



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 4, 2014

Project# 1006989

14DRB-70149 MAJOR – 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

ADIL RIZVI agent for TIMOTHY AND CHRISTINE HELMICK requests the referenced/ above action(s) for all or a portion of Lot(s) 16-A, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP, located on SAN PEDRO BETWEEN ANAHIEM AND CARMEL containing approximately .75 acre(s). (C-18)

At the June 4, 2014 Development Review Board meeting, an extension of the subdivision improvements agreement (SIA) was approved through March 31st, 2015.

If you wish to appeal this decision, you must do so by June 19, 2014, 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).

A handwritten signature in black ink, appearing to read "Jack Cloud", is written over a horizontal line.

Jack Cloud, DRB Chair

Cc: ADIL RIZVI
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 5, 2013

Project# 1006989

13DRB-70544 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP/ NC, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .6301 acre. (C-18)

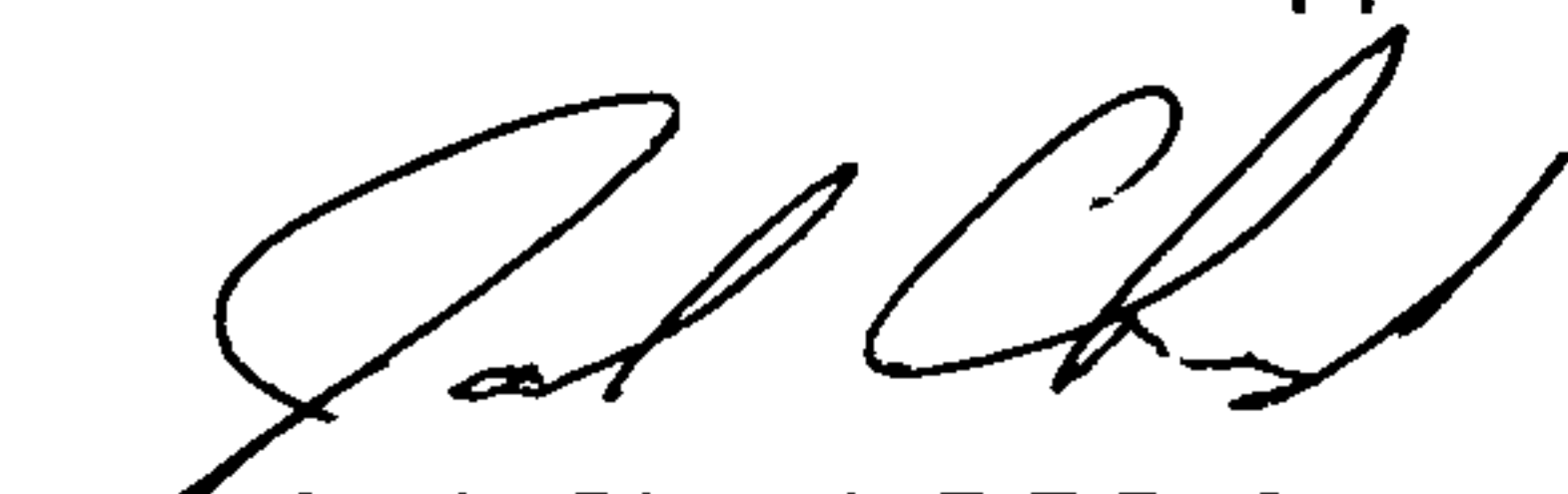
At the June 5, 2013 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 20, 2013, 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.

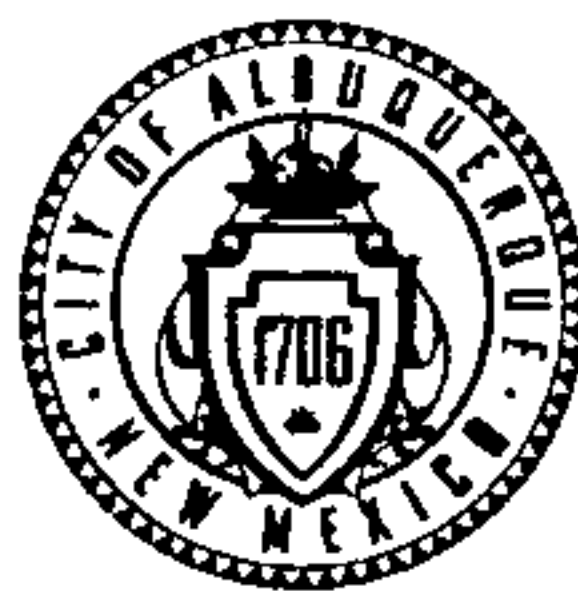
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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).



Jack Cloud, DRB Chair

Cc: Adil Rizvi
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 2, 2012

Project# 1006989

12DRB-70118 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP/ NC, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18)

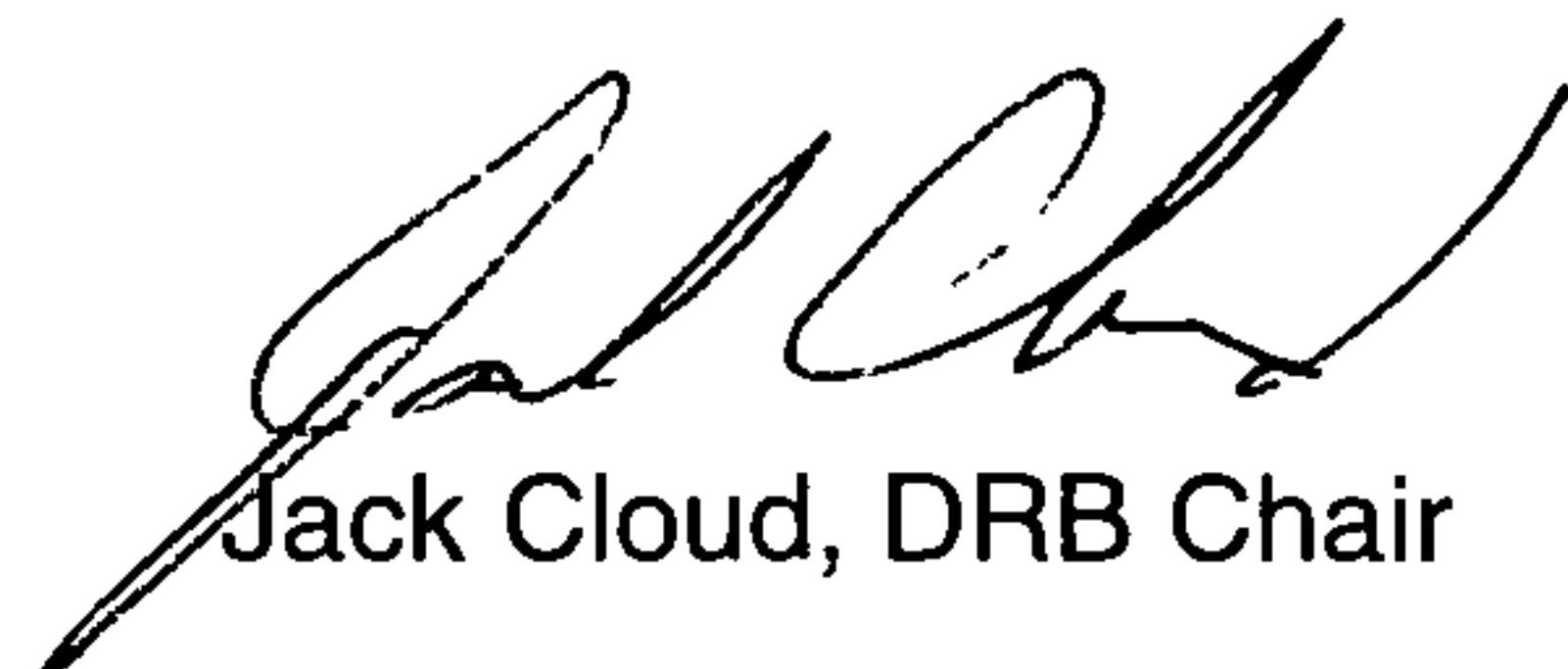
At the May 2, 2012 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 17, 2012, 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).



Jack Cloud, DRB Chair

Cc: Adil Rizvi
Marilyn Maldonado
file



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 2, 2012

Project# 1006989

12DRB-70118 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP/ NC, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18)

AMAFCA No comments
COG No comments provided
TRANSIT No comments provided
ZONING ENFORCEMENT No comments provided
NEIGHBORHOOD COORDINATION Letters sent to: West La Cueva NA (R) and Pleasantview Mobile Home Assoc.
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT This project is in the Northeast Area Command - No Crime Prevention of CPTED comments concerning the proposed Major Subdivision Improvements Agreement Extension request at this time.
FIRE DEPARTMENT No comments provided
PNM ELECTRIC & GAS No comments provided
COMCAST No comments provided
Century Link No comments provided
ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D No adverse comments
OPEN SPACE DIVISION No comments provided

CITY ENGINEER

SIA Extension:

_In the letter submitted with your request it mentioned that it would be a safety issue if the road is built at this time. I believe with proper striping the road can be built.

_There is an existing power pole located at SW corner of Anaheim and San Pedro. Is the pole located at a safe distance from the road? Would this pole be relocated as part of the construction of the San Pedro?

_The offsite runoff from the east (18.40 cfs) used to drain to this site. This runoff was supposed to be drain to the proposed storm drain pipe on San Pedro. Is this runoff currently ponding within the R/W?

TRANSPORTATION DEVELOPMENT

PARKS AND RECREATION

ABCWUA

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 2, 2010

Project# 1006989

10DRB-70133 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for all of Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18)

At the June 2, 2010, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 17, 2010, 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.

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Jack Cloud, AICP, DRB Chair

Cc: Adil Rizvi – 7515 Treviso NE – Albuquerque, NM 87113

Cc: Timothy and Christine Helmick – 8915 N. Oakland Ct NE – Albuquerque, NM 87122

Marilyn Maldonado
file

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

Meeting Date: Wednesday, June 2, 2010
Zone Atlas Page: (C-18)
Notification Radius: 100 Ft.

Project# 1006989
App# 10DRB-70133

Cross Reference and Location: located on SAN PEDRO NE, BETWEEN ANAHEIM
NE AND CARMEL NE

Applicant: TIMOTHY & CHRISTINE HELMICK
8915 N OAKLAND CT NE
ALBUQUERQUE NM 87122

Agent: ADIL RIZVI
7515 TREVISO NE
ALBUQUERQUE NM 87113

Special Instructions:
Notice must be mailed from the
City's 15 day's prior to the meeting.

Date Mailed: May 14, 2010
SIGNATURE: Anita Tavasci

**PLEASE SIGN, DATE AND RETURN THIS SHEET TO ANGELA GOMEZ
WHEN MAILOUT IS DONE**

May 2010

Research Aide:

Angela Gomez, DRB Administrative Assistant

Request for Mail-Out on Vacation/Advertised Cases

Attached is a copy of the Public Hearing Notice (Legal Ad) and applications for cases scheduled for **hearing** before the Board on **Wednesday, June 2, 2010**. Labels from the property search are due to be **mailed out** by **FRIDAY May 14, 2010**.

RECEIVED BY:
RESEARCH AID, Erin

Date:



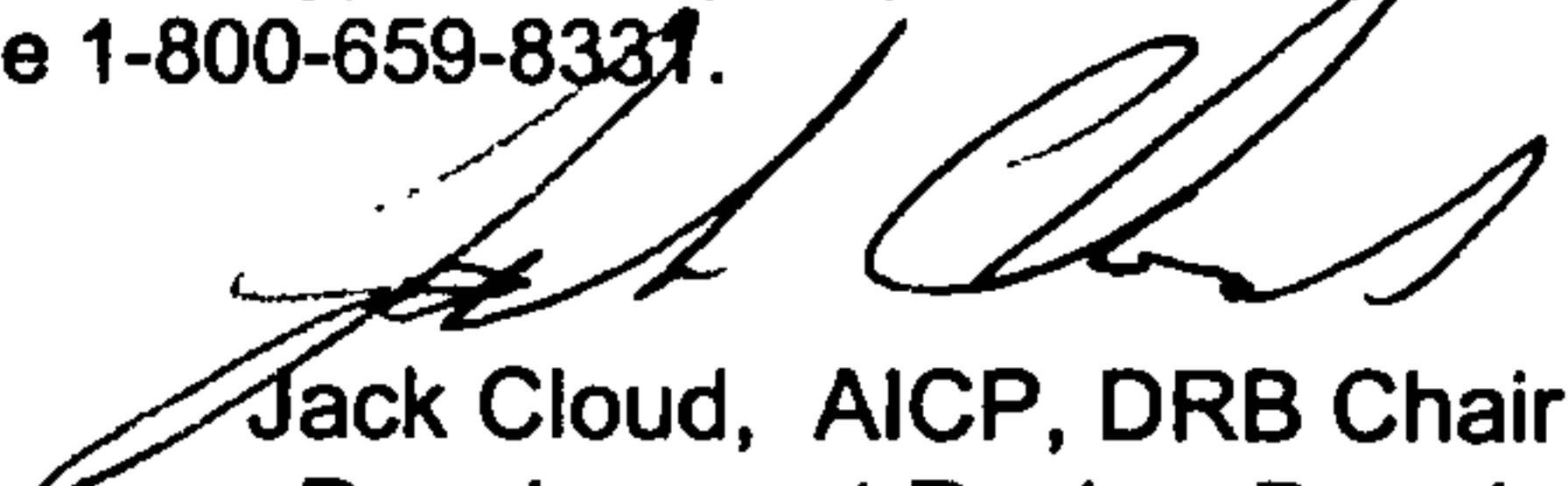
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 2, 2010**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1006989
10DRB-70133 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for all of Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (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 Angela Gomez, 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 1-800-659-8337.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 17, 2010.

OR CURRENT RESIDENT
101806423917131135
BACA CYNTHIA L LLC
8905 6TH ST NW
ALBUQUERQUE NM 87114

OR CURRENT RESIDENT
101806423816531132
BRIGGS REVOCALBLE TRUST BRIGGS
ALLEN D & JUANITA M
12301 CORONADO NE
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT
101806422616331103
BUTTSHAW ROCKY L
6217 ANAHEIM AVE NE
ALBUQUERQUE NM 87113

OR CURRENT RESIDENT
101806423814430612
CARMEL PROPERTIES LLC
5701 CARMEL AVE NE SUITE C
ALBUQUERQUE NM 87113

OR CURRENT RESIDENT
101806427312240301
CHILE ADDICT INVESTORS LLC
8915 N OAKLAND CT NE
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT
101806423812230609
GALLIPOLI GLENN V
5811 CORMEL AVE NE SUITE B
ALBUQUERQUE NM 87113

OR CURRENT RESIDENT
101806424316531131
GARCIA SAMUEL A & REGINA B
1200 CALLE SOMBRA
ESPANOLA NM 87532

OR CURRENT RESIDENT
101806425817131139
GUSTAFSON ALBERT A ETUX
6222 CORONA NE
ALBUQUERQUE NM 87113

OR CURRENT RESIDENT
101806422214430613
HARDER ROBIN RIBBLE & RENE HAI
4905 CUMBRE DEL SUR CT NE
ALBUQUERQUE NM 87111

OR CURRENT RESIDENT
101806425514530611
HELMICK TIMOTHY & CHRISTINE
8915 NORTH OAKLAND CT NE
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT
101806425312230610
JARAMILLO TONY L & PHYLLIS A
6713 LEMITAR NE
ALBUQUERQUE NM 87113

OR CURRENT RESIDENT
101806424317131130
JOHNSON WILLIAM H & MARY KAY
10606 GLENDALE AVE NE
ALBUQUERQUE NM 87122

OR CURRENT RESIDENT
101806422212230608
LUPO THOMAS B
1871 MEETING PL
ORLANDO FL 32814

OR CURRENT RESIDENT
101806425216531109
RAINS ERIC L
6305 ANAHEIM NE
ALBUQUERQUE NM 87113

OR CURRENT RESIDENT
101806427314440332
SATTEFIELD WILLIS F
5009 SMITH AVE
ROSWELL NM 88203

OR CURRENT RESIDENT
101806429618540401
SIMBA INC
6400 CAMEL AVE NE
ALBUQUERQUE NM 87113

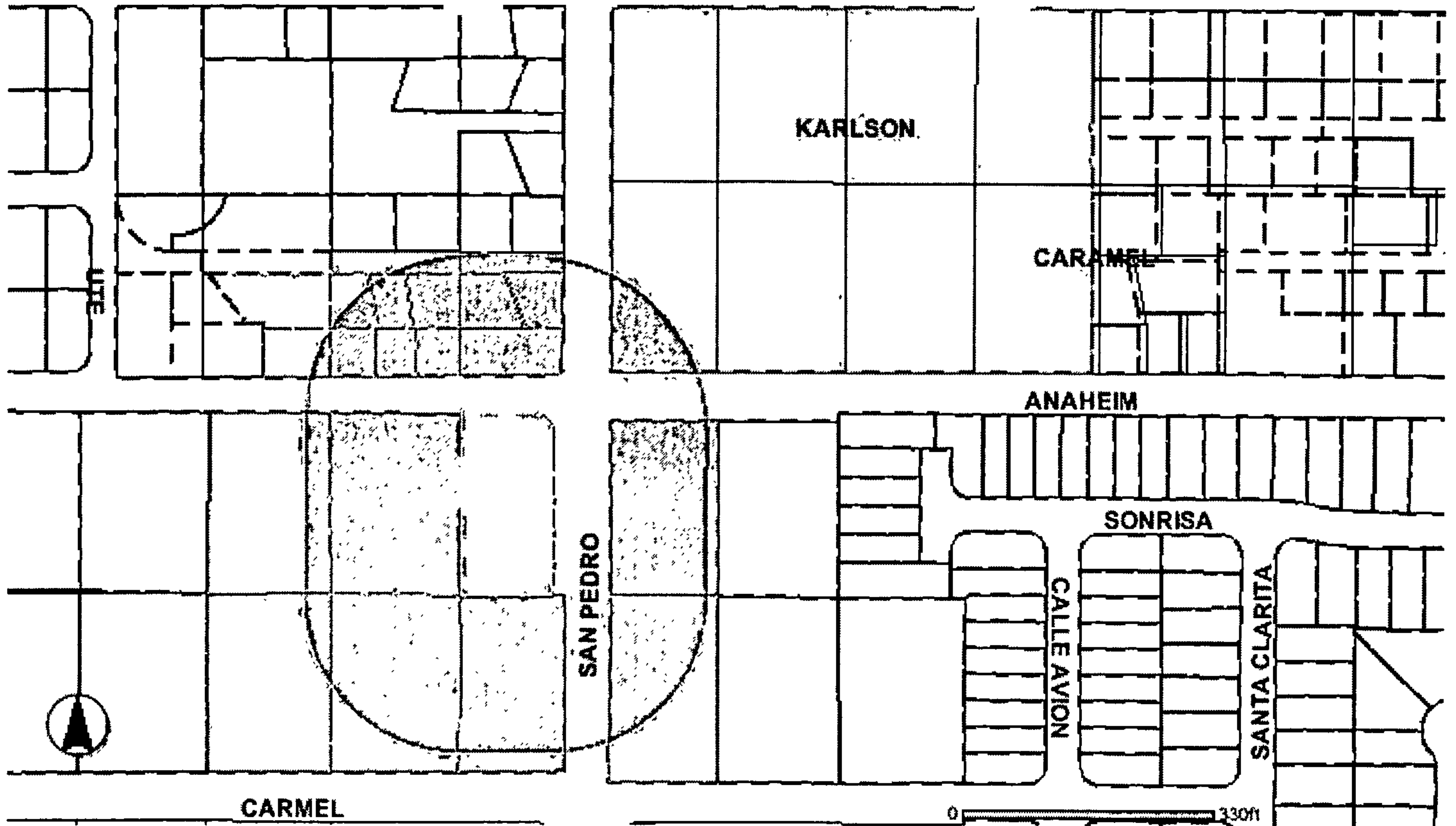
OR CURRENT RESIDENT
101806423317131134
SZCZYPIORSKI REGINA M
6220 CAMEL DR NE
ALBUQUERQUE NM 87113

OR CURRENT RESIDENT
101806422417131115
ULIBARRI MANUEL E & MARGARET
8715 CENTRAL AVE NW
ALBUQUERQUE NM 87121

ADIL RIZVI
7515 TREVISO NE
ALBUQUERQUE, NM 87113
PROJECT #1006989

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	10180 64233 17131 134	SZCZYPIORSKI REGINA M	6220 CARAMEL DRIVE	ALBUQUERQUE	NM	87113	R	A1A	* E LAND DIVISION PLAT SHOWING BLK 2 VUE-MOR ADDN COMPRISING PORTION OF LOT 18	0.0 874 458
2	10180 64226 16331 103	BUTTS SHAW ROCKY L	6217 ANAHEIM AVENUE	ALBUQUERQUE	NM	87113	V	A1A	SOUTHEASTERLY PORTION OF LOT 19 BLOCK 15 TRACT A UNIT B NORTH ALBUQUERQUE	0.1 224 191 5
3	10180 64258 17131 139	GUSTAFSON ALBERT A ETUX	6222 CORONA NE	ALBUQUERQUE	NM	87113	R	A1A	17-A-4 SUMMARY PLAT SHOWING REDIVISION OF LOT 17A BLOCK 15 TRACT A UNIT B	0.0 982 521 6
4	10180 64273 12240 301	CHILE ADDICT INVESTORS LLC	8915 N OAKLAND CT NE	ALBUQUERQUE	NM	87122	C	A1A	* 032 033TRACT A UNIT B NORTH ALBUQUERQUE ACRES	0.7 789 457 1
5	10180 64252 17131 138	GUSTAFSON ALBERT A ETUX	6222 CORONA NE	ALBUQUERQUE	NM	87113	R	A1A	LOT 17-A-3 SUMMARY PLAT SHOWING REDIVISION OF LOT 17A BLOCK 15 TRACT A UNIT B	0.1 159 018 2
6	10180 64243 16531 131	GARCIA SAMUEL A & REGINA B	1200 CALLE SOMBRERA	ESPANOLA	NM	87532	R	A1A	* B 002VUE-MOR ADDN COMP PORTION LTS 14 & 15 & 18 BLOCK 15 TRACT A UNIT B NORTH ALBUQUERQUE	0.0 785 148 1
7	10180 64238 12230 609	GALLIPOLI GLENN V	5811 CORMEL AVENUE SUITE B	ALBUQUERQUE	NM	87113	C	A1A	* 018 016TRACT A UNIT B NORTH ALBUQUERQUE ACRES	0.8 949 006 7
8	10180 64296 18540 401	SIMBA INC	6400 CARAMEL AVENUE	ALBUQUERQUE	NM	87113	R	A1A	TRACT A COMPRISED OF LOTS 1 THRU 4 & 29 THRU 32 BLK 32 OF TRACT A UNIT B NORTH	6.7 979 231 8
9	10180 64239 17131 135	BACA CYNTHIA L LLC	8905 6TH ST NW	ALBUQUERQUE	NM	87114	R	A1A	* F LAND DIVISION PLAT SHOWING BLK 2 VUE-MOR ADDN COMPRISING PORTION OF LOT 18	0.0 770 342 9
10	10180 64222 14430 613	HARDER ROBIN RIBBLE & RENE HALL	4905 CUMBRE DEL SUR CT NE	ALBUQUERQUE	NM	87111	C	A1A	* 014 016N ALBUQUERQUE TRACT A UNIT B	0.8 595 931 4
11	10180 64224 17131 115	ULIBARRI MANUEL E & MARGARET J	8715 CENTRAL AVENUE NW	ALBUQUERQUE	NM	87121	R	A1A	A PORTION OF NLY 76 FT OF SLY 134 FT LT 19 BLK 15 TRACT A UNIT B NORTH ALBUQUERQUE ACRES CONT 0.242 AC +/- / 10,542 SQ FT +/-	0.2 275 498
12	10180 64238 16531 132	BRIGGS REVOCABLE TRUST BRIGGS ALLEN D & JUANITA M	12301 CONRADO NE	ALBUQUERQUE	NM	87122	R	A1A	* C 002VUE-MOR ADDN COMP PORTION LTS 14 & 15 & 18 BLOCK 15 TRACT A UNIT B NORTH ALBUQUERQUE	0.0 827 571 7
13	10180 64253 12230 610	JARAMILLO TONY L & PHYLLIS A	6713 LEMITAR NE	ALBUQUERQUE	NM	87113	V	A1A	* 17 16 TRACT A UNIT B NORTH ALBUQUERQUE ACRES	0.7 138 037 9
14	10180 64234 16531 133	GUSTAFSON ALBERT ETUX	6222 CORONA NE	ALBUQUERQUE	NM	87113	R	A1A	* D LAND DIVISION PLAT SHOWING BLK 2 VUE-MOR ADDN COMPRISING PORTION OF LOT 18	0.0 826 909 6
15	10180 64273 14440 332	SATTERFIELD WILLIS F	5009 SMITH AVE	ROSWELL	NM	88203	V	A1A	* 001 033TRACT A UNIT B NORTH ALBUQUERQUE ACRES	0.7 270 604 5
16	10180 64252 16531 109	RAINS ERIC L	6305 ANAHEIM NE	ALBUQUERQUE	NM	87113	R	A1A	* 17B REDIVISION OF LT 17 BLK 15 TRACT A UNIT B NORTH ALBUQUERQUE ACRES	0.1 953 241 2

