

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

2. **Project# 1004360**  
10DRB-70159 EXT OF SIA FOR TEMP  
DEFER SDWK CONST  
RIO GRANDE ENGINEERING agent(s) for ALFELD, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-18, **VENTANA DEL BOSQUE**, zoned RA2, located on MOUNTAIN RD NW BETWEEN GABALDON NW AND RIO GRANDE NW containing approximately 3 acre(s). (J-12) **A TWO YEAR EXTENSION FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
3. **Project# 1007074**  
10DRB-70157 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
ROSS HOWARD SURVEYING COMPANY agent(s) for YVONNE BENCOMO request(s) the above action(s) for all or a portion of Tract(s) 99,109,100,101&103, **(to be known as LOTS 1, 2 & 3 LANDS OF EMILY Y BENCOMO & LOTS A AND B LANDS OF GRIEGO)**, zoned RA-2, located on RIO GRANDE NW BETWEEN PEDONCELLI RD NW AND CIMINO RD NW containing approximately .074 acre(s). (F-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COMMENTS AND TO PLANNING FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**
4. **Project# 1002819**  
10DRB-70090 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
GPS LLC agent(s) for 98TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) E-5-A, **ALBUQUERQUE SOUTH Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND AMAFCA AMOLE CHANNEL containing approximately 3.8954 acre(s). (M-9) [Deferred from 3/24/10, 4/7/10, 4/14/10, 4/21/10, 5/12/10] **DEFERRED TO 6/23/10 AT THE AGENT'S REQUEST.**

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

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

5. **~~Project#-1005586~~**  
10DRB-70158 SKETCH PLAT REVIEW  
AND COMMENT  
ADIL RIZVI agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 23, 24 & PORTIONS OF 9 & 10, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-2 O1, located on PALOMAS AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 2 acre(s). (D-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
6. **Project# 1008364**  
10DRB-70154 SKETCH PLAT REVIEW  
AND COMMENT  
CHRIS DRHLER agent(s) for ELLES WILLIAMS request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **STONEGATE VILLAGE**, zoned SU-1, located on OSO GRANDE CT NE BETWEEN OSUNA RD NE AND MONTGOMERY NE containing approximately 0.36 acre(s). (F-21) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 9, 2010  
DRB Comments**

**ITEM # 5**

**PROJECT # 1005586**

**APPLICATION # 10-70158**

**RE: Lots 23 & 24, Block 21, Tract A Unit A, North  
Albuquerque Acres**

The application notes that the site is zoned SU-2/ O-1, and that a site development plan will be required and must be approved by the EPC. The plat must conform to the approved site plan.

The Planning Department would support a new case number for this project.



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Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

HEARINGS DATE 6-9-10(SK)  
(KS)01-6-9

**5586**

## DXF Electronic Approval Form

DRB Project Case #: 1005586

Subdivision Name: NORTH ALBUQUERQUE ACRES TRACT A UNIT A BLOCK 21 LOT 18A

Surveyor: WILL PLOTNER JR

Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 6/11/2008      Hard Copy Received: 6/11/2008

Coordinate System: Ground rotated to NMSP Grid

  
\_\_\_\_\_  
Approved

6.11.2008  
\_\_\_\_\_  
Date

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

**AGIS Use Only**  
Copied fc **5586**      to agiscov on **6/11/2008**      Contact person notified on **6/11/2008**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 11, 2007  
DRB Comments**

**Item # 22**

**Project # 1005586**

**Application # 07-70108**

**RE: Lot 1, 23-27 & Portions of 6-17, Tract A, Block 21 N.A.A. Unit  
A/p&f**

The property is in the La Cueva Sector Development Plan.

A Site Plan is required through E.P.C. per the zoning designation of  
SU-2/O-1 in the La Cueva Sector Plan.

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3858    agarcia@cabq.gov

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005586**

**AGENDA ITEM NO: 22**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED *Indef* X; 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    505-924-3986

**DATE:** JULY 11, 2007

0

**5586**

### DXF Electronic Approval Form

DRB Project Case #: 1005586

Subdivision Name: NORTH ALBUQUERQUE ALCRES UNIT A TRACT A BLOCK 21  
LOTS 18A & 23A

Surveyor: WILL PLOTNER JR

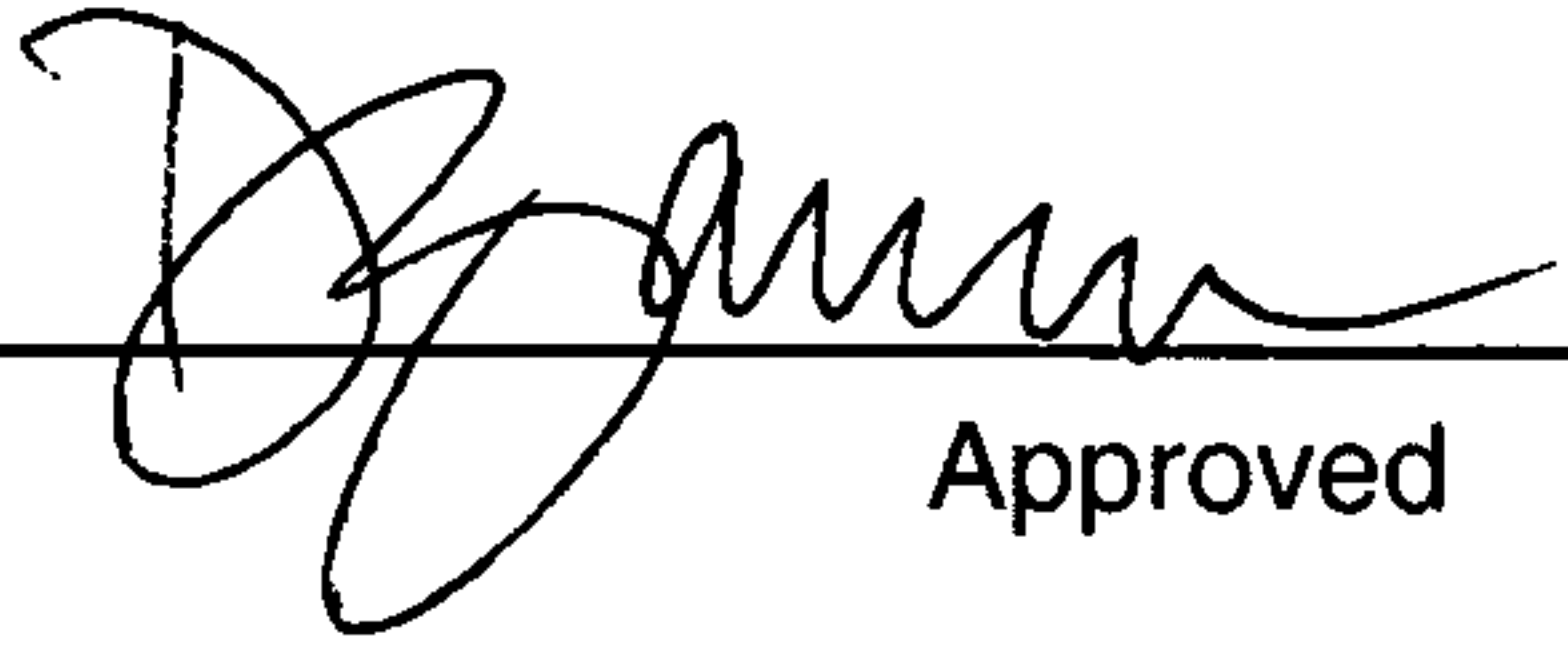
Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 7/3/2007

Hard Copy Received: 7/3/2007

Coordinate System: NMSP Grid (NAD 27)

  
Approved

7-3-2007  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):  
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**AGIS Use Only**  
Copied fc **5586** to agiscov on **7/3/2007** Contact person notified on **7/3/2007**

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005586**

**AGENDA ITEM NO: 17**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

*discussed*

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED X; 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 23, 2007

