

#10



COMPLETED 03/14/06 SH
DRB CASE ACTION LOG (12-2-05) FINAL
REVISED 9/28/05

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

DRB Application No.: 06DRB-00087 ~~2-15-06~~ FIP Project # 1004658
Project Name VINEYARD ESTATES UNIT 3 A
Agent: Surv Tek Inc Phone No.: 897-3366

Your request for ³¹⁻⁰⁶ (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on ~~2-15-06~~ by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: Applicant must provide verification that new 8" SAS is in the center of the 15' easement.
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): AGIS dxp - OK
15 day appeal
- _____
- _____

Project Number 1004658

- 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 (~~PLANS~~ FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00087 ~~2-15-06~~ ³¹⁻⁰⁶ P
Project Name: VINEYARD ESTATES UNIT 3 A
Agent: Surv:Tek Inc

Project # 1004658
Phone No.: 897-3366

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on ~~2-15-06~~ ³¹⁻⁰⁶ by the DRB with delegation of signature(s) to the following departments.
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- UTILITIES: *Applicant must provide verification that new 8" SAS is in the center of the 15' easement.*
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
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- PLANNING (Last to sign): *AGIS dxp - OK*
15 day appeal
- _____
- _____

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- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
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 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

OK

Project Number 1004658

#10

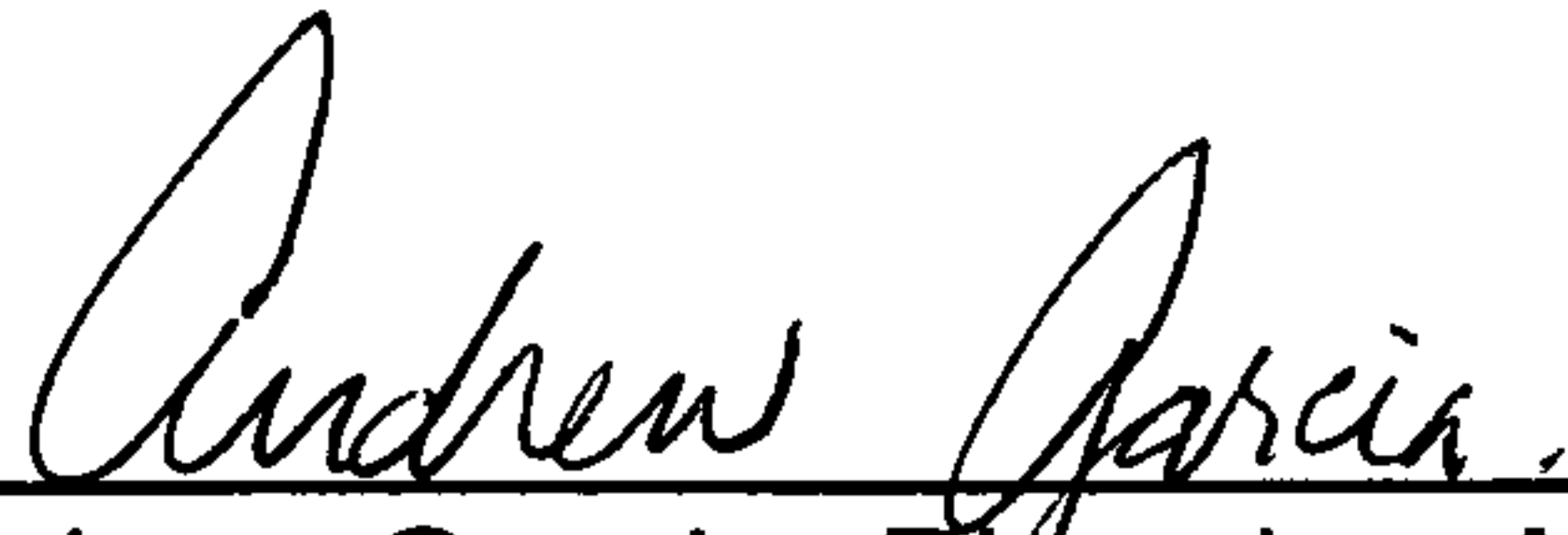
**CITY OF ALBUQUERQUE
Planning Department
March 1, 2006
DRB Comments**

ITEM #10

PROJECT # 1004658 APPLICATION # 00239

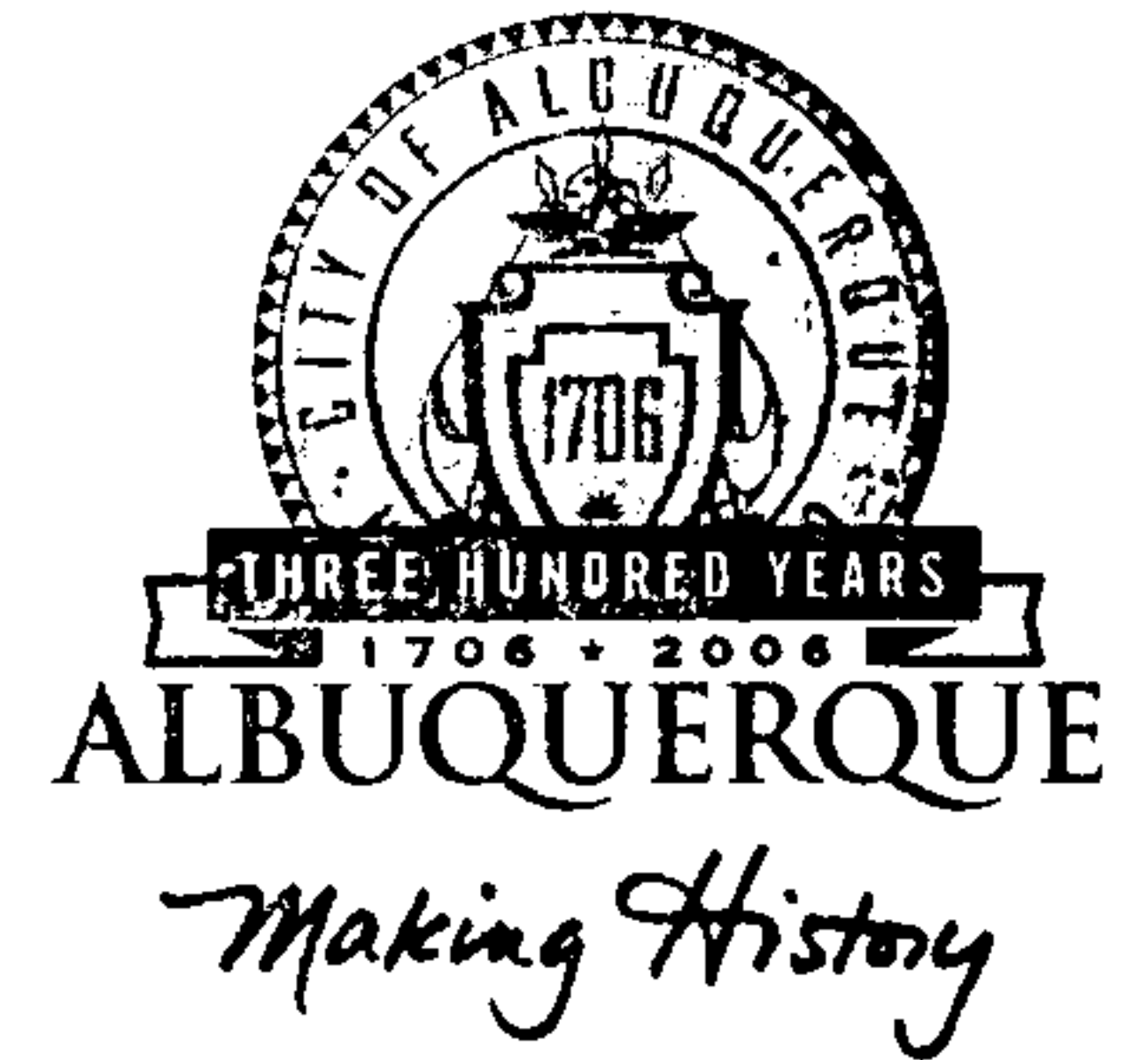
RE: Vineyard Estates, Unit III A/fp

The SIA is not approved as of 2/27/06.



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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004658

AGENDA ITEM NO: 10

SUBJECT:

Sidewalk Deferral
Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
The Hydrology Section has no objection to the sidewalk deferral request.

Albuquerque

New Mexico 87103

RESOLUTION: *sw*

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 1, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 1, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:30 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 # 1004540**
06DRB-00117 Major-Vacation of Pub
Right-of-Way
06DRB-00118 Major-Vacation of Public
Easements
- WILSON & COMPANY agent(s) for KB HOME NEW MEXICO & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 2, 5 & 6, VOLCANO CLIFFS, UNITS 14 & 25, AND Tract(s) D, VISTA VIEJA, UNIT 2 (to be known as **BOCA NEGRA DAM SUBDIVISION**) zoned R-1 residential zone, located on 81ST STREET NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). [REF: 05DRB01713] (D-9,D-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT.**

2. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

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

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

3. **Project # 1001932**
06DRB-00240 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for CARE GIVERS OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) B, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1, C-1, IP USES, located on OURAY RD NW, between UNSER BLVD NW and TWIN OAKS DR NW containing approximately 2 acre(s). [REF: Z-80-87, AX-80-18, 05DRB00523, 05EPC01804] [Catalina Lehner, EPC Case Planner] (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR SITE REVISIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1000184**
06DRB-00245 Minor-SiteDev Plan
BldPermit/EPC

DESIGN GROUP agent(s) for BELVEDERE LLC. request(s) the above action(s) for all or a portion of Lot(s) B1A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1 PUD, located on BROADWAY AVE NE, between TIJERAS AVE NE and DR. MARTIN LUTHER KING BLVD NE containing approximately 2 acre(s). [REF: DRB-94-161, LUCC-98-14, V-71-27, 06EPC-0001406, 06LUCC-00015] [David Stallworth, EPC Case Planner] (K-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3**

COPIES OF THE SITE PLAN, DAVID STALLWORTH'S INITIALS AND A CHANGE ON THE LANDSCAPE PLAN.

5. **Project # 1004474**
06DRB-00243 Minor-SiteDev Plan
Subdivision/EPC

COMMUNITY SCIENCE CORPORATION agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of parcels of land situated within, Section 9, Township 10 North, Range 3 East, Tract(s) F-1, **LANDS OF MENAUL SCHOOLS** & an Easterly Portion of Tract(s) 1-A-1-B, all of Tract(s) 1-C and 1-A-1-A-2, and a portion of Tract(s) 1-B, zoned SU-1 FOR PRD, located on MENAUL BLVD NE, between BROADBENT PARKWAY NE and BROADBENT BLVD NE containing approximately 17 acre(s). [REF: 05EPC01568, 05EPC01569] *[Deferred from 3/1/06]* **[David Stallworth, EPC Case Planner]** (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

- 06DRB-00214 Minor- Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] *[Deferred from 2/22/06 & 3/1/06]* (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

6. **Project # 1004367**
06DRB-00216 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION**, zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33,AX-99-7, 05EPC01266] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 2/22/06]* (E-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/1/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1003793**
06DRB-00244 Minor-Prelim&Final Plat Approval

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 and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 06DRB00058] (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN 2 SEWER ACCOUNTS.**

8. **Project # 1004282**
06DRB-00237 Minor-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lot(s) A-1 & B-1, Block(s) A & B, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62ND ST SW and BATAAN DR SW containing approximately 2 acre(s). [REF: 05DRB01061] (K-11) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

9. **Project # 1004353**
06DRB-00238 Minor-Final Plat Approval

SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE 2 @ THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 05DRB01120, 05DRB01119, 05DRB01285] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ROADWAY EASEMENT FOR TREELINE, DEDICATION OF TREELINE AND CROSS-ACCESS EASEMENTS AND TO PLANNING TO RECORD.**

10. **Project # 1004658**
06DRB-00239 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PL NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] (C-20) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00087 Minor-Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] *[Final Plat Indef Deferred for the SIA on 2/15/06]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE APPLICANT MUST PROVIDE VERIFICATION THAT A NEW 8-FOOT SAS IS IN THE CENTER OF THE 15-FOOT EASEMENT.**

11. **Project # 1004669**
06DRB-00241 Minor-Prelim&Final Plat Approval

BILLY W BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1 residential zone, located on 12TH ST NW, between AZTEC RD NW and GREIGOS RD NW containing approximately 1 acre(s). [REF: 06DRB00123,06DRB00241] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1004359**
06DRB-00100 Minor-Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] *[Deferred from 2/1/06 & 2/8/06 & Indef deferred from 2/15/06 for the SIA]* (H-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004341**
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] *[Deferred from 2/15/06 & 2/22/06]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

14. Approval of the Development Review Board Minutes for February 22, 2006. **APPROVAL OF THE 2/22/06 DRB MINUTES WAS DEFERRED TO 3/8/06.**

ADJOURNED: 10:30 A.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 1, 2006

10. Project # 1004658
06DRB-00239 Minor-Temp Defer SDWK

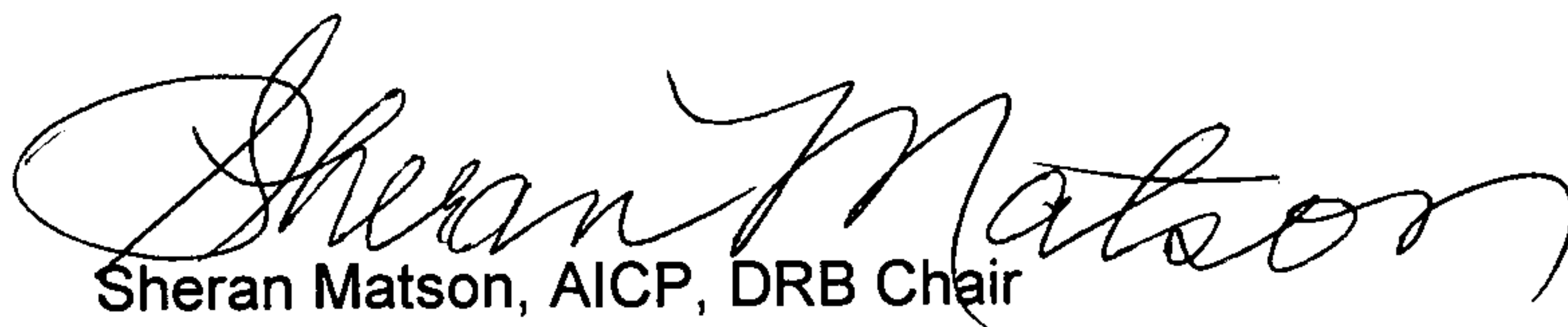
SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PL NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] (C-20)

At the March 1, 2006, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

06DRB-00087 Minor-Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] *[Final Plat Indef Deferred for the SIA on 2/15/06]* (C-20)

The final plat was approved with final sign off delegated to Utilities Development for the applicant to provide verification that a new 8-foot SAS is in the center of the 15-foot easement.