17	10180 64243 17131 130	JOHNSON WILLIAM H & MARY KAY	10606 GL ENDALE AVE NE	ALB UQU ERQ UE	N M	87 12 2	R	A1 A	* A 002VUE- MOR ADDN COMP PORTION LT 14 & 15 & 18 BL K 15 TR A UNIT B NORTH ALBUQUE	0.1 027 334 8
18	10180 64255 14530 611	HELMICK TIMOTHY & CHRISTINE	8915 NOR TH OAKL AND CT N E	ALB UQU ERQ UE	N M	87 12 2	C	A1 A	LT 16-A BLK 16 PLAT OF LT 16- A BLK 16 NORTH ALBUQUERQUEACRES TR A UNIT B (COMPRISED OF LT 16 BLK 16 NORTH ALBUQUERQUE ACRES TR A UNIT B) CONT .630 1 AC	0.6 300 704 1
19	10180 64222 12230 608	LUPO THOMAS B	1871 MEE TING PL	ORL AND O	FL	32 81 4	C	A1 A	* 019 016TRACT A UNIT B NORTH ALBUQUERQ UE ACRES	0.8 535 838 6
20	10180 64238 14430 612	CARMEL PROPERTI ES LLC	5701 CAR MEL AVE NE SUITE C	ALB UQU ERQ UE	N M	87 11 3	C	A1 A	* 015 016N ALBU AC TR A UNIT B	0.9 148 957 6
21	10180 64240 17631 108	GUSTAFSON ALBE RT ETUX	6222 COR ONA NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	PRIVATE DRIVE KNOWN AS CAMEL DRIVE N E LAND DIVISION PLAT SHOWING BLK 2 V	0.1 050 074
22	10180 64254 17631 140	GUSTAFSON ALBE RT A ETUX	6222 COR ONA NE	ALB UQU ERQ UE	N M	87 11 3	V	A1 A	CAMEL RD ESMT SUMMARY PLAT SHOWIN G REDIV OF LT 17A BLK 15TR A UNIT B N ALB A CRES T11N R3E SEC 13	0.0 791 946 1



Anita

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

PRINT OR TYPE IN BLACK INK ONLY The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd 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) ADIL RIZVI PHONE 315-6484
 ADDRESS 7515 TREVISO NE FAX _____
 CITY ALBUQUERQUE STATE NM ZIP 87113 E-MAIL adil1424@yahoo.com
 APPLICANT Timothy and Christine Helmick PHONE 220-9224
 ADDRESS 8915 N. Oakland Ct NE FAX 822-7960
 CITY Albuquerque STATE NM ZIP 87122 E-MAIL timhelmick@comcast.net
 Proprietary interest in site _____ List all owners Timothy and Christine Helmick

DESCRIPTION OF REQUEST: Request 2 yr extension of SIA

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 LOT 16-A Block _____ Unit _____
 Subdiv/Addr/TBKA North Albuquerque Acres Tract A, Unit B
 Existing Zoning SU-2 FOR IP Proposed zoning _____ MRGCD Map No _____
 Zone Atlas page(s) C-18 UPC Code 101806425314430611

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
 No of existing lots 1 No of proposed lots 1 Total area of site (acres) 0.9994 Ac.
 LOCATION OF PROPERTY BY STREETS On or Near San Pedro road
 Between Anaheim and Carmel
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review _____

SIGNATURE Adil Rizvi DATE 5-1-2010
 (Print) ADIL RIZVI Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB: 70133</u>	<u>SIA</u>	<u>2(2)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000R of a landfill				\$ _____
<input checked="" type="checkbox"/> F H D P density bonus				\$ _____
<input checked="" type="checkbox"/> F H D P fee rebate				\$ _____
	Hearing date <u>06/02/10</u>			Total <u>\$ 145.00</u>

Sandy Handley 05/07/10 Planner signature / date Project # 1006989

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ___ Proposed Infrastructure List
- ___ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ 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)
- ___ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- ___ List any original and/or related file numbers on the cover application
- ___ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

_____ **ADIL RIZVI** _____
 Applicant name (print)
 _____ *AD* _____
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 (00613 - 70133)

_____ *Sandy Handley* 05/07/10 _____
 Planner signature / date
 Project # 1006989

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MAY 18, 2010 To JUNE 2nd, 2010

5. REMOVAL

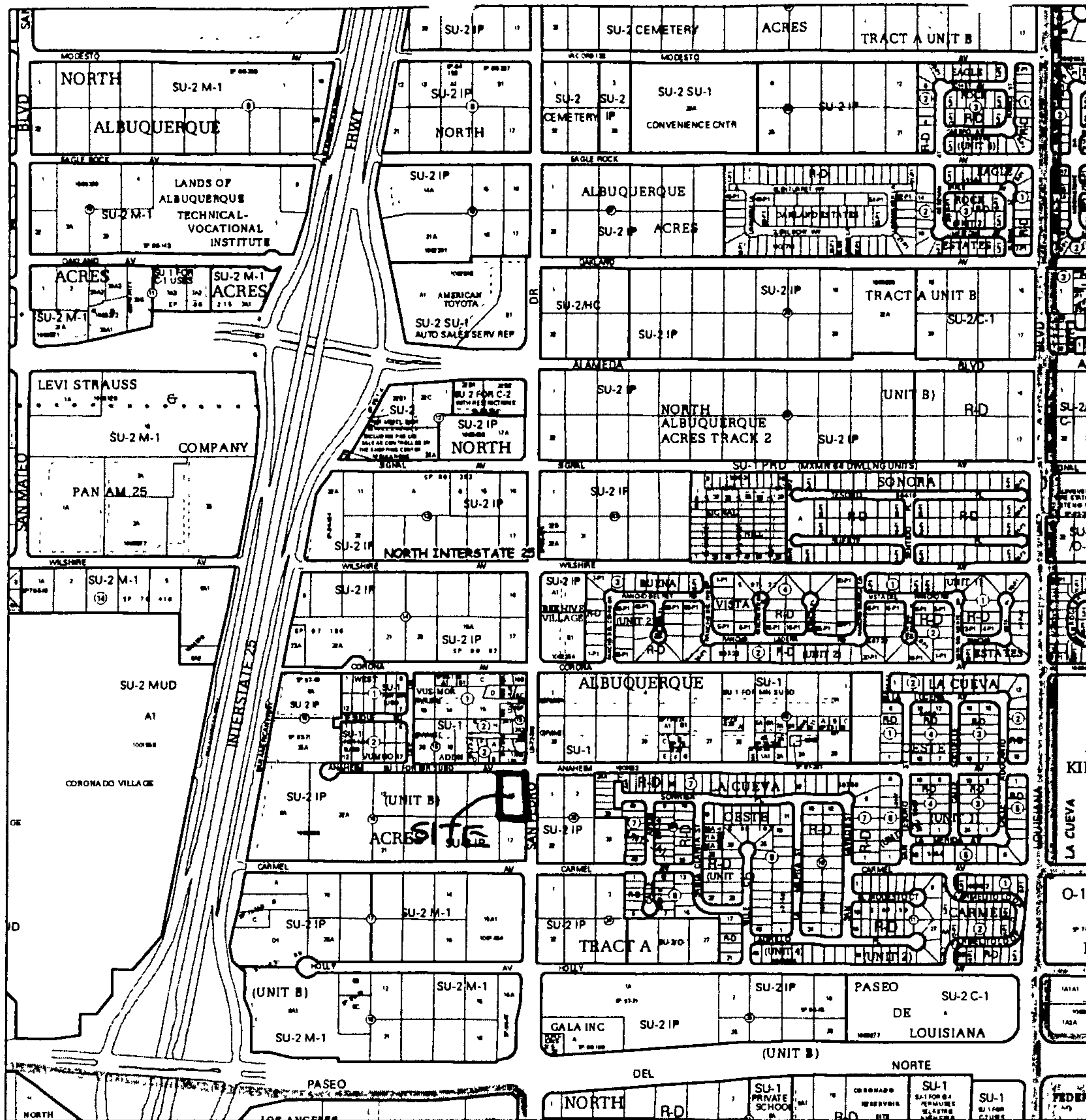
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.


ASW 5/7/2010
(Applicant or Agent) (Date)

I issued 1 signs for this application, 05/07/10 Sandy Hawley
(Date) (Staff Member)

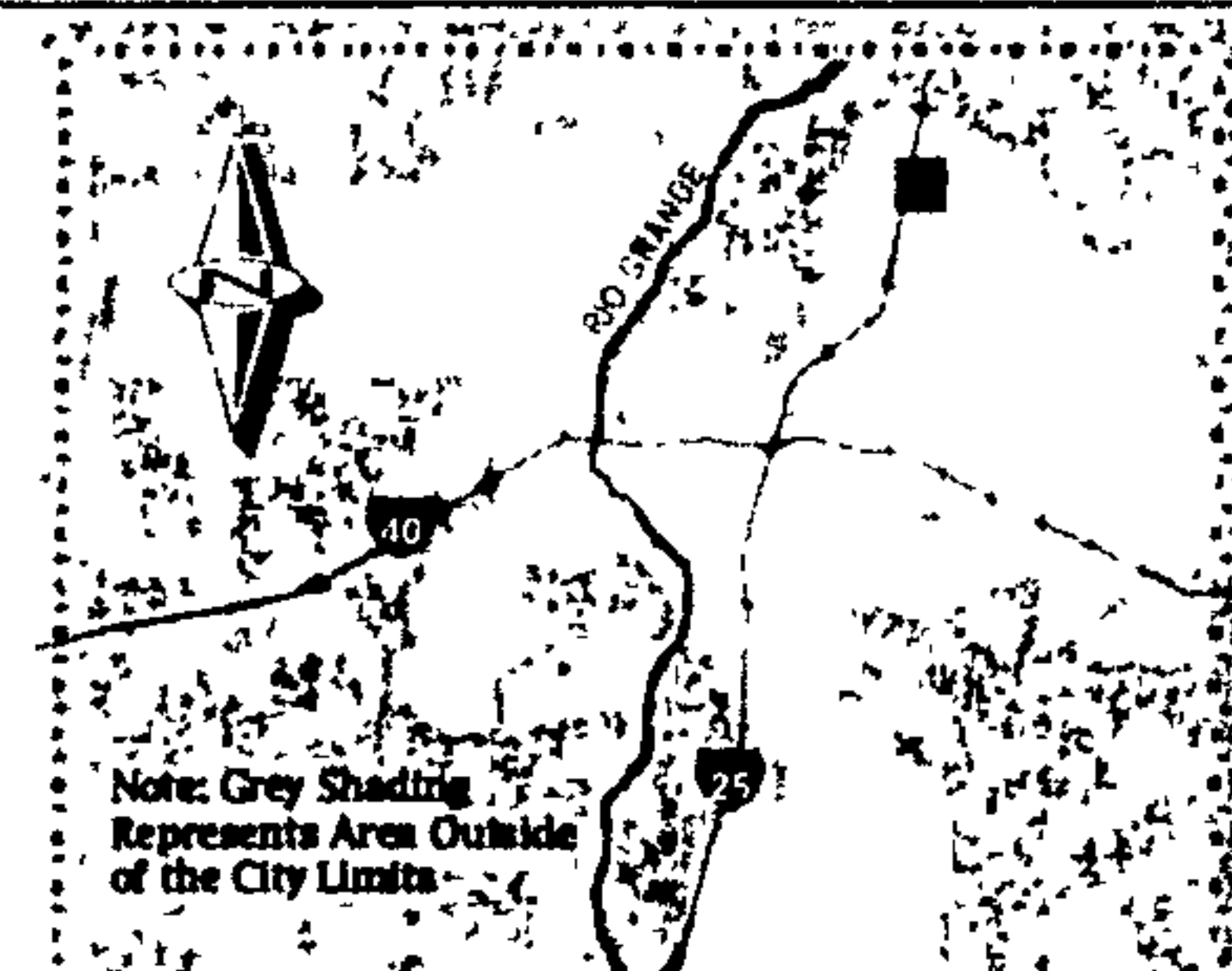
DRB PROJECT NUMBER: 1006989



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



Map amended through: 2/18/2007

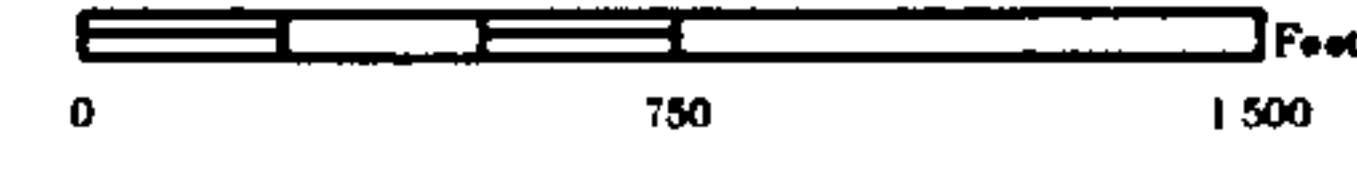


Note: Grey Shading Represents Area Outside of the City Limits

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	



Mr. Jack Cloud
DRB chairman
Plaza Del. Sol
600 2nd St, NW
Albuquerque, NM 87102

May 7, 2010

RE: REQUEST FOR SIA EXTENSION: DRB 1006989

Dear Mr. Cloud:

On behalf of the owner, I am requesting a two year SIA extension for DRB case number 1006989 located on San Pedro NE between Anaheim and Carmel NE.

The owner, Mr Helmick, is currently negotiating purchase of Lot 17, just South of the subject property and would to build San Pedro Ave as one one project.

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

Sincerely
Adil

ADIL RIZVI
Agent for Mr Tim Helmick

7009 2820 0002 8698 7330

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

For delivery information visit our website at www.usps.com

OFFICIAL USE
 ALBUQUERQUE NM 87113

Postage	\$ 0.44	0109 MAY - 7 2010 Postmark Here 05/07/2010
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	

Sent To: **Ms. Peggy Neff**
 Street, Apt. No.; or PO Box No.: **8305 Calle Sequelle**
 City, State, ZIP+4: **87113**

PS Form 3800 August 2006 See Reverse for Instructions

7009 2820 0002 8698 7347

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

For delivery information visit our website at www.usps.com

OFFICIAL USE
 ALBUQUERQUE NM 87113

Postage	\$ 0.44	0109 MAY - 7 2010 Postmark Here 05/07/2010
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	

Sent To: **Ms Erica Vasquez**
 Street, Apt. No.; or PO Box No.: **8511 Rancho Del Oro**
 City, State, ZIP+4: **87113 - Albq**

PS Form 3800, August 2006 See Reverse for Instructions

7009 2820 0002 8698 7312

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

For delivery information visit our website at www.usps.com

OFFICIAL USE
 ALBUQUERQUE NM 87113

Postage	\$ 0.44	0109 MAY - 7 2010 Postmark Here 05/07/2010
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	

Sent To: **Mr. Albert Guastafson**
 Street, Apt. No.; or PO Box No.: **6222 Corona NE**
 City, State, ZIP+4: **Albuquerque NM 87113**

PS Form 3800 August 2006 See Reverse for Instructions

7009 2820 0002 8698 7323

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

For delivery information visit our website at www.usps.com

OFFICIAL USE
 ALBUQUERQUE NM 87113

Postage	\$ 0.44	0109 MAY - 7 2010 Postmark Here 05/07/2010
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	

Sent To: **Cherly Guastafson**
 Street, Apt. No.; or PO Box No.: **6213 Karlson Dr NE**
 City, State, ZIP+4: **87113**

PS Form 3800 August 2006 See Reverse for Instructions

Mr Albert Gustafson
6222 Corona NE
Albuquerque
New Mexico 87113

05-07-2010

Helmick Office Site: DRB NO: 1006989
Request for Extension of Subdivision Improvement Agreement (SIA)
City Project No: 643382

Dear Mr. Gustafson:

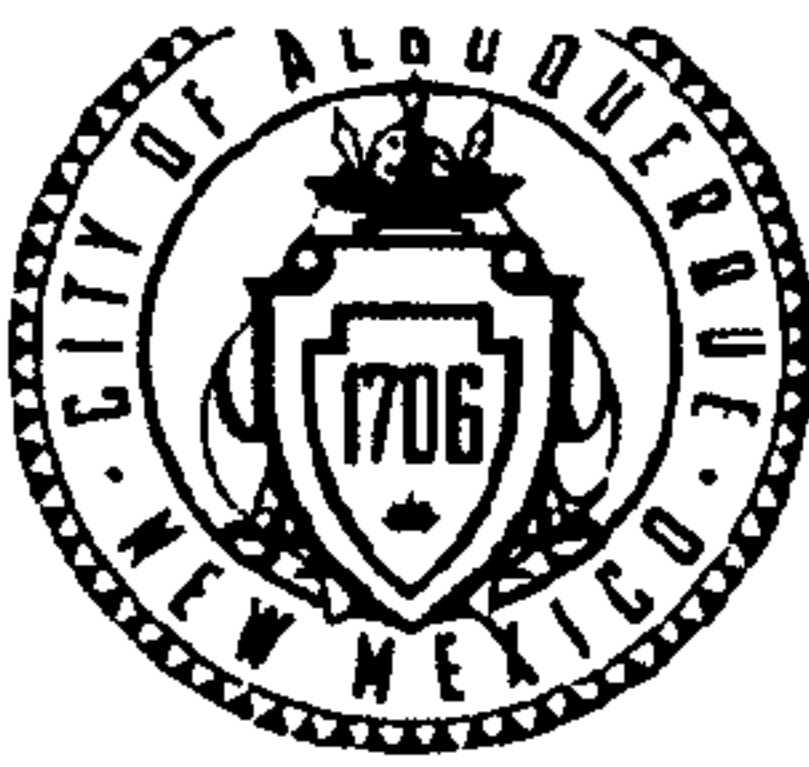
On behalf of the owner of Mr. Tim Helmick, I am hereby requesting a two year extension of the Subdivision Improvement Agreement (SIA) which requires approximately 234 feet of half roadway improvements along San Pedro.

If you have any questions please call me at 315-6484 or Mr Tim Helmick at 220-9224.

Sincerely,



Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 7, 2010

Adil Rizui
7515 Treviso NE
Phone: 505-315-6484

Dear Adil:

Thank you for your inquiry of May 7, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) LOT 16-A, TRACK A, UNIT B, LOCATED ON SAN PEDRO DRIVE NE, BETWEEN ANAHEIM AVENUE NE AND CARMEL AVENUE NE** Zone Map: **C-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PLEASANTVIEW MOBILE HOME ASSOC. (PVW)

Albert Gustafson

6222 Corona NE/87113 821-1164 (h)

Cheryl Gustafson

6213 Karlson Dr. NE/87113 990-0194 (h)

WEST LA CUEVA N.A. (WLC) "R"

Peggy Neff

8305 Calle Sequelle NE/87113 823-1041 (h) 977-8903 (c)

Erica Vasquez

8511 Rancho Del Oro Pl. NE/87113

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(05/22/08)

!!!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.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **05/07/10** Time Entered: **11 a.m.** ONC Rep. Initials: **siw**



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 2, 2010

Project# 1006989

10DRB-70133 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for all of Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18)

AMAFCA No comments provided.
COG For informational purposes, San Pedro Dr has a functional classification of urban collector, as per the current Roadway Functional Classification Map.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION Letters sent to: West La Cueva NA ® Pleasantview Mobile Home Assoc.
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments provided.
PNM ELECTRIC & GAS No comments provided.
COMCAST No comments provided.
QWEST No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D No comments provided.
OPEN SPACE DIVISION Open Space has no adverse comments.

CITY ENGINEER

The Hydrology section has no objection to the extension request.

TRANSPORTATION DEVELOPMENT

No objection to extension request.

PARKS AND RECREATION

No comments provided.

ABCWUA

No comments provided.

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

HEARING DATE 6-2-10 (SIA)

12. **Project# 1004622**
08DRB-70195 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18 & PORTIONS OF 15-17, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT A Unit(s) A**, zoned SU-2/C-1, located on PALOMAS NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 1.6275 acre(s). (D-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 35FT RIGHT OF WAY RADIUS AND SOLAR NOTE.**
13. ~~**Project# 1006989**~~
08DRB-70150 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08, 4/16/0/ & 4/23/08]*. **THE PRELIMINARY/FINAL PLAT WAS APPROVED. REQUIREMENTS ARE FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT PROVIDED TO PLANNING.**
14. **Project# 1004677**
08DRB-70194 SIDEWALK VARIANCE
- ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, Tract(s) A & B, 129B1A, B, **HB & CALVINHORN, HUNING CASTLE ADDITION & LUGUNA (TBK** zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE AND THE SIDEWALKS WERE WAIVERED ON THE NORTHSIDE OF THE COUNTRY CLUB PER THE SITE DEVELOPMENT PLAN.**
15. **Project# 1007081**
08DRB-70193 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PULLMAN INVESTMENTS LLC agent(s) for CRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1**, zoned R2, located on CENTRAL BLVD SW BETWEEN RIO GRANDE SW AND WILLIS PL SW containing approximately .63 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR 40FT EASEMENT REVISION AND CENTERED, AND TO PLANNING FOR TWO MYLARS, RECORDING FEE AND CURRENT TAX INFORMATION.**



COMPLETED 05/01/08 SH
DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70150 Project # 1006989
Project Name: NORTH ALBUQUERQUE ACRES TRACT A UNIT B
Agent: CARTESIAN SURVEYS INC Phone No.: 896-3050

Your request was approved on 4-30-08 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.**
 - Copy of recorded plat for Planning.**

Created On:

6989

DXF Electronic Approval Form

DRB Project Case #: 1006989

Subdivision Name: NORTH ALBUQUERQUE ACRES TRACT A UNIT B BLOCK 16 LOT 16A

Surveyor: WILL PLOTNER JR

Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 4/30/2008 Hard Copy Received: 4/30/2008

Coordinate System: Ground rotated to NMSP Grid

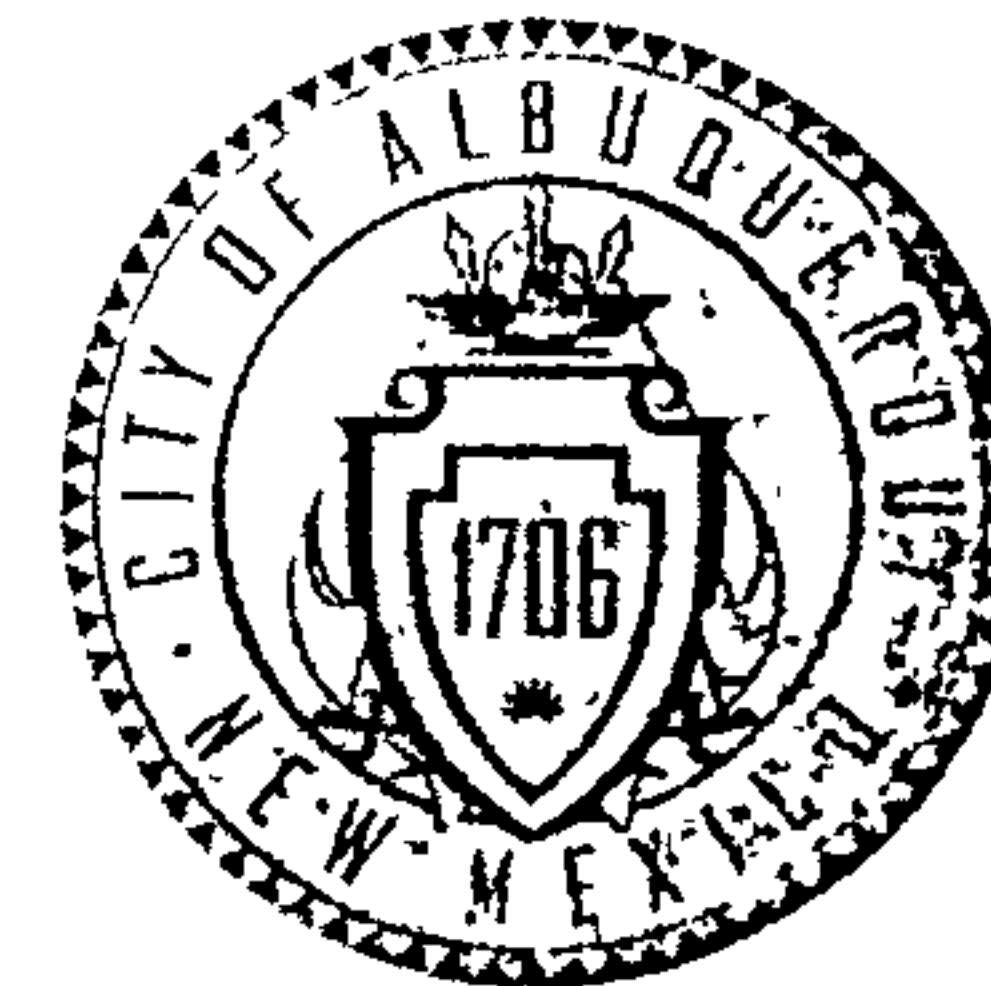

Approved

04-30-2008
Date

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

AGIS Use Only
Copied fc **6989** to agiscov on **4/30/2008** Contact person notified on **4/30/2008**

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006989

AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT

ENGINEERING COMMENTS:

No adverse comments.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

RESOLUTION:

4-23-08

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 16, 2008

Draft to
4/23/08

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006989

AGENDA ITEM NO: 10

SUBJECT:

Final Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

Albuquerque

NM 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)