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2. **Project# 1006539**  
07DRB-70047 BULK LAND  
VARIANCE  
07DRB-70043 VACATION OF PUBLIC  
EASEMENT  
07DRB-70045 VACATION OF PUBLIC  
RIGHT-OF-WAY  
07DRB-70048 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL  
07DRB-70046 VACATION OF  
PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**

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

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 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 & 07/11/07*] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

4. **Project# 1000976**  
07DRB-70042 MAJOR -  
PRELIMINARY PLAT APPROVAL  
07DRB-70044 MINOR - TEMP DEFR  
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

07DRB-70107 MINOR - SDP FOR  
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

5. **Project# 1005334**  
07DRB-70062 VACATION OF PUBLIC  
RIGHT-OF-WAY  
07DRB-70063 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6. **Project# 1006549**  
07DRB-70061 VACATION OF PUBLIC  
EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [*Deferred from 5/30/07 & 6/6/07*] (D-12) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

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

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

8. **Project# 1004246**  
07DRB-70090 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 07DRB-70093 MINOR - SDP FOR  
SUBDIVISION
- TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
9. **Project# 1004871**  
07DRB-70105 MINOR - SDP FOR  
BUILDING PERMIT
- THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. **Project# 1002329**  
07DRB-70099 MINOR - SDP FOR  
BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST  
STEPHEN'S UNITED METHODIST CHURCH  
request(s) the above action(s) for all or a portion of  
Tract(s) SS-1, **ST. STEPHENS UNITED  
METHODIST CHURCH**, zoned SU-1 FOR CHURCH  
AND RELATED USES, located on JUAN TABO NE  
BETWEEN MONTGOMERY NE AND MANITOBA  
NE containing approximately 4.5 acre(s). (F-21) **THE  
SITE PLAN FOR BUILDING PERMIT WAS  
APPROVED WITH FINAL SIGN OFF DELEGATED  
TO PLANNING FOR 3 COPIES.**

10 **Project# 1005354**  
A. 07DRB-70078 EPC APPROVED SDP  
FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL  
VILLAGE LLC request(s) the above action(s) for all or  
a portion of Lot(s) B-2-A, **DUKE CITY LUMBER  
ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**,  
zoned S-2/S-1 FOR PRD & MICROBREWERY,  
located on BELLAMAH NW BETWEEN ASPEN NW  
AND 19<sup>TH</sup> ST NW containing approximately 9.97  
acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti,  
EPC Case Planner]** (J-13) **THE SITE PLAN FOR  
BUILDING PERMIT WAS APPROVED WITH FINAL  
SIGN OFF DELEGATED TO PLANNING FOR  
CAROL TOFFALETI, EPC CASE PLANNER'S  
INITIALS AND 3 COPIES.**

07DRB-70071 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL  
COMMUNITY LAND TRUST request(s) the above  
action(s) for all or a portion of Lot(s) B-2-A, **DUKE  
CITY LUMBER ADDITION** (to be known as  
**SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD &  
MICROBREWERY, located on BELLAMAH AVE NW  
BETWEEN ASPEN NW AND 19<sup>TH</sup> ST NW containing  
approximately 7.4628 acre(s). [REF: 07DRB-00499,  
00500] *[Indef deferred from 06/27/07]* (J-13) **THE  
PRELIMINARY PLAT WAS APPROVED. THE  
FINAL PLAT WAS INDEFINITELY DEFERRED FOR  
THE SIA.**

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

11. **Project #1003828**  
07DRB-00717 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12<sup>TH</sup> ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07 & 7/11/07 ]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**
- 07DRB-70094 SIDEWALK VARIANCE  
07DRB-70095 SIDEWALK WAIVER
- WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE**, zoned R-1, located on 12<sup>TH</sup> ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**
12. **Project# 1005251**  
07DRB-70091 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION**, zoned M-2, located on 1<sup>ST</sup> ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. ~~Project# 1005219~~  
07DRB-70086 VACATION OF  
PRIVATE EASEMENT  
07DRB-70087 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION**, zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**  
07DRB-70092 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH**, zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**  
07DRB-70089 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**



16. **Project# 1005197**  
07DRB-70096 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO**, zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] *[Defer from 7/11/07]* (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**  
07DRB-70106 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA**, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). *[Defer from 7/11/07]* (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**  
07DRB-70104 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE**, zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project# 1000195**  
07DRB-70103 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**

20. **Project# 1004361**  
07DRB-70097 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES**, zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

21. **Project# 1004715**  
07DRB-70098 EXT OF MAJOR  
PRELIMINARY PLAT

MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2**, zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**

~~22. **Project# 1005586**~~  
07DRB-70108 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately ~~7.7621~~ acre(s). ~~[Defer from 7/11/07 ] (D:19)~~ **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**  
07DRB-00303 Minor- Final Plat  
Approval
- FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] *[Deferred from 3/21/07 & Indef def 03/28/07]* (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
24. **Project # 1003794**  
07DRB-00183 Minor- Final Plat  
Approval
- PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98<sup>th</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07]* (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**
25. **Project# 1005141**  
07DRB-70037 MINOR - FINAL PLAT  
APPROVAL
- ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS**, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). *[Indef def 06/13/07]* (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**  
07DRB-70073 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**
27. **Project # 1005363**  
07DRB-00346 Minor- Final Plat  
Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**
28. **Project # 1004932**  
06DRB-01654 Minor-Prelim&Final Plat  
Approval
- PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION**), zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11- FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**  
07DRB-00032 Minor- Final Plat  
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07 ] (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

30. **Project# 1001317**  
07DRB-70088 SKETCH PLAT  
REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO**, zoned RA-2, located on TRELIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.





## IMPACT FEES

Development Review Board 5/23/07

Project Number: 1005586

Agenda Item number: 17

Site: North Albuquerque Acres Tract A Unit A

Lot/s: portions of lots 6-17 and 23-27

Zoned: SU-2 O-1

At this time of sketch plat review impact fees are not required. However, Impact Fees will be required at the time a permit is issued for each new office building built on each lot. Impact fees will be assessed according to the heated square feet and impervious acreage.

1. Roadway Facilities for the Far NE: \$4412.00/1000sf
2. Public Safety Facilities Eastside: \$100.00/1000sf
3. Drainage facilities for the Far NE: \$10,208.00 per impervious acreage.

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

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

## PLANNING TRACKING LOG

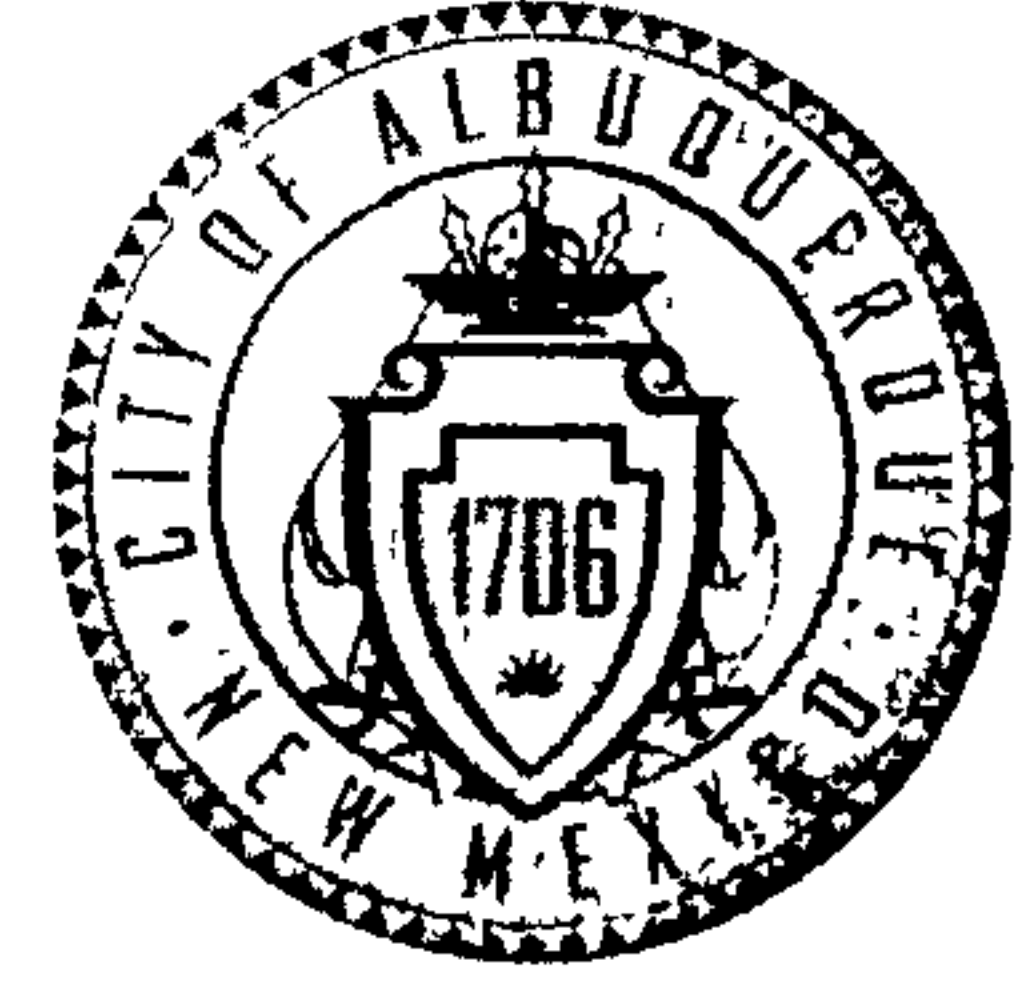
Date	Project Name & #	Action Request	Action Taken
05/23/07	NO. ALBUQ. ACRES, UNIT A	SKETCH	Comments were given