Sheran Matson, AICP, DRB Chair

Cc: Esmail Haidari, 12008 Gazelle Pl NE, 87111
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

4658

DXF Electronic Approval Form

DRB Project Case #: 1004658

Subdivision Name: VINEYARD ESTATES UNIT 3A LOTS 13 & 14

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 2/16/2006

Hard Copy Received: 2/16/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

02.16.2006
Date

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

AGIS Use Only
Copied fc **4658** to agiscov on **2/16/2006** Contact person notified on **2/16/2006**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 15, 2006

2. **Project # 1004658**

06DRB-00086 Major-Vacation of Public Easements

06DRB-00087 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: DRB-98-123 (C-20)]

At the February 15, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 2/15/06 the preliminary plat was approved. The final plat was indefinitely deferred for the SIA.

If you wish to appeal this decision, you must do so by March 2, 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.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

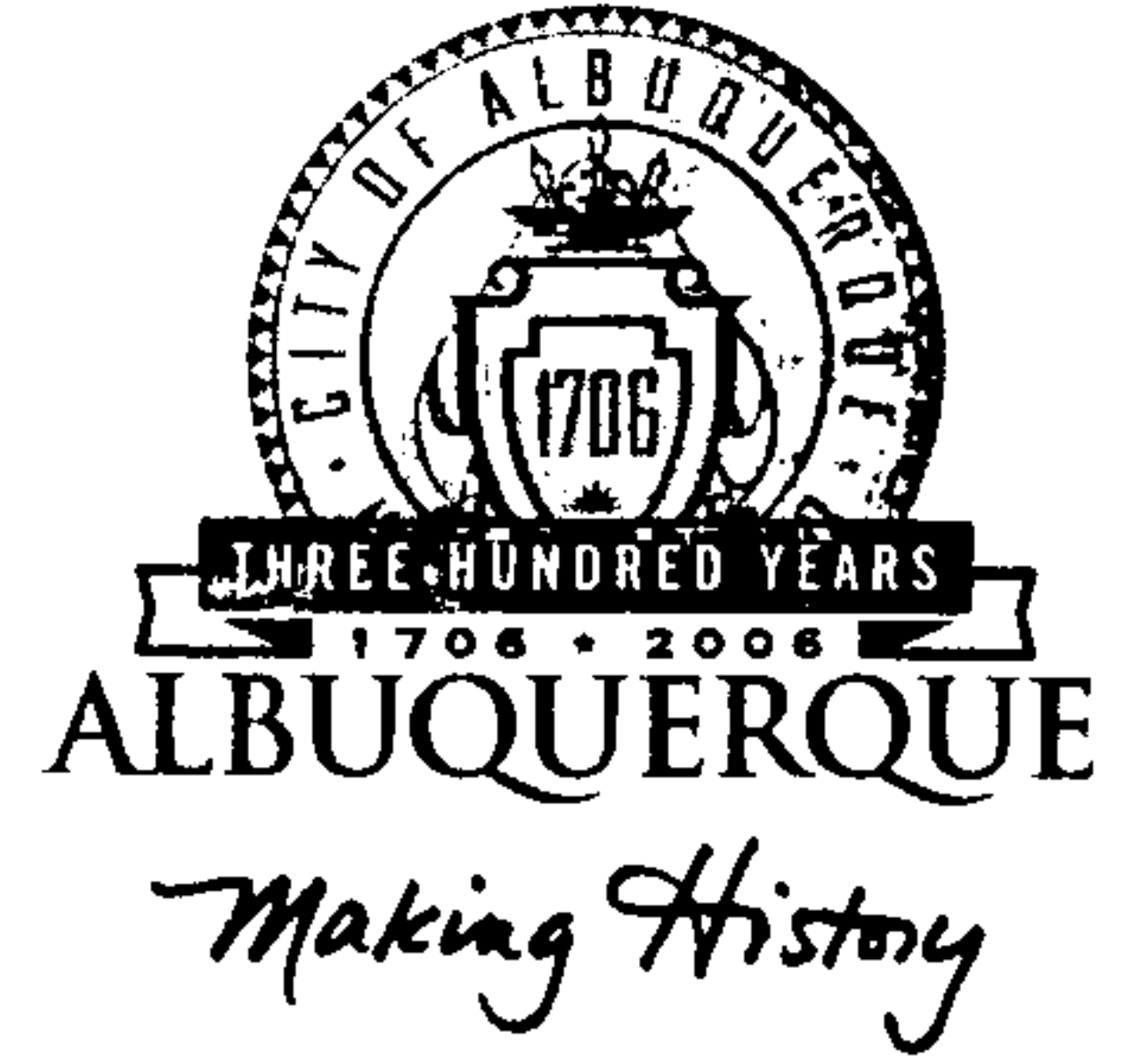
Cc: Esmail Haidari, 12008 Gazelle Pl NE, 87111

Surv-Tek Inc., 9384 Valley View Dr NW, 87114

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004658

AGENDA ITEM NO: 2

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.
No adverse comments on plat.

New Mexico 87103

RESOLUTION:

Signed I.L.
FP ind J

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 15, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004658 AGENDA#: 2 DATE: 2/15/06

1. Name: Russ Hugg Address: Summit Zip: _____

2. Name: Adil Rym Address: in attendance Zip: _____

3. Name: Vince Carra Address: Terrace 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
February 15, 2006
DRB Comments

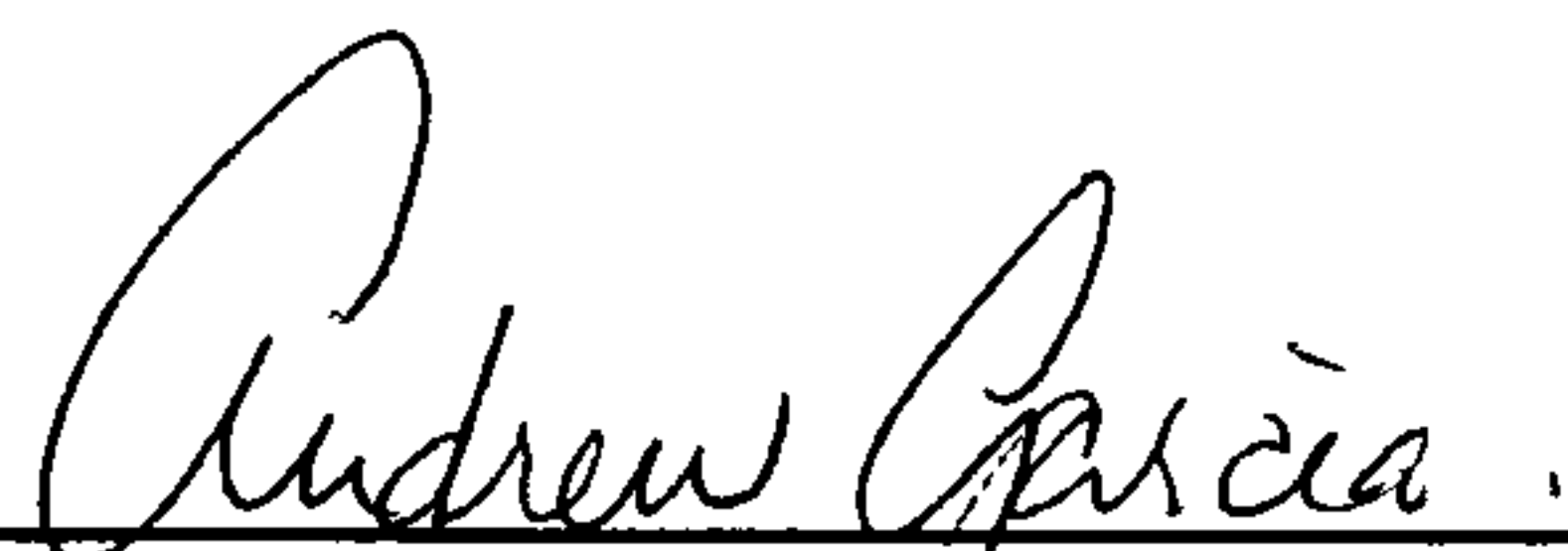
ITEM # 2

PROJECT # 1004658 APPLICATION # 06-00087

RE: Vineyard Estates, Unit III A/P&f

AGIS dxf is not approved as of 2/14/06.

Planning will take delegation for the AGIS dxf approval and the 15 day appeal period.



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





CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 15, 2006

Project # 1004658

06DRB-00086 Major-Vacation of Public Easements
06DRB-00087 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: DRB-98-123 (C-20)]

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the requests.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Vineyard Estates NA (R).
APS	

The request to subdivide one tract into two residential lots in Vineyard Estates, Unit III A, will have minimal impacts to the APS district.

Police Department No CPTED or crime prevention 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 adverse comments.

City Engineer

No objection to the vacation request. Prior to Final Plat signoff by City Engineer, a certification of the approved grading plan will be required

Transportation Development

Defer the vacation action to Hydrology and Utilities. Is there a sidewalk deferral agreement for the final plat action?

Parks & Recreation

Defer to affected agencies regarding the vacation.

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.*

Utilities Development

No objection to vacation request and no objection to 15-foot sewer/drainage easement. Provide verification that new 8-inch sanitary sewer is in the center of the 15-foot easement.

Planning Department

No objection. Defer to Hydrology & Transportation. Planning will take delegation for 15-day appeal period.

Impact Fee Administrator

No comments on the proposed vacation of easements. The construction of new homes in this proposed subdivision will be subject to impact fees at the time a building permit is issued. Using an average of 2000sf of heated area and .06 acre for the impervious acreage, the estimated impact fees are as follows.

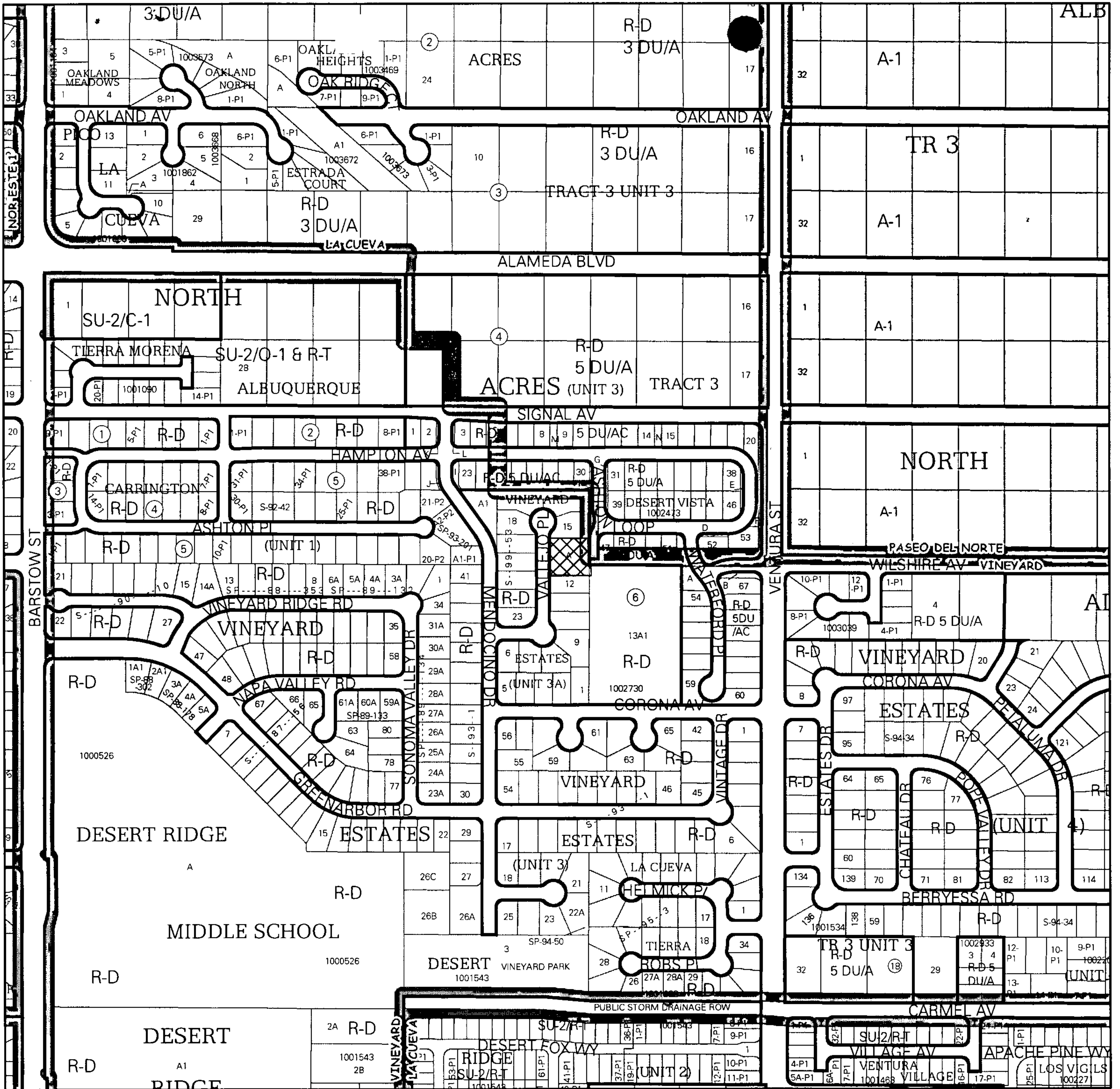
1. Roadway Facilities for the Far NE Heights area are approximately \$1585.00
2. Public Safety Facilities for the Eastside area are approximately \$552.00
3. Drainage Facilities for the Far NE Heights area are approximately \$612.48.
4. Parks, Recs., Trails and Open Space for the North Albuquerque area are approximately \$3100.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total 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:Esmail Haidari, 12008 Gazelle Pl NE, 87111