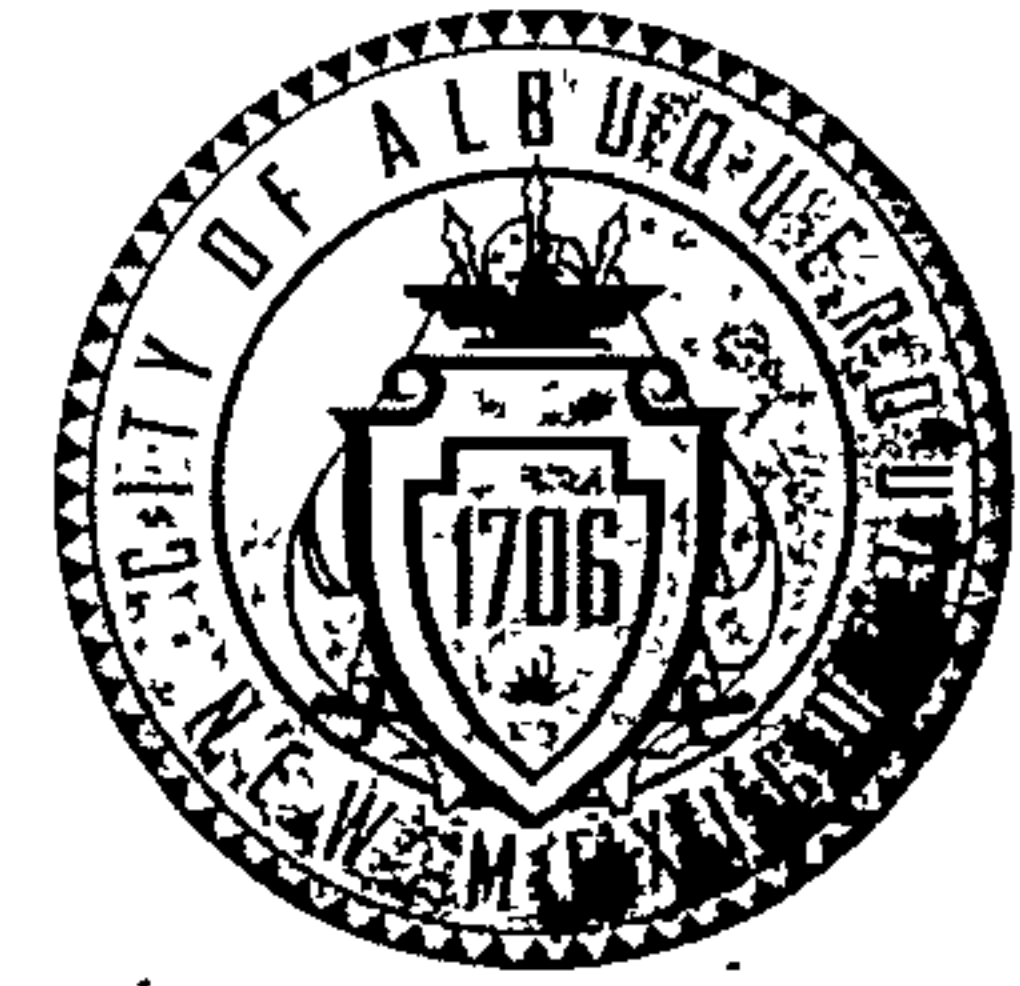
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 16, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006989

AGENDA ITEM NO: 10

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

Albuquerque

NM 87103

RESOLUTION:

4-23-08

APPROVED ____; DENIED ____; DEFERRED X; 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
924-3986

DATE: April 16, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006989

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for ~~Site Development Plan sign-off.~~ *Plat.*

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

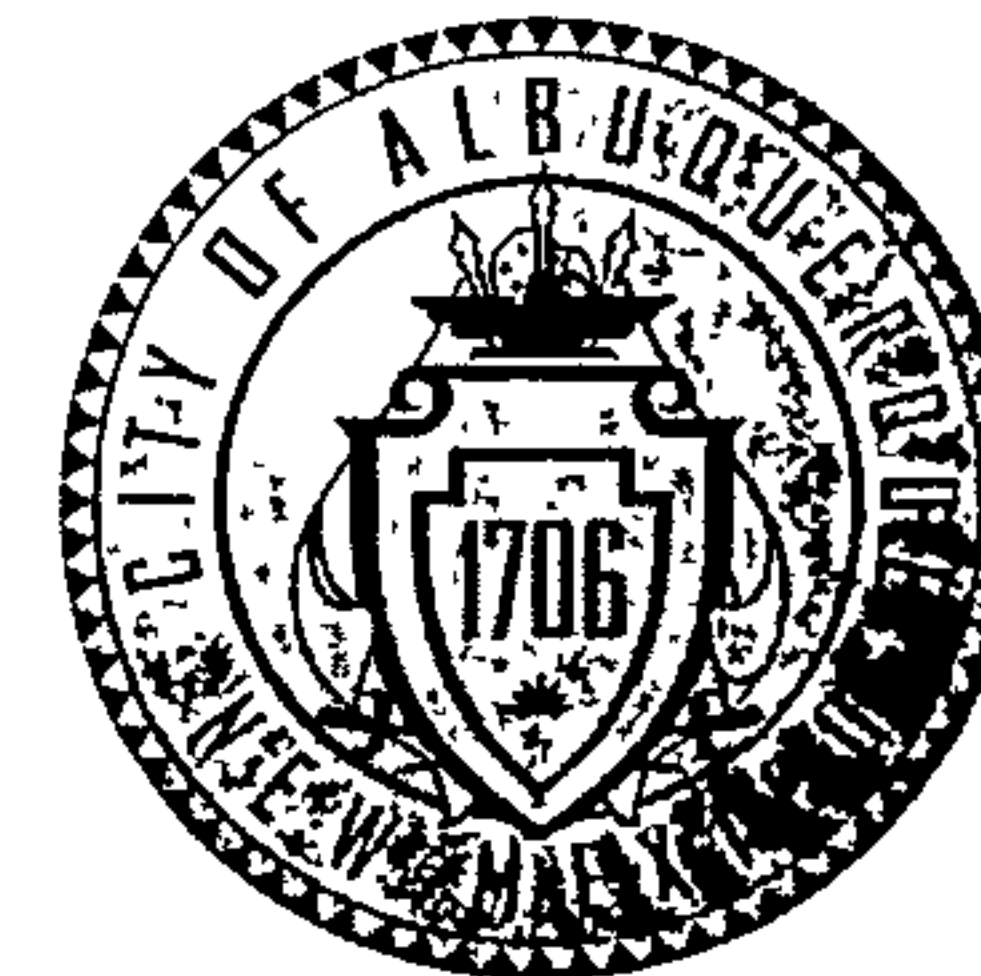
FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: February 27, 2008

IL

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006989

AGENDA ITEM NO: 13

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

All executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off

Albuquerque

NM 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)

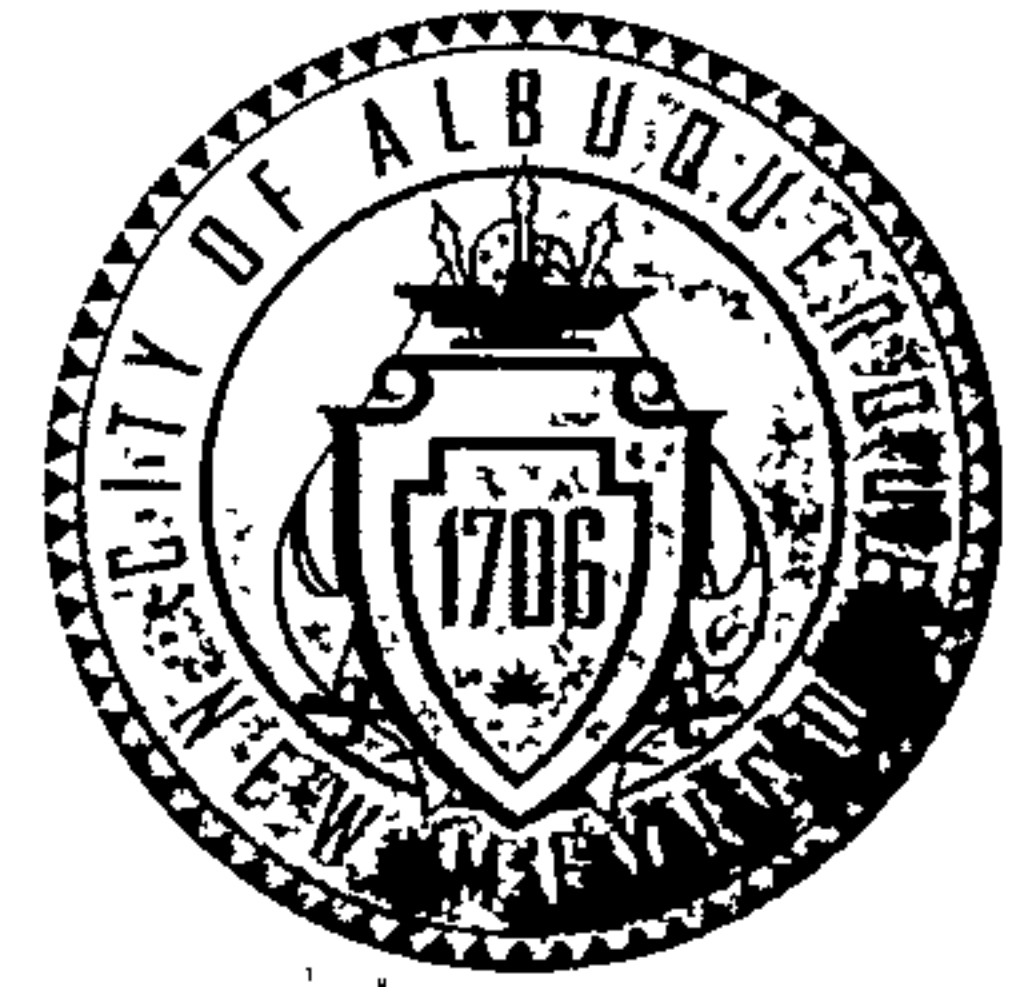
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR: _____

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 30, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006989

AGENDA ITEM NO: 10

SUBJECT:

Final Plat

ENGINEERING COMMENTS:

An executed SIA with financial guarantees is required for Final Plat approval.

C/-30-08

RESOLUTION:

Albuquerque: APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED:

City Engineer
924-3695

DATE:

4-23-08

PO Box 1293

NM 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006989

AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

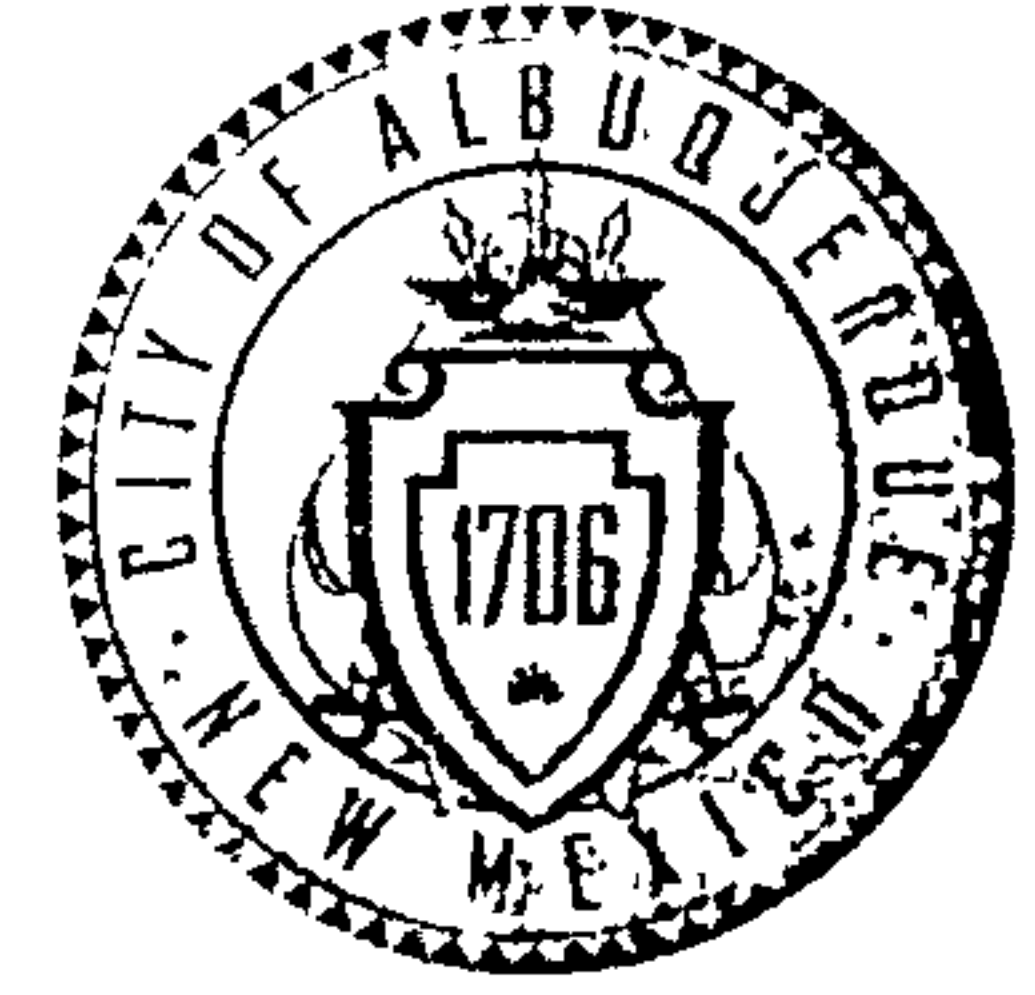
SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 23, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006989

AGENDA ITEM NO: 10

SUBJECT:

Final Plat

ENGINEERING COMMENTS:

An executed SIA with financial guarantees is required for Final Plat approval.

PO Box 1293

RESOLUTION:

Albuquerque

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

NM 87103

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:

www.cabq.gov

SIGNED:

City Engineer
924-3695

DATE:

4-23-08



Item# 9

Prject# 1006989

Hearing Date: Apr. 2, 2008

15

16

18

17

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

DRB CASE NO/PROJECT NO: 1006989

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

note: see w/ final comment

NM 87103

4-16-08

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 2, 2008

Gomez, Angela J.

From: WPlotnerjr [wplotnerjr@aol.com]
Sent: Tuesday, April 15, 2008 9:40 AM
To: Gomez, Angela J.
Subject: Deferring

Angela,

Please defer Project 1006989, (#10 on the agenda) for one week at the agent request. Is there any other paperwork we need to prepare for the deferment?

Will

Get the [MapQuest Toolbar](#), Maps, Traffic, Directions & More!



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 23, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/Alt. City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000364**
08DRB-70156 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on CENTRAL AVE BETWEEN GLENRIDGE PARK L NE AND BURMA DR NE (L-22) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
2. **Project# 1003353**
08DRB-70154 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2** zoned RD, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE NW containing approximately 14 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
3. **Project# 1003354**
08DRB-70155 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
BOHANNAN HUSTON, INC. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE NW containing approximately 9 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

4. **Project# 1006760**
08DRB-70180 AMENDED SDP FOR BP
YOLANDA MONTOYA agent(s) for MICHAEL RAJOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) 1, **NAA Unit(s) B**, zoned SU-2/IP, located on OAKLAND NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**
5. **Project# 1005210**
08DRB-70174 EPC APPROVED SDP FOR BUILD PERMIT
CONSENSUS PLANNING agent(s) for WERNER GILCHRIST LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 10, **UNIVERSITY HEIGHTS ADDITION** zoned SU-2/SU-1 FOR DR OFFICE, LIBRARY AND/OR MUSEUM, located on CORNELL DR SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16) *Planner – Maryellen Hennessy* **WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 9/10/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**
6. **Project# 1000163**
08DRB-70167 EPC APPROVED SDP FOR BUILD PERMIT
JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, **LA CUEVA VILLAGE Unit(s) 1**, zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) *[Deferred from 4/16/08]*. **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**

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

7. **Project# 1000983**
08DRB-70175 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
JAMES F CRABTREE request(s) the above action(s) for all or a portion of Lot(s) 9-A & 9-H, **MOJAVE TOWNHOMES**, zoned R-T, located on ATRISCO BETWEEN MOJAVE NW AND SANTO DOMINGO NW containing approximately 0.38 acre(s). (E-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 30 FT RADIUS ON MOHAVE AND UNSER, FOR CURRENT TAX RECEIPTS, AND TO RECORD.**

8. **Project# 1007054**
08DRB-70178 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 15-19, Block(s) 31, **HEIGHTS RESERVOIR ADDITION** zoned R-3, located on ADAMS ST NE BETWEEN LOMAS BLVD NE AND ROMA AVE NE containing approximately .7717 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF SPECIAL EXCEPTION, AND FOR BUILDING CODE CERTIFICATION.**

9. **Project# 1007056**
08DRB-70179 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block(s) 32, **HEIGHTS RESERVOIR ADDITION** zoned R-3, located on ADAMS ST NE BETWEEN LOMAS BLVD NE AND ROMA AVE NE containing approximately .7717 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF SPECIAL EXCEPTION, AND FOR BUILDING CODE CERTIFICATION.**

10. ~~Project# 1006989~~
08DRB-70150 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08]*. **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project# 1003188**
08DRB-70176 SKETCH PLAT REVIEW
AND COMMENT

TOM PATRICK/COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Tract(s) 145-A, 145-A2, 144-B,, **LOT 26, LUKE ADDITION** zoned RA-2, located on GRIEGOS NW BETWEEN RIO GRANDE NW AND SAN ISIDRO NW containing approximately 1.2415 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007246**
08DRB-70177 SKETCH PLAT REVIEW
AND COMMENT

TOM PATRICK/ COMMUNITY SCIENCES agent(s) for THE DANIELS COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **LESTER TRACT B-1** zoned SU-1 FOR MORTURARY, located on SCOTTS PL NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 2.4155 acre(s). (D-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for February 20, 2008.

Other Matters: None

Adjourned: 9:45

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

7. **Project# 1006973**

08DRB-70119 EPC APPROVED SDP FOR
BUILD PERMIT
08DRB-70120 EPC APPROVED SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) [Deferred from 3/12/08, 3/26/08 & 4/9/08] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA, AND TO PLANNING FOR CASE PLANNERS INITIALS AND 3 COPIES OF THE APPROVED SITE PLAN. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS.**

08DRB-70058 MINOR -
PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) [Deferred from 4/9/08] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/08 THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR AMAFCA SIGNOFF, NM UTILITY SIGNOFF AND FOR ADJOINER REVISION. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

8. **Project# 1000163**

08DRB-70167 EPC APPROVED SDP FOR
BUILD PERMIT

JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, **LA CUEVA VILLAGE Unit(s) 1**, zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**



DRB CASE ACTION LOG (SITE DEV PLAN - BP)

REVISED 10/08/07

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.: 08DRB-70083

Project # 1006989

Project Name: NORTH ALBUQUERQUE ACRES UNIT B

Agent: LARRY READ & ASSOC.

Phone No.:

Your request was approved on 2/27/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: address comments

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): ✓ for plat (reg's SIA)
- comments

- 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.**

Created On:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 27, 2008
DRB Comments**

ITEM # 9

PROJECT # 1006989

APPLICATION # 08-70082, 08-70083

RE: Lot 16, Block 16, Tract A, North Albuquerque Acres, Unit B

The submittal is lacking a conceptual utility plan.

The word hybrid is spelled incorrectly on the site plan keyed note 15.

The site plan drawing date is missing.

What is the square footage of the structure?

What is the proposed use of the structure?

The landscaping plan scale (1"=30') does not match site plan scale (1"=20')

There is no scale information on the building elevation drawings.

The acreage is missing on the site plan. The plat shows .6323 ac.

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



6000 Uptown NE, Suite 100
 Albuquerque, NM 87110
 Phone: (505) 246-1600
 Fax: (505) 246-2600

FACSIMILE COVER SHEET

TO: <u>Jack Oland</u>	FROM: <u>Amy Andrews</u>
COMPANY: <u>COA</u>	NO. OF PAGES: <u>2</u> (Including cover page)
FAX #: <u>924-3864</u>	
PHONE #: _____	DATE: <u>2-25-08</u>

SUBJECT:

Hard copy will be sent via USPS.

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

Thank You!




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

MEMORANDUM

DATE: February 25, 2008

TO: Jack Cloud, Planning Department – Design Review Board

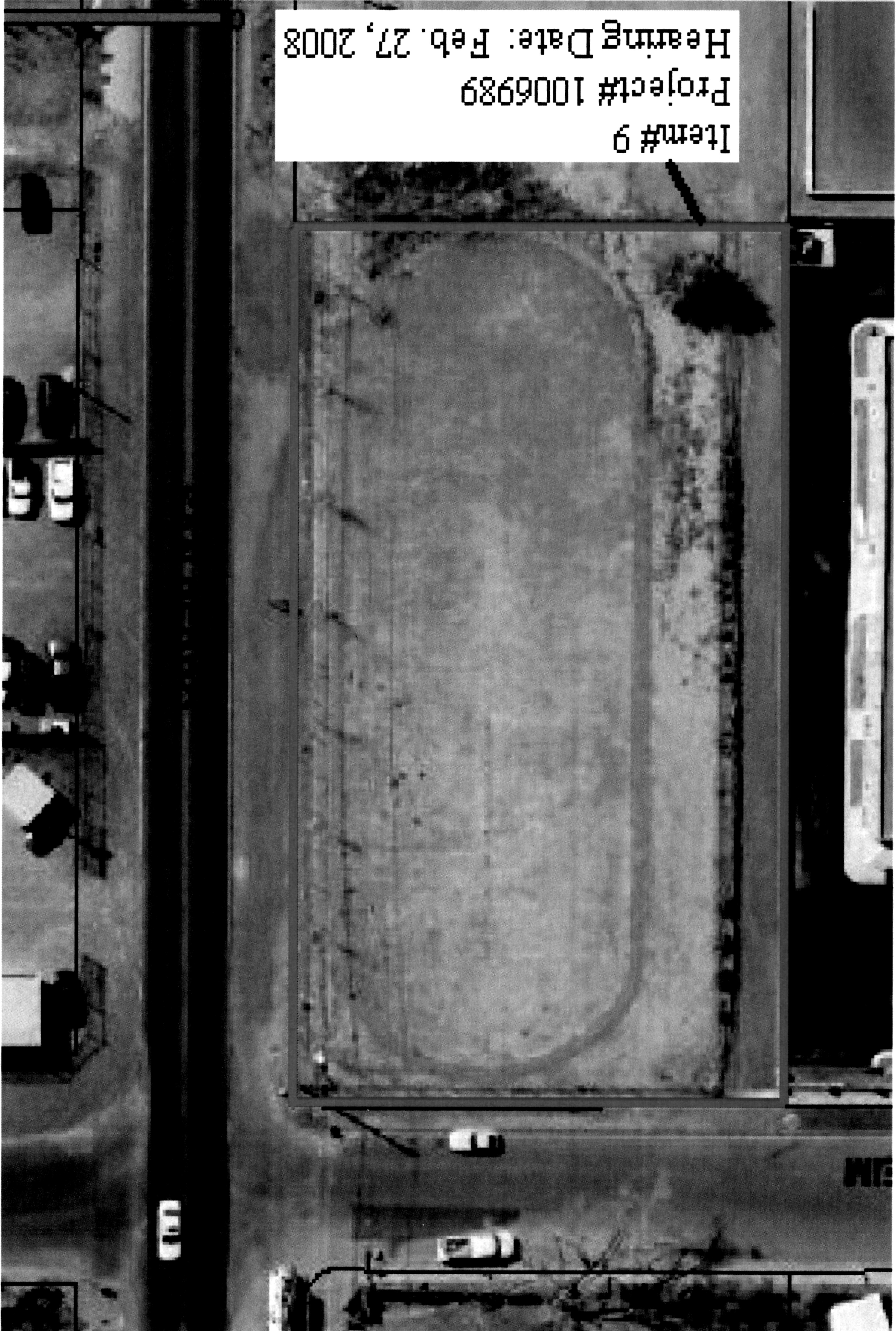
COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Larry Reed and Associates

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project # 1006989, 08DRB-70082 Minor – SDP for Building Permit, 08DRB-70083 Minor – Preliminary/Final Plat Approval, Lot 16, Block 16, Tract A, North Albuquerque Acres Unit B, Located on San Pedro NE Between Paseo Del Norte NE and Alameda NE.

The above-referenced project is within the former buffer zone of a former privately owned/operated landfill (Holly Avenue Landfill). The landfill was removed during March 2005 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones.” The project may proceed through the development process provided all other City requirements are met.

