

#10



update Ag 5/3/07

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00534 (FP)  
Project Name: SONORA SUBDIVISION  
Agent: Shakeel Rizvi

Project # 1004717  
Phone No.: 815-6563

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 05/02/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

CITY ENGINEER / AMAFCA: approved g&D certification  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign): Report  
AEHD'S Signature ok 95  
Open Space note ok ag

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

Project Number

1004717

#10



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: <u>07DRB-00534 (FP)</u>	Project # <u>1004717</u>
Project Name: <u>SONORA SUBDIVISION</u>	
Agent: <u>Shakeel Rizvi</u>	Phone No.: <u>815-6563</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 05/02/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: approved g&d certification
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): Record
- AEHD's signature
- Open Space note

Project Number 1004717

**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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 2, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 12:20 P.M.

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

- |  |  |
|--|--|
| <p>1. <b>Project # 1005185</b><br/>07DRB-00262 Major-Preliminary Plat Approval</p> | <p>ISAACSON &amp; ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as <b>VILLA LOMA ESTATES</b>) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 &amp; 4/11/07 &amp; 4/25/07] (F-22) <b>WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 04/30/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REVIEW THE CROSS ACCESS BETWEEN ADJACENT COMMERCIAL</b></p> |
|--|--|

**PROPERTY AND THIS PROPERTY, THE PRESIDENT OF THE HOMEOWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT, CORRECTION TO NOTE 14.**

07DRB-00353 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [Deferred from 3/28/07 & 4/11/07 & 4/25/07] (F-22) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REMOVAL OF THE TREE OVER THE WATERLINE AND 3 COPIES OF THE SITE PLAN.**

**2. Project # 1005493**

07DRB-00455 Major- Variance for an overhead electric distribution line -- Segment One

PNM request(s) the above action(s) for a **VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

07DRB-00454 Major- Variance for an overhead electric distribution line -- Segment Two

PNM request(s) the above action(s) for a **VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

**3. Project # 1003973**

07DRB-00365 Major-Preliminary Plat Approval  
07DRB-00366 Minor-Sidewalk Waiver  
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [Deferred from 4/18/07 & 4/25/07] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 03/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE HOMEOWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT, TRANSPORTATION TO REVIEW THE CROSS SECTION OF UNIVERSE, PNM CONCURRENCE ON THE CROSS SECTION OF UNIVERSE IS REQUIRED. A SIDEWALK VARIANCE FOR A WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

4. **Project # 1004246**  
07DRB-00144 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).*[Deferred from 3/07/2007]* (C-18) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES REGARDING SITE PLAN, TRAFFIC COMMENTS, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.

5. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07, 2/28/07, 3/21/07, 04/11/07 & 05/02/07]*. (R-16, Q-16, R-15, R-17, S-

14, S-16, S-17, T-16) DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.

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

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

6. **Project # 1002404**  
07DRB-00535 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] [Carol Toffaleti, EPC Case Planner] [Defered from 05/02/07] (H-9) DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.

7. **Project # 1005049**  
07DRB-00488 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). [Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) ~~THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT ALONG ACADEMY AND PLANNING FOR 3 COPIES.~~

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

8. **Project # 1000809**  
07DRB-00519 Minor-Ext of SIA for Temp  
Defer SDWK
- PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS**, zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07*] (K-12) **INDEFINITELY DEFERRED FOR A NO SHOW.**
9. **Project # 1005529**  
07DRB-00537 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST agent(s) for JOSE & IRMA JURADO request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 47, **EASTERN ADDITION**, zoned SU-2/MR located on WALTER SE between DAN AVE SE and HIGH ST SE containing approximately 1 acre(s). (L-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1004717**  
07DRB-00534 Major-Final Plat Approval
- SHAKEEL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 70-P2 71- P1 72-P1 & 73-P2, **SONORA SUBDIVISION**, zoned R-D located on SENTIDO NE between SIGNAL NE and WILSHIRE NE containing approximately 1 acre(s). (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR APPROVED GRADING & DRAINAGE CERTIFICATION AND PLANNING FOR OPEN SPACE NOTE, ENVIRONMENTAL HEALTH SIGNATURE AND TO RECORD.**
-

11. **Project # 1003655**  
07DRB-00522 Minor-Extension of  
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 1, Tract(s) 2, Lot(s) 15, 16, 17 and a portion of Lot(s) 18, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA VISTA @ DESERT TRAIL**) zoned RD located on WYOMING BLVD NE between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373, 05DRB01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1003703**  
07DRB-00521 Minor-Extension of  
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 2, Tract(s) 3, Lot(s) 13,14,15,16,19 and 20, NOR ESTE, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **EAGLE VIEW ESTATES**, zoned R-D located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 06DRB00886, 00887, 00888] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT ARE STILL IN FORCE.**

13. **Project # 1003800**  
07DRB-00539 Minor-Extension of  
Preliminary Plat

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, 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 NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

---



14. **Project # 1003674**  
07DRB-00532 Minor-Final Plat Approval  
07DRB-00533 Minor-Vacation of Private  
Easements

JEFF MORTENSEN & ASSOCIATES agent(s) for LIAVE HOMES request(s) the above action(s) for all or any portion of Lot(s) 1 thru 6, Tract(s) A, **RICH COURT**, zoned R-D (3 DU/A) located on ALAMEDA NE between VENTURA NE and BARSTOW NE containing approximately 3 acre(s). (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK ON THE ISSUE OF THE CITY COUNCIL OVERTURNING THE DRB INTERPRETATION OF THE LA CUEVA SECTOR PLAN AND TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003885**  
07DRB-00523 Minor-Prelim&Final Plat  
Approval  
07DRB-00525 Minor-Vacation of Private  
Easements

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORP. request(s) the above action(s) for all or any portion of Lot(s) 7-9, **BELL TRADING POST HOMES** (to be known as **LOTS 7-A, 8-A thru 9-A, BELL TRADING POST HOMES**) zoned SU-2 TH, located on Roma Ave NW between 15<sup>TH</sup> St NW and 16<sup>TH</sup> St NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AMAFCA'S SIGNATURE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

16. **Project # 1004228**  
07DRB-00538 Major-Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] [*Defer from 05/02/07*] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.**

17. **Project # 1005437**  
07DRB-00531 Minor-Prelim&Final Plat  
Approval
- ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION**, zoned SU-2 C located on MARBLE SW between 1<sup>ST</sup> ST SW and 2<sup>ND</sup> ST SW containing approximately 1 acre(s). [Defer from 05/02/07] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 05/16/07.**
18. **Project # 1005528**  
07DRB-00536 Minor-Prelim&Final Plat  
Approval
- ALPHA PROFESSIONAL SURVEYING INC. agent(s) for MICHAEL HOLGUIN request(s) the above action(s) for all or any portion of Lot(s) 4 & 3, Tract(s) 5, **GLENDALE GARDENS**, zoned R-1 located on UTE RD NW between 47<sup>TH</sup> ST NW and 50<sup>TH</sup> ST NW containing approximately 1 acre(s). (K-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A PUBLIC SIDEWALK EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

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

19. **Project # 1000337**  
07DRB-00526 Minor-Sketch Plat or Plan
- DAVID SEVIERI request(s) the above action(s) for all or any portion of Tract(s) A, **VOLCANO CLIFFS, UNIT 1**, zoned O-1 office and institution located on MONTANO NW between UNSER NW and COORS NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 
20. Approval of the Development Review Board Minutes for April 25, 2007. **THE DRB MINUTES FOR APRIL 25, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004717**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

A grading and drainage certification (per DPM) is required prior to final plat sign off.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

**RESOLUTION:**

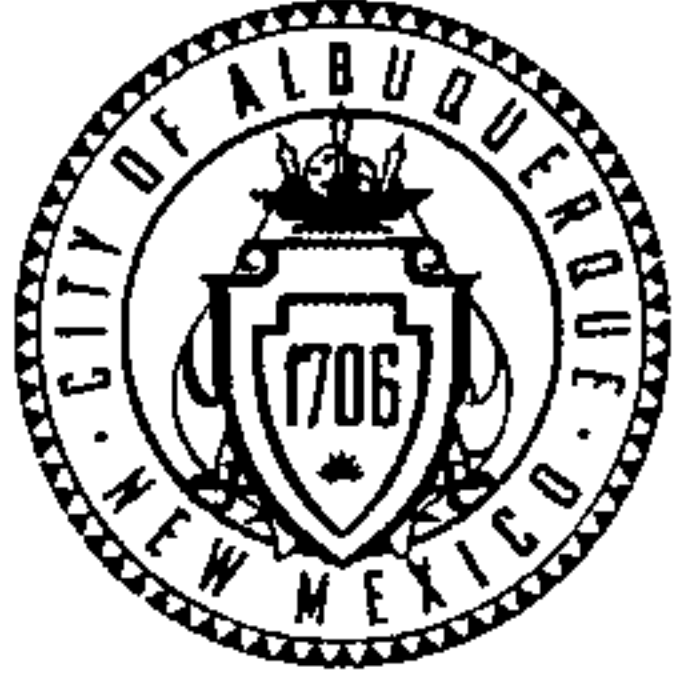
APPROVED X; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

**DATE:** MAY 2, 2007

0



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 25, 2007

**6. Project # 1004717**  
07DRB-00513 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 30, Tract(s) A, Lot(s) 70-P2, 71-P2, 72-P2 & 73-P2, **SONORA SUBDIVISION, UNIT B**, zoned R-D located on WILSHIRE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: 06DRB00478, 06DRB00481] (C-18)

At the April 25, 2007, Development Review Board meeting, a one-year extension of the preliminary plat was approved.



Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 2340 Menaul Blvd NE, Suite 200, 87107  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 25, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

**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: 10:00 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 # 1005185**  
07DRB-00262 Major-Preliminary Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07, 4/11/07 & 4/25/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

07DRB-00353 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner] [Deferred from 3/28/07, 4/11/07 & 4/25/07 ] (F-22) DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

2. **Project # 1003973**  
07DRB-00365 Major-Preliminary Plat Approval  
07DRB-00366 Minor-Sidewalk Waiver  
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). *[Deferred from 4/18/07 & 4/25/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

3. **Project # 1005133**  
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). *[Deferred from 3/28/07, 04/11/07 & 4/18/07]*(B-13) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00352 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s).*[Deferred from 3/28/07, 04/11/07, 4/18/07]* (B-13) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

07DRB-00486 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00487 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). **[Carmen Marrone for Makita Hill, EPC Case Planner]** *[Deferred from 4/18/07]* (B-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/25/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

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

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

**4. Project # 1005508**  
07DRB-00341 Minor-SiteDev Plan  
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]* (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND PLANNING FOR 3 COPIES.**

07DRB-00207 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 2/28/07] [Indef deferred from 3/14/07] [Deferred from 3/28/07, 4/4/07 & 04/11/07]* (H-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT ACROSS NORTH AND SOUTH LOTS AND PLANNING TO RECORD.**



5. **Project # 1004623**  
07DRB-00294 Major-SiteDev Plan  
BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION**, zoned SU-2 FOR S-R, located on 5<sup>TH</sup> ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [Deferred from 4/4/07] (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BETTER DEFINED VAN ACCESSIBLE SPACE AND PLANNING FOR 3 COPIES.**

07DRB-00507 Minor-Prelim&Final Plat  
Approval

FORSTBAUER SURVEYING LLC agent(s) for RAUL & SHANNON LOPEZ request(s) the above action(s) for portion of Lot(s) 13-16, **ROMERO ADDITION**, zoned SU-2 FOR S-R located on 5<sup>th</sup> ST NW, between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [REF: 06EPC-00019, 06EPC-00022] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PAPER CROSS ACCESS EASEMENT AND PLANNING TO RECORD.**

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

6. ~~Project # 1004717~~  
07DRB-00513 Minor-Extension of  
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 30, Tract(s) A, Lot(s) 70-P2, 71-P2, 72-P2 & 73-P2, **SONORA SUBDIVISION, UNIT B**, zoned R-D located on WILSHIRE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: 06DRB00478, 06DRB00481] (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. **Project # 1001934**  
07DRB-00509 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or any portion of Lot(s) 4-C & 4-D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 1 acre(s). [REF: 05DRB00292] (G-12 & G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
8. **Project # 1003128**  
07DRB-00514 Minor-Prelim&Final Plat  
Approval
- JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s). [*Indef deferred 4/25/07*] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**
9. **Project # 1005349**  
07DRB-00511 Minor-Prelim&Final Plat  
Approval
- ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION**, zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] [*Indef deferred 4/25/07*] (K-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

10. **Project # 1005517**  
07DRB-00506 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for CENTURION JEFFERSON, LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A, Tract(s) B, **ENVIRO TRACT**, zoned M-1 located on JEFFERSON ST NE between OSUNA NE and ELLISON NE containing approximately 7 acre(s). *[Indef deferred 4/25/07]* (E-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
11. **Project # 1005519**  
07DRB-00510 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for LORENZO RAMIREZ request(s) the above action(s) for all or any portion of Tract(s) 309A & 309B, M.R.G.C.D. Map #35 (to be known as **LANDS OF VENTURA M RAMIREZ**) zoned RA-2 located on MONTROYA NW between I-25 NW and MAXMILLIAN RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. **Project # 1005520**  
07DRB-00512 Minor-Sketch Plat or Plan
- MARGO GANSTER request(s) the above action(s) for all or any portion of Lot(s) 4 & 6, Block(s) 3, **RIDGECREST ADDITION**, zoned R-1 located on JEFFERSON SE between RIDGECREST SE and KATHRYN SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. Approval of the Development Review Board Minutes for April 18, 2007. **THE DRB MINUTES FOR APRIL 18, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10 A.M.

#10

4717

### DXF Electronic Approval Form

DRB Project Case #: 1004717

Subdivision Name: SONORA LOT 70-P2 71P1 72-P1 & 73-P2

Surveyor: PHILIP W TURNER

Contact Person: SHAKEEL RIZUI

Contact Information:

DXF Received: 5/2/2007

Hard Copy Received: 4/25/2007

Coordinate System: NMSP Grid (NAD 27)

  
Approved

5.2.2007  
Date

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

**AGIS Use Only**  
Copied fc 4717 to agiscov on 5/2/2007 Contact person notified on 5/2/2007

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 25, 2007  
DRB Comments**

**ITEM # 6**

**PROJECT # 1004717          APPLICATION # 07-00513**

**RE: Lots 70-P2-73-P2, Sonora Subdivision/ext pp**

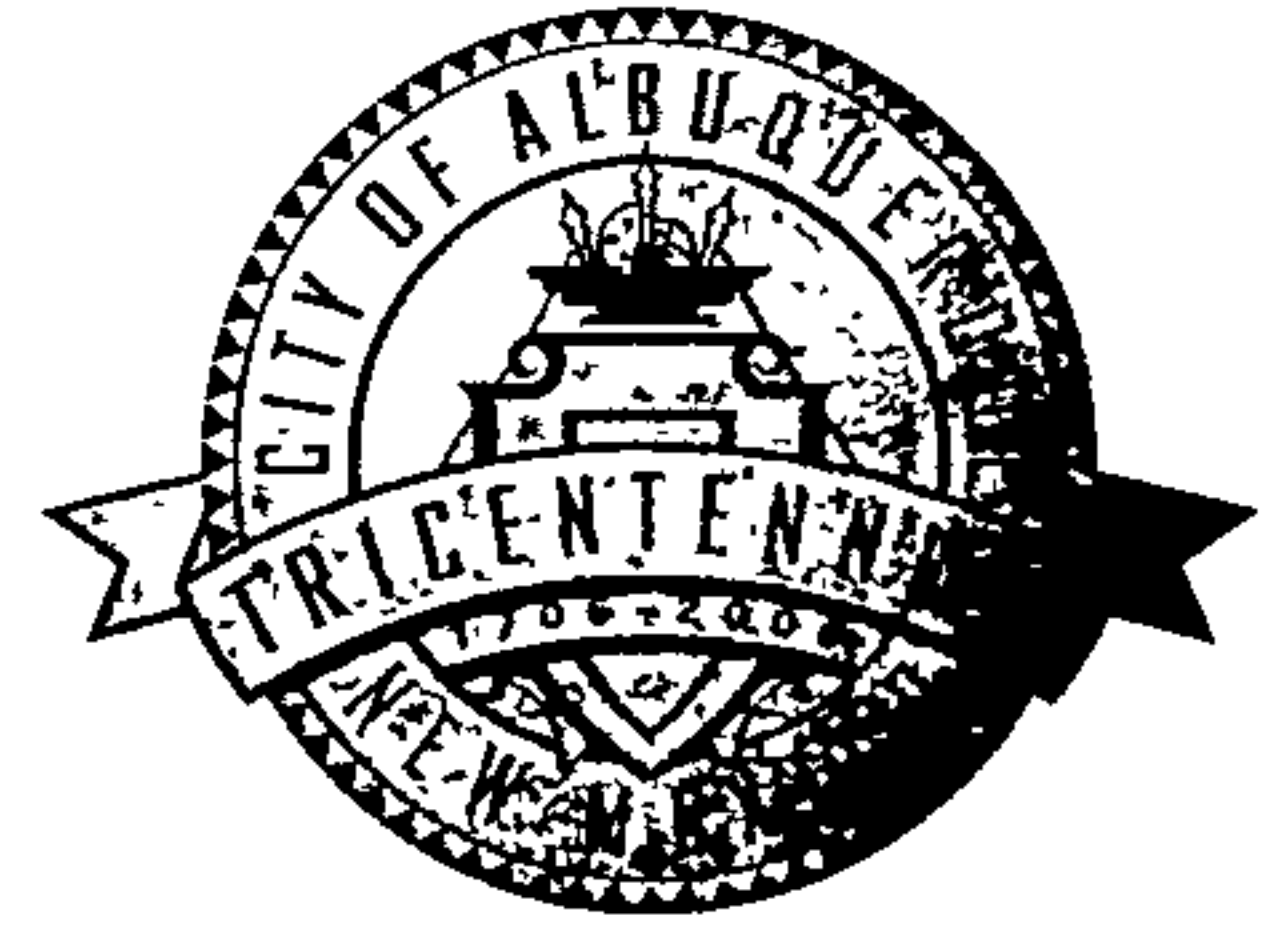
The preliminary plat was approved on May 5, 2007.

No objection to the requested one year extension. However, if there were any vacations approved with the preliminary plat, those vacations expire on May 5, 2007. Vacations can not be extended.



Sheran Matson, AICP DRB Chair  
924-3880 [smatson@cabq.gov](mailto:smatson@cabq.gov)

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004717**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Preliminary Plat – Extension

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

**RESOLUTION:** \ y ✓

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

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

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

**DATE:** APRIL 25, 2007

0



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 3, 2006

- 4. Project # 1004717**  
06DRB-00478 Major-Preliminary Plat Approval  
06DRB-00481 Minor-Temp Defer SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18)

At the May 3, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 5/3/06 and approval of the grading plan engineer stamp dated 3/30/06 the preliminary plat was approved with the following condition of final plat:

Environmental Health will need to sign the final plat.

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

If you wish to appeal this decision, you must do so by May 18, 2006, in the manner described below.

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

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



## OFFICIAL NOTICE OF DECISION

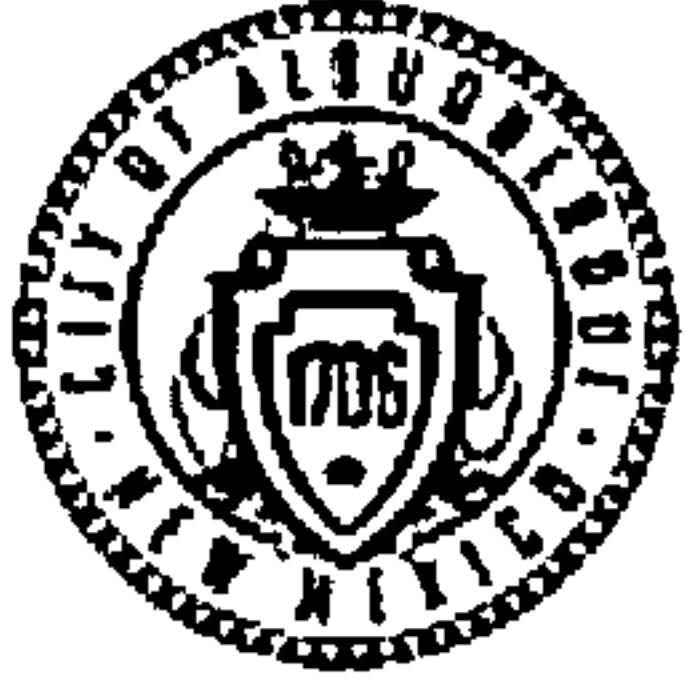
PAGE 2

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

Sheran Matson, AICP, DRB Chair

Cc: Esmail Haidari, 2340 Menaul Blvd NE, Suite 200, 87107  
Terrametrics of New Mexico, 4175-A Montgomery Blvd NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File





Sheran A.  
Matson/PLN/CABQ  
05/01/2006 08:51 AM

To "Amy Andrews" <aandrews@intera.com>@PUBCABQ  
cc  
bcc  
Subject Re: DRB agenda for 5/3/06

Thanks, Amy.  
"Amy Andrews" <aandrews@intera.com>



"Amy Andrews"  
<aandrews@intera.com>  
04/28/2006 03:29 PM

To <rmethvin@cabq.gov>  
cc "James P. Joseph" <jjoseph@intera.com>, "David L. Jordan"  
<djordan@intera.com>, <smatson@cabq.gov>  
Subject DRB agenda for 5/3/06

There is one project on the DRB agenda for May 3, 2006 within a landfill buffer zone:

**4. Project # 1004717**

06DRB-00478 Major-Preliminary Plat Approval

06DRB-00481 Minor-Temp Defer SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for  
ESMAIL HAIDARI request(s) the above action(s) for  
all or a portion of Tract(s) A, **SONORA**  
**SUBDIVISION**, zoned R-D, located on TESORO PL  
NE, between SAN PEDRO NE and LOUISIANA BLVD  
NE containing approximately 1 acre(s). [REF: 06DRB-  
00253] (C-18)

This project is within the landfill buffer zone of the Oakland Landfill, and was previously notified of the Interim Guideline Requirements in a memo dated March 20, 2006.

**Amy Andrews**  
**Staff Engineer**  
**INTERA, Inc.**  
**One Park Square, Suite 820**  
**6501 Americas Parkway**  
**Albuquerque, NM 87110**  
**Phone: (505) 246-1660 x243**  
**Fax: (505) 246-2600**  
**Email: [aandrews@intera.com](mailto:aandrews@intera.com)**

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004717 AGENDA#: 4 DATE: 5/3/06

1. Name: Adel Rizzi Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: Paul Russo Address: Ferranetruis Zip: \_\_\_\_\_

3. Name: David Aube Address: Desyn Gray Zip: \_\_\_\_\_

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

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

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

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

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

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

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

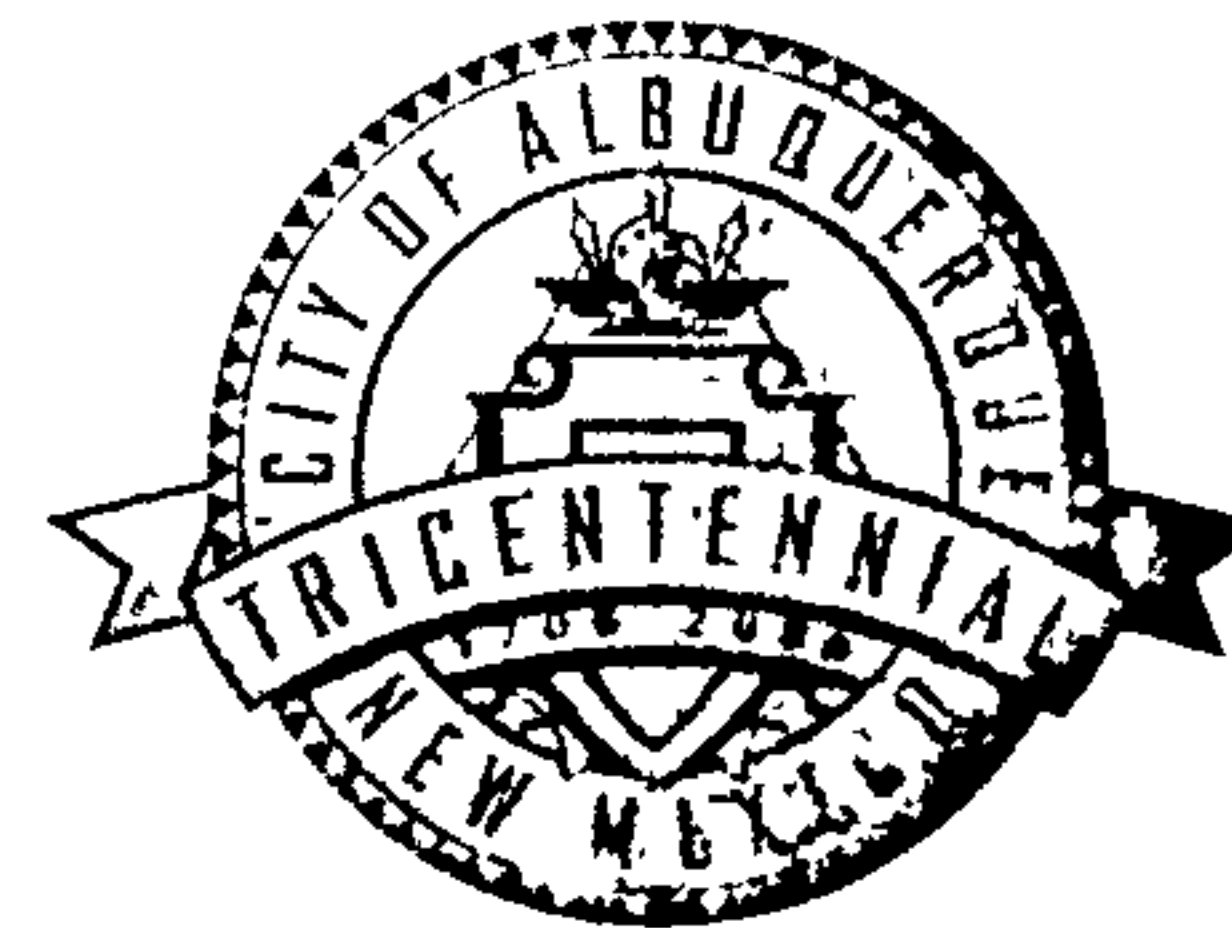
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004717**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Sidewalk Deferral  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 3-30-06 is on file for Preliminary Plat approval.  
Minor comment on infrastructure list.

New Mexico 87103

**RESOLUTION:**

APPROVED X *signed I.L.*; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** May 3, 2006



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

May 3, 2006

**Project # 1004717**

06DRB-00478 Major-Preliminary Plat Approval

06DRB-00481 Minor-Temp Defer SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18)

AMAFCA No comment.

COG No comment.

Transit No comments received.

Zoning Enforcement No comment.

Neighborhood Coordination Letter sent to West La Cueva N.A. (R)

APS

The owner of a property located on Tesoro PI NE between San Pedro NE and Louisiana NE in the **Sonora Subdivision** is requesting a replat of the property into four residential lots. The proposed development will affect EG Ross Elementary, Desert Ridge Middle School, and La Cueva High School.

School	2006-07 Projections	2005-06 Capacity	Space Available
E. G. ROSS ES	624	750	126
DESERT RIDGE MS	1,215	1,300	85
LA CUEVA HS	2,284	2,150	-134

EG Ross has excess capacity and will be able to absorb any student growth from the proposed development. Desert Ridge Middle School and La Cueva High School will be nearing capacity as development in the northeastern area gradually fills in.



Transportation Development

- 1) The infrastructure list should have its limits relating to the plat. (ie. From lot 73 P2 to 72 P1)
- 2) No objection to the deferral of sidewalk.
- 3) The cul-de-sac radii need to meet DPM criteria. These lots are P1 designated. (40' radii)

Parks & Recreation

No objection.

Utilities Development

**No objection to Preliminary Plat approval or Sidewalk Deferral.**

Planning Department

The lots meet the minimum lot size required to avoid a site plan in the La Cueva Sector Plan area. No objection.

Impact Fee Administrator

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

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

cc: Esmail Haidari, 2340 Menaul Blvd NE, Suite 200, Abq., NM 87107  
Terrametrics of New Mexico, 4175-A Montgomery Blvd NE, Abq., NM 87109

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

**Meeting Date:** MAY 3, 2006  
**Zone Atlas Page:** C-18-Z  
**Notification Radius:** 100 Ft.

**Project# 1004717**  
**App#06DRB-00478**

**Cross Reference and Location:** TESORO PLACE NE BETWEEN SAN PEDRO  
DRIVE NE AND LOUISIANA BLVD NE

**Applicant:** ESMAIL HAIDARI  
**Address:** 2340 MENAUL BLVD NE STE # 200  
ALBUQUERQUE, NM 87107

**Agent:** TERRAMETRICS OF NEW MEXICO  
4175-A MONTGOMERY BLVD NE  
ALBUQUERQUE, NM 87109

**Special Instructions:**

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

**Date Mailed:** APRIL 14, 2006  
**Signature:** YVONNE SAAVEDRA

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

**PROJECT #** 1004717  
**APPLICATION #** \_\_\_\_\_

**PAGE** 1 **OF** 3

<b>ZONE ATLAS PAGE #</b>	<b>ZONE ATLAS #</b>	<b>GRID LOCATIONS</b>	<b>PARCEL SEQUENCES</b>	<b>NAME AND ADDRESS</b>
G-18	1018064	403-201	101-09	✓
		401-311	10	✓
		408-310	11	✓
		415-310	12	✓
		421-310	13	✓
		427-310	14	✓
		434-310	15	✓
		434-296	84	✓
		427-296	85	✓
		421-296	86	✓
		415-296	87	✓
		415-286	74	✓
		421-286	75	✓
		427-286	76	✓
		434-286	77	✓
		401-272	73	✓



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

PROJECT # 1004717  
APPLICATION # \_\_\_\_\_

PAGE 2 OF 3

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
C-18	1018064	408-272	101-72	✓
		415-272	71	✓
		421-272	70	✓
		427-272	69	✓
		434-272	68	✓
		388-296	106-22	✓
		392-296	23	✓
		396-296	24	✓
		400-296	25	✓
		398-288	26	✓
		389-289	43	✓
		390-283	42	✓
		398-283	27	✓
		389-279	41	✓
		398-279	28	✓
		398-275	29	✓

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

PROJECT # 1004717  
APPLICATION # \_\_\_\_\_

PAGE 3 OF 3

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-18	1018064	389-275	106-40	✓
		389-272	39	✓
		398-272	30	✓
		398-268	31	✓
		389-268	38	✓
		398-264	32	✓
		389-264	37	✓
		389-260	36	✓
		398-260	33	✓
		398-256	34	✓
	*	389-256	35	✓
		393-244	412-20	✓
		410-244	11	✓
		398-238	19	✓
		405-238	12	✓
		386-330	102-08	✓ Dup
		403-330	09	✓ Dup <sup>2</sup>



mainframe@coa1mp3.ca

bq.gov

04/12/2006 08:25 AM

To

cc

bcc

Subject

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01018064 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101806440320110109 LEGAL: TR A SON ORA SUBD FORMERLY LTS 9 THRU 24  
INCLUSIVE LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: HAIDARI ESMAIL  
OWNER ADDR: 12008 GAZELLE PL NE  
ALBUQUERQUE NM 87111  
0101806440131110110 LEGAL: LOT 1-P2 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: TENORIO DENNIS R & CYNTHIA A  
OWNER ADDR: 06601 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806440831010111 LEGAL: LOT 2-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: PATEL SAMIR V & KHYATI S  
OWNER ADDR: 06605 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806441531010112 LEGAL: LOT 3-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: AGUILAR MARK A & SEILER  
OWNER ADDR: 06609 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806442131010113 LEGAL: LOT 4-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESODO  
OWNER NAME: MARTINEZ J ARSENIO & CYNTHIA M  
OWNER ADDR: 06615 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806442731010114 LEGAL: LOT 5-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: YE HONGLIN & CHUNYING  
OWNER ADDR: 06619 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806443431010115 LEGAL: LOT 6-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: SANTHANAM BALASUBRAMANIAM & DE  
OWNER ADDR: 06701 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806443429610184 LEGAL: LT 3 2-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: SHEN YU-LIN & HSU RU-BING  
OWNER ADDR: 06700 TESORO PL NE  
ALBUQUERQUE NM 87113

PAGE 2

0101806442729610185      LEGAL: LT 3 3-P1      SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS      LAND USE:  
PROPERTY ADDR: 00000      TESORO  
OWNER NAME: HAO JISHUN  
OWNER ADDR: 06620      TESORO      PL NE

ALBUQUERQUE NM      87113  
0101806442129610186      LEGAL: LT 3 4-P1      SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS      LAND USE:  
PROPERTY ADDR: 00000      TESORO  
OWNER NAME: LUCERO MARK L & JULIE A  
OWNER ADDR: 06616      TESORO      PL NE

ALBUQUERQUE NM      87113  
0101806441529610187      LEGAL: LT 3 5-P1      SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS      LAND USE:  
PROPERTY ADDR: 00000      TESORO  
OWNER NAME: SHUPE RUSSELL S & VALERIE J  
OWNER ADDR: 06608      TESORO      PL NE

ALBUQUERQUE NM      87113  
0101806441528610174      LEGAL: LT 3 6-P1      SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS      LAND USE:  
PROPERTY ADDR: 00000      SUERTE  
OWNER NAME: LEW SHIRLEY JOYCE  
OWNER ADDR: 06609      SUERTE      PL NE

ALBUQUERQUE NM      87113  
0101806442128610175      LEGAL: LT 3 7-P1      SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS      LAND USE:  
PROPERTY ADDR: 00000      SUERTE  
OWNER NAME: YEAGLE WILLIAM K & LISA W  
OWNER ADDR: 06615      SUERTE      PL NE

ALBUQUERQUE NM      87113  
0101806442728610176      LEGAL: LT 3 8-P1      SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS      LAND USE:  
PROPERTY ADDR: 00000      SUERTE  
OWNER NAME: MARTINEZ PATRICK & RENIDA  
OWNER ADDR: 06619      SUERTE      PL NE

ALBUQUERQUE NM      87113  
0101806443428610177      LEGAL: LT 3 9-P1      SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS      LAND USE:  
PROPERTY ADDR: 00000      SUERTE  
OWNER NAME: NGUYEN KEVIN & JENNIFER  
OWNER ADDR: 06701      SUERTE      PL NE

ALBUQUERQUE NM      87113  
0101806440127210173      LEGAL: LT 6 9-P2      SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS      LAND USE:  
PROPERTY ADDR: 00000      SUERTE  
OWNER NAME: GALLAGHER BRIAN JAY  
OWNER ADDR: 06600      SUERTE      PL NE

ALBUQUERQUE NM      87113  
0101806440827210172      LEGAL: LT 6 8-P1      SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS      LAND USE:  
PROPERTY ADDR: 00000      SUERTE  
OWNER NAME: HINTZE ANNE M  
OWNER ADDR: 06604      SUERTE      PL NE

ALBUQUERQUE NM      87113

<p>0101806441527210171 INCLUS LAND USE:</p>	<p>LEGAL: LT 6 7-P1 SONORA SUBD FORMERLY LTS 9 THRU 24</p> <p>PROPERTY ADDR: 00000 SUERTE OWNER NAME: KHADER BAHIGE &amp; ANGELA OWNER ADDR: 06698 SUERTE</p>	<p>87113 PL NE</p>
<p>ALBUQUERQUE NM 0101806442127210170 INCLUS LAND USE:</p>	<p>LEGAL: LT 6 6-P1 SONORA SUBD FORMERLY LTS 9 THRU 24</p> <p>PROPERTY ADDR: 00000 SUERTE OWNER NAME: BABIN JAMES C &amp; LINDA S OWNER ADDR: 06616 SUERTE</p>	<p>87113 PL NE</p>
<p>ALBUQUERQUE NM 0101806442727210169 INCLUS LAND USE:</p>	<p>LEGAL: LT 6 5-P1 SONORA SUBD FORMERLY LTS 9 THRU 24</p> <p>PROPERTY ADDR: 00000 SUERTE OWNER NAME: GARCIA ANTHONY T &amp; DEBORAH &amp; L OWNER ADDR: 6620 SUERTE PL NE</p>	<p>87113</p>
<p>ALBUQUERQUE NM 0101806443427210168 INCLUS LAND USE:</p>	<p>LEGAL: LT 6 4-P1 SONORA SUBD FORMERLY LTS 9 THRU 24</p> <p>PROPERTY ADDR: 00000 SUERTE OWNER NAME: DIX MATTHEW S &amp; AMBER V OWNER ADDR: 06700 SUERTE</p>	<p>87113 PL NE</p>
<p>ALBUQUERQUE NM 0101806438829610622 0.0724 LAND USE:</p>	<p>LEGAL: LT 1 6 PL AT OF SIGNAL HILL SUBDIVISION CONT</p> <p>PROPERTY ADDR: 00000 LA HABRA OWNER NAME: SCHACHTER SELENE OWNER ADDR: 06415 LA HABRA</p>	<p>87113 LN NE</p>
<p>ALBUQUERQUE NM 0101806439229610623 0.0724 LAND USE:</p>	<p>LEGAL: LT 1 7 PL AT OF SIGNAL HILL SUBDIVISION CONT</p> <p>PROPERTY ADDR: 00000 LA HABRA OWNER NAME: METZNER KATRINA OWNER ADDR: 01812 ROSS</p>	<p>87113 PL SE</p>
<p>ALBUQUERQUE NM 0101806439629610624 0.0724 LAND USE:</p>	<p>LEGAL: LT 1 8 PL AT OF SIGNAL HILL SUBDIVISION CONT</p> <p>PROPERTY ADDR: 00000 LA HABRA OWNER NAME: TALLOW DERWIN L OWNER ADDR: 06505 LA HABAR</p>	<p>87113 LN NE</p>
<p>ALBUQUERQUE NM 0101806440029610625 0.0760 LAND USE:</p>	<p>LEGAL: LT 1 9 PL AT OF SIGNAL HILL SUBDIVISION CONT</p> <p>PROPERTY ADDR: 00000 LA HABRA OWNER NAME: WANG SHAN-ZE &amp; BILAN LI OWNER ADDR: 06509 LA HABRA</p>	<p>87113 LN NE</p>
<p>ALBUQUERQUE NM 0101806439828810626 0.1361 LAND USE:</p>	<p>LEGAL: LT 2 0 PL AT OF SIGNAL HILL SUBDIVISION CONT</p> <p>PROPERTY ADDR: 00000 SIMI OWNER NAME: CHATURVEDI SUNAND K &amp; REKHA OWNER ADDR: 08632 SIMI</p>	<p>87113 LN NE</p>
<p>ALBUQUERQUE NM</p>	<p>87113</p>	