Surv-Tek Inc., 9384 Valley View Dr NW, 87114

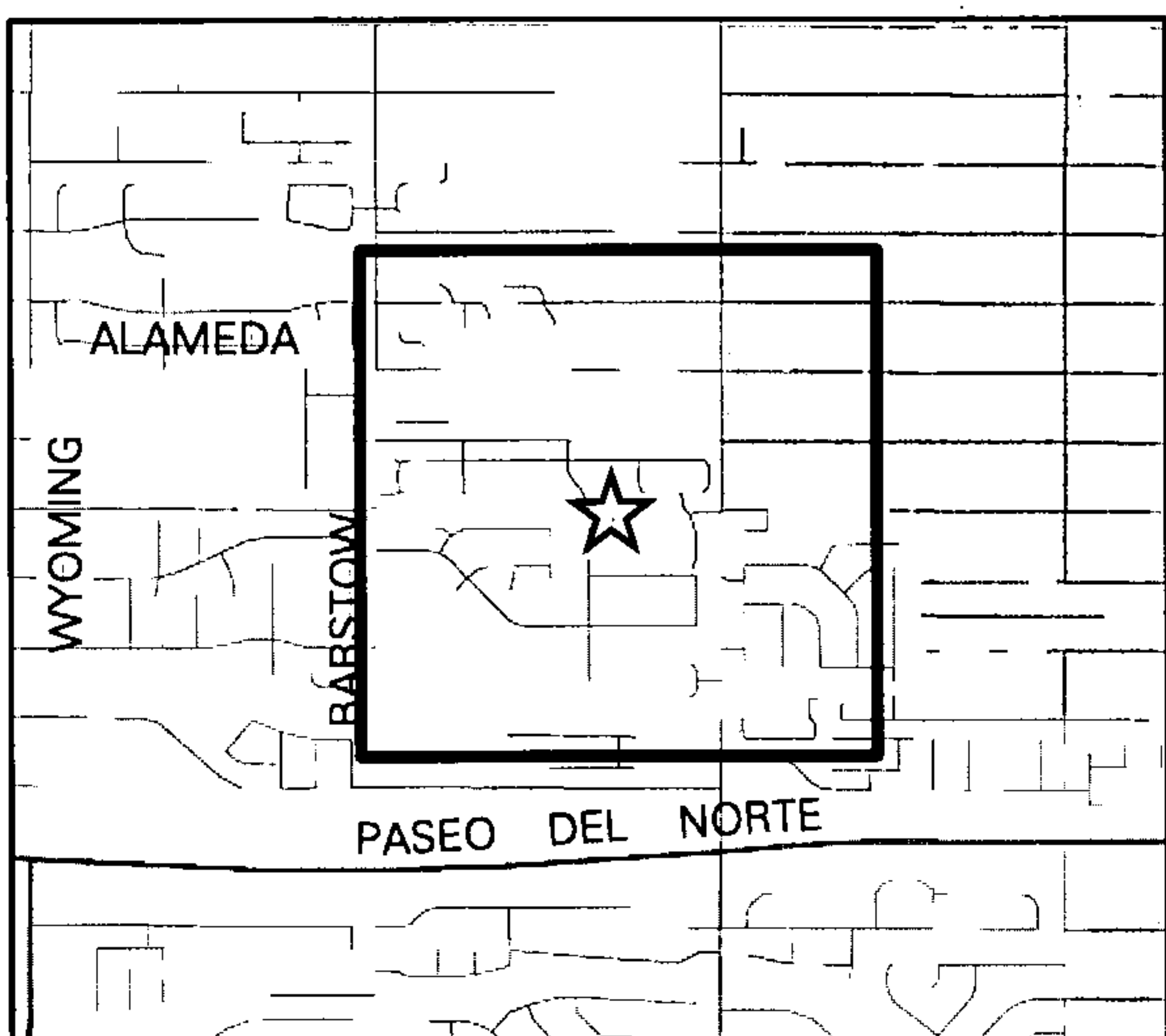


ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
Project Number:
 1004658
Hearing Date:
 2/15/06
Zone Map Page:
 C20
Additional Case Numbers:
 06DRB-00086
 06DRB-00087





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

Making History

January 27, 2006

TO: Pat Verrelle and Keith Coulter, Vineyard Estates NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s): Major Vacation of Public Easements and Minor Preliminary and Final Plat Approval for Public sanitary sewer, water and drainage easements and to divide existing tract into two (2) residential lots.**

Proposed by: Surv-Tek, Inc. at 897-3366

Agent for: Esmail Haidari

For property located: On or near Vallejo Place NE between Hampton Avenue NE and Corona Avenue NE.

P.O. Box 1293

The case number(s) assigned is: 06DRB- 00086 and 00087, Project # 1004658.

Albuquerque

City Planning accepted application for this request on **January 19, 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.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, February 15, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

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

Meeting Date: FEBRUARY 15, 2006
Zone Atlas Page: C-20-Z
Notification Radius: 100 Ft.

Project# 1004658
App#06DBR-00086
App#06DBR-00087

Cross Reference and Location: VALLEJO PLACE NE BETWEEN HAMPTON AVE
NE AND CORONA AVE NE

Applicant: ESMAIL HAIDARI
Address: 12008 GAZELLE PL NE
ALBUQUERQUE, NM 87111

Agent: SURV-TEK, INC
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

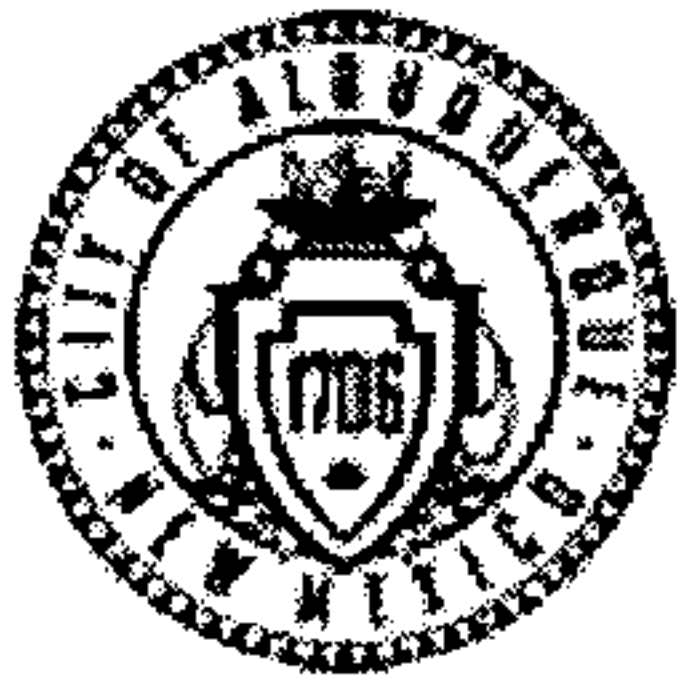
Date Mailed: JANUARY 27, 2006
Signature: YVONNE SAAVEDRA

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

Project# 1004658
Application# _____

PAGE 1 OF 1

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-20	1020064	191-268	310-13	✓
		191-258	12	✓
		191-252	11	✓
		191-245	10	✓
		193-237	06	✓
		206-236	309-20	✓
		191-280	310-14	✓
		189-289	15	✓
		190-304	001-21	✓ Dup
		207-281	13	✓ Dup ²
		223-281	14	✓ Dup ²
		172-289	310-16	✓
		171-281	17	✓
		171-273	18	✓
		171-266	19	✓
		171-259	20	✓
		171-254	21	✓
		171-247	22	✓
		170-233	09	✓
		177-233	08	✓
		186-231	07	✓



mainframe@coa1mp3.ca

bq.gov

01/25/2006 12:08 PM

To

cc

bcc

Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01020064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102006419126831013 LEGAL: TRAC T A SUBDIVISION PLAT OF VINEYARD ESTATES
UNIT LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: VAGH FIROZ S & JABEEN
OWNER ADDR: 11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122
0102006419125831012 LEGAL: LOT 12 S UBDIVISION PLAT OF VINEYARD ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: BARKER BRYAN L & MICHELLE S
OWNER ADDR: 08908 VALLEJO PL NE
ALBUQUERQUE NM 87122
0102006419125231011 LEGAL: LOT 11 S UBDIVISION PLAT OF VINEYARD ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: STEVENS-GARCIA JENNY L &
OWNER ADDR: 08904 VALLEJOS PL NE
ALBUQUERQUE NM 87122
0102006419124531010 LEGAL: LOT 10 S UBDIVISION PLAT OF VINEYARD ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: MENAKO JACK A
OWNER ADDR: PO BOX 94056 PL NE
ALBUQUERQUE NM 87199
0102006419323731006 LEGAL: LOT 9 SU BDIVISION PLAT OF VINEYARD ESTATES UNIT
II LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: HERNANDEZ TONY D & VANESSA B
OWNER ADDR: 08812 VALLEJO PL NE
ALBUQUERQUE NM 87122
0102006420623630920 LEGAL: TR 1 3-A- 1 BLK 6 PLAT OF TRACT 13-A-1 BLOCK 6
NORTH LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHURCH OF JESUS CHRIST OF
OWNER ADDR: 00050 EAST NORTH TEMPLE
SALT LAKE CIUT 84150
0102006419128031014 LEGAL: LOT 15 S UBDIVISION PLAT OF VINEYARD ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: RUBI ISIDRO JR & JANICE L
OWNER ADDR: 08920 VALLEJO PL NE
ALBUQUERQUE NM 87122
0102006418928931015 LEGAL: LOT 16 S UBDIVISION PLAT OF VINEYARD ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: VIERA MICHAEL J & KRISTY L TRU
OWNER ADDR: 08924 VALLEJO PL NE
ALBUQUERQUE NM 87122

PAGE 3

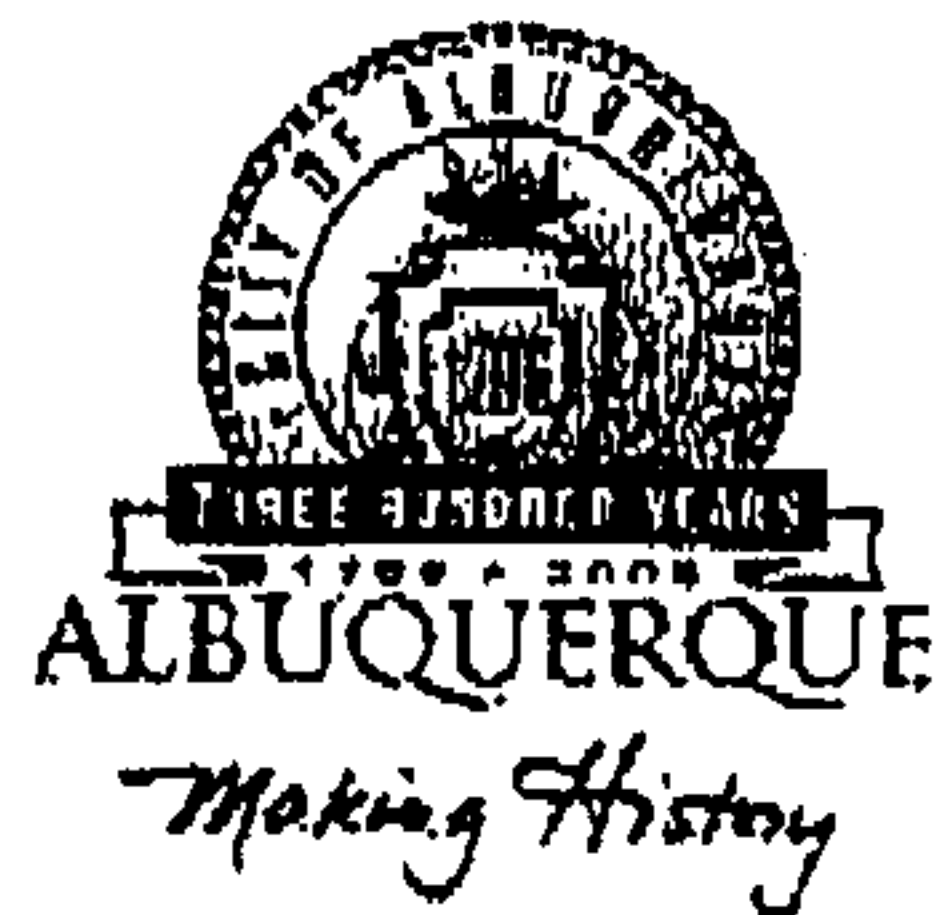
0102006417124731022 LEGAL: LOT 23 S UBDIVISION PLAT OF VINEYARD ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 MENDOCINO
OWNER NAME: SANDOVAL WILFRED F & BARBARA F
OWNER ADDR: 08512 MENDOCINO DR NE
87122
ALBUQUERQUE NM
0102006417023331009 LEGAL: LOT 6 SU BDIVISION PLAT OF VINEYARD ESTATES UNIT
II LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: CLOWRY-BAILLIO CASSANDRA & JEF
OWNER ADDR: 08800 VALLEJO PL NE
87122
ALBUQUERQUE NM
0102006417723331008 LEGAL: LOT 7 SU BDIVISION PLAT OF VINEYARD ESTATES UNIT
II LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: LIFKE DON M & ELLEY
OWNER ADDR: 08804 VALLEJO PL NE
87122
ALBUQUERQUE NM
0102006418623131007 LEGAL: LOT 8 SU BDIVISION PLAT OF VINEYARD ESTATES UNIT
II LAND USE:
PROPERTY ADDR: 00000 VALLEJO
OWNER NAME: MALECKI DOUGLAS J JR & PATRICI
OWNER ADDR: 08808 VALLEJO PL NE
87112
ALBUQUERQUE NM

QUIT

102006419124531010

LEGAL: LOT 10 SUBDIVISION PLAT OF VINEYARD ESTATES .2046 AC
PROPERTY ADDR: 8900 VALLEJO PL NE

OWNERS NAME: MENAKO JACEK A
OWNERS ADDR: PO BOX 94056
ALBUQUERQUE, NM 87199



City of Albuquerque

January 19, 2006

Russ Hugg
Surv Tek, Inc.
9384 Valley View Drive NW/87114
Phone: 897-3366 Fax: 897-3377

Dear Russ:

Thank you for your inquiry of **January 19, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, VINEYARD ESTATES, UNIT III A** zone map C-20.

