.S.A.

**EXHIBIT C**

Date 6/13/07



**SUBMISSION DATA**

1. DPB Proj No
2. Zone Atlas Index No C-21
3. Current Zoning R-D 7 DU/ACPE
4. Gross acreage 2.0 Acres
5. Total Number of Lots created - 8
6. No of existing tracts 2
7. Plats of full width streets created 0089 m
8. Date of Survey
9. TADOS LOG NO AUGUST - 2004

**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 will be marked with centerline monumentation and shown on the plat. This will be marked by a bar each (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 (NAD 83)
4. Basis of bearing will be New Mexico State Plane and bearings
5. Distances will be ground distances
6. Monuments will be offset of all points of curvatures, points of tangency, street intersections and all other points to allow use of centerline monumentation.

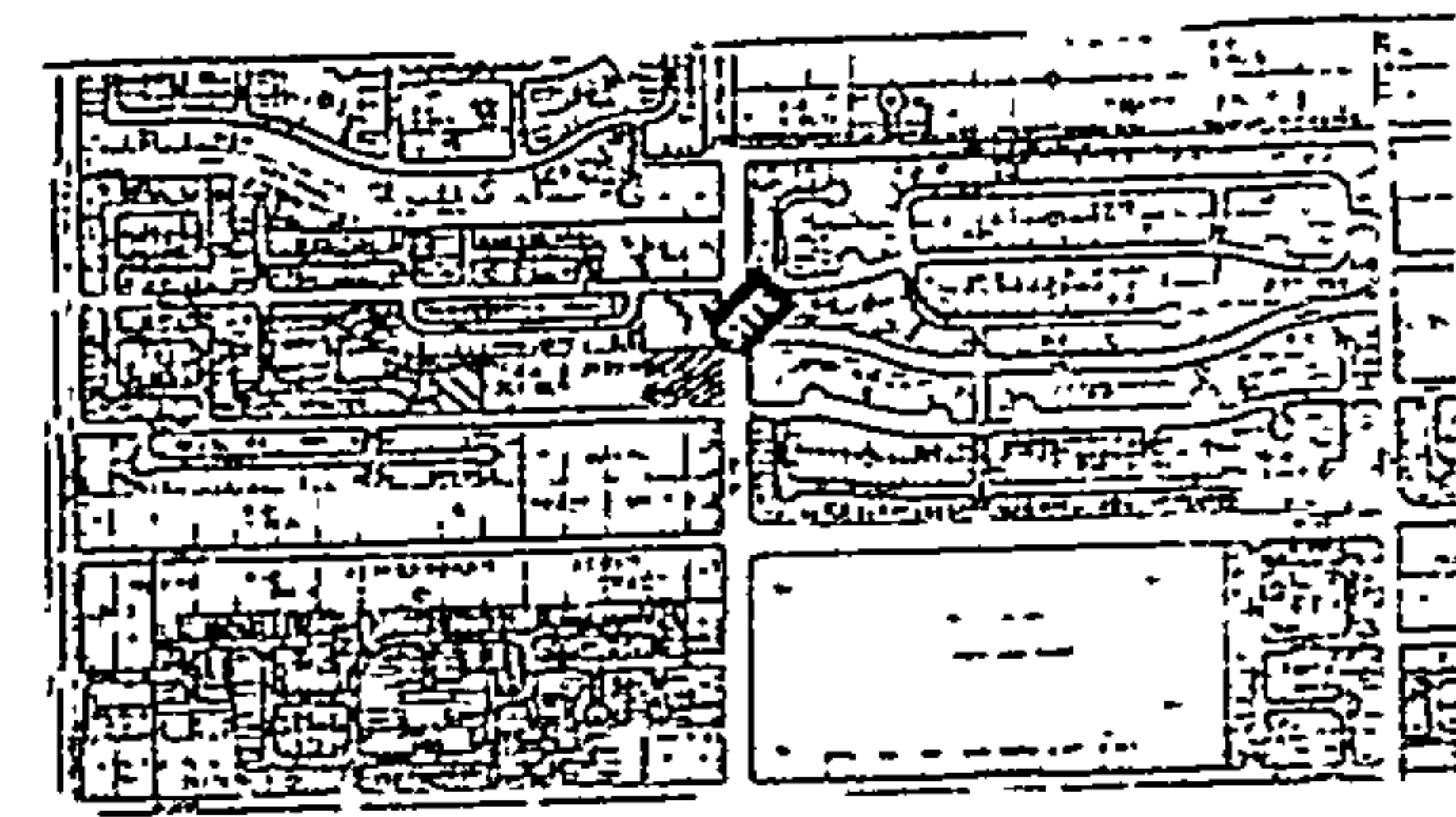
DATE	DESCRIPTION	BY
01	1800	27.31
02	1800	27.08

LOT 14 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
(FILED 9/10/1931 VOL. 01, PAGE 20)

LOT 15 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
(FILED 9/10/1931 VOL. 01, PAGE 20)

LOT 16 BLOCK 2

ACS STA. 1-770  
7+10217.56  
7+10217.56  
D.C. 89964740  
AN. 0' 10' 33"  
ELEV. 5474.551  
NEW MEXICO STATE PLANE  
AND CENTRAL TIME  
MAY 1927



LOCATION MAP C-19-Z  
SCALE: 1 INCH = 500 FT

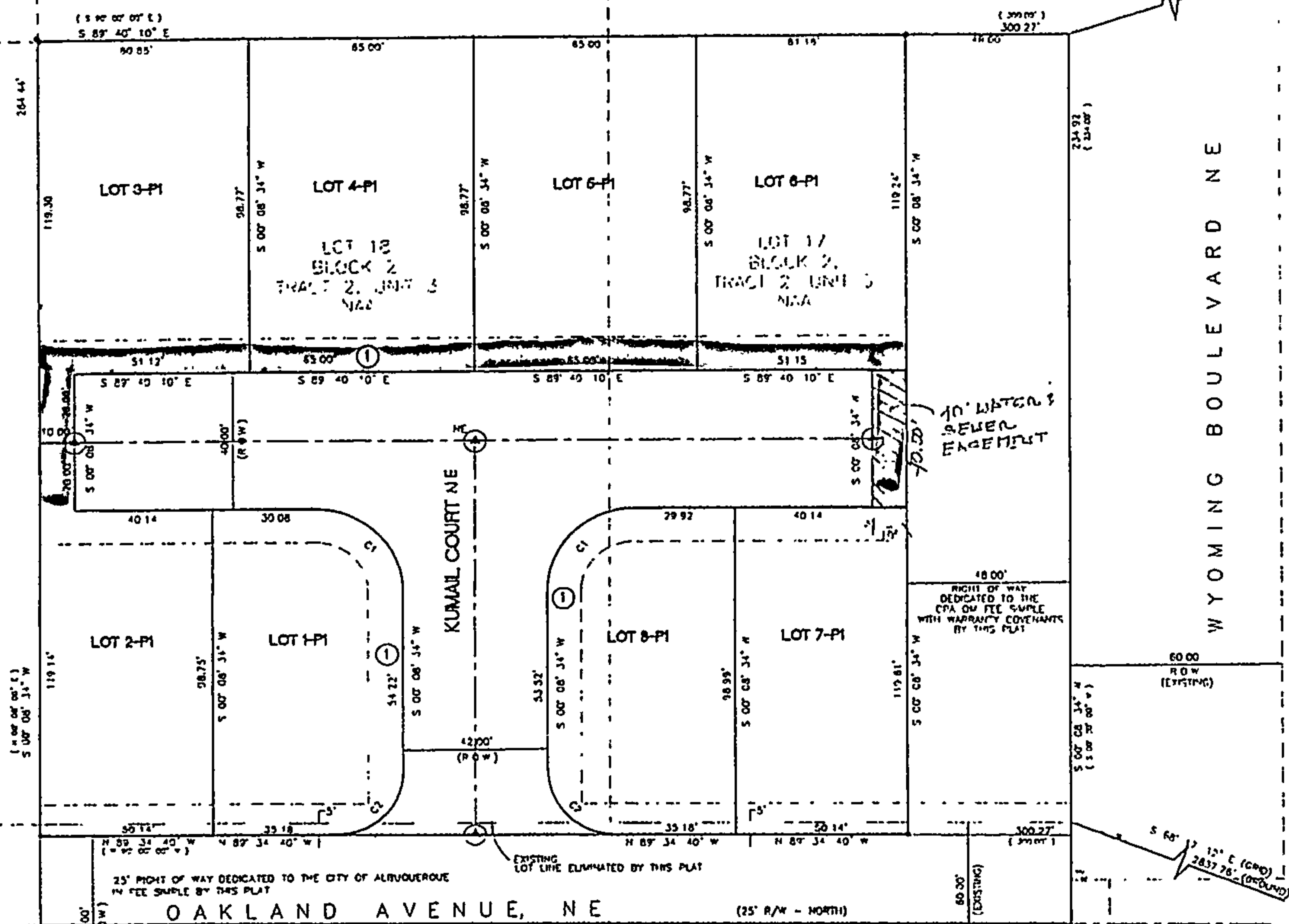
PRELIMINARY PLAT OF  
**KUMAIL SUBDIVISION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A PLAT OF LOTS 17 AND 18, BLOCK 2  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES  
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., 11TH  
ELENA GALLEGOS GRANT  
NOVEMBER 2004