PAGE 4

0101806438928910643      LEGAL: LT 5 6 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.1367      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: GEORGIEFF ALEX JR  
OWNER ADDR: 08535      SIMI      LN NE  
ALBUQUERQUE NM      87113  
0101806439028310642      LEGAL: LT 5 7 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: FITCH KEN JR  
OWNER ADDR: 08631      SIMI      LN NE  
ALBUQUERQUE NM      87113  
0101806439828310627      LEGAL: LT 2 1 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: HANSEN CAROL A  
OWNER ADDR: 08628      SIMI      LN NE  
ALBUQUERQUE NM      87113  
0101806438927910641      LEGAL: LT 5 8 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: BAHADIRLI FAITH & ELCIN  
OWNER ADDR: 08627      SIMI      LN NE  
ALBUQUERQUE NM      87113  
0101806439827910628      LEGAL: LT 2 2 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0719      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: WELLS ELIZABETH M & GIBSON MAR  
OWNER ADDR: 00132      ROEHL      RD NW  
ALBUQUERQUE NM      87107  
0101806439827510629      LEGAL: LT 2 3 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0719      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: TRAUB SARA  
OWNER ADDR: 08620      SIMI      LN NE  
ALBUQUERQUE NM      87113  
0101806438927510640      LEGAL: LT 5 9 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: GALLEY JEAN LEE & JOANNE HENRI  
OWNER ADDR: 05438      DONAHOE      CT NE  
ALBUQUERQUE NM      87111  
0101806438927210639      LEGAL: LT 6 0 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: BROULLIRE ROBERT M  
OWNER ADDR: 08619      SIMI      LN NE  
ALBUQUERQUE NM      87113  
0101806439827210630      LEGAL: LT 2 4 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0719      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: TERRAL GEORGE T & CONNIE L  
OWNER ADDR: 08616      SIMI      LN NE  
ALBUQUERQUE NM      87113

0101806439826810631 0.0719 LAND USE:	LEGAL: LT 2 5 PL AT OF SIGNAL HILL SBUDIVISION CONT	
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: PHIFER CAROL C	
	OWNER ADDR: 08612 SIMI	LN NE
ALBUQUERQUE NM 0101806438926810638 0.0720 LAND USE:	87113 LEGAL: LT 6 1 PL AT OF SIGNAL HILL SUBDIVISION CONT	
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: LOWE ROBERT & MARK S JAFEE &	
	OWNER ADDR: 08615 SIMI	LN NE
ALBUQUERQUE NM 0101806439826410632 0.0719 LAND USE:	87113 LEGAL: LT 2 6 PL AT OF SIGNAL HILL SUBDIVISION CONT	
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: HANOSH EUGENIA C	
	OWNER ADDR: 08608 SIMI	LN NE
ALBUQUERQUE NM 0101806438926410637 0.0720 LAND USE:	87113 LEGAL: LT 6 2 PL AT OF SIGNAL HILL SUBDIVISION CONT	
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: BEACH ERIC K	
	OWNER ADDR: 08609 SIMI	LN NE
ALBUQUERQUE NM 0101806438926010636 0.0720 LAND USE:	87113 LEGAL: LT 6 3 PL AT OF SIGNAL HILL SUBDIVISION CONT	
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: ERICKSON ROLLIN LOWELL	
	OWNER ADDR: 08605 SIMI	LN NE
ALBUQUERQUE NM 0101806439826010633 0.0719 LAND USE:	87113 LEGAL: LT 2 7 PL AT OF SIGNAL HILL SUBDIVISION CONT	
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: GERMANY GWENDOLYN M	
	OWNER ADDR: 08604 SIMI	LN NE
ALBUQUERQUE NM 0101806439825610634 0.0882 LAND USE:	87113 LEGAL: LT 2 8 PL AT OF SIGNAL HILL SUBDIVISION CONT	
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: LOFTIN JULIE A	
	OWNER ADDR: 09621 GIDDINGS	AV NE
ALBUQUERQUE NM 0101806438925610635 0.0879 LAND USE:	87109 LEGAL: LT 6 4 PL AT OF SIGNAL HILL SUBDIVISION CONT	
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: ANDERSON RHONDA R	
	OWNER ADDR: 08601 SIMI	LN NE
ALBUQUERQUE NM 0101806439324441220 UNIT I LAND USE:	87113 LEGAL: LT 1 1-P1 BLK 4 PLAT FOR BUENA VISTA ESTATES	
	PROPERTY ADDR: 00000 RANCHO DIEGO	
	OWNER NAME: ZHUANG JIANGUO & SHAN SHI	
	OWNER ADDR: 08520 RANCHO DIEGO	PL NE
ALBUQUERQUE NM	87113	

PAGE 6

0101806441024441211      LEGAL: LT 2 0-P1    BLK 4 PLAT FOR BUENA VISTA ESTATES  
UNIT I    LAND USE:  
PROPERTY ADDR: 00000      RANCHO SANTA FE  
OWNER NAME: GOMEZ MELVIN & PETRA  
OWNER ADDR: 08519      RANCHO SANTA FE                      PL NE  
ALBUQUERQUE NM                      87113  
0101806439823841219      LEGAL: LT 1 2-P1    BLK 4 PLAT FOR BUENA VISTA ESTATES  
UNIT I    LAND USE:  
PROPERTY ADDR: 00000      RANCHO DIEGO  
OWNER NAME: HALL CLARENCE S & PAULA R  
OWNER ADDR: 08516      RANCHO DIEGO                      PL NE  
ALBUQUERQUE NM                      87113  
0101806440523841212      LEGAL: LT 1 9-P1    BLK 4 PLAT FOR BUENA VISTA ESTATES  
UNIT I    LAND USE:  
PROPERTY ADDR: 00000      RANCHO SANTA FE  
OWNER NAME: BLASI PAUL C & SHANNON  
OWNER ADDR: 08515      RANCHO SANTA FE                      PL NE  
ALBUQUERQUE NM                      87111  
0101806438633010208      LEGAL: 025    029T R AUB N ALBU AC  
LAND USE:  
PROPERTY ADDR: 00000      SIGNAL  
OWNER NAME: GONZALES STEVE TUX  
OWNER ADDR: 01116      BRIDGE SSW  
ALBUQUERQUE NM                      87105  
0101806440333010209      LEGAL: 024    029T RA UB N ALBU AC  
LAND USE:  
PROPERTY ADDR: 00000      SIGNAL  
OWNER NAME: GONZALES STEVE ETUX  
OWNER ADDR: 01116      BRIDGE                                      BL SW  
ALBUQUERQUE NM                      87105

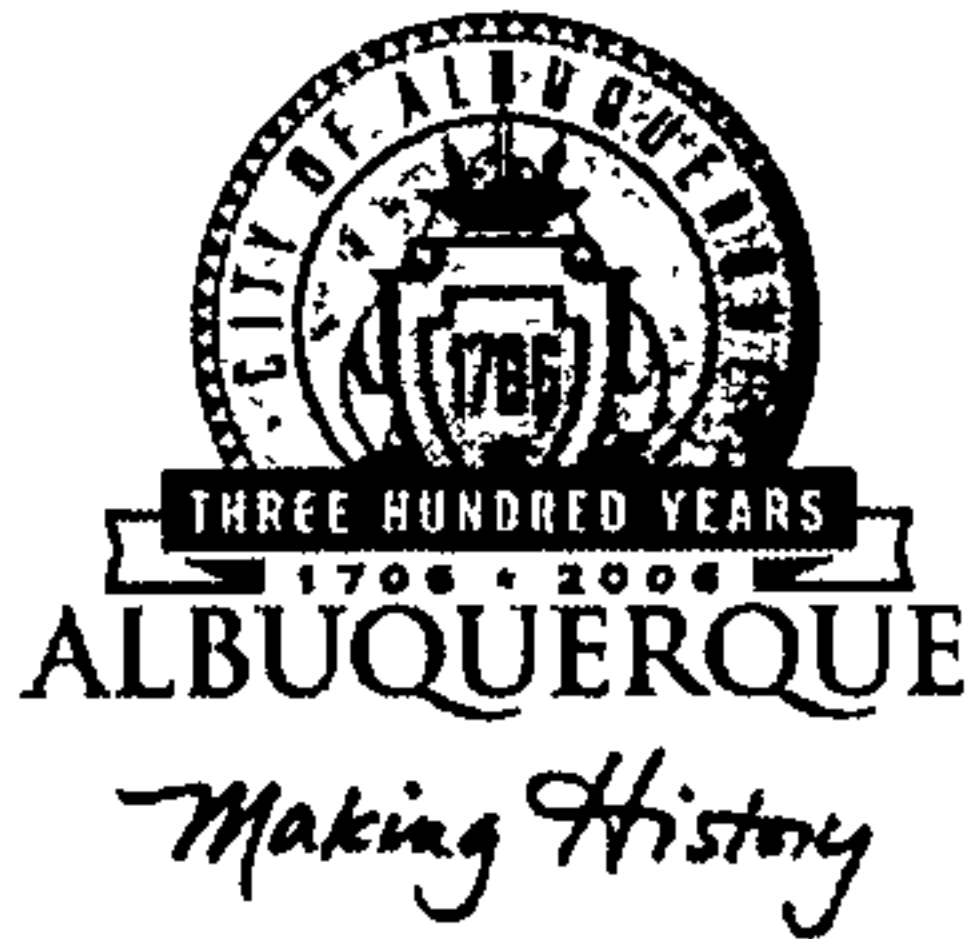
QUIT



101806442727210169

LEGAL: LT 65-P1 SONORA SUBD FORMERLY LTS 9 THRU 24 UNIT B BLK 30  
NORTH  
PROPERTY ADDR: 6620 SUERTE PL NE

OWNERS NAME: GARCIA ANTHONY T & DEBORAH & L  
OWNERS ADDR: 6620 SUERTE PL NE  
ALBUQUERQUE, NM 87113



City of Albuquerque

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

Date: 4-10-06

TO CONTACT NAME: Phil Turner
COMPANY/AGENCY: Terra Metrics of N.M.
ADDRESS/ZIP: P.O. Box 30192 ABQ, NM. 87190-0192
PHONE/FAX #: 881-2903 881-2591

Thank you for your inquiry of 4-6-06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Sonora Subdivision Tract A, Terminus of Tesoro Place NE and Suento Place NE zone map page(s) C-18

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

West La Cueva
Neighborhood Association
Contacts: Patrick Driscoll
6812 La Merida NE ABQ 87113
934-4840
Steven Driscoll
8408 Calle Soquella NE 87113
828-0888

Neighborhood Association
Contacts:

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

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

Sincerely, [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

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

PAID RECEIPT

APPLICANT NAME ESMAIL HAIDARI  
AGENT TERRAMETRICS OF NM  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1004717 / 04 DRB - 00478, 00481  
PROJECT NAME SONORA SUBDIVISION

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 625.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75.00 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 720.00 TOTAL AMOUNT DUE

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

SKYBLUE INVESTMENTS, LLC 09-97 95-145/1070 4786  
7049 LUELLA ANNE DR. NE PH. 505-857-0467 001210971  
ALBUQUERQUE, NM 87109  
DATE 4/6/06

PAY TO COA \$ 720.00  
THE ORDER OF  
Seven hundred and  
Twenty 00/100  
DOLLARS

**FIRST STATE BANK**  
www.fsbnm.com  
MEMO Sonora Subdivision - DRB Fees  
AGM MP

Count: \_\_\_\_\_  
⑆ 10700 14521 4786 001210971 ⑆

Project # 1004717  
ESMAIL HAIDARI  
2340 MENAUL BLVD NE STE # 200  
ALBUQUERQUE, NM 87107

Project # 1004717  
STEVEN DRISCOLL  
West La Cueva  
8408 CALLE SEQUELLE NE  
ALBUQUERQUE, NM 87113

101806440831010111

PATEL SAMIR V & KHYATI S  
6605 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442731010114

YE HONGLIN & CHUNYING  
6619 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442729610185

HAO JISHUN  
6620 TESORO PL NE  
ALBUQUERQUE NM 87113

101806441528610174

LEW SHIRLEY JOYCE  
6609 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806443428610177

NGUYEN KEVIN & JENNIFER  
6701 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806441527210171

KHADER BAHIGE & ANGELA  
6698 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806443427210168

DIX MATTHEW S & AMBER V  
6700 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806439629610624

TALLOW DERWIN L  
6505 LA HABAR LN NE  
ALBUQUERQUE NM 87113

Project # 1004717  
TERRAMETRICS OF NEW MEXICO  
4175-A MONTGOMERY BLVD NE  
ALBUQUERQUE, NM 87109

101806440320110109  
HAIDARI ESMAIL  
12008 GAZELLE PL NE  
ALBUQUERQUE NM 87111

101806441531010112  
AGUILAR MARK A & SEILER  
6609 TESORO PL NE  
ALBUQUERQUE NM 87113

101806443431010115

SANTHANAMBALASUBRAMANI  
6701 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442129610186

LUCERO MARK L & JULIE A  
6616 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442128610175

YEAGLE WILLIAM K & LISA W  
6615 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806440127210173

GALLAGHER BRIAN JAY  
6600 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806442127210170

BABIN JAMES C & LINDA S  
6616 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806438829610622

SCHACHTER SELENE  
6415 LA HABRA LN NE  
ALBUQUERQUE NM 87113

101806440029610625

WANG SHAN-ZE & BILAN LI  
6509 LA HABRA LN NE  
ALBUQUERQUE NM 87113

Project # 1004717  
PATRICK DRISCOLL  
West La Cueva  
6812 LA MIRIDA NE  
ALBUQUERQUE, NM 87113

101806440131110110  
TENORIO DENNIS R & CYNTHIA A  
6601 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442131010113  
MARTINEZ J ARSENIO & CYNTHIA  
6615 TESORO PL NE  
ALBUQUERQUE NM 87113

101806443429610184

SHEN YU-LIN & HSU RU-BING  
6700 TESORO PL NE  
ALBUQUERQUE NM 87113

101806441529610187

SHUPE RUSSELL S & VALERIE J  
6608 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442728610176

MARTINEZ PATRICK & RENIDA  
6619 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806440827210172

HINTZE ANNE M  
6604 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806442727210169

GARCIA ANTHONY T DEBORAH & L  
6620 SUERTE PL NE  
ALBUQUERQUE, NM 87113

101806439229610623

METZNER KATRINA  
1812 ROSS PL SE  
ALBUQUERQUE NM 87108

101806439828810626

CHATURVEDI SUNAND K & REKHA  
8632 SIMI LN NE  
ALBUQUERQUE NM 87113

101806438928910643

GEORGIEFF ALEX JR  
8535 SIMI LN NE  
ALBUQUERQUE NM 87113

101806438927910641

BAHADIRLI FAITH & ELCIN  
8627 SIMI LN NE  
ALBUQUERQUE NM 87113

101806438927510640

GALLEY JEAN LEE & JOANNE HENR  
5438 DONAHOO CT NE  
ALBUQUERQUE NM 87111

101806439826810631

PHIFER CAROL C  
8612 SIMI LN NE  
ALBUQUERQUE NM 87113

101806438926410637

BEACH ERIC K  
8609 SIMI LN NE  
ALBUQUERQUE NM 87113

101806439825610634

LOFTIN JULIE A  
9621 GIDDINGS AV NE  
ALBUQUERQUE NM 87109

101806441024441211

GOMEZ MELVIN & PETRA  
8519 RANCHO SANTA FE PL NE  
ALBUQUERQUE NM 87113

101806438633010208

GONZALES STEVE TUX  
1116 BRIDGE SSW  
ALBUQUERQUE NM 87105

101806439028310642

FITCH KEN JR  
8631 SIMI LN NE  
ALBUQUERQUE NM 87113

101806439827910628

WELLS ELIZABETH M & GIBSON MA  
132 ROEHL RD NW  
ALBUQUERQUE NM 87107

101806438927210639

BROULLIRE ROBERT M  
8619 SIMI LN NE  
ALBUQUERQUE NM 87113

101806438926810638

LOWE ROBERT & MARK S JAFEE &  
8615 SIMI LN NE  
ALBUQUERQUE NM 87113

101806438926010636

ERICKSON ROLLIN LOWELL  
8605 SIMI LN NE  
ALBUQUERQUE NM 87113

101806438925610635

ANDERSON RHONDA R  
8601 SIMI LN NE  
ALBUQUERQUE NM 87113

101806439823841219

HALL CLARENCE S & PAULA R  
8516 RANCHO DIEGO PL NE  
ALBUQUERQUE NM 87113

101806439828310627

HANSEN CAROL A  
8628 SIMI LN NE  
ALBUQUERQUE NM 87113

101806439827510629

TRAUB SARA  
8620 SIMI LN NE  
ALBUQUERQUE NM 87113

101806439827210630

TERRAL GEORGE T & CONNIE L  
8616 SIMI LN NE  
ALBUQUERQUE NM 87113

101806439826410632

HANOSH EUGENIA C  
8608 SIMI LN NE  
ALBUQUERQUE NM 87113

101806439826010633

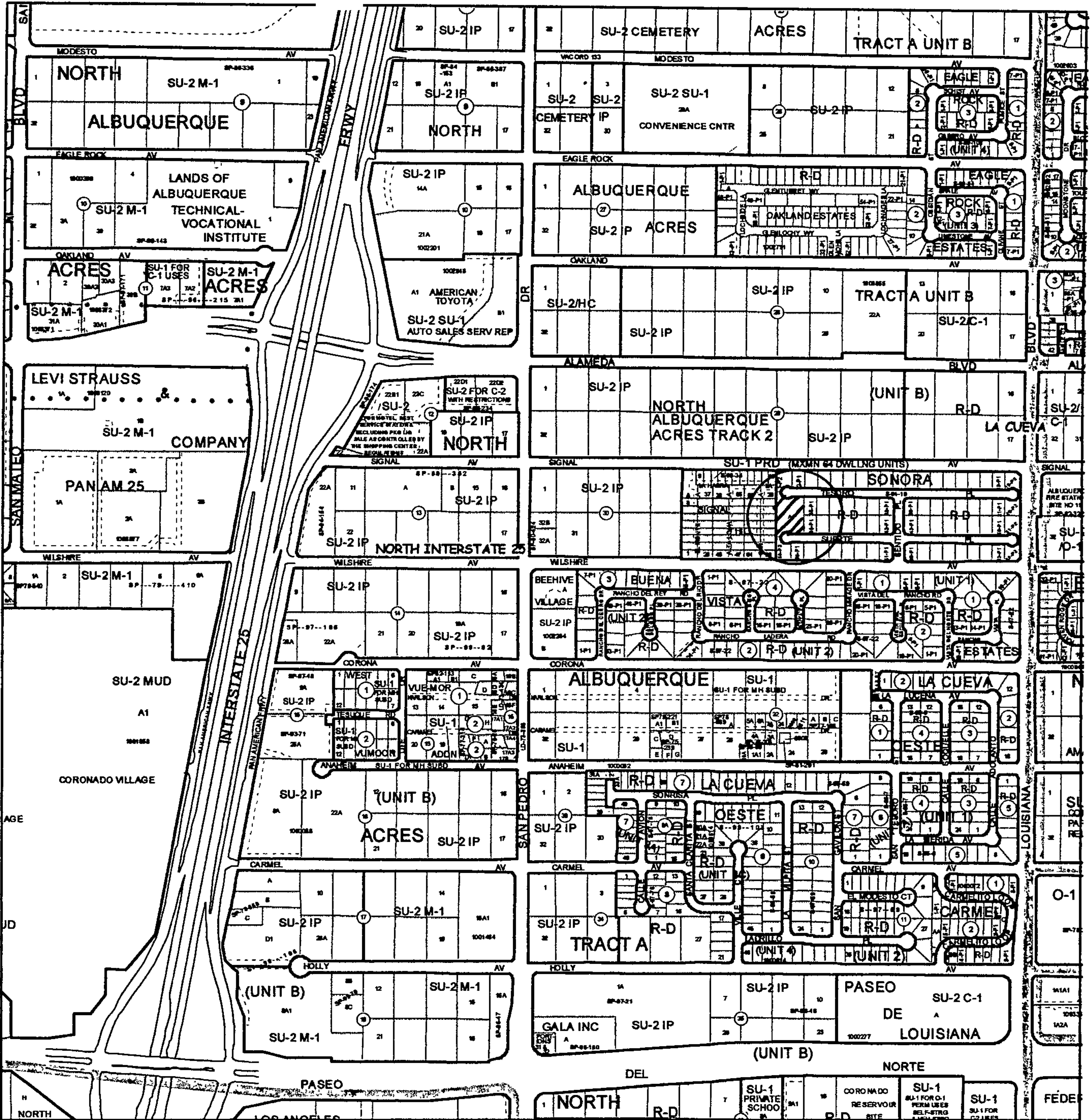
GERMANY GWENDOLYN M  
8604 SIMI LN NE  
ALBUQUERQUE NM 87113

101806439324441220

ZHUANG JIANGUO & SHAN SHI  
8520 RANCHO DIEGO PL NE  
ALBUQUERQUE NM 87113

101806440523841212

BLASI PAUL C & SHANNON  
8515 RANCHO SANTA FE PL NE  
ALBUQUERQUE NM 87111



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/14/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-18-Z**

Selected Symbols


0                      750                      1,500 Feet

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out

LAYER LEGEND

- STREET NAMES
PARKS
CITY LIMITS
ZONE MAP GRID
NBR BOUNDARY
COMMUNITY PLAN
WATER LINES
SEWER LINES
STORM DRAINS
ZONING
LOT NUMBERS
ZIP CODES
COUNCIL DISTRICT
FLOOD ZONES (dis
PARCELS
CONTROL STATION
SENATE DIST.
REPRESENTATIVE I
COUNTY COMMISSI
PARCEL ADDRESS
PUBLIC FACILITIES
LAND USE
1960 CITY LIMITS
LANDFILLS/BUFFE
CRP LOCATIONS



ReDraw Screen

SHOW LOCATION M

SHOW 1999 AERIAL

Selected Address: 8721 SAN PEDRO DR NE
Zoning: SU-2 FOR C-2 USES WITH RESTRICTIONS
Lot/Block/Subd: 22D2 , 12 , N ABQ ACRES TR A
UNIT B
Council District/Name: 4 , WINTER
County Commission: 4
Rep District/Sen District: 15 , 10
Nbr Assoc: Nothing Selected
Sector Plan: NORTH INTERSTATE 25 Comp. Plan: Developing Urban
Voter Pct: 422
High Sch District: LA CUEVA
Mid Sch District: DESERT RIDGE
Elem Sch District: EG ROSS
ZoneMap Page: C18
Jurisdiction: CITY
Police Beat: 433/NORTHEAST
Flood Zone: ZONE X
Comm Plan Area: NORTH ALBUQUERQUE
UPC #: 101806424535320408
Owner Name: MOSER PROPERTIES LLC
Owner Street Address: 10000 RIO GRANDE BLV
Owner City/State/Zip: ALBUQUERQUE / NM / 87114 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

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

April 13, 2006

**TO:** Patrick Driscoll and Steven Driscoll, West La Cueva Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately one (1) acre(s) - Major Preliminary Plat Approval and Minor Temporary Deferral of Sidewalks for a proposed four (4) residential lots.

*Proposed by:* Terrametrics of New Mexico at 881-2903

*Agent for:* Esmail Haidari

*For property located:* On or near Tesoro Place NE between San Pedro Drive NE and Louisiana Boulevard NE.

P.O. Box 1293

*The case number(s) assigned is:* 06DRB- 00478 and 00481, Project # 1004717

Albuquerque

City Planning accepted application for this request on April 7, 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, May 3, 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](mailto:swinklepleck@cabq.gov).

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 3, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000788**

06DRB-00482 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9**, zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11)

**Project # 1003778**

06DRB-00330 Major-Vacation of Pub Right-of-Way

06DRB-00328 Major-Preliminary Plat Approval

06DRB-00332 Minor-Sidewalk Variance

06DRB-00333 Minor-Temp Defer SDWK

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

**Project # 1003857**

06DRB-00442 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW [REF: 04DRB-01973] (L-14)

**Project # 1004717**

06DRB-00478 Major-Preliminary Plat Approval

06DRB-00481 Minor-Temp Defer SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 17, 2006.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 3, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000788**

06DRB-00482 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9**, zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11)

**Project # 1003778**

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

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

**Project # 1003857**

06DRB-00442 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW [REF: 04DRB-01973] (L-14)

**Project # 1004717**

06DRB-00478 Major-Preliminary Plat Approval  
06DRB-00481 Minor-Temp Defer SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

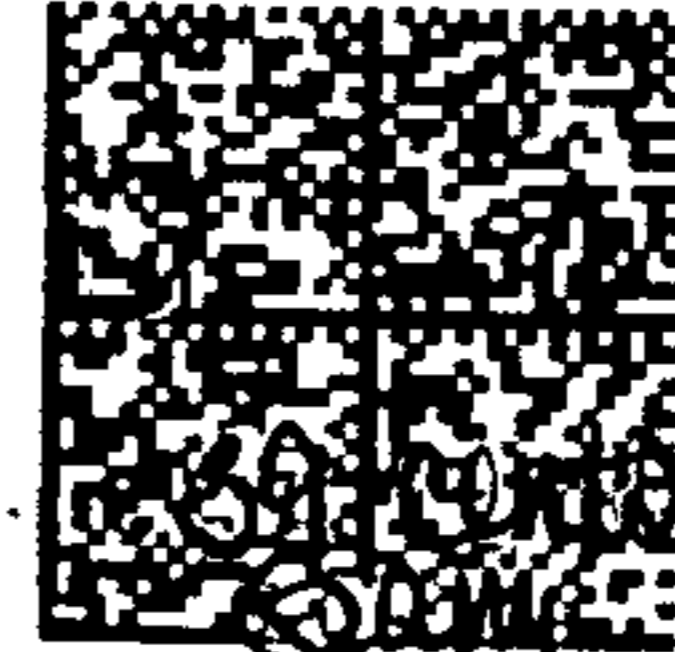
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 17, 2006.**

# CITY OF ALBUQUERQUE



Planning Department



02 1A \$ 00.390  
0004329277 APR 12 2006  
MAILED FROM ZIP CODE 87102

DRB

101806442727210169

GARCIA ANTHONY T DEBORAH & L  
6620 SUERTE PL NE  
ALBUQUERQUE, NM 87113

GARC620 871132046 1305 11 04/15/06  
FORWARD TIME EXP RTN TO SEND  
GARCIA  
5300 CANYON BLUFF TRL NE  
ALBUQUERQUE NM 87111-8241

RETURN TO SENDER

87113+1970-20711781970



P O Box 1293 Albuquerque New Mexico 87103

87103/1293



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 3, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000788**

06DRB-00482 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9**, zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11)

**Project # 1003778**

06DRB-00330 Major-Vacation of Pub Right-of-Way

06DRB-00328 Major-Preliminary Plat Approval

06DRB-00332 Minor-Sidewalk Variance

06DRB-00333 Minor-Temp Defer SDWK

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

**Project # 1003857**

06DRB-00442 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW [REF: 04DRB-01973] (L-14)

**Project # 1004717**

06DRB-00478 Major-Preliminary Plat Approval

06DRB-00481 Minor-Temp Defer SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 17, 2006.**

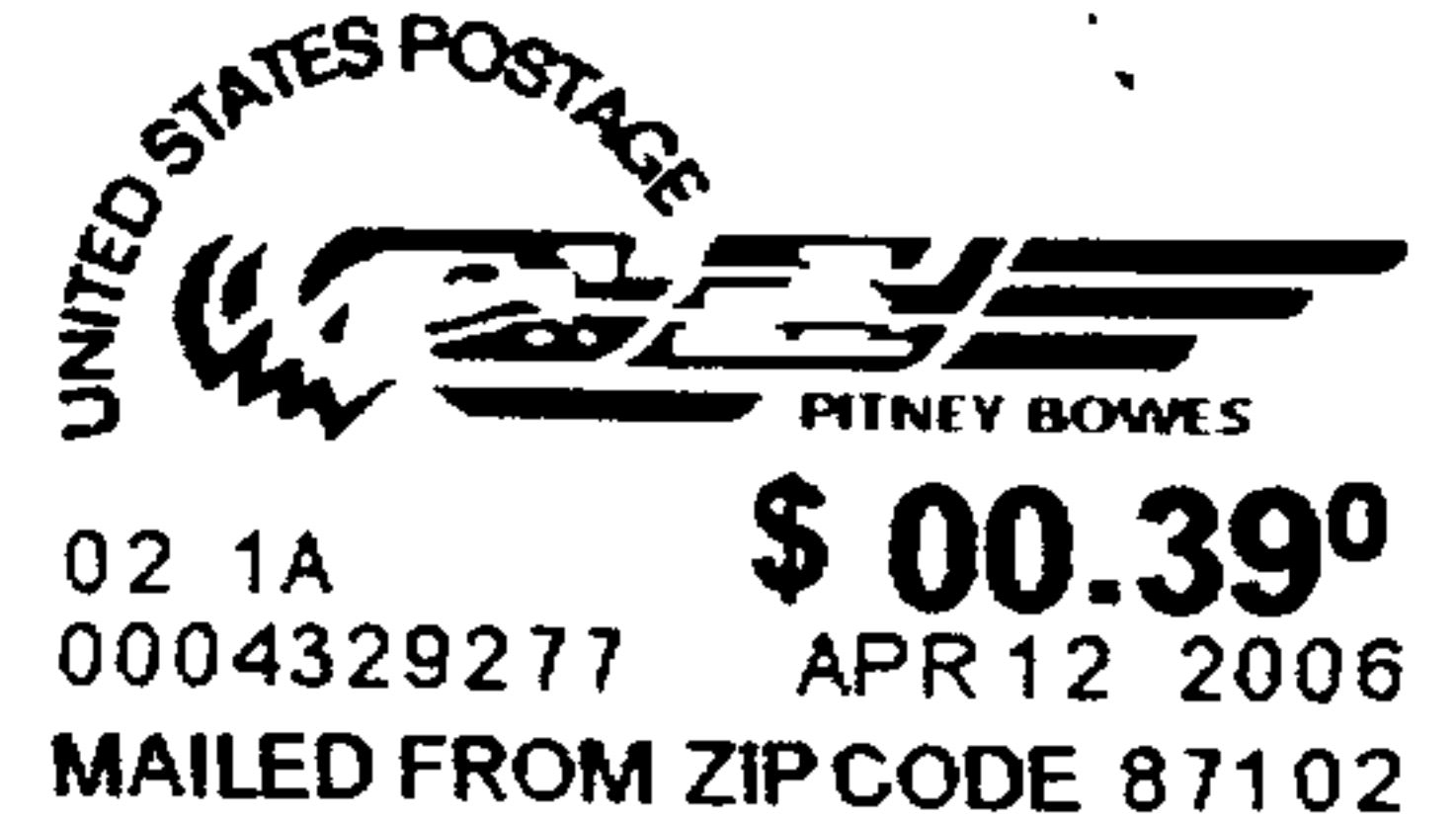
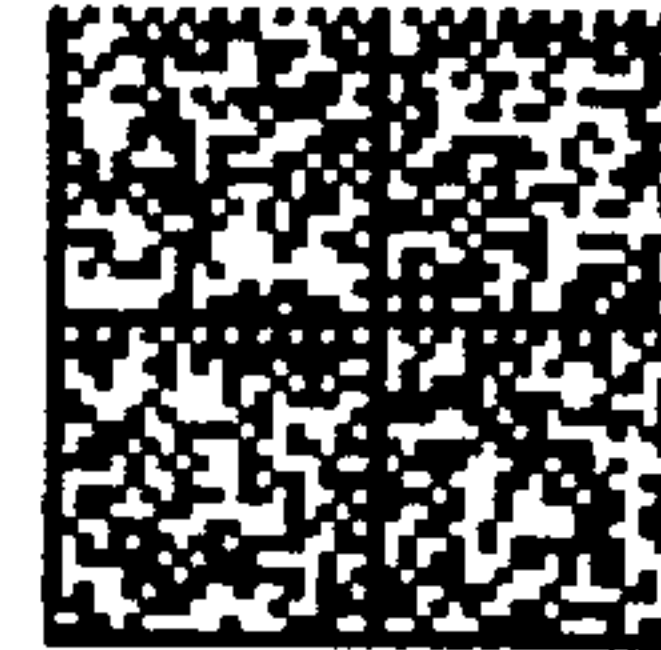
# CITY OF ALBUQUERQUE



Planning Department

101806442728610176

MARTINEZ PATRICK & RENIDA  
6619 SUERTE PL NE  
ALBUQUERQUE NM 87113



02 1A \$ 00.39<sup>0</sup>  
0004329277 APR 12 2006  
MAILED FROM ZIP CODE 87102

MART619\* 871132046 1A04 11 04/15/06  
FORWARD TIME EXP RTN TO SEND  
MARTINEZ  
PO BOX 66322  
ALBUQUERQUE NM 87193-6322

RETURN TO SENDER

87113+1371-13 R078

P O Box 1293 Albuquerque New Mexico 87103



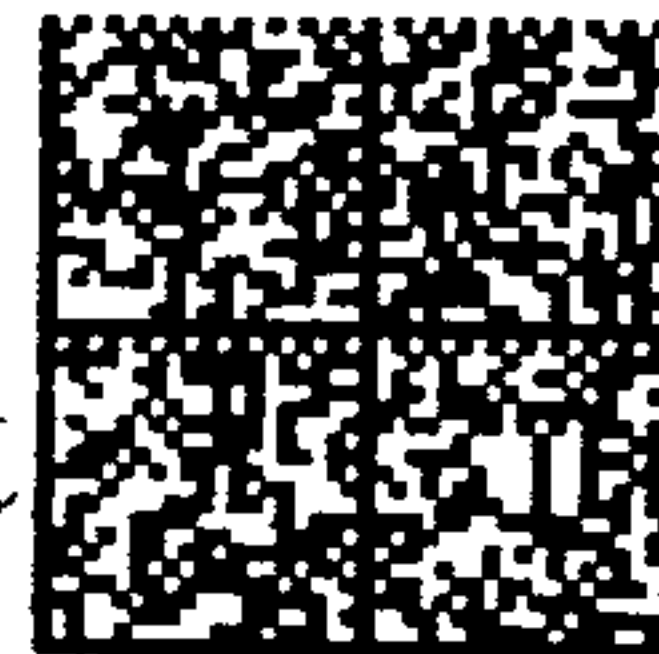
Planning Department

# CITY OF ALBUQUERQUE

DRB

101806439028310642

FITCH KEN JR  
8631 SIMI LN NE  
ALBUQUERQUE NM 87113



02 1A \$ 00.39<sup>0</sup>  
0004329277 APR 12 2006  
MAILED FROM ZIP CODE 87102

87113+1373-31 R07B



DRB

DRA



P O Box 1293 Albuquerque, New Mexico 87103

87103/1293



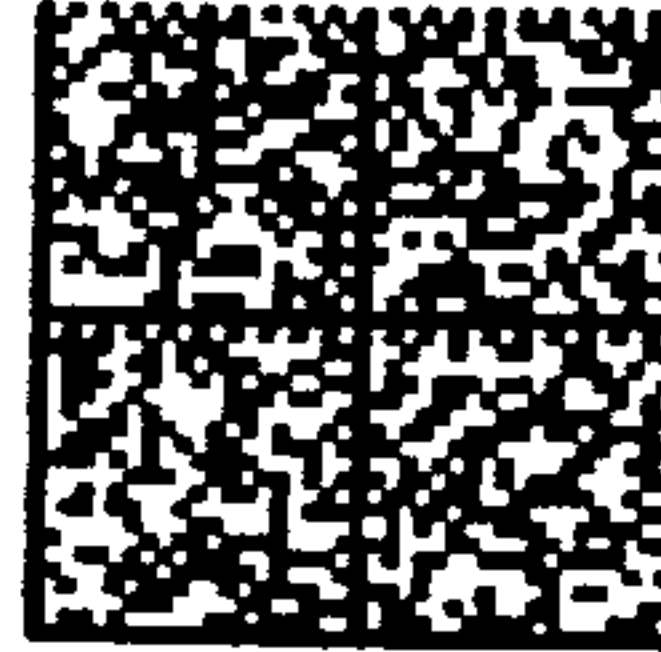
Planning Department

# CITY OF ALBUQUERQUE

DRB

101806438926810638

LOWE ROBERT & MARK S JAFEE &  
8615 SIMI LN NE  
ALBUQUERQUE NM 87113



02 1A \$ 00.39<sup>0</sup>  
0004329277 APR 12 2006  
MAILED FROM ZIP CODE 87102



DRB

P O Box 1293

Albuquerque New Mexico 87103



**INTERA Incorporated**  
6000 Uptown Boulevard NE  
Suite 100  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

## MEMORANDUM

DATE: April 24, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department  
Kevin Curran, Legal Department  
Blue Sky Investments

FROM: James Joseph, INTERA Inc.

SUBJECT: Project Number 100471.7; Block(s) 30, Tract(s) A, Lot(s) 70-P2, 71-P2, 72-P2 & 73-P2, Sonora Subdivision, Unit B, zoned R-D located on Wilshire NE between Louisiana Blvd. NE and San Pedro Dr. NE

---

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Avenue Landfill). The developers of this site are required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

and DESIGN & DEVELOPMENT GROUP ("Developer") effective as of this 18 day of April, 2007, and pertains to the subdivision commonly known as SONORA INFILL PROJECT and more particularly described as Plat of Lot 70-P2, 71-P1, 72-P1 & 73-P2, NAA

(the "Subdivision".) The following individual lots comprise the subdivision:

*[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- \_\_ units" with the number of units filled in.]*

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

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

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

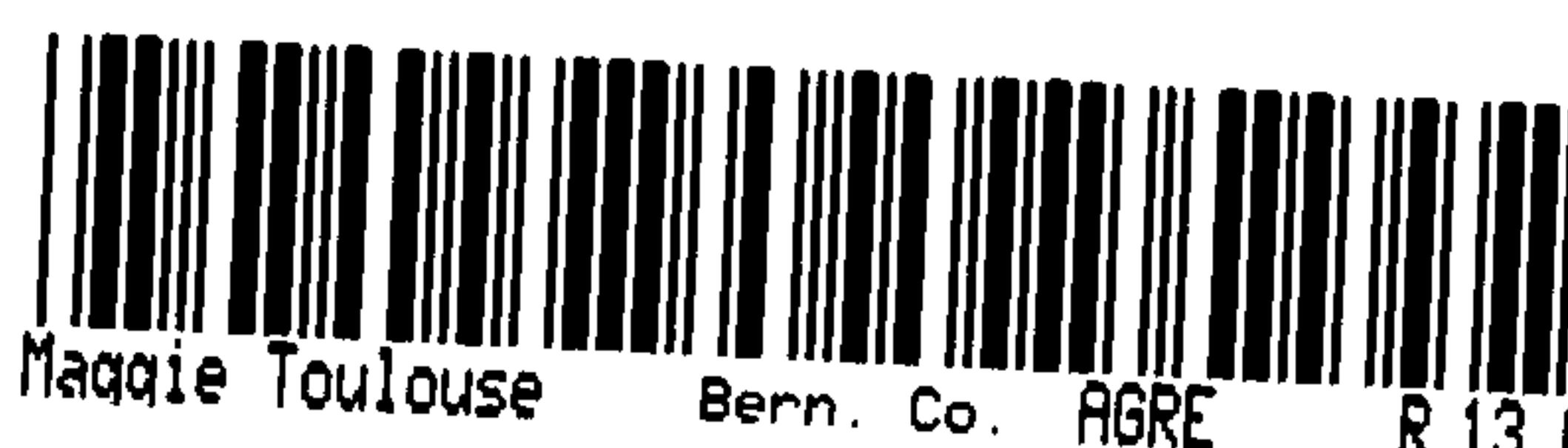
WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

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

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

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:



Maggie Toulouse

Bern. Co. AGRE

R 13.00

2007059679

6642626

Page: 1 of 3

04/24/2007 10:00A

Bk-A135 Pg-9559

- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.