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

VINEYARD ESTATES N.A. (VYE) "R"
*Pat Verrelle
8415 Vintage Dr. NE/87122 821-6993 (h)
Keith Coulter
8500 Vina Del Sol NE/87122 856-5721 (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,

Don Newton

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

January 19, 2006

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Vineyard Estates N.A.
8415 Vintage Drive NE
Albuquerque, NM 87122
Attention: Pat Verelle

Re: Tract A, Vineyard Estates Unit III A, City of Albuquerque,
Bernalillo County, New Mexico (C-20-Z).

The owner of the above captioned property, Mr. Haidari Esmail., is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public sanitary sewer, water and drainage easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to divide existing Tract A into two (2) residential lots.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

Project # 1004658
ESMAIL HAIDARI
12008 GAZELLE PL NE
ALBUQUERQUE, NM 87111

Project # 1004658
SURV-TEK, INC
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87114

Project # 1004658
PAT VERRELLE
Vineyard Estates N.A.
8415 VINTAGE DR NE
ALBUQUERQUE, NM 87122

Project # 1004658
KEITH COULTER
Vineyard Estates N.A.
8500 VINA DEL SOL NE
ALBUQUERQUE, NM 87122

102006419126831013
VAGH FIROZ S & JABEEN
11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122

102006419125831012
BARKER BRYAN L & MICHELLE S
8908 VALLEJO PL NE
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102006419125231011
STEVENS-GARCIA JENNY L &
8904 VALLEJOS PL NE
ALBUQUERQUE NM 87122

102006419124531010
MENAKO JACK A
PO BOX 94056
ALBUQUERQUE, NM 87199

102006419323731006
HERNANDEZ TONY D & VANESSA B
8812 VALLEJO PL NE
ALBUQUERQUE NM 87122

102006420623630920
CHURCH OF JESUS CHRIST OF
50 EAST NORTH TEMPLE
SALT LAKE CIUT 84150

102006419128031014
RUBI ISIDRO JR & JANICE L
8920 VALLEJO PL NE
ALBUQUERQUE NM 87122

102006418928931015
VIERA MICHAEL J & KRISTY L TR
8924 VALLEJO PL NE
ALBUQUERQUE NM 87122

102006419030420121
D R HORTON INC
4400 ALAMEDA NE
ALBUQUERQUE NM 87113

102006417228931016
CANTWELL KEVIN M & KATHLEEN M
8927 VALLEJO PL NE
ALBUQUERQUE NM 87122

102006417128131017
GANTNER RICHARD P & CHRISTINE
8923 VALLEJO PL NE
ALBUQUERQUE NM 87122

102006417127331018
BRANTLEY STEVEN W & ROSINA
8919 VALLEJO PL NE
ALBUQUERQUE NM 87122

102006417126631019
HAYES CAROLINE
8524 MENDOCINO DR NE
ALBUQUERQUE NM 87122

102006417125931020
HEATH MICHAEL & CHERYL A
8520 MENDOCINO DR NE
ALBUQUERQUE NM 87122

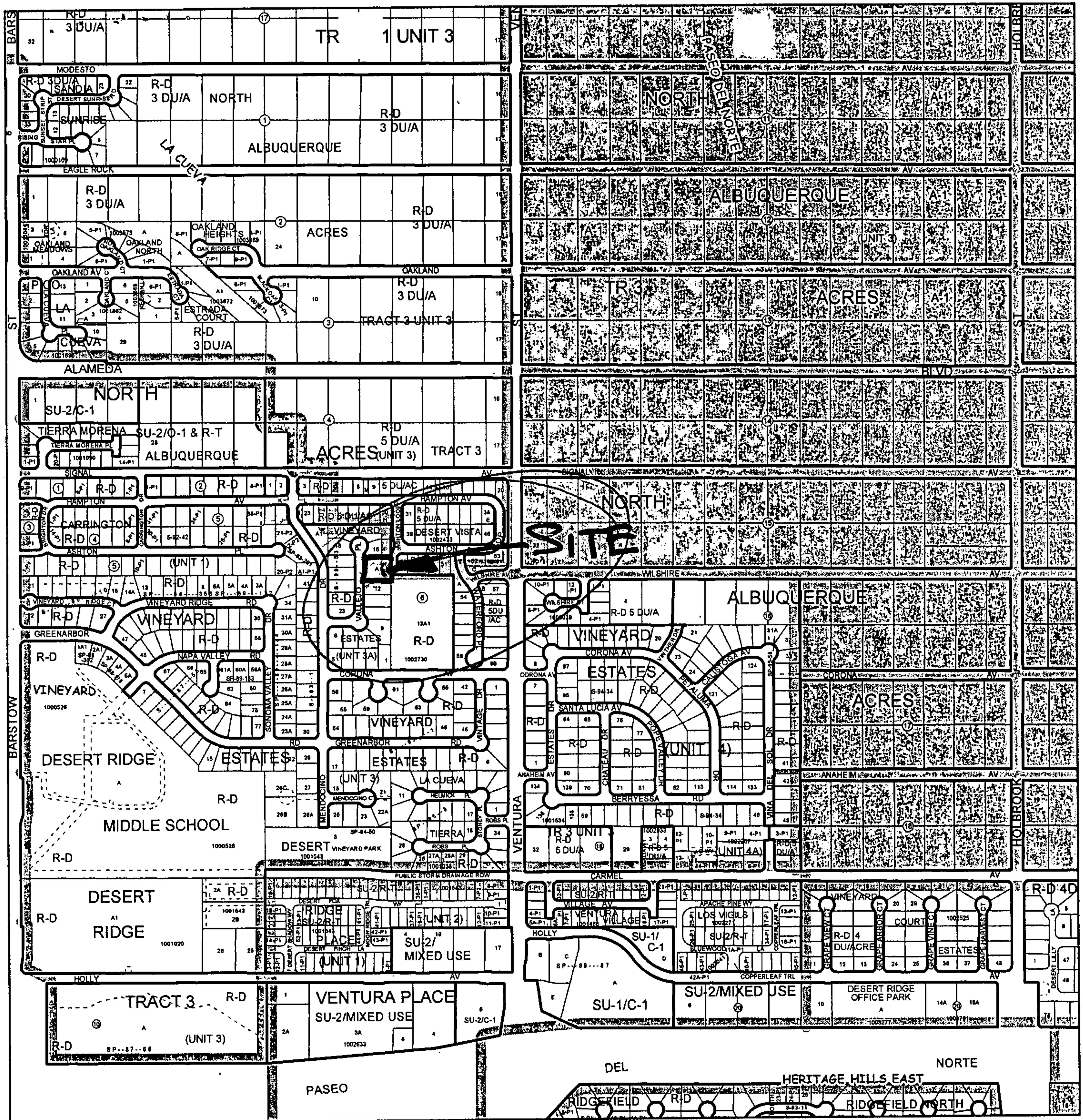
102006417125431021
PARMOON JOSEPH A & CARLA M
8516 MENDOCINO NE
ALBUQUERQUE NM 87122

102006417124731022
SANDOVAL WILFRED F & BARBARA
8512 MENDOCINO DR NE
ALBUQUERQUE NM 87122

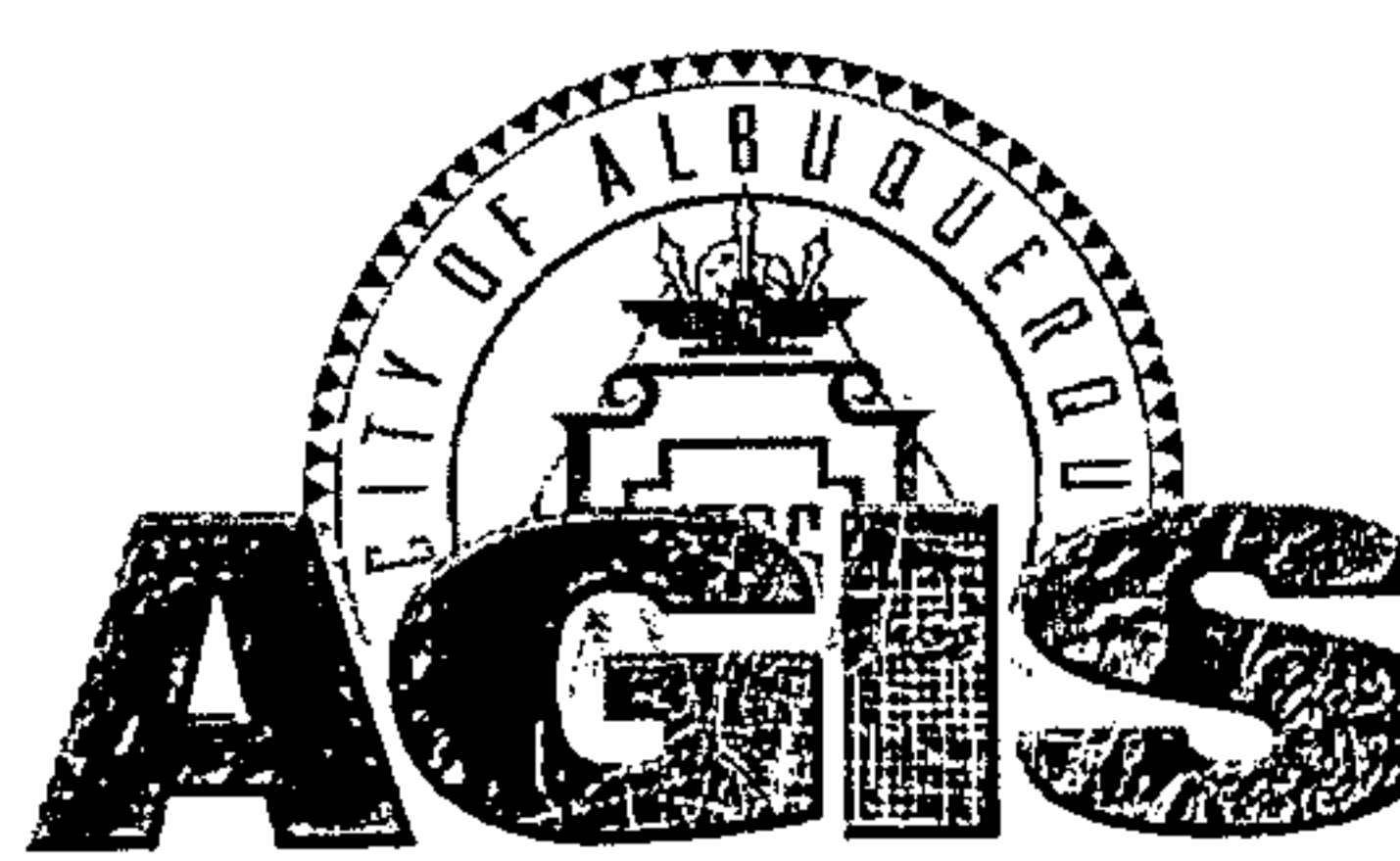
102006417023331009
CLOWRY-BAILLIO CASSANDRA & JE
8800 VALLEJO PL NE
ALBUQUERQUE NM 87122

102006417723331008
LIFKE DON M & ELLEY
8804 VALLEJO PL NE
ALBUQUERQUE NM 87122

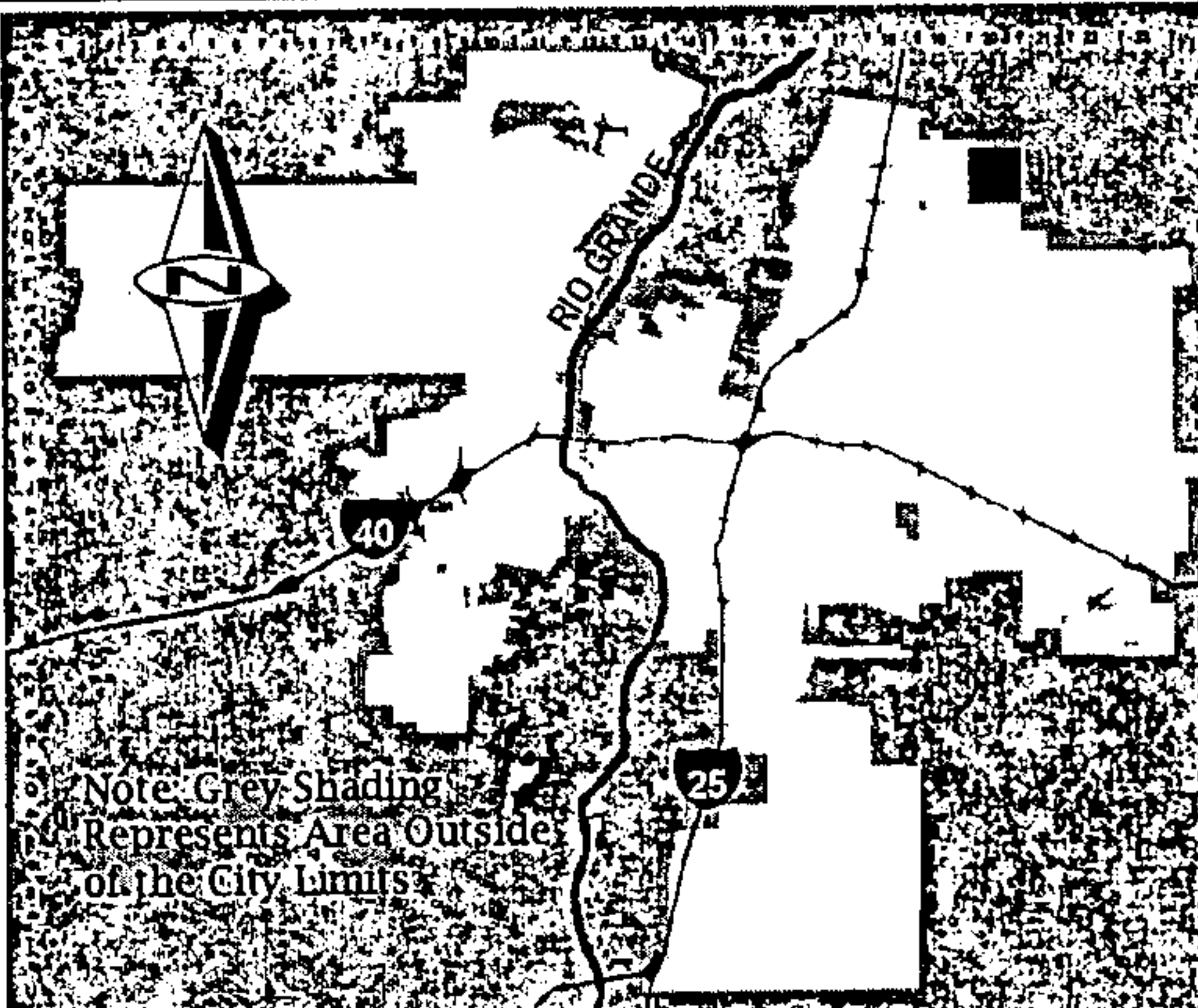
102006418623131007
MALECKI DOUGLAS J JR & PATRIC
8808 VALLEJO PL NE
ALBUQUERQUE NM 87112