Item# 9
Project# 1006989
Hearing Date: Feb. 27, 2008



11
11
11
11



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 27, 2008 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA

Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1000788**
08DRB-70056 2 YR YEAR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above/ referenced action(s) for all or a portion of **Unit(s) 8 & 9, PARADISE SKIES**, zoned SU-1/ RT, located on the south side of MCMAHON BLVD NW BETWEEN ROCKCLIFF DR NW AND MILKY WAY ST NW containing approximately 29.8 acre(s). (A-11) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED WHICH WAS GRANTED THROUGH FEBRUARY 13, 2009.**
- 2. Project# 1006200**
08DRB-70060 VACATION OF PUBLIC
EASEMENTS
08DRB-70061 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70070 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above/ referenced action(s) for CANYON MESA AVENUE SE, plus adjacent Public Utility Easements and Existing Public Drainage and Public Access Easements on Tract(s) 1 & 2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the north side of CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 39.4 acre(s). (Q-16) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

3. **Project# 1006602**
08DRB-70053 VACATION OF PUBLIC EASEMENTS
08DRB-70054 VACATION OF PUBLIC RIGHTS-OF-WAY
08DRB-70028 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR THE CONDITION THAT THE EXISTING WATERLINE BE ABANDONED, AND TO PLANNING TO RECORD.**

- 8DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE containing approximately 5.44 acre(s). (D-20) *(Deferred from 1/30/08).* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE SITE PLANS FOR SUBDIVISION AND BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO CITY ENGINEER FOR THE SIA.**

4. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *(Deferred from 10/10/07, 11/14/08, 12/12/0 & 12/30/07)* **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006973**
08DRB-70057 VACATION OF PUBLIC EASEMENT
- SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
6. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY PLAT APPROVAL
- THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**
7. **Project# 1007083**
08DRB-70050 VACATION OF PUBLIC RIGHT-OF-WAY
- JACKS HIGH COUNTRY INC agent(s) for JULIA SAMORA ESTATE request(s) the above action(s) for all or a portion of the NORTH-SOUTH ALLEY Lot, between the **JM MOORE REALTY COMPANY'S ADDITION # 1, and BLOCK B, BRANSON ADDITION**, located east of 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW. (J-14) *(Deferred from 2/20/08)*. **THE ABOVE ITEM WAS WITHDRAWN AT THE AGENT'S REQUEST.**

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

8. **Project# 1006925**
08DRB-70072 EPC APPROVED SDP FOR BUILD PERMIT
- CONSENSUS PLANNING INC agent(s) for Werner Gilchrist LLC request(s) the above action(s) for all or a portion of Lot(s) 3&4, Block 10, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2/DR, located on CORNELL DRIVE SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO SHOW CART STORAGE.**

9. ~~Project# 1006989~~
08DRB-70082 MINOR - SDP FOR BUILDING PERMIT
08DRB-70083 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- LARRY READ AND ASSOCIATES agent(s) for HELMICK REALTY request(s) the above action(s) for all or a portion of Lot 16, Block 16, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU-2/IP, located on SAN PEDRO NE BETWEEN PASEO DEL NORTE NE AND ALAMEDA NE containing approximately 0.63 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY PLAT. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO PLANNING TO CHECK FOR THE PLAT AND FOR ADDITIONAL COMMENTS.**

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

10. **Project# 1002885**
08DRB-70080 EXT OF SIA FOR TEMP DEFR SDWK CONST
- HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 1-78, **OCOTILLO SUBDIVISION**, zoned R-D 4DU/A, located on HOLBROOK ST NE BETWEEN ANEHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
11. **Project# 1004254**
08DRB-70079 EXT OF MAJOR PRELIMINARY PLAT
- WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS Unit 3**, zoned R-2, located on VERANDA RD NW BETWEEN RIO GRANDE BLVD NW AND GLENWOOD DR NW containing approximately 0.6061 acre(s). (G-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**

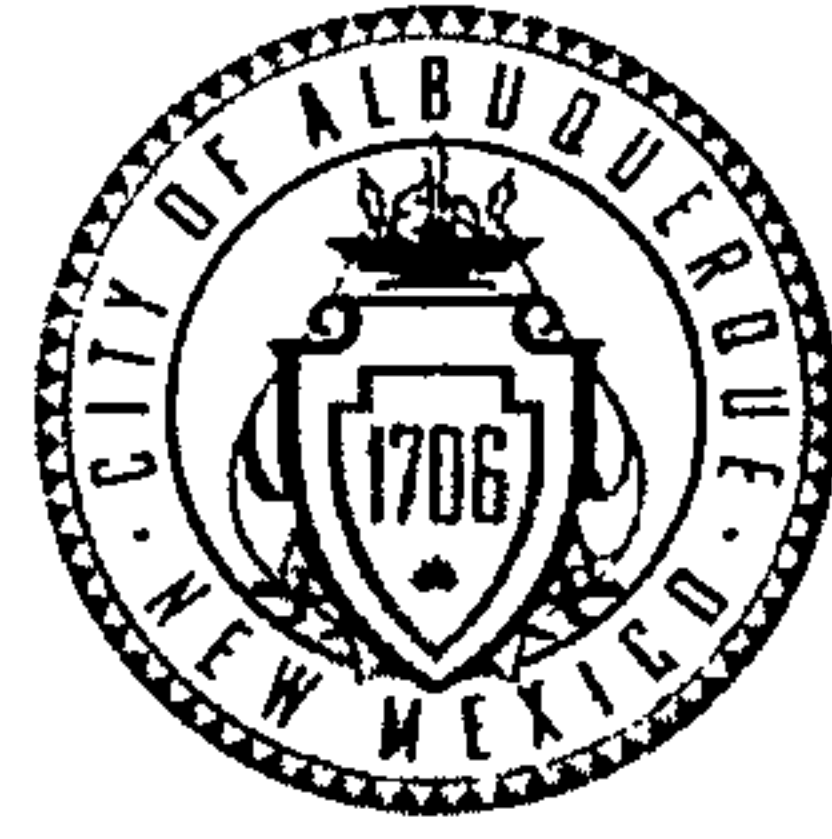
13. **Project# 1003554**
08DRB-70081 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for CENTRAL PARK PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 5-A, **CENTRAL PARK PLACE**, zoned C-2, located on CENTRAL AVE SE BETWEEN CONCHAS ST SE AND EUBANK BLVD SE containing approximately 1.926 acre(s). (L-20)
THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS REGARDING RIGHT-OF-WAY DEDICATION, AND TO PLANNING.
14. **Project# 1004073**
08DRB-70073 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HOMES BY KIM BROOKS INC agent(s) for RIO GRANDE ENGINEERING request(s) the above action(s) for all or a portion of Lot(s) 4-7, Block(s) 7, **JUAN TABO HILLS Unit 1**, zoned RD, located on SMARTY JONES ST SE BETWEEN BALLANT FOX RD SE AND SR BARTON RD SE containing approximately .56 acre(s). (M-22) **WITH THE GRADING AND DRAINAGE PLAN DATED 2/13/08, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE.**
15. **Project# 1006000**
08DRB-70026 MINOR - FINAL PLAT
APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 12, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK**, zoned PC, located on SOLAR MESA SE BETWEEN TURNING SE AND SAGAN SE containing approximately 5.44 acre(s). (R-16)
THE FINAL PLAT WAS APPROVED.
16. **Project# 1007133**
08DRB-70087 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON & CO. agent(s) for CITY OF ALBUQUERQUE ET. AL, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS Unit 2**, zoned SU-2/R-1, located on SHIPROCK PL NW BETWEEN 81ST ST NW AND KIBO PLACE NW containing approximately 3.3677 acre(s). (E-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

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

17. **Project# 1006825**
08DRB-70088 SKETCH PLAT REVIEW
AND COMMENT
- EDWARD FITZGERALD ARCHITECTS agent(s) for URBAN ASSETS LLC request(s) the above action(s) for all or a portion of Lot(s) B-1, Block(s) 3, **NEW YEAR ADDITION**, zoned C-2, located on JEFFERSON NE BETWEEN LOMAS BLVD NE AND MARBLE NE containing approximately 0.6 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1007131**
08DRB-70084 SKETCH PLAT REVIEW
AND COMMENT
- DOUG SMITH agent(s) for TERRIE HERTWECK request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block 9, **HOMESTEAD GARDENSPOT ATTITION**, zoned C, located on SLATE AVE NW BETWEEN 3RD ST NW AND 2ND ST NW containing approximately 0.5866 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project# 1007132**
08DRB-70086 SKETCH PLAT REVIEW
AND COMMENT
- JEFF HENRY request(s) the above action(s) for all or a portion of Lot(s) 15-16, Block 24, **MESA GRANDE**, zoned C-1, located on VALVERDE SE BETWEEN ZUNI SE AND CENTRAL SE containing approximately 0.3 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for January 30, 2008.

Other Matters: None

ADJOURNED: 10:50



INTER-OFFICE MEMORANDUM
COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006989
WEDNESDAY, June 4, 2014

Comments must be received by:
Friday, May 30, 2014



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 Treviso NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adil1424@yahoo.com

APPLICANT: Timothy and Christine Helmick PHONE: 220-9224
 ADDRESS: _____ FAX: _____
 CITY: Albuquerque STATE Nm ZIP 871 E-MAIL: timhelmick@comcast.net

Proprietary interest in site: _____ List all owners: Timothy and Christine Helmick

DESCRIPTION OF REQUEST: Request for 1 year extension of SIA

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. Lot 16-A Block: 16 Unit: Tr A, Unit B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2 For IP Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806425314430611

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1006989

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.75 Ac
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro
 Between: Anahiem NE and Carmel NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Adil Rizvi DATE _____
 (Print Name) ADIL RIZVI Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>14DRB - 76149</u>	<u>ESIA</u>	_____	<u>\$50.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	<u>ADV</u>	_____	<u>\$75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$145.00</u>

Hearing date June 4, 2014

5-9-14
 Staff signature & Date

Project # 1006989

Revised: 4/2012

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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 - \
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

ADIL RIZVI

Applicant name (print)

Adil Rizvi

Applicant signature / date



Form revised October 2007

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

Application case numbers
14-DRB-20149

59-14
 Planner signature / date
 Project # 1006989

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 tear out less easily.

4. TIME

Signs must be posted from May 20, 2014 to June 4, 2014

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.

Adh ADIL RIZVI

(Applicant or Agent)

(Date)

I issued 1 signs for this application,

5-9-14
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1006989



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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D Street Name Change (Local & Collector)

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- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102
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APPLICANT: Timothy and Christine Helmick PHONE 220-9224
 ADDRESS _____ FAX: _____
 CITY: Albuquerque STATE NM ZIP 871 E-MAIL: timhelmick@comcast.net

Proprietary interest in site: _____ List all owners: Timothy and Christine Helmick

DESCRIPTION OF REQUEST: Request for 1 year extension of SIA

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 Lot 16-A Block: 16 Unit: Tr A, Unit B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2 For IP Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806425314430611

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1006989

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.75 Ac

LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro
 Between: Anahiem NE and Carmel NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Adil Rizvi DATE _____

(Print Name) ADIL RIZVI Applicant: Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
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Application case numbers	Action	S.F.	Fees
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_____	<u>CMF</u>	___	<u>\$20.00</u>
_____	<u>ADV</u>	___	<u>\$75.00</u>
_____	_____	___	\$ _____
_____	_____	___	\$ _____

Revised: 4/2012

Total
\$145.00

Hearing date June 4, 2014

5-9-14
 Staff signature & Date

Project # 1006989

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.

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- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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- Approved Infrastructure List. If not applicable, please initial. _____
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- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement - \
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

ADIL RIZVI

Applicant name (print)

Adil Rizvi

Applicant signature / date



Form revised October 2007

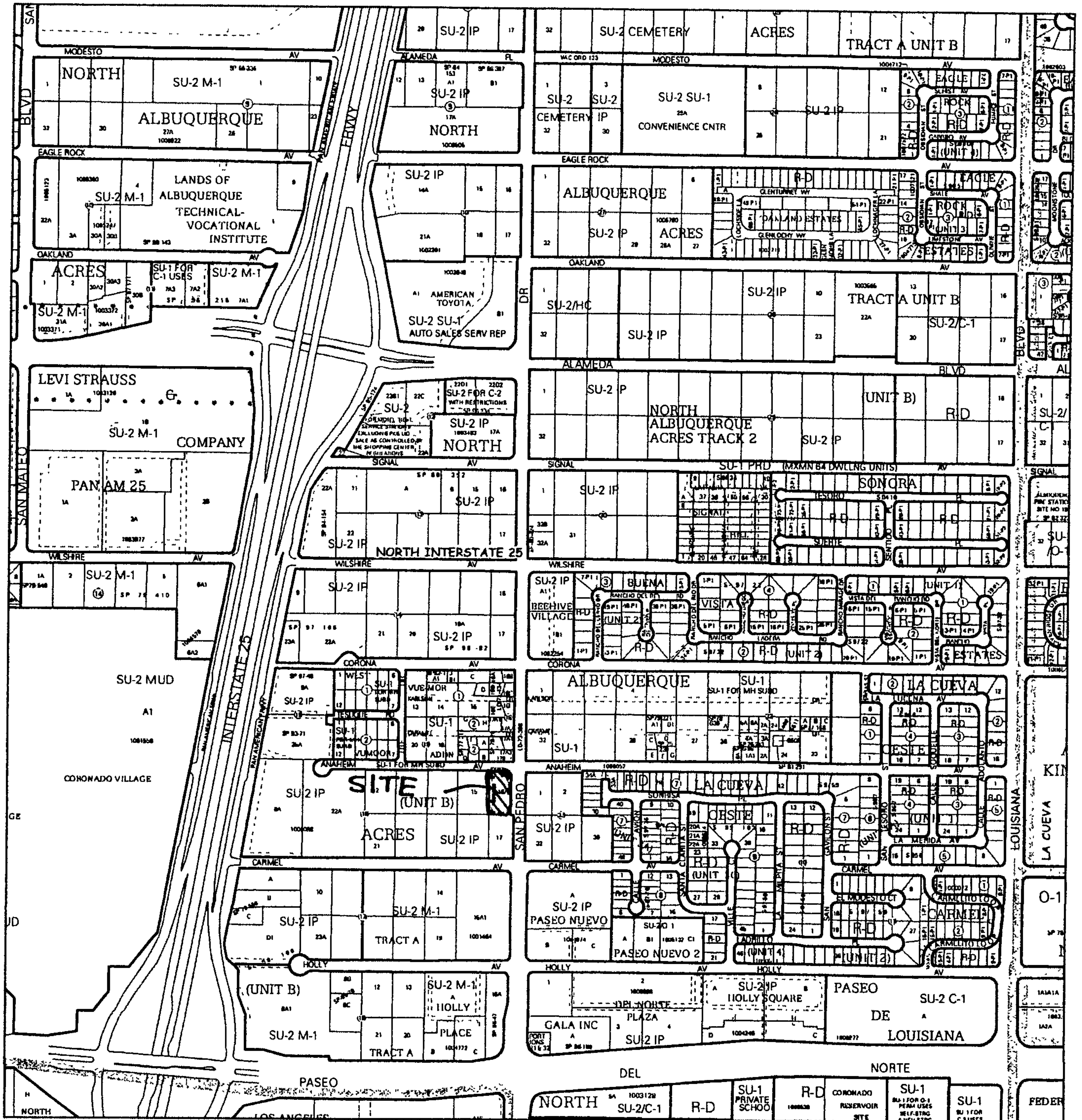
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers


14-DRB-70149

[Signature] 5-9-14
Planner signature / date

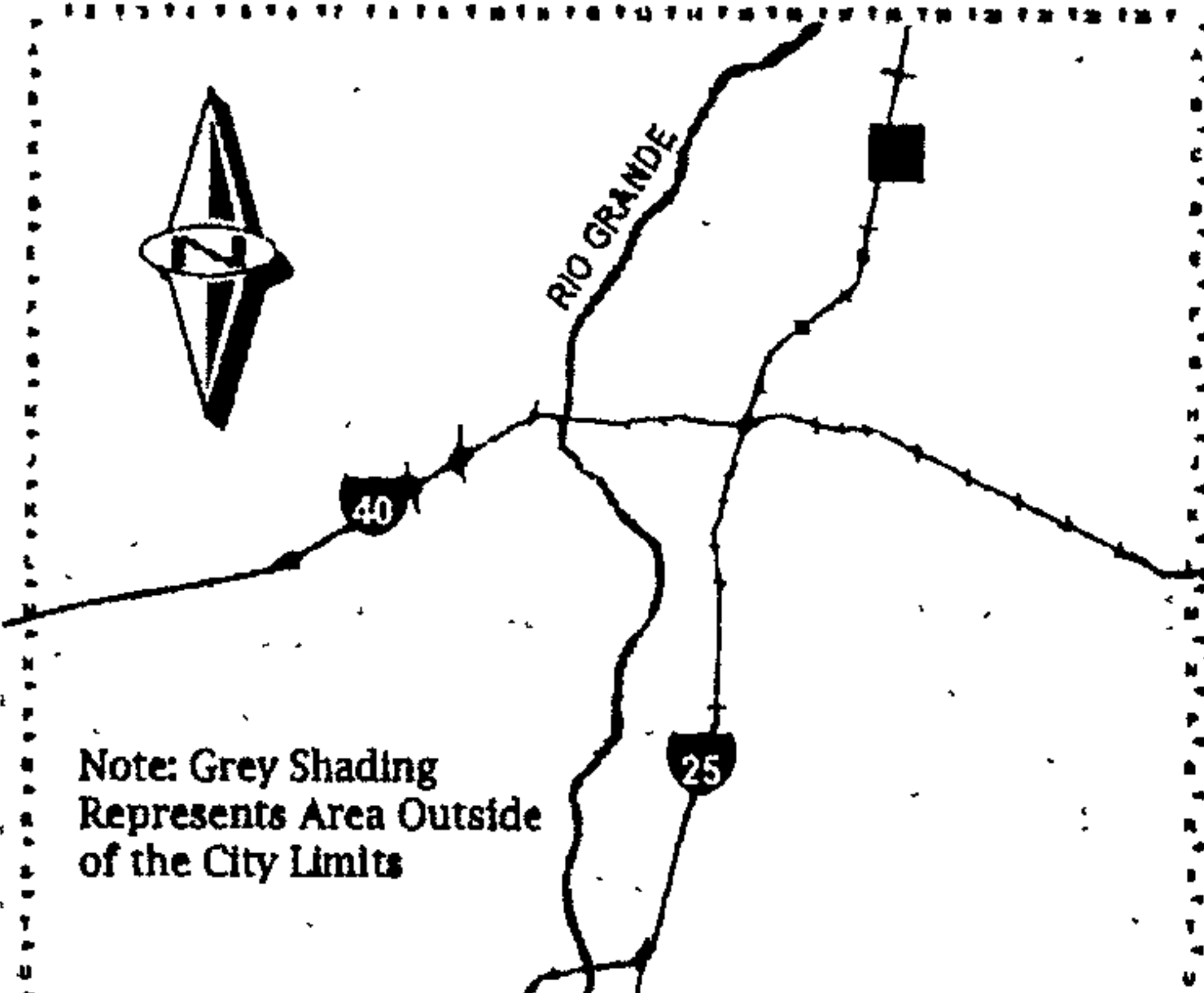
Project # 1006989



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





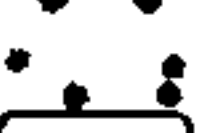






Map amended through: 6/5/2009



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

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

05-09-2014

DRB NO: 1008589

Request for Extension of Subdivision Improvement Agreement (SIA).

Dear Mr. Cloud:

On behalf of the Owner, Mr. Tim Helmick, I am hereby requesting a 1 Year Extension of the Subdivision Improvement Agreement (SIA), which was originally approved in 2008 and then extended in 2010, 2012 and 2013.

The property is located on San Pedro NE between Anaheim Ave and Carmel Ave.

Due to health reasons, Mr. Helmick was not able to complete the improvements last year. However, it is anticipated that all improvements along the frontage of his property shall be completed before the end of 2014.

Mr. Helmick has hired the services of an engineering design consultant to complete the design and submit to the City by July 2014 and complete the construction of San Pedro by October 2014.

If you have any questions or require additional information please call me at 505-315-6484.

Sincerely,



Adil Rizvi
Agent for Mr. Helmick
7515 Treviso NE
Albuquerque
NM 87113
adil1424@yahoo.com

Legend

- ROUND 1/2" REBAR WITH CAP "S 12489"
- SET BATHY-METER MARKER "S 14271"

CURVE	RADIUS	LENGTH	DELTA	CHORD DR.	CHORD
C1	125.00'	59.28'	300.12'	N 43°58'17" W	55.23'

Anaheim Avenue N.E.
(160' R/W)

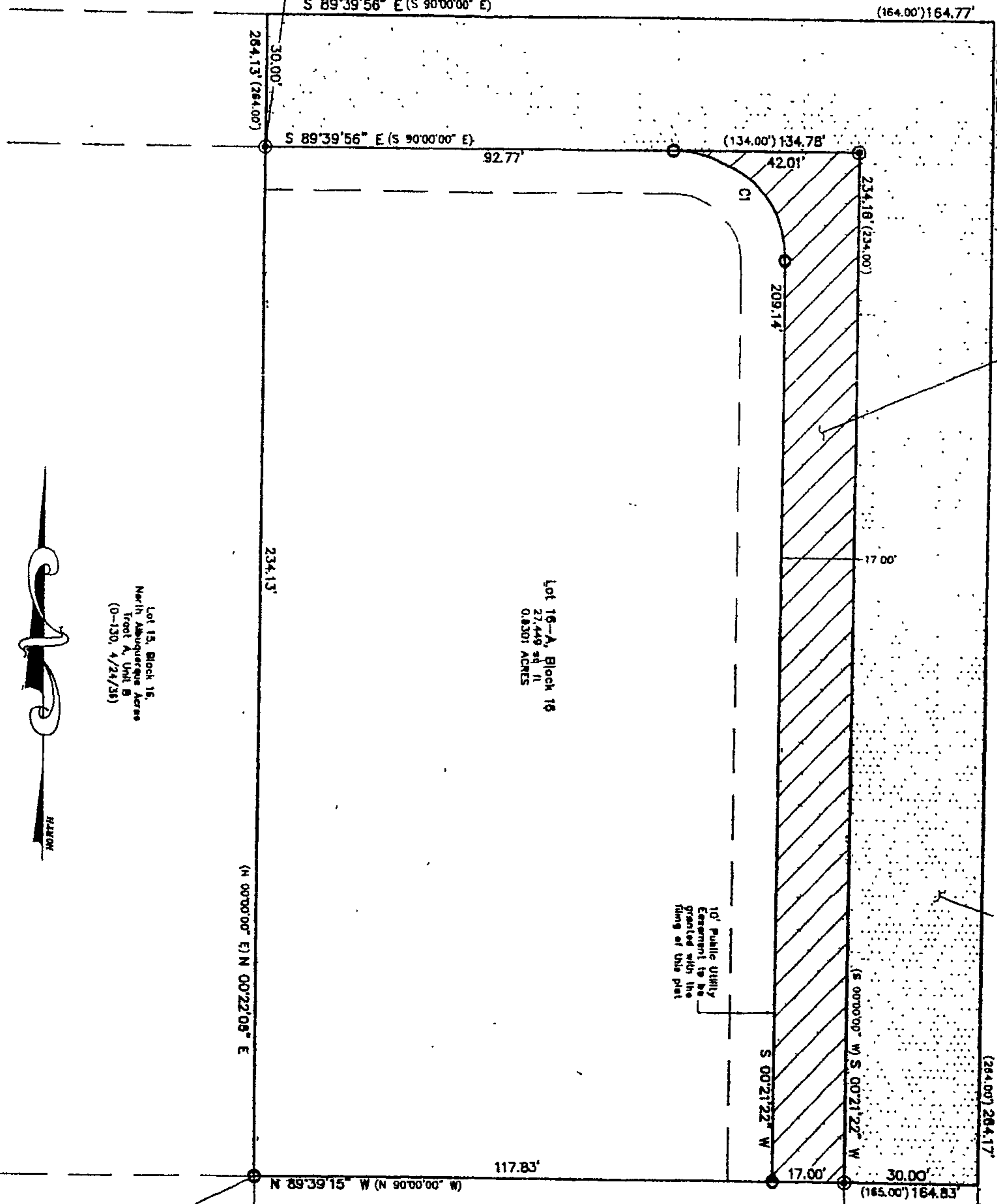
Dedicated to the
City of Albuquerque
In Fee Simple with
Warranty Covenants
4,115 sq. ft.
0.0945 Acres

San Pedro Drive N.E.
(60' R/W)

Dedicated to the
City of Albuquerque
In Fee Simple
11,922 sq. ft.
0.2748 Acres

Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
March 2008

ACS Monument "9_C1B"
NAD 1983 CENTRAL ZONE
X=1542501.428
Y=1521497.624 (NAVD 1988)
Z=5232.470
G-G=0.999664563
Mapping Angle=-0111'19.69"



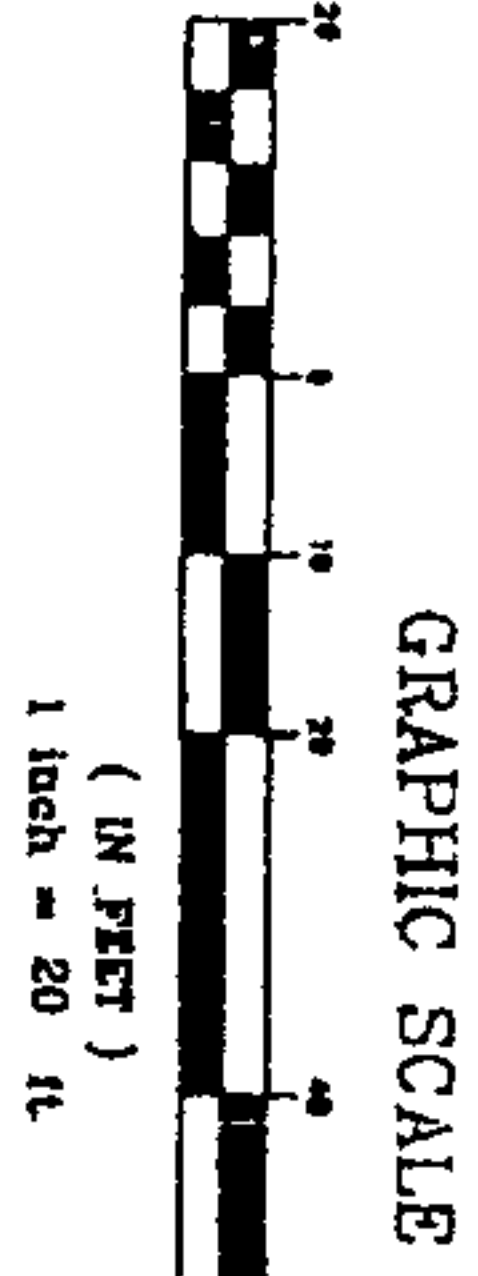
Lot 16-A, Block 16
27,449 sq. ft.
0.2701 Acres

Lot 15, Block 15,
North Albuquerque Acres
Tract A, Unit B
(0-130, 4/24/35)

Lot 17, Block 16,
North Albuquerque Acres
Tract A, Unit B
(0-130, 4/24/35)