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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

  
\_\_\_\_\_  
Signature

Shakael Rizvi - Member Design & Development Group  
\_\_\_\_\_  
Name (typed or printed) and title



# 1004717  
La Cueva

Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 18, by Shakeel Rizvi -  
Member as \_\_\_\_\_ of Design & Development Group, a corporation.

Margaret L. Eifert  
Notary Public

My commission expires: \_\_\_\_\_

(Seal) OFFICIAL SEAL  
MARGARET L. EIFERT  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 7/29/10

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4-23-07, by Kizito Wijenje  
as Kizito Wijenje, Director, Capital Master Plan of the Albuquerque Municipal School  
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under  
the laws of the State of New Mexico.

[Signature]  
Notary Public

My commission expires: 11/21/08

(Seal)

OFFICIAL SEAL  
Dona Valdés  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
Commission Expires: 11/21/08



2007059679  
6642626  
Page: 3 of 3  
04/24/2007 10:00A  
Bk-A135 Pg-9559



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

**L A APPEAL / PROTEST of...**

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

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

**APPLICANT INFORMATION:**

NAME: SHAKEEL RIZVI PHONE: 315 6563  
 ADDRESS: 2340 MENAUL NE, SUITE 200 FAX: 292-3904  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: shaky1424@yahoo.com  
 Proprietary interest in site: Agent/owner List all owners: ESMAIL HAIDARI & SHAKEEL RIZVI  
 AGENT (if any): SAME AS ABOVE PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: REQUEST FOR FINAL PLAT APPROVAL

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

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

Lot or Tract No. LOTS 70-P2, 71-P1, 72-P1 & 73-P2 Block: 30 Unit: B, TRACTA  
 Subdiv. / Adn. SONORA POND INFILL  
 Current Zoning: R-D Proposed zoning: R-D  
 Zone Atlas page(s): C-18 No. of existing lots: 4 No. of proposed lots: 4  
 Total area of site (acres): .500 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes.  No \_\_\_\_\_ Within 1000FT of a landfill? YES  
 UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF SENTIDO, NE  
 Between: SIGNAL NE and WILSHIRE NE

**CASE HISTORY:**

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

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

SIGNATURE [Signature] DATE 4/21/07  
 (Print) SHAKEEL RIZVI \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04, 3/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB- 00534</u>	<u>FP</u>	<u>53</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>5-2-07</u>	_____	_____	<u>\$ 20.00</u>

[Signature] 4/24/07  
 Planner signature / date

Project # 1004717



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

**SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

SHAKEEL RIZVI  
 Applicant name (print)

[Signature] 4/21/07  
 Applicant signature / date



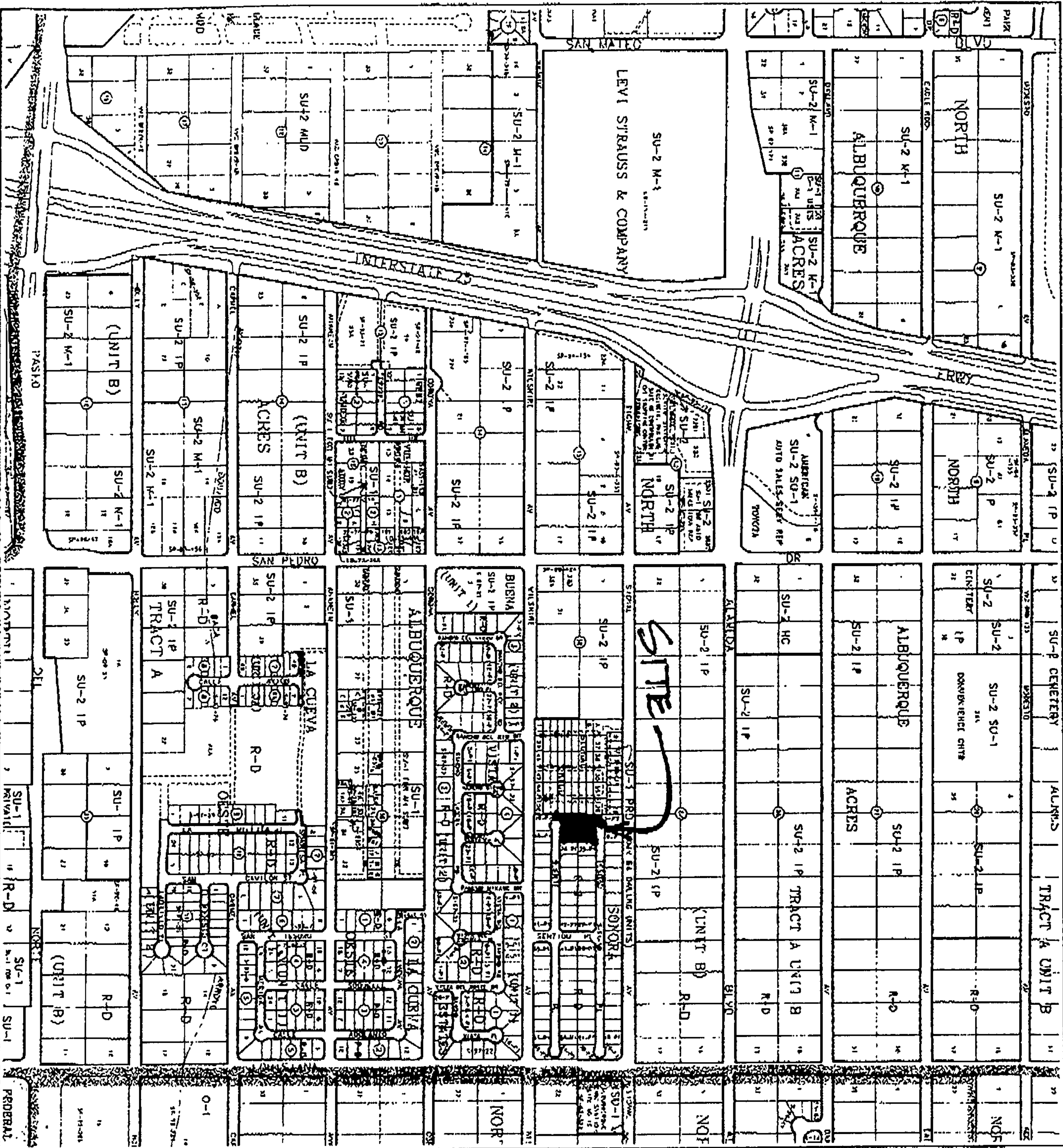
Form revised 8/04, 1/05, 10/05 & NOV 06

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

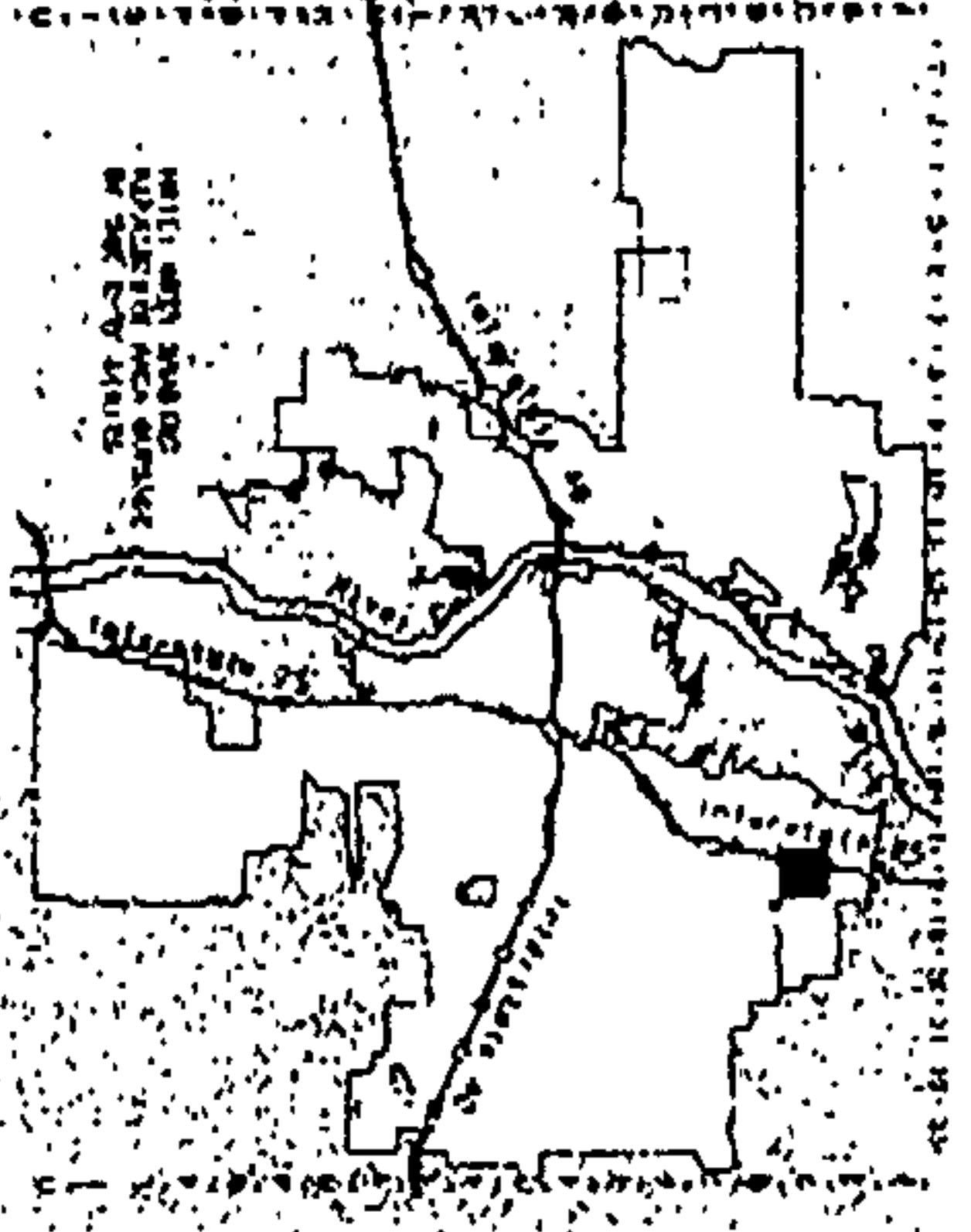
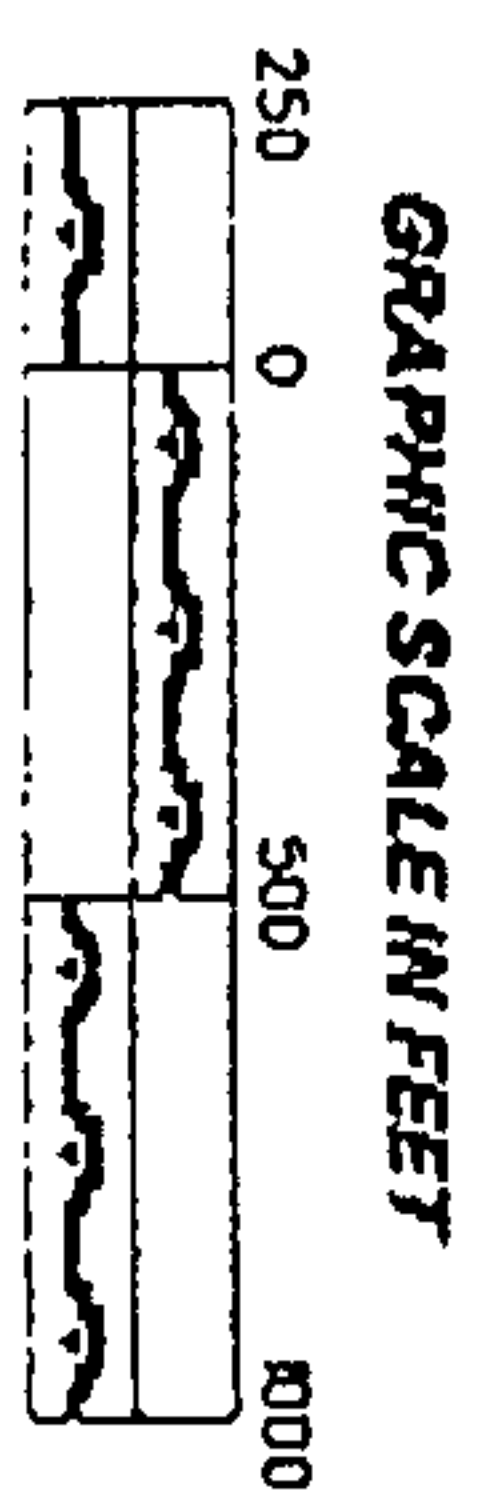
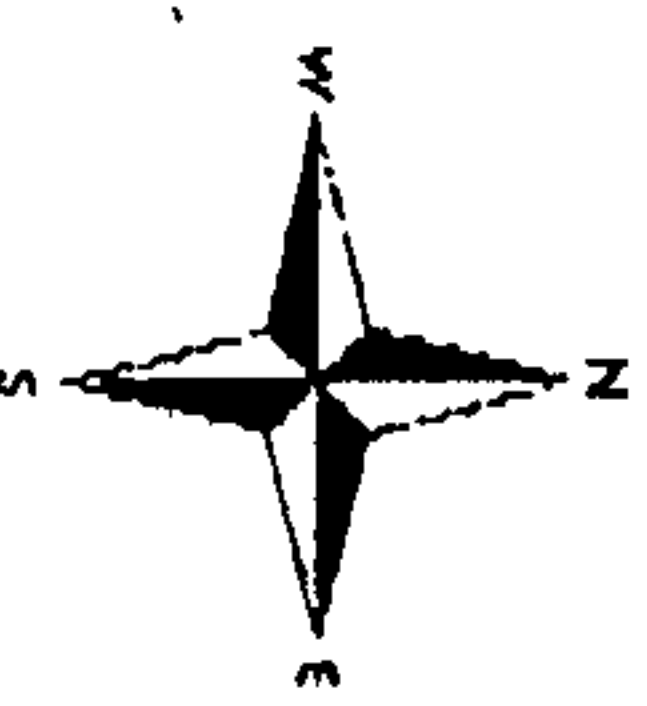
Application case numbers  
07DRB - 00534

[Signature] 4/24/07  
 Planner signature / date

**Project #** 1004717



City of Albuquerque  
**Albuquerque**  
 Mayor Tom T. Hanlon  
 Planning Director  
 Copyright 1998



**Zone Atlas Page C-18-Z**

Map Amended through June 26, 1998

55m

Ms. Sheran Matson, AICP  
DRB Chair  
City of Albuquerque  
Albuquerque, NM 87102

April 21, 2007

REQUEST FOR THE FINAL PLAT APPROVAL FOR:  
SONORA POND INFILL PROJECT: DRB NO: 1004717 – Zone Atlas  
C-18

Dear Ms. Matson:

We are requesting for the final plat approval for the above referenced property located between Signal and Wilshire, west of Louisiana. I would also like to request to differ the SIA until the time of closing of this property, which should occur no later than two days after the approval of the final plat. Please understand that as a condition of the sale of this property, the final plat needs to be approved, but not recorded.

I have explained this issue to Kevin Curren and he has accepted our proposal that the final plat should not be recorded until the SIA is recorded.

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

Sincerely,



Adil Rizvi  
2340 Menaul NE, Suite 200  
Albuquerque, NM 87107

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

PAID RECEIPT

APPLICANT NAME Shakeel Rizvi  
AGENT Same  
ADDRESS 2340 Manaul NE  
PROJECT & APP # 1004717/07DRB-00539  
PROJECT NAME sonora Pond in File

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.00 TOTAL AMOUNT DUE

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

SKYBEG INVESTMENTS, LLC 09-97  
8504 WATERFORD PL NE PH. 505-857-0467  
ALBUQUERQUE, NM 87122

95-145/1070  
001210971

DATE 4/24/07 5834

PAY TO THE ORDER OF COA

Twenty Dollars

\$ 20.00  
DOLLARS

FIRST STATE BANK  
www.fsbnm.com

MEMO SONORA - Final Plat submittal

1090014521 5834 001210971

RECEIVED  
ACCOUNT  
Activity 4424000  
Trans Amt  
Misc

ALBUQUERQUE  
Division

10:33AM  
4596 WSH 008  
Fund 0110  
\$20.00

LOC: ANNY  
TRANSH 0011  
TRSLIS  
\$20

you



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

**L A APPEAL / PROTEST of...**

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

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

**APPLICANT INFORMATION:**

NAME: ADIL RIZVI PHONE: 315-6484  
 ADDRESS: 2340 Menaul NE, Suite 200 FAX: 292-39041  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: adilr@thegroup.cc  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_  
 AGENT (if any): Same as above PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

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

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

Lot or Tract No. Lot 70-P2, 71-P2, 72-P2 & 73-P2 Block: Tract A, UNIT: Block 30, Unit B  
 Subdiv. / Adn. Sonora Subdivision  
 Current Zoning: RD Proposed zoning: RD  
 Zone Atlas page(s): C-18 No. of existing lots: 4 No. of proposed lots: 4  
 Total area of site (acres): 0.5 Density if applicable: dwellings per gross acre: 7 DU/AC dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No  Within 1000FT of a landfill?  YES  
 UPC No. 101806440 370 110 109 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana & Wilshire NE  
 Between: Louisiana NE and San Pedro 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.): 1004717  
06-DEB 00478, 06DEB 00481  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Adil DATE 4/17/07  
 (Print) ADIL RIZVI \_\_\_\_\_ Applicant \_\_\_\_\_ Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04, 3/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DEB-00513</u>	<u>EPP</u>	<u>5(3)</u>	<u>\$ 50.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 70.00</u>

Hearing date 04/25/07 Project # 1004717  
Sandy Handley 04/17/07  
 Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**  
**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

**Your attendance is required.**

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

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

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

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

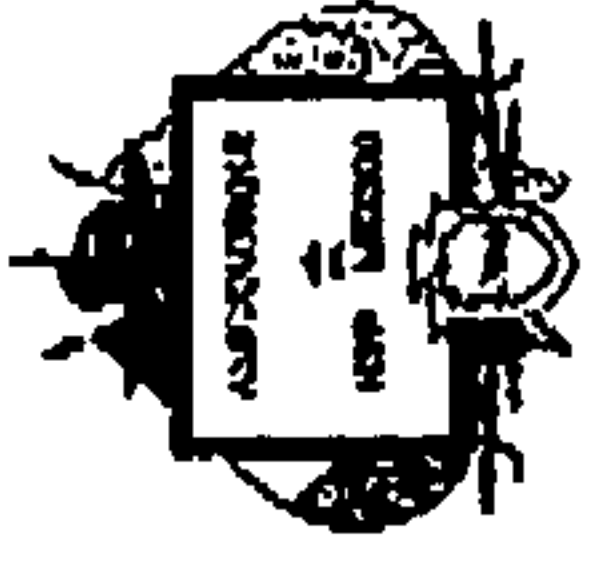
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

ADL RIZVI  
 Applicant name (print)  
adlr  
 Applicant signature / date

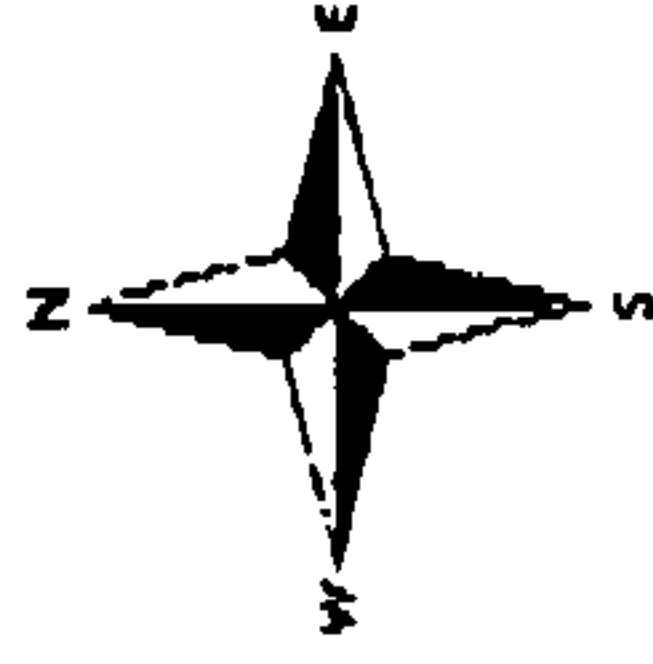


Form revised 8/04, 1/05, 10/05 & NOV 06

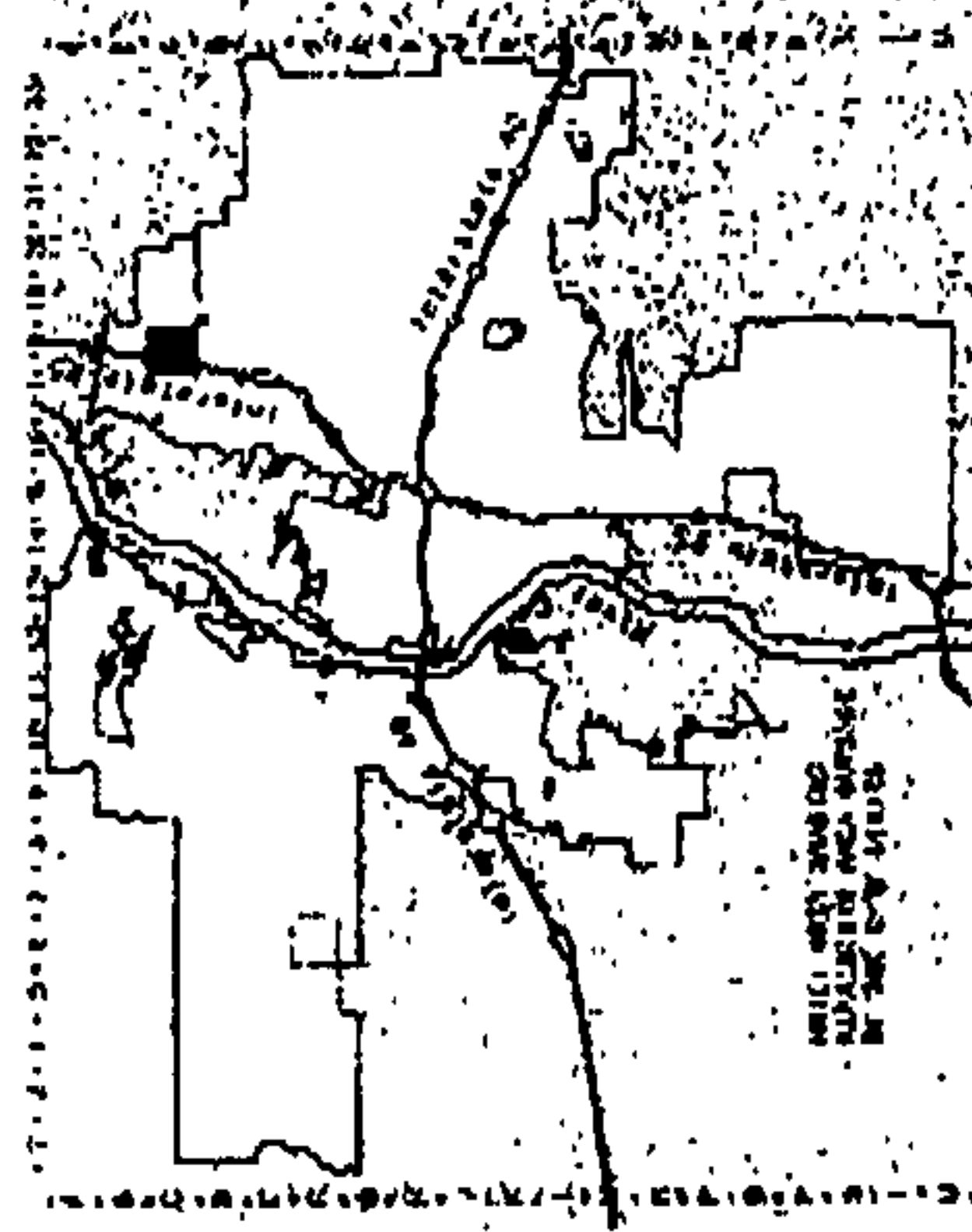
Checklists complete      Application case numbers  
 Fees collected              07DRB - \_\_\_\_\_ - 00513      Sandy Handley 04/17/07  
 Case #s assigned              \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_      Planner signature / date  
 Related #s listed              \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_      Project # 1004717



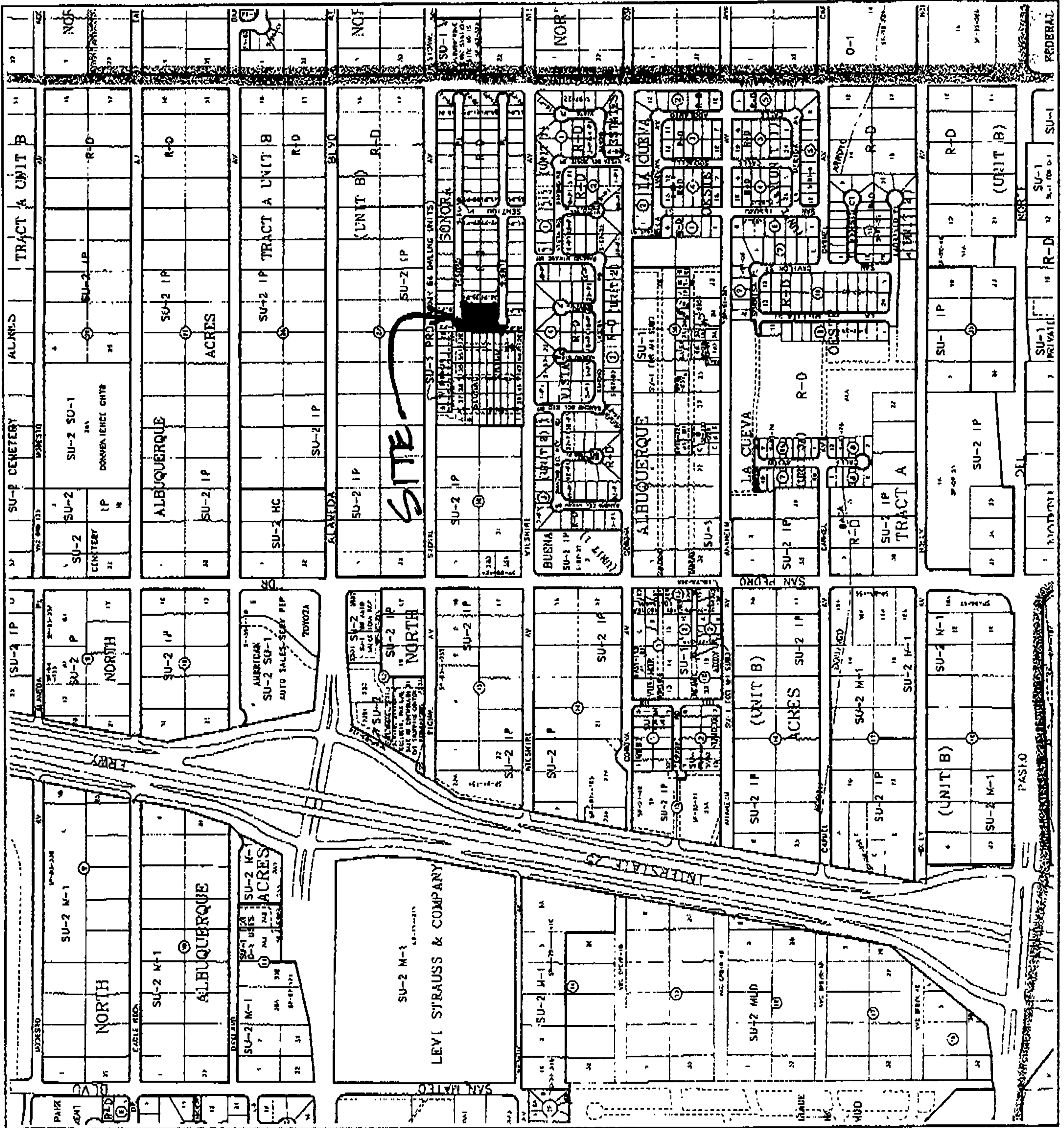
CITY OF ALBUQUERQUE  
ALBUQUERQUE  
A G...  
PLANNING DEPARTMENT  
© Copyright 1998



GRAPHIC SCALE IN FEET



Zone Atlas Page  
**C-18-Z**  
Sam  
Map Amended through  
June 26, 1998



Ms. Sheran Matson, AICP  
DRB Chair  
City of Albuquerque  
Albuquerque, NM 87102

April 17, 2007

REQUEST FOR EXTENSION OF PRELIMINARY PLAT FOR:  
SONORA POND INFILL PROJECT: DRB NO: 1004717 – Zone Atlas  
C-18

Dear Ms. Matson:

We are requesting for the extension of the preliminary plat for the above referenced property located between Signal and Wilshire, west of Louisiana. All infrastructure on the lots has been completed and the request for the final approval will be submitted to DRB by April 23, 2007. Should you have any questions, please call me at 315-6484. Thank you for your cooperation.

Sincerely,



Adil Rizvi  
2340 Menaul NE, Suite 200  
Albuquerque, NM 87107



# ORIGINAL

## INFRASTRUCTURE LIST

Current DRG  
Project Number: \_\_\_\_\_

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 3/26/2006  
DATE SITE PLAN APPROVED: \_\_\_\_\_  
DATE PRELIMINARY PLAT APPROVED: 5-3-06  
DATE PRELIMINARY PLAT EXPIRES: 5-3-07  
DRB PROJECT NO.: ~~400XXXX~~ 1004717  
DRB APPLICATION NO.: 06 DRB-00478

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

△ 3/21/07

### SONORA POND INFILL PROJECT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACK A, BLOCK 30, UNIT B, NAA.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
		42 △	Storm Drain Pipe and two manholes with 30" sewer pipe.	San Pedro	135' South Alameda	South PL Lot 2202 BLOCK 12, NAA Tract A, Unit B	Alameda	/	/	/
							/	/	/	
		4'	Sidewalk	Tesoso Place Cul-de-sac	North PL Lot 73-P2	East PL Lot 72-P1	/	/	/	
		4'	Sidewalk	Suerte Place Cul-de-sac	South PL Lot 70-P2	East PL Lot 71-P1	/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	

ORIGINAL

NOTES

1 Financial guarantee portion of downstream storm drainage piping in San Pedro from South PL Lot 22D2 to Alameda

2 Engineer Certification of grading and drainage plan required prior to release of SIA and Financial Guarantee.

3

DAVID A AUBE  
NAME

*[Signature]* 5/23/06  
DRB CHAIR - DATE

*Christina Sandoval* 5/3/06  
PARKS & GENERAL SERVICES - DATE

The Design Group  
FIRM

*[Signature]* 5-3-06  
TRANSPORTATION DEVELOPMENT - DATE

AMAFCA - DATE

*[Signature]* 3-26-06  
SIGNATURE DATE

*[Signature]* 5/3/06  
UTILITY DEVELOPMENT - DATE

- Date

MAXIMUM TIME ALLOWED TO  
CONSTRUCT HE IMPROVEMENTS

*Bradley L. Bingham* 5-3-06  
CITY ENGINEER - DATE  
INFRASTRUCTURE LIST

- Date

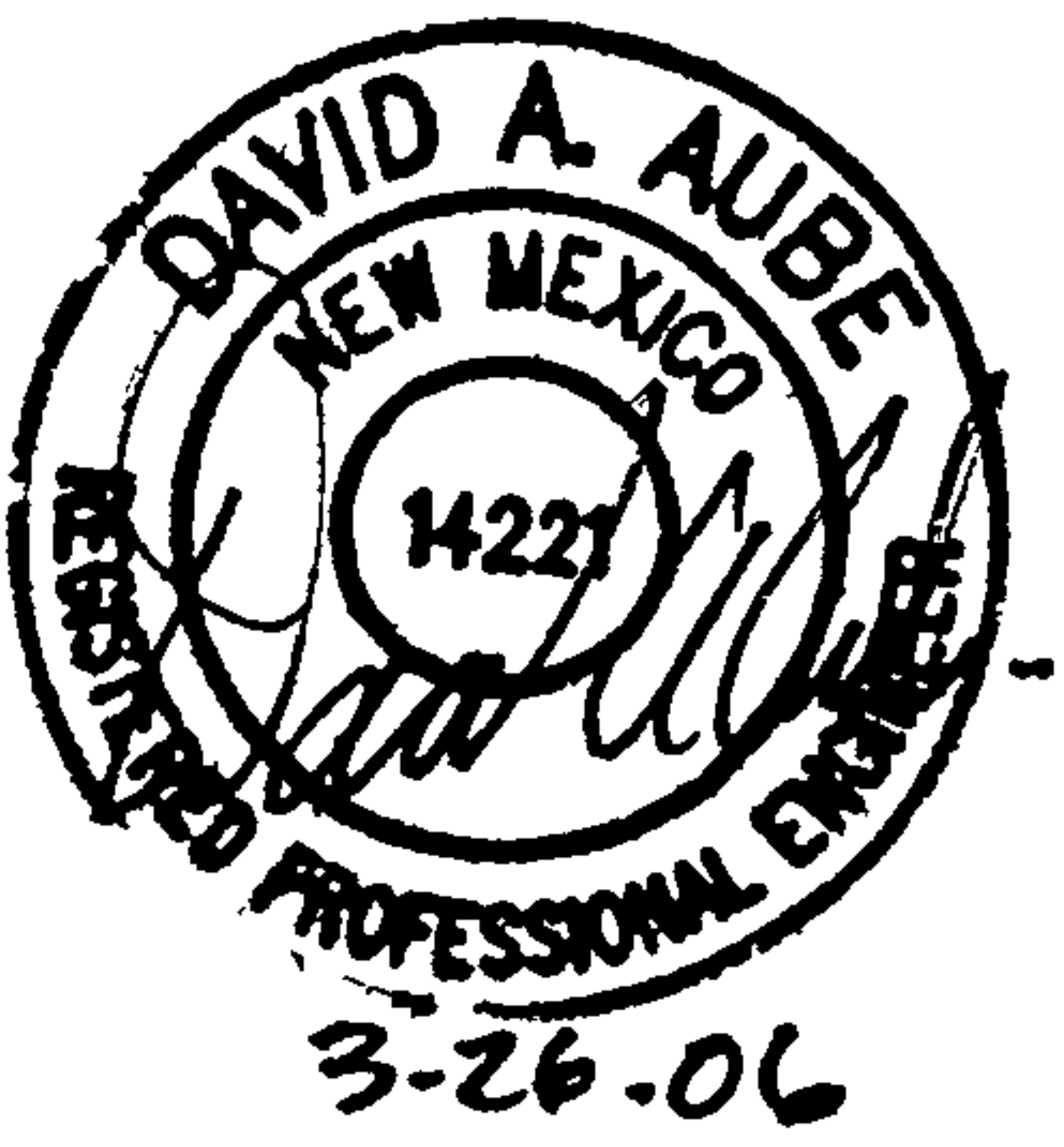
DATE SUBMITTED:

DATE SITE PLAN APPROVED:

DATE PRELIMINARY PLAT APPROVED:

Curent DRC

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3/21/07	A Woodall	Brade B...	<i>[Signature]</i>





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 3, 2006

- 4. Project # 1004717**  
06DRB-00478 Major-Preliminary Plat Approval  
06DRB-00481 Minor-Temp Defer SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18)

At the May 3, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 5/3/06 and approval of the grading plan engineer stamp dated 3/30/06 the preliminary plat was approved with the following condition of final plat:

Environmental Health will need to sign the final plat.

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

If you wish to appeal this decision, you must do so by May 18, 2006, in the manner described below.

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

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



## OFFICIAL NOTICE OF DECISION

PAGE 2

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

A handwritten signature in black ink, appearing to read "Sheran Matson".