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



Map amended through: 11/2/2005

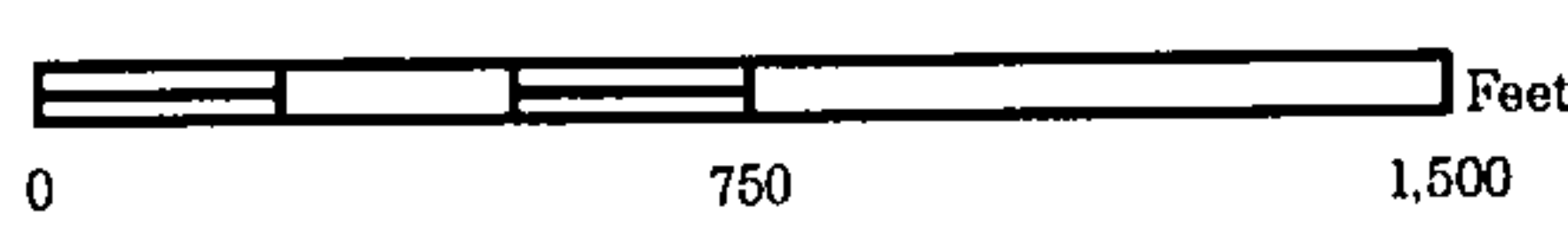


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-20-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.	



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.

Russ Hure
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers
 060223 - 00086

Sandy Sandley 01/20/06
 Planner signature / date
Project # 1004658



**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, February 15, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001946

06DRB-00083 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **HISE LANDS**, zoned M-1 (SC), located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO BLVD NE containing approximately 6 acre(s). [REF: 05DRB01347] (D-18)

Project # ~~1004658~~

06DRB-00086 Major-Vacation of Public Easements
06DRB-00087 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: DRB-98-123 (C-20)]

Project # 1002110

06DRB-00085 Major-Vacation of Public Easements
06DRB-00088 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for BEAZER HOME SALES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2 CACTUS/SHALIT PARCEL (to be known as **UNIVERSITY CROSSINGS**) zoned O-1, C-1, located on KATHRYN AVE SE, between YALE BLVD SE and CORNELL AVE SE containing approximately 3 acre(s). [REF: 05ZHE00852, 05ZHE00882] (L-15)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 30, 2006.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

ESMAIL HAIDARI

NAME: _____ PHONE: 480-2533
 ADDRESS: 12008 GAZELLE PL NE FAX: _____
 CITY: ALBUQ STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): SURU-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW FAX: _____
 CITY: ALB STATE NM ZIP 87114 E-MAIL: _____

DESCRIPTION OF REQUEST: MINOR FINAL PLAT APPROVAL AND TEMPORARY DEFERRAL OF SIDEWALKS

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

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

Lot or Tract No. TRACT A Block: - Unit: III A
 Subdiv. / Addn. VINEYARD ESTATES UNIT III A
 Current Zoning: R-D Proposed zoning: R-D
 Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.42 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? N/A
 UPC No. 102006419126831013 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: VALLEY PLACE NE
 Between: HAMPTON AVE and CORONA AVE 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.):
06DRB 00086, 06DRB 00087

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

SIGNATURE [Signature] DATE _____
 (Print) Russ Hugo Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>06DRB 00239</u>	<u>TOS</u>		\$ <u>-0-</u>
		<u>CMF</u>	\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>20.00</u>

Hearing date 3-1-06
2/21/06

Project # 1004658

[Signature]

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.

Russ Hugo
 Applicant name (print)
[Signature] 2/21/06
 Applicant signature / date

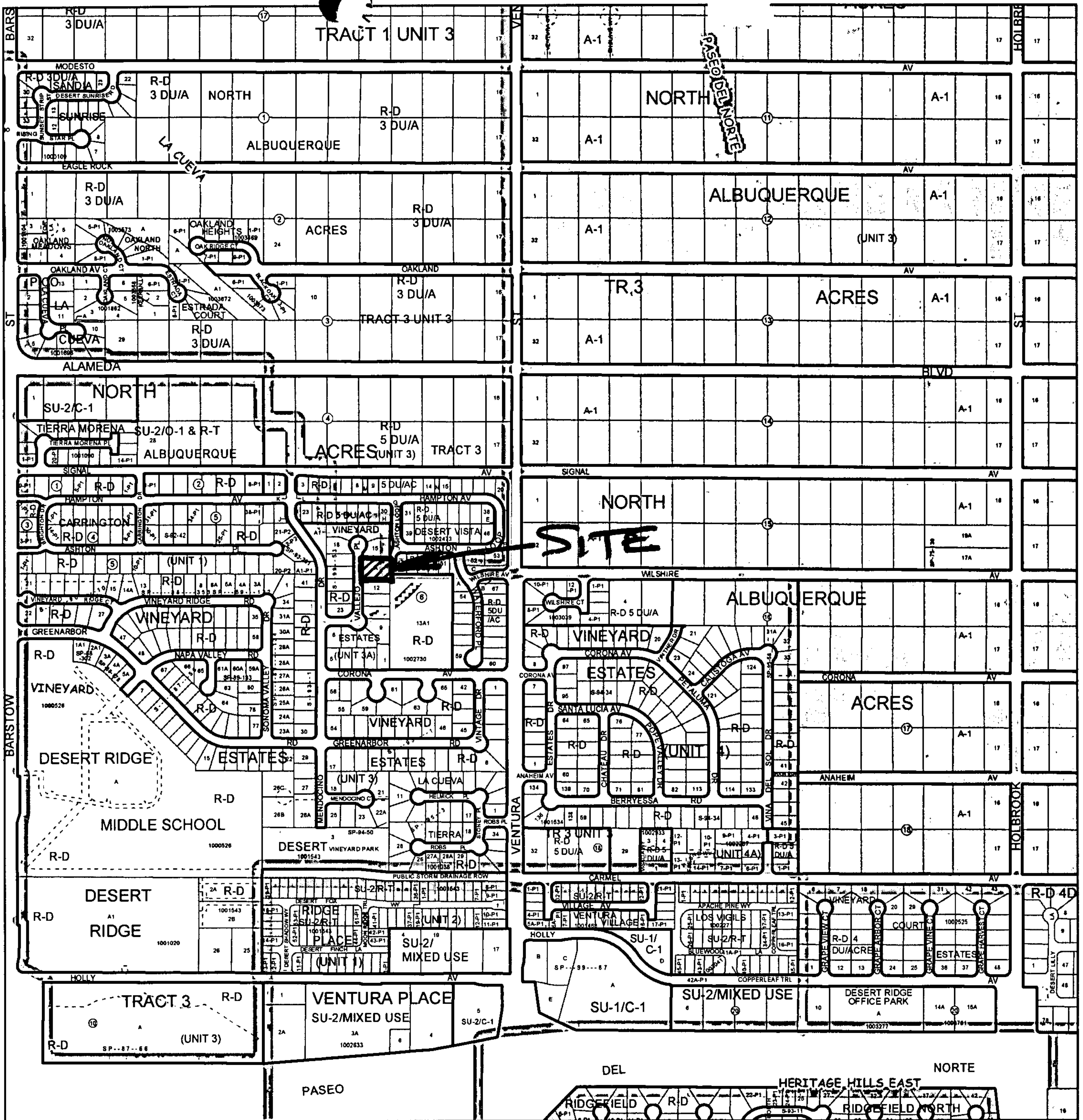


Form revised 4/03, 10/03 and JUNE 2005

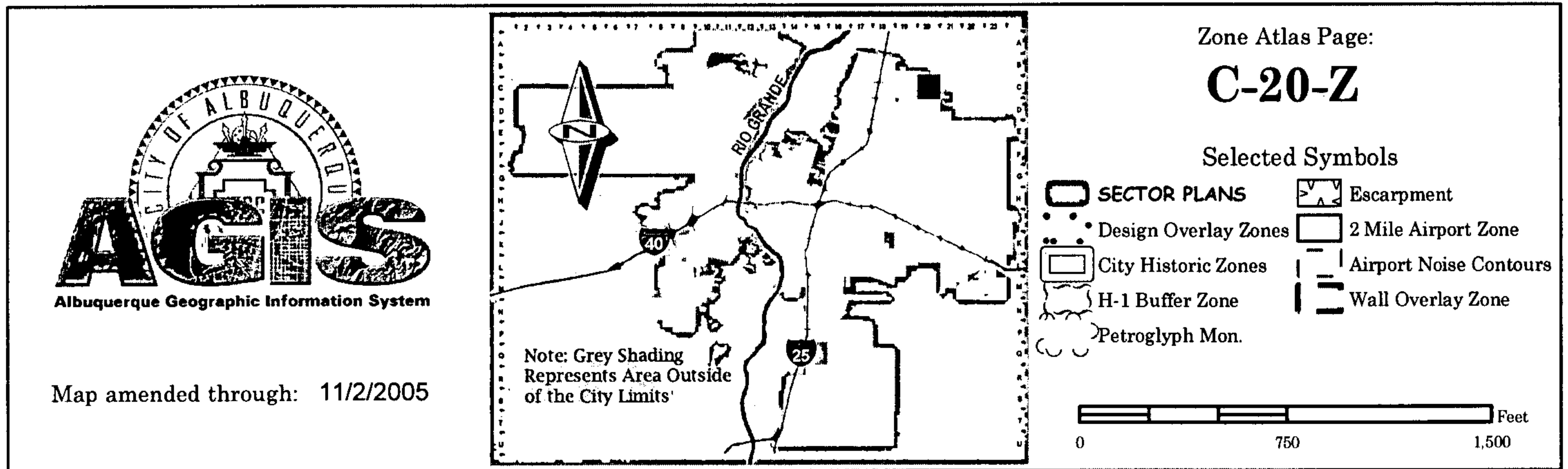
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06 DRB - 00239

[Signature] 2/21/06
 Planner signature / date
Project # 1004658



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



15
FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 609082

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24th 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 Esmail Haidari ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] individual, whose address is 12008 Gazelle Pl. NE Albuquerque, NM 87111 and whose telephone number is 480-2533, 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 [describe:] Lots 13 & 14 Vineyards Estates Unit III A, recorded on 5-13-1999 in the records of the Bernalillo County Clerk at Book 806 pages 115 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:] Esmail Haidari

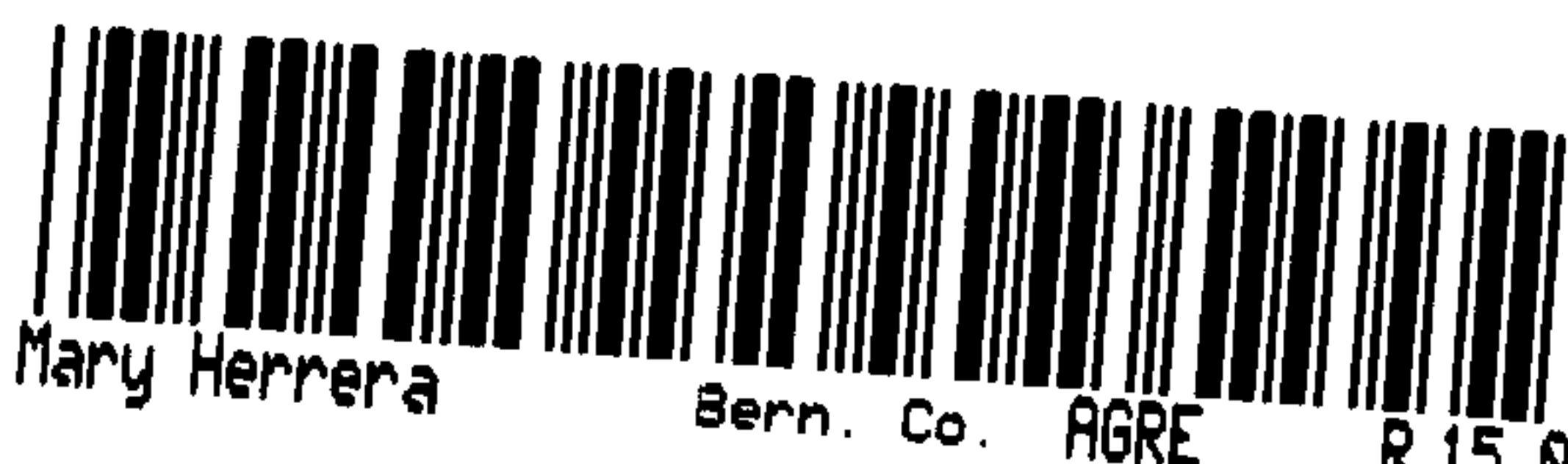
("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vineyard Estates Unit III A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1 day of March, 2008 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this 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.