# CITY OF ALBUQUERQUE

# 1005586

Code Enforcement Division  
600 2<sup>nd</sup> Street NW, Suite 720  
Albuquerque, New Mexico 87102  
(505) 924-3850 fax (505) 924-3847



Richard J. Berry, Mayor

May 28, 2010

Adil Rizvi  
ALM LLC.  
7515 Treviso NE  
Albuquerque, New Mexico 87113

Re: Lots 23-27 & A-E, Block 21, North Albuquerque Acres Addition - The property.

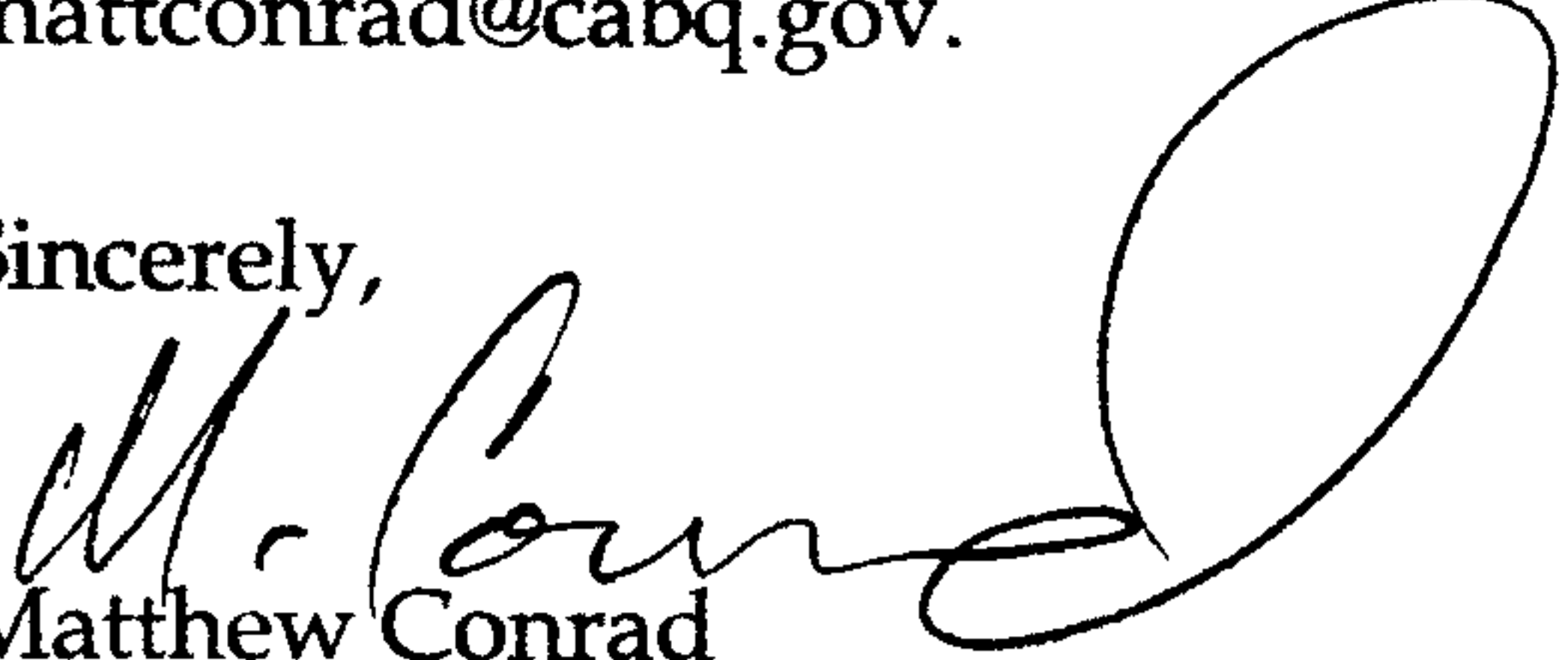
Dear Mr. Rizvi:

This letter will verify that according to the map on file in this office on this date the referenced property, legally described as Lots 23-27 & Lots A-E, Block 21, North Albuquerque Acres, Tract A, Unit A Addition, Albuquerque, Bernalillo County, New Mexico is zoned SU-2 O-1, Special Use Office, per the La Cueva Sector Development Plan.

The proposed use, Nursing or Rest Home, is a permissive use in this zone.

If you have questions, please contact me at (505) 924-3454, or by e-mail [mattconrad@cabq.gov](mailto:mattconrad@cabq.gov).

Sincerely,

  
Matthew Conrad  
Code Enforcement Manager

PO Box 1293

Albuquerque

NM 87103

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

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

\_\_\_ Storm Drainage Cost Allocation Plan

Supplemental form

**S Z ZONING & PLANNING**

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

**D 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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: ADIL RIZVI PHONE: 315-6484  
 ADDRESS: 7515 TREVISO NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE Nm ZIP 87113 E-MAIL: adil1424@yahoo.com  
 Proprietary interest in site: Part owners List all owners: ALM LLC

DESCRIPTION OF REQUEST: Request to Replat 4 parcels into one (1).  
- Sketch Plat Review

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

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

Lot/Tract No. 23, 24, Portions of 9 and 10 Block: 21 Unit: A, TRA  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: S42-01 Proposed zoning: S42-01 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): D-19 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits? X Yes Within 1000FT of a landfill? No  
 No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): 2.0 Ac  
 LOCATION OF PROPERTY BY STREETS: On or Near: Palomas Ave NE  
 Between: Wyoming and Barstow

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

SIGNATURE Adil Rizvi DATE June 1, 2010  
 (Print) ADIL RIZVI Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB 70158</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				<u>\$ 0</u>

Hearing date 06/09/10  
Sandy Handley 06/10/10 Planner signature / date  
 Project # 1005586

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Your attendance is required.**