Sheran Matson, AICP, DRB Chair

Cc: Esmail Haidari, 2340 Menaul Blvd NE, Suite 200, 87107  
Terrametrics of New Mexico, 4175-A Montgomery Blvd NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

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

PAID RECEIPT

APPLICANT NAME ADIL RIZVI

AGENT " "

ADDRESS 2340 MENAUL NE STE 200

PROJECT & APP # 1004717/07DRB 00513

PROJECT NAME SONORA SUBDIVISION

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

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

\$ \_\_\_\_\_ 441018/4971000 Public Notification

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

\$ 70.00 TOTAL AMOUNT DUE

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

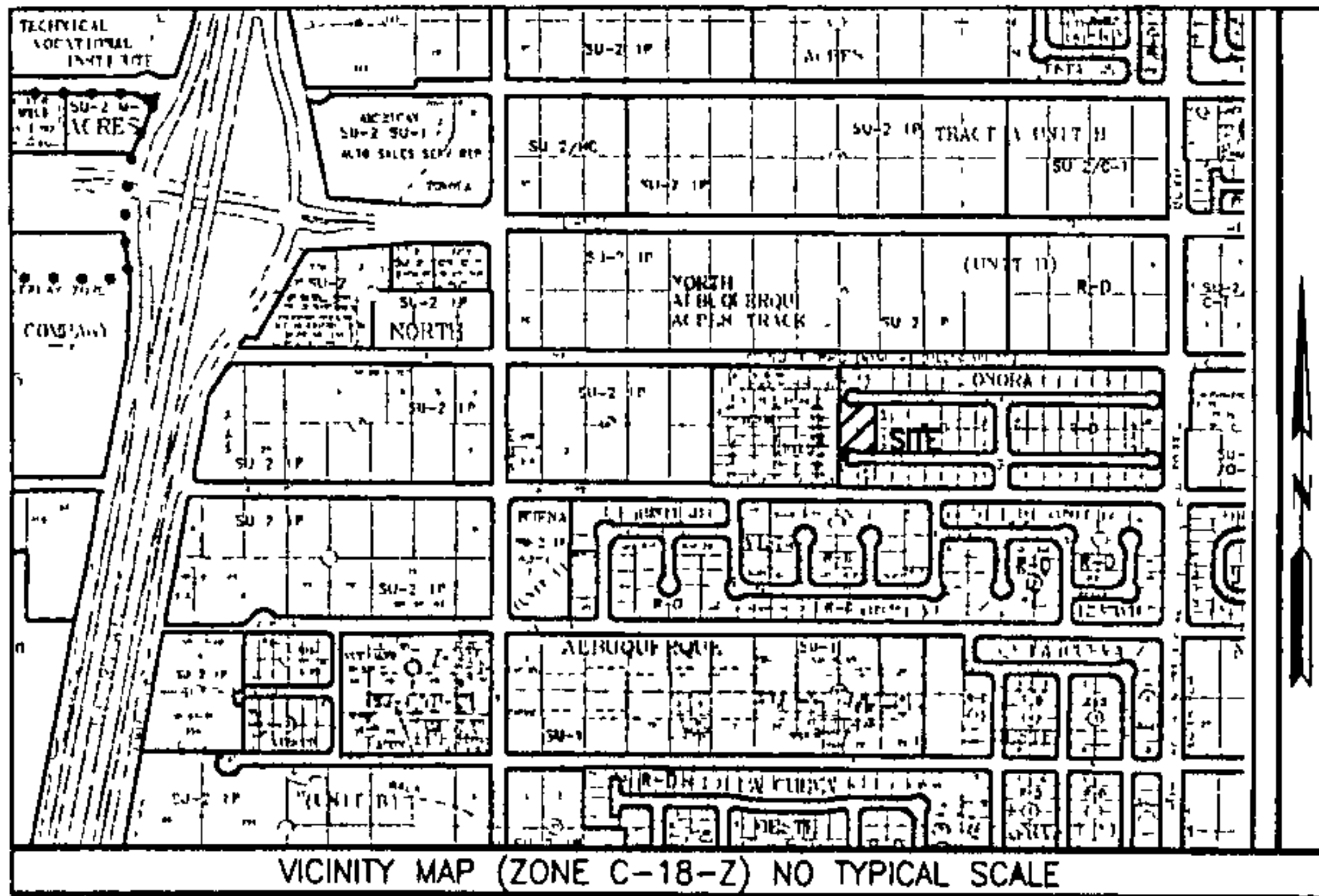
4/17/2007 11:45AM --- LOC: ANNX  
RECEIPT# 00074226 WSH# 008 TRANSH# 0055  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$70.00  
J24 Misc \$50.00  
CK \$70.00  
CHANGE \$0.00  
Counter Receipt  
City of Albuquerque  
Treasury Division  
4/21/04  
\*\*\*DUPLICATE\*\*\*

Thank You

City of Albuquerque  
Treasury Division

4/17/2007 11:45AM LOC: ANNX  
RECEIPT# 00074225 WSH# 008 TRANSH# 0055  
Account 441032 Fund 0110  
Activity 3424000 TRSLJS  
Trans Amt \$70.00  
J24 Misc \$20.00

Thank You

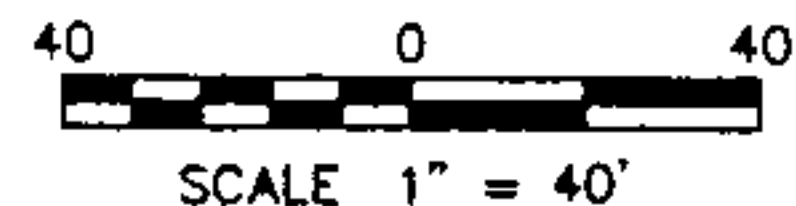


**SUBDIVISION DATA**

- 1) CASE No \_\_\_\_\_
- 2) ZONE ATLAS INDEX No C-18
- 3) GROSS SUBDIVISION AREA, 0.6601 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED 4 LOTS
- 5) DRB PROJECT No \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED 0.0
- 7) TALOS LOG No 2006142308

**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204" OR TAGGED P-K NAIL
- FOUND SURVEY MONUMENT AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT



THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

**PLAT OF**  
**LOT 70-P2, 71-P1,**  
**72-P1 & 73-P2**  
**A REPLAT OF TRACT A**  
**SONORA SUBDIVISION**  
 SITUATE WITHIN  
**PROJECTED SECTION 13**  
**T.11N., R.3E., N.M.P.M.**  
**ELENA GALLEGOS LAND GRANT**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**MARCH 2006**

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance  
 PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE  
 CITY SURVEYOR *[Signature]* 4-4-06 DATE

REAL PROPERTY DIVISION \_\_\_\_\_ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE

A.M.A.F.C.A. \_\_\_\_\_ DATE

CITY ENGINEER \_\_\_\_\_ DATE

PNM GAS & ELECTRIC SERVICES COMPANY *[Signature]* 1-11-07 DATE

QWEST COMMUNICATIONS *[Signature]* 1/10/07 DATE

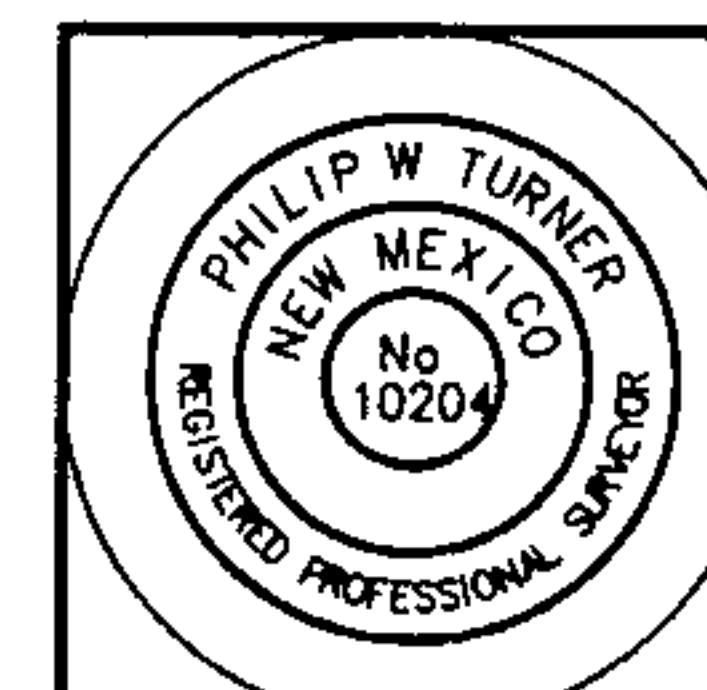
COMCAST CABLE *[Signature]* 1-10-07 DATE

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

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MARCH 18, 2006, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*[Signature]* 03-30-06 DATE  
 PHILIP W. TURNER N.M.P.S. 10204



PLAT AND SURVEY BY:  
**TERRAMETRICS**  
 OF NEW MEXICO  
 P.O. BOX 30192  
 ALBUQUERQUE, NEW MEXICO 87190-0192  
 PHONE: (505) 884-9087

**DISCLOSURE**

THE PURPOSE OF THIS PLAT IS THE SUBDIVISION OF TRACT A OF SONORA SUBDIVISION INTO FOUR LOTS DESIGNATED 70-P2, 71-P1, 72-P1 AND 73-P2

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE IN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING TRACT A OF SONORA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED OCTOBER 4, 1994, IN VOLUME 94C, FOLIO 334 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO

**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND DO WARRANT THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES, IN WITNESS WHEREOF I HEREBY AFFIX MY HAND

*[Signature]*  
 ESMAIL HAIDARI

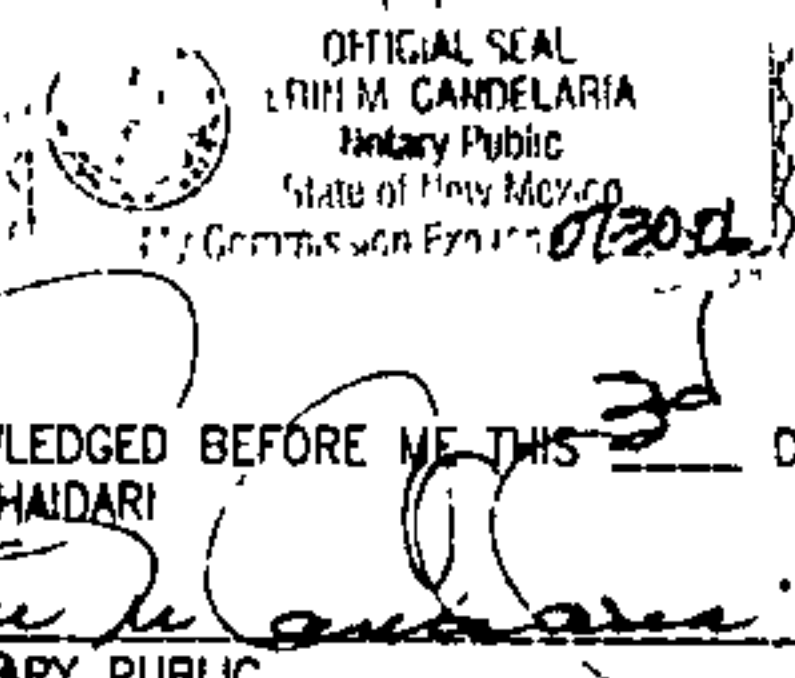
ESMAIL HAIDARI

**ACKNOWLEDGMENT**

COUNTY OF BERNALILLO

STATE OF NEW MEXICO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF April, 2006, BY ESMAIL HAIDARI



MY COMMISSION EXPIRES 07/30/2006

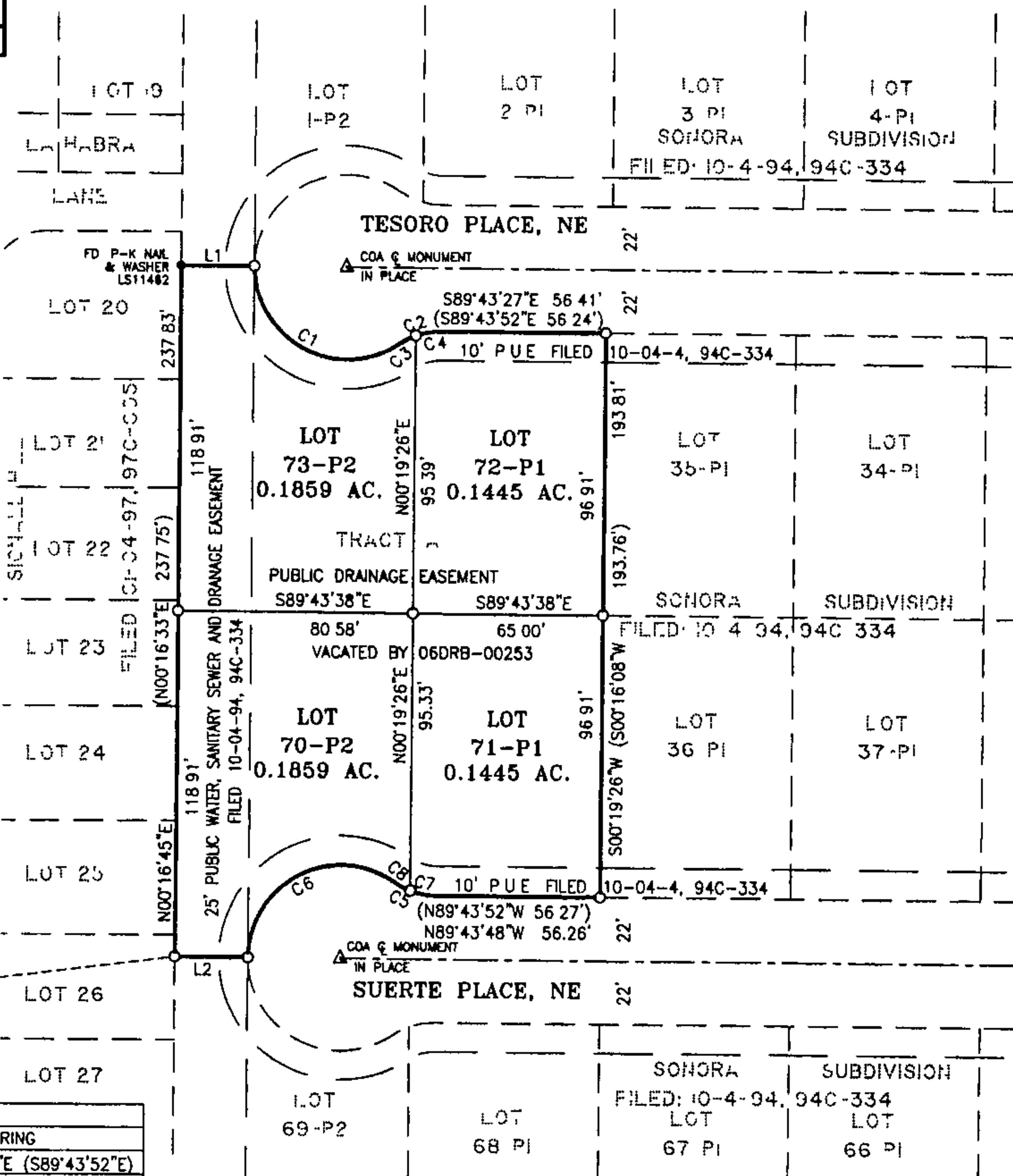
ACS "9-C18"  
 X=402255.61  
 Y=1521435.09  
 COMB FACTOR=0.9996608  
 CONVERGENCE=-00'11"19"  
 NM COORD SYSTEM CENTRAL ZONE NAD27  
 ELEV.=5229.79 (NGVD29)

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	S89°43'27"E (S89°43'52"E)
L2	25.00'	N89°43'48"W (N89°43'52"W)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	69.51'	32.00'	124°27'21"	S61°57'08"E	56.63'
C2	15.03'	25.00'	34°27'21"	S73°02'52"W	14.81'
C3	6.26'	25.00'	14°21'12"	S62°59'48"W	6.25'
C4	8.77'	25.00'	20°06'09"	S80°13'28"W	8.73'
C5	15.03'	25.00'	34°27'21"	S72°30'07"E	14.81'
C6	69.51'	32.00'	124°27'21"	S62°29'53"W	56.63'
C7	8.92'	25.00'	20°27'09"	S79°30'13"E	8.88'
C8	6.11'	25.00'	14°00'12"	S62°16'33"E	6.09'

**NOTES**

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY STATIONS 9-C18, 1-25-11, 10-C18, 3-B21, 2-C22, 3-C21, 5-C23, 6-B23 AND 5-C21.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY
- 5) THIS PROPERTY IS CURRENTLY ZONED R-D
- 6) ALL LOTS DESIGNATED "P1" AND "P2" SHALL COMPLY WITH THE OFF-STREET PARKING CRITERIA OF THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE



# ORIGINAL

## INFRASTRUCTURE LIST

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

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 3/26/2006  
DATE SITE PLAN APPROVED: \_\_\_\_\_  
DATE PRELIMINARY PLAT APPROVED: 5-3-06  
DATE PRELIMINARY PLAT EXPIRES: 5-3-07  
DRB PROJECT NO.: ~~400XXXX~~ 1100477  
DRB APPLICATION NO.: 06 DRB-00478

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

△ 3/21/07

### SONORA POND INFILL PROJECT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACK A, BLOCK 30, UNIT B, NAA.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
		42 △	Storm Drain Pipe and two manholes with 30" connector pipe.	San Pedro	135' South Alameda	South PL Lot 2202 Block 12, NAA Tract A, Unit B	Alameda	/	/	/
							/	/	/	
		4'	Sidewalk	Tesoso Place Cul-de-sac	North PL Lot 73-P2	East PL Lot 72-P1	/	/	/	
		4'	Sidewalk	Suerte Place Cul-de-sac	South PL Lot 70-P2	East PL Lot 71-P1	/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	
							/	/	/	

ORIGINAL

NOTES

1 Financial guarantee portion of downstream storm drainage piping in San Pedro from South PL Lot 22D2 to Alameda

2 Engineer Certification of grading and drainage plan required prior to release of SIA and Financial Guarantee.

3

DAVID A AUBE  
NAME

*[Signature]* 5/23/06  
DRB CHAIR - DATE

*Christina Sandoval* 5/3/06  
PARKS & GENERAL SERVICES - DATE

The Design Group  
FIRM

*[Signature]* 5-3-06  
TRANSPORTATION DEVELOPMENT - DATE

AMAFCA - DATE

*[Signature]* 3-26-06  
SIGNATURE DATE

*[Signature]* 5/3/06  
UTILITY DEVELOPMENT - DATE

- Date

MAXIMUM TIME ALLOWED TO  
CONSTRUCT HE IMPROVEMENTS

*Bradley L. Bingham* 5-3-06  
CITY ENGINEER - DATE  
INFRASTRUCTURE LIST

- Date

DATE SUBMITTED: \_\_\_\_\_

DATE SITE PLAN APPROVED: \_\_\_\_\_

DATE PRELIMINARY PLAT APPROVED: \_\_\_\_\_

Curent DRC

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3/21/07	A Woodall	Brado B...	<i>[Signature]</i>





#4

ORIGINAL

Claire

INFRASTRUCTURE LIST

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

EXHIBIT "A" TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 3/26/2006  
DATE SITE PLAN APPROVED: \_\_\_\_\_  
DATE PRELIMINARY PLAT APPROVED: 5-3-06  
DATE PRELIMINARY PLAT EXPIRES: 5-3-07  
DRB PROJECT NO.: ~~400XXXXX~~ 1004717  
DRB APPLICATION NO.: 06 DRB-00478

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

SONORA POND INFILL PROJECT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACK A, BLOCK 30, UNIT B, NAA.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		42	Storm Drain Pipe and two manholes with connector pipe. 30"	San Pedro	South PL Lot 22D2 Block 12, NAA Tract A, Unit B	Alameda	/	/	/
							/	/	/
		4'	Sidewalk	Tesoso Place Cul-de-sac	North PL Lot <del>64</del> 73-P2	East PL Lot <del>65</del> 72-P1	/	/	/
		4'	Sidewalk	Suerte Place Cul-de-sac	South PL Lot <del>67</del> 70-P2	East PL Lot <del>68</del> 71-P1	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN

ORIGINAL

NOTES

1 Financial guarantee portion of downstream storm drainage piping in San Pedro from South PL Lot 22D2 to Alameda

2 Engineer Certification of grading and drainage plan required prior to release of SIA and Financial Guarantee.

3

DAVID A AUBE  
NAME

*[Signature]* 5/23/06  
DRB CHAIR - DATE

*Christina Sandoval* 5/3/06  
PARKS & GENERAL SERVICES - DATE

The Design Group  
FIRM

*[Signature]* 5-3-06  
TRANSPORTATION DEVELOPMENT - DATE

AMAFCA - DATE

*[Signature]* 3-26-06  
SIGNATURE DATE

*[Signature]* 5/3/06  
UTILITY DEVELOPMENT - DATE

- Date

MAXIMUM TIME ALLOWED TO  
CONSTRUCT HE IMPROVEMENTS

*Bradley L. Bingham* 5-3-06  
CITY ENGINEER - DATE  
INFRASTRUCTURE LIST

- Date

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

Curent DRC

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Esmail Haidari PHONE: 292-3202

ADDRESS: 2340 Manual Blvd NE Suite 200 FAX: 292-3904

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

AGENT (if any): TERRAMETRICS OF NEW MEXICO PHONE: 881-2903

ADDRESS: 4175-A MONTGOMERY BLVD NE FAX: 881-2591

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: pturner100@quest.net

DESCRIPTION OF REQUEST: Replat of Tract A, Sonora subdivision into four residential lots

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: \_\_\_\_\_

Subdiv. / Addn. Sonora Subdivision

Current Zoning: R-D Proposed zoning: Same

Zone Atlas page(s): C-18 No. of existing lots: 1 No. of proposed lots: 4

Total area of site (acres): 0.6601 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?

UPC No. 101806440320110109 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Tasoro Place NE

Between: San Pedro Drive NE and Louisiana Blvd. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 06DRB-00253

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

SIGNATURE Philip W. Turner DATE 4-3-06

(Print) Philip W. Turner  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Sites within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>06DRB-00478</u></p> <p>_____</p> <p><u>06DRB-00481</u></p> <p>_____</p> <p>Hearing date <u>5-3-06</u></p>	<p>Action</p> <p><u>PP</u></p> <p><u>CMF</u></p> <p><u>ADV</u></p> <p><u>TDS</u></p> <p>_____</p>	<p>S.F.</p> <p><u>565</u></p> <p>_____</p> <p><u>v</u></p> <p>_____</p>	<p>Fees</p> <p>\$ <u>625.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ <u>75.00</u></p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>720.00</u></p>
---	---	---	---	---

W. Sis 4/4/06

Project # 1004717

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

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

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

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

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

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

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

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

PHILIP W. TURNER  
Applicant name (print)  
Philip W. Turner 4-7-08  
Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |                             |  |
|--------------------------|-----------------------------|--|
| Application case numbers | <u>06273</u> - <u>00478</u> | <u>KE SLS</u> 4/7/08<br>Planner signature / date |
|                          |                             | <b>Project #</b> <u>1004717</u>                  |

**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.

David Aube  
Applicant name (print)  
4-7-06  
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  
04DRB - - 00481  
\_\_\_\_\_  
\_\_\_\_\_

Kim Sims 4/7/06  
Planner signature / date

Project # 1004717

**Terrametrics of New Mexico**  
*Professional Land Surveying*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

April 4, 2006

City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

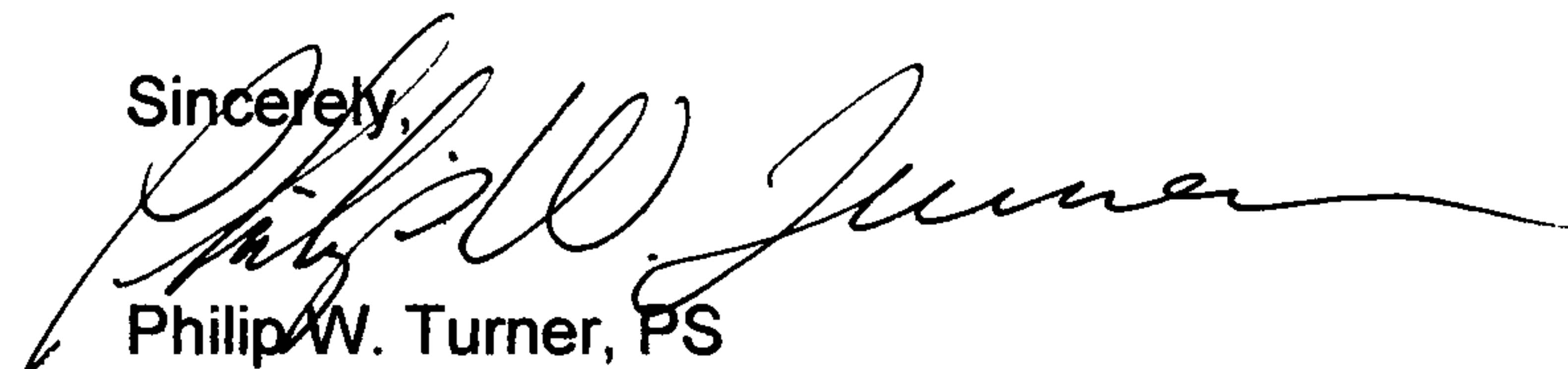
Re: Replat Tract "A" of Sonora Subdivision

City of Albuquerque Planning Department:

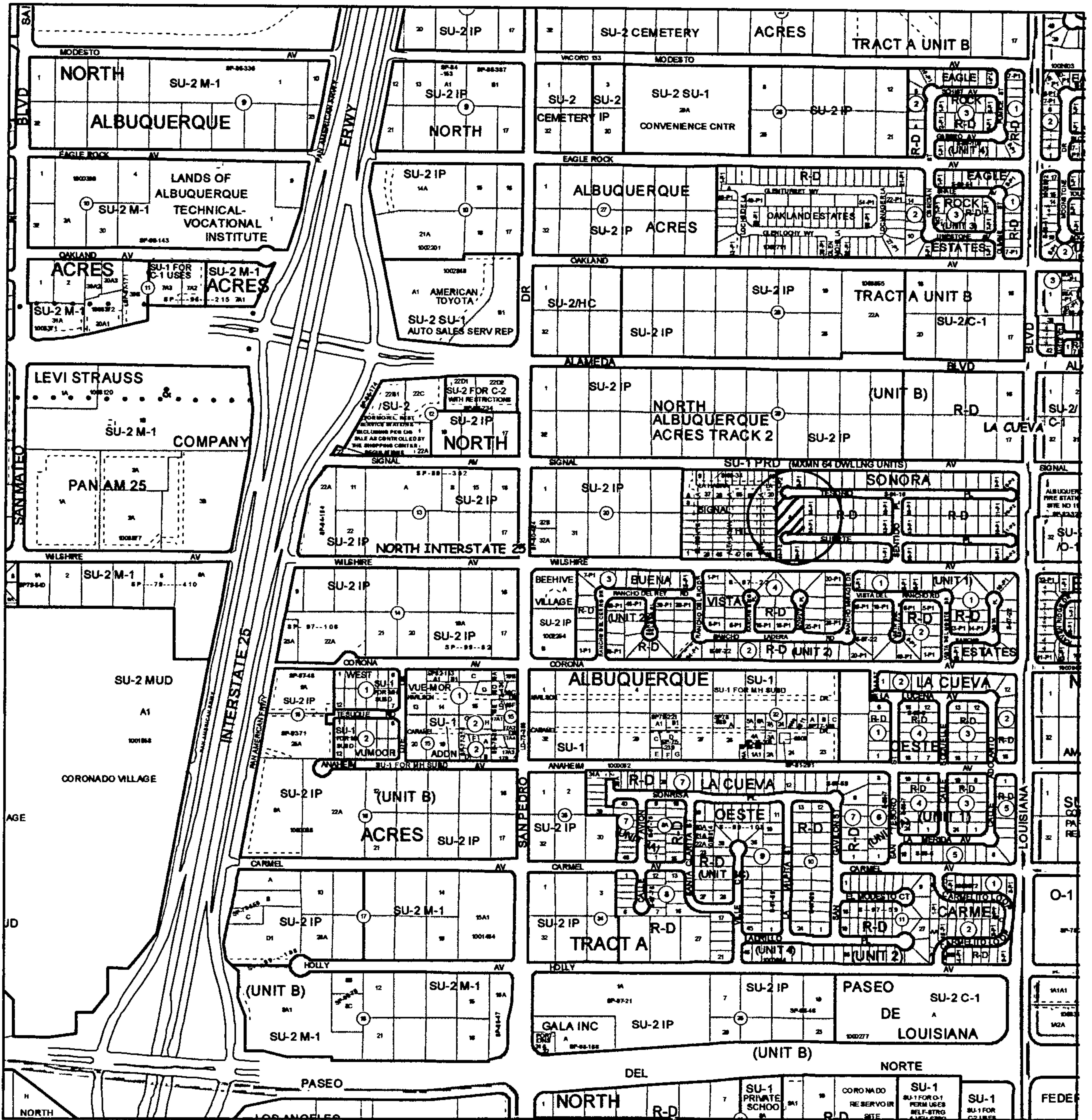
The owner of the referenced property, Esmail Haidari, desires a replat of the referenced property into four (4) residential lots. The property is zoned R-D and is situate between Tesoro Place and Suerte Place Northeast in the Sonora Subdivision which lies between Wilshire Avenue, NE, Signal Avenue, NE, San Pedro Drive, NE and Louisiana Boulevard, NE in the North Albuquerque Acres area. The existing parcel is presently a detention/retention pond and will be filled in.

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS  
Terrametrics of New Mexico



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/14/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-18-Z**

Selected Symbols


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

0                      750                      1,500 Feet

**ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP**

Zoom In  Id Address  Id ZM  Pan  Zoom Out

**LAYER LEGEND**

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLAN
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis)
- PARCELS
- CONTROL STATION
- SENATE DIST.
- REPRESENTATIVE I
- COUNTY COMMISSI
- PARCEL ADDRESS
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFE
- CRP LOCATIONS



SHOW LOCATION M

SHOW 1999 AERIAL

**Selected Address: 8721 SAN PEDRO DR NE**  
**Zoning: SU-2 FOR C-2 USES WITH RESTRICTIONS**  
**UNIT B**

**Lot/Block/Subd: 22D2 , 12 , N ABQ ACRES TR A**

**Council District/Name: 4 , WINTER**      **County Commission: 4**      **Rep District/Sen District: 15 , 10**

**Nbr Assoc: Nothing Selected**  
**Sector Plan: NORTH INTERSTATE 25 Comp. Plan: Developing Urban**  
**Voter Pct: 422**

**High Sch District: LA CUEVA**      **Mid Sch District: DESERT RIDGE**      **Elem Sch District: EG ROSS**

**ZoneMap Page: C18**      **Jurisdiction: CITY**

**Police Beat: 433/NORTHEAST**

**Flood Zone: ZONE X**

**Comm Plan Area: NORTH ALBUQUERQUE**

**UPC #: 101806424535320408**

**Owner Name: MOSER PROPERTIES LLC**

**Owner Street Address: 10000 RIO GRANDE BLV**

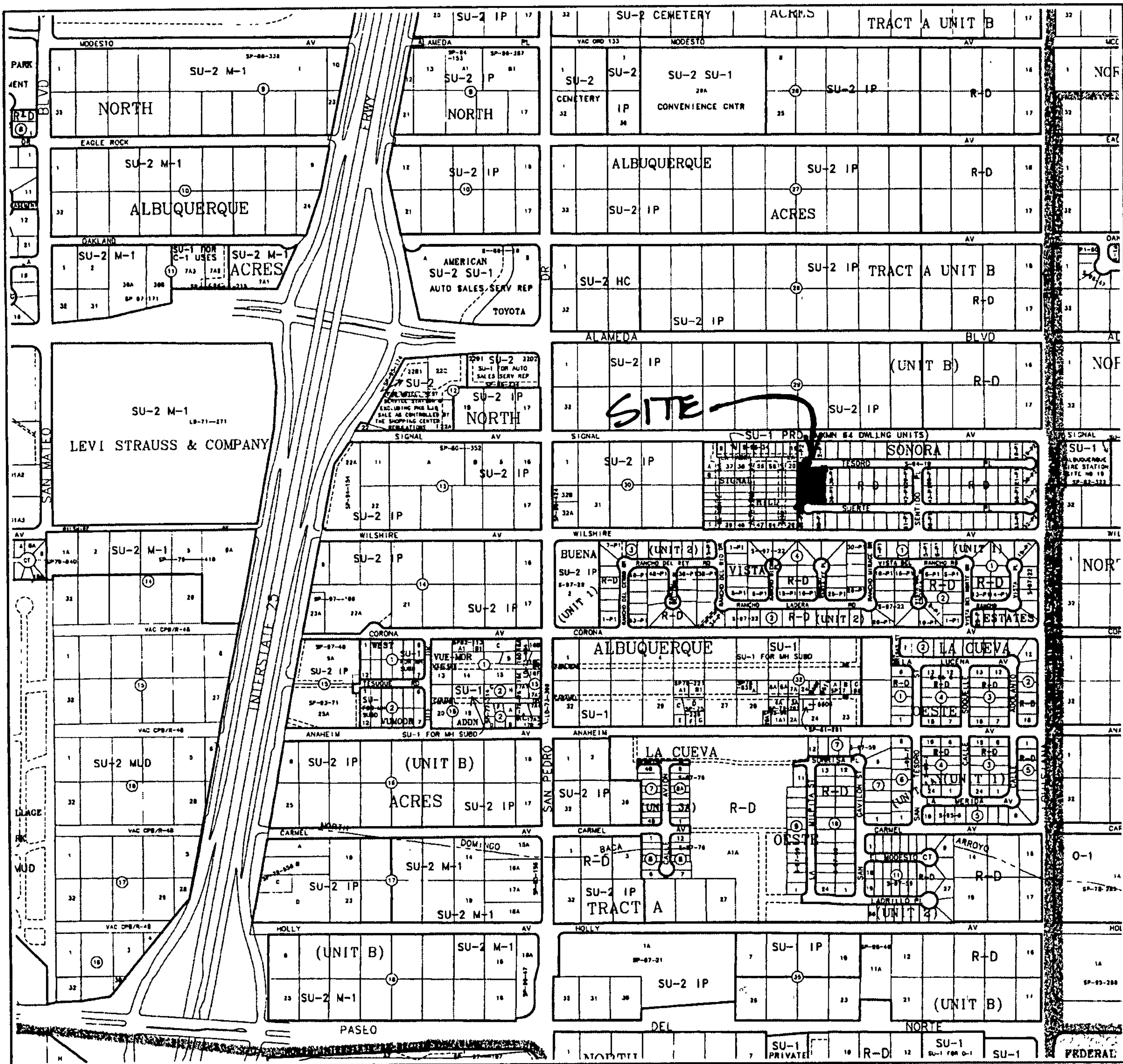
**Owner City/State/Zip: ALBUQUERQUE / NM / 87114 NM**

**Note: Accuracy for Owner info cannot be guaranteed correct.**

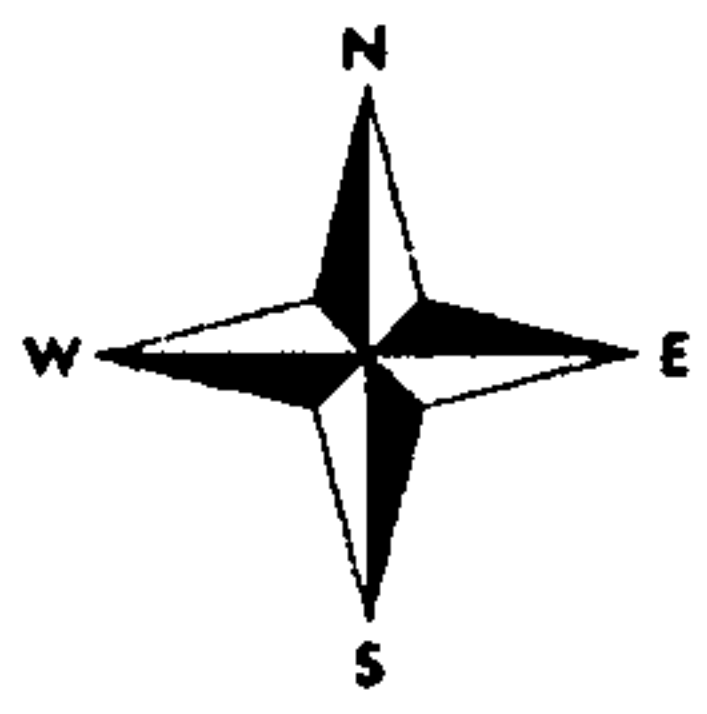
**Please check with the Bernalillo County Assessor for official data.**

**SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS**

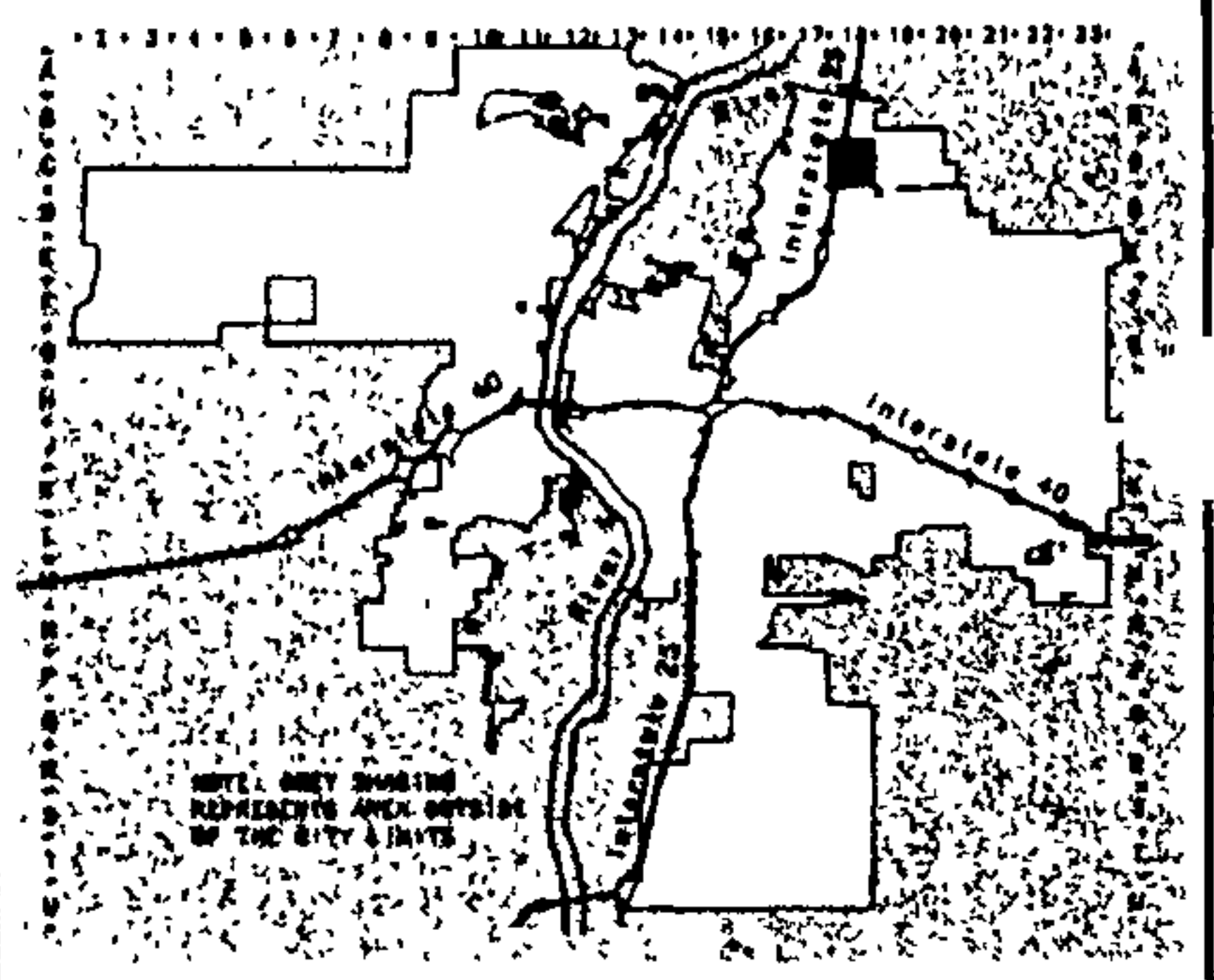
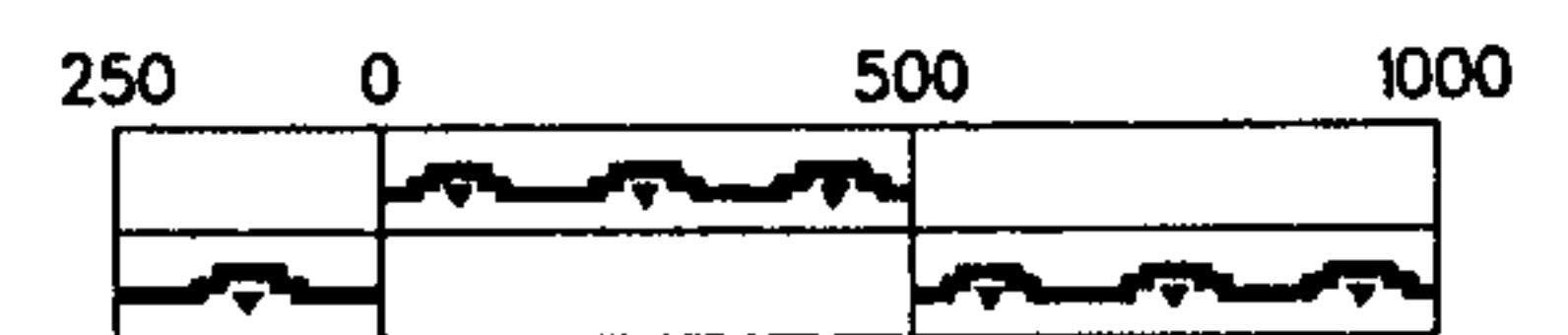




CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 1998



GRAPHIC SCALE IN FEET



Zone Atlas Page  
**C-18-Z**

Map Amended through  
June 26, 1998

West La Cueva



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 22, 2006

**5. Project # 1004717**  
06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for SKY BLUE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

At the March 22, 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.