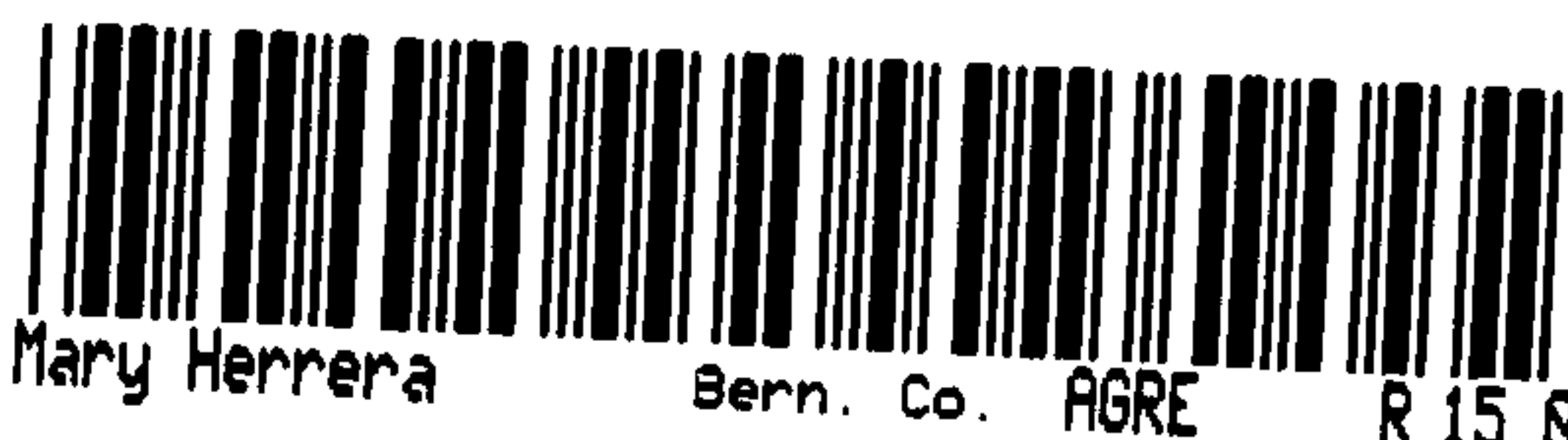
3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow 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: Cashier's Check
Amount: \$ 2,089.03 Name of Financial Institution or Surety providing Guaranty:
Date City first able to call Guaranty: March 2, 2008
[Construction Completion Deadline]: March 2, 2008
If Guarantee other than a Bond, last day City able to call on Guaranty is: May 1, 2008, 20
Additional information:

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. 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 officers, 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.



6. 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.

7. 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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when 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.

8. 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 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 the Financial Guaranty.

9. 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.

10. 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.

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

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

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

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

15. Form not 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.

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



Mary Herrera

Bern. Co. AGRE

R 15.00

2006026888

6414449

Page: 3 of 4

02/24/2006 02:56P

BK-A112 Pa-6786

07/02

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOTS 13 AND 14 VINEYARD ESTATES UNIT IIA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			<u>~130' 4' SIDEWALK</u>	<u>VALLEY PLACE</u>			/	/	/
			<u>DEFFERED</u>						
			<u>NORTH TO SOUTH</u>	<u>PL LOTS</u>			/	/	/
			<u>LOTS 13 AND 14</u>				/	/	/
			<u>DEFFERED</u>				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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
Russ Hulse
 NAME (print)
SUEI-TEK
 FIRM
Roy 2/15/06
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Alvin M. ... 2/15/06
 DRB CHAIR - date

Christina Landoval 2/15/06
 PARKS & RECREATION - date

William J. Balch 2/15/06
 UTILITY DEVELOPMENT - date

Bradley L. Benjamin 4/15/06
 CITY ENGINEER - date

 TRANSPORTATION DEVELOPMENT - date

 AMAFCA - date

 - date

 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 15, 2006

Project # 1004658

06DRB-00086 Major-Vacation of Public Easements
06DRB-00087 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: DRB-98-123 (C-20)]

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the requests.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Vineyard Estates NA (R).
APS	

The request to subdivide one tract into two residential lots in Vineyard Estates, Unit III A, will have minimal impacts to the APS district.

Police Department No CPTED or crime prevention 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.

FINANCIAL GUARANTY AMOUNT

02/17/2006

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

Project Description:

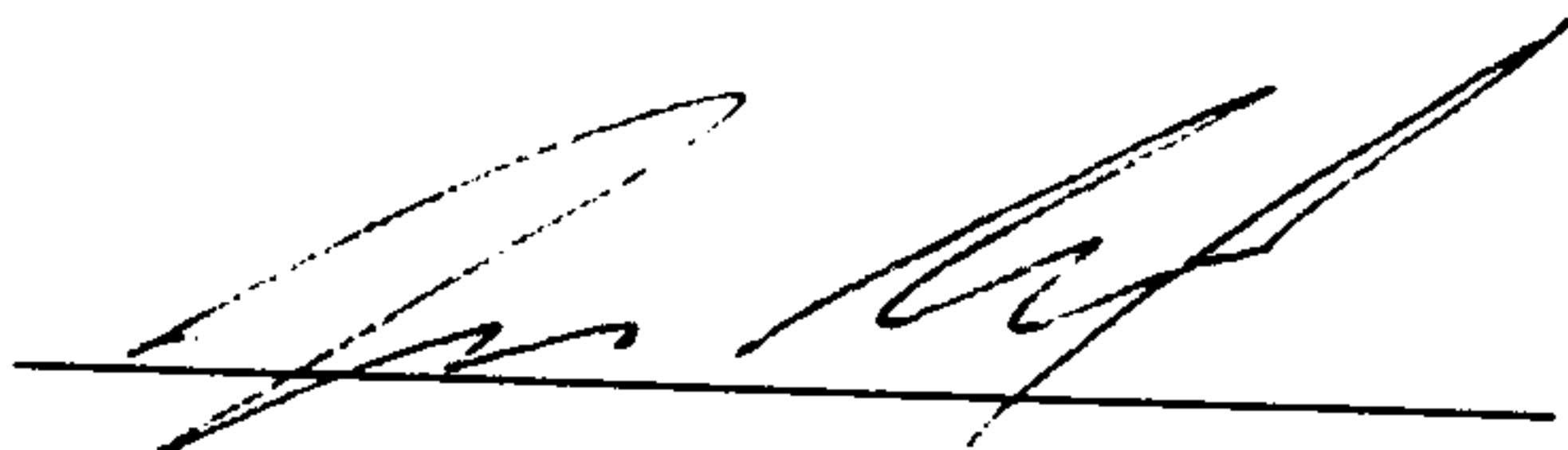
Project ID #: 609082, Vineyard Estates, Unit IIIA, Lots 13, 14, Phase/Unit #

Requested By: **Esmail Hardari/ Adil Rizvi**

Approved estimate amount:		\$1,441.56
Contingency Amount:	0.00%	\$.00
Subtotal:		\$1,441.56
NMGRT	6.75%	\$97.31
Subtotal:		\$1,538.87
Engineering Fee	6.60%	\$101.57
Testing Fee	2.00%	\$30.78
Subtotal:		\$1,671.22
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$2,089.03

APPROVAL:

DATE:



2-17-2006

Notes: 130 ft deferred sidewalk

TREASURER'S REPORT OF DAILY DEPOSITS

DEPOSITOR

First State Bank
Cashiers Check No.367069572
Remitter: Skyblue Investments

DESCRIPTION

CPN: 609082
Project: Vineyard Estates Unit IIIA

COMMENTS

SIA Procedure B
Financial Guaranty

ACCOUNT: 233100

ACTIVITY: 7000110

AMOUNT: \$2,089.03

TOTAL AMOUNT: \$2,089.03

Verified By: Marilyn Maldonado
Phone Number: 924-3997
Deposit Date: February 21, 2006

DUPLICATE
City Of Albuquerque
Treasury Division

2/22/2006 9:41AM LOC: ANNX
RECEIPT# 00057754 WSH 007 TRANS# 0008
Account 233100 Fund 0110
Activity 7000110 TRSLJS
Trans Amt \$2,089.03
J24 Misc
\$2,089.03
CK \$2,089.03
CHANGE \$0.00

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

FIRST STATE BANK

www.fsbnm.com
1-888-699-7500

367069572

10-86/220

Remitter Skyblue Investments, LLC

Date February 16, 2006

Pay to the order of City of Albuquerque

\$ *2,089.03*

EXACTLY \$2,089.03 DOLLARS

 Security Feature Detail Back
Dollars

DRAWER: FIRST STATE BANK

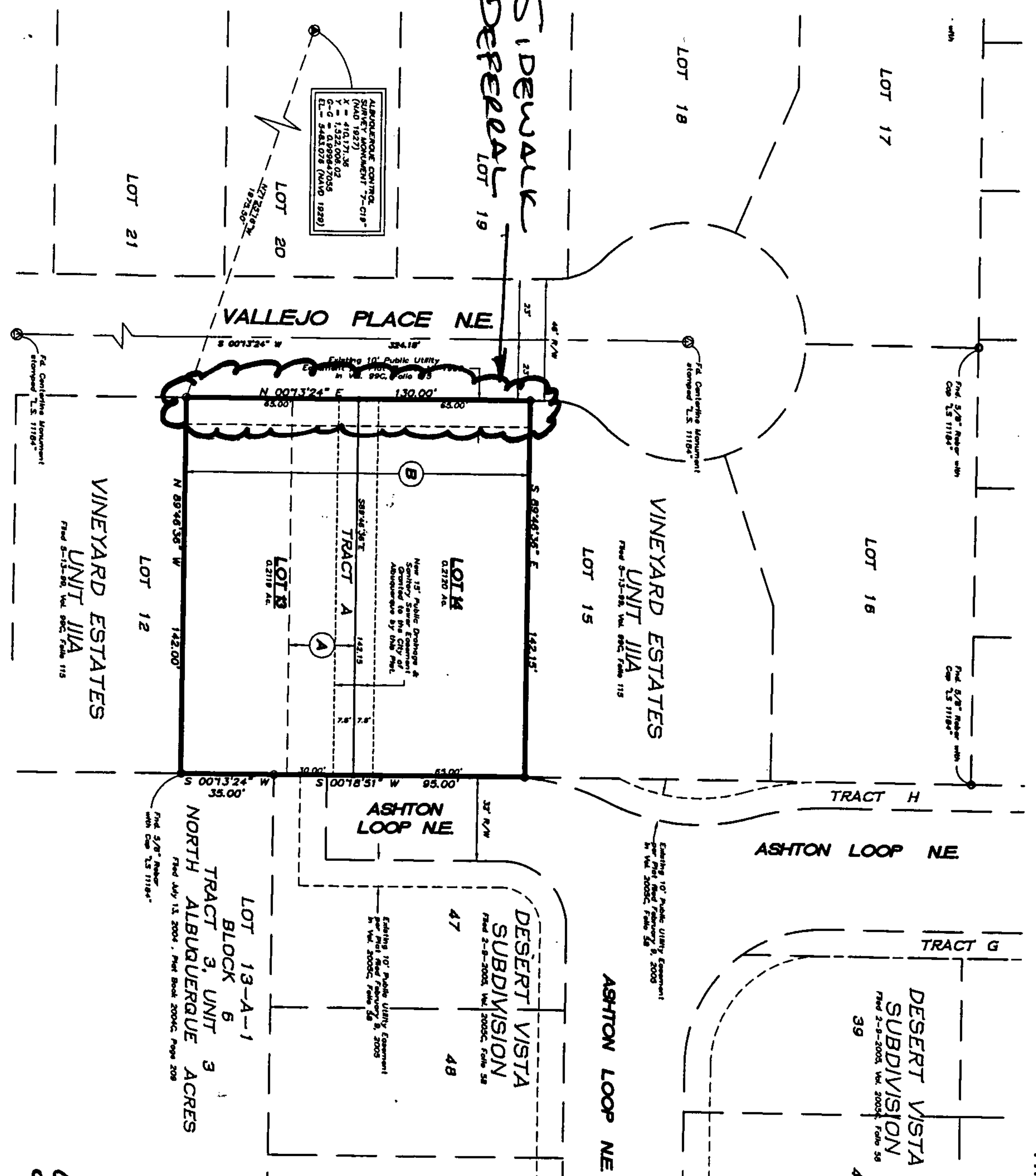
Authorized Signature 

Issued by Integrated Payment Systems Inc., Englewood Colorado
To Citibank, N.A., Buffalo, NY

⑈ 3 2 7 2 8 1 ⑈ ⑆ 0 2 2 0 0 0 8 6 8 ⑆ 6 8 0 0 3 6 7 0 6 9 5 7 2 0 ⑈

LOTS 13 AND 14
VINEYARD ESTATES UNIT III A
 (BEING A REPLAT OF TRACT A, VINEYARD ESTATES UNIT III A)
 WITHIN
THE ELENA GALLEGOS GRANT
 IN

PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2005



- CORNER LEGEND**
- SET 5/8" REBAR OR CONCRETE NAIL DISK MARKED "NACS LS 9750"
 - FOUND PROPERTY CORNER AS INDICATED
 - SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS CAP OR BRASS DISK MARKED "NACS LS 9750"

- EASEMENT NOTES**
- Ⓐ Existing .25' Public Sanitary Sewer and Public Waterline Easement granted by plat filed May 13, 1999 in Book 99C, page 115. VACATED by 060RB
 - Ⓑ Existing Temporary Public Drainage Easement comprising all of Tract A granted by plat filed May 13, 1999 in Vol. 99C, Folio 115. VACATED by 060RB



EXHIBIT
SIDEWALK EXHIBIT
 Date 3/10/06
 SHEET 3 OF 3

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

February 20, 2006

Planning Department
City of Albuquerque
Plaza del Sol - 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: DRB Project 1004658, Proposed Lot 13 and 14, Vineyard
Estates Unit IIIA, City of Albuquerque, Bernalillo
County, New Mexico

Dear Ms. Senova:

Mr. Esmail Haidari, the owner of the property described above, requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The temporary deferral of sidewalk construction is requested adjacent to proposed Lots 13 and 14 along Vallejo Place NE. Enclosed is an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for two (2) years.