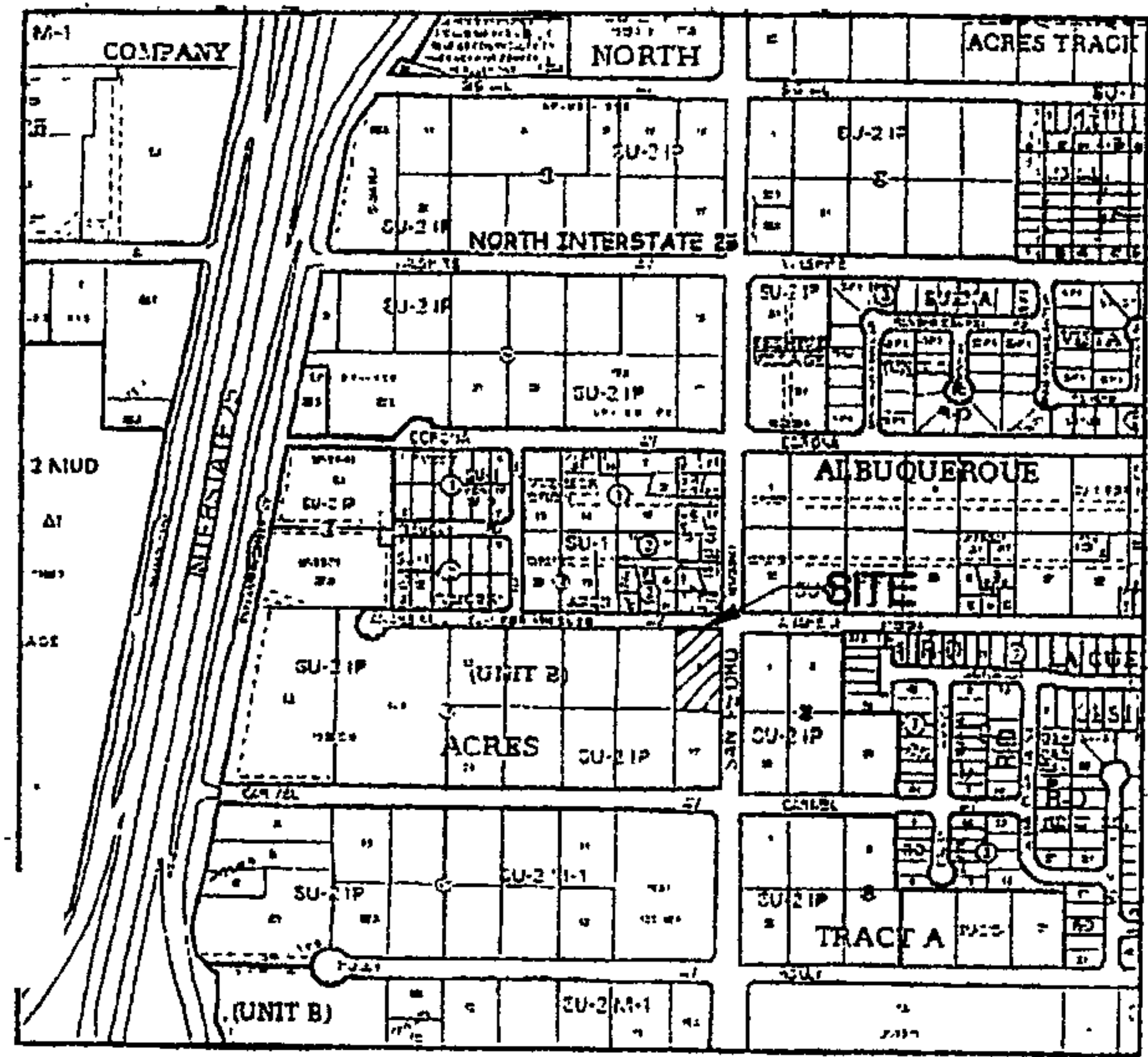
Lot 18, Block 16,
North Albuquerque Acres
Tract A, Unit B
(0-130, 4/24/35)

ACS Monument "ZAB_B"
NAD 1983 CENTRAL ZONE
X=1540960.370
Y=1519518.103 (NAVD 1988)
Z=5195.090
G-G=0.999666140
Mapping Angle=-011'30.25"



DCM 2888849225
7/17/2008 07:41 PM
CARTESIAN SURVEYS INC.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 996-3050 Fax (505) 891-0244



Vicinity Map Zone Atlas C-18-Z n.t.s.

Purpose of Plat

1. DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON
2. GRANT EASEMENTS AS SHOWN HEREON

DOC# 2008049225
 05/01/2008 08:44 AM Page 1 of 2
 PLAT # 312 00 8 2008049225
 BERNALILLO COUNTY

Free Consent & Dedication

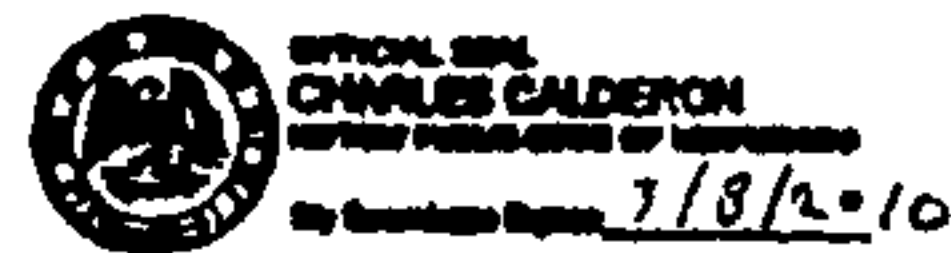
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE, THE SOUTHERLY 30 FEET OF ANAHEIM AVE, NE AND THE WESTERLY 30 FEET OF SAN PEDRO DRIVE, NE AS SHOWN HEREON AND DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN PEDRO DRIVE, NE AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND DIVIDED.

Timothy Helmick
 Timothy Helmick

Christine Helmick
 Christine Helmick

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st of March 2008
 BY Timothy and Christine Helmick a married couple

Charles Calderon
 NOTARY PUBLIC

3/8/2010
 MY COMMISSION EXPIRES

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2007
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES ACS MONUMENT "9-C18" HAVING AN ELEVATION OF 5232.470 (NAVD 1988)
4. THE BASIS OF BEARINGS IS N.M.S.P. (NAD 83-GRID) REFERENCING ACS MONUMENTATION
5. THE SUBJECT PROPERTY IS WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, ELENA GALLEGOS GRANT.

Legal

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16), TRACT A, UNIT B, OF THE NORTH ALBUQUERQUE ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130.

Subdivision Data

GROSS ACREAGE, 0.9994 ACRES
 ZONE ATLAS PAGE NO., C-18-Z
 NUMBER OF EXISTING TRACTS, 1 TRACTS
 NUMBER OF TRACTS CREATED, 1 TRACTS
 NUMBER OF TRACTS ELIMINATED, 0 TRACTS
 MILES OF FULL WIDTH STREETS, 0.00
 MILES OF HALF WIDTH STREETS, 0.00
 STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE, 0.3693 ACRES
 DATE OF SURVEY, MARCH 2008
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER, 2008122819
 ZONING, SU-2 FOR I-P

Public Utility Easement

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES
2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY IIII ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994

Project Number 1006989

Application Number 08-70150

City approvals:

W. B. Plotner 3-24-08
 City Surveyor Date

N/A
 Real Property Division Date

Richard A. ... 4-30-08
 Traffic Engineer, Transportation Division Date

Roger A. ... 4-30-08
 ABCWUA Date

Christina ... 4/30/08
 Parks and Recreation Department Date

Bradley D. Bingham 4/30/08
 AMAPCA Date

Bradley D. Bingham 4/30/08
 City Engineer Date

Jan ... 4/30/08
 DRB Chairperson, Planning Department Date

THIS IS TO CERTIFY THAT TAXES CURR. ST. AND PAID ON UPC #1018-04-2008049225 PROPERTY OWNER OF RECORD, *Christina Helmick* BERNALILLO COUNTY TREASURER'S OFFICE *Richard ...*

Surveyor's Certificate

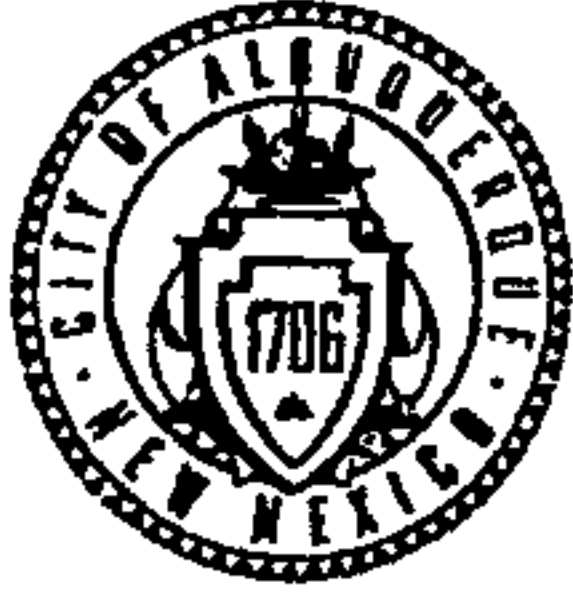
"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF"

Will Plotner Jr. 3/21/08
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 800-3060 Fax (505) 001-0244





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 2, 2012

Project# 1006989

12DRB-70118 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP/ NC, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18)

At the May 2, 2012 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 17, 2012, 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).


Jack Cloud, DRB Chair

Cc: Adil Rizvi
Marilyn Maldonado
file

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 2-12-2008
Date Site Plan Approved: 2-27-08
Date Preliminary Plat Approved: 2/27/09
Date Preliminary Plat Expires: 2/27/09
DRB Project No.: 1006989
DRB Application No.: 08 DRB-70083

ORIGINAL

INFRASTRUCTURE LIST

(REV. 10-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

TIM HELMICK OFFICE DEVELOPMENT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 16, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' **	ARTERIAL PAVEMENT	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	MEDIAN CURB AND GUTTER	SAN PEDRO DRIVE MEDIAN	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	STD CURB AND GUTTER	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	SIDEWALK	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	BIKE PATH LANE	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		24"	STORM DRAIN	SAN PEDRO DRIVE	EXIST CULVERT EAST SAN PEDRO	EXIST 48" SD ANAHEIM	/	/	/
							/	/	/
							/	/	/
							/	/	/

** REQUEST DEFERRAL ON THESE ITEMS

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
							1	1
							1	1
							1	1

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

- 1 STREET LIGHTING PER DPM REQUIREMENTS
- 2 ENGINEERS CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE CERTIFICATE OF OCCUPANCY CAN BE RELEASED
- 3 SIA REQUIRED

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Larry D. Read, PE

NAME (print)

Larry Read & Associates, Inc.

[Signature]
 FIRM SIGNATURE / date

DRB CHAIR - date

[Signature] 2/27/08

PARKS & RECREATION - date

[Signature] 2/27/08

TRANSPORTATION DEVELOPMENT - date

[Signature] 2/27/08

AMAFCA - date

UTILITY DEVELOPMENT - date

[Signature] 2-27-08

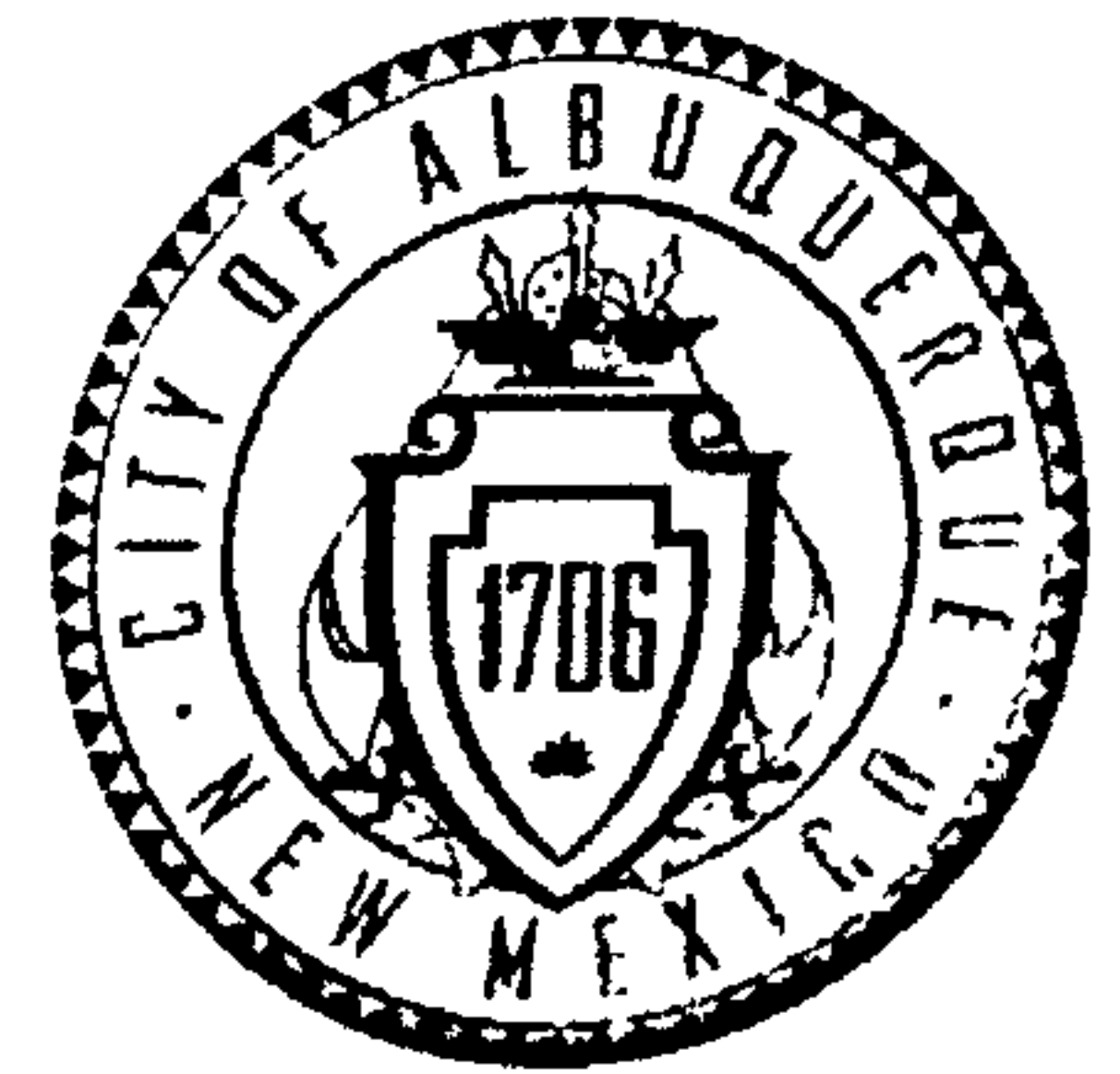
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE



March 24, 2014

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Timothy M. and Christine L. Helmick, Owners
TIMOTHY M. AND CHRISTINE L. HELMICK
9101 Silverwood Drive NE
Albuquerque, New Mexico 87113

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS
AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY – **SUBDIVISION
IMPROVEMENTS AGREEMENT, PROCEDURE B-MODIFIED NON-WORK
ORDER**

PROJECT: Helmick Office Site
PROJECT NO: 643382

Dear Mr. & Mrs. Helmick:

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, **Timothy M. & Christine L. Helmick** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B-MODIFIED NON-WORK ORDER**, ("Agreement") requiring the subdivider to construct certain infrastructure improvements by **April 23, 2014** ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the City's Subdivision Ordinance for completion of construction.

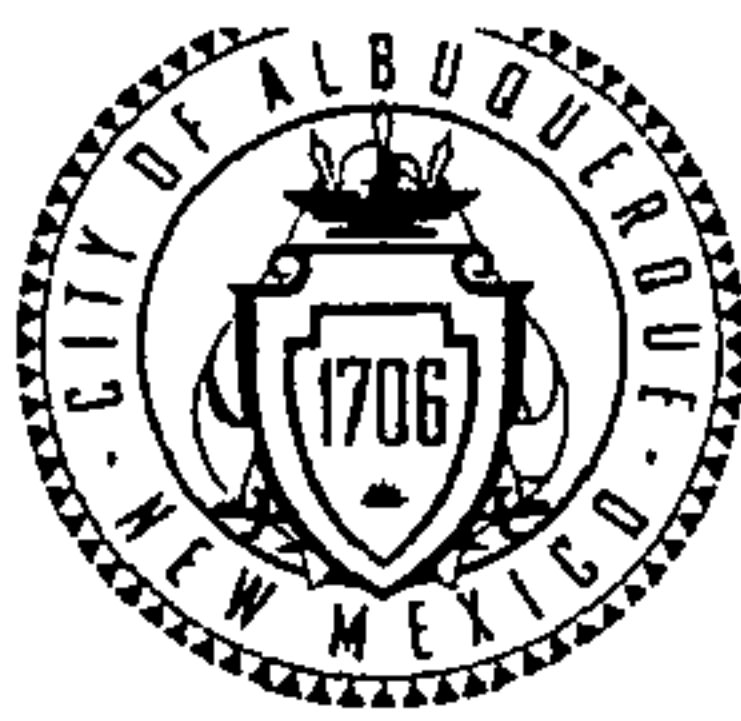
If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the City's Development Review Board ("D.R.B.") **before** the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the City's **Subdivision Ordinance** as amended. If granted, the D.R.B. approval will specify the **extended deadline for completion**. The Subdivider then must immediately submit an **acceptable Extension Agreement** and revised financial guaranty to the Planning Department, **Design Review Section**. All the above steps must be successfully completed by the **Construction Deadline**.

Box 1293

Albuquerque

87103

www.cabq.gov



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabaq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent 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.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Adil Rizvi

COMPANY NAME: _____

ADDRESS/ZIP: 7515 Treviso NE, Albuquerque, NM 87113

PHONE: 505-315-6484 FAX: _____

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Lot 16-A, Tract A, Unit B, Block 16
North Albuquerque Acres

LEGAL DESCRIPTION

LOCATED ON

San Pedro

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

Anahiem Ave NE

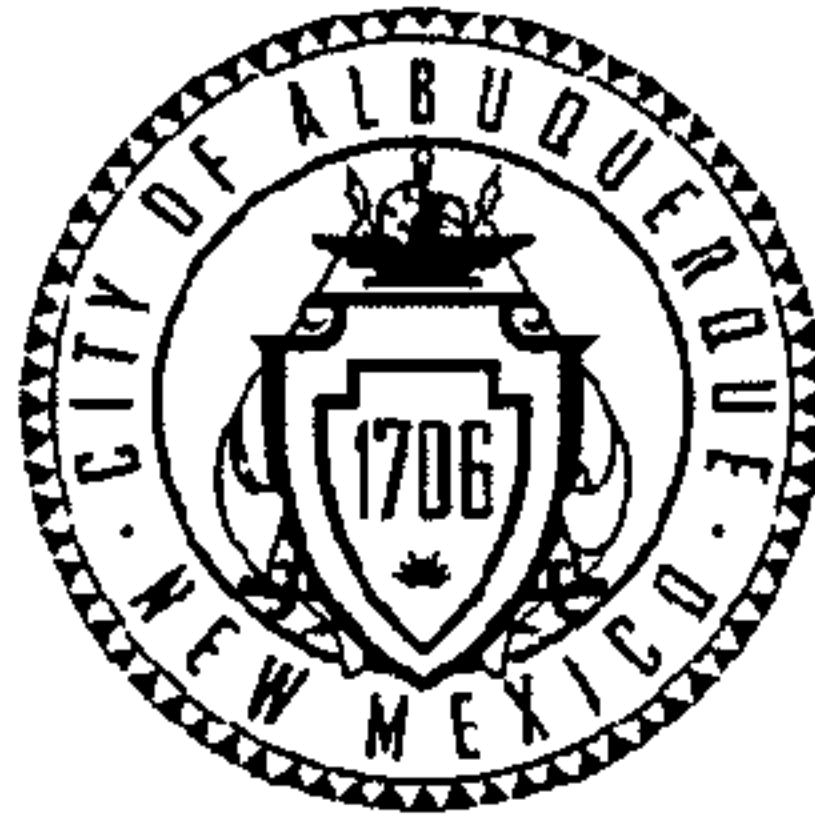
STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

Carmel Ave NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (C-18).



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA 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.

April 11, 2014

Adil Rizvi
7515 Treviso NE/87113
Phone: 505-315-6484

Dear Adil:

Thank you for your inquiry of **April 11, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – LOT 16-A, TRACT A, UNIT B, BLOCK 16, NORTH ALBUQUERQUE ACRESW, LOCATED ON SAN PEDRO DRIVE NE BETWEEN ANAHEIM AVENUE NE AND CARMEL AVENUE NE** zone map **C-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

WEST LA CUEVA N.A. "R"

Peggy Neff, 8305 Calle Sequelle NE/87113 923-6409 (w)

Brenda Holley, 8208 Santa Clarita St. NE/87113

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT
TO BOTH CONTACTS OF
EACH NA/HOA FOR THIS
PLANNING SUBMITTAL.**

!!!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 neighborhood and/or homeowner 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 describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

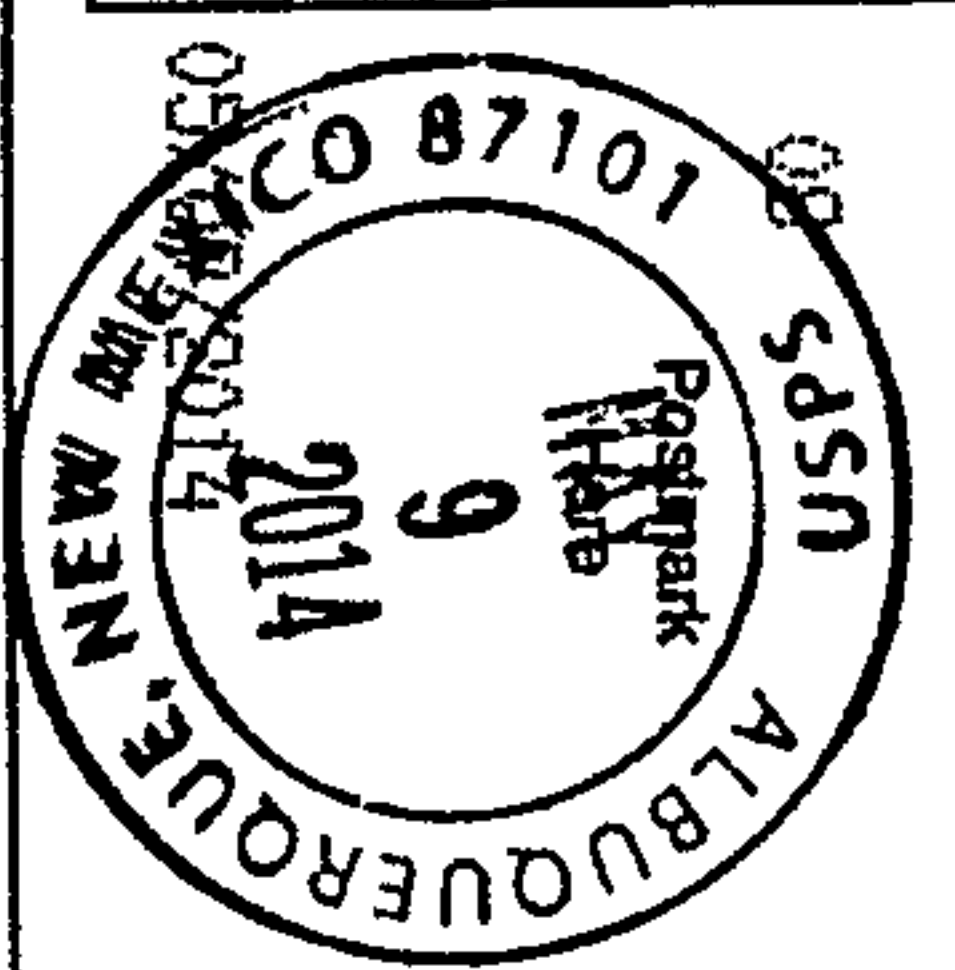
Date of Inquiry: **04/11/14** Time Entered: **8:35 a.m.** Rep. Initials: **siw**

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ALBUQUERQUE SPECIAL USE

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Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To: *Ms Peggy Nieff*
 Street, Apt. No.: *8305 Calle Seguelle NE*
 or PO Box No.:
 City, State, ZIP+4: *Albuquerque, NM 87113*