If you wish to appeal this decision, you must do so by April 6, 2006, in the manner described below.

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



## OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

A handwritten signature in cursive script, appearing to read "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc: Sky Blue Investments, 2340 Menaul Blvd NE, Suite 200, 87107  
Terrametrics of New Mexico, 4175-A Montgomery Blvd NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

5E9D 2TEE 5000 0010 9002

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

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

**OFFICIAL USE**

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

Sent To Stavan Driscoll  
 Street, Apt. No.,  
 or PO Box No. 8408 Calle Soquella NE  
 City, State, ZIP+4  
Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

E29D 2TEE 5000 0010 9002

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

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

**OFFICIAL USE**

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

Sent To Patrick Driscoll  
 Street, Apt. No.,  
 or PO Box No. 6812 La Merida NE  
 City, State, ZIP+4  
Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE

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

APPLICANT: David Aube DATE OF REQUEST: 4/7/06 OZONE ATLAS PAGE(S): C-18

CURRENT: ZONING R-D LEGAL DESCRIPTION: LOT OR TRACT # A BLOCK # SUBDIVISION NAME Sonora Subdivision

REQUESTED CITY ACTION(S): ANNEXATION [ ] SECTOR PLAN [ ] SITE DEVELOPMENT PLAN: Minor Sub (4 lot) COMP. PLAN [ ] ZONE CHANGE [ ] A) SUBDIVISION [x] BUILDING PERMIT [ ] AMENDMENT [ ] CONDITIONAL USE [ ] B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ] C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 4 NEW CONSTRUCTION [ ] BUILDING SIZE: (sq. ft.) EXPANSION OF EXISTING DEVELOPMENT [ ] GENERAL DESCRIPTION OF ACTION: 1

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 4-7-06 (TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[Signature] Tony Lopez TRAFFIC ENGINEER DATE 4-7-06

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

[Signature] David Aube APPLICANT DATE 4-7-06

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

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



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 22, 2006

**Project # 1004717**  
06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to West La Cueva NA (R).
APS	The owner is requesting a vacation of the public drainage easement located on Tesoro PI NE between San Pedro Dr NE and Louisiana Blvd NE in <b>Sonora Subdivision</b> in order to develop the property into additional lots. If the owner develops the property into 4 lots similar to the rest of Sonora Subdivision, the proposed development will have minimal impacts to the APS district.
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Division

No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request. Infrastructure will be required for subsequent platting.

Transportation Development

Are the sidewalks in place? Defer the vacation request to Hydrology.

Parks & Recreation

Defer to Hydrology.

Utilities Development

No objection to Vacation request.

Planning Department

No objection to the vacation & plat requests. Planning defers to Hydrology. Planning will take delegation of the plat for the 15 day appeal period on the vacation.

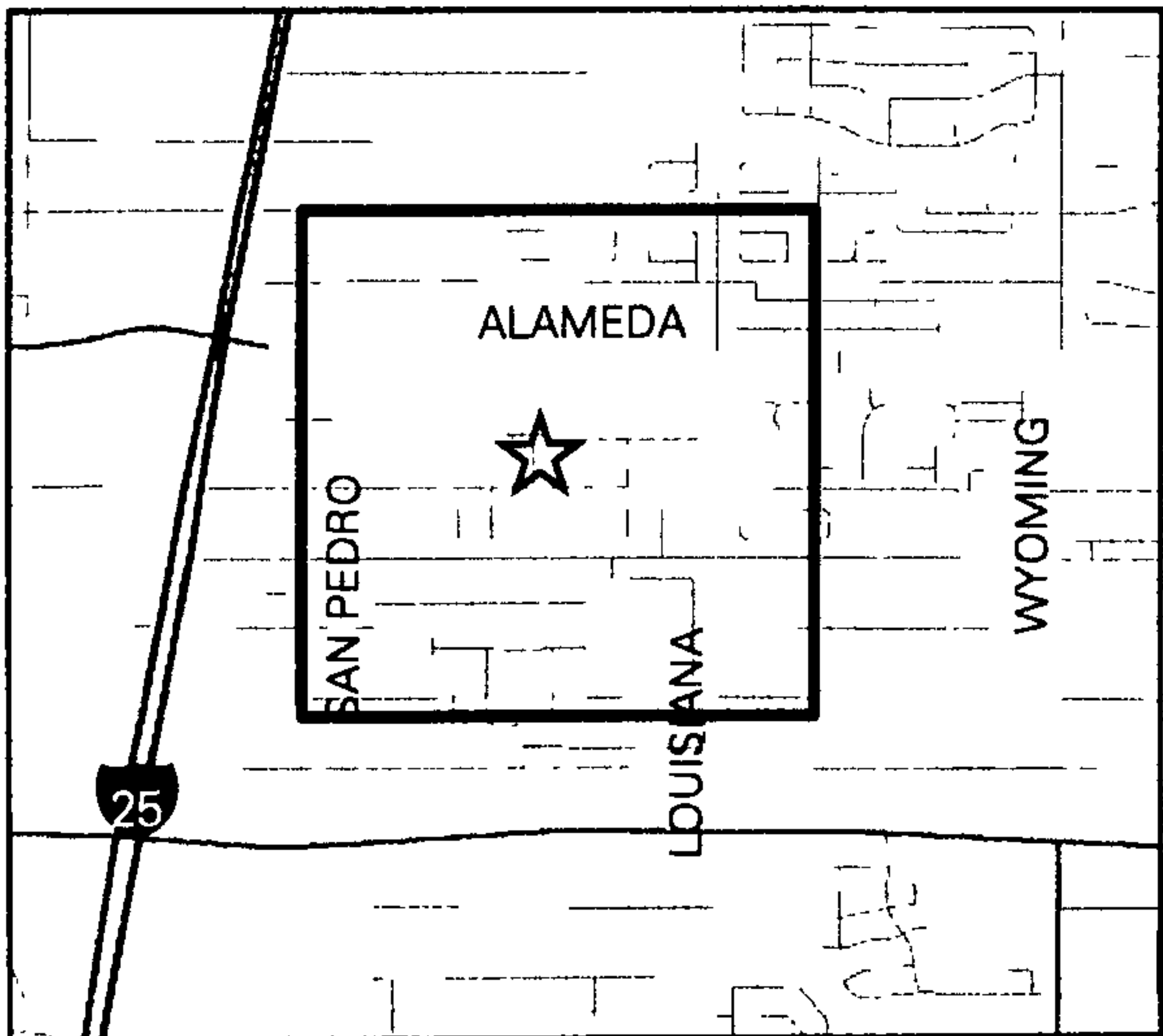
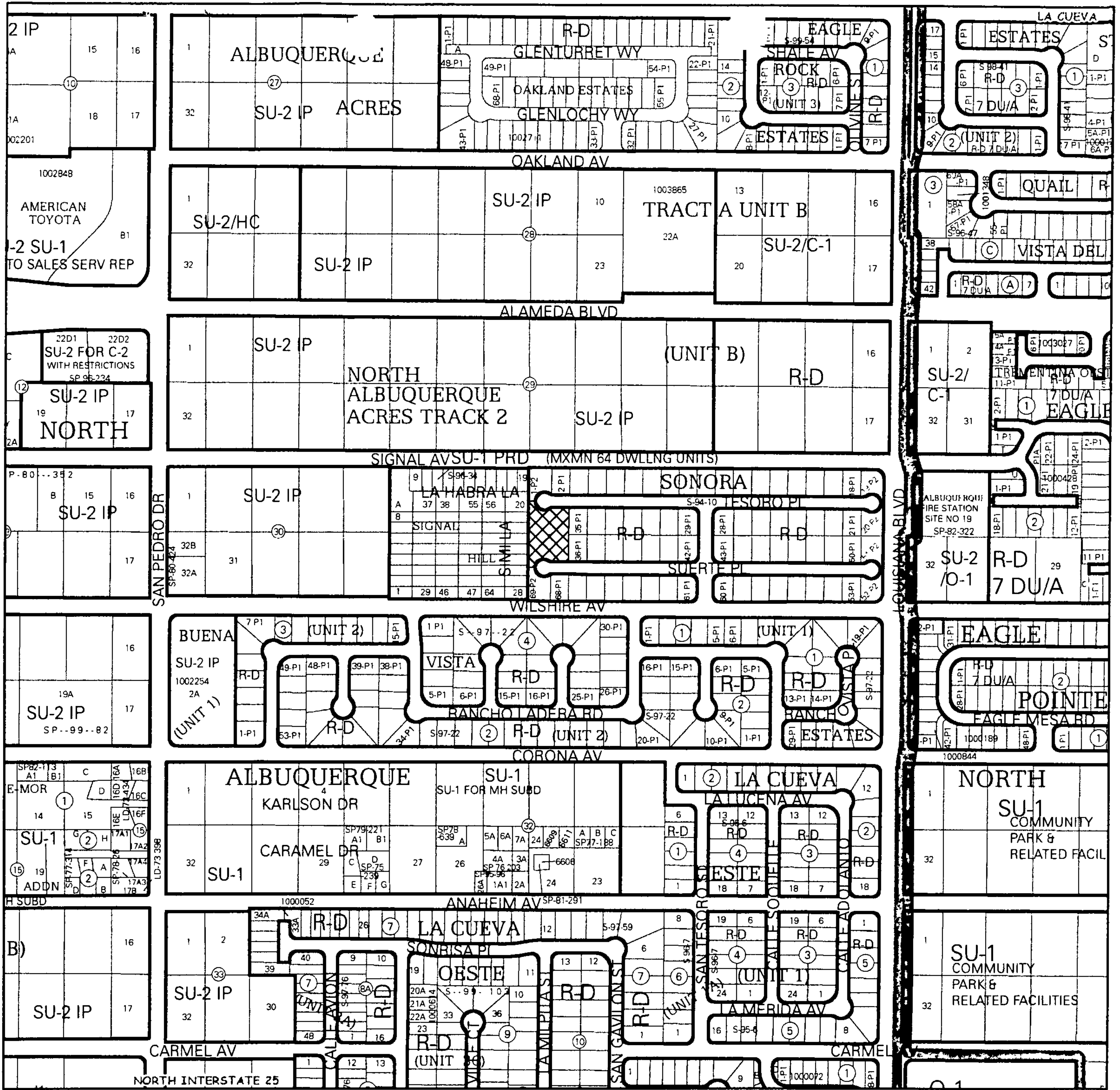
Impact Fee Administrator

There are no impact fees for the requested vacation. However, subdividing these properties and the construction of new homes within the proposed subdivision will require payment of Impact Fees for each home. Based on a home size of 2,000 square feet and .05 impervious acres per lot, it is estimated that impact fees will total approximately \$3,918.83 if a building permit is obtained prior to December 29, 2006, and the full impact fee of \$5,849.00 would be payable thereafter.

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

cc: Blue Sky Investments, 2340 Menaul Blvd NE, Suite 200, 87107

Terrametrics of New Mexico, 4175-A Montgomery Blvd NE, 87109



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:  
1004717

Hearing Date:  
3/22/06

Zone Map Page:  
C-18

Additional Case Numbers:  
06DRB-00253



# INFRASTRUCTURE LIST

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

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 3/26/2006  
 DATE SITE PLAN APPROVED: \_\_\_\_\_  
 DATE PRELIMINARY PLAT APPROVED: \_\_\_\_\_  
 DATE PRELIMINARY PLAT EXPIRES: \_\_\_\_\_  
 DRB PROJECT NO.: ~~10000000~~ 1004717  
 DRB APPLICATION NO.: ~~012007 00435~~ \_\_\_\_\_

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

## SONORA POND INFILL PROJECT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**TRACK A, BLOCK 30, UNIT B, NAA.**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	42	Storm Drain Pipe and two manholes with connector pipe.	San Pedro	South PL Lot 22D2 Block 12, NAA Tract A, Unit B	Alameda	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	4'	Sidewalk <i>Defered</i>	Tesoso Place Cul-de-sac	North PL Lot A4	East PL Lot A3	/	/	/
<input type="text"/>	<input type="text"/>	4'	Sidewalk <i>Defered</i>	Suerte Place Cul-de-sac	South PL Lot A1	East PL Lot A2	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NAME OF PLAT AND/OR SITE PLAN

**NOTES**

- 1 Financial guarantee portion of downstream storm drainage piping in San Pedro from South PL Lot 22D2 to Alameda
- 2 Engineer Certification of grading and drainage plan required prior to release of SIA and Financial Guarantee.
- 3 \_\_\_\_\_

DAVID A AUBE  
NAME

The Design Group  
FIRM

[Signature] 3-26-06  
SIGNATURE DATE

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

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

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

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

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

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

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

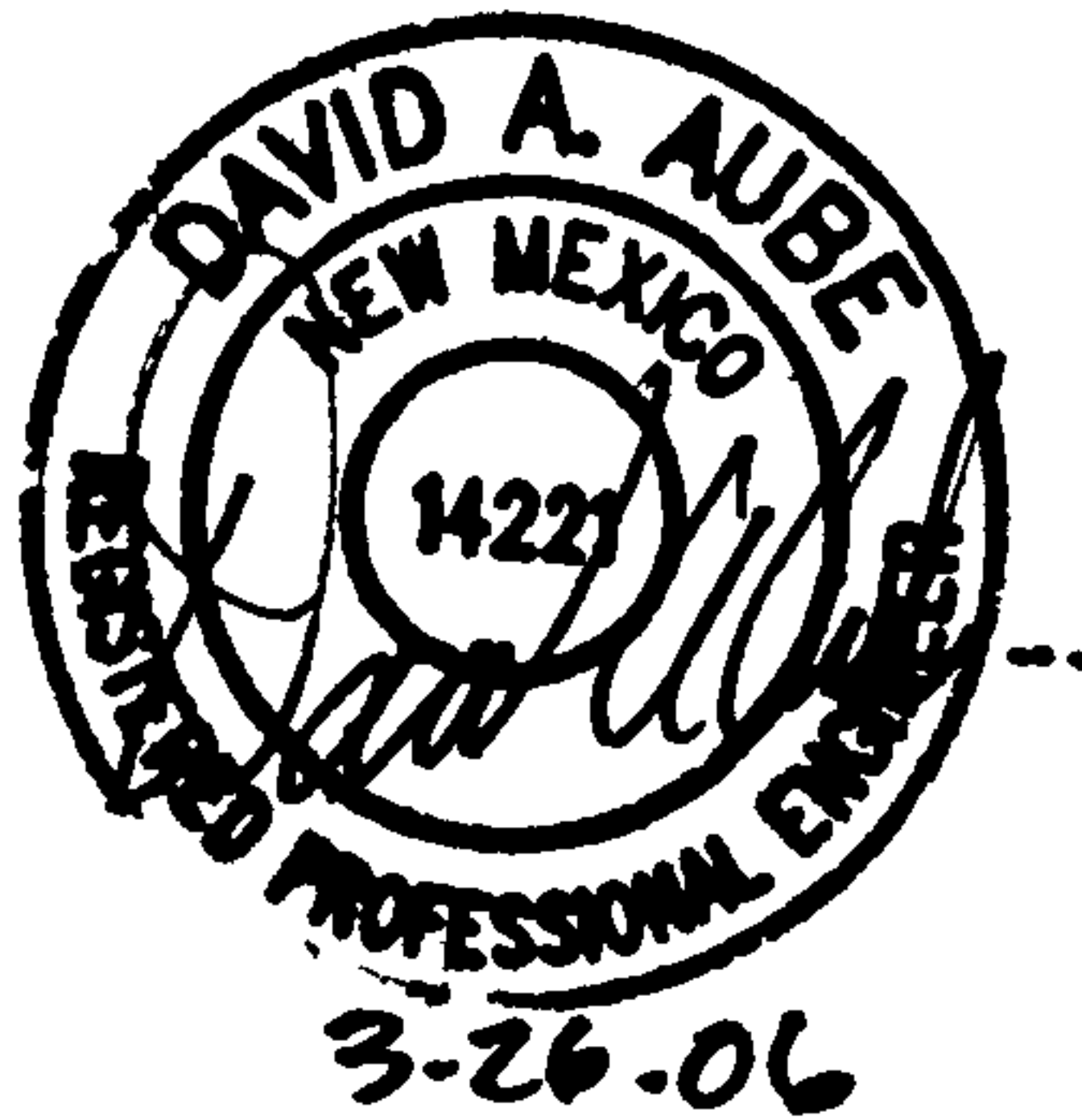
\_\_\_\_\_  
- Date

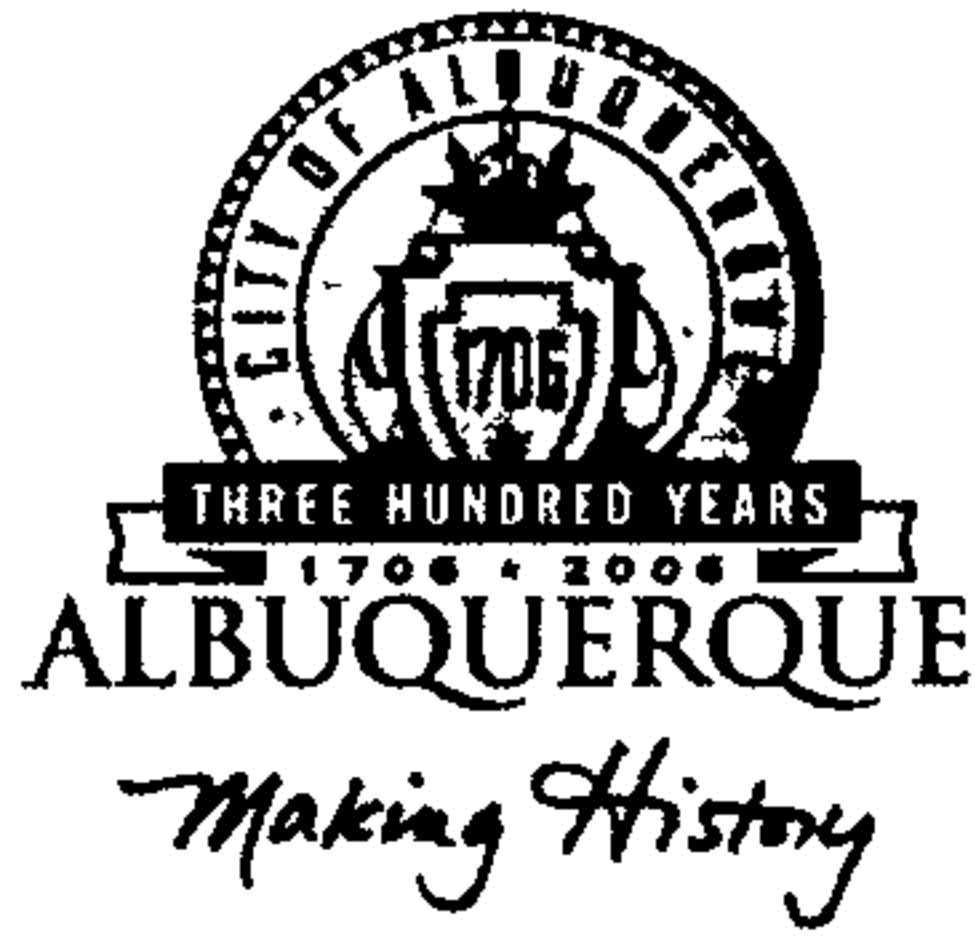
MAXIMUM TIME ALLOWED TO  
CONSTRUCT HE IMPROVEMENTS

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

Curent DRC

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER





City of Albuquerque

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

Date: 4-10-06

TO CONTACT NAME: Phil Turner  
COMPANY/AGENCY: Terra Metrics of N.M.  
ADDRESS/ZIP: P.O. Box 30192 ABQ, NM. 87190-0192  
PHONE/FAX #: 881-2903 881-2591

Thank you for your inquiry of 4-6-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Sonora Subdivision, Tract A, Terminus of Tesoro Place NE and Suento Place NE zone map page(s) C-18.

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

West La Cueva

**Neighborhood Association**  
Contacts: Patrick Driscoll  
6812 La Merida NE ABQ 87113  
934-4840  
Steven Driscoll  
8408 Calle Soquella NE 87113  
828-0888

**Neighborhood Association**  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,  
  
OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

\_\_\_\_\_  
Neighborhood Association

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

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

\_\_\_\_\_  
Neighborhood Association

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

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

\_\_\_\_\_  
Neighborhood Association

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

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

\_\_\_\_\_  
Neighborhood Association

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

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

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

\_\_\_\_\_  
Neighborhood Association

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

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

\_\_\_\_\_  
Neighborhood Association

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

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

\_\_\_\_\_  
Neighborhood Association

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

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

\_\_\_\_\_  
Neighborhood Association

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

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

# DEVELOPER INQUIRY SHEET



**(To be completed prior to application submittal)**

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – **(505) 924-3913** - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your request is for the following:**

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

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

CONTACT NAME: Phil Turner  
COMPANY NAME: TERRAMETRICS OF N.M  
ADDRESS/ZIP: P.O. Box 30192 ABO NM 87110-0192  
PHONE: 881-2903 FAX: 881-2591

## NEIGHBORHOOD ASSOCIATION INFORMATION

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

SONADA, Tract A  
LEGAL DESCRIPTION

LOCATED ON Termines of Tesoro Place NE & Suerte Place NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN \_\_\_\_\_ AND \_\_\_\_\_  
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C18).  
**(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)**  
**(Zone Map MUST be provided with request)**

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS


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

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

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 4/6/06 Time Entered: 9:30 ONC Rep. Initials: 

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

PROJECT NAME: Sonora Pond Infill Project

AGIS MAP # C-18

LEGAL DESCRIPTIONS: Tract A, ~~Block 30, Unit B, NAA~~  
Sonora Subdivision

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on 3-30-06 (date).

David Aube / The Design Group  
Applicant/Agent

4-7-06  
Date

\_\_\_\_\_  
Hydrology Division Representative

\_\_\_\_\_  
Date

**WATER AND SEWER AVAILABILITY STATEMENT** (Not Required)

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on \_\_\_\_\_ (date).

David Aube / The Design Group  
Applicant/Agent

4-7-06  
Date

[Signature]  
Utilities Division Representative

\_\_\_\_\_  
Date

**SERVICES TO BE  
INSTALLED w/  
TAPPING PERMITS**

PROJECT # 1004717

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

PAID RECEIPT

APPLICANT NAME ESMAIL HAIDARI  
AGENT TERRAMETRICS of NM  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1004717 / 04 DRB - 00478, 00481  
PROJECT NAME SONORA SUBDIVISION

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 625.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75.00 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 720.00 TOTAL AMOUNT DUE

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

SKYBLUE INVESTMENTS, LLC 09-97 95-145/1070 4786  
7049 LUELLA ANNE DR. NE PH. 505-857-0467 001210971  
ALBUQUERQUE, NM 87109 DATE 9/6/06

PAY TO COA \$ 720.00  
THE ORDER OF Seven hundred and  
Twenty 00/100 DOLLARS

**FIRST STATE BANK** - DRB Fees  
www.fsbnm.com

MEMO Sonora Subdivision ADH

10700145214786 001210971



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

4/7/2006 9:40AM LOC: ANNX  
RECEIPT# 00060528 WSH# 007 TRANS# 0005  
Account 441015 Fund 0110  
Activity 4971000 TRSCHG  
Trans Amt \$720.00  
J24 Misc

\$75.00  
LK \$720.00  
FEE \$10.00

Thank You

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

4/7/2006 9:40AM LOC: ANNX  
RECEIPT# 00060527 WSH# 007 TRANS# 0005  
Account 441005 Fund 0110  
Activity 4983000 TRSCHG  
Trans Amt \$720.00  
J24 Misc

\$625.00  
Thank You

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

4/7/2006 9:39AM LOC: ANNX  
RECEIPT# 00060526 WSH# 007 TRANS# 0005  
Account 441032 Fund 0110  
Activity 3424000 TRSCHG  
Trans Amt \$720.00  
J24 Misc

\$20.00  
Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 4/18/06 To 5/3/06

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.

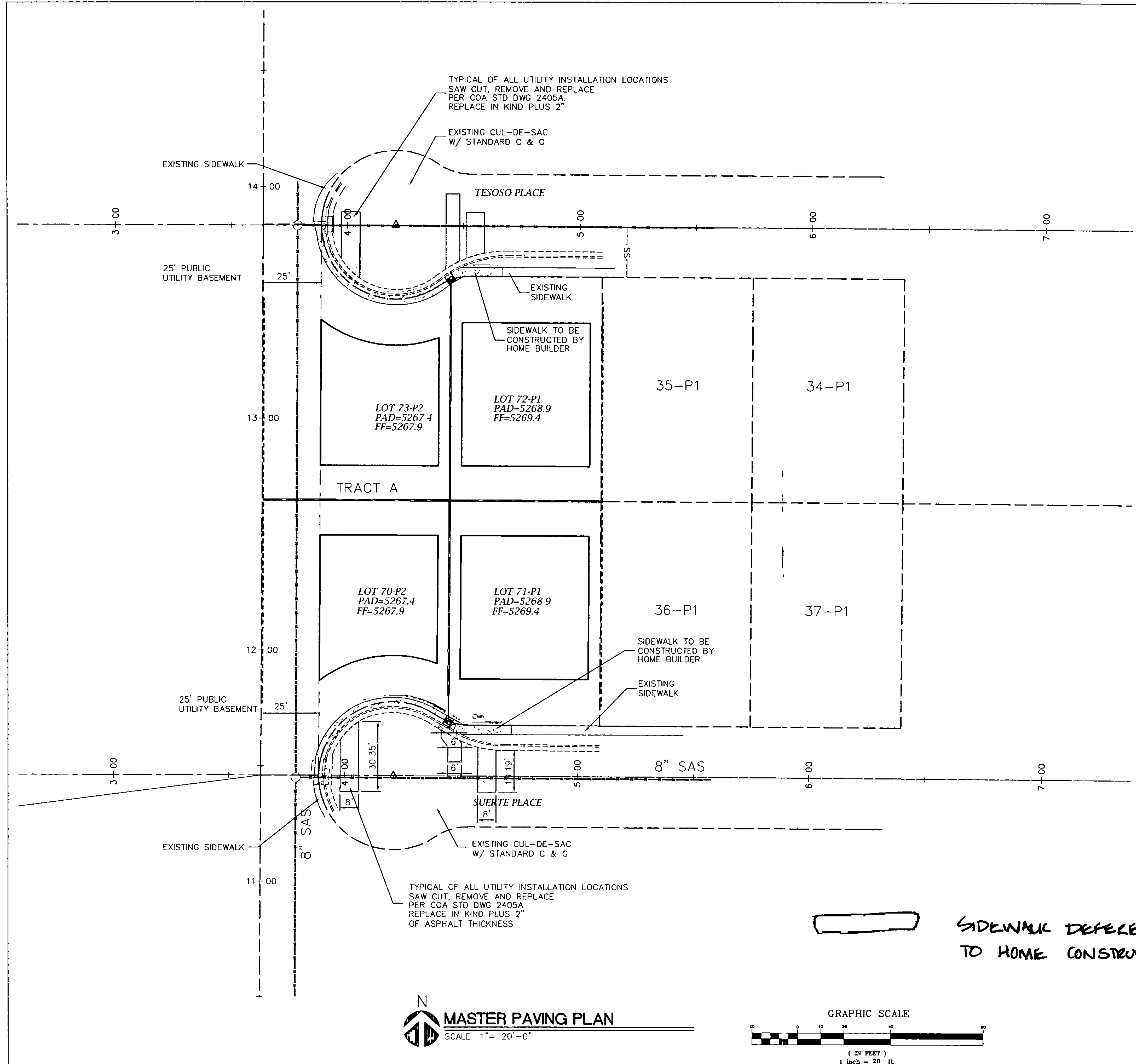
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

*Philip W. Jurena* 4-7-06  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4/2/06 *K. S. S.*  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004717

P:\2314CE\_sonora\0\_Drawings\2314-SHEET4.dwg, 4/4/2006 11:31:12 AM, Dave



**GENERAL NOTES**

A REMOVE WOOD FENCE SURROUNDING THE EXISTING STORM DRAINAGE RETENTION POND

B SIDEWALKS TO BE CONSTRUCTED BY HOME OWNERS AND ARE NOT INCLUDED IN THIS CONTRACT

C ASPHALT PATCHING AT LOCATIONS WHERE NEW UTILITY CONNECTIONS ARE INSTALLED TO BE CONSTRUCTED PER COA STD DWG 2405A REPLACE IN KIND PLUS 2" OF ASPHALT THICKNESS

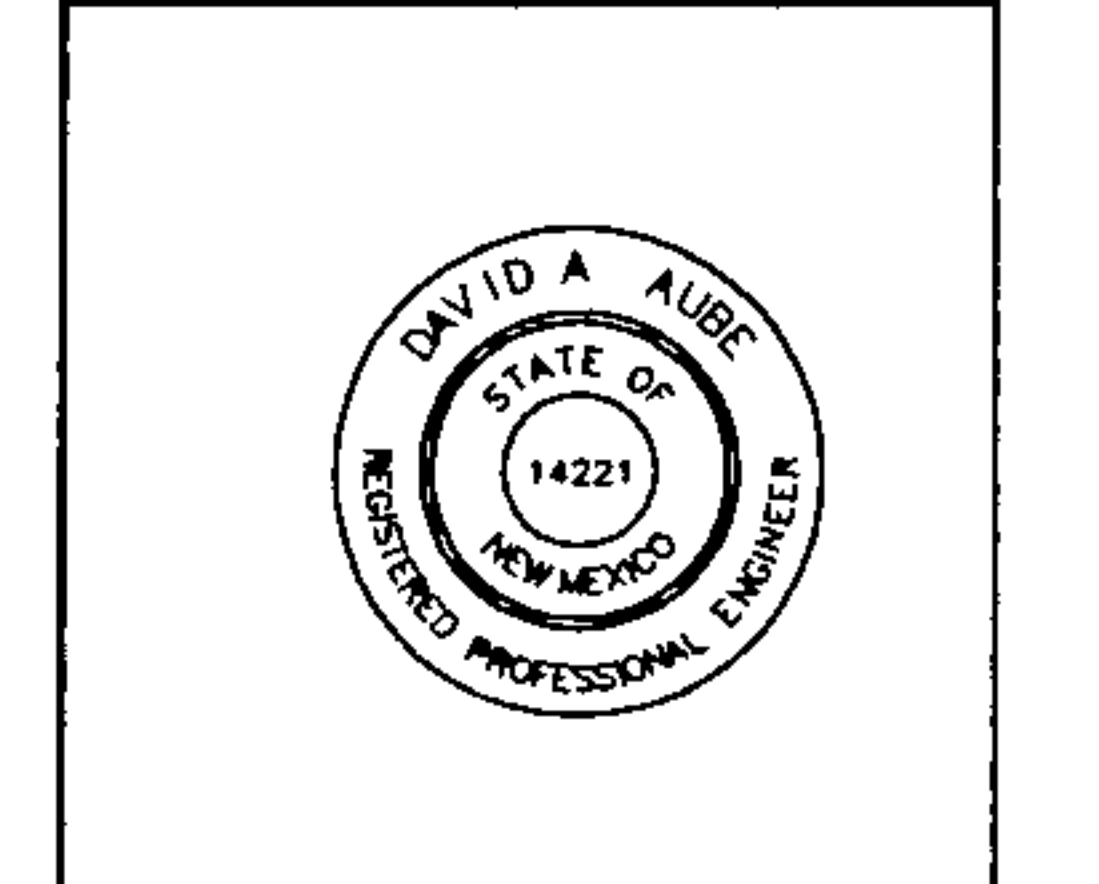
**LEGEND**

- NEW RESIDENTIAL PAVING PER COA STD DWG 2405A
- EXISTING STD CURB & GUTTER
- NEW 4' WIDE SIDEWALK PER COA STD DWG 2430
- SUB DIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- EDGE OF EXIST PAVEMENT
- PROPOSED WATER METER

**EXISTING FEATURES**

- TRAFFIC SIGN
- FIRE HYDRANT
- EXISTING MANHOLE
- WATER VALVE
- LIGHT POLE

SURVEY INFORMATION		AS-BUILT INFORMATION	
NO.	DATE	CONTRACTOR	DATE
		WORK STARTED BY	DATE
		ACCEPTANCE BY	DATE
		FIELD LOCATION BY	DATE
		DRAWINGS CORRECTED BY	DATE
		MICRO-FILM INFORMATION	
		RECORDED BY	DATE
		RECORDED BY	DATE

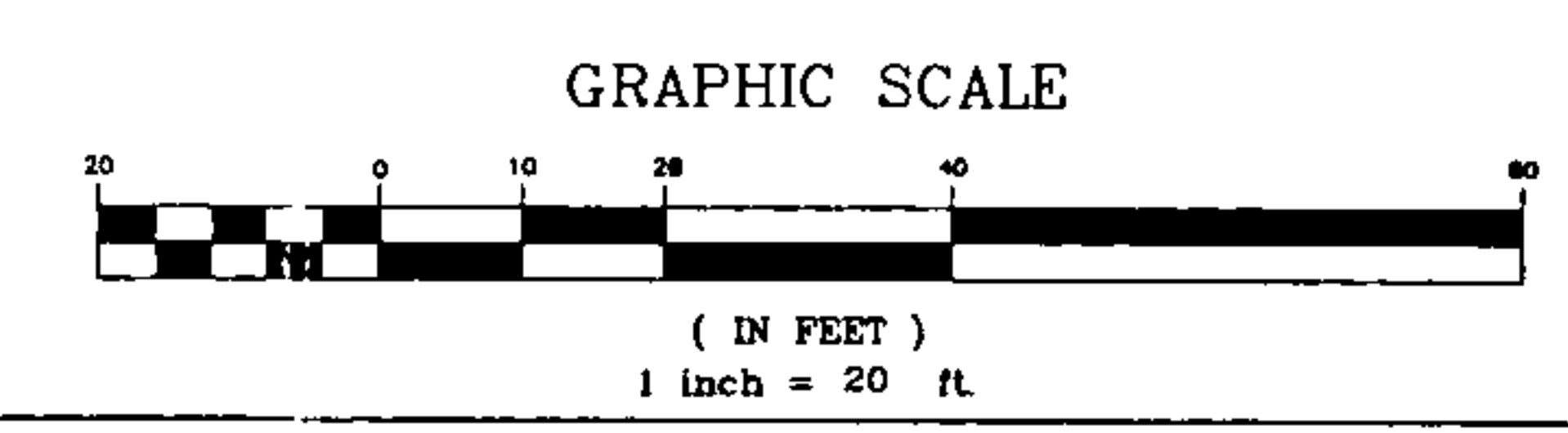


NO.	DATE	REVISIONS	BY
		DESIGN	DA
	3-36-06		DA
	3-36-06		DA

**THE DESIGN GROUP**  
ARCHITECTS PLANNERS INTERIOR DESIGN  
302 CENTRAL AVENUE SE, SUITE 200  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE: 505 242 6888 FAX: 505 242 6881

**SIDEWALK DEFERRED TO HOME CONSTRUCTION**

**MASTER PAVING PLAN**  
SCALE 1" = 20'-0"



**TITLE** SONORA POND INFILL SUBDIVISION MASTER PAVING PLAN

Design Review Committee	City Engineer Approval	No./Day/Yr	No./Day/Yr

City Project No. Zone Map C-18-Z Sheet 4 of 5



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 22, 2006

**5. Project # 1004717**  
06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for SKY BLUE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

At the March 22, 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.

If you wish to appeal this decision, you must do so by April 6, 2006, in the manner described below.