APPROVED:

*Glenn Haikin* 11-9-04  
Glenn Haikin, P.S.  
City Surveyor, City of Albuquerque, New Mexico DATE

*Adil Rizvi & Shakeel Rizvi* 11-9-04  
Adil Rizvi & Shakeel Rizvi  
Owners DATE

**LEGAL DESCRIPTION**  
Lots numbered Seventeen (17) and Eighteen (18) in Block numbered Two (2) Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, in Plat Book D, page 20.  
The above described property is located within Zone "3" Community Panel Nos. 350002 C13-E, 214-E, dated April 2, 2002, and is not zoned. With a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.



LOT 17 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
(FILED 1/18/1931 VOL. 01, PAGE 20)

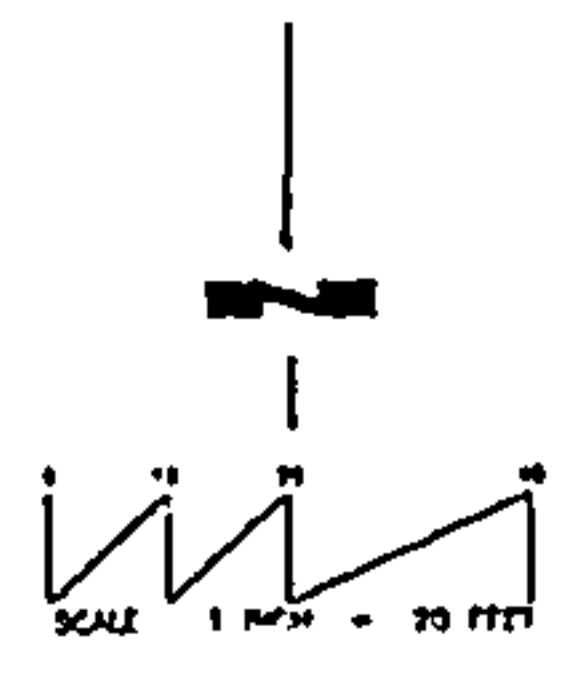
(1+00' 00" 00" E)  
S 00' 00" 34" W

25' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE  
IN FEE SIMPLE BY THIS PLAT  
**OAKLAND AVENUE, NE** (25' R/W - NORTH)  
(60' R/W - SOUTH)  
(30' ROADWAY EASEMENT - SOUTH)

Side walk waiver

CURVE INFORMATION		
Curve	Radius	Arc Length
C1	35.00'	121.31'
C2	26.00'	77.88'

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



**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 P.C.s, P.T.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 14268
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
5. Distances will be ground distances
6. Manholes will be offset at all points of curvature, points of tangency, street intersections and all other points to allow use of centerline monumentation

**SUBMISSION DATA**

1. DPB Proj No
2. Zone Atlas Index No C-21
3. Current Zoning R-D 7 DU/ACPE
4. Gross acreage 2.0 Acres
5. Total Number of Lots created - 8 -
6. No of existing tracts 2
7. Miles of full width streets created 0.069 mi
8. Date of Survey
9. TALOS LOG NO AUGUST - 2004

**PURPOSE OF PLAT**

The purpose of this plat is to replot two (2) existing lots into eight (8) residential lots, dedicate public right of way and grant easements

**NOTES**

1. Bearings are Grid Bearings, Center Time 1127 1927 Azimuth, and 1927 measurements S-E-2' 00" 00" 00" (grid measurements and original subdivision plots)
2. All distances are ground
3. Monuments recovered and accepted or set and notes on plot
4. Record bearings in parentheses. Record bearings from the following sources:  
- Plat of Subdiv. No. 1575-1927, D-111  
- Plat of Subdiv. No. 1575-1927, D-111  
- Plat of Subdiv. No. 1575-1927, D-111
5. Ten foot (10') Public Utility Easement shown in street right of way is hereby granted with the filing of this plat
6. All open space requirements are met on the plat with hearing per the provisions of Sec. 14-15-3-E / 111

NOTE: CENTERLINE MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.s, P.T.s AND ALL POINTS AND STREET INTERSECTIONS AT 4" ALUMINUM CAPS WILL CONSIST OF 1" DIA. 10' TALL ALUMINUM CAPS STAMPED CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 14268