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

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)**

**Your attendance is required.**

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

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)**

**Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)**

**Your attendance is required.**

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

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

**Amended preliminary plat approval expires after one year**

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

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

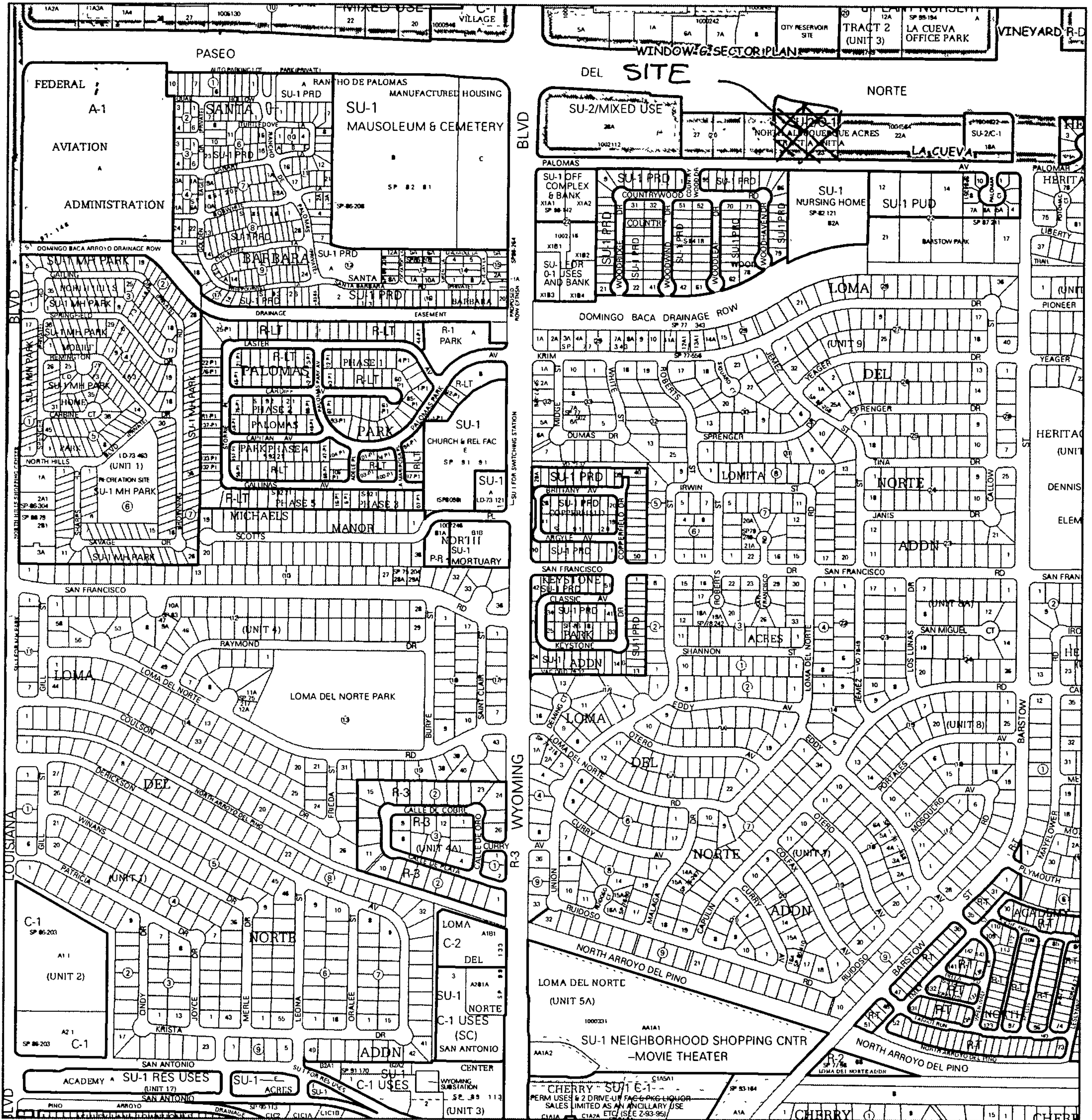


Form revised **October 2007**

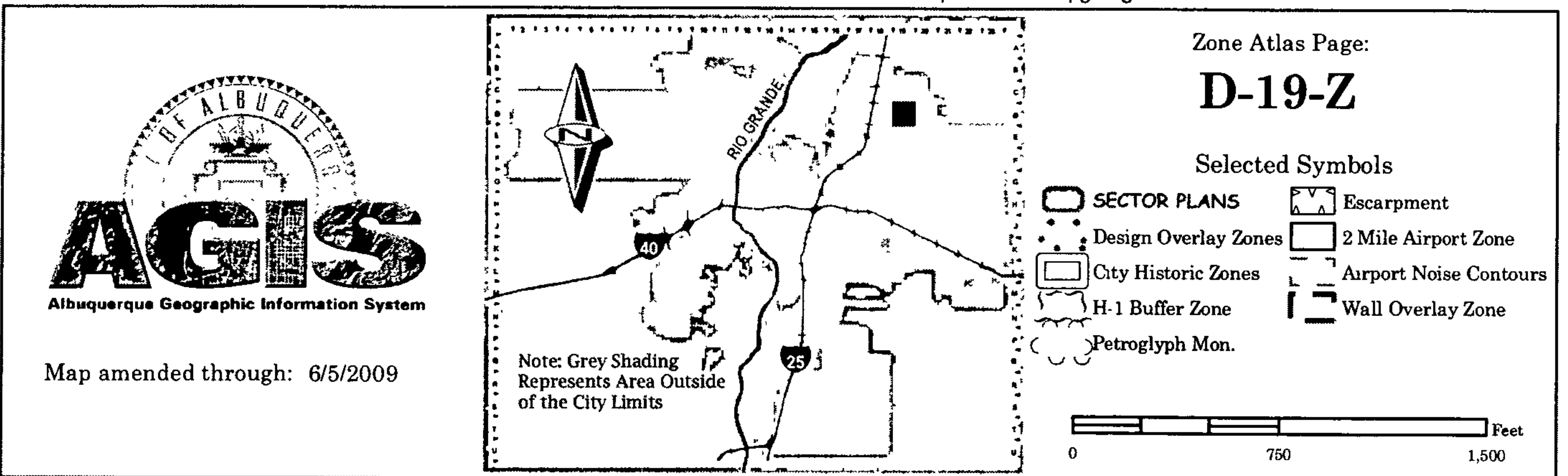
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 10 DRB - \_\_\_\_\_ - 70158  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 06/01/10  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1005586



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



Mr Jack Cloud  
DRB Chairman  
City of Albuquerque  
P.O.Box 1293  
Albuquerque, New Mexico 87102

06-01-2010

REQUEST TO RE PLAT LOTS 23 , 24 AND PORTIONS OF LOTS 9 ( D ) AND  
10 ( E ) , BLOCK 21 , TRACTS A , UNIT A . NORTH ALBUQUERQUE ACRES.

Dear Mr. Cloud:

On behalf of ALM LLC, I am requesting a re plat of the above mentioned lots into one parcel.

The lots are located on the South East Quadrant of Paseo Del Norte and Wyoming NE. The property is zoned SU2 – O1 and lies within the La Cueva Sector Development Plan.

Recently, we have received a purchase offer from a developer who wants to build a nursing home on the subject property. One of the requirements for the purchase is that the lots be re platted into one single parcel.

The purchaser has agreed to provide financial guarantee, if required by the Design Review Board, for the improvements on Palomas and Paseo Del Norte (which would be limited to side walk improvements).

The Purchaser has confirmed with Mr. Matthew Conrad, Zoning and Enforcement Department, the use of nursing home as permissible under the La Cueva Sector Development Plan. However, since the property is zoned SU2 – O1, a site development plan will be required and approved by EPC.