Sincerely,

Russ Hugg, PS

attachments

Current DRC
Project Number: _____

FIGURE 12

Claire

Date Submitted: 2-15-06

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 2-15-06

Date Preliminary Plat Expires: 2-15-07

DRB Project No.: 1004658

DRB Application No.: 06 DRB-00087

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOTS 13 AND 14 VINEYARD ESTATES UNIT IIIA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			<u>~130' 4' SIDEWALK</u>	<u>VALLEY PLACE</u>			/	/	/
			<u>DEPPEDED</u>						
			<u>NORTH TO SOUTH</u>	<u>PL LOTS</u>			/	/	/
			<u>LOTS 13 AND 14</u>				/	/	/
			<u>DEPPEDED</u>				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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

Russ Hoge
NAME (print)

Debra M. Nelson 2/15/06 Christina Sandoval 2/15/06
DRB CHAIR - date PARKS & RECREATION - date

SURE-TEK
FIRM

2/15/06 2-15-06
TRANSPORTATION DEVELOPMENT - date AMAFCA - date

Roy 2/15/06
SIGNATURE - date

William J. Balch 2/15/06
UTILITY DEVELOPMENT - date _____ - date

Bradley L. Benjamin 2/15/06
CITY ENGINEER - date _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



	Supplemental form		Supplemental form
SUBDIVISION	S	ZONING AND PLANNING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes	P	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
		APPEAL / PROTEST OF ...	A
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION: ESMAIL HAIDARI

NAME: HAIDARI ESMAIL PHONE: 480-2533
 ADDRESS: 12008 GAZELLE PL NE FAX: -
 CITY: ALBUQ STATE NM ZIP 87111 E-MAIL: -
 Proprietary Interest in Site: OWNER List all owners: _____
 AGENT (if any): Surv-Tek, Inc PHONE: 897-3366
 ADDRESS: 9384 Valley View Drive NW FAX: 897-3377
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENTS AND MINOR PRELIMINARY/FINAL PLAT

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

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

Lot or Tract No. TRACT A Block: - Unit: III A
 Subdv. / Addn. VINEYARD ESTATES UNIT III A
 Current Zoning: R-D Proposed zoning: SAME
 Zone Atlas pages(s) C-20 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.42 AC Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city Limits? Yes. No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
 UPC No. 1 020 064 191 268 31013 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: VALLEJO PLACE NE
 Between: HAMPTON AVE NE and CORONA AVE NE

CASE HISTORY:
 List any current or prior case numbers that may be relevant to your application (Proi., App., DRB-, AX, Z, V, S, etc.):
DRB 98-123

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

SIGNATURE Russ Hugg DATE 1.19.06
 (Print) Russ Hugg Applicant Agent

FOR OFFICIAL USE ONLY 3/04 Form revised 9/01, 3/03, 7/03, 10/03,

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - 00086</u>	<u>VPE</u>	<u>Y</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	-	<u>ADV</u>	-	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	-	<u>CMF</u>	-	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>06 DRB - 00087</u>	<u>P&F</u>	-	\$ <u>285.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	-	-	-	\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>02/15/06</u>	-	-	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	-	-	-	\$ <u>425.00</u>

Gandy Handley Planner signature / date Project # 1004658

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Russ Huges
Applicant name (print)
[Signature]
Applicant signature / date
1.19.06



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

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

Application case numbers
06DRB-00087

Sandy Handley 01/20/06
Planner Signature / date
Project # 1004658

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.

Ross Hove
Applicant name (print)
[Signature]
Applicant signature / date
1.19.06

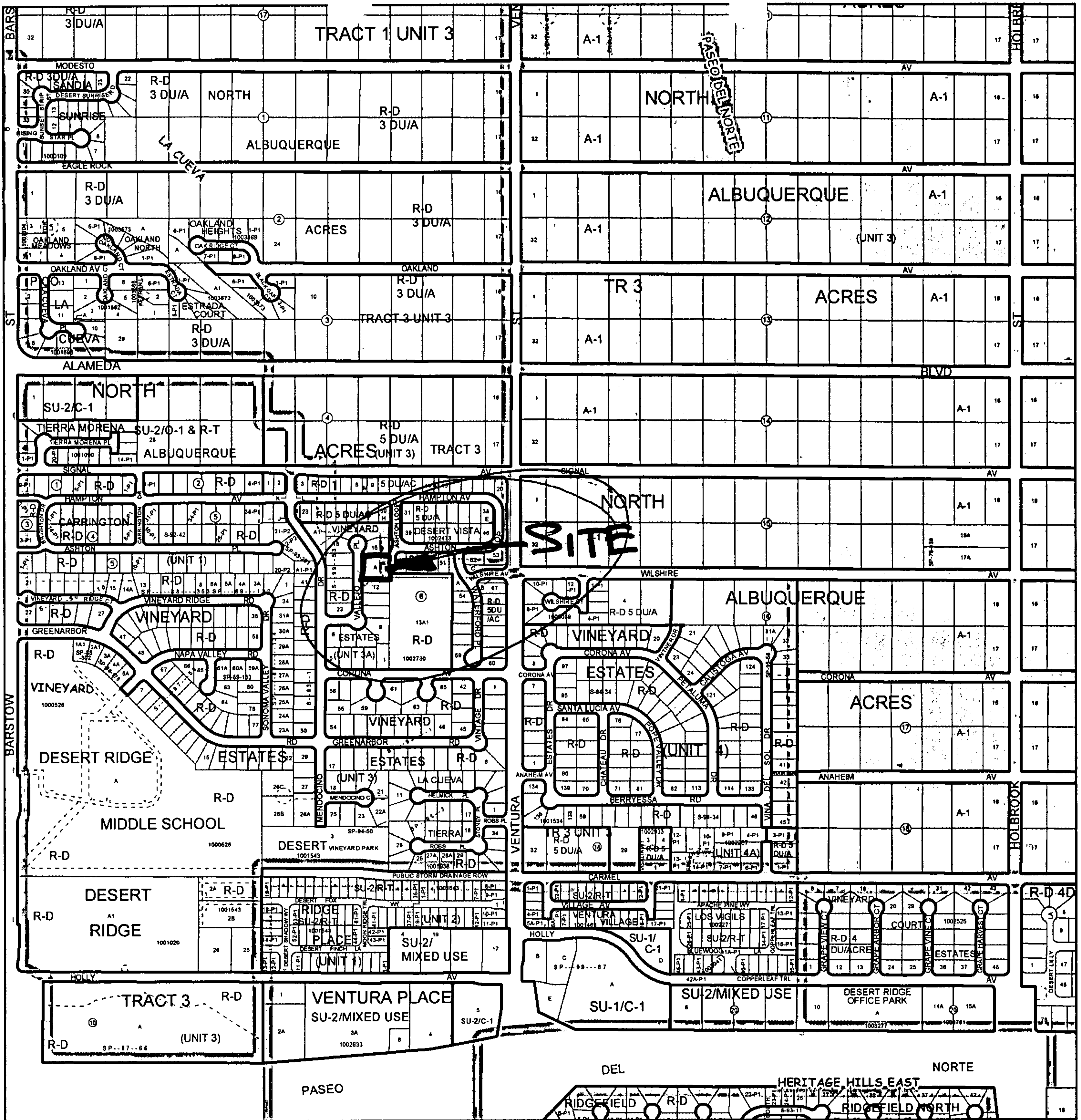


Form revised 4/03 and October 2003

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

Application case numbers
 OADRBB - _____ - 00086
 _____ - _____ - _____
 _____ - _____ - _____

Sandra Vandley
Planner signature / date
01/20/06
Project # 1004658



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-20-Z

Selected Symbols

0 750 1,500 Feet

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

January 19, 2006

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

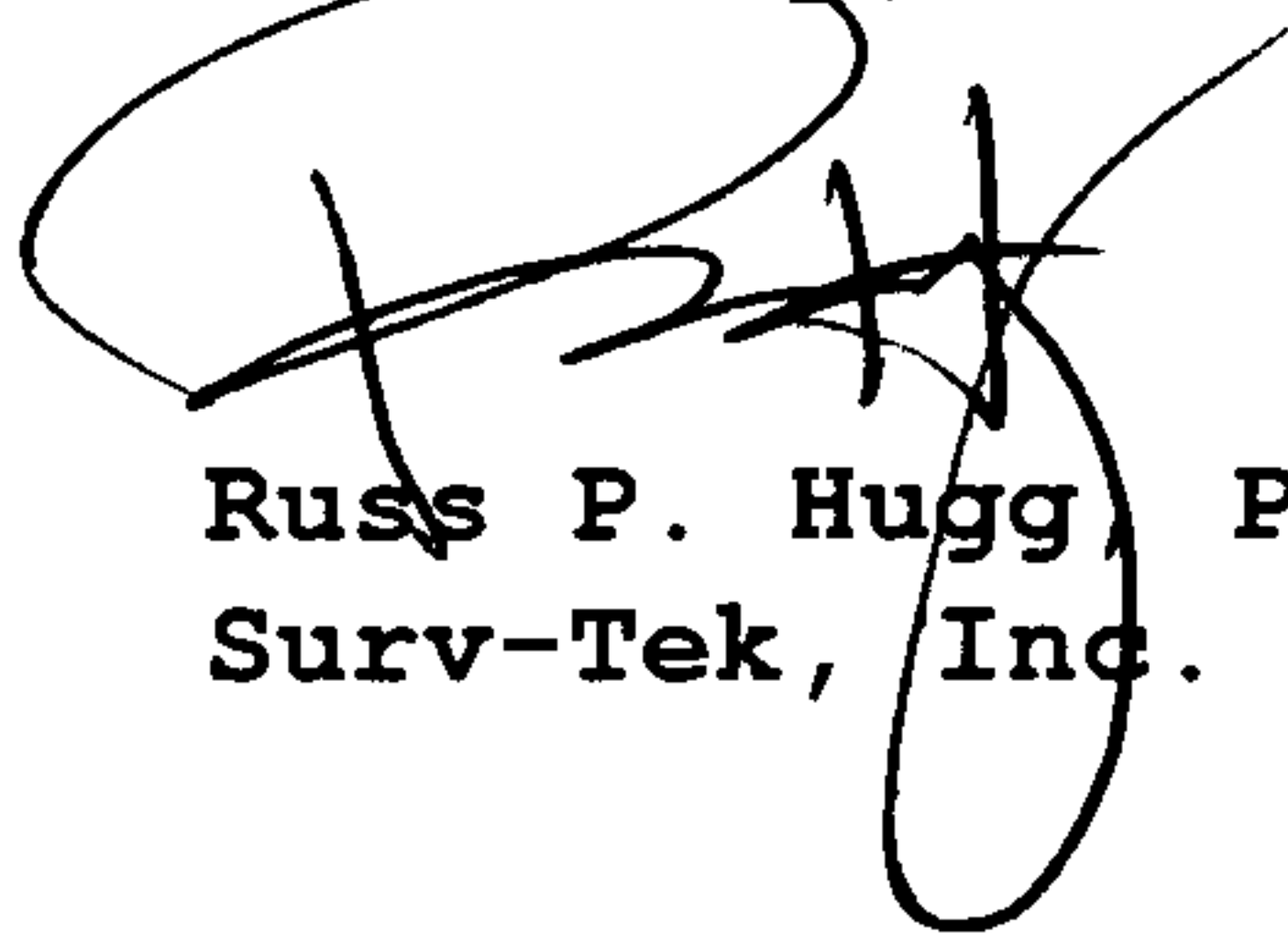
Attention: Sheran Matson, Chair

RE: Tract A, Vineyard Estates Unit III A, City of Albuquerque,
Bernalillo County, New Mexico (C-20-Z).

The owner of the above captioned property, Haidari Esmail is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Sanitary Sewer, Water and Drainage easements and Preliminary/ Final Plat approval to divide said Tract A into 2 residential lots.

Please contact me at your convenience, should you have any further questions.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

April 1, 2005

Mr. Russ P Hugg
Surv-Tek, Inc,
5643 Paradise Boulevard NW
Albuquerque, NM 87114

Dear Russ:

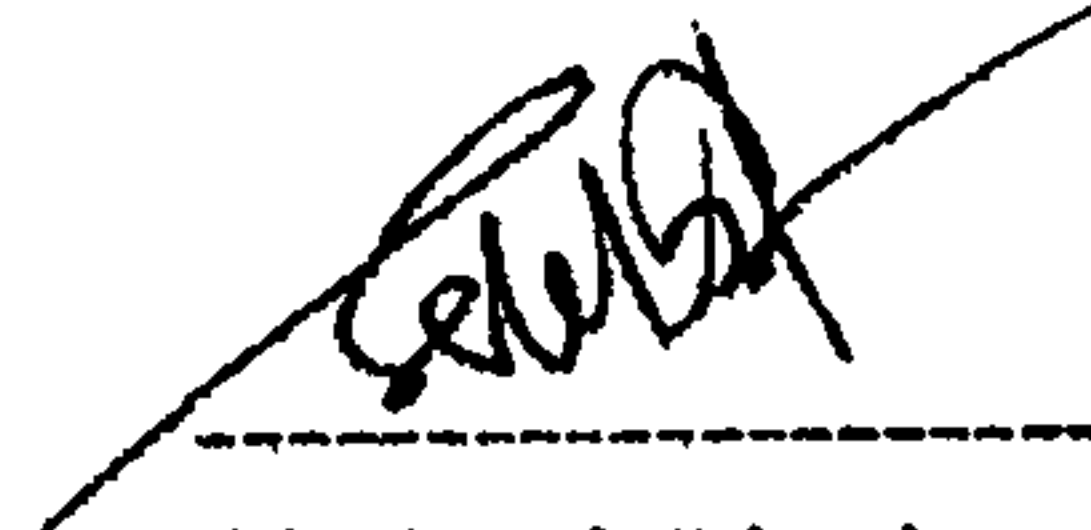
By this letter, We hereby authorize you to act as agent on our behalf for the purpose of Vacating existing public easements and re-platting of Tract A, Vineyard estates Unit IIIA, City of Albuquerque, Bernalillo County, New Mexico.

Please contact any of us at your convenience, should you have any further questions.