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



替替替替替

## OFFICIAL NOTICE OF DECISION

PAGE 2

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: Sky Blue Investments, 2340 Menaul Blvd NE, Suite 200, 87107  
Terrametrics of New Mexico, 4175-A Montgomery Blvd NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004717 AGENDA#: 5 DATE: 3.22.06

1. Name: Phil Turner Address: Jennametrics Inc Zip: \_\_\_\_\_

2. Name: Carol Ryzni Address: Sky Blue  
Blue Sky Inn Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

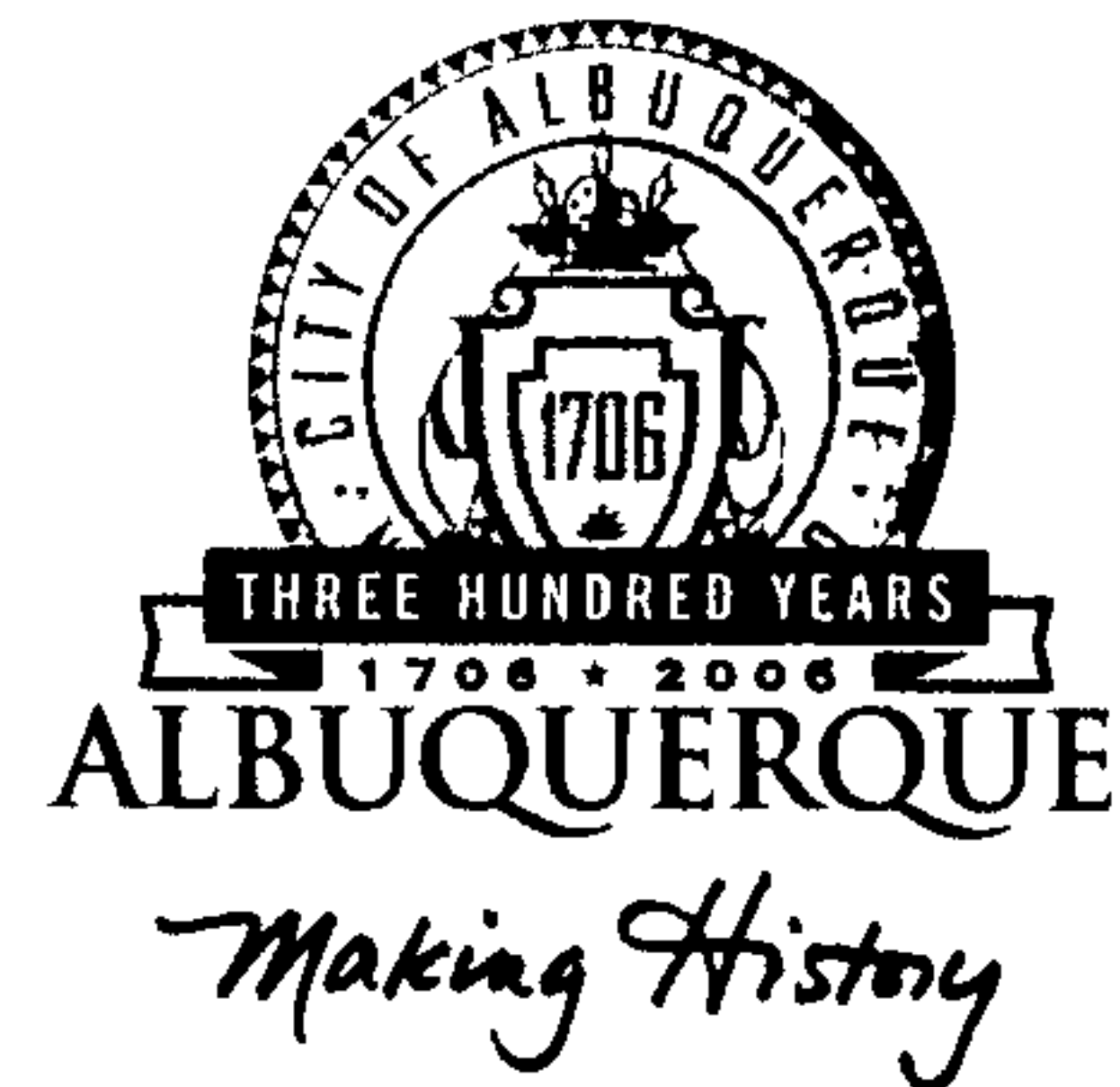
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004717**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

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

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** March 22, 2006



One Park Square  
6501 Americas Parkway NE, Suite 820  
Albuquerque, NM 87110  
Phone: (505) 246-1600  
Fax: (505) 246-2600

**FACSIMILE COVER SHEET**

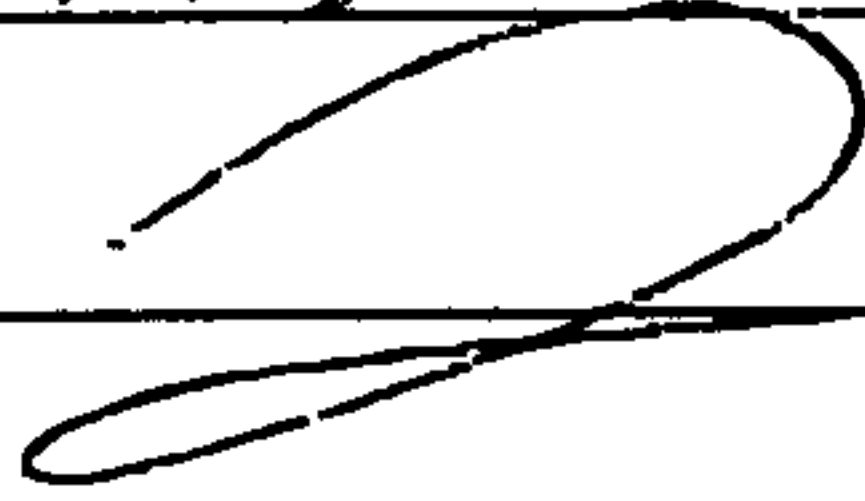
TO: <u>SHERA MATSON</u>	FROM: <u>Jim Joseph</u>
COMPANY: <u>DRB</u>	NO. OF PAGES: <u>2</u> (Including cover page)
FAX #: _____	
PHONE #: _____	DATE: <u>3/20/06</u>

PLEASE MAKE COPIES FOR:

\_\_\_\_\_

SUBJECT: DRB AGENDA ITEM FOR THU WEEK. ORIGINAL LILRE

SENT STAM AND POST



\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If there are any problems with this transmission, please call (505) 246-1600

Thank You






**Intera Incorporated**  
One Park Square  
6501 Americas Parkway NE  
Suite 820  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

### MEMORANDUM

DATE: March 20, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department  
Kevin Curran, Legal Department  
Blue Sky Investments

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project Number 1004717; Sonora Subdivision, Tract A, Zoned R-D, Located on Tesoro Pl. NE, between San Pedro Dr. NE and Louisiana Blvd. NE.

---

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Avenue Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 22, 2006

**Project # 1004717**  
06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No objection to the request.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination Letter sent to West La Cueva NA (R).

APS The owner is requesting a vacation of the public drainage easement located on Tesoro PI NE between San Pedro Dr NE and Louisiana Blvd NE in **Sonora Subdivision** in order to develop the property into additional lots. If the owner develops the property into 4 lots similar to the rest of Sonora Subdivision, the proposed development will have minimal impacts to the APS district.

- Police Department No crime prevention or CPTED comments at this time.
- Fire Department No adverse comments.
- PNM Electric & Gas Approves.
- Comcast No comments received.
- QWEST No comments received.
- Environmental Health No comments received.
- M.R.G.C.D. No comments received.

Environmental Health

*INTERA  
Comments*

Open Space Division

No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request. Infrastructure will be required for subsequent platting.

Transportation Development

Are the sidewalks in place? Defer the vacation request to Hydrology.

Parks & Recreation

Defer to Hydrology.

Utilities Development

No objection to Vacation request.

Planning Department

No objection to the vacation & plat requests. Planning defers to Hydrology. Planning will take delegation of the plat for the 15 day appeal period on the vacation.

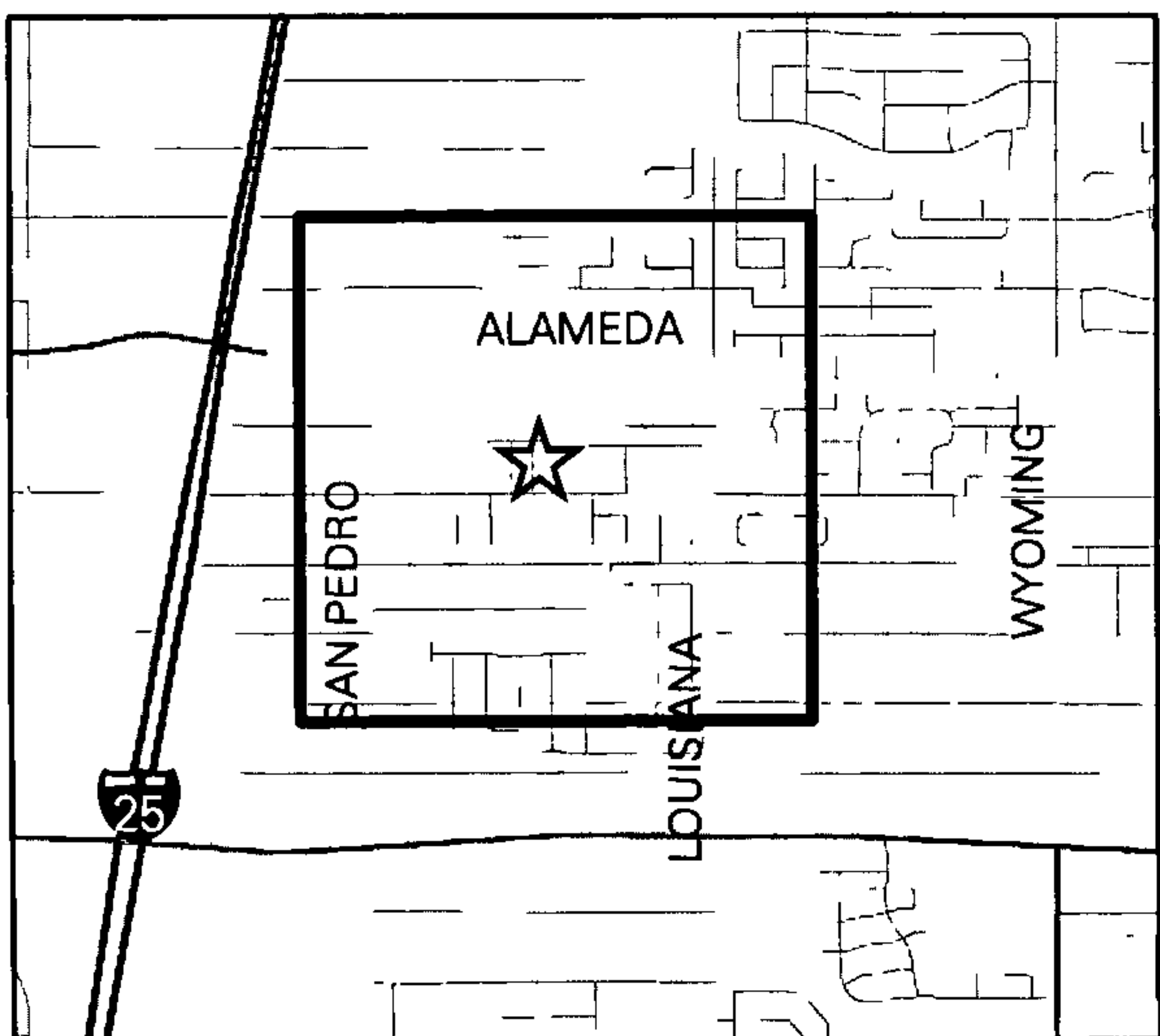
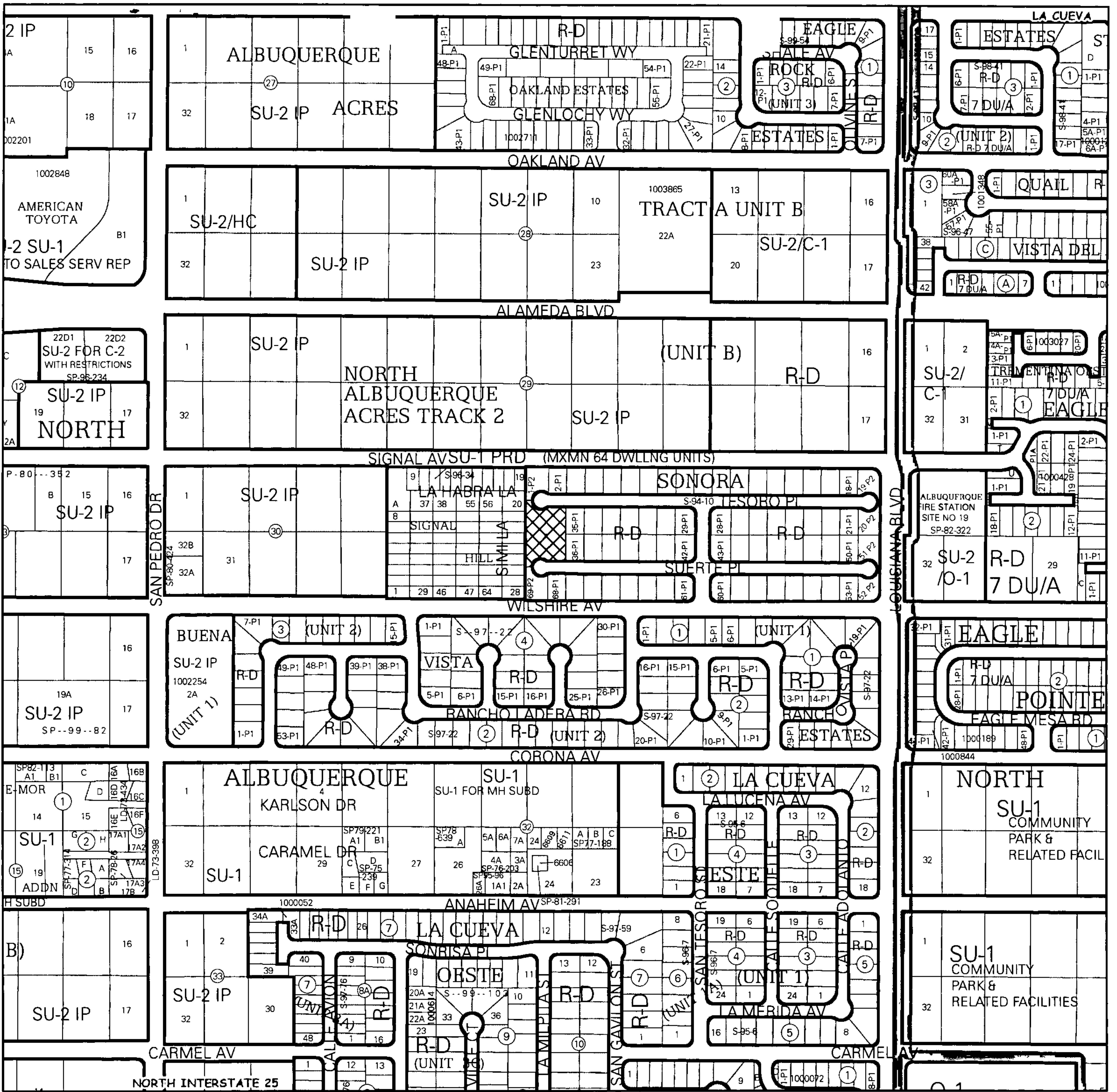
Impact Fee Administrator

There are no impact fees for the requested vacation. However, subdividing these properties and the construction of new homes within the proposed subdivision will require payment of Impact Fees for each home. Based on a home size of 2,000 square feet and .05 impervious acres per lot, it is estimated that impact fees will total approximately \$3,918.83 if a building permit is obtained prior to December 29, 2006, and the full impact fee of \$5,849.00 would be payable thereafter.

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

cc: Blue Sky Investments, 2340 Menaul Blvd NE, Suite 200, 87107

Terrametrics of New Mexico, 4175-A Montgomery Blvd NE, 87109



# ZONING MAP

Note. Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1004717

Hearing Date:

3/22/06

Zone Map Page:

C-18

Additional Case Numbers:

06DRB-00253



**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, March 22, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002591**

06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

**Project # 1004639**

06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as VENTANA DEL BOSQUE SUBDIVISION) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] (J-12)

**Project # 1004709**

06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, JOURNAL CENTER; UNIT 2, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)

**Project # 1000128**

06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval


MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, STONEBROOKE ESTATES, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19)

**Project # 1004717**

06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, SONORA SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact 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, MARCH 6, 2006.**

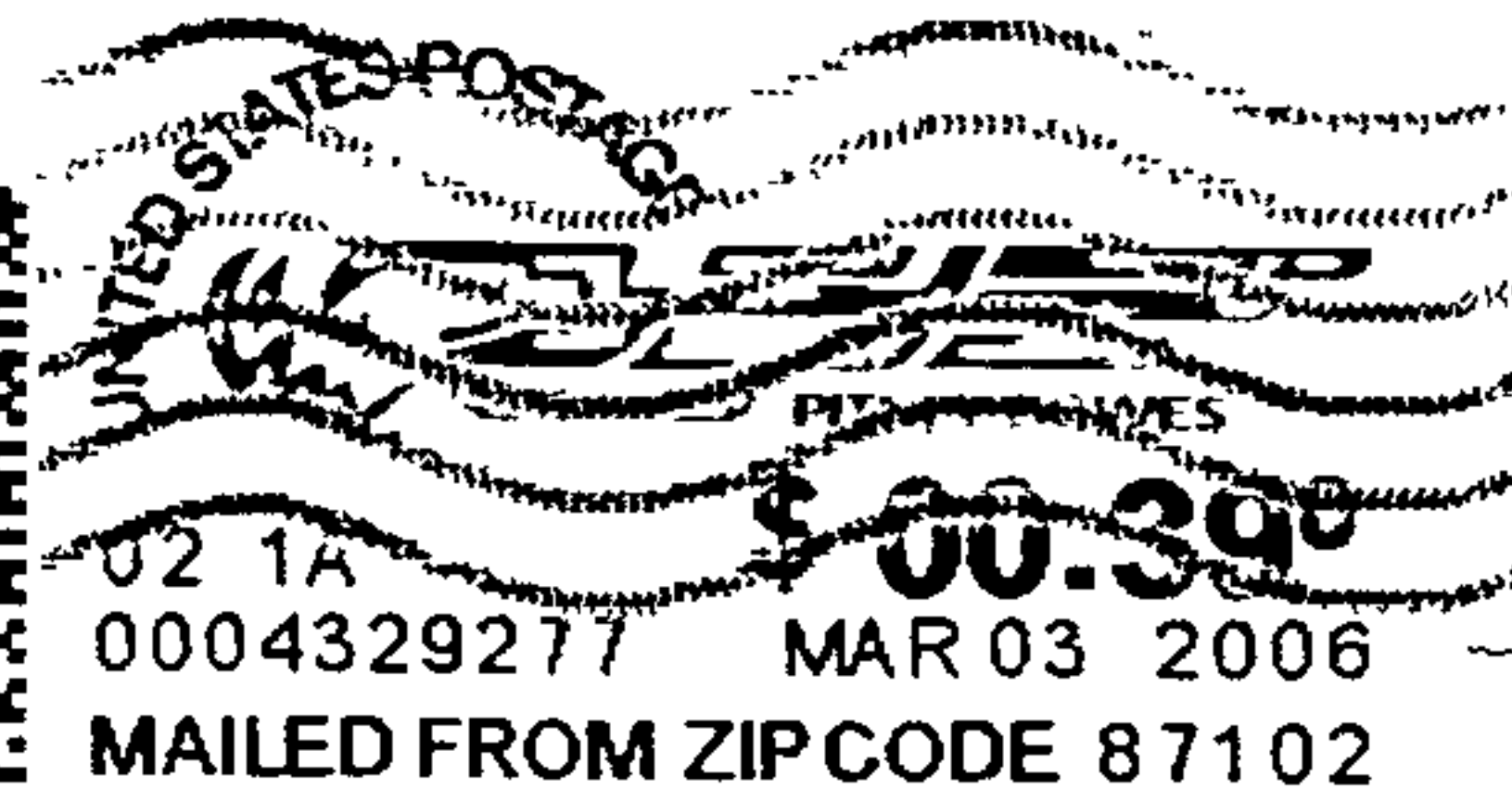
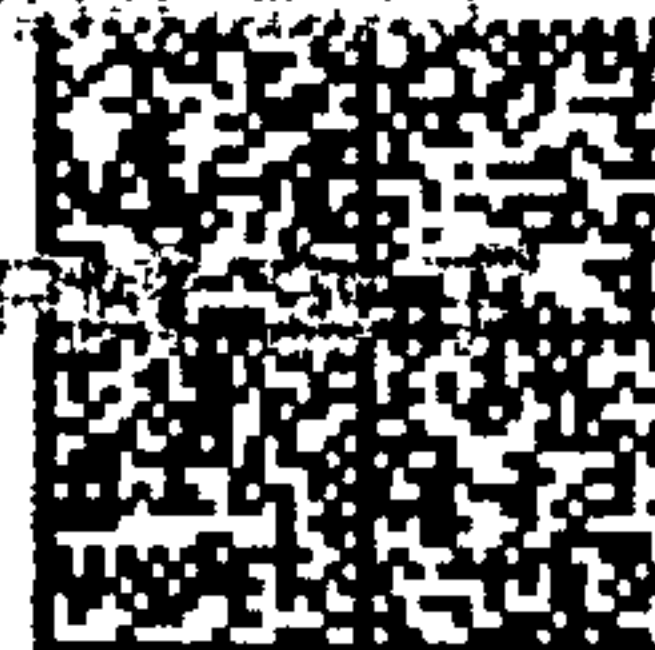
# CITY OF ALBUQUERQUE



Planning Department

ALBUQUERQUE NM 87102

03 MAR 2006



101806442728610176

MARTINEZ PATRICK & RENIDA  
6619 SUERTE PL NE  
ALBUQUERQUE NM 87113

MART619\* 871132027 1A04 13 03/07/06  
FORWARD TIME EXP RTN TO SEND  
MARTINEZ  
PO BOX 66322  
ALBUQUERQUE NM 87193-6322

RETURN TO SENDER

87113+1371

P O Box 1293 Albuquerque New Mexico 87103



**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, March 22, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002591**

06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

**Project # 1004639**

06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] (J-12)

**Project # 1004709**

06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, **JOURNAL CENTER, UNIT 2**, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)

**Project # 1000128**

06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, **STONEBROOKE ESTATES**, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19)

**Project # 1004717**

06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact 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, MARCH 6, 2006.**



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

**Meeting Date:** MARCH 22, 2006  
**Zone Atlas Page:** C-18-Z  
**Notification Radius:** 100 Ft.

**Project# 1004717**  
**App#06DRB-00253**

**Cross Reference and Location:** TESORO PLACE NE BETWEEN SAN PEDRO  
DRIVE NE AND LOUISIANA BLVD NE

**Applicant:** BLUE SKY INVESTMENTS  
**Address:** 2340 MENAUL SUITE 200 NE  
ALBUQUERQUE, NM 87107

**Agent:** TERRAMETRICS OF NEW MEXICO  
4175-A MONTGOMERY BLVD NE  
ALBUQUERQUE, NM 87109

**Special Instructions:**

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

**Date Mailed:** MARCH 3, 2006  
**Signature:** YVONNE SAAVEDRA

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

Project# 1004717  
Application# \_\_\_\_\_

PAGE 1 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	408-201	101-09	
		401-311	10	
		408-310	11	
		415-310	12	
		421-310	13	
		427-310	14	
		434-310	15	
		440-310	16	
		440-296	83	
		434-296	84	
		427-296	85	
		421-296	86	
		415-296	87	
		440-286	78	
		434-286	77	
		427-286	76	
		421-286	75	
		415-286	74	
		401-272	73	
		408-272	72	
		415-272	71	
		421-272	70	
		427-272	69	
		434-272	68	

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

Project# 1004717  
Application# \_\_\_\_\_

PAGE 2 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	440-272	101-67	
		433-244	412-01	
		424-238	09	
		418-243	10	
		410-244	11	
		405-238	12	
		398-238	19	
		393-244	20	
		384-244	21	
	X	392-298	106-23	
		389-289	43	
		390-283	42	
		389-279	41	
		389-275	40	
		389-272	39	
		389-268	38	
		389-264	37	
		389-260	36	
		389-256	35	
		396-296	24	
		400-296	25	
		398-288	26	
		398-283	27	
		398-279	28	





mainframe@coa1mp3.ca  
bq.gov  
03/01/2006 02:58 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  
01018064 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101806440320110109 LEGAL: TR A SON ORA SUBD FORMERLY LTS 9 THRU 24  
INCLUSIVE LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: HAIDARI ESMAIL  
OWNER ADDR: 12008 GAZELLE PL NE  
ALBUQUERQUE NM 87111  
0101806440131110110 LEGAL: LOT 1-P2 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: TENORIO DENNIS R & CYNTHIA A  
OWNER ADDR: 06601 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806440831010111 LEGAL: LOT 2-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: PATEL SAMIR V & KHYATI S  
OWNER ADDR: 06605 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806441531010112 LEGAL: LOT 3-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: AGUILAR MARK A & SEILER  
OWNER ADDR: 06609 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806442131010113 LEGAL: LOT 4-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESODO  
OWNER NAME: MARTINEZ J ARSENIO & CYNTHIA M  
OWNER ADDR: 06615 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806442731010114 LEGAL: LOT 5-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: YE HONGLIN & CHUNYING  
OWNER ADDR: 06619 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806443431010115 LEGAL: LOT 6-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: SANTHANAM BALASUBRAMANIAM & DE  
OWNER ADDR: 06701 TESORO PL NE  
ALBUQUERQUE NM 87113  
0101806444031010116 LEGAL: LOT 7-P1 SONORA SUBD FORMERLY LTS 9 THRU 24  
INCLUS LAND USE:  
PROPERTY ADDR: 00000 TESORO  
OWNER NAME: SALYER JEFF & JENNIFER  
OWNER ADDR: 06705 TESORO PL NE  
ALBUQUERQUE NM 87113

0101806444029610183	LEGAL: LT 3 1-P1 SONORA SUBD FORMERLY LTS 9 THRU 24
INCLUS LAND USE:	
	PROPERTY ADDR: 00000 TESORO
	OWNER NAME: BLOSS STUART M & MARTHA B TRUS
	OWNER ADDR: 05209 CREEDMOOR RD
RALEIGH NC	27612
0101806443429610184	LEGAL: LT 3 2-P1 SONORA SUBD FORMERLY LTS 9 THRU 24
INCLUS LAND USE:	
	PROPERTY ADDR: 00000 TESORO
	OWNER NAME: SHEN YU-LIN & HSU RU-BING
	OWNER ADDR: 06700 TESORO PL NE
ALBUQUERQUE NM	87113
0101806442729610185	LEGAL: LT 3 3-P1 SONORA SUBD FORMERLY LTS 9 THRU 24
INCLUS LAND USE:	
	PROPERTY ADDR: 00000 TESORO
	OWNER NAME: HAO JISHUN
	OWNER ADDR: 06620 TESORO PL NE
ALBUQUERQUE NM	87113
0101806442129610186	LEGAL: LT 3 4-P1 SONORA SUBD FORMERLY LTS 9 THRU 24
INCLUS LAND USE:	
	PROPERTY ADDR: 00000 TESORO
	OWNER NAME: LUCERO MARK L & JULIE A
	OWNER ADDR: 06616 TESORO PL NE
ALBUQUERQUE NM	87113
0101806441529610187	LEGAL: LT 3 5-P1 SONORA SUBD FORMERLY LTS 9 THRU 24
INCLUS LAND USE:	
	PROPERTY ADDR: 00000 TESORO
	OWNER NAME: SHUPE RUSSELL S & VALERIE J
	OWNER ADDR: 06608 TESORO PL NE
ALBUQUERQUE NM	87113
0101806444028610178	LEGAL: LT 4 0-P1 SONORA SUBD FORMERLY LTS 9 THRU 24
INCLUS LAND USE:	
	PROPERTY ADDR: 00000 SUERTE
	OWNER NAME: HAYGOOD DONNA W & DAVID L
	OWNER ADDR: 06705 SUERTE PL NE
ALBUQUERQUE NM	87113
0101806443428610177	LEGAL: LT 3 9-P1 SONORA SUBD FORMERLY LTS 9 THRU 24
INCLUS LAND USE:	
	PROPERTY ADDR: 00000 SUERTE
	OWNER NAME: NGUYEN KEVIN & JENNIFER
	OWNER ADDR: 06701 SUERTE PL NE
ALBUQUERQUE NM	87113
0101806442728610176	LEGAL: LT 3 8-P1 SONORA SUBD FORMERLY LTS 9 THRU 24
INCLUS LAND USE:	
	PROPERTY ADDR: 00000 SUERTE
	OWNER NAME: MARTINEZ PATRICK & RENIDA
	OWNER ADDR: 06619 SUERTE PL NE
ALBUQUERQUE NM	87113
0101806442128610175	LEGAL: LT 3 7-P1 SONORA SUBD FORMERLY LTS 9 THRU 24
INCLUS LAND USE:	
	PROPERTY ADDR: 00000 SUERTE
	OWNER NAME: YEAGLE WILLIAM K & LISA W
	OWNER ADDR: 06615 SUERTE PL NE
ALBUQUERQUE NM	87113



0101806442423841209 UNIT I LAND USE:	LEGAL: LT 2 2-P1 BLK 4 PLAT FOR BUENA VISTA ESTATES
	PROPERTY ADDR: 00000 RANCHO SANTA FE OWNER NAME: CLARK RONALD B & SHIRLEY M OWNER ADDR: 09151 ELENA NE
ALBUQUERQUE NM 0101806441824341210 UNIT I LAND USE:	87122 LEGAL: LT 2 1-P1 BLK 4 PLAT FOR BUENA VISTA ESTATES
	PROPERTY ADDR: 00000 RANCHO SANTA FE OWNER NAME: JONES BOBBIE A & BARBARA A OWNER ADDR: 07001 ESTHER AV NE
ALBUQUERQUE NM 0101806441024441211 UNIT I LAND USE:	87109 LEGAL: LT 2 0-P1 BLK 4 PLAT FOR BUENA VISTA ESTATES
	PROPERTY ADDR: 00000 RANCHO SANTA FE OWNER NAME: GOMEZ MELVIN & PETRA OWNER ADDR: 08519 RANCHO SANTA FE PL NE
ALBUQUERQUE NM 0101806440523841212 UNIT I LAND USE:	87113 LEGAL: LT 1 9-P1 BLK 4 PLAT FOR BUENA VISTA ESTATES
	PROPERTY ADDR: 00000 RANCHO SANTA FE OWNER NAME: BLASI PAUL C & SHANNON OWNER ADDR: 08515 RANCHO SANTA FE PL NE
ALBUQUERQUE NM 0101806439823841219 UNIT I LAND USE:	87111 LEGAL: LT 1 2-P1 BLK 4 PLAT FOR BUENA VISTA ESTATES
	PROPERTY ADDR: 00000 RANCHO DIEGO OWNER NAME: HALL CLARENCE S & PAULA R OWNER ADDR: 08516 RANCHO DIEGO PL NE
ALBUQUERQUE NM 0101806439324441220 UNIT I LAND USE:	87113 LEGAL: LT 1 1-P1 BLK 4 PLAT FOR BUENA VISTA ESTATES
	PROPERTY ADDR: 00000 RANCHO DIEGO OWNER NAME: ZHUANG JIANGUO & SHAN SHI OWNER ADDR: 08520 RANCHO DIEGO PL NE
ALBUQUERQUE NM 0101806438424441221 UNIT I LAND USE:	87113 LEGAL: LT 1 0-P1 BLK 4 PLAT FOR BUENA VISTA ESTATES
	PROPERTY ADDR: 00000 RANCHO DIEGO OWNER NAME: ROUNSEVILLE WILL K OWNER ADDR: 08519 RANCHO DIEGO PL NE
ALBUQUERQUE NM 0101806439229610623 0.0724 LAND USE:	87113 LEGAL: LT 1 7 PL AT OF SIGNAL HILL SUBDIVISION CONT
	PROPERTY ADDR: 00000 LA HABRA OWNER NAME: METZNER KATRINA OWNER ADDR: 01812 ROSS PL SE
ALBUQUERQUE NM 0101806438928910643 0.1367 LAND USE:	87108 LEGAL: LT 5 6 PL AT OF SIGNAL HILL SUBDIVISION CONT
	PROPERTY ADDR: 00000 SIMI OWNER NAME: GEORGIEFF ALEX JR OWNER ADDR: 08535 SIMI LN NE
ALBUQUERQUE NM	87113



0101806439028310642      LEGAL: LT 5 7 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: FITCH KEN JR  
OWNER ADDR: 08631      SIMI      LN NE  
ALBUQUERQUE NM      87113

0101806438927910641      LEGAL: LT 5 8 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: BAHADIRLI FAITH & ELCIN  
OWNER ADDR: 08627      SIMI      LN NE  
ALBUQUERQUE NM      87113

0101806438927510640      LEGAL: LT 5 9 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: GALLEY JEAN LEE & JOANNE HENRI  
OWNER ADDR: 05438      DONAHOO      CT NE  
ALBUQUERQUE NM      87111

0101806438927210639      LEGAL: LT 6 0 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: BROULLIRE ROBERT M  
OWNER ADDR: 08619      SIMI      LN NE  
ALBUQUERQUE NM      87113

0101806438926810638      LEGAL: LT 6 1 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: LOWE ROBERT & MARK S JAFEE &  
OWNER ADDR: 08615      SIMI      LN NE  
ALBUQUERQUE NM      87113

0101806438926410637      LEGAL: LT 6 2 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: BEACH ERIC K  
OWNER ADDR: 08609      SIMI      LN NE  
ALBUQUERQUE NM      87113

0101806438926010636      LEGAL: LT 6 3 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0720      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: ERICKSON ROLLIN LOWELL  
OWNER ADDR: 08605      SIMI      LN NE  
ALBUQUERQUE NM      87113

0101806438925610635      LEGAL: LT 6 4 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0879      LAND USE:  
PROPERTY ADDR: 00000      SIMI  
OWNER NAME: ANDERSON RHONDA R  
OWNER ADDR: 08601      SIMI      LN NE  
ALBUQUERQUE NM      87113

0101806439629610624      LEGAL: LT 1 8 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0724      LAND USE:  
PROPERTY ADDR: 00000      LA HABRA  
OWNER NAME: TALLOW DERWIN L  
OWNER ADDR: 06505      LA HABAR      LN NE  
ALBUQUERQUE NM      87113

0101806440029610625	LEGAL: LT 1 9 PL AT OF SIGNAL HILL SUBDIVISION CONT	
0.0760 LAND USE:		
	PROPERTY ADDR: 00000 LA HABRA	
	OWNER NAME: WANG SHAN-ZE & BILAN LI	
	OWNER ADDR: 06509 LA HABRA	LN NE
ALBUQUERQUE NM	87113	
0101806439828810626	LEGAL: LT 2 0 PL AT OF SIGNAL HILL SUBDIVISION CONT	
0.1361 LAND USE:		
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: CHATURVEDI SUNAND K & REKHA	
	OWNER ADDR: 08632 SIMI	LN NE
ALBUQUERQUE NM	87113	
0101806439828310627	LEGAL: LT 2 1 PL AT OF SIGNAL HILL SUBDIVISION CONT	
0.0720 LAND USE:		
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: HANSEN CAROL A	
	OWNER ADDR: 08628 SIMI	LN NE
ALBUQUERQUE NM	87113	
0101806439827910628	LEGAL: LT 2 2 PL AT OF SIGNAL HILL SUBDIVISION CONT	
0.0719 LAND USE:		
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: WELLS ELIZABETH M & GIBSON MAR	
	OWNER ADDR: 00132 ROEHL	RD NW
ALBUQUERQUE NM	87107	
0101806439827510629	LEGAL: LT 2 3 PL AT OF SIGNAL HILL SUBDIVISION CONT	
0.0719 LAND USE:		
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: TRAUB SARA	
	OWNER ADDR: 08620 SIMI	LN NE
ALBUQUERQUE NM	87113	
0101806439827210630	LEGAL: LT 2 4 PL AT OF SIGNAL HILL SUBDIVISION CONT	
0.0719 LAND USE:		
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: TERRAL GEORGE T & CONNIE L	
	OWNER ADDR: 08616 SIMI	LN NE
ALBUQUERQUE NM	87113	
0101806439826810631	LEGAL: LT 2 5 PL AT OF SIGNAL HILL SBUDIVISION CONT	
0.0719 LAND USE:		
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: PHIFER CAROL C	
	OWNER ADDR: 08612 SIMI	LN NE
ALBUQUERQUE NM	87113	
0101806439826410632	LEGAL: LT 2 6 PL AT OF SIGNAL HILL SUBDIVISION CONT	
0.0719 LAND USE:		
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: HANOSH EUGENIA C	
	OWNER ADDR: 08608 SIMI	LN NE
ALBUQUERQUE NM	87113	
0101806439826010633	LEGAL: LT 2 7 PL AT OF SIGNAL HILL SUBDIVISION CONT	
0.0719 LAND USE:		
	PROPERTY ADDR: 00000 SIMI	
	OWNER NAME: GERMANY GWENDOLYN M	
	OWNER ADDR: 08604 SIMI	LN NE
ALBUQUERQUE NM	87113	

PAGE 7

0101806439825610634      LEGAL: LT 2 8 PL AT OF SIGNAL HILL SUBDIVISION CONT  
0.0882      LAND USE:

PROPERTY ADDR: 00000      SIMI  
OWNER NAME: LOFTIN JULIE A  
OWNER ADDR: 09621      GIDDINGS

AV NE

ALBUQUERQUE NM

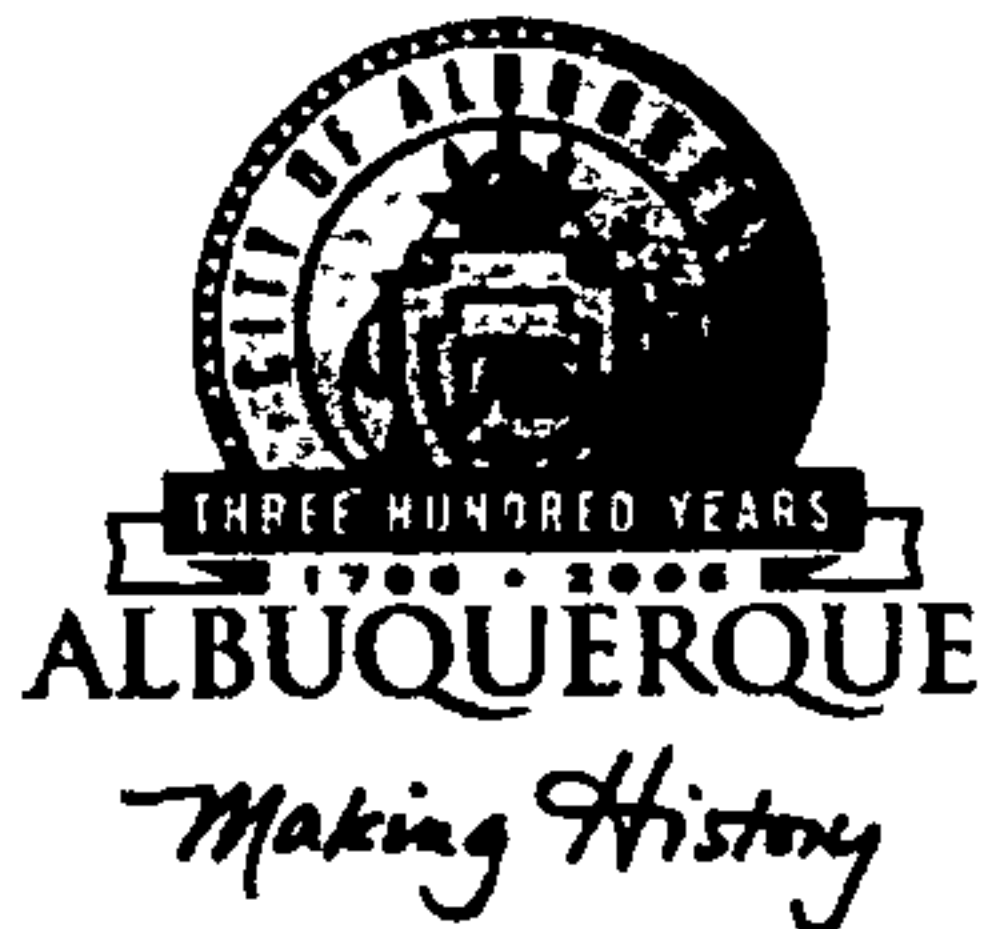
87109

·  
QUIT

101806442727210169

LEGAL: LT 65-PA SONORA SUBD FORMERLY LTS 9 THRU 24 UNIT B BLK 30  
NORTH  
PROPERTY ADDR: 6620 SUERTE PL NE

OWNERS NAME: GARCIA ANTHONY T & DEBORAH & L  
OWNERS ADDR: 6620 SUERTE PL NE  
ALBUQUERQUE, NM 87113



City of Albuquerque

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

Date: 2-23-06

TO CONTACT NAME: Phil Turner  
COMPANY/AGENCY: Tienometrics of N.M  
ADDRESS/ZIP: 4175 A. Montgomery N.E. 87109  
PHONE/FAX #: 881-2903 881-2591