PS Form 3800, August 2006 See Reverse for Instructions

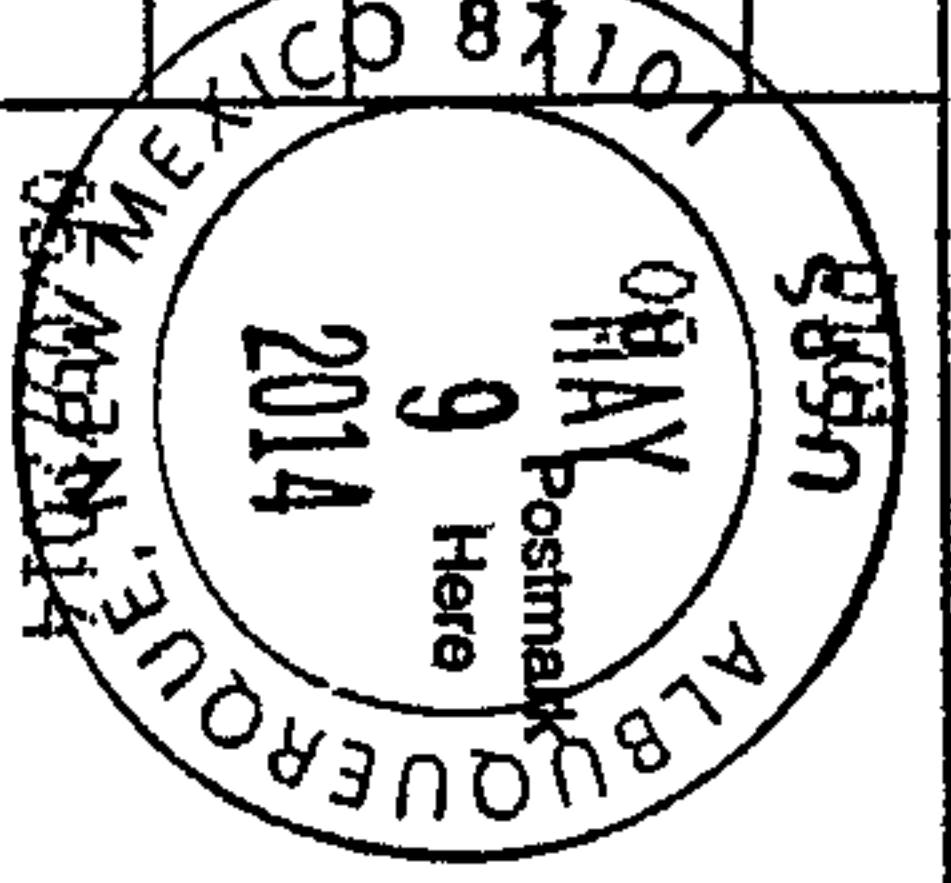
7013 3020 0001 4784 1663

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Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To: *Ms. Brenda Holley*
 Street, Apt. No.: *82208 Santa Clara St. NE*
 or PO Box No.:
 City, State, ZIP+4: *Albuquerque, NM 87113*

PS Form 3800, August 2006 See Reverse for Instructions

7013 3020 0001 4784 1649

June 4, 2014

ESIA



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 10006989

Wednesday, June 5, 2013

Comments must be received by:

Wednesday, May 29, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 Treviso NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adil1424@yahoo.com
 APPLICANT: TIMOTHY AND CHRISTINE HELMICK PHONE: 220-9224
 ADDRESS: 8001 FLORENCE AVE NM 87122 FAX: 822-7960
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: timhelmick@comcast.net
 Proprietary interest in site: _____ List all owners: Timothy and Helmick

DESCRIPTION OF REQUEST: Request for 2 year extension of SIA

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 Lot 16-A Block: 16 Unit: Tr A, Unit B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: Su-2 For IP Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806425314430611

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.) 1006989

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres) 0.75 Ac
 LOCATION OF PROPERTY BY STREETS. On or Near: San Pedro
 Between Anahiem and Carmel

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Adil Rizvi DATE _____
 (Print Name) ADIL RIZVI Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>13DRB - 70544</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	<u>ADV</u>	_____	\$ <u>75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>145.00</u>

Hearing date June 5, 2013

[Signature]
 Staff signature & Date 5-10-13

Project # 1006989

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

ADIL RIZVI

Adil Rizvi Applicant name (print)
5-10-2013 Applicant signature / date

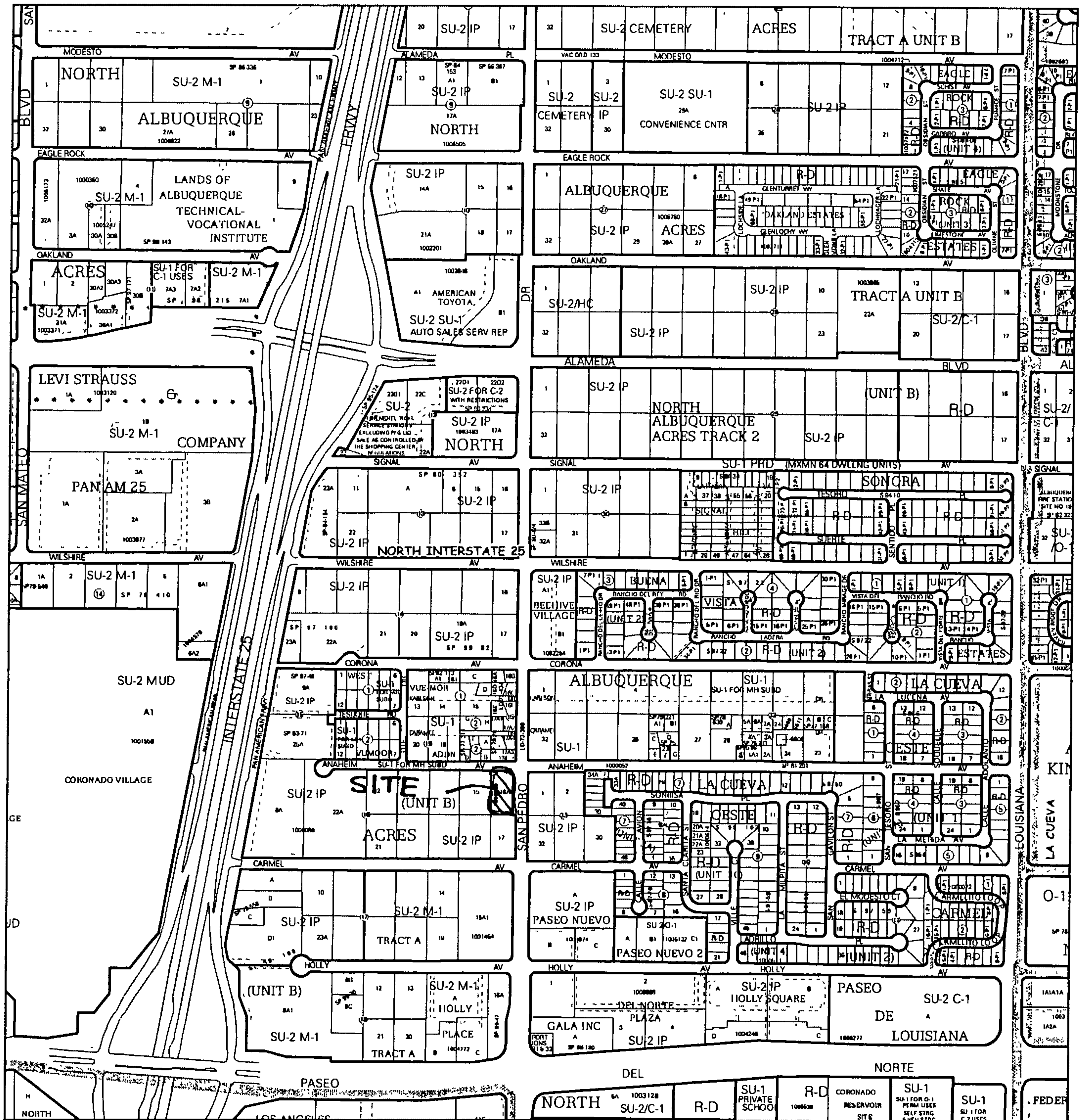


Form Revised October 2007

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

Application case numbers
13 - DRB - 70544

Calvin Planner signature / date
5-10-13
Project # 1006989



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

0 750 1,500 Feet

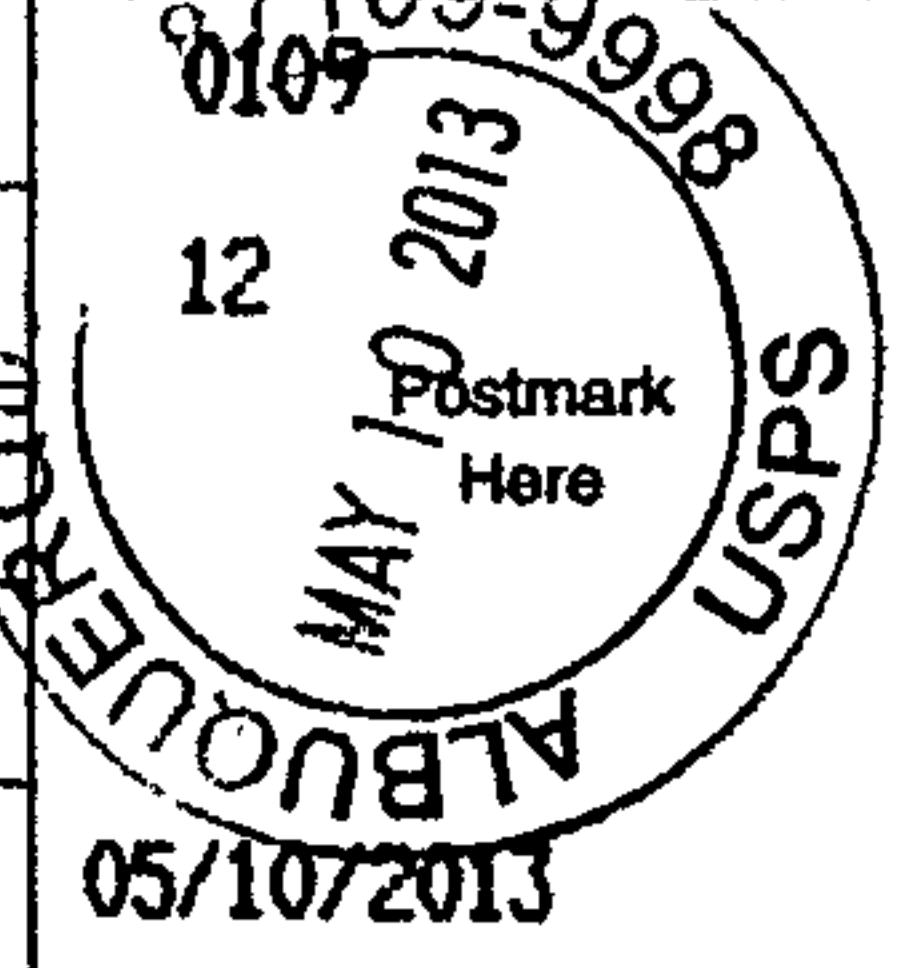
5499 0472 FNMM N0CF TTN?

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Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11



Sent To **Lee Hanson**
 Street, Apt. No., or PO Box No. **6909 La Lucena Ave**
 City, State, ZIP+4 **Albuquerque, NM 87113**

PS Form 3800, August 2006 See Reverse for Instructions

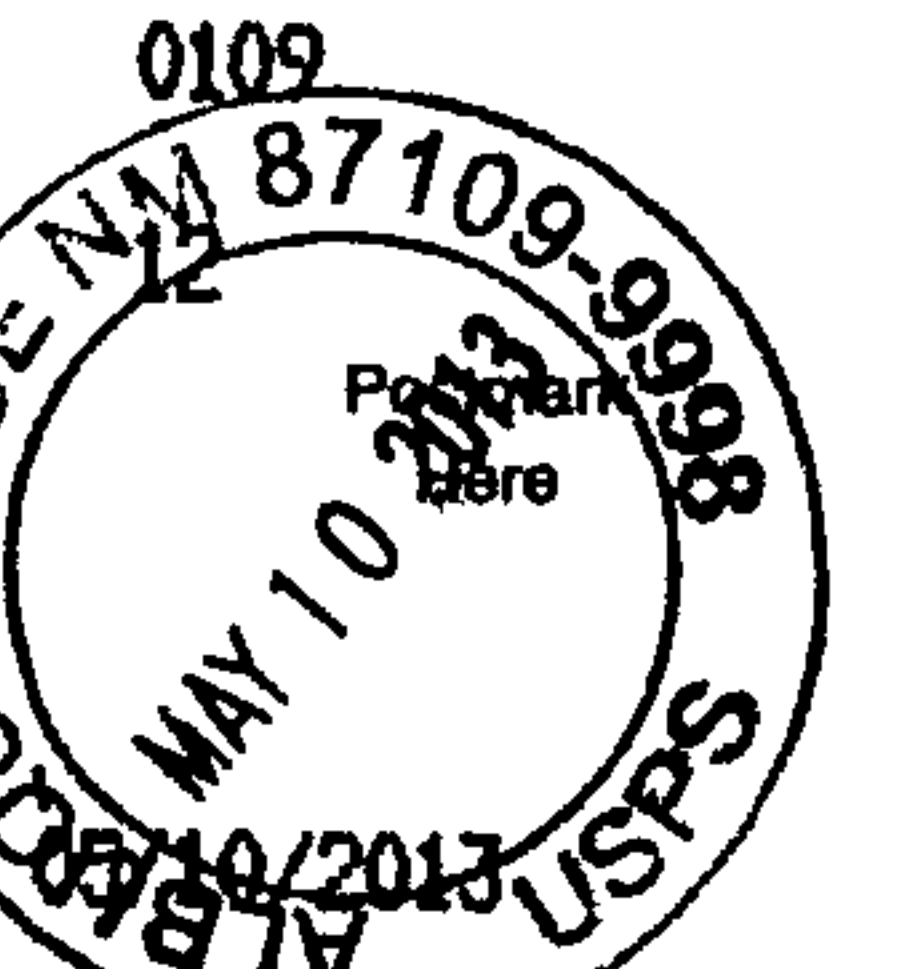
1 BND 0117 RMMN N0CF TTN?

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Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11



Sent To **Ms Peggy Neff**
 Street, Apt. No., or PO Box No. **8305 Calle Sequelle**
 City, State, ZIP+4 **Albuquerque, NM 87113**

PS Form 3800, August 2006 See Reverse for Instructions

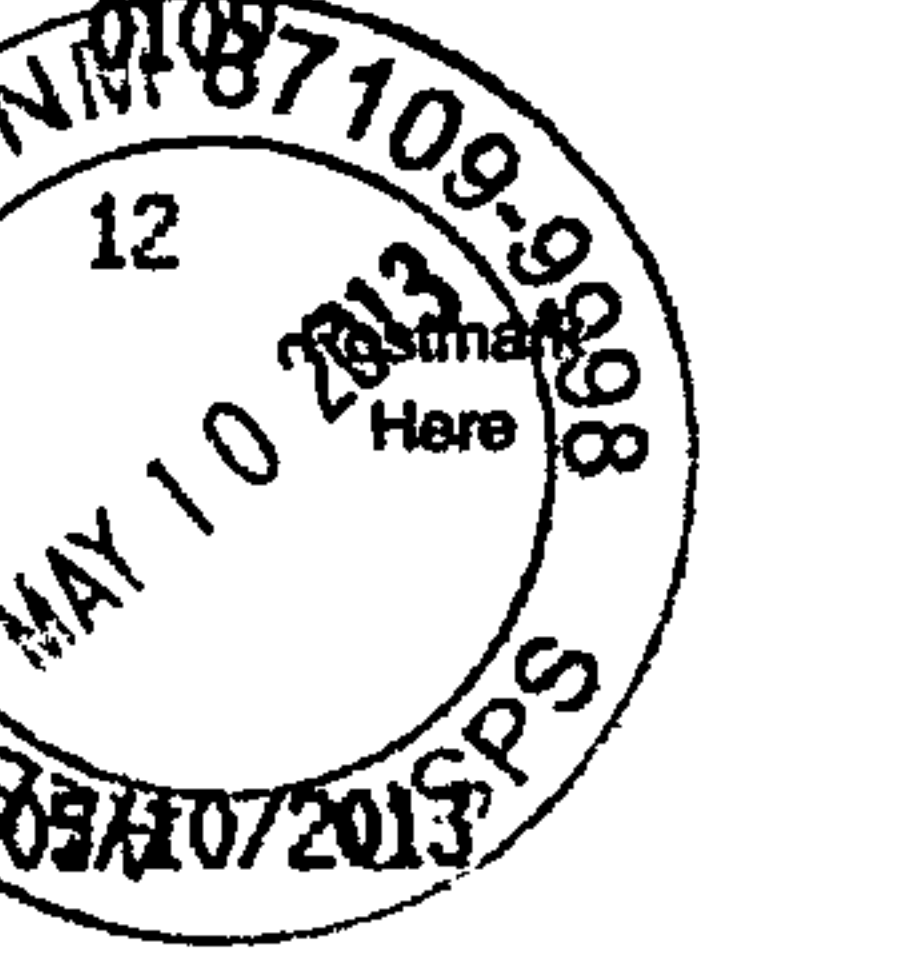
1 BND 0117 RMMN N0CF TTN?

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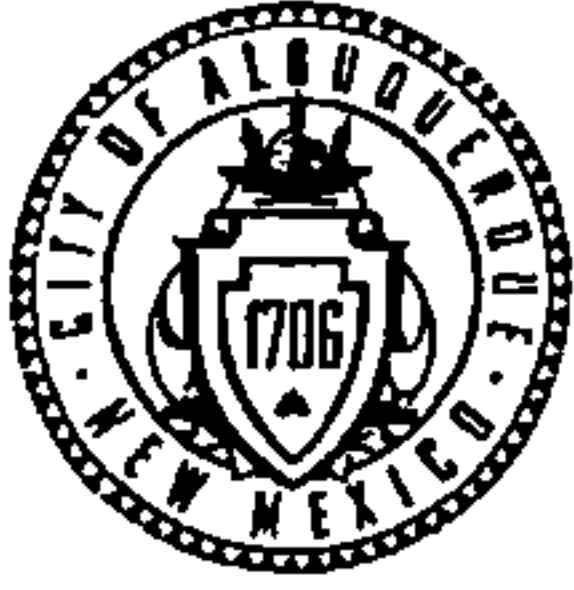
ALBUQUERQUE, NM 87113
OFFICIAL USE

Postage	\$ 0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11



Sent To **Ms Cheryl Gustafson**
 Street, Apt. No., or PO Box No. **6213 Karlson Dr NE**
 City, State, ZIP+4 **Albuquerque, NM 87113**

PS Form 3800, August 2006 See Reverse for Instructions



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 2, 2012

Project# 1006989
12DRB-70118 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP/ NC, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18)

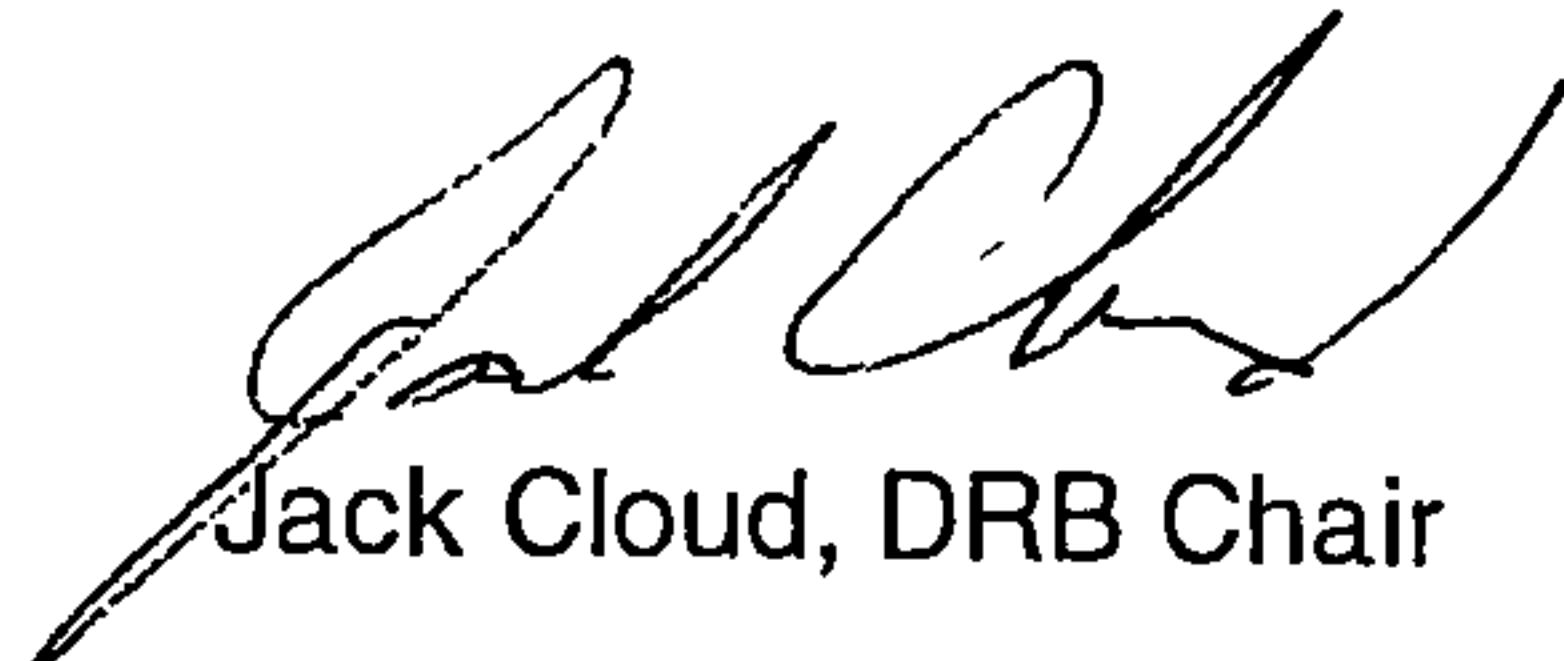
At the May 2, 2012 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 17, 2012, 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).



Jack Cloud, DRB Chair

Cc: Adil Rizvi
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 2, 2010

Project# 1006989

10DRB-70133 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the
referenced/above action for all of Lot 16-A, Block 16, Tract A, Unit B, **NORTH
ALBUQUERQUE ACRES** zoned SU-2 FOR IP, located on the southwest corner
of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately
.9994 acre. (C-18)

At the June 2, 2010, Development Review Board meeting, the 2 year extension of the
Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 17, 2010, 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).


Jack Cloud, AICP, DRB Chair

Cc: Adil Rizvi – 7515 Treviso NE – Albuquerque, NM 87113

Cc: Timothy and Christine Helmick – 8915 N. Oakland Ct NE – Albuquerque, NM
87122

Marilyn Maldonado

file

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

05-10-2013

DRB NO: ~~1008589~~ 1006989

Request for Extension of Subdivision Improvement Agreement (SIA).

Dear Mr. Cloud:

On behalf of the Owner, Mr. Tim Helmick, I am hereby requesting a 2 Year Extension of the Subdivision Improvement Agreement (SIA), which was originally approved in 2008 and then extended in 2010 and 2012. The property is located on San Pedro NE between Anaheim and Carmel – SW Corner of Anaheim and Carmel.

Due to health reasons, Mr. Helmick was not able to complete the improvements last year. It is anticipated that all improved along the frontage of his property shall be completed before the end of 2013.

If you have any questions or require additional information please call me at 505-315-6484.

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque
NM 87113
adil1424@yahoo.com

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 2-12-2008
Date Site Plan Approved: 2-27-08
Date Preliminary Plat Approved: 2/27/09
Date Preliminary Plat Expires: 2/27/09
DRB Project No.: 1066989
DRB Application No.: 08 DRB-70083

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

TIM HELMICK OFFICE DEVELOPMENT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
LOT 16, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' **	ARTERIAL PAVEMENT	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	MEDIAN CURB AND GUTTER	SAN PEDRO DRIVE MEDIAN	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	STD CURB AND GUTTER	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	SIDEWALK	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	BIKE PATH LAZE	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		24"	STORM DRAIN	SAN PEDRO DRIVE	EXIST CULVERT EAST SAN PEDRO	EXIST 48" SD ANAHEIM	/	/	/
							/	/	/
							/	/	/
							/	/	/

** REQUEST DEFERRAL ON THESE ITEMS

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

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

NOTES

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

1 STREET LIGHTING PER DPM REQUIREMENTS

2 ~~ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE CERTIFICATE OF OCCUPANCY CAN BE RELEASED~~

3 **SIA REQUIRED**

AGENT / OWNER

Larry D. Read, PE
NAME (print)

Larry Read & Associates, Inc.
FIRM

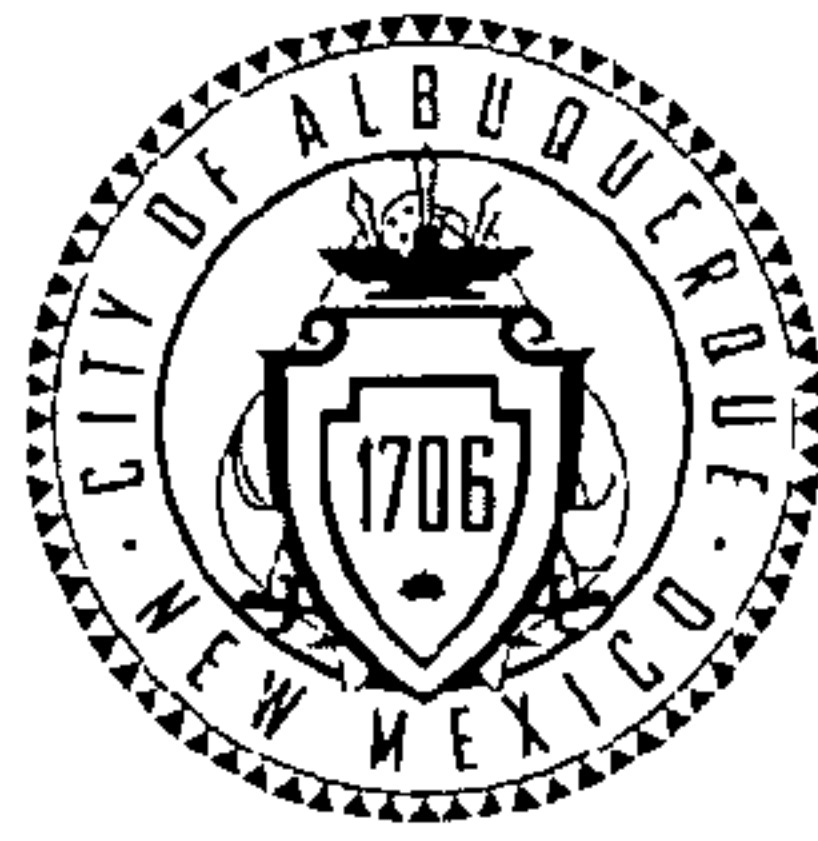
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Paul Chen 2/27/08 DRB CHAIR - date
Christina Sandoval 2/27/08 PARKS & RECREATION - date
[Signature] 2/27/08 TRANSPORTATION DEVELOPMENT - date
[Signature] 2/27/08 UTILITY DEVELOPMENT - date
Center C. Chen 2-27-08 CITY ENGINEER - date
 AMAFCA - date
 _____ - date
 _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 9, 2013

Adil Rizvi
7515 Treviso NE/87113
Phone: 505-315-6484

Dear Adil:

Thank you for your inquiry of **May 9, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 16-A, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, LOCATED ON SAN PEDRO DRIVE NE BETWEEN ANAHEIM NE AND CARMEL NE** zone map **C-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

SEE “ATTACHMENT A” FOR THE NAMES OF THE NA/HOA’S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and “Attachment A” to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA’s – siw.