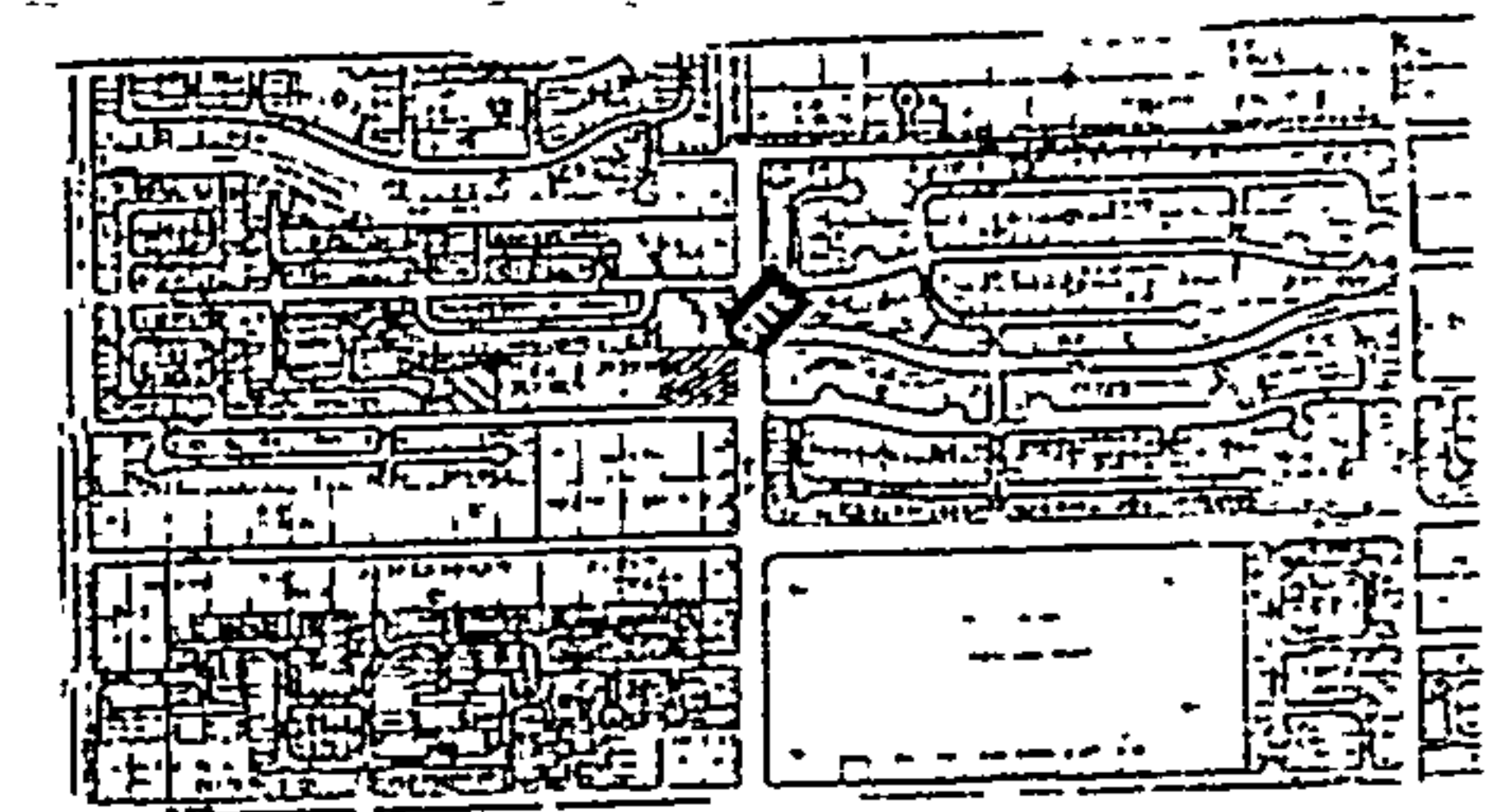
**EXHIBIT D**  
Date 6/13/07

LOT 14 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
(FILED 9/19/1931 VOL. 01, PAGE 29)

LOT 15 BLOCK 2  
TRACT 2 UNIT 3  
NORTH ALBUQUERQUE ACRES  
(FILED 9/19/1931 VOL. 01, PAGE 29)

LOT 16 BLOCK 2

ACS STA. 4-970  
T=10233.54  
E=11209.18  
C.C. 8982700  
DN=4010.33  
ELEV 5474.511  
NEW MEXICO STATE PLANE  
CORN COORDINATE ZONE  
NO. 1977



LOCATION MAP C-19-Z  
SCALE: 1 INCH = 500 FT

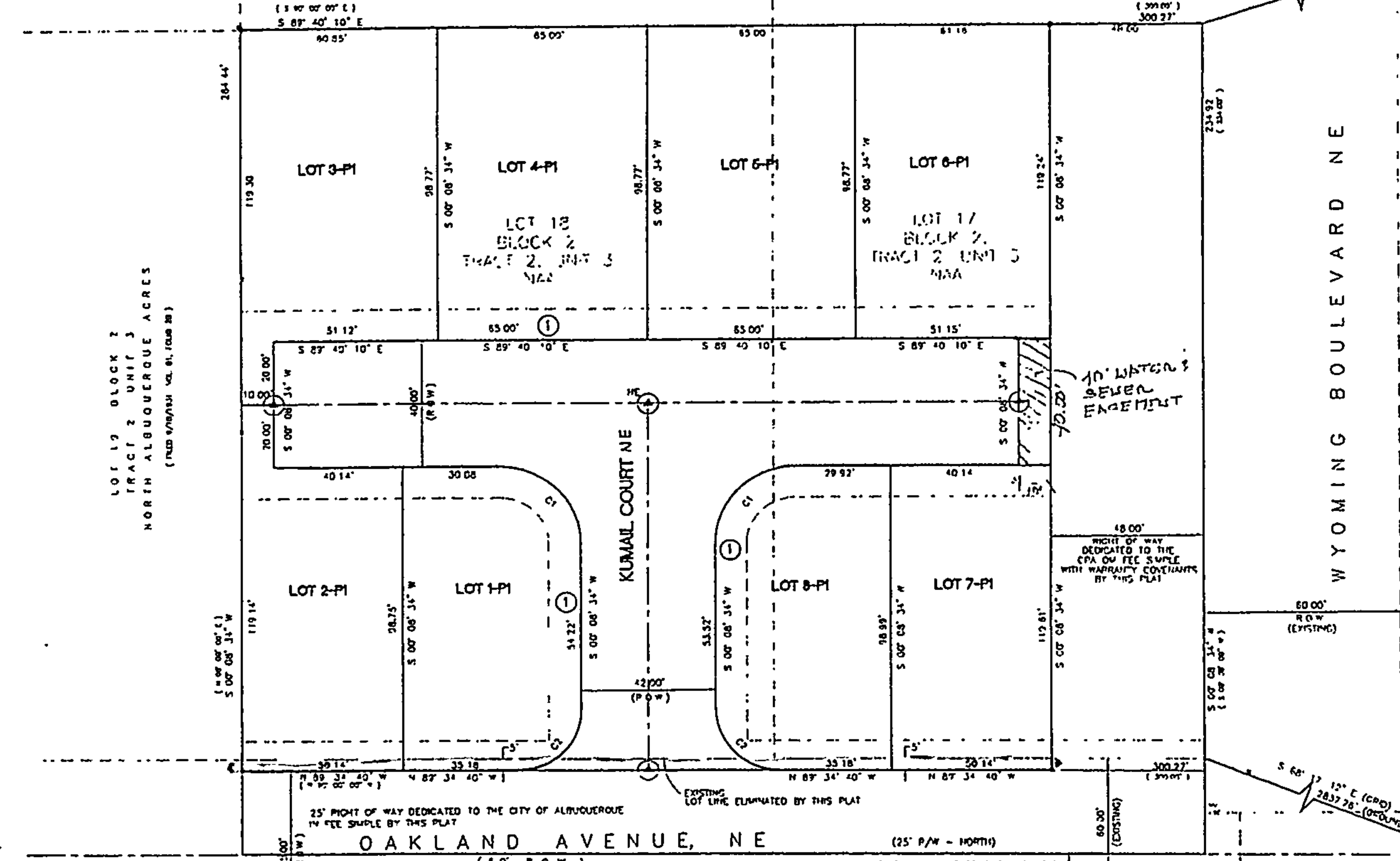
PRELIMINARY PLAT OF  
**KUMAIL SUBDIVISION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOTS 17 AND 18, BLOCK 2  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES  
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., N.M.P.S.  
ELENA GALLEGOS GRANT  
NOVEMBER 2004

APPROVED:  
*Glenn Harkin* 11-9-04  
Glenn Harkin, P.E.  
City Surveyor, City of Albuquerque, New Mexico DATE

*Adil Rizvi & Shakeel Rizvi* 11-9-04  
Adil Rizvi & Shakeel Rizvi  
Owners DATE

**LEGAL DESCRIPTION**  
Lots numbered Seventeen (17) and Eighteen (18) in Block numbered Two (2) Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, in plat Book D-1444.

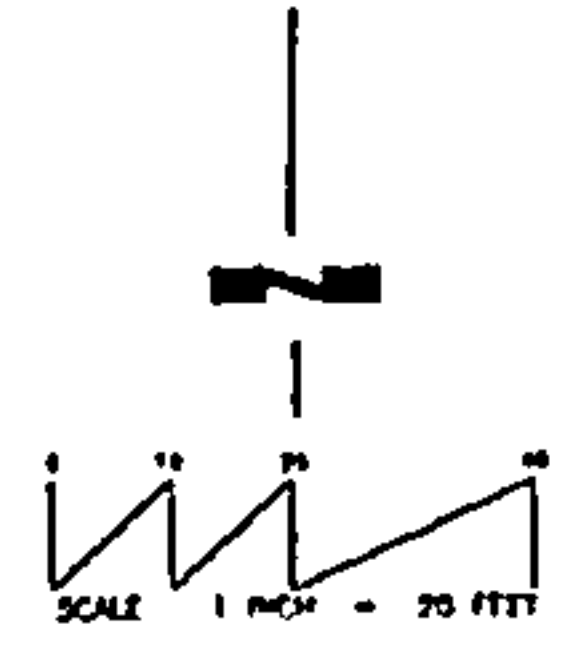
The above described property is located within Zone "1" Community Parcel Nos. 350002 C13-E, C14-E, dated April 2, 2002 and is not subject to this Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.