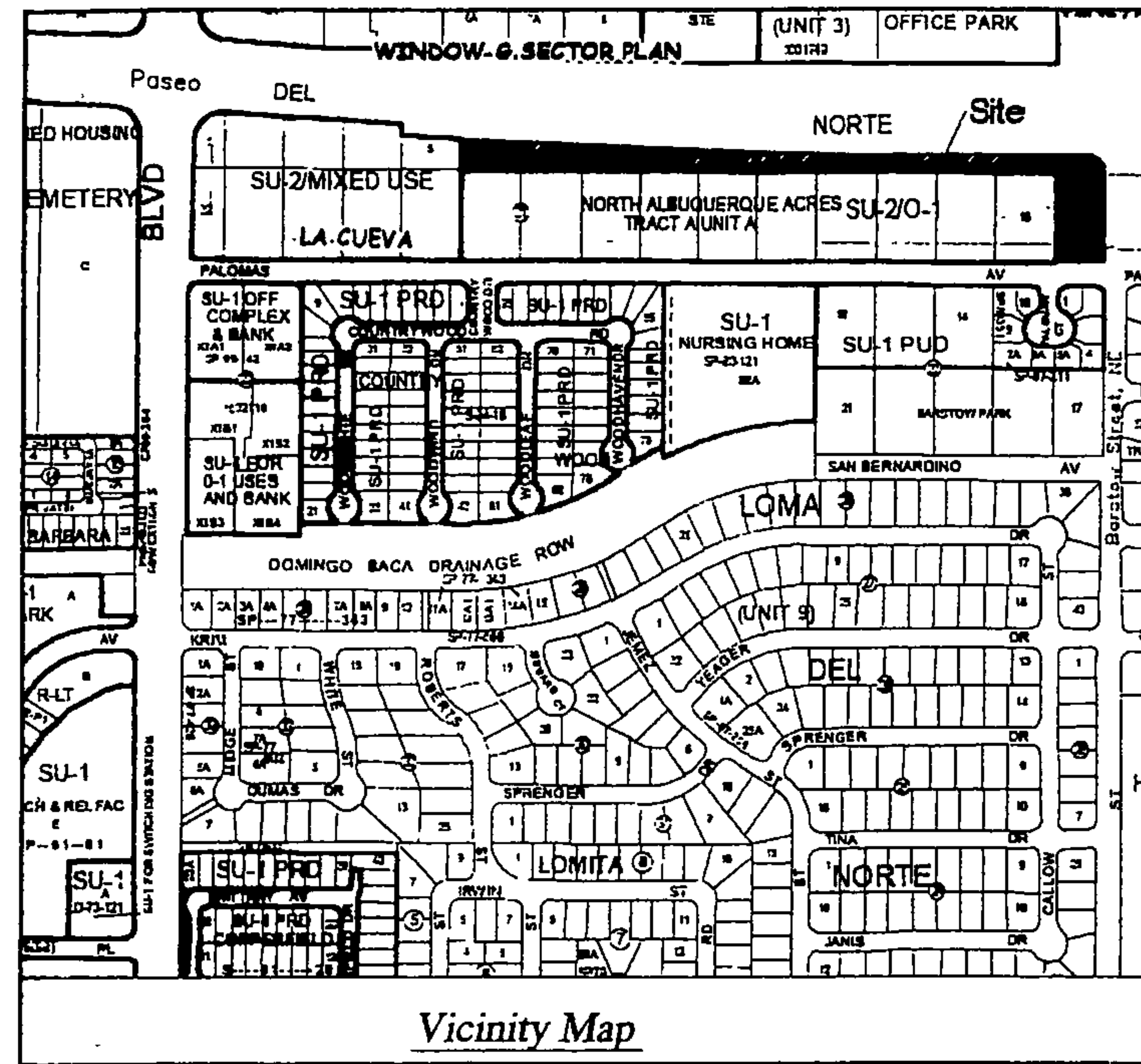
If you have any questions please call me at 315-6484.

Sincerely,



Adil Rizvi  
ALM LLC  
7515 Treviso Court NE  
Albuquerque  
NM 87113

for  
 Portions of  
 Lots 6-19, Block 21  
 North Albuquerque Acres  
 Tracts A, Unit A  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2006



**Legal E-1**

A CERTAIN TRACT OF LAND COMPRISING PORTIONS OF LOTS SIX(6), SEVEN(7), EIGHT(8), NINE(9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN(13), FOURTEEN (14), AND FIFTEEN (15), BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 1937, IN BOOK D, PAGE 129, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF SAID LOT SIX (6), WHENCE A TIE TO ACS MONUMENT "HEAVEN" BEARS N 81°12'20" W, A DISTANCE OF 1347.71 FEET;

THENCE, N 00°22'18" E, A DISTANCE OF 59.95 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE, NE;

THENCE, COINCIDING SAID SOUTHERLY RIGHT OF WAY, THE FOLLOWING TWO COURSES:

S 87°29'46" E, A DISTANCE OF 1150.34 FEET;

S 89°37'45" E, A DISTANCE OF 501.33 FEET TO THE EASTERLY LOT LINE OF LOT 15;

THENCE, LEAVING SAID RIGHT OF WAY, S 00°20'40" W, A DISTANCE OF 16.47 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF SAID LOT 15, MARKED BY A 1/2" REBAR;

THENCE, N 89°39'07" W, A DISTANCE OF 1650.88 FEET TO THE POINT OF BEGINNING, CONTAINING 1.2018 ACRES (52,350 SQ. FT.) MORE OR LESS.

**Legal E-2**

A CERTAIN TRACT OF LAND COMPRISING PORTIONS OF LOTS SIXTEEN (16), AND SEVENTEEN (17), BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 1937, IN BOOK D, PAGE 129, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE A TIE TO ACS MONUMENT "HEAVEN" BEARS N 86°10'18" W, A DISTANCE OF 2989.48 FEET,

THENCE, S 89°38'58" E, A DISTANCE OF 70.50 FEET TO A POINT OF CURVATURE,

THENCE, 26.46 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17.50 FEET, A DELTA OF 86°37'29", A CHORD OF S 46°20'13" E, A DISTANCE OF 24.01 FEET TO A POINT ON THE SOUTHERLY LOT LINE OF LOT 16;

THENCE, 1.04 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17.50 FEET, A DELTA OF 3°23'42", A CHORD OF S 1°19'42" E, A DISTANCE OF 1.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BARSTOW STREET, NE;

THENCE, COINCIDING SAID WESTERLY RIGHT OF WAY, S 00°22'06" W, A DISTANCE OF 233.04 FEET;

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY, AND COINCIDING SAID NORTHERLY RIGHT OF WAY OF PALOMAS AVENUE NE, S 89°37'21" W, A DISTANCE OF 87.90 FEET, BEING THE SOUTHWEST CORNER OF SAID LOT 17, MARKED BY A 1/2" REBAR;

THENCE, N 00°20'40" E, A DISTANCE OF 234.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 17;

THENCE, N 00°20'40" E, A DISTANCE OF 16.47 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5043 ACRES (21,988 SQ. FT.) MORE OR LESS.

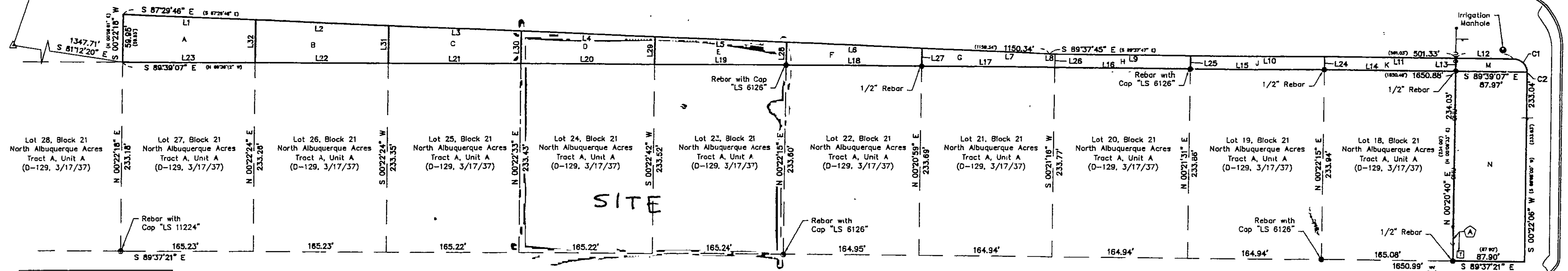
**Legend**

N 90°00'00"	E MEASURED BEARING AND DISTANCES
(in parenthesis)	RECORD BEARING AND DISTANCES
○	FOUND MONUMENT AS INDICATED
●	UTILITY POLE
—	OVERHEAD UTILITY LINES
—	ANCHOR
□	SIGNAL BOX
□	LIGHT POLE
□	TRANSFORMER
+	SIGN
⊗	WATER VALVE