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

PLEASE NOTE: The NA/HOA 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

“ATTACHMENT A”

Adil Rizvi
7515 Treviso NE/87113
Phone: 505-315-6484
Zone Map: C-18

PLEASANTVIEW MOBILE HOME ASSOC.
Cheryl Gustafson
6213 Karlson Dr. NE/87113 550-9300 (c)

WEST LA CUEVA N.A. “R”
***Peggy Neff**
8305 Calle Sequelle NE/87113 823-1041 (h)
Lee Hanson
6909 La Lucena Ave. NE/87113 822-6372 (h)

***President of NA/HOA/Coalition**

!!!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 neighborhood and/or homeowner 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 describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **05/09/13** Time Entered: **2:45 p.m.** ONC Rep. Initials: **siw**



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 Treviso NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adil1424@yahoo.com
 APPLICANT: TIMOTHY AND CHRISTINE HELMICK PHONE: 220-9224
 ADDRESS: 8001 FLORENCE AVE NM 87122 FAX: 822-7960
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: timhelmick@comcast.net
 Proprietary interest in site: _____ List all owners: Timothy and Helmick

DESCRIPTION OF REQUEST: Request for 2 year extension of SIA

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. Lot 16-A Block: 16 Unit: Tr A, Unit B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: Su-2 For IP Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806425314430611

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S_, etc.): 1006989

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.75 Ac
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro
 Between: Anahiem and Carmel

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Adil Rizvi DATE _____
 (Print Name) ADIL RIZVI Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>13DRB - 70544</u>	<u>E51A</u>	_____	\$ <u>50.00</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	<u>AOV</u>	_____	\$ <u>75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>145.00</u>

Hearing date June 5, 2013

5-10-13
Staff signature & Date

Project # 1006989

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

ADIL RIZVI

Applicant name (print)
 Applicant signature / date



Form revised October 2007

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

Application case numbers
13 - DRB - 70544

Planner signature / date
5-10-13
 Project # **1006989**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from May 21, 2013 To June 5, 2013

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

5/10/13
(Date)

I issued 2 signs for this application, 5-10-13
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1006989



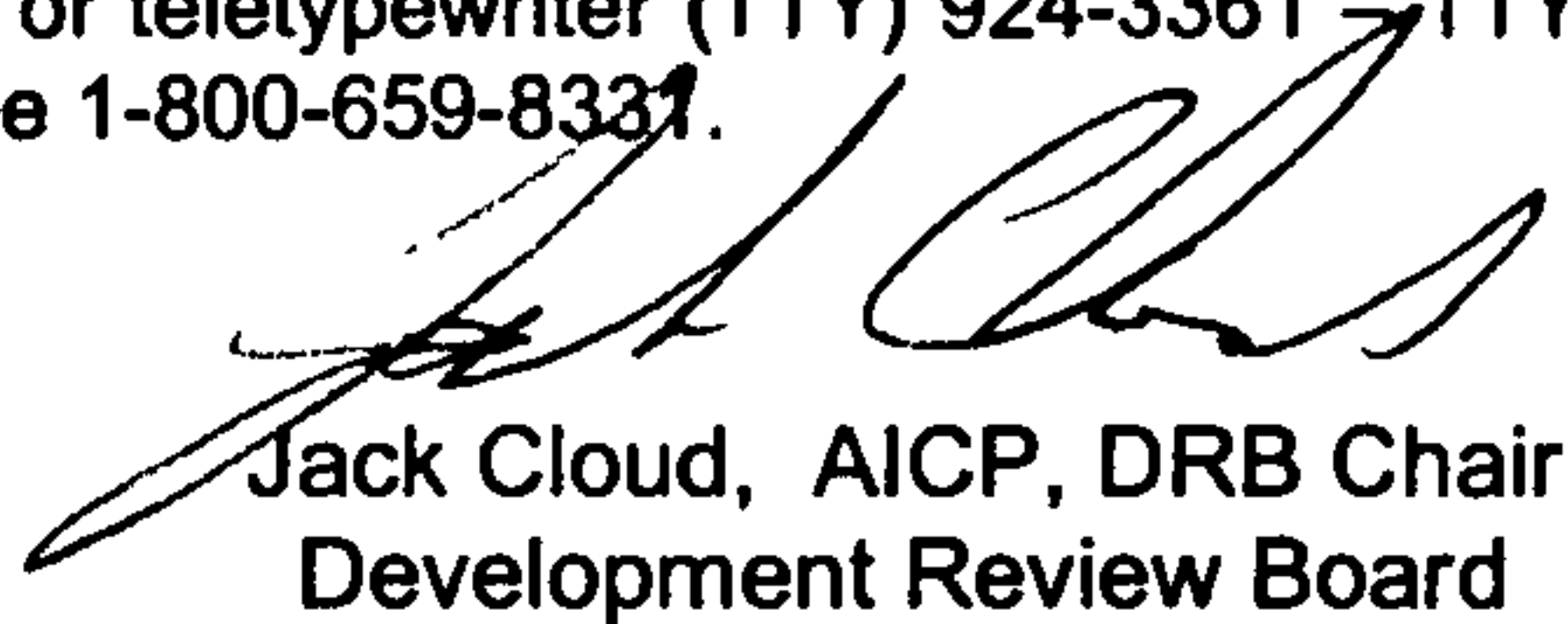
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 2, 2010**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1006989
10DRB-70133 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for all of Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre.
(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 Angela Gomez, 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.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 17, 2010.

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

05/07/2010 Issued By: PLNSDH 75630

Permit Number: 2010 070 133 **Category Code 910**

Application Number: 10DRB-70133, Major - 2yr Subd Imp Agrnt Ext (2yr Sia)

Address:

Location Description: SAN PEDRO NE BETWEEN ANAHEIM NE AND CARMEL NE

Project Number: 1006989

Applicant

Timothy & Christine Helmick

98915 N Oakland Ct Ne
 Albuquerque NM 87122
 220-9224

Agent / Contact

Adil Rizvi

7515 Treviso Ne
 Albuquerque NM 87113
 315-6484

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
 Treasury Division

5/7/2010 11:39AM LOC: ANNX
 WSH 006 TRANS# 0014
 RECEIPT# 00120068-00120068
 PERMIT# 2010070133 TRSLJS
 Trans Amt \$145.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$50.00
 VI \$145.00
 CHANGE \$0.00

Thank You

JUNE 5. 2013



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 Treviso NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adil2424@yahoo.com

APPLICANT: TIMOTHY AND CHRISTINE HELMICK PHONE: 220-9224
 ADDRESS: _____ FAX: 822-7960
 CITY: Albuquerque STATE NM ZIP 87 E-MAIL: timhelmick@comcast.net
 Proprietary interest in site: _____ List all owners: Timothy and Christine Helmick

DESCRIPTION OF REQUEST: Request for 2 year extension of SIA

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. Lot 16-A Block: 16 Unit: Tr. A, Unit B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2 FOR IP Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806425314430611

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
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.9994 Ac
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro
 Between: Anaheim and Carmel

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Adil Rizvi DATE 4/4/2012
 (Print Name) ADIL RIZVI Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70118</u>	<u>SIA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$ 75.00</u>
<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				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>May 2, 2012</u>			Total <u>\$ 145.00</u>

Staff signature & Date: [Signature] 4-6-12 Project # 1066989

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

Adil Rizvi
Applicant name (print)
Adil Rizvi 4/6/2012
Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 70118

[Signature]
Planner signature / date
Project # 1006989

4-6-12

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 17, 2012 to May 2, 2012

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.

Adil Rizvi 4/6/2012
(Applicant or Agent) (Date)

I issued 1 signs for this application, 4-6-12 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006989



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006989

Wednesday, May 2, 2012

Comments must be received by:

Friday, April 27, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



**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 2, 2012**, beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday, May 1, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1006989

12DRB-70118 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)


ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP/ NC, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18)

Project# 1009046

12DRB-70114 MAJOR - VACATION OF
PUBLIC EASEMENTS
12DRB-70115 MAJOR - PRELIMINARY
PLAT APPROVAL
12DRB-70116 SUBDIVISION DESIGN
VARIANCE FROM DPM STANDARDS
12DRB-70117 MINOR - TEMP DEFERRAL
SIDEWALK CONSTRUCTION

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSINGS, LLC request(s) the referenced/above action(s) for Tract B1A2, **DUKE CITY LUMBER CO ADDITION**, zoned SU-2/S-I (proposed SU-2/ SU-1 PRD), located on the south side of ASPEN AVE NW between 12TH ST NW and 19TH ST NW containing approximately 6.9292 acre(s). (H-13)

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 Angela Gomez, 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.


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 16, 2012.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 Treviso NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adil2424@yahoo.com

APPLICANT: TIMOTHY AND CHRISTINE HELMICK PHONE: 220-9224
 ADDRESS: _____ FAX: 822-7960
 CITY: Albuquerque STATE NM ZIP 87 E-MAIL: timhelmick@comcast.n

Proprietary interest in site: _____ List all owners: Timothy and Christine Helmick

DESCRIPTION OF REQUEST: Request for 2 year extension of SIA

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. Lot 16-A Block: 16 Unit: Tr. A, Unit B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2 FOR IP Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): C-18 UPC Code: 101806425314430611

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
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.9994 Ac
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro
 Between: Anaheim and Carmel

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Adil Rizvi DATE 4/4/2012

(Print Name) ADIL RIZVI Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING

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

Application case numbers

12 DRB - 70118

Action

SIA
ChF
ADV

S F.

Fees

\$ 50.00
\$ 20.00
\$ 75.00

Total

\$ 145.00

Hearing date

4-6-12

May 2, 2012

Project # 1066989

Staff signature & Date



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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

Adil Rizvi

Applicant name (print)

Adil Rizvi 4/6/2012

Applicant signature / date

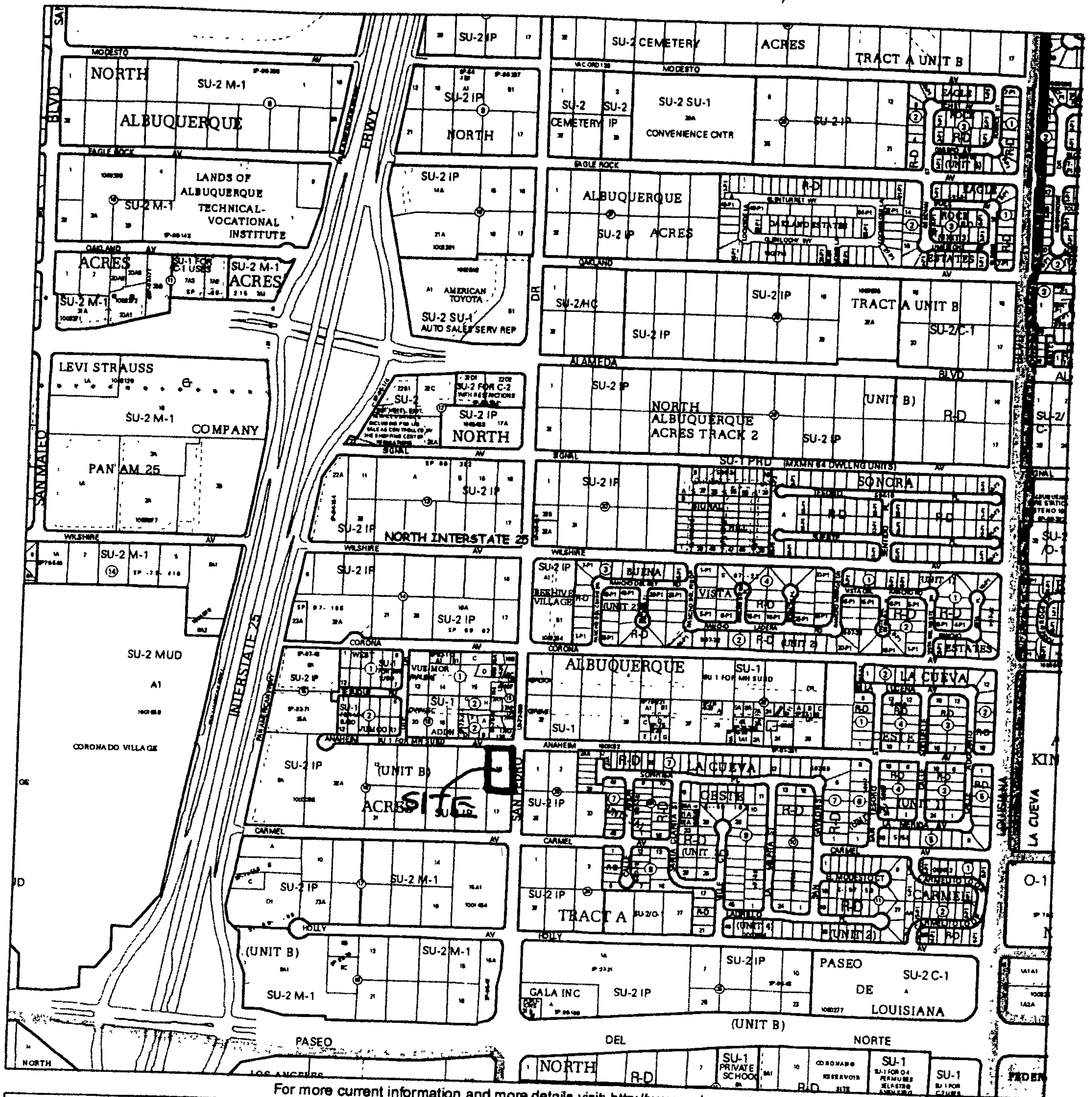


Form revised October 2007

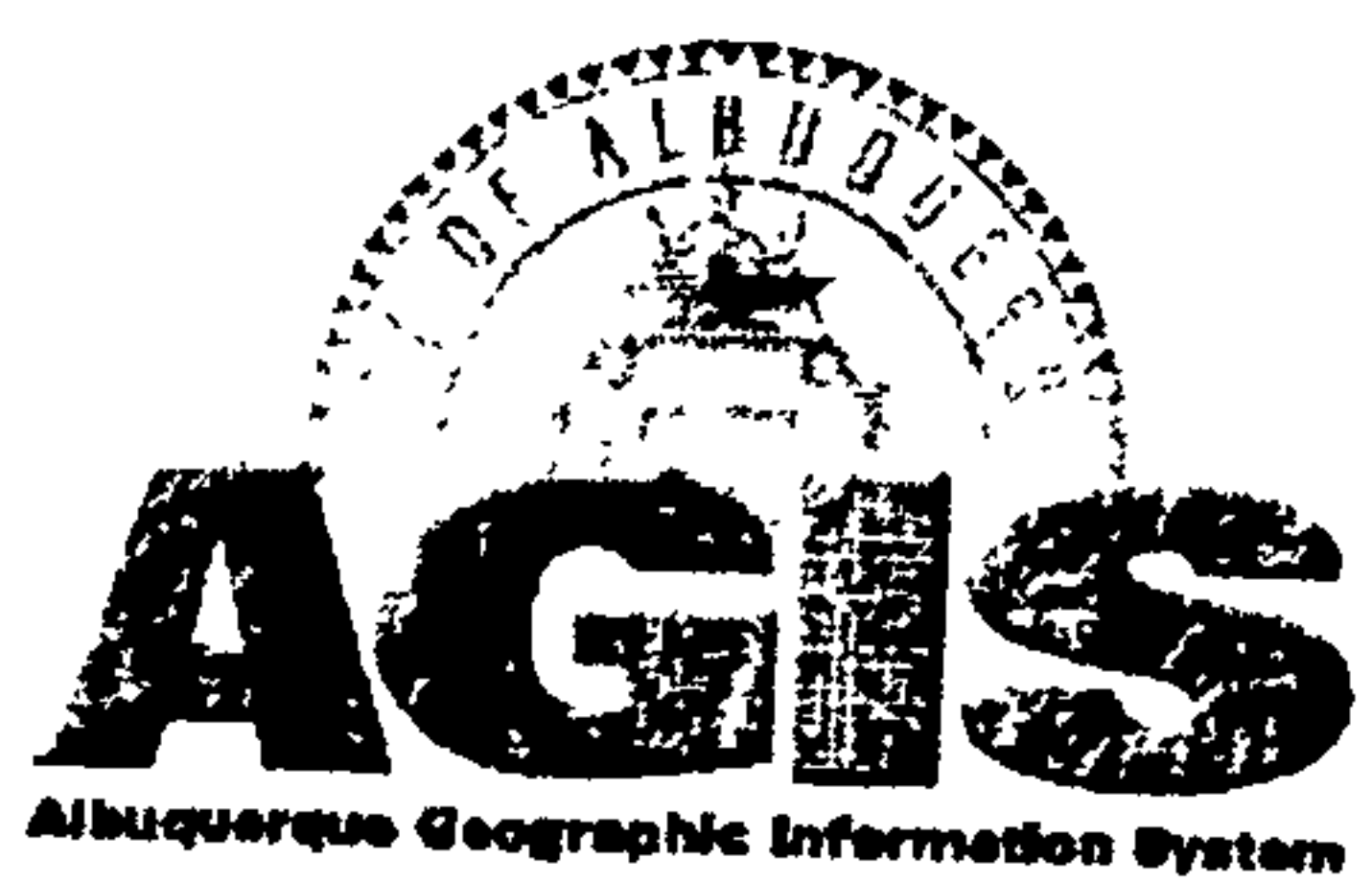
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
12 - DRB - 70118

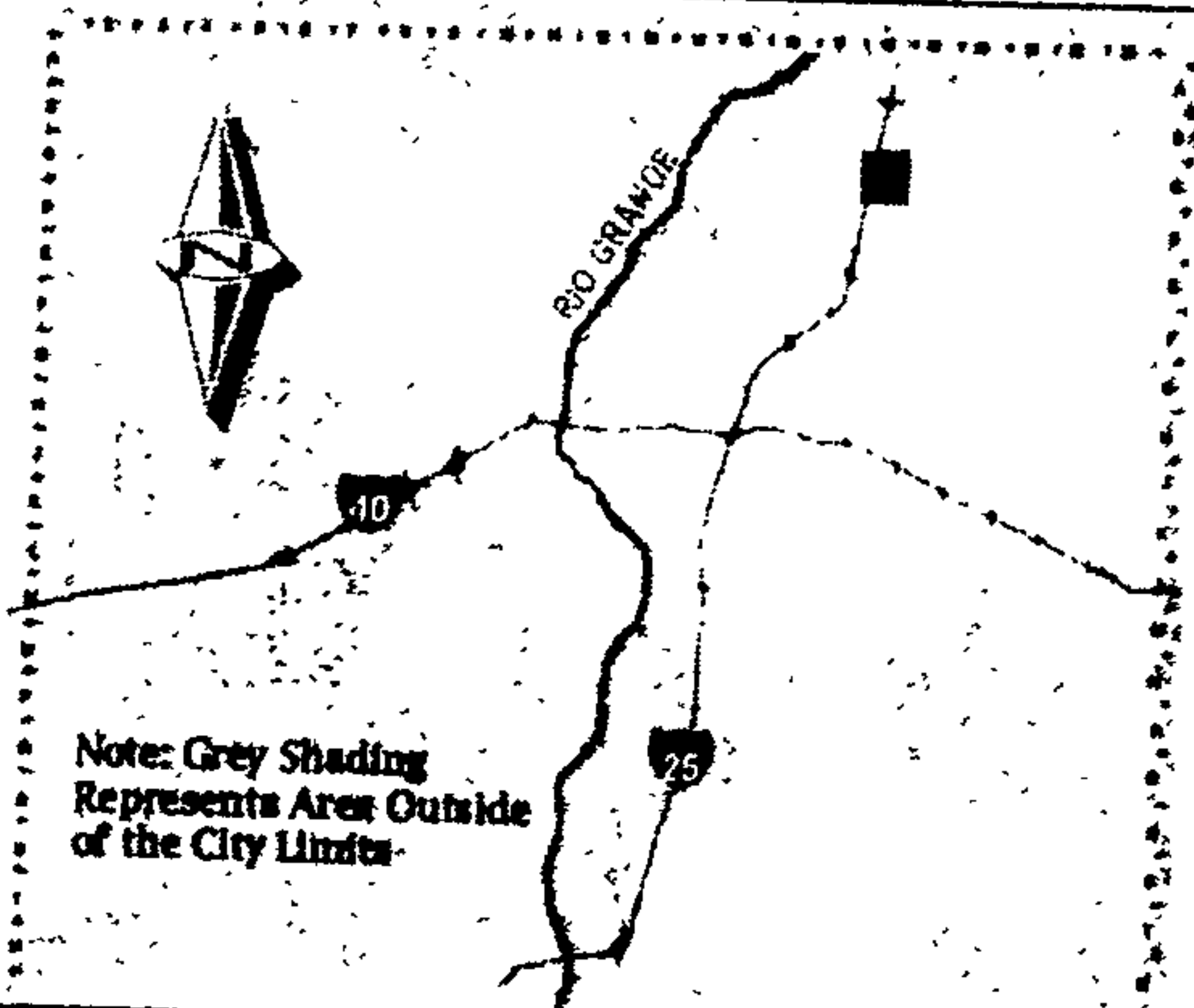
[Signature] 4-6-12
 Planner signature / date
 Project # 1006989



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



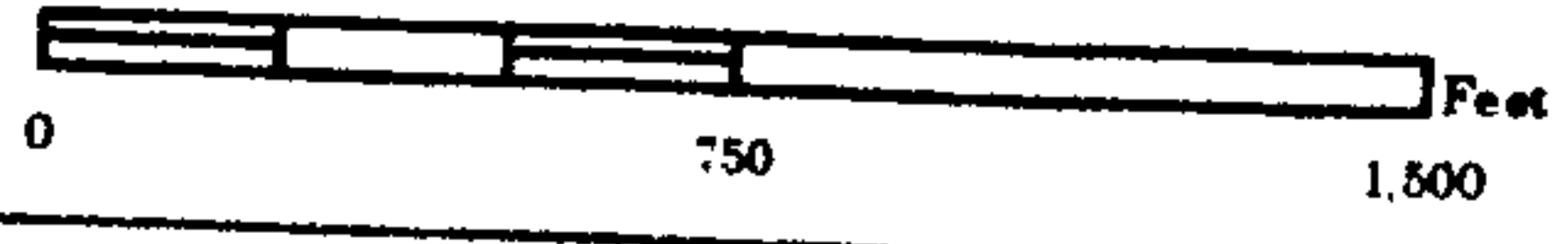
Map amended through: 2/18/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

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



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

04 06-2012

DRB NO: 1008589
Request for Extension of Subdivision Improvement Agreement (SIA).

Dear Mr. Cloud:

On behalf of the Owner , Mr Tim Helmick , I am hereby requesting a 2 Year Extension of Subdivision Improvement Agreement (SIA), which was originally approved in 2008 and then extended in 2010. The property is located on San Pedro NE between Anaheim and Carmel – SW Corner of Anaheim and Carmel .

Mr Tim Helmick has been wanting to develop the entire section of San Pedro between Anaheim and Carmel (entire length of 500 LF) under one project , but the owner of Lot 17 just South of the subject property is unable to contribute his portion of the development cost .