5' vacation of R/W

LINE	BEARING	DISTANCE	BEARING	DISTANCE
C1	S 89° 40' 10" E	35.00	S 89° 40' 10" E	35.00
C2	S 89° 40' 10" E	35.00	S 89° 40' 10" E	35.00

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



- 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 P.C.'s, P.T.'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 14268
  - 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 at other points to allow use of centerline monumentation

- SUBDIVISION DATA**
- DPB Proj No
  - Zone Atlas Index No C-21
  - Current Zoning R-D 7 DU/ACPE
  - Gross acreage 20 Acres
  - Total Number of Lots created - 8 -
  - No. of existing tracts 2
  - Mies of full width streets created 0089 m
  - Date of Survey
  - TALOS-LOG NO AUGUST - 2004

- NOTES**
- Bearings are Grid Bearings, Center Zone NAD 1983 Azimuth and PCN monuments 15-12 and 15-22. Elevation monuments and adjacent subdivision plats
  - All distances are ground
  - Monuments recovered and location or set are noted on plat
  - Record bearings in parentheses. Record bearings from the following sources:  
- Tract 2, Unit 3, North Albuquerque Acres, File 1931 D-1444  
- Plat of Sehn Subdivision  
- Plat of this Subdivision
  - Ten foot (10') Public Utility Easement along street rights of way is hereby granted with the filing of this plat
  - All open space requirements are met on the plat with the exception of the 10' Public Utility Easement along the street rights of way.
  - CENTERLINE MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND AT OTHER POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION. MONUMENTS SHALL BE MARKED AS SHOWN ON THIS PLAT AND SHALL NOT BE DISTURBED.

*Adil Rizvi*  
**EXHIBIT**  
Date 6/13/07

NORTH ALBUQUERQUE ACRES

( filed September 10, 1931; Vol. D1, folio 20 )

LOT 19 A  
DESERT  
( filed April 11, 2003; )

LOT 17

LOT 18

S 89°40'10" E

330.27

N 73°17'48" E ( GROU  
2789.74 ( GROU

LOT 4-P1

264.44

3-P1  
6412.07 s.f.

4-P1  
6701.21 s.f.

5-P1  
6701.21 s.f.

6-P1  
6331.97 s.f.

10' PUBLIC UTILITY  
EASEMENT (Note 5)

LOT 20  
LOT 19

S 89°40'10" E  
10.00

48.00

30' RIGHT-OF-WAY DEDICATED TO WYOMING  
BOULEVARD, NE BY THIS PLAT (Note 6)

WYOMING BOULEVARD NE  
( EXISTING 60' R. O. W. )

APIS SUBDIVISION  
( filed March 23, 2004; Book 2004C, page 90 )

LOT 5-P1

N 00°08'34" E

2-P1  
5234.49 s.f.

1-P1  
5215.48 s.f.

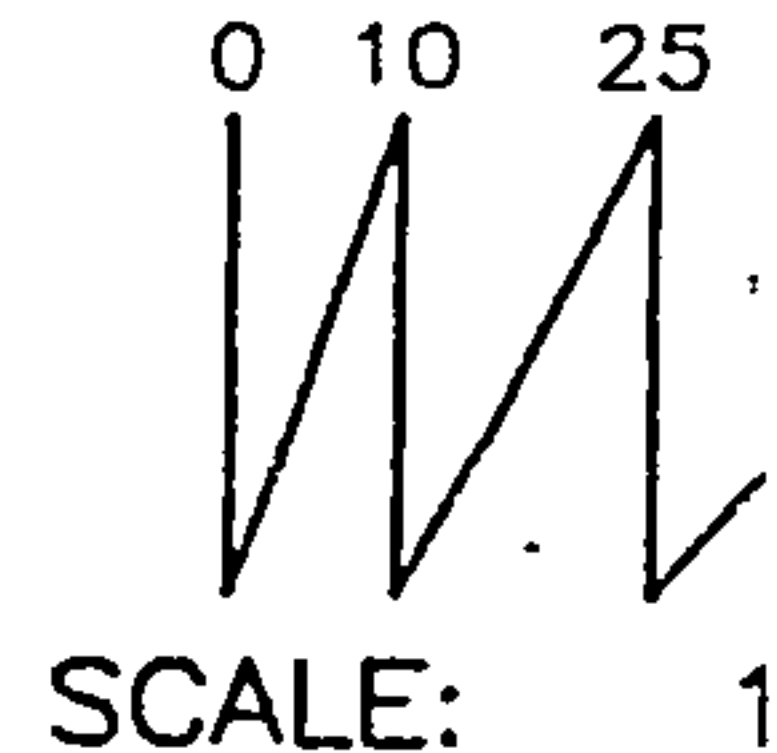
7-P1  
5239.72 s.f.

INTERIOR LOT LINE  
ELIMINATED BY THIS PLAT

48' ADDITIONAL RIGHT-OF-WAY DEDICATED TO CITY OF  
ALBUQUERQUE BY THIS PLAT (Note 7)

S 00°08'34" W

264.97



FIVE FEET OF  
NEW RIGHT-OF-WAY  
BY THIS PLAT  
19.87 s.f.

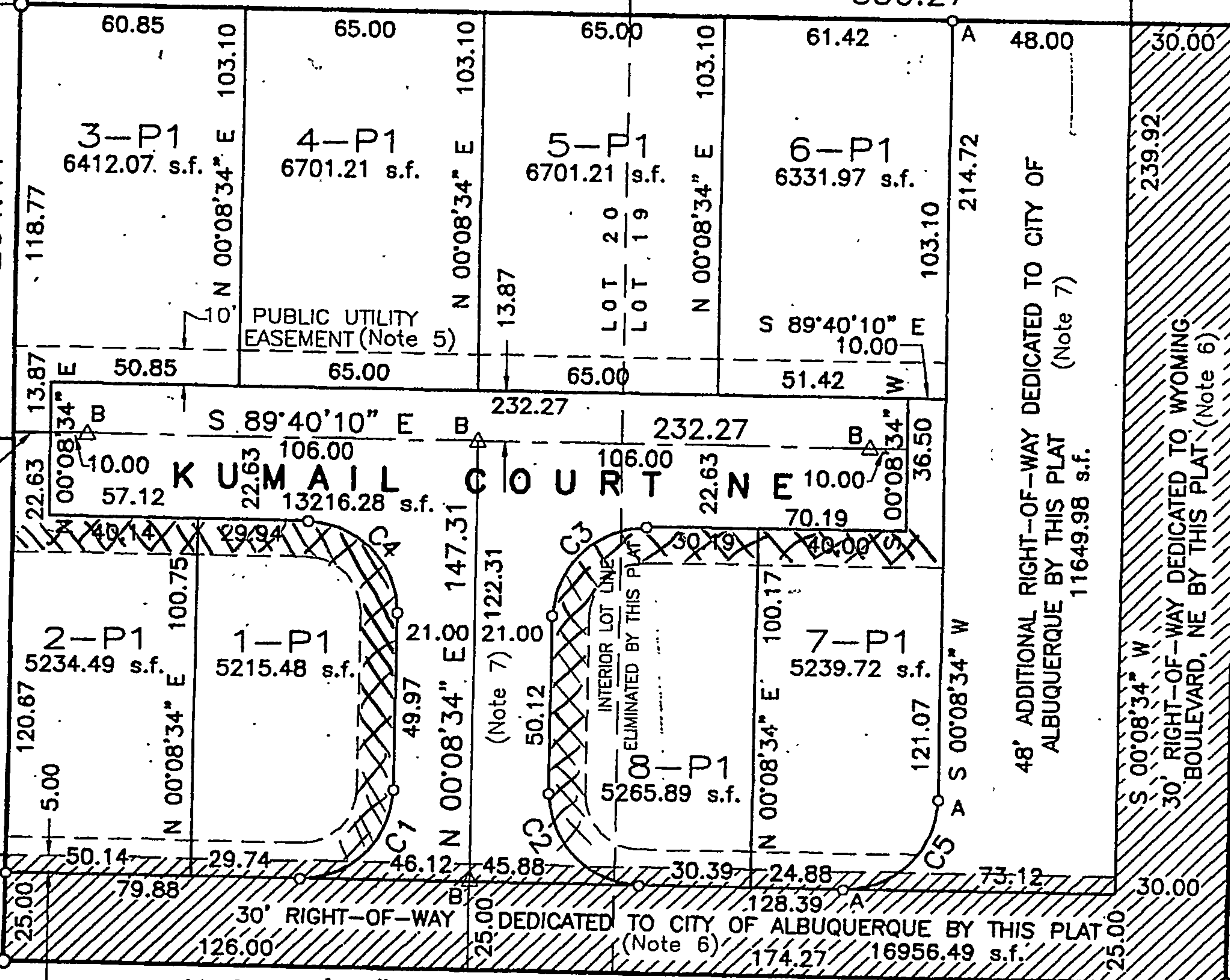
OAKLAND AVENUE, NE  
( EXISTING 60' R. O. W. )