Vicinity Map

ACS Monument "HEAVEN"  
 NAD 1927 CENTRAL ZONE  
 X=407,051.31  
 Y=1,518,737.03  
 Z=5375.62 (NAVD 1929)  
 G-C=0.99985263  
 Delta Alpha=-30'10"45"

Paseo Del Norte, NE  
 (R/W Varies)



Palomas Ave, NE  
 (60.00')

LINE	LENGTH	BEARING
L1	165.36	N 87°29'46" W
L2	165.34	N 87°29'46" W
L3	165.35	N 87°29'46" W
L4	165.35	N 87°29'46" W
L5	165.32	N 87°29'46" W
L6	164.97	N 87°29'46" W
L7	158.66	N 87°29'46" W
L8	6.42	N 89°37'45" W
L9	164.96	N 89°37'45" W
L10	164.99	N 89°37'45" W
L11	164.96	N 89°37'45" W
L12	70.50	N 89°38'58" W
L13	16.47	N 00°20'40" E
L14	164.97	S 89°39'07" E
L15	164.99	S 89°39'07" E
L16	164.96	S 89°39'07" E
L17	164.96	S 89°39'07" E
L18	164.87	S 89°39'07" E
L19	165.21	S 89°39'07" E
L20	165.23	S 89°39'07" E
L21	165.23	S 89°39'07" E
L22	165.23	S 89°39'07" E
L23	165.24	S 89°39'07" E
L24	16.54	N 00°22'15" E
L25	16.61	N 00°21'31" E
L26	16.67	S 00°21'18" W
L27	22.64	N 00°20'59" E
L28	28.85	N 00°22'15" E
L29	35.07	S 00°22'42" W
L30	41.29	N 00°22'33" E
L31	47.51	S 00°22'24" W
L32	53.73	N 00°22'24" E

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD
C1	17.50	26.46	86°37'29"	N46°20'13"W	24.01
C2	17.50	1.04	3°23'34"	N01°19'42"W	1.04

PARCEL	LOT	SQ. FT.	ACREAGE
A	PORTION OF LOT 6	5,392 sq. ft.	0.2156 acres
B	PORTION OF LOT 7	5,384 sq. ft.	0.1920 acres
C	PORTION OF LOT 8	7,338 sq. ft.	0.1684 acres
D	PORTION OF LOT 9	4,306 sq. ft.	0.1448 acres
E	PORTION OF LOT 10	5,280 sq. ft.	0.1212 acres
F	PORTION OF LOT 11	4,244 sq. ft.	0.0974 acres
G	PORTION OF LOT 12	3,224 sq. ft.	0.0740 acres
H	PORTION OF LOT 13	2,743 sq. ft.	0.0630 acres
J	PORTION OF LOT 14	2,734 sq. ft.	0.0628 acres
K	PORTION OF LOT 15	2,723 sq. ft.	0.0625 acres
M	PORTION OF LOT 16	1,384 sq. ft.	0.0318 acres
N	PORTION OF LOT 17	20,385 sq. ft.	0.4726 acres

**Exceptions 11-12**

- RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK D, FOLIO 129, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE

**Notes**

- FIELD SURVEY PERFORMED IN MAY 2005.
- ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS IS THE NAD83 COORDINATES (GRID-1927)
- THIS SURVEY SHOWS ALL EASEMENT THAT AFFECT THE SUBJECT PROPERTY AS LISTED IN THE EXCEPTIONS OF THE TITLE COMMITMENT

**Flood Notes**

By graphic plotting only, this property is in Zone(s) \_\_\_\_\_ of the Flood Insurance Rate Map, Community Panel No. \_\_\_\_\_, which bears an effective date of \_\_\_\_\_ and is/is not in a Special Flood Hazard Area.

**Encroachments**

- (A) OVERHEAD UTILITY LINES, POLES AND ANCHOR ON PROPERTY LINE AND TRANSFORM INTO PROPERTY WITHOUT EASEMENT.

**Surveyor's Certificate**

To: Lawyers Title Insurance Corporation, Dragon Fly Development  
 This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1999, and survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys". This plat does not meet New Mexico subdivision ordinance, and is not intended to subdivide an existing parcel. This is a boundary survey plot of an existing tract and is not a land division or subdivision as defined in the New Mexico subdivision act.

Will Plotner 5/16/06  
 Will Plotner, Jr. Date



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **07DRB-70108 (P & F)**

Project # **1005586**

Project Name: **NORTH ALBUQUERQUE ACRES, UNIT A**

Agent: **CARTESIAN SURVEYING INC**

Phone No. **896-3050**

Project Number

1005586

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

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- 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.**



Supplemental form

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" 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</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</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><b>S Z</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L A</b></p> <p><b>D</b></p>	<p><b>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>APPEAL / PROTEST of...</b></p> <p><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:**

Professional/Agent (if any): Cartesian Surveys Inc - Will Plotner PHONE: 896-3050  
 ADDRESS: P.O. Box 44414 FAX: 891-0244  
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: \_\_\_\_\_

APPLICANT: Dragonfly Development - Lindborg Phil PHONE: 450-4388  
 ADDRESS: 12809 Donette Ct, NE FAX: 293-3580  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: See Attached List

DESCRIPTION OF REQUEST: Combine 18 lots into 2 lots

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

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

Lot or Tract No. Lots 18, 23-27 and Portions 6-17 Block: 21 Unit: A, Tract A  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU-2/0-1 Proposed zoning: N/A  
 Zone Atlas page(s): D-19-2 UPC Code: See Attached list MRGCD Map No N/A

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_  
DRB-1005586 07DRB-00646

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 18 No. of proposed lots: 2 Total area of site (acres): 7.7621  
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte NE  
 Between: Wyoming Blvd NE and Barstow Ave NE  
 Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 5/23/07

SIGNATURE Charlie Calderon DATE 7/3/07  
 (Print) Charlie Calderon Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>07DRB-70108</u>	<u>PCF</u>	<u>5137</u>	<u>\$ 285.<sup>00</sup></u>
_____	_____	_____	<u>\$ 20.<sup>00</sup></u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date July 11, 2007

Total  
\$ 305.<sup>00</sup>

Andrew Garcia 7/3/07  
 Planner signature / date

Project # 1005586

Form revised 4/07



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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

**Amended preliminary plat approval expires after one year**

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

Charlie Calderon  
Applicant name (print)

Charlie Calderon 7/3/07  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
 7DRB - - - - - 70108  
 - - - - -  
 - - - - -

Andrew Gomez 7/3/07  
Planner signature / date  
**Project # 1005586**

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

07/03/2007 Issued By: PLNABG

**Permit Number: 2007 070 108** **Category Code 0910**

**Application Number: 07DRB-70108, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE**

**Project Number: 1005586**

**Applicant**  
Dragonfly Development

**Agent / Contact**  
Cartesian Surveying Inc.

12809 Donnette Ct Ne  
Albuquerque, NM 87112  
450-4388

P.O. Box 44414  
Rio Rancho, NM 87124  
888-3050

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
<b>TOTAL:</b>		<b>\$305.00</b>

7/3/2007 11:47AM  
 RECEIPT# 00084397 WSH 007 TRANS# 0028  
 Account 441006 Fund 0000  
 Activity 4983000 TRSMSP  
 Trans Amt \$305.00  
 J24 Misc \$285.00  
 CK \$305.00  
 CHANGE \$0.00  
 Thank You  
 City Of Albuquerque  
 Treasury Division  
 LOC: ANNX

City Of Albuquerque  
Treasury Division

7/3/2007 11:47AM LOC: ANNX  
 RECEIPT# 00084396 WSH 007 TRANS# 0028  
 Account 441032 Fund 0000  
 Activity 3424000 TRSMSP  
 Trans Amt \$305.00  
 J24 Misc \$20.00  
 Thank You

**List of Owners:**

PORTIONS OF LOTS 6-17  
DRAGONFLY DEVELOPMENT INC.  
PHIL LINDBURG  
MANAGING MEMBER

LOTS 23-27  
ESMAIL HAIDARI AND GHAMAR AZGHARZEDEH  
HUSBAND AND WIFE

LOT 18  
NEW MEXICO EDUCATORS FEDERAL CREDIT UNION

LOTS 23-27  
FIROZ VAGH AND JABEEN VAGH  
HUSBAND AND WIFE

UPC CODES:

101906350249510515  
101906347049510513  
101906342149510510  
101906340349510509  
101906343849510511  
101906338849510508  
101906336149510507  
101906335649510506



Cartesian Surveys Inc.  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

July 2, 2007

Development Review Board  
City of Albuquerque

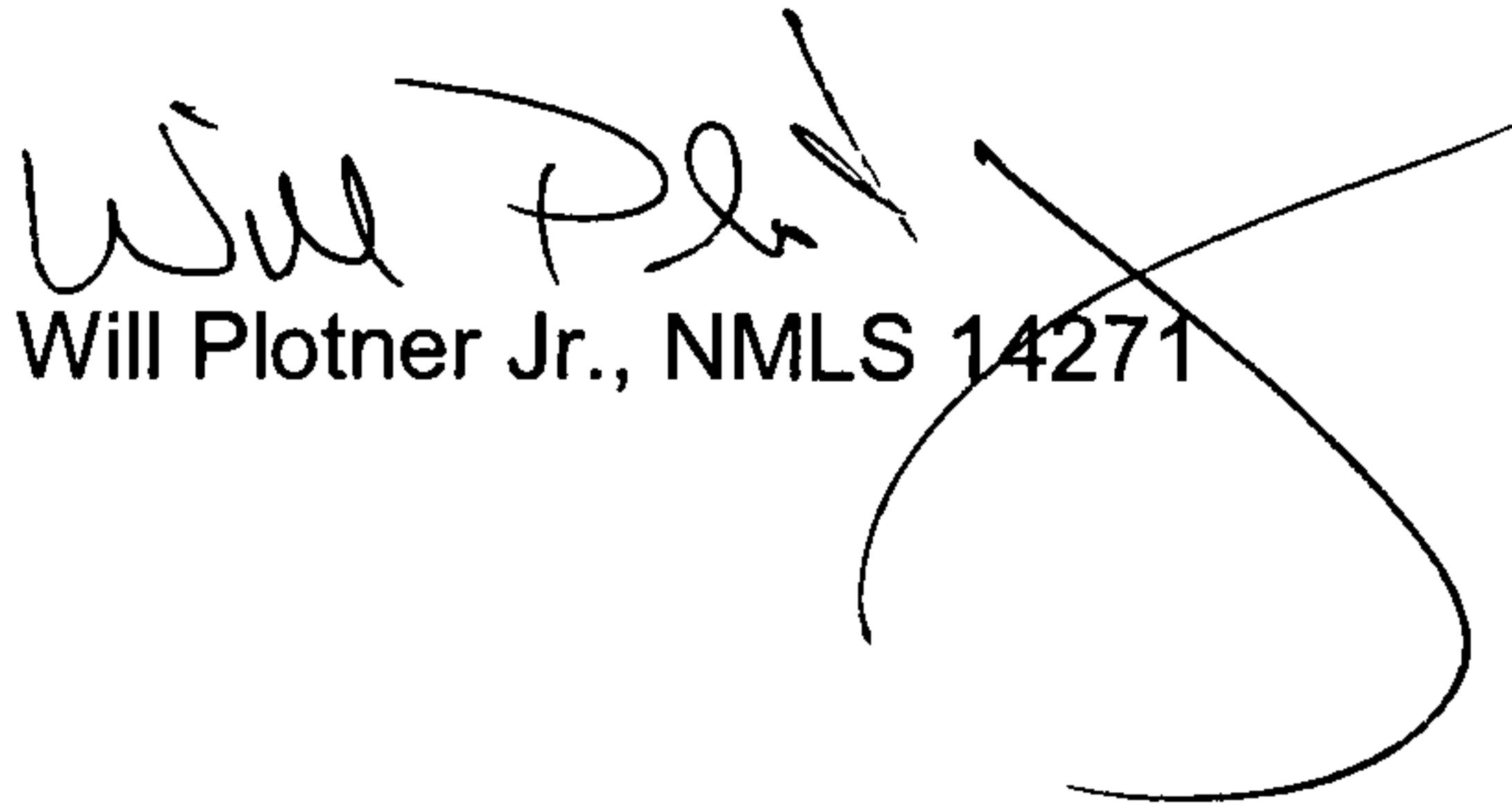
Re: Lots 18, 23-27, and Portions of 6-17, North Alb. Acres, Tract A, Unit A

Members of the Board:

Cartesian Surveys Inc. is acting as an agent for the owner and requests that the identified properties mentioned above be combined into 2 lots.

Since the property is zoned SU, the applicant requests that the improvements and grading/drainage be considered at the site plan stage.

Thank you for your time and consideration.

  
Will Plotner Jr., NMLS 14271



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:**

Professional/Agent (if any): CARTESIAN SURVEYS INC PHONE: 896-3050  
 ADDRESS: 2104 Southern Blvd Suite A FAX: 891-0244  
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: wplotner@aol.com

APPLICANT: DRAGONFLY DEVELOPMENT PHONE: 450-4388  
 ADDRESS: 12809 Donette Ct. NE FAX: 293-3580  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: CASEY LEONA  
NEW MEXICO EDUCATORS FEDERAL C.U.

DESCRIPTION OF REQUEST: COMBINE 5 LOTS & 12 PORTIONS OF LOTS TO CREATE 2 LOTS

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

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

Lot or Tract No. DR portions of lots 6-17 & 23-27 Block: 21 Unit: A  
 Subdiv/Addn/TBKA: North Albuquerque Acres TRACT A  
 Existing Zoning: SU Z 10-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): D19 UPC Code: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No UPC-101906335649510506  
 No. of existing lots: 17 No. of proposed lots: 2 Total area of site (acres): 4.7620  
 LOCATION OF PROPERTY BY STREETS: On or Near: PALOMAS AV. NE  
 Between: WYOMING NE and BARSTOW NE

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

SIGNATURE Will Plotner DATE 5/15/07  
 (Print) Will Plotner SR. Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>070RB</u> - <u>00646</u>	<u>SK</u>		\$ <u>-0-</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>-0-</u>
Hearing date <u>5/23/07</u>		Project # <u>1005586</u>		
Planner signature / date <u>Casey Leona 5/15/07</u>				