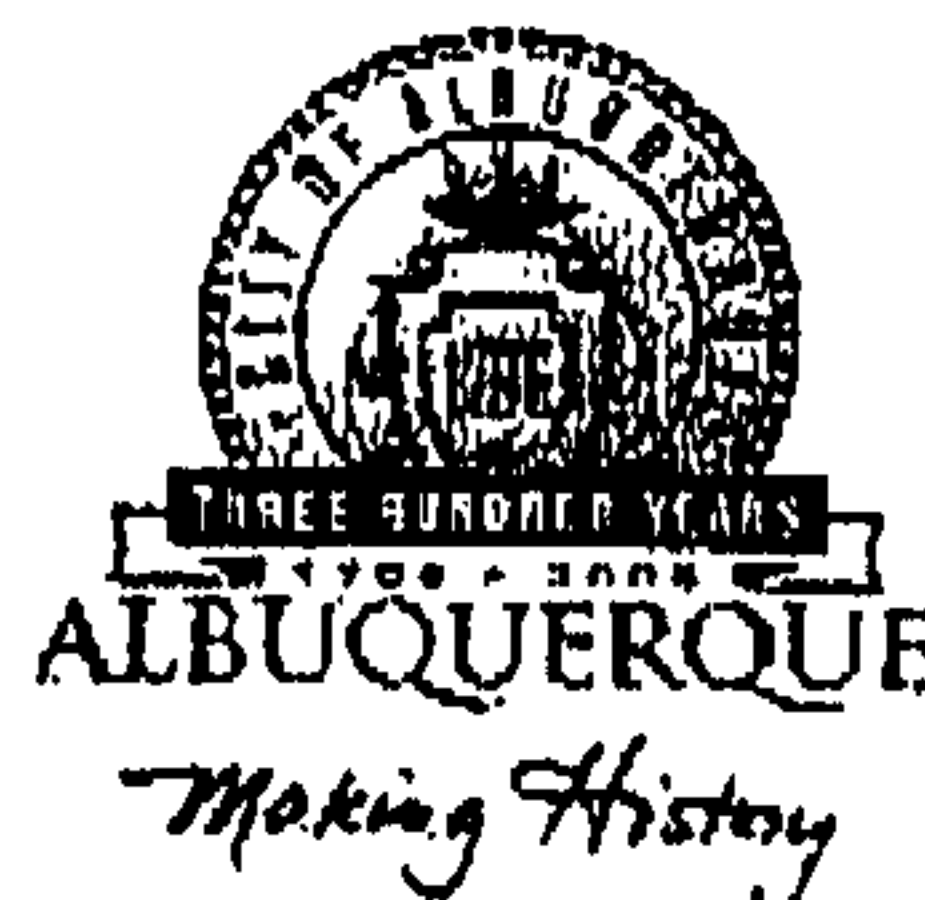
Sincerely,



Esmail Haidari
Owner of lot 13
12008 Gazelle Pl, NE
Albuquerque, NM 87111
(505) 480-2533



Shakeel Rizvi
Owner of lot 14
7049 Luella Anne, NE
Albuquerque, NM 87109
(505) 315-6563



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.

January 19, 2006

Russ Hugg
Surv Tek, Inc.
9384 Valley View Drive NW/87114
Phone: 897-3366 Fax: 897-3377

Dear Russ:

Thank you for your inquiry of **January 19, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, VINEYARD ESTATES, UNIT III A zone map C-20.**

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

VINEYARD ESTATES N.A. (VYE) "R"
*Pat Verrelle
8415 Vintage Dr. NE/87122 821-6993 (h)
Keith Coulter
8500 Vina Del Sol NE/87122 856-5721 (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,

Don Newton

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

January 19, 2006

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Vineyard Estates N.A.
8415 Vintage Drive NE
Albuquerque, NM 87122
Attention: Pat Verelle

Re: Tract A, Vineyard Estates Unit III A, City of Albuquerque,
Bernalillo County, New Mexico (C-20-Z).

The owner of the above captioned property, Mr. Haidari Esmail., is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public sanitary sewer, water and drainage easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to divide existing Tract A into two (2) residential lots.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

January 19, 2006

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Vineyard Estates N.A.
8500 Vina Del Sol NE
Albuquerque, NM 87122
Attention: Keith Coulter

Re: Tract A, Vineyard Estates Unit III A, City of Albuquerque,
Bernalillo County, New Mexico (C-20-Z).

The owner of the above captioned property, Mr. Haidari Esmail., is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public sanitary sewer, water and drainage easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to divide existing Tract A into two (2) residential lots.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

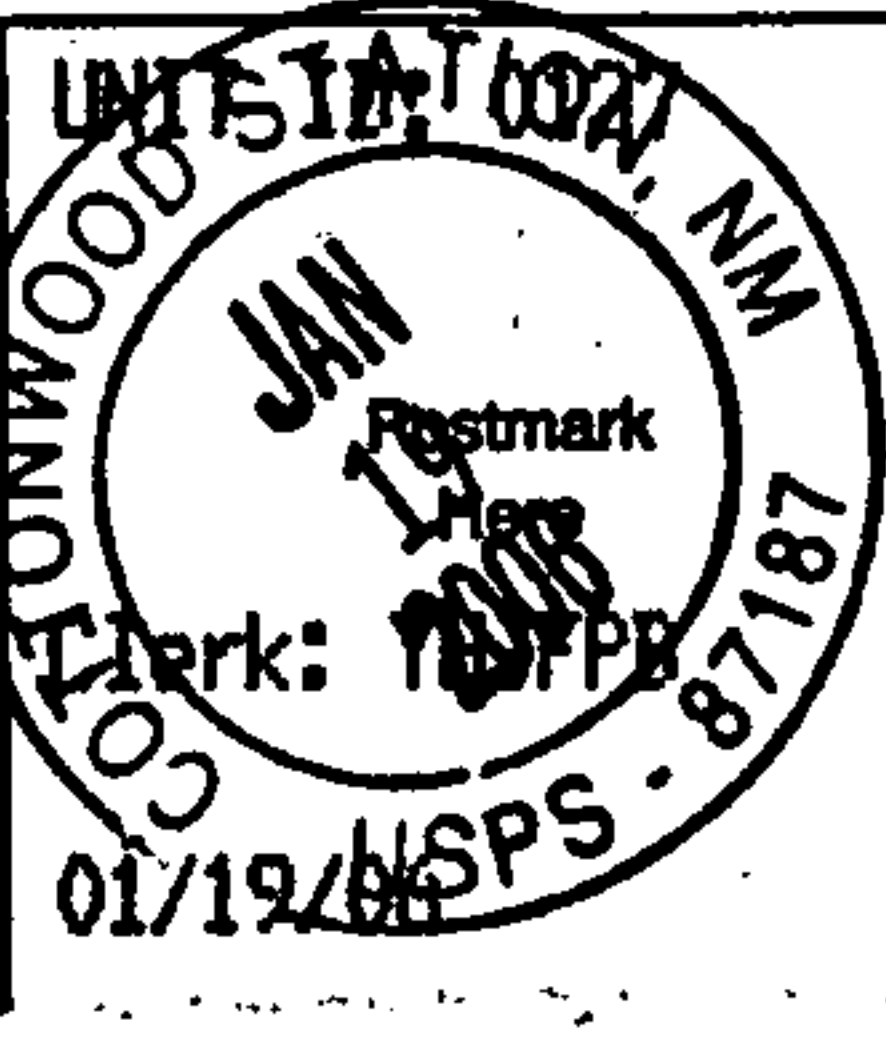
7005 0390 0001 6078 3182

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Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.60



Sent To _____
 Street, Apt. No.,
 or PO Box No. _____
 City, State, ZIP+4 _____

VINEYARD ESTATES N.A.
8415 VINTAGE DRIVE N.E.
ALBUQUERQUE, N.M. 87122
ATTN: PAT VERELLE

PS Form 3800, Jun

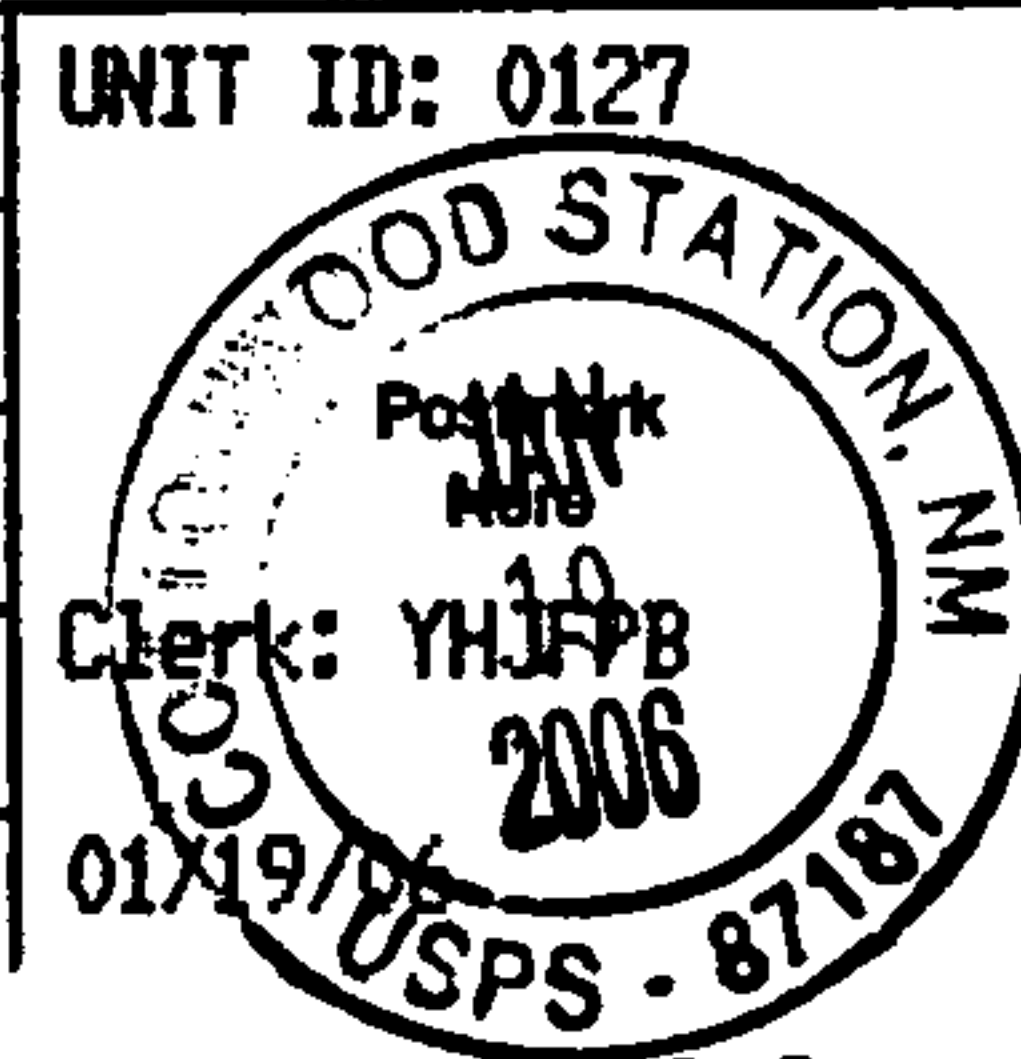
7005 0390 0001 6078 3175

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Postage	\$ 1.35
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.60



Sent To _____
 Street, Apt. No.,
 or PO Box No. _____
 City, State, ZIP+4 _____

VINEYARD ESTATES N.A.
8500 VINA DEL SOL N.E.
ALBUQUERQUE, N.M. 87122
ATTN: KEITH COULTER

PS Form 3800, Jun

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

PAID RECEIPT

ESMAIL HAIDARI

APPLICANT NAME

HAIDARI ESMAIL

AGENT

SURV-TEK, INC

ADDRESS

9384 VALLEY VIEW DR. NW

PROJECT & APP #

1004658/0600086,00087

PROJECT NAME

VINEYARD ESTATES, UNIT IIIA

1/20/2006 11:21AM LCC: AMX
RECEIPT# 00056663 WSH 007 TRANS# 022
ACCOUNT 441032 Fund 0110
ACTIVITY 3424000 TRSKAL \$425.00
TRANS AMT
J24 MISC

\$ *20.00* 441032/3424000 Conflict Management Fee

\$ *75.00* 441006/4983000 DRB Actions

\$ *330.00* 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

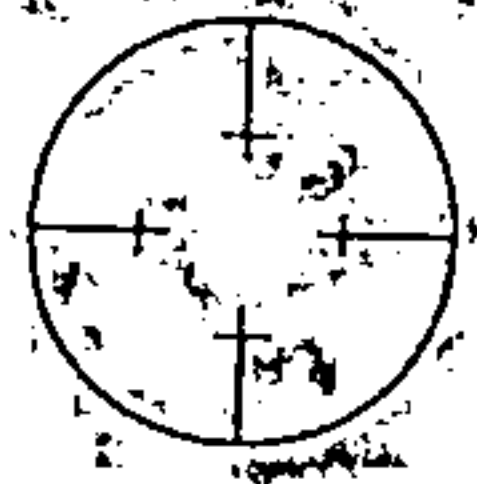
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

1/20/2006 11:21AM LCC: AMX
RECEIPT# 00056664 WSH 007 TRANS# 022
ACCOUNT 441006 Fund 0110
ACTIVITY 4983000 TRSKAL \$425.00
TRANS AMT
J24 MISC

\$ *425.00* TOTAL AMOUNT DUE

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES



SURV-TEK, Inc.

Consulting Surveyors
9384 Valley View Drive Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH R/T 107000327

95-32
1070

052434

PAY TO THE ORDER OF

CITY OF ALBUQ

FOUR HUNDRED TWENTY-FIVE & 00/100

425.00

DOLLARS

[Signature]

AUTHORIZED SIGNATURE

MEMO

*050087
TRACT A, VINEYARD ESTATES*

⑈052434⑈ ⑆107000327⑆ 004275593649⑈

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

1/20/2006 11:22AM LOC: ANHX
RECEIPT# 00056665 WSH 007 TRANSH 0022
Account 441006 Fund 0110
Activity 4971000 TRSKAL
Trans Amt \$425.00
J24 Misc

	\$330.00	
CK		\$425.00
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 JAN. 31, 06 To FEB. 15, 06

5. REMOVAL

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

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

[Signature] (Applicant or Agent) 1/20/06 (Date)

I issued 1 signs for this application, 01/20/06 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004658