EXHIBIT C

Date 6/13/07

Side Walk Deferral. Exhibit - B

S 68°38'05" E ( GROU  
2798.83 ( GROU





NORTH ALBUQUERQUE ACRES

( filed September 10, 1931; Vol. D1, folio 20 )

LOT 19 A  
DESERT  
( filed April 11, 2003; )

LOT 17

LOT 18

S 89°40'10" E

330.27

LOT 4-P1

264.44

LOT 5-P1

N 00°08'34" E

118.77

3-P1  
6412.07 s.f.

4-P1  
6701.21 s.f.

5-P1  
6701.21 s.f.

6-P1  
6331.97 s.f.

60.85

65.00

65.00

61.42

48.00

30.00

10' PUBLIC UTILITY EASEMENT (Note 5)

10' PUBLIC UTILITY EASEMENT (Note 5)

LOT 20  
LOT 19

S 89°40'10" E  
10.00

214.72

103.10

239.92

264.97

WYOMING BOULEVARD NE  
( EXISTING 60' R. O. W. )

N 73°17'48" E  
2789.74 ( GROUND )

ADJACENT SUBDIVISION  
( filed March 23, 2004; Book 2004C, page 90 )

S 89°40'10" E  
10.00

13.87

10.00  
57.12

106.00  
13216.28 s.f.

106.00  
5265.89 s.f.

10.00  
70.19

36.50

S 89°40'10" E  
232.27

S 89°40'10" E  
232.27

22.63

N 00°08'34" E  
40.14

N 00°08'34" E  
29.94

N 00°08'34" E  
147.31

N 00°08'34" E  
30.19

10.00

120.67

N 00°08'34" E  
5234.49 s.f.

N 00°08'34" E  
5215.48 s.f.

N 00°08'34" E  
147.31

N 00°08'34" E  
5239.72 s.f.

10.00

5.00

N 00°08'34" E  
100.75

N 00°08'34" E  
21.00

N 00°08'34" E  
147.31

N 00°08'34" E  
100.17

121.07

120.67

N 00°08'34" E  
5234.49 s.f.

N 00°08'34" E  
5215.48 s.f.

N 00°08'34" E  
147.31

N 00°08'34" E  
5239.72 s.f.

121.07

5.00

N 00°08'34" E  
100.75

N 00°08'34" E  
21.00

N 00°08'34" E  
147.31

N 00°08'34" E  
100.17

121.07

5.00

N 00°08'34" E  
100.75

N 00°08'34" E  
21.00

N 00°08'34" E  
147.31

N 00°08'34" E  
100.17

121.07

25.00

N 00°08'34" E  
5234.49 s.f.

N 00°08'34" E  
5215.48 s.f.

N 00°08'34" E  
147.31

N 00°08'34" E  
5239.72 s.f.

121.07

25.00

N 00°08'34" E  
5234.49 s.f.

N 00°08'34" E  
5215.48 s.f.

N 00°08'34" E  
147.31

N 00°08'34" E  
5239.72 s.f.

121.07

25.00

N 00°08'34" E  
5234.49 s.f.

N 00°08'34" E  
5215.48 s.f.

N 00°08'34" E  
147.31

N 00°08'34" E  
5239.72 s.f.

121.07

25.00

N 00°08'34" E  
5234.49 s.f.

N 00°08'34" E  
5215.48 s.f.

N 00°08'34" E  
147.31

N 00°08'34" E  
5239.72 s.f.

121.07

FIVE FEET OF  
NEW RIGHT-OF-WAY  
BY THIS PLAT  
19.87 s.f.

N 89°34'40" W

OAKLAND AVENUE, NE

( EXISTING 60' R. O. W. )

330.27

WAIVER  
Side walk design variance  
Exhibit - C

48' ADDITIONAL RIGHT-OF-WAY DEDICATED TO CITY OF  
ALBUQUERQUE BY THIS PLAT (Note 7)

11649.98 s.f.

30' RIGHT-OF-WAY DEDICATED TO WYOMING  
BOULEVARD, NE BY THIS PLAT (Note 6)

11649.98 s.f.

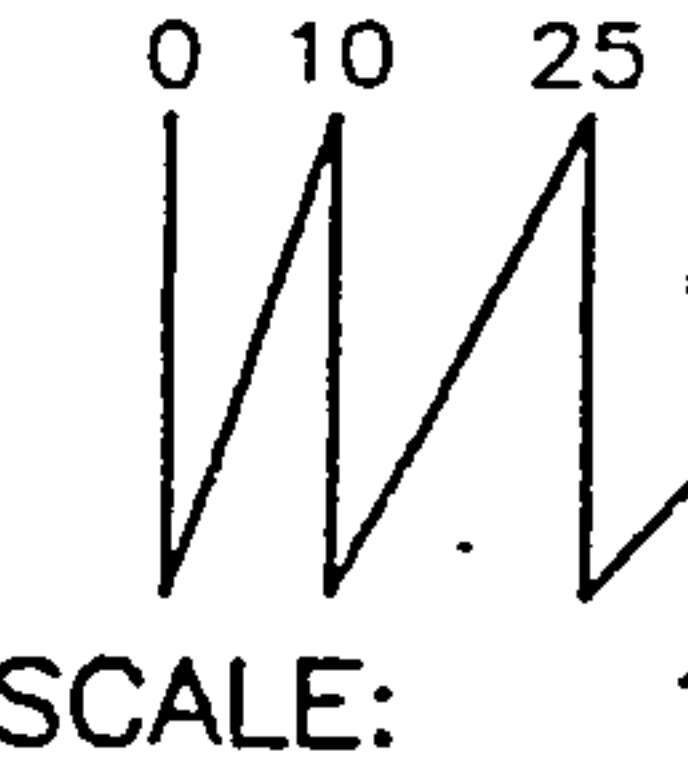


EXHIBIT C  
Date 6/13/07

S 68°38'05" E  
2798.83 ( GROUND )

NORTH ALBUQUERQUE ACRES

( filed September 10, 1931; Vol. D1, folio 20 )

LOT 19 A  
DESERT  
( filed April 11, 2003; )

LOT 17

LOT 18

S 89°40'10" E

330.27

N 73°17'48" E ( GROU  
2789.74 ( GROU

REVISION DIVISION  
( filed March 23, 2004; Book 2004C, page 90 )

LOT 4-P1

264.44

LOT 5-P1

N 00°08'34" E

60.85  
3-P1  
6412.07 s.f.

65.00  
4-P1  
6701.21 s.f.

65.00  
5-P1  
6701.21 s.f.

61.42  
6-P1  
6331.97 s.f.

48.00

118.77  
10' PUBLIC UTILITY  
EASEMENT (Note 5)

13.87  
13.87

LOT 20  
LOT 19

214.72  
103.10

214.72

S 89°40'10" E  
10.00

13.87  
50.85  
10.00  
57.12

65.00  
106.00  
13216.28 s.f.