Thank you for your inquiry of 2-23-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Western termini of Tesoro Place NE & Suite NE Tract A North Albuquerque Acres.  
zone map page(s) C-18


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

West La Cueva  
Neighborhood Association  
Contacts: Patrick Driscoll  
6812 La Merida NE 87113  
934-4840  
Steven Driscoll  
8408 Calle Soquella NE 87113  
828-0888

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,  
  
OFFICE OF NEIGHBORHOOD COORDINATION

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

Project # 1004717

BLUE SKY INVESTMENTS  
2340 MENAUL SUITE 200 NE  
ALBUQUERQUE, NM 87107

Project # 1004717

STEVEN DRISCOLL  
West La Cueva  
8408 CALLE SOQUELLE NE  
ALBUQUERQUE, NM 87113

101806440831010111

PATEL SAMIR V & KHYATI S  
6605 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442731010114

YE HONGLIN & CHUNYING  
6619 TESORO PL NE  
ALBUQUERQUE NM 87113

101806444029610183

BLOSS STUART M & MARTHA B TRU  
5209 CREEDMOOR RD  
RALEIGH NC 27612

101806442129610186

LUCERO MARK L & JULIE A  
6616 TESORO PL NE  
ALBUQUERQUE NM 87113

101806443428610177

NGUYEN KEVIN & JENNIFER  
6701 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806441528610174

LEW SHIRLEY JOYCE  
6609 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806441527210171

KHADER BAHIGE & ANGELA  
6698 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806443427210168

DIX MATTHEW S & AMBER V  
6700 SUERTE PL NE  
ALBUQUERQUE NM 87113

Project # 1004717

TERRAMETRICS OF NEW MEXICO  
4175-A MONTGOMERY BLVD NE  
ALBUQUERQUE, NM 87109

101806440320110109

Haidari ESMail  
12008 GAZELLE PL NE  
ALBUQUERQUE NM 87111

101806441531010112

AGUILAR MARK A & SEILER  
6609 TESORO PL NE  
ALBUQUERQUE NM 87113

101806443431010115

SANTHANAM BALASUBRAMANIAM & D  
6701 TESORO PL NE  
ALBUQUERQUE NM 87113

101806443429610184

SHEN YU-LIN & HSU RU-BING  
6700 TESORO PL NE  
ALBUQUERQUE NM 87113

101806441529610187

SHUPE RUSSELL S & VALERIE J  
6608 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442728610176

MARTINEZ PATRICK & RENIDA  
6619 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806440127210173

GALLAGHER BRIAN JAY  
6600 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806442127210170

BABIN JAMES C & LINDA S  
6616 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806444027210167

PINO RONALD J & LINDA M  
6704 SUERTE PL NE  
ALBUQUERQUE NM 87113

Project # 1004717

PATRICK DRISCOLL  
West La Cueva  
6812 LA MERIDA NE  
ALBUQUERQUE, NM 87113

101806440131110110

TENORIO DENNIS R & CYNTHIA A  
6601 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442131010113

MARTINEZ J ARSENIO & CYNTHIA  
6615 TESORO PL NE  
ALBUQUERQUE NM 87113

101806444031010116

SALYER JEFF & JENNIFER  
6705 TESORO PL NE  
ALBUQUERQUE NM 87113

101806442729610185

HAO JISHUN  
6620 TESORO PL NE  
ALBUQUERQUE NM 87113

101806444028610178

HAYGOOD DONNA W & DAVID L  
6705 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806442128610175

YEAGLE WILLIAM K & LISA W  
6615 SUERTE PL NE  
ALBUQUERQUE NM 87113

101806440827210172

HINTZE ANNE M  
6604 SUERTE PL NE  
ALBUQUERQUE NM 87113

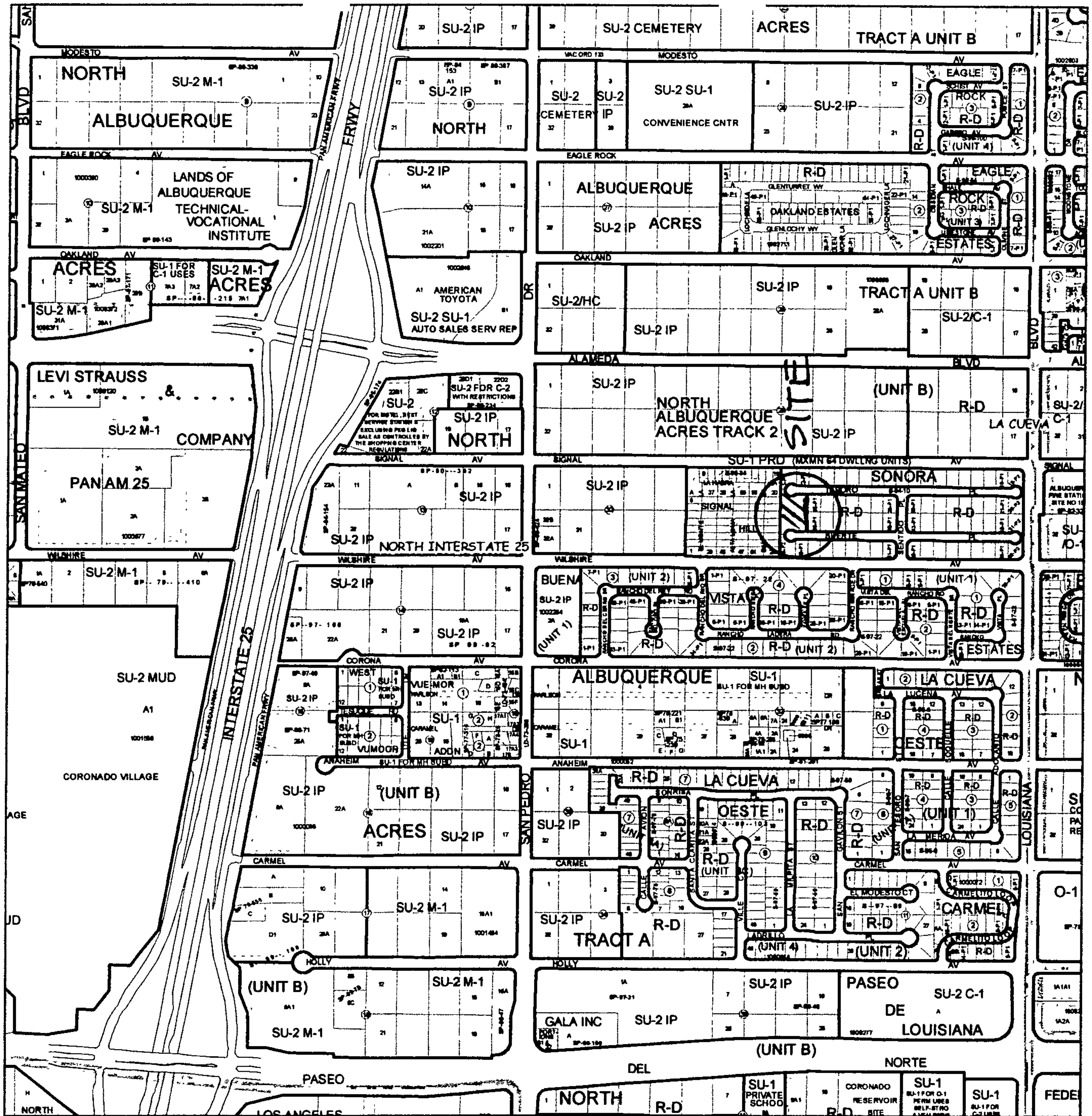
101806442727210169

GARCIA ANTHONY T & DEBORAH & L  
6620 SUERTE PL NE  
ALBUQUERQUE, NM 87113


101806443324441201

MORRISON LEA J  
8519 RANCHO MIRAGE DR NE  
ALBUQUERQUE NM 87113

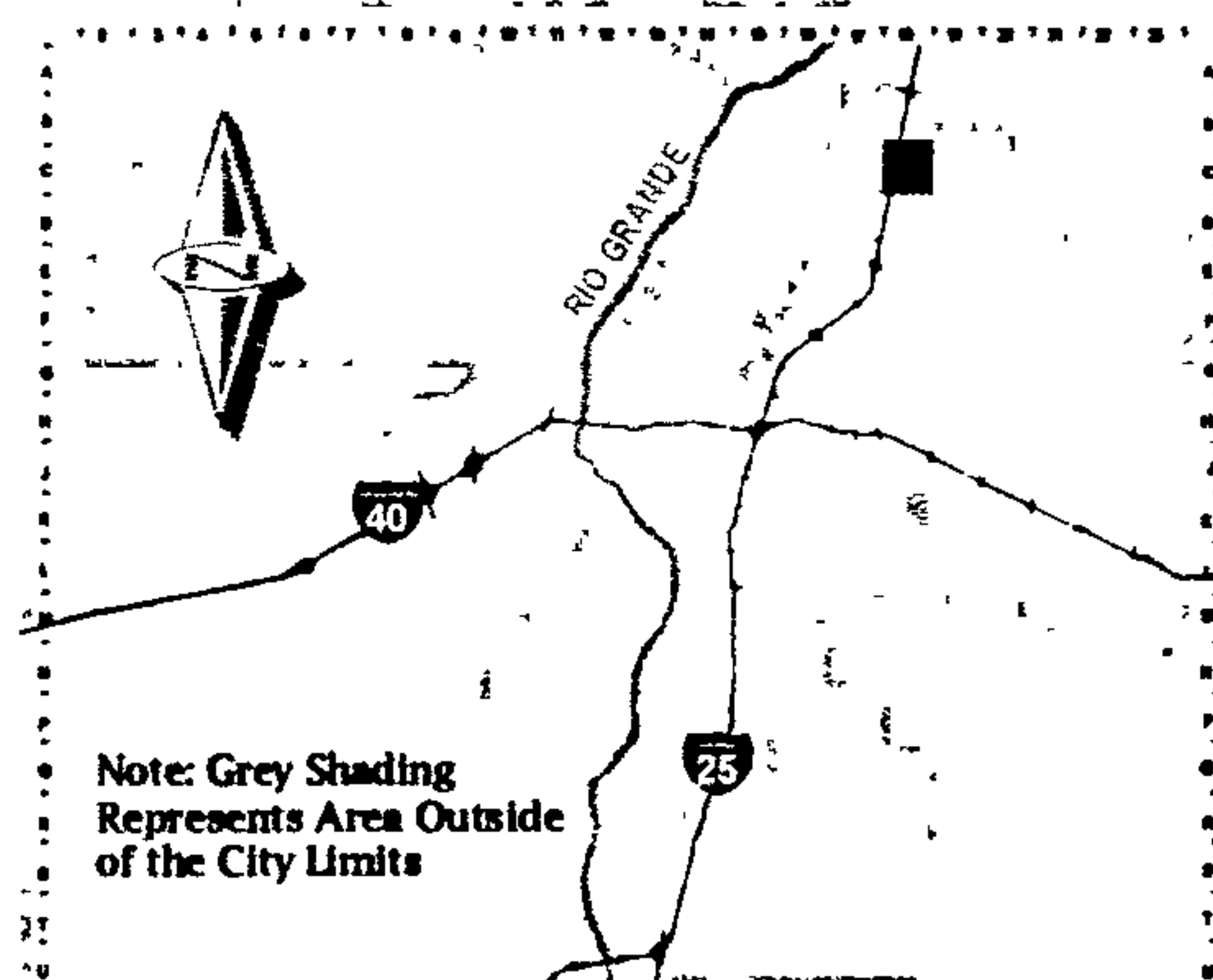
101806442423841209 CLARK RONALD B & SHIRLEY M 9151 ELENA NE ALBUQUERQUE NM 87122	101806441824341210 JONES BOBBIE A & BARBARA A 7001 ESTHER AV NE ALBUQUERQUE NM 87109	101806441024441211 GOMEZ MELVIN & PETRA 8519 RANCHO SANTA FE PL NE ALBUQUERQUE NM 87113
101806440523841212 BLASI PAUL C & SHANNON 8515 RANCHO SANTA FE PL NE ALBUQUERQUE NM 87111	101806439823841219 HALL CLARENCE S & PAULA R 8516 RANCHO DIEGO PL NE ALBUQUERQUE NM 87113	101806439324441220 ZHUANG JIANGUO & SHAN SHI 8520 RANCHO DIEGO PL NE ALBUQUERQUE NM 87113
101806438424441221 ROUNSEVILLE WILL K 8519 RANCHO DIEGO PL NE ALBUQUERQUE NM 87113	101806439229610623 METZNER KATRINA 1812 ROSS PL SE ALBUQUERQUE NM 87108	101806438928910643 GEORGIEFF ALEX JR 8535 SIMI LN NE ALBUQUERQUE NM 87113
101806439028310642 FITCH KEN JR 8631 SIMI LN NE ALBUQUERQUE NM 87113	101806438927910641 BAHADIRLI FAITH & ELCIN 8627 SIMI LN NE ALBUQUERQUE NM 87113	101806438927510640 GALLEY JEAN LEE & JOANNE HENR 5438 DONAHOO CT NE ALBUQUERQUE NM 87111
101806438927210639 BROULLIRE ROBERT M 8619 SIMI LN NE ALBUQUERQUE NM 87113	101806438926810638 LOWE ROBERT & MARK S JAFEE & 8615 SIMI LN NE ALBUQUERQUE NM 87113	101806438926410637 BEACH ERIC K 8609 SIMI LN NE ALBUQUERQUE NM 87113
101806438926010636 ERICKSON ROLLIN LOWELL 8605 SIMI LN NE ALBUQUERQUE NM 87113	101806438925610635 ANDERSON RHONDA R 8601 SIMI LN NE ALBUQUERQUE NM 87113	101806439629610624 TALLOW DERWIN L 6505 LA HABAR LN NE ALBUQUERQUE NM 87113
101806440029610625 WANG SHAN-ZE & BILAN LI 6509 LA HABRA LN NE ALBUQUERQUE NM 87113	101806439828810626 CHATURVEDI SUNAND K & REKHA 8632 SIMI LN NE ALBUQUERQUE NM 87113	101806439828310627 HANSEN CAROL A 8628 SIMI LN NE ALBUQUERQUE NM 87113
101806439827910628 WELLS ELIZABETH M & GIBSON MA 132 ROEHL RD NW ALBUQUERQUE NM 87107	101806439827510629 TRAUB SARA 8620 SIMI LN NE ALBUQUERQUE NM 87113	101806439827210630 TERRAL GEORGE T & CONNIE L 8616 SIMI LN NE ALBUQUERQUE NM 87113
101806439826810631 PHIFER CAROL C 8612 SIMI LN NE ALBUQUERQUE NM 87113	101806439826410632 HANOSH EUGENIA C 8608 SIMI LN NE ALBUQUERQUE NM 87113	101806439826010633 GERMANY GWENDOLYN M 8604 SIMI LN NE ALBUQUERQUE NM 87113
101806439825610634 LOFTIN JULIE A 9621 GIDDINGS AV NE ALBUQUERQUE NM 87109		



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



Map amended through: 1/12/2006




Note: Grey Shading Represents Area Outside of the City Limits

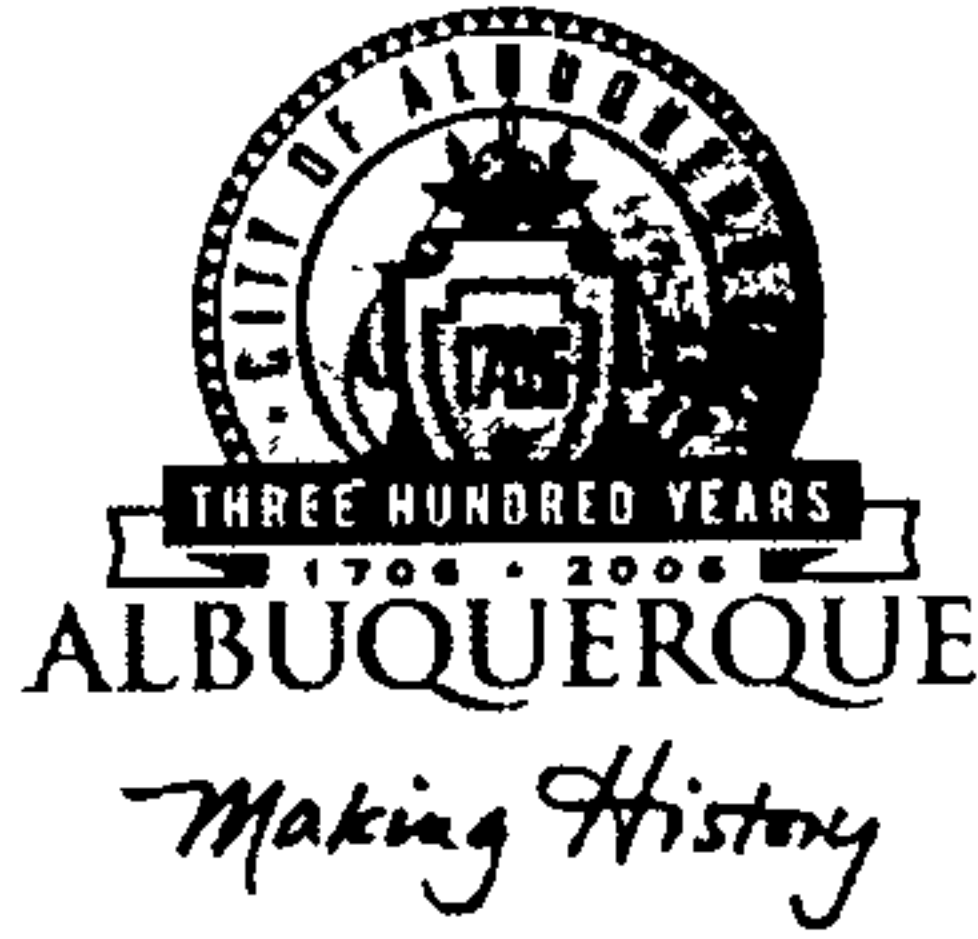
Zone Atlas Page:  
**C-18-Z**

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.		







City of Albuquerque

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

Date: 2-23-06

TO CONTACT NAME: Phil Turner  
COMPANY/AGENCY: Tierometrics of N.M  
ADDRESS/ZIP: 4175 A. Montgomery N.E. 87109  
PHONE/FAX #: 881-2903 881-2591

Thank you for your inquiry of 2-23-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Western terminus of Tesoro Place NE & Suerte NE  
Tract A North Albuquerque Acres.  
zone map page(s) C-18.

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

West La Cueva  
Neighborhood Association  
Contacts: Patrick Driscoll  
6812 La Merida NE 87113  
934-4840  
Steven Driscoll  
8408 Calle Soquella NE 87113  
828-0888

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,  
[Signature]  
OFFICE OF NEIGHBORHOOD COORDINATION

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



**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, March 22, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002591**  
06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

**Project # 1004639**  
06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as VENTANA DEL BOSQUE SUBDIVISION) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] (J-12)

**Project # 1004709**  
06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, JOURNAL CENTER, UNIT 2, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)


**Project # 1000128**  
06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, STONEBROOKE ESTATES, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19)

**Project # 1004717**  
06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, SONORA SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact 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, MARCH 6, 2006.**

# CITY OF ALBUQUERQUE

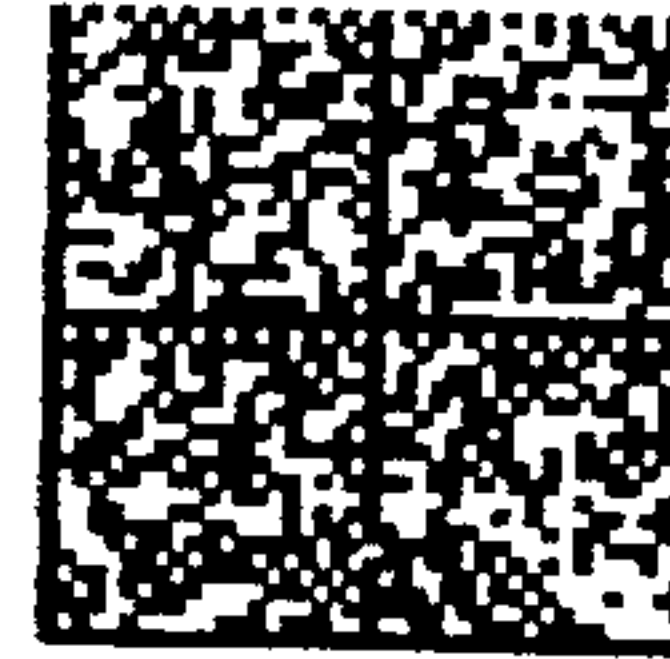


Planning Department

*MSA*

101806441527210171

KHADER BAHIGE & ANGELA  
6698 SUERTE PL NE  
ALBUQUERQUE NM 87113



02 1A \$ 00.39<sup>0</sup>  
0004329277 MAR 03 2006  
MAILED FROM ZIP CODE 87102

*CLAIRE*

87113+1970 R078



DRB

P O Box 1293 Albuquerque New Mexico 87103

871031293



**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, March 22, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002591**

06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

**Project # 1004639**

06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as VENTANA DEL BOSQUE SUBDIVISION) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] (J-12)

**Project # 1004709**

06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, JOURNAL CENTER, UNIT 2, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)

**Project # 1000128**

06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval


MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, STONEBROOKE ESTATES, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19)

**Project # 1004717**

06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, SONORA SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact 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.

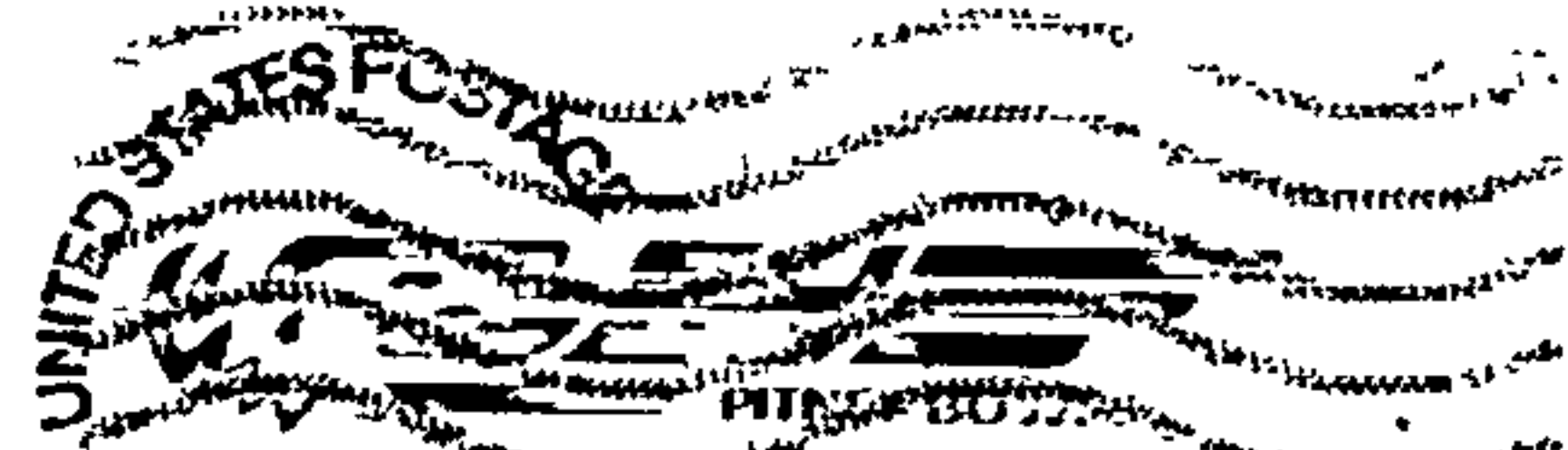
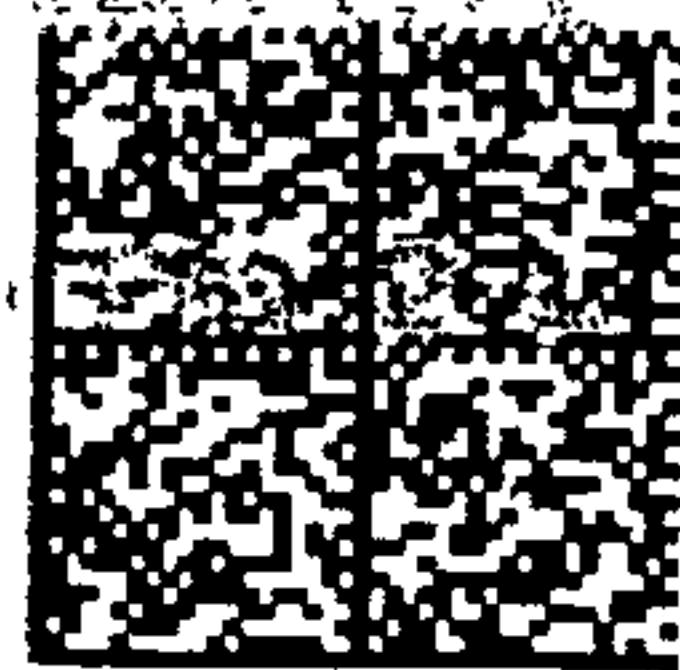
  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 6, 2006.**

# CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

MAR 03 2006



02 1A  
0004329277 MAR 03 2006  
MAILED FROM ZIP CODE 87102



Planning Department

101806442729610185

HAO JISHUN  
6620 TESORO PL NE  
ALBUQUERQUE NM 87113

CLAIRE



87113+1572



DRB

P O Box 1293 Albuquerque New Mexico 87103

87103/1293 #11111111111111111111111111111111



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

**Project # 1001469**  
06DRB-00232 Major-Vacation of Pub  
Right-of-Way

GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE**, zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] (J-16)

**Project # 1004712**  
06DRB-00233 Major-Vacation of Public  
Easements  
06DRB-00234 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] (C-18)

**Project # 1004713**  
06DRB-00235 Major-Vacation of Public  
Easements  
06DRB-00236 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, ~~**EAGLE ROCK ESTATES, UNIT 3**~~, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact 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

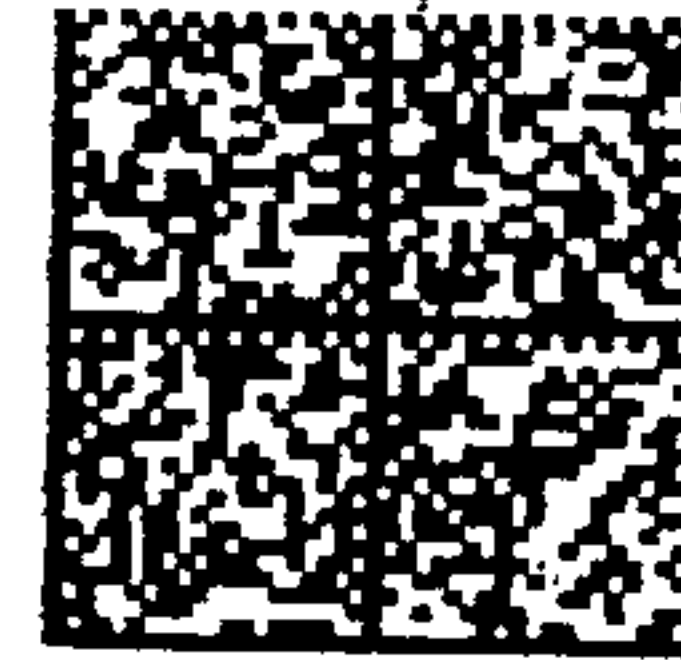
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 27, 2006.**



# CITY OF ALBUQUERQUE



Planning Department



02 1A  
0004329277 FEB 24 2006  
MAILED FROM ZIP CODE 87102

\$ 00.39<sup>0</sup>

*Vacant*

101806447845410912

TORRES NICOLAS C  
6900 SHALE AV NE  
ALBUQUERQUE NM 87113

*CLARE*

87113+1313-00 R110



DRB

P O Box 1293 Albuquerque New Mexico 87103

SEP 1993



**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, March 22, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002591**

06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

**Project # 1004639**

06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as VENTANA DEL BOSQUE SUBDIVISION) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] (J-12)

**Project # 1004709**

06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, JOURNAL CENTER, UNIT 2, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)

**Project # 1000128**

06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval


MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, STONEBROOKE ESTATES, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19)

**Project # 1004717**

06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, SONORA SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact 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, MARCH 6, 2006.**

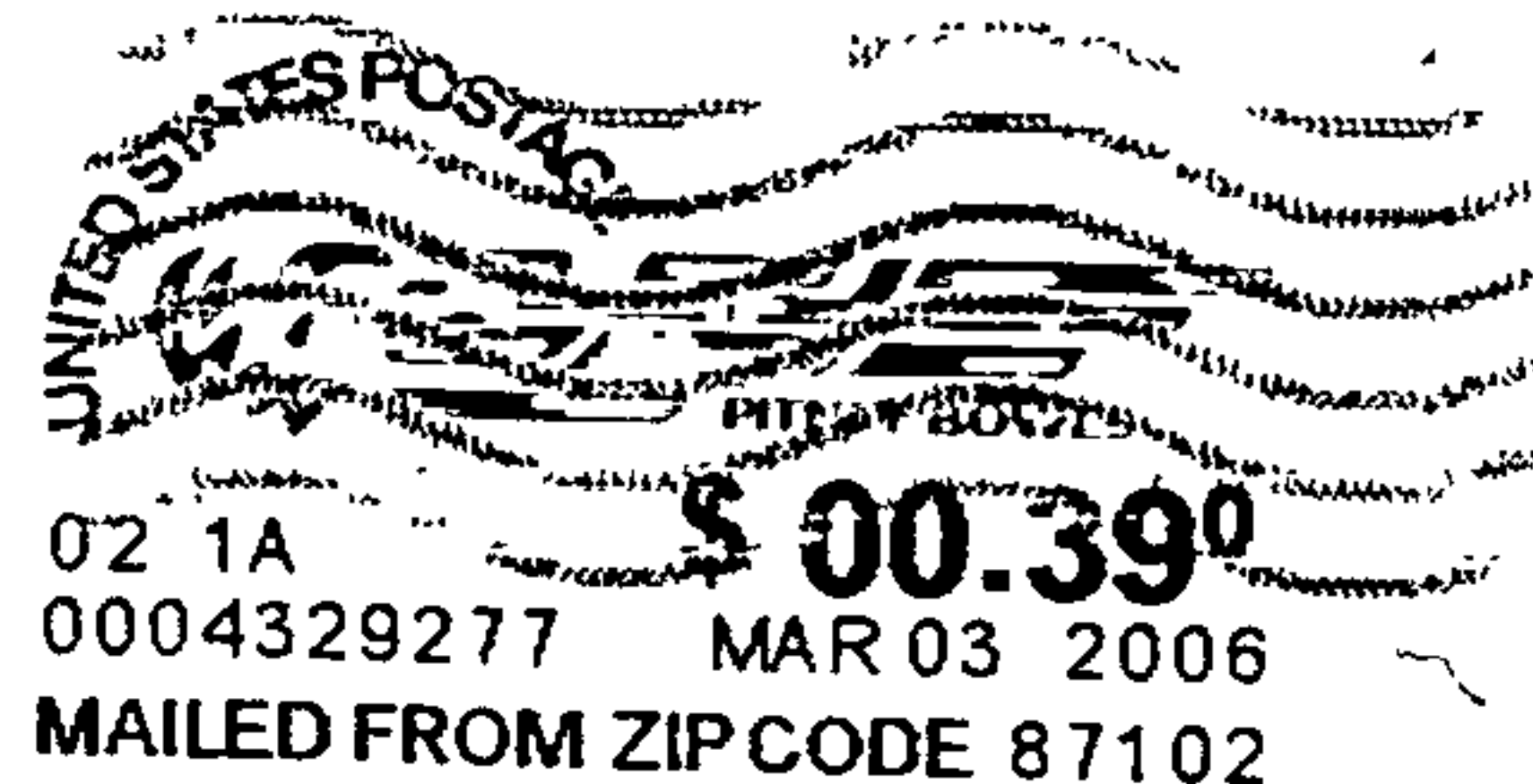
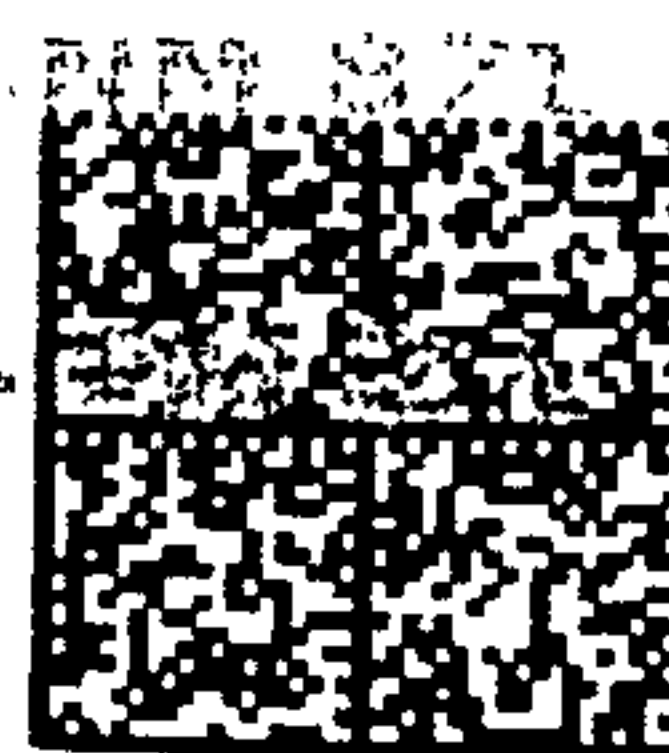
# CITY OF ALBUQUERQUE



Planning Department

ALBUQUERQUE

03 MAR 2006



101806439028310642

FITCH KEN JR  
8631 SIMI LN NE  
ALBUQUERQUE NM 87113

CLAIRE



87113+1973



DRB

P O Box 1293 Albuquerque New Mexico 87103

8710371293



**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, March 22, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002591**

06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

**Project # 1004639**

06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as VENTANA DEL BOSQUE SUBDIVISION) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] (J-12)

**Project # 1004709**

06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, JOURNAL CENTER, UNIT 2, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)

**Project # 1000128**

06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval

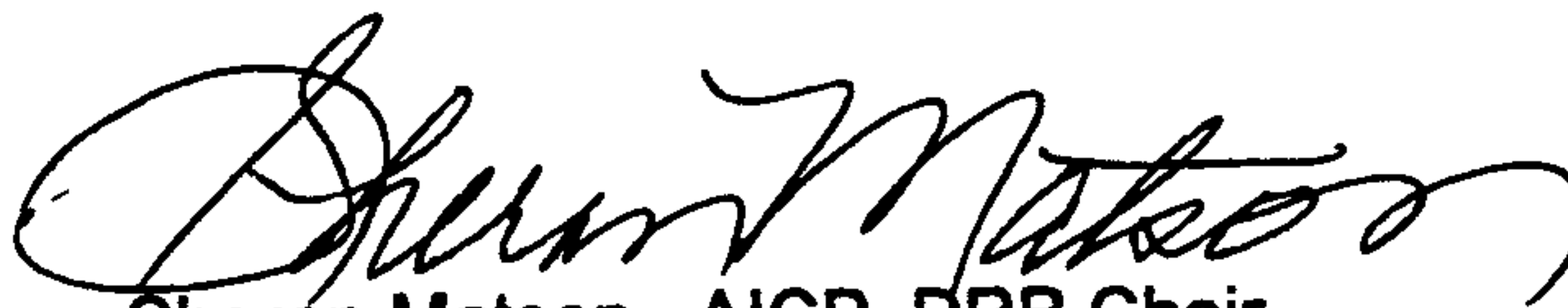
MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, STONEBROOKE ESTATES, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19)

**Project # 1004717**

06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, SONORA SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact 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, MARCH 6, 2006.**

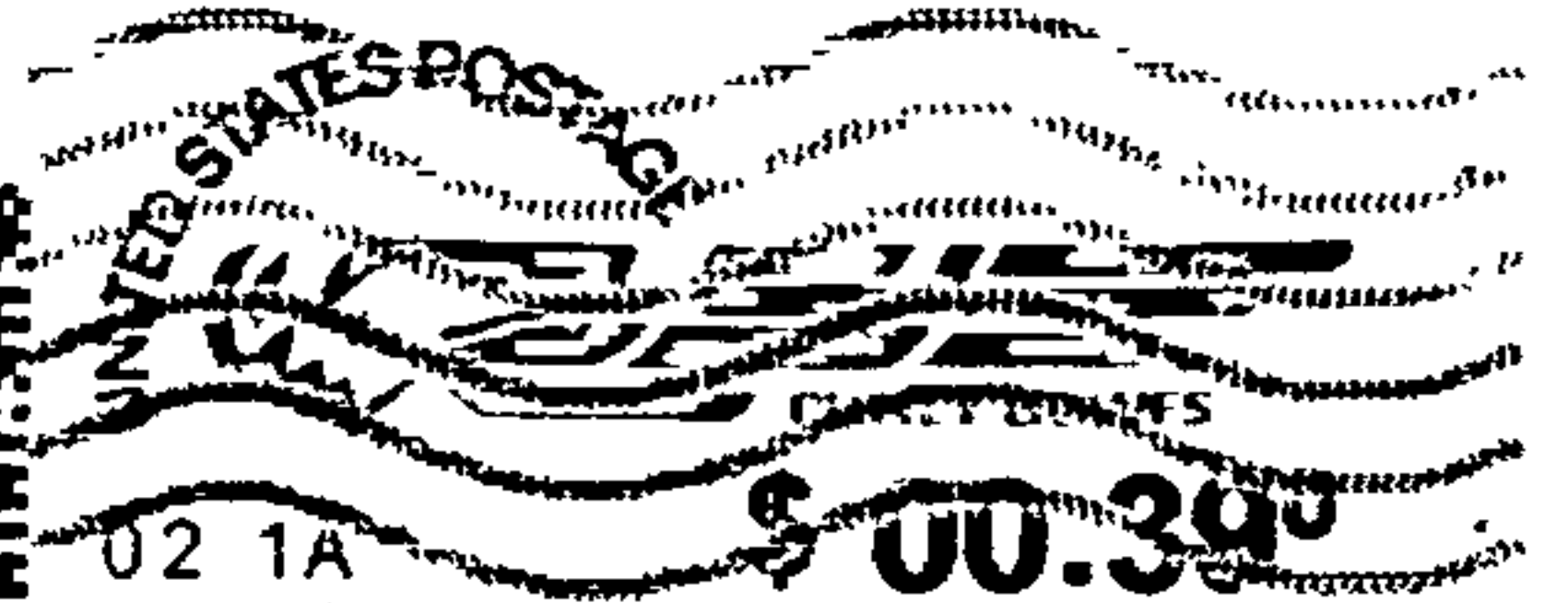
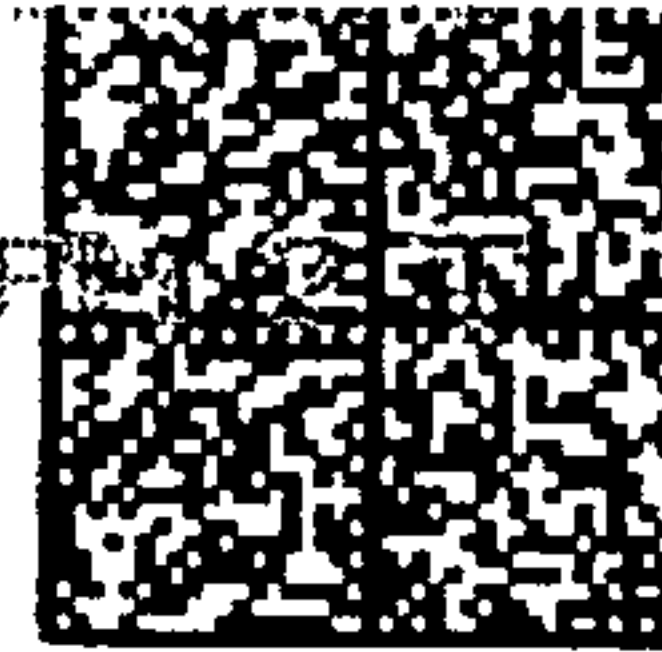
# CITY OF ALBUQUERQUE