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

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

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

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

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

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

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

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

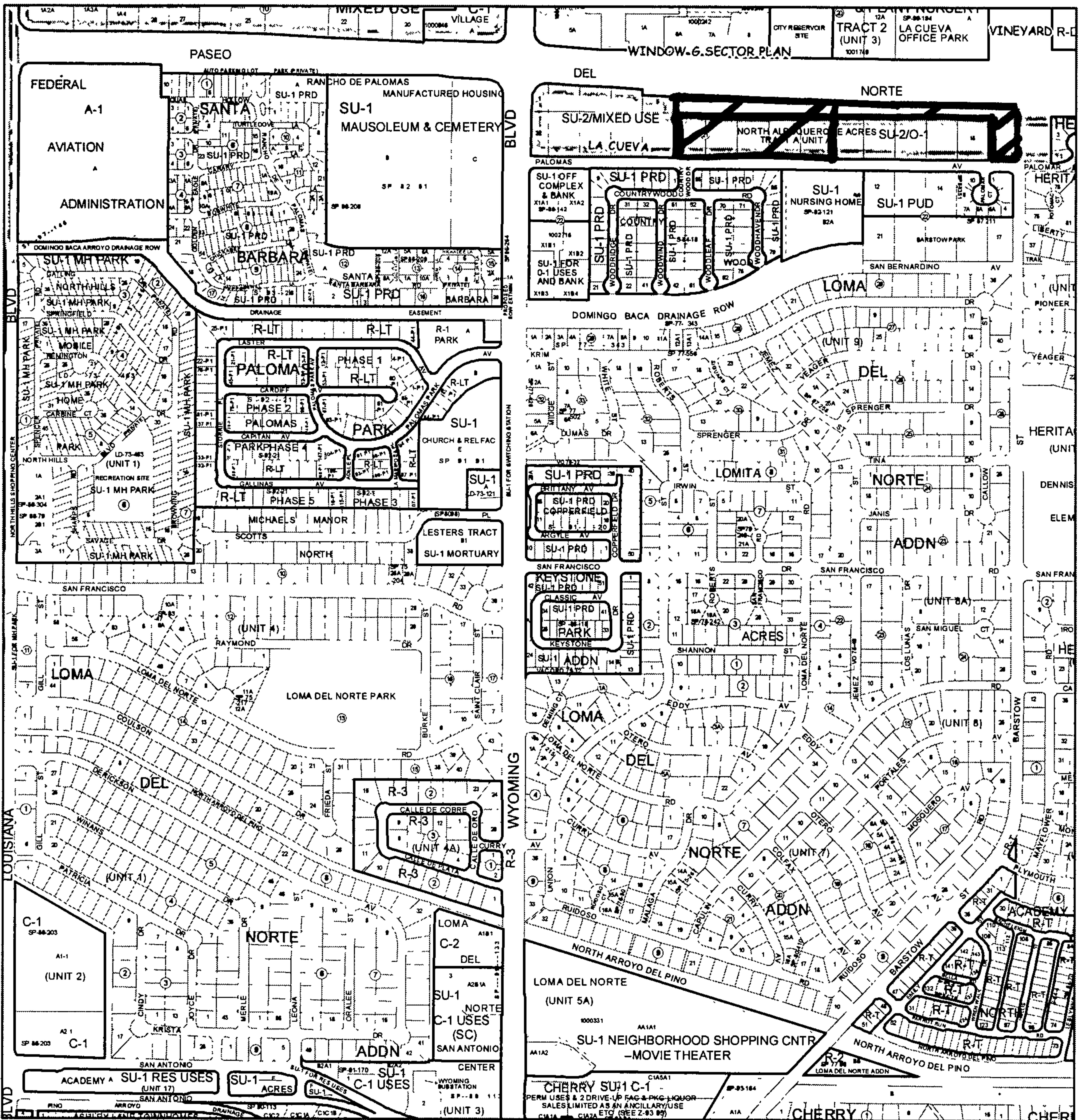
Will Plotner Jr.  
 Applicant name (print)  
Will Plotner Jr. 5/15/07  
 Applicant signature / date



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

Application case numbers  
07DRB - 00646  
Clare Senora 5/15/07  
 Planner signature / date  
**Project # 1005586**

Form revised 4/07



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/12/2006

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1,500 Feet



Cartesian Surveys Inc.  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

May 15, 2007

City of Albuquerque  
Development Review Board

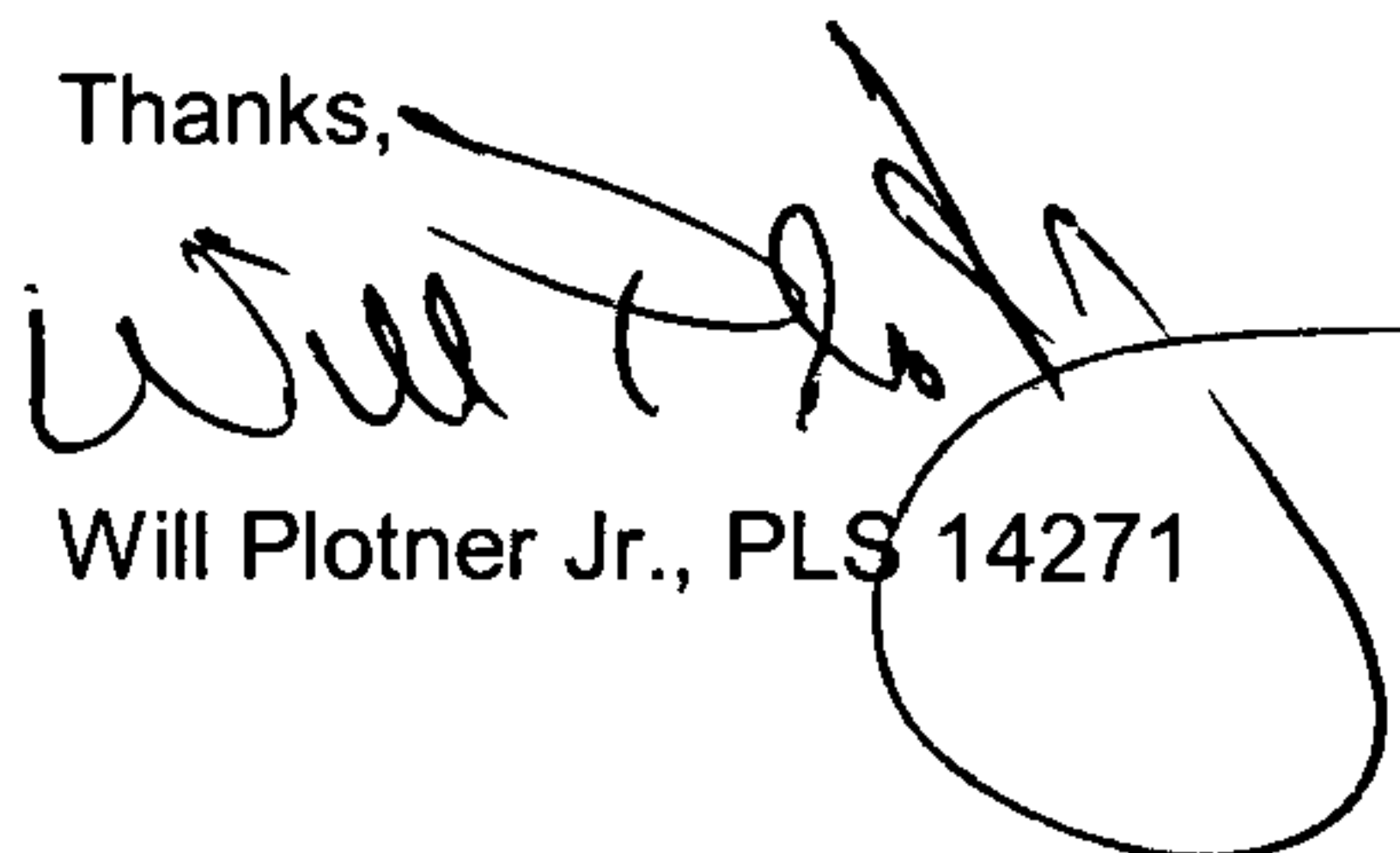
**Re: Sketch Plat**

Dear Board members:

The purpose of this letter is to briefly explain the proposed subdivision where the owner would like to take 17 existing portions and full lots to create 2 lots. A number of these portions were purchased from the county from excess right of way left from Paseo Del Norte. Although the lot configuration is a bit odd, there is still access to a street (Palomas) and has room for a small building. Portions of the lot where buildings cannot be built might be used for landscaping buffers from Paseo Del Norte or nature trails for employees or break areas.

If you have any questions, please feel free to call me at 896-3050.

Thanks,



Will Plotner Jr., PLS 14271

## OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
1	101906335649510506	CASEY LEONA	4530 ALTURA PL NE	ALBUQUERQUE	NM	87110 5706	V	A1A	* 027 021TI

## OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
1	101906336149510507	CASEY LEONA	4530 ALTURA PL NE	ALBUQUERQUE	NM	87110 5706	V	A1A	* 026 021TI

## OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
1	101906338849510508	CASEY LEONA	4530 ALTURA PL NE	ALBUQUERQUE	NM	87110 5706	V	A1A	* 025 021TI

## OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
1	101906340349510509	CASEY LEONA	4530 ALTURA PL NE	ALBUQUERQUE	NM	87110 5706	V	A1A	* 024 021TI

## OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
1	101906342149510510	CASEY LEONA	4530 ALTURA PL NE	ALBUQUERQUE	NM	87110 5706	V	A1A	* 023 021TI

## OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY
1	101906350249510515	NEW MEXICO EDUCATORS FEDERAL CREDIT UNION	4100 PAN AMERICAN FWY NE BLDG B	ALBUQUERQUE