65.00  
106.00

51.42  
10.00  
70.19

10.00

22.63  
40.14  
2-P1  
5234.49 s.f.

29.94  
1-P1  
5215.48 s.f.

232.27  
232.27  
147.31  
21.00  
21.00  
(Note 7)

30.19  
40.00  
7-P1  
5239.72 s.f.

36.50

120.67  
5.00  
4+00

49.97  
21.00  
N 00°08'34" E  
147.31

50.12  
50.12  
INTERIOR LOT LINE  
ELIMINATED BY THIS PLAT

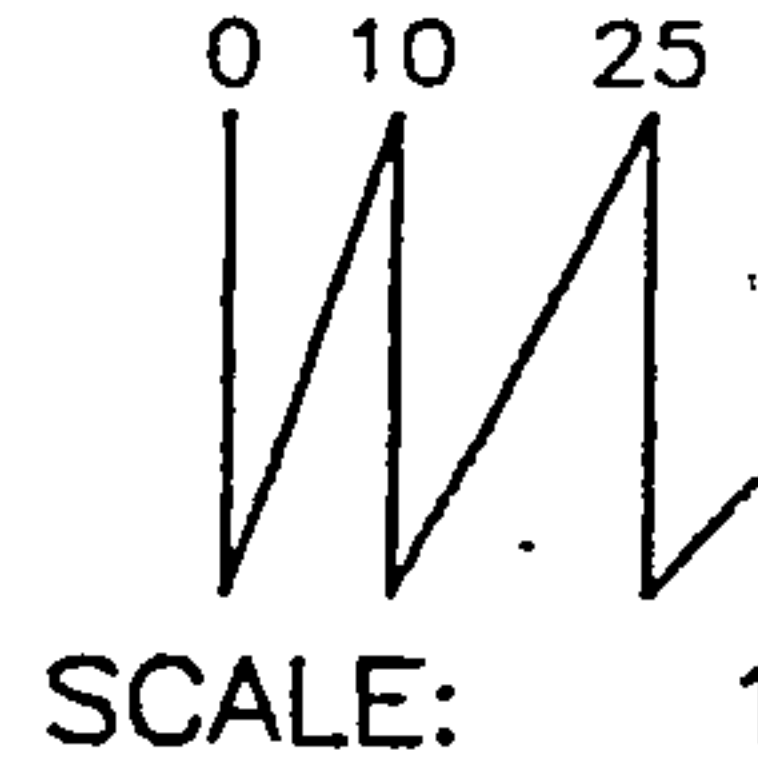
100.17  
121.07  
A S 00°08'34" W

121.07

48' ADDITIONAL RIGHT-OF-WAY DEDICATED TO CITY OF ALBUQUERQUE BY THIS PLAT (Note 7)

239.92  
30' RIGHT-OF-WAY DEDICATED TO WYOMING BOULEVARD, NE BY THIS PLAT (Note 6)

264.97  
WYOMING BOULEVARD NE  
( EXISTING 60' R. O. W. )



IVE FEET OF  
NUE RIGHT-OF-WAY  
THIS PLAT  
19.87 s.f.

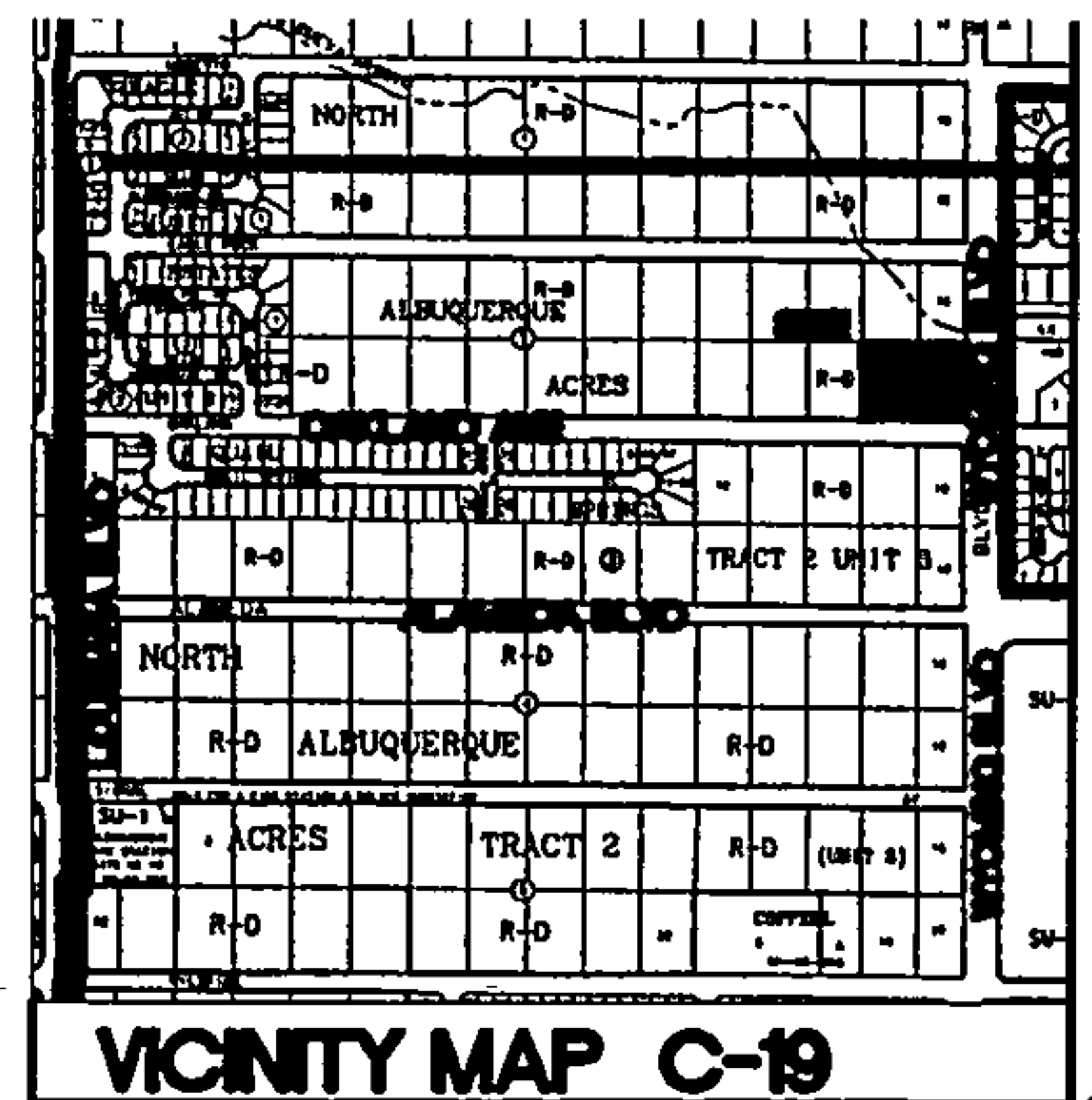
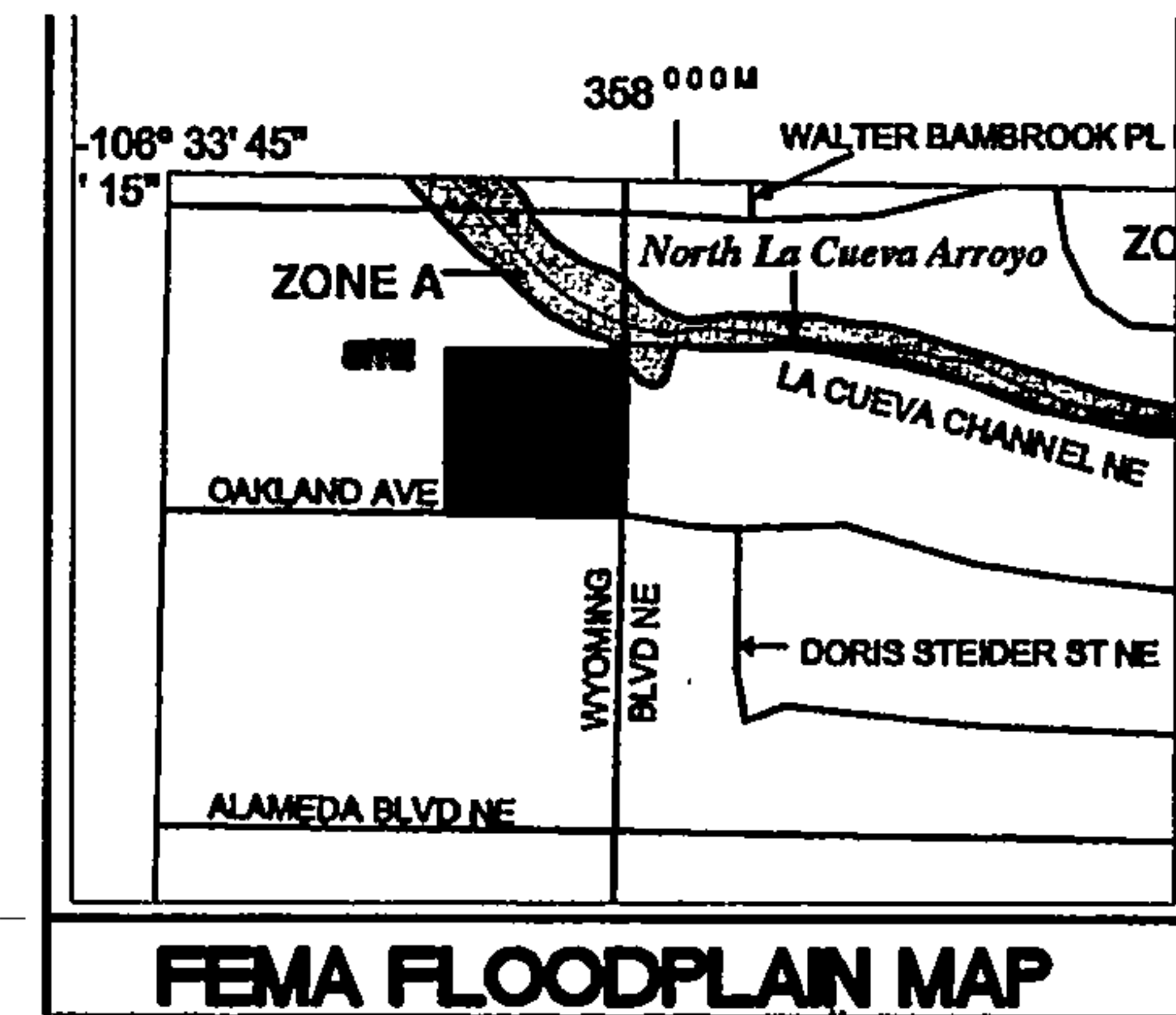
N 89°34'40" W  
OAKLAND AVENUE, NE  
( EXISTING 60' R. O. W. )