Planning Department

ALBUQUERQUE, NM 87102

03 MAR 2006

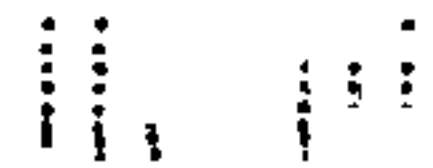
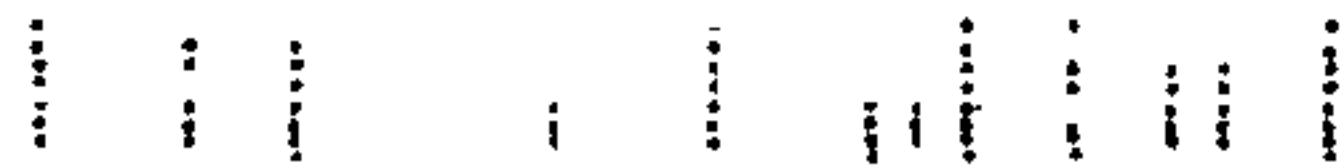


02 1A  
0004329277 MAR 03 2006  
MAILED FROM ZIP CODE 87102  
\$00.39

101806438926810638

LOWE ROBERT & MARK S JAFEE &  
8615 SIMI LN NE  
ALBUQUERQUE NM 87113

*CDP/RE*



87113+1973



DRB

P O Box 1293    Albuquerque New Mexico 87103

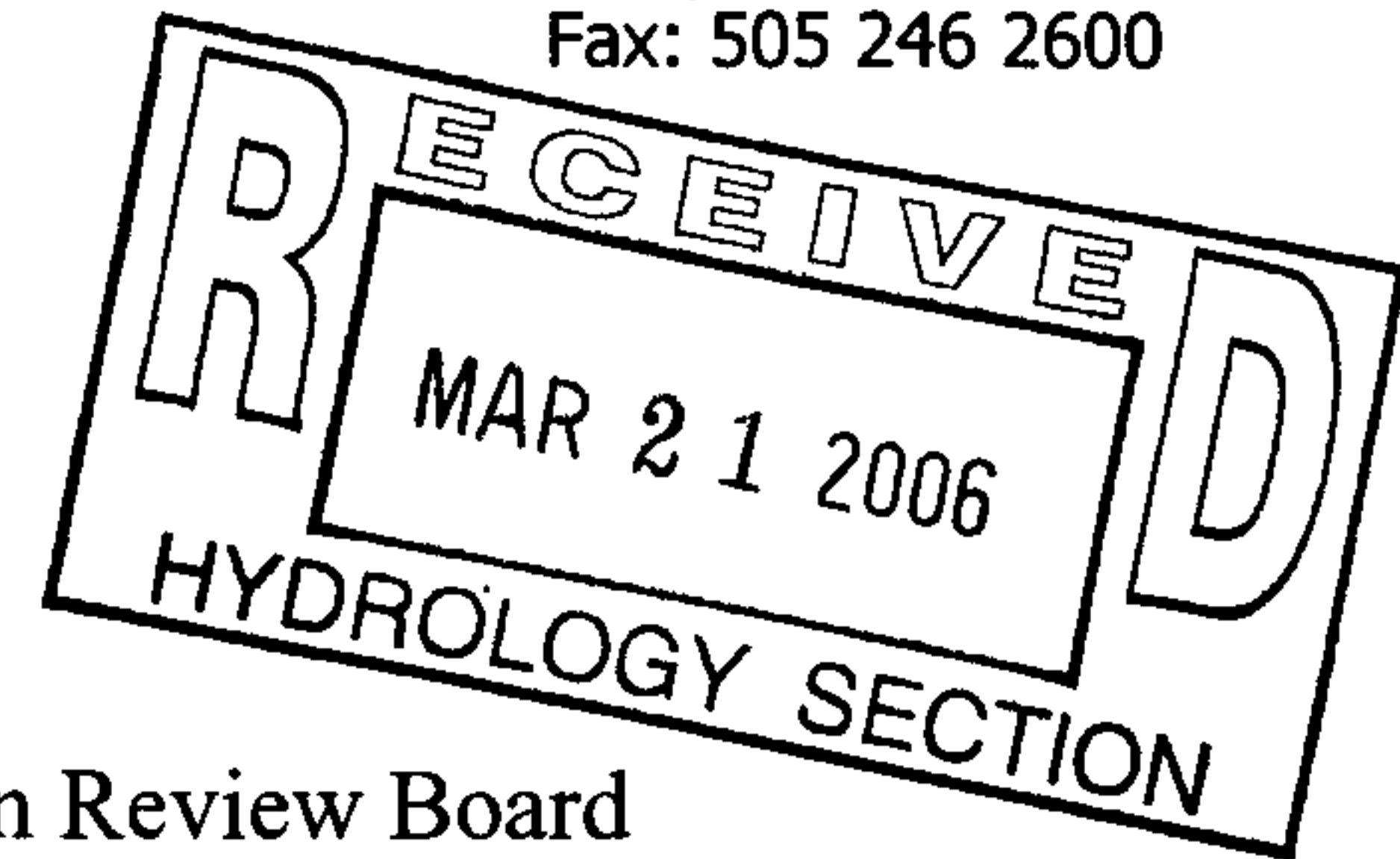
PERFORMED BY: W... ..





**Intera Incorporated**  
One Park Square  
6501 Americas Parkway NE  
Suite 820  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600


**MEMORANDUM**



DATE: March 20, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department  
Kevin Curran, Legal Department  
Blue Sky Investments

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project Number 1004717; Sonora Subdivision, Tract A, Zoned R-D, Located on Tesoro Pl. NE, between San Pedro Dr. NE and Louisiana Blvd. NE.

---

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Avenue Landfill). The developers of this site are required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form	
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation	<input type="checkbox"/> V		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> EPC Submittal
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> P		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			<input type="checkbox"/> Street Name Change (Local & Collector)
<b>STORM DRAINAGE</b>	<input type="checkbox"/> L	<input type="checkbox"/> A	<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	<input type="checkbox"/> D		<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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Blue Sky Investments PHONE: 292-3202  
 ADDRESS: 2340 Menaul Suite 200 NE FAX: 292-3904  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: SAMTS

AGENT (if any): Terrametrics of New Mexico PHONE: 881-2903  
 ADDRESS: 4175-A Montgomery Blvd NE FAX: 881-2591  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pturner100@quest.net

DESCRIPTION OF REQUEST: Vacation of Public Drainage Easement over Tract "A" of Sonora

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: \_\_\_\_\_  
 Subdiv. / Addn. Sonora  
 Current Zoning: R-D Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): C-18 No. of existing lots: 1 No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): 0.6601 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 101806 440 320 110 109 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Tasoro Place NE  
 Between: San Pedro Drive NE and Louisiana Boulevard NE

**CASE HISTORY:**

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

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

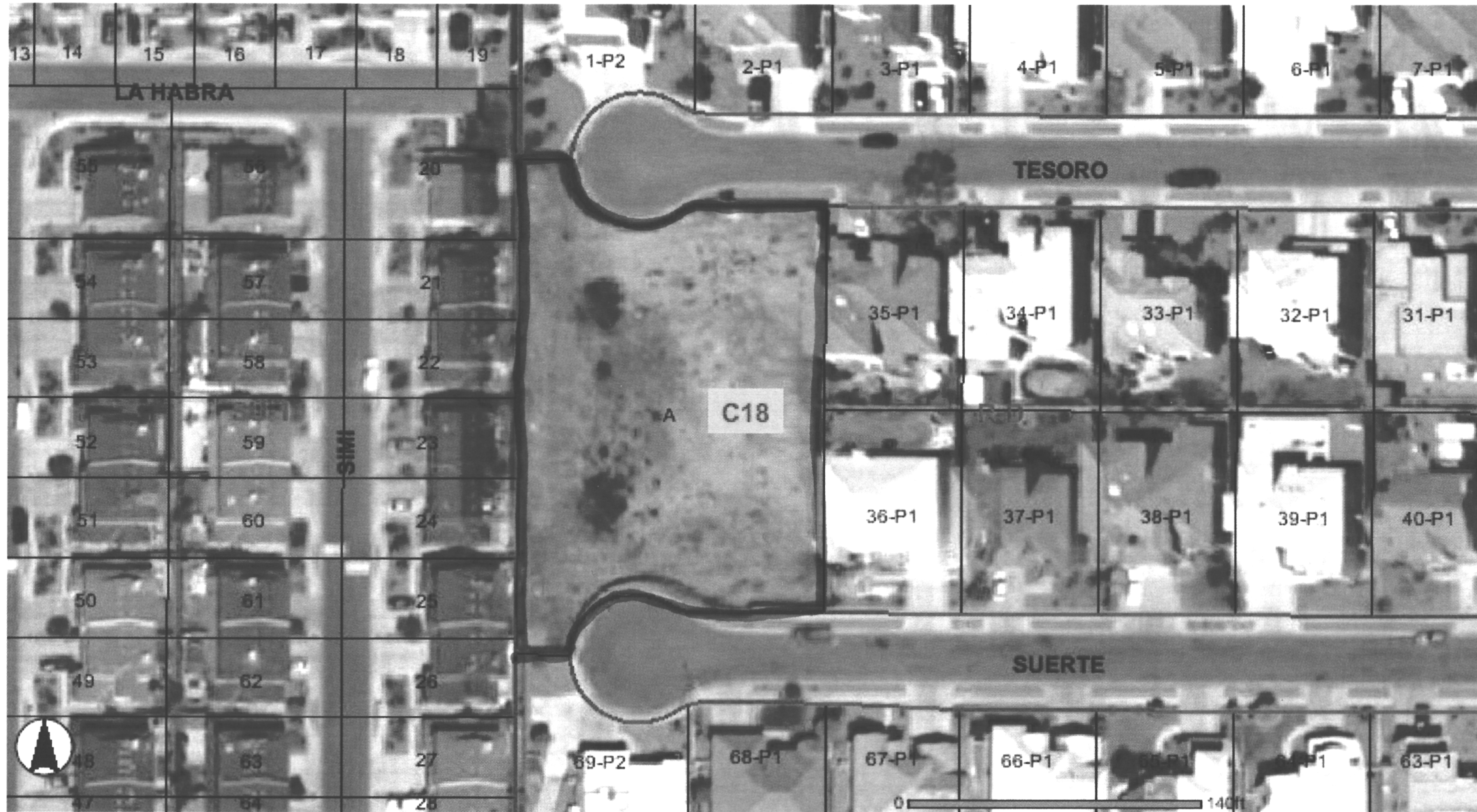
SIGNATURE Philip W. Turner DATE 02-24-2006  
 (Print) Philip W. Turner \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB 00253</u>	<u>VPE</u>	<u>V</u>	<u>\$45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADN</u>	_____	<u>\$75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>03/22/06</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate		_____	_____	<u>\$140.00</u>

Sandy Handley 02/24/06 Project # 1004717



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. (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the 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.

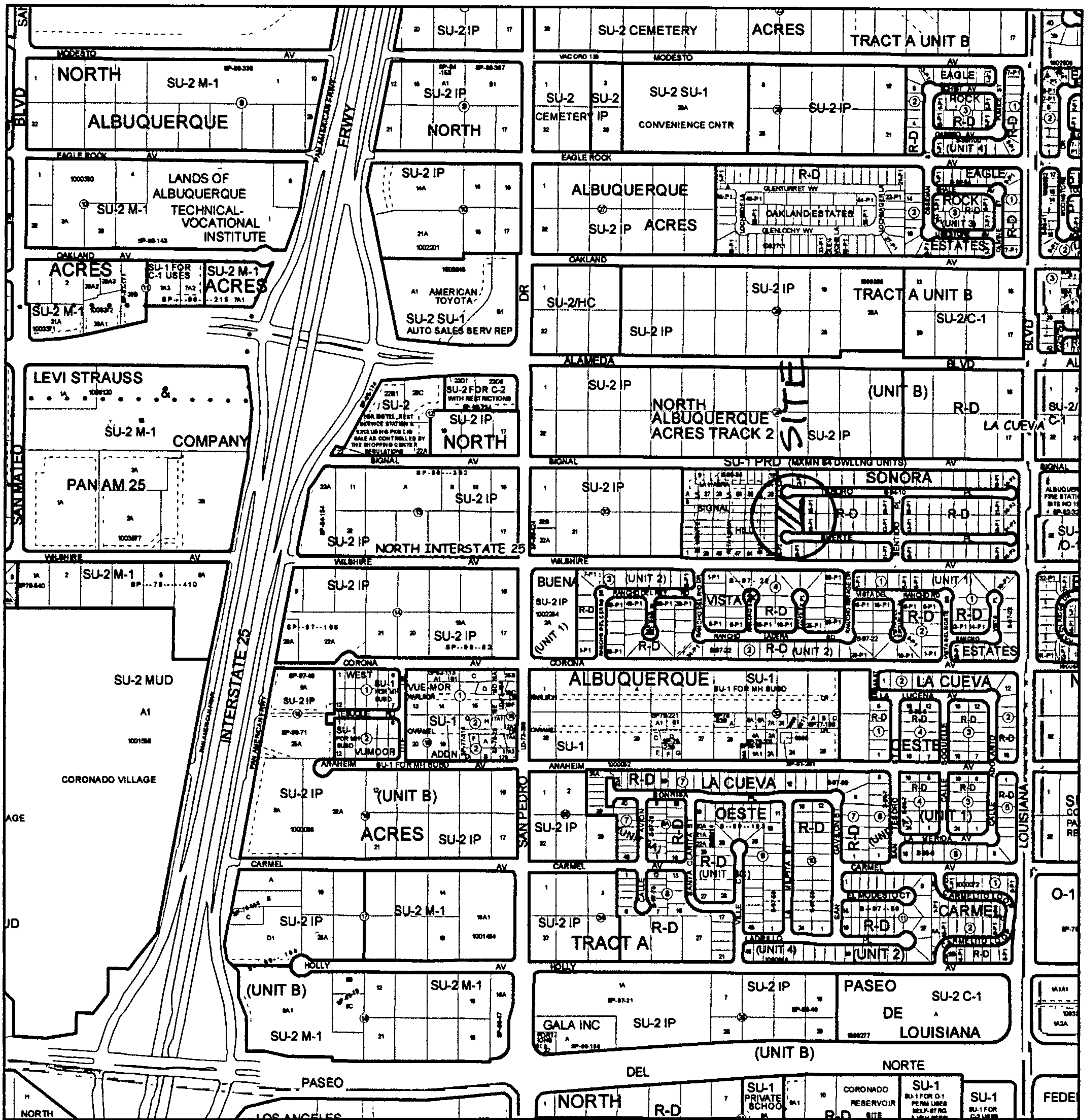
PHILIP W. TURNER  
 Applicant name (print)  
Philip W. Turner 2/24/06  
 Applicant signature / date



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

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06DRB - -00253

Sandy Handley 02/24/06  
 Planner signature / date  
**Project # 1004717**



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

Map amended through: 1/12/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-18-Z**

Selected Symbols


0 750 1,500 Feet

***Terrametrics of New Mexico***  
***Professional Land Surveying***  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

February 24, 2006

City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

Re: Vacation of Public Drainage Easement over Tract "A" of Sonora Subdivision

City of Albuquerque Planning Department:

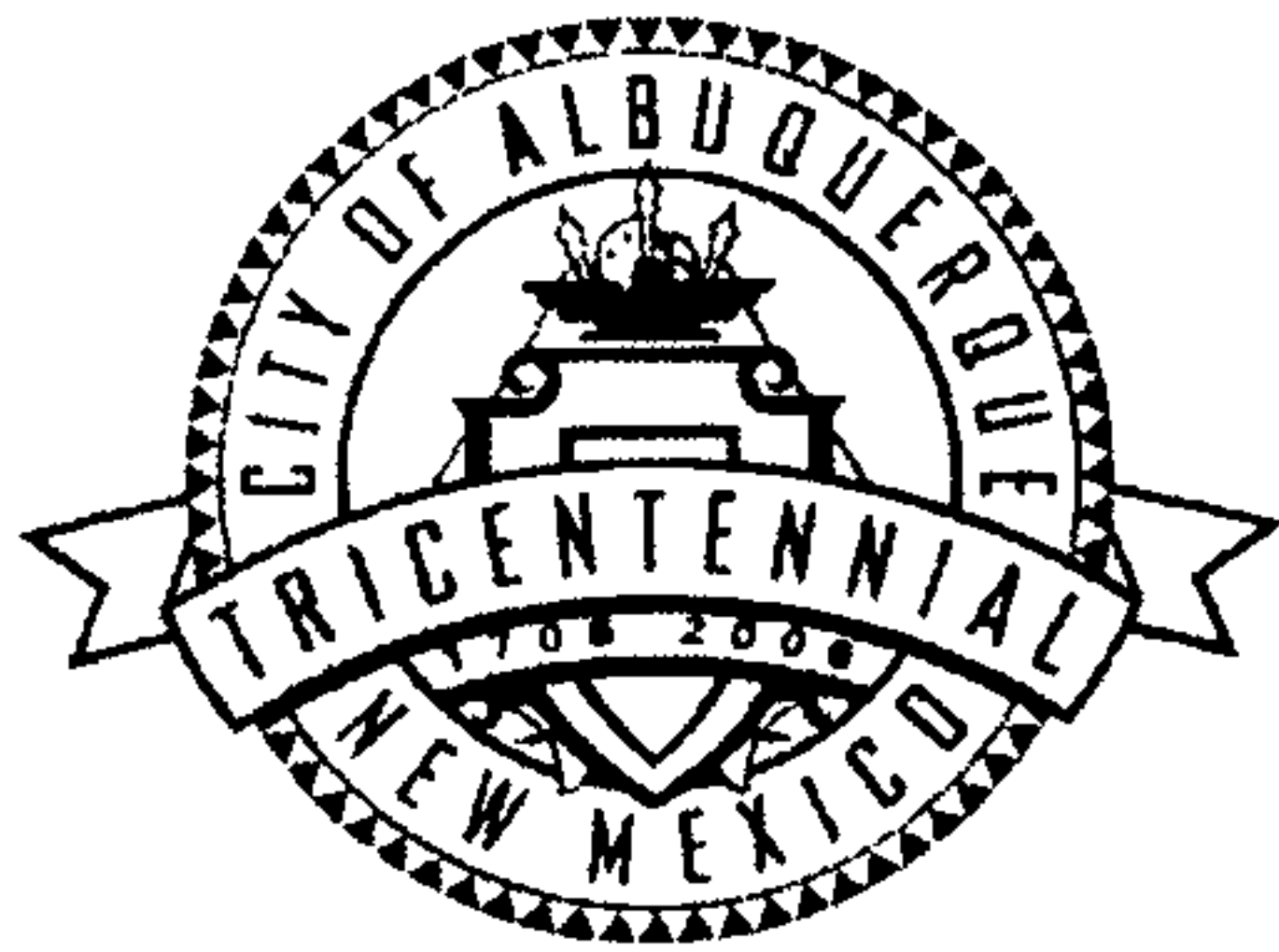
The owner of the referenced property, Adil Rizvi, dba Blue Sky Investments, desires a vacation of the public drainage easement covering the referenced property in order to develop the property into additional lots. The property is zoned R-D and is situate between Tesoro Place and Suerte Place Northeast in the Sonora Subdivision which lies between Wilshire Avenue, NE, Signal Avenue, NE, San Pedro Drive, NE and Louisiana Boulevard, NE in the North Albuquerque Acres area. The existing parcel is presently a detention/retention pond and will be filled in.

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS  
Terrametrics of New Mexico



# DEVELOPER INQUIRY SHEET

**(To be completed prior to application submittal)**

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – **(505) 924-3913** - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following:

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

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

CONTACT NAME: Phil Turner

COMPANY NAME: Tierrametrics of NM.

ADDRESS/ZIP: 4175 A Montgomery N.E. 87109

PHONE: 881-2903 FAX: 881-2591

## NEIGHBORHOOD ASSOCIATION INFORMATION

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

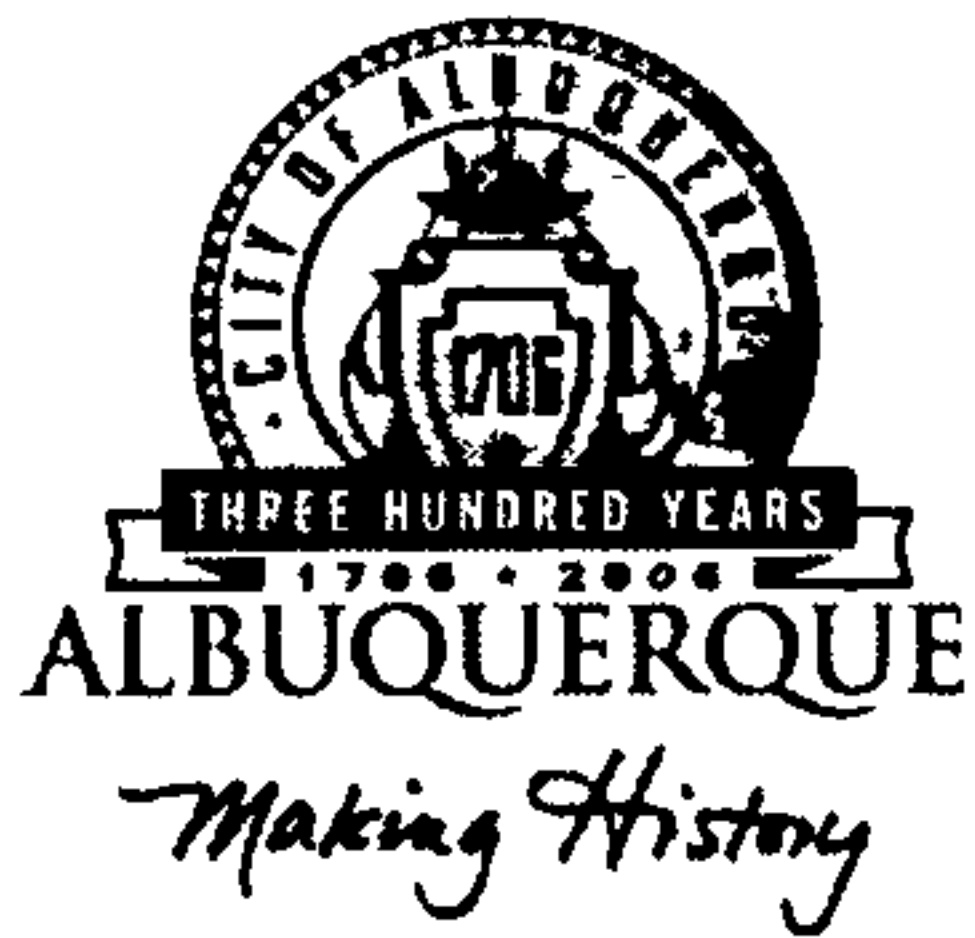
Western terminus of Tesoro Place NE + Suerte NE  
LEGAL DESCRIPTION

LOCATED ON Tract A North Albuquerque Acres  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN \_\_\_\_\_ AND \_\_\_\_\_  
STREET NAME OR OTHER IDENTIFYING LANDMARK

\_\_\_\_\_ STREET NAME OR OTHER IDENTIFYING LANDMARK

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



# City of Albuquerque

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

Date: 2-23-06

TO CONTACT NAME: Phil Turner  
COMPANY/AGENCY: Tienametrics of N.M  
ADDRESS/ZIP: 4175 A. Montgomery N.E. 87109  
PHONE/FAX #: 881-2903 881-2591

Thank you for your inquiry of 2-23-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Western termini of Tesoro Place NE & Suerte NE  
Tract A North Albuquerque Acres.  
zone map page(s) C-18.

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

West La Cueva  
Neighborhood Association  
Contacts: Patrick Driscoll  
6812 La Merida NE 87113  
934-4840  
Steven Driscoll  
8408 Calle Soquella NE 87113  
828-0888

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,  
  
OFFICE OF NEIGHBORHOOD COORDINATION

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



**Additional Neighborhood Association Information**

---

Neighborhood Association

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

---

---

---

---

---

---

---

---

---

Neighborhood Association

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

---

---

---

---

---

---

---

---

---

Neighborhood Association

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

---

---

---

---

---

---

---

---

---

Neighborhood Association

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

---

---

---

---

---

---

---

---

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

---

Neighborhood Association

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

---

---

---

---

---

---

---

---

---

Neighborhood Association

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

---

---

---

---

---

---

---

---

---

Neighborhood Association

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

---

---

---

---

---

---

---

---

---

Neighborhood Association

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

---

---

---

---

---

---

---

---

**Terrametrics of New Mexico**  
**Professional Land Surveying**  
**P.O. Box 30192**  
**Albuquerque, New Mexico 87190-0192**  
**505 881-2903; FAX 505 881-2591; Mobile 505 379-4301**

**February 24, 2006**

**Patrick Driscoll**  
**West La Cueva Neighborhood Association**  
**6812 La Merida NE**  
**Albuquerque, NM 87113**

**Re: Vacation of Public Drainage Easement over Tract "A" of Sonora Subdivision**

**Mr. Driscoll:**

**The owner of the referenced property, Adil Rizvi, desires a vacation of the public drainage easement covering the referenced property in order to develop the property into additional lots. The property is zoned R-D and is situate between Tesoro Place and Suerte Place Northeast in the Sonora Subdivision which lies between Wilshire Avenue, NE, Signal Avenue, NE, San Pedro Drive, NE and Louisiana Boulevard, NE in the North Albuquerque Acres area. The existing parcel is presently a detention/retention pond and will be filled in.**

**Thank you for your consideration of this matter.**

**Sincerely,**

**Philip W. Turner, PS**  
**Terrametrics of New Mexico**

***Terrametrics of New Mexico***  
***Professional Land Surveying***  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

February 24, 2006

Steven Driscoll  
West La Cueva Neighborhood Association  
8408 Calle Soquelle NE  
Albuquerque, NM 87113

Re: Vacation of Public Drainage Easement over Tract "A" of Sonora Subdivision

Mr. Driscoll:

The owner of the referenced property, Adil Rizvi, desires a vacation of the public drainage easement covering the referenced property in order to develop the property into additional lots. The property is zoned R-D and is situated between Tesoro Place and Suerte Place Northeast in the Sonora Subdivision which lies between Wilshire Avenue, NE, Signal Avenue, NE, San Pedro Drive, NE and Louisiana Boulevard, NE in the North Albuquerque Acres area. The existing parcel is presently a detention/retention pond and will be filled in.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS  
Terrametrics of New Mexico

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 2/23 Time Entered: 3:15 ONC Rep. Initials: OW

7005 3110 0004 2260 1886

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

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

**OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0107
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.64</b>	

UNIT ID: 0107  
 NORTH VALLEY FINANCE UNIT  
 FEB 24 2006  
 Clerk: KVZMS  
 ALBUQUERQUE, NM 87113

Sent To Steven Driscoll  
 Street, Apt. No.;  
 or PO Box No. 8408 Calle Soquelita NE  
 City, State, ZIP+4  
Albuquerque, NM 87113

PS Form 3800, June 2002

See Reverse for Instructions

7005 3110 0004 2260 1886

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

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

**OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0107
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 4.64</b>	

UNIT ID: 0107  
 NORTH VALLEY FINANCE UNIT  
 FEB 24 2006  
 Clerk: KVZMS  
 ALBUQUERQUE, NM 87113

Sent To Patrick Driscoll  
 Street, Apt. No.;  
 or PO Box No. 6812 LaMerida NE  
 City, State, ZIP+4  
Albuquerque, NM 87113

PS Form 3800, June 2002

See Reverse for Instructions

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

**PAID RECEIPT**

APPLICANT NAME BLUE SKY INVESTMENTS  
 AGENT TERRAMETRICS OF NEW MEXICO  
 ADDRESS 4175-A MONTGOMERY BOYD NE  
 PROJECT & APP # 1004717/06DRB00253  
 PROJECT NAME SONORA SUBDIVISION

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 45.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.00 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
     ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
     ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
     ( ) Traffic Impact Study  
 \$ 140.00 TOTAL AMOUNT DUE

City Of Albuquerque

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

2/24/2006 11:44AM LOC: ANNX  
 RECEIPT# 00057956 WS# 007 TRANS# 001  
 Account 441018 Fund 0110  
 Activity 4971000 TRSKAL  
 Trans Amt \$140.00  
 J24 Misc \$75.00  
 VI \$140.00  
 CHANGE \$0.00

Thank You

City Of Albuquerque  
 Treasury Division

City Of Albuquerque  
 Treasury Division

2/24/2006 11:44AM LOC: ANNX  
 RECEIPT# 00057955 WS# 007 TRANS# 0011  
 Account 441006 Fund 0110  
 AL Counterreceipt.doc, 6/21/04 TRSKAL  
 Trans Amt \$140.00  
 J24 Misc

\$45.00  
 Thank You

2/24/2006 11:43AM LOC: ANNX  
 RECEIPT# 00057954 WS# 007 TRANS# 0011  
 Account 441032 Fund 0110  
 Activity 3424000 TRSKAL  
 Trans Amt \$140.00  
 J24 Misc

\$20.00  
 Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from MAR 7, 06 To MAR 22, 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.

Philip W. Jansen 2/24/06  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 02/24/06 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004717

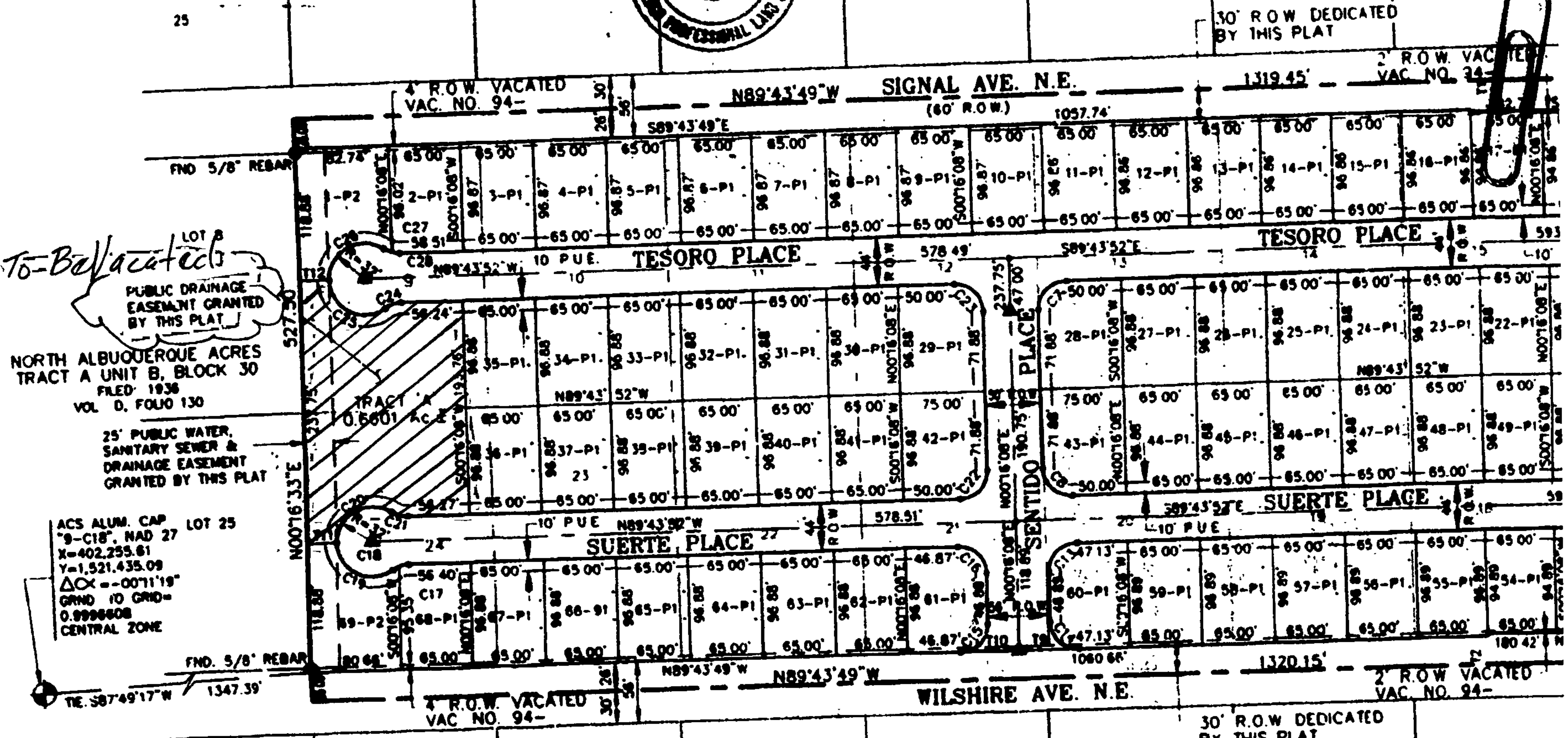
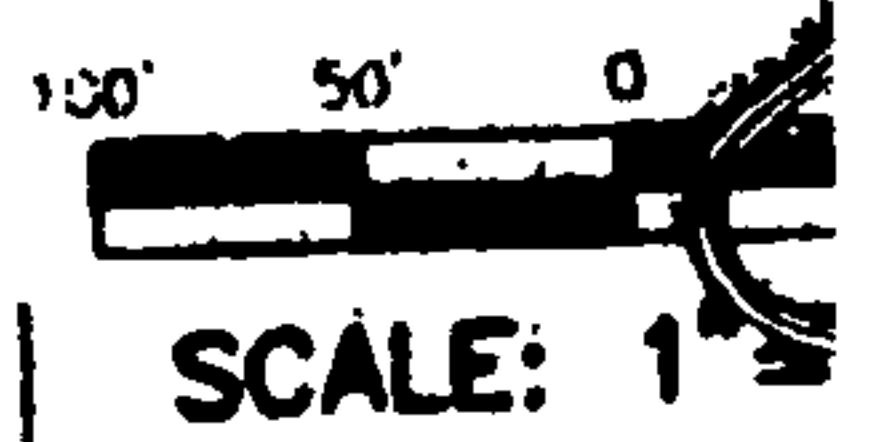
I, David C. Clausen, New Mexico Registered Land Surveyor No. 6547, do hereby certify the the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

4-11-95

*David C. Clausen*  
 David C. Clausen N.M.L.S. # 6547



NORTH ALBUQUERQUE ACRES  
 TRACT A UNIT B  
 BLOCK 29



To-Bellacated  
 PUBLIC DRAINAGE  
 EASEMENT GRANTED  
 BY THIS PLAT

NORTH ALBUQUERQUE ACRES  
 TRACT A UNIT B, BLOCK 30  
 FILED: 1936  
 VOL D, FOLIO 130

25' PUBLIC WATER,  
 SANITARY SEWER &  
 DRAINAGE EASEMENT  
 GRANTED BY THIS PLAT

ACS ALUM. CAP LOT 25  
 '9-C18', NAD 27  
 X=402,255.61  
 Y=1,521,435.09  
 Δα = -00°11'19"  
 GRND ID GRID=  
 0.9998608  
 CENTRAL ZONE

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.09'	7.96'	42.40'	S44°45'54"E	85°45'46"
C2	30.00'	47.16'	30.04'	42.45'	S45°14'04"W	90°04'14"
C3	25.00'	15.03'	7.75'	14.81'	S73°02'27"W	34°27'21"
C4	32.00'	69.51'	60.77'	56.63'	N61°57'33"W	124°27'21"
C5	32.00'	69.51'	60.77'	56.63'	N62°29'48"E	124°27'21"
C6	25.00'	15.03'	7.75'	14.81'	S72°30'12"E	34°27'21"
C7	25.00'	39.27'	25.00'	35.36'	N45°16'08"E	90°00'00"
C8	25.00'	39.27'	25.00'	35.36'	N44°43'52"W	90°00'00"
C9	25.00'	15.03'	7.75'	14.81'	S73°02'27"W	34°27'21"
C10	32.00'	69.51'	60.77'	56.63'	N61°57'33"W	124°27'21"
C11	32.00'	69.51'	60.77'	56.63'	N62°29'48"E	124°27'21"
C12	25.00'	15.03'	7.75'	14.81'	S72°30'12"E	34°27'21"
C13	25.00'	39.27'	25.00'	35.36'	N45°16'08"E	90°00'00"
C14	25.00'	39.27'	25.00'	35.36'	N44°43'51"W	89°59'57"
C15	25.00'	15.03'	7.75'	14.81'	S73°02'27"W	34°27'21"

VACATION  
 EXHIBIT B

TANGENT DATA

LINE	DIRECTION	DISTANCE
T1	S00°16'08"W	2.00'
T2	S00°16'08"W	2.00'
T3	N62°43'52"W	8.64'
T4	N69°41'12"W	10.00'
T5	N69°43'52"W	5.91'
T6	N69°43'52"W	6.19'
T7	N69°43'52"W	10.00'
T8	S69°43'52"E	6.08'
T9	N69°43'52"W	8.64'

LEGEND