EXHIBIT B

Date 6/13/07

4' vacation - Exhibit A

S 68°38'05" E ( GROU  
2798.83 ( GROU



**LEGAL DESCRIPTION**  
 ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAN THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK 01, PAGE 20.

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (ac)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (cu-ft)	V (6-hr) (cu-ft)	V (10 day) (cu-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
BASIN #1	0.3798	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71
BASIN #2	0.7822	100.00	0.00	0.00	0.00	0.66	0.02	0.02	0.02	0.02	1.46
BASIN #3	0.2774	100.00	0.00	0.00	0.00	0.00	0.02	0.02	0.02	0.02	0.52
TOTAL	1.4394					0.08	2.484	0.06	2.484	2.484	2.69

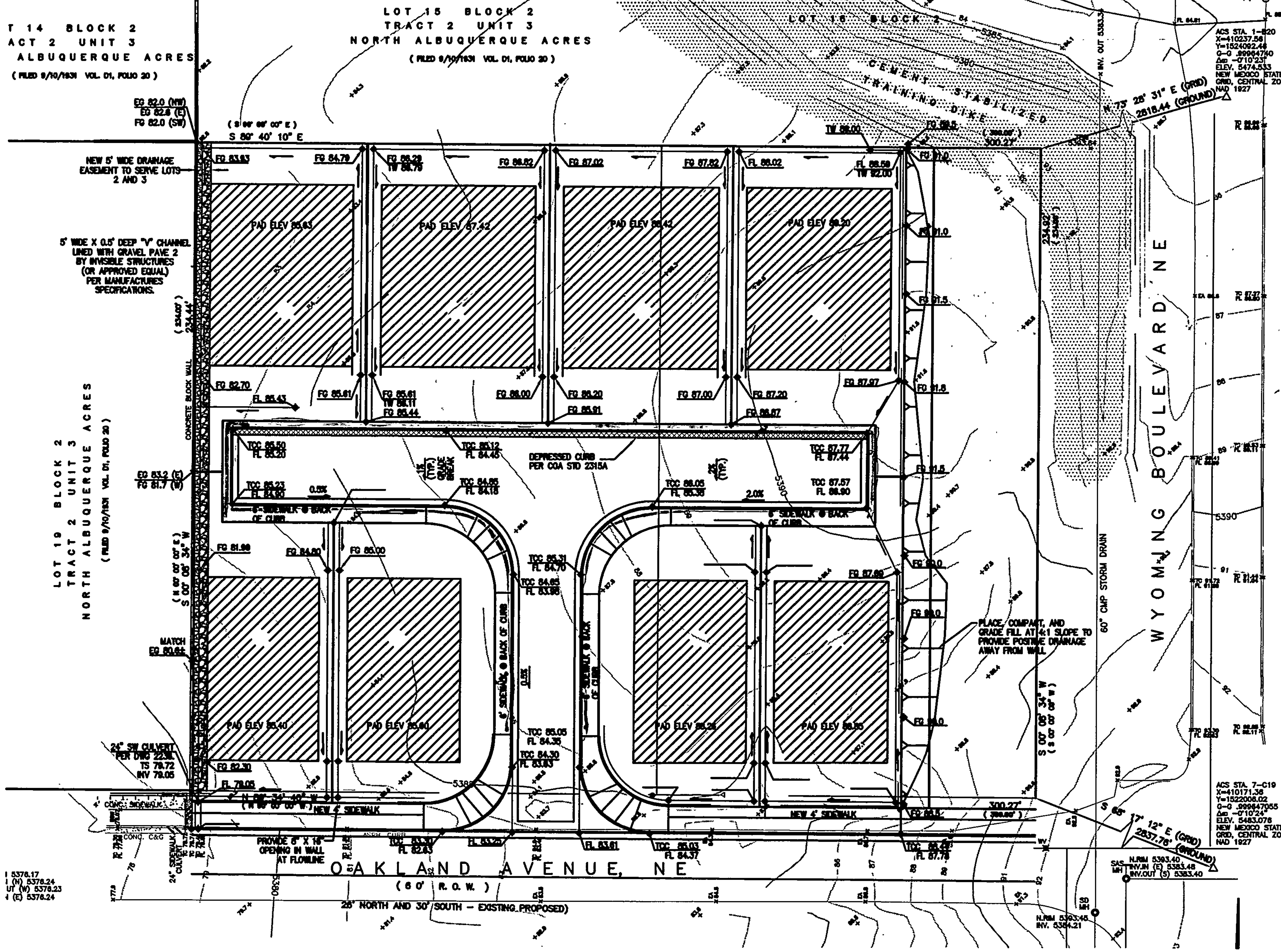
PROPOSED CONDITIONS												
BASIN #1	0.3798	0.00	21.63	27.86	51.11	1.78	0.08	2.425	0.06	4.046	1.58	
BASIN #2	0.7822	0.00	6.21	14.49	79.30	2.12	0.14	6.007	0.26	11.186	3.63	
BASIN #3	0.2774	0.00	16.90	39.44	43.68	1.99	0.04	1.706	0.06	2.718	1.11	
TOTAL	1.4394							0.23	10.138	0.41	17.948	6.29

EXCESS PRECIP.	0.66	0.92	1.29	2.38	E (in)
PEAK DISCHARGE	1.87	2.6	3.45	5.02	Qn (cfs)

WEIGHTED E (in) = (E<sub>A</sub>)(%) + (E<sub>B</sub>)(%) + (E<sub>C</sub>)(%) + (E<sub>D</sub>)(%)  
 V<sub>6hr</sub> (cu-ft) = (WEIGHTED E)(AREA)/12  
 V<sub>10day</sub> (cu-ft) = V<sub>6hr</sub> + (A<sub>1</sub>)(P<sub>6hr</sub> - P<sub>10day</sub>)/12  
 Q (cfs) = (Q<sub>n</sub>)(A<sub>1</sub>) + (Q<sub>n</sub>)(A<sub>2</sub>) + (Q<sub>n</sub>)(A<sub>3</sub>) + (Q<sub>n</sub>)(A<sub>4</sub>)

ZONE = 3  
 P<sub>6hr</sub> (in) = 2.60  
 P<sub>10day</sub> (in) = 3.10  
 P<sub>10day</sub> (in) = 4.90



**DRAINAGE INFORMATION**

**LOCATION & DESCRIPTION**  
 THE PROPOSED SITE IS 2.00 ACRES LOCATED ON THE NORTH SIDE OF OAKLAND AVENUE AT THE NORTHEAST CORNER WITH WYOMING AS SEEN ON THE ATTACHED WYOMING MAP. THE SITE IS CURRENTLY UNDEVELOPED. THE LOTS TO THE NORTH AREA ALSO UNDEVELOPED. THE LOT TO THE WEST IS DEVELOPED AS A WALLED RESIDENTIAL SUBDIVISION. WYOMING BOULEVARD BORDERS THE EAST SIDE OF THE SITE AND OAKLAND AVENUE BORDERS THE SOUTH PROPERTY LINE. THE PROPOSED DEVELOPMENT WILL BE TEN (10) SINGLE FAMILY RESIDENTIAL LOTS ON CUL-DE-SACS.

**FLOODPLAIN STATUS**  
 THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35000C041 F, DATED NOVEMBER 19, 2003 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

**METHODOLOGY**  
 THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

**PRECIPITATION**  
 THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

**EXISTING DRAINAGE**  
 THIS LOT TO THE WEST IS A DEVELOPED WALLED COMMUNITY WITH THE DEVELOPED DRAINAGE CONVEYED TO OAKLAND AVENUE AND AWAY FROM THIS SITE. THE LOT TO THE NORTH IS UNDEVELOPED BUT DUE TO THE EXISTING RIDGE LINE NEAR THE NORTH PROPERTY LINE OF THIS SITE, THE RUNOFF DIRECTION IS TOWARD THE NORTHEAST AWAY FROM THIS LOT. OAKLAND AVENUE, BORDERING THE SITE ON THE SOUTH, IS A CURBED STREET THAT WILL CONTAIN THE RUNOFF AND CONVEY IT WEST TO THE EXISTING STORM DRAIN SYSTEM IN OAKLAND TO THE WEST.

**ALTHOUGH WYOMING BOULEVARD HAS TEMPORARY CURBS ON THE WEST SIDE WHERE IT BORDERS THIS SITE, IT HAS A DIP SECTION TO ALLOW THE RUNOFF IN THE LA CUEVA ARROYO TO CROSS INTO THE SOIL CEMENT LINED SMALE AT THE NORTHEAST CORNER OF THIS SITE. THE RUNOFF IN THE ARROYO IS CONTAINED IN THE CHANNEL SECTION WHICH PROTECTS THIS SITE FROM THE FLOW BY USE OF THE EXISTING SOIL CEMENT BERM.**

**RUNOFF FROM THIS SITE IS TOWARD THE WEST AND SOUTHWEST IN A COMBINATION OF SHALLOW SHEET FLOW WITH SOME MINOR CONCENTRATED FLOW IN THE SMALE IN THE SOUTHEAST CORNER OF THE SITE. DUE TO A MINOR RIDGE LINE THAT RUNS IN AN EAST/WEST DIRECTION THROUGH THE CENTER OF THE SITE, SOME RUNOFF, IN THE UNDEVELOPED STATE, FROM THE NORTHERN PORTION PORTION OF THE SITE FLOWS INTO THE ADJACENT LOT (LOT 19). THE RUNOFF FROM THE SOUTHERN PORTION OF THE SITE COLLECTS IN OAKLAND AVENUE.**

**DEVELOPED CONDITION**  
 THIS SITE WILL BE DEVELOPED WITH THE LOTS NORTH OF EAST/WEST PORTION OF KUMAIL COURT (EXCEPT FROM LOT 3 ON THE WEST END) AND THE LOTS EAST OF THE WEST PORTION OF KUMAIL COURT DRAWING TO KUMAIL. KUMAIL WILL CONVEY THE RUNOFF DIRECTLY TO OAKLAND AVENUE. LOTS 2 AND 3 ON THE WEST END OF THE SITE ARE PROPOSED TO DRAIN WEST INTO A 5-FOOT WIDE GRAVEL/PAVE CHANNEL (IN A DEDICATED DRAINAGE EASEMENT) ALONG THE WEST PROPERTY LINE. THE CHANNEL WILL DIRECT THE RUNOFF INTO OAKLAND THROUGH A SIDEWALK CULVERT. LOT 1 WILL DRAIN TOWARD ITS SOUTHWEST CORNER AND DISCHARGE DIRECTLY INTO OAKLAND THROUGH AN 8 X 16 OPENING IN THE SITE WALL. BECAUSE OF THE GRADING PROPOSED IN THIS GRADING PLAN, THE RUNOFF FROM THIS SITE THAT NOW FLOWS INTO LOT 19 TO THE WEST WILL BE CUT OFF AND DIRECTED AWAY FROM THAT LOT.

**48-FOOT OF THE WESTERN PORTION OF THE SITE WILL BE DEDICATED TO THE CITY AS REQUIRED RIGHT-OF-WAY FOR FUTURE WIDENING OF WYOMING BOULEVARD. THIS AREA OF LAND CURRENTLY DRAINS TOWARD THE WEST AND SOUTHWEST JUST AS THE BALANCE OF THE SITE DOES. DUE TO THE PROPOSED LAYOUT OF THIS SUBDIVISION, THE EXISTING RUNOFF FROM THE 48-FOOT STRIP WOULD FLOW DIRECTLY INTO THE NEW LOTS. THIS PLAN HAS PROPOSED A RETAINING WALL ALONG THE NEW EAST PROPERTY LINE TO ISOLATE THE FLOW. TO PROTECT THE WALL FROM PONDING WATER, A 4:1 FILL SLOPE IS PROPOSED ON THE EAST SIDE OF THE WALL TO PUSH THE PONDING EAST AWAY FROM THE WALL. HOWEVER, THIS EXCESS 48-FOOT OF RIGHT-OF-WAY WILL CONTINUE TO POND UNTIL THE FUTURE WIDENING OF WYOMING IS COMPLETED.**

**Handwritten Notes:**  
 SIDEWALK DESIGN VARIANCE  
 NO SIDEWALK  
 SIDEWALK DESIGN VARIANCE  
 6' SIDEWALK @ BACK OF CURB  
 NARROW RIGHT-OF-WAY  
 SIDEWALK DEFERRAL

LARRY READ & ASSOCIATES, Inc.  
 Civil Engineers  
 4800-C Juan Tabo Blvd. NE  
 Albuquerque, New Mexico 87111  
 (505) 237-8421

**EXHIBIT C**  
 Date 11/08/04

**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP**

**TITLE: KUMAIL SUBDIVISION GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.	MO./DAY/YR.

PROJECT NO. MAP NO. C-20 SHEET OF