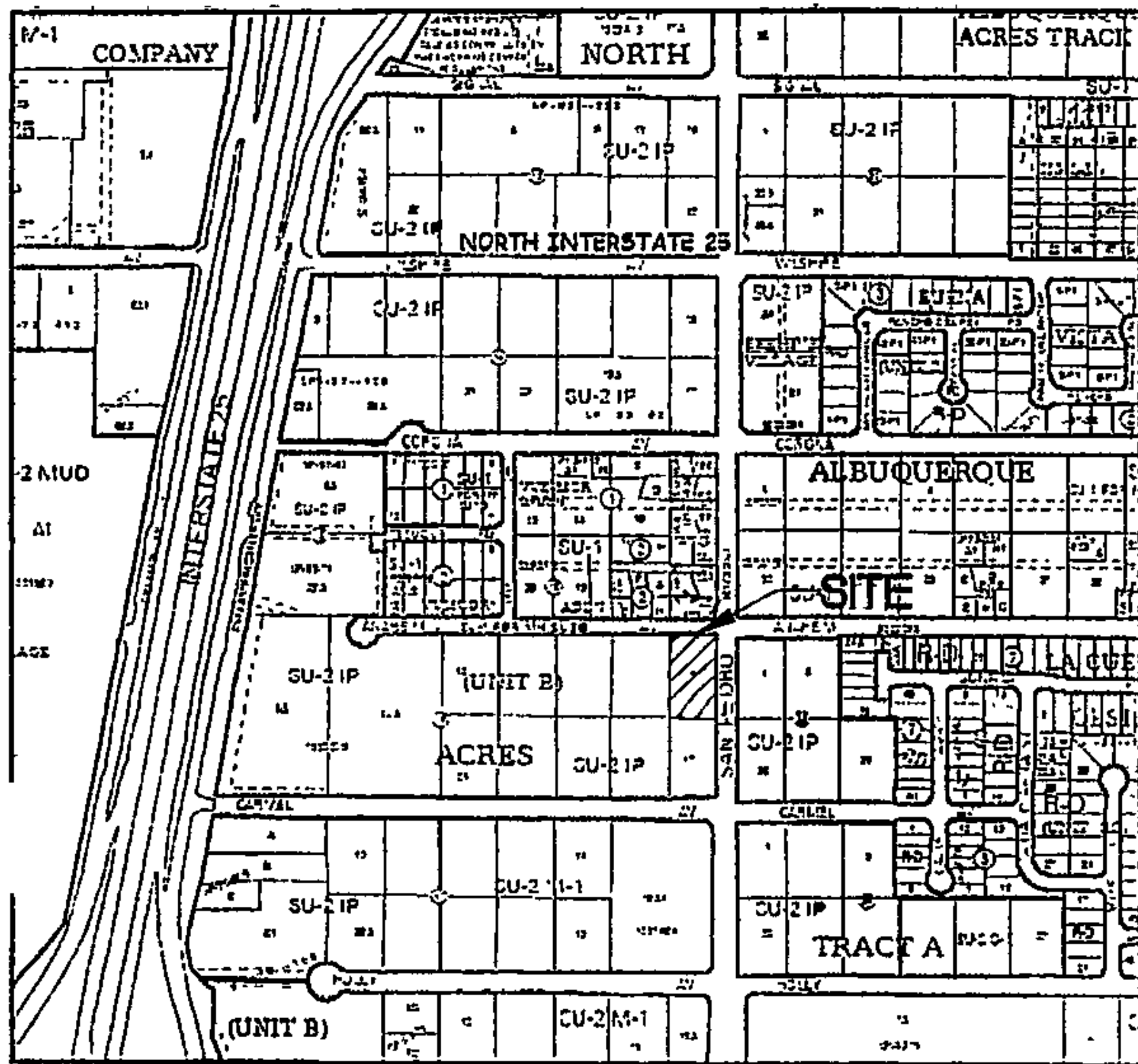
Mr Helmick feels that building his portion of the frontage, which is about 250 LF, will create safety problems for the South Bound traffic and also for the East bound vehicles (on Anaheim) making a right turn on San Pedro .

If you have any questions or require additional information please call me at 505-315-6484.

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque
NM 87113
Adil1424@yahoo.com



Vicinity Map Zone Atlas C-18-Z n.t.s.

Purpose of Plat

1. DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON

DOC# 2008049225

CS/01/2008 08 44 87 Page 1 of 2
 PLAT # 912 08 8 2008 7 0101 11 Toluouse, Bernalillo County
 BERNALILLO COUNTY CLERK'S OFFICE

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE, THE SOUTHERLY 30 FEET OF ANAHEIM AVE., NE AND THE WESTERLY 30 FEET OF SAN PEDRO DRIVE, NE AS SHOWN HEREON AND DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN PEDRO DRIVE, NE AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Timothy Helmick
 Timothy Helmick

Christine Helmick
 Christine Helmick

Acknowledgment

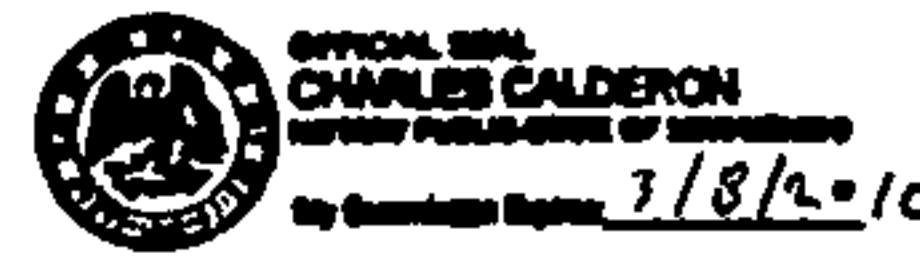
STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st of March 2008

BY Timothy and Christine Helmick a married couple

Chris Helmick
 NOTARY PUBLIC

3/8/2010
 MY COMMISSION EXPIRES



Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2007.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES ACS MONUMENT "9_C18" HAVING AN ELEVATION OF 5232.470 (NAVD 1988).
4. THE BASIS OF BEARINGS IS N.M.S.P. (NAD 83-GRID) REFERENCING ACS MONUMENTATION.
5. THE SUBJECT PROPERTY IS WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, ELENA GALLEGOS GRANT.

Legal

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16), TRACT A, UNIT B, OF THE NORTH ALBUQUERQUE ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130.

Subdivision Data

GROSS ACREAGE. 0.9994 ACRES
 ZONE ATLAS PAGE NO. C-18-Z
 NUMBER OF EXISTING TRACTS. 1 TRACTS
 NUMBER OF TRACTS CREATED. 1 TRACTS
 NUMBER OF TRACTS ELIMINATED. 0 TRACTS
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE. 0.3693 ACRES
 DATE OF SURVEY. MARCH 2008
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER. 2008122819
 ZONING. SU-2 FOR I-P

Public Utility Easement

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF :

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES
2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1006989

Application Number 08-70150

City approvals:	<i>[Signature]</i>	<u>3-24-08</u>
City Surveyor	N/A	Date
Real Property Division	<i>[Signature]</i>	<u>4-30-08</u>
Traffic Engineer, Transportation Division	<i>[Signature]</i>	<u>4-30-08</u>
ABCWUA	<i>[Signature]</i>	<u>4/30/08</u>
Parks and Recreation Department	<i>[Signature]</i>	<u>4/30/08</u>
AMAFCA	<i>[Signature]</i>	<u>4/30/08</u>
City Engineer	<i>[Signature]</i>	<u>4/30/08</u>
DRB Chairperson, Planning Department	<i>[Signature]</i>	Date

THIS IS TO CERTIFY THAT TAXES PAID ON UPC # 1006989 PROPERTY OWNER OF RECORD: Albuquerque Family Reunite BERNALILLO COUNTY TREASURER'S OFFICE 3/20/08

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF"

Will Plotner Jr. 3/21/08
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 890-8060 Fax (505) 891-0244

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 2-12-2008

ORIGINAL

INFRASTRUCTURE LIST
(MS-100-05)
EXHIBIT "A"

Date Site Plan Approved: 2-27-08

Date Preliminary Plat Approved: 2/27/09

Date Preliminary Plat Expires: 2/27/09

DRB Project No.: 1006989

DRB Application No.: 08 DRA-70083

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

TIM HELMICK OFFICE DEVELOPMENT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 16, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' **	ARTERIAL PAVEMENT	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	MEDIAN CURB AND GUTTER	SAN PEDRO DRIVE MEDIAN	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	STD CURB AND GUTTER	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	SIDEWALK	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	BIKE PATH LANE	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		24"	STORM DRAIN	SAN PEDRO DRIVE	EXIST CULVERT EAST SAN PEDRO	EXIST 48" SD ANAHEIM	/	/	/
							/	/	/
							/	/	/
							/	/	/

** REQUEST DEFERRAL ON THESE ITEMS

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Crst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

NOTES

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

- 1 STREET LIGHTING PER DPM REQUIREMENTS
- 2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE CERTIFICATE OF OCCUPANCY CAN BE RELEASED
- 3 SIA REQUIRED

AGENT / OWNER

Larry D. Read, PE
NAME (print)

Larry Read & Associates, Inc.
FIRM

[Signature]
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/27/08
DRB CHAIR - date

[Signature] 2/27/08
TRANSPORTATION DEVELOPMENT - date

[Signature] 2/27/08
UTILITY DEVELOPMENT - date

[Signature] 2-27-08
CITY ENGINEER - date

[Signature] 2/27/08
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

April 5, 2012

Adil Rizui
7515 Treviso NE
Phone: 505-315-6484

Dear Adil:

Thank you for your inquiry of April 5, 2012 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) LOT 16-A, TRACK A, UNIT B, BLOCK 16, NORTH ALBUQUERQUE ACRES LOCATED ON SAN PEDRO DRIVE NE BETWEEN ANAHEIM AVENUE NE AND CARMEL AVENUE NE** zone map C-18.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

PLEASANTVIEW MOBILE HOME ASSOC. (PVW)

***Albert Gustafson**

6222 Corona NE/87113 821-1164 (h)

Cheryl Gustafson e-mail: gran505@aol.com

6213 Karlson Dr. NE/87113 550-9300 (c)

WEST LA CUEVA N.A. (WLC) "R"

***Peggy Neff** e-mail: peggyd333@yahoo.com

8305 Calle Sequelle NE/87113 823-1041 (h)

Lee Hanson e-mail: joleehanson@comcast.net

6909 La Lucena Ave. NE/87113 822-6372 (h)

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 me at (505) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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

!...Notice to Applicant...!!

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.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet

Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet

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

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at dcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **04/05/12** Time Entered: **4:10 p.m.** ONC Rep. Initials: **DC**

Ms Peggy Neff
8305 Calle Sequelle NE
Albuquerque
New Mexico 87113

04-06-2012

DRB NO: 1008589
Request for Extension of Subdivision Improvement Agreement (SIA).

Dear Ms Neff:

On behalf of the Owner, Mr Tim Helmick, I am hereby requesting a 2 Year Extension of Subdivision Improvement Agreement (SIA).

The property is located on San Pedro NE between Anaheim and Carmel – SW Corner of Anaheim and Carmel.

Mr Helmick feels that building his portion of the frontage, which is about 250 LF, will create safety problems for the South Bound traffic and also for the East bound vehicles (on Anaheim) making a right turn on San Pedro .

If you have any questions or require additional information please call me at 505-315-6484.

Sincerely,



Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113

Mr Albert Gustafson
6222 Corona NE
Albuquerque
New Mexico 87113

04-06-2012

DRB NO: 1008589
Request for Extension of Subdivision Improvement Agreement (SIA).

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Sincerely,



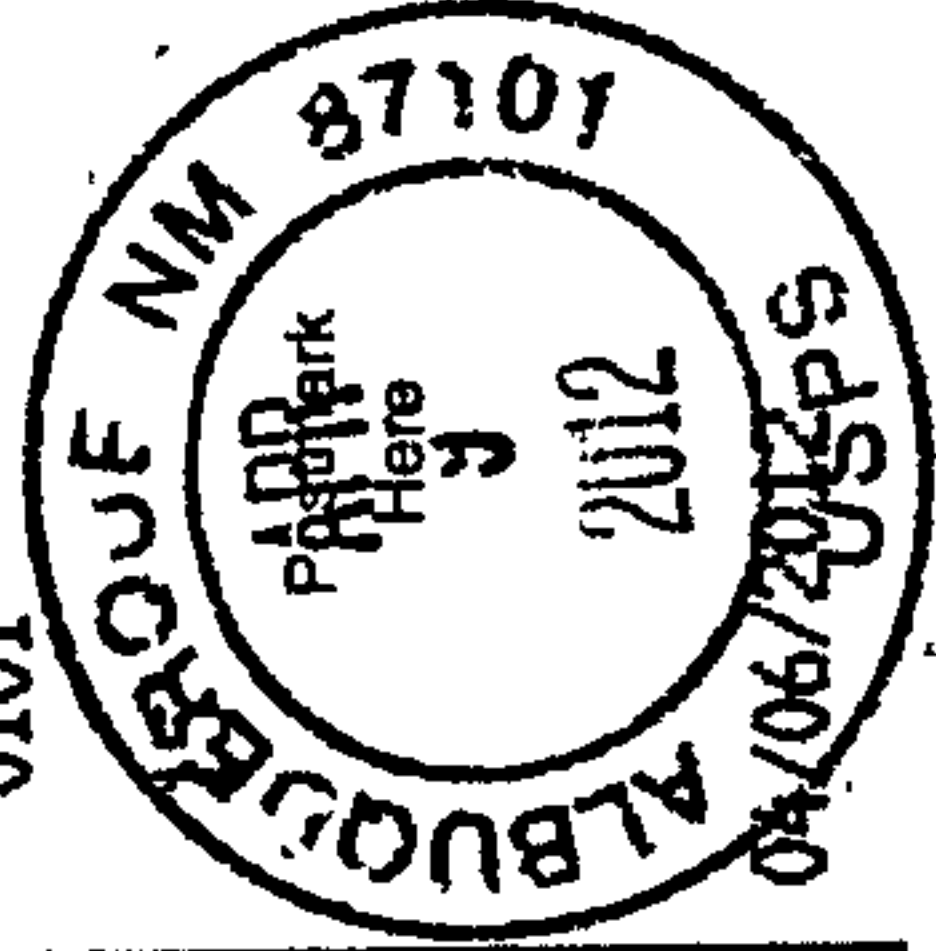
Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87101 AL USE

Postage	\$	\$0.45	0101
Certified Fee		\$2.95	
Return Receipt Fee (Endorsement Required)		\$2.35	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.75	



Sent to Mr Albert Gustafson
 Street, Apt. No.,
 or PO Box No. 6222 Corona NE
 City, State, ZIP+4 NM 87115

PS Form 3800, August 2006 See Reverse for Instructions

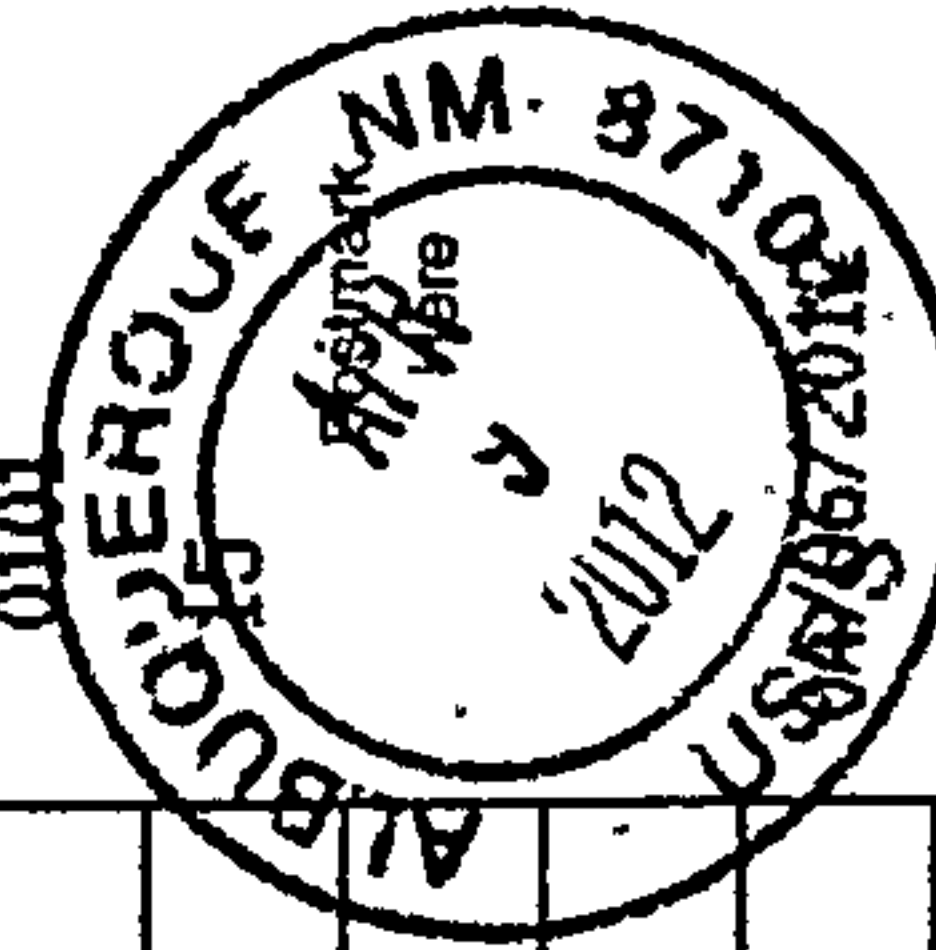
2010 1060 0000 8485 9196

U.S. Postal ServiceTM
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Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.75	



Sent to Ms Peggy Neff
 Street, Apt. No.,
 or PO Box No. 8305 Call Sequelle NE
 City, State, ZIP+4 NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

2010 1060 0000 8485 9196



643382

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 2, 2010

Project# 1006989

10DRB-70133 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the
referenced/above action for all of Lot 16-A, Block 16, Tract A, Unit B, **NORTH
ALBUQUERQUE ACRES** zoned SU-2 FOR IP, located on the southwest corner
of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately
.9994 acre. (C-18)

At the June 2, 2010, Development Review Board meeting, the 2 year extension of the
Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 17, 2010, 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).


Jack Cloud, ATCP, DRB Chair

Cc: Adil Rizvi – 7515 Treviso NE – Albuquerque, NM 87113
Cc: Timothy and Christine Helmick – 8915 N. Oakland Ct NE – Albuquerque, NM
87122

Marilyn Maldonado
file

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006889 AGENDA# 1 DATE: 6/2/10

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan (Phase I, II, III)
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)	D		___ Street Name Change (Local & Collector)
___ IP Master Development Plan	L	A	APPEAL / PROTEST of...
___ Cert. of Appropriateness (LUCC)			___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)			
___ Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 TREVISO NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: adil1424@yahoo.com
 APPLICANT: Timothy and Christine Helmick PHONE: 220-9224
 ADDRESS: 8915 N. Oakland Ct NE FAX: 822-7960
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: timhelmick@comcast.net
 Proprietary interest in site: _____ List all owners: Timothy and Christine Helmick

DESCRIPTION OF REQUEST: Request 2 yr extension of SIA

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. LOT 16-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: North Albuquerque Acres Tract A, Unit B
 Existing Zoning: SU-2 FOR IP Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806425314430611

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
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.9994 Ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro and
 Between: Anaheim and Carmel

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

SIGNATURE ADIL RIZVI DATE 5-1-2010
 (Print) ADIL RIZVI Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB-70133</u>	<u>SIA</u>	<u>2(2)</u>	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<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>06/02/10</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>145.00</u>

Sandy Handley 05/07/10 Project # 1006989
 Planner signature / date

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

_____ **ADIL RIZVI** _____
 Applicant name (print)
 _____ *AD* _____
 Applicant signature / date



Form revised **October 2007**

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

Application case numbers
10DEF3 - 70133

Sandy Handley **05/07/10**
 Planner signature / date
 Project # **1006989**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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


4. TIME

Signs must be posted from MAY 18, 2010 To JUNE 2nd, 2010

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.

 5/7/2010
(Applicant or Agent) (Date)

I issued 1 signs for this application, 5/7/10 Sandy Hawley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006989

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 2-12-2008
Date Site Plan Approved: 2-27-08
Date Preliminary Plat Approved: 2/27/09
Date Preliminary Plat Expires: 2/27/09
DRB Project No.: 1006989
DRB Application No.: 08 DRB-70083

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

TIM HELMICK OFFICE DEVELOPMENT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
LOT 16, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' **	ARTERIAL PAVEMENT	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	MEDIAN CURB AND GUTTER	SAN PEDRO DRIVE MEDIAN	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	STD CURB AND GUTTER	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	SIDEWALK	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	BIKE PATH LAZE	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		24"	STORM DRAIN	SAN PEDRO DRIVE	EXIST CULVERT EAST SAN PEDRO	EXIST 48" SD ANAHEIM	/	/	/
							/	/	/
							/	/	/
							/	/	/

** REQUEST DEFERRAL ON THESE ITEMS

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

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

NOTES

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

- 1 STREET LIGHTING PER DPM REQUIREMENTS
- 2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE CERTIFICATE OF OCCUPANCY CAN BE RELEASED
- 3 SIA REQUIRED

AGENT / OWNER

Larry D. Read, PE
NAME (print)

Larry Read & Associates, Inc.

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

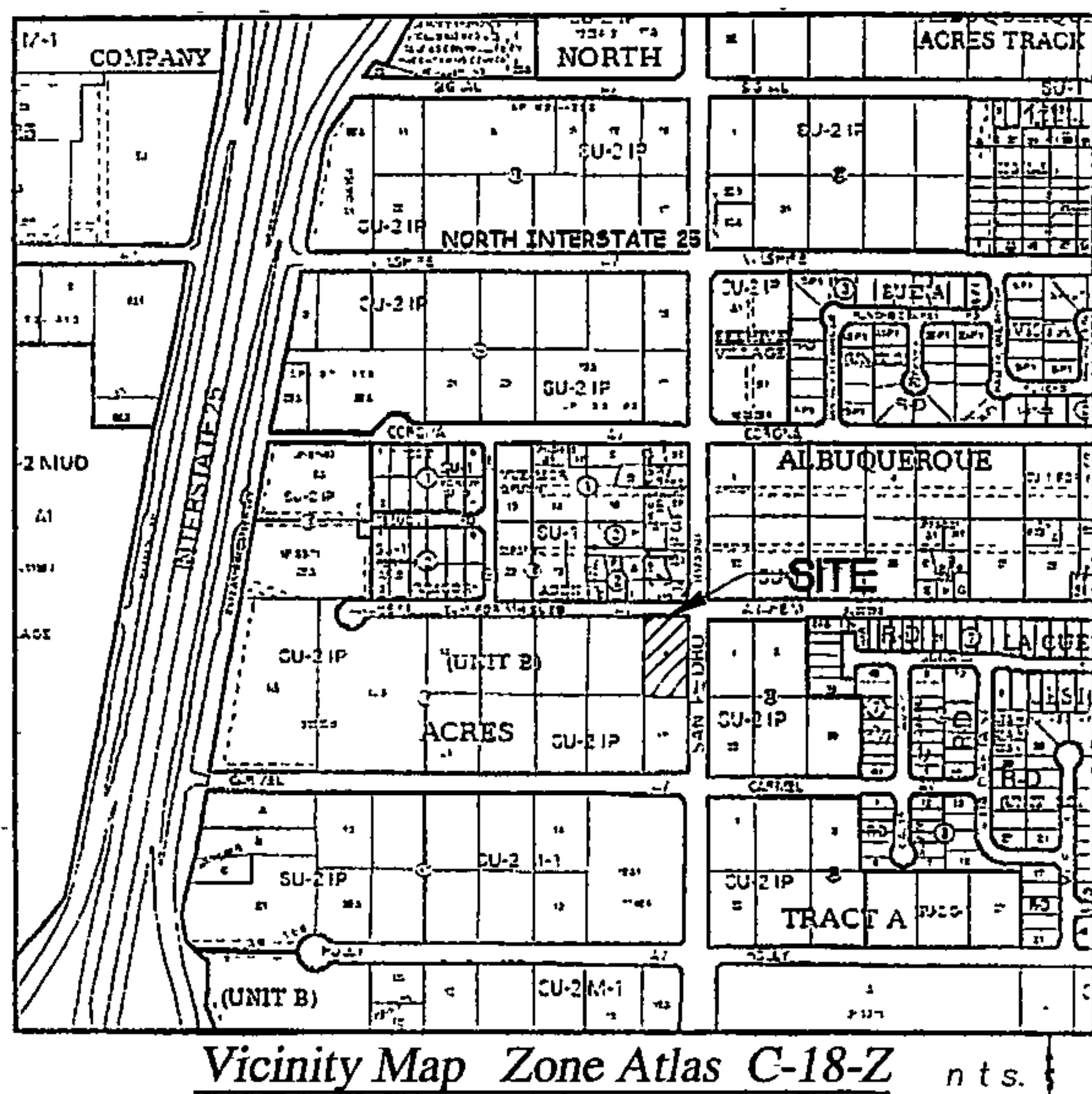
AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2007.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES ACS MONUMENT "9_C18" HAVING AN ELEVATION OF 5232.470 (NAVD 1988).
4. THE BASIS OF BEARINGS IS N.M.S.P. (NAD 83-GRID) REFERENCING ACS MONUMENTATION
5. THE SUBJECT PROPERTY IS WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, ELENA GALLEGOS GRANT.

Legal

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16), TRACT A, UNIT B, OF THE NORTH ALBUQUERQUE ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130.

Subdivision Data

GROSS ACREAGE	0.9994 ACRES
ZONE ATLAS PAGE NO.	C-18-Z
NUMBER OF EXISTING TRACTS	1 TRACTS
NUMBER OF TRACTS CREATED	1 TRACTS
NUMBER OF TRACTS ELIMINATED	0 TRACTS
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.00
STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE	0.3693 ACRES
DATE OF SURVEY	MARCH 2008
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2008122819
ZONING	SU-2 FOR I-P

Public Utility Easement

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF :

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES
2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT

Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

Approved and Accepted by:
 APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994

Project Number 1006987
 Application Number 08-70150

City approvals:

	3-24-08
City Surveyor	Date
N/A	
Real Property Division	Date
	4-30-08
Traffic Engineer, Transportation Division	Date
	4-30-08
ABCWUA	Date
	4/30/08
Parks and Recreation Department	Date
	4/30/08
AMAFCA	Date
	4/30/08
City Engineer	Date
	4/30/08
DRB Chairperson, Planning Department	Date

THIS IS TO CERTIFY THAT TAXES PAID ON URC # 1018-004-2004-0001 PROPERTY OWNER OF RECORD Helmick, Timothy & Christine BERNALILLO COUNTY TREASURER'S OFFICE March 21, 2008

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

3/21/08
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271
CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 890-3050 Fax (505) 891-0244
 Sheet 1 of 2
 073277

Purpose of Plat

1. DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

DOC# 2008049225
 25/01/2008 08:44 AM Page 1 of 2
 PLAT # 112 00 8 2008C# 8101 N. Toulouse Bernalillo County

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE, THE SOUTHERLY 30 FEET OF ANAHEIM AVE., NE AND THE WESTERLY 30 FEET OF SAN PEDRO DRIVE, NE AS SHOWN HEREON AND DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN PEDRO DRIVE, NE AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Timothy Helmick

 Christine Helmick

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st of March 2008
 BY Timothy and Christine Helmick a married couple

 NOTARY PUBLIC MY COMMISSION EXPIRES 3/8/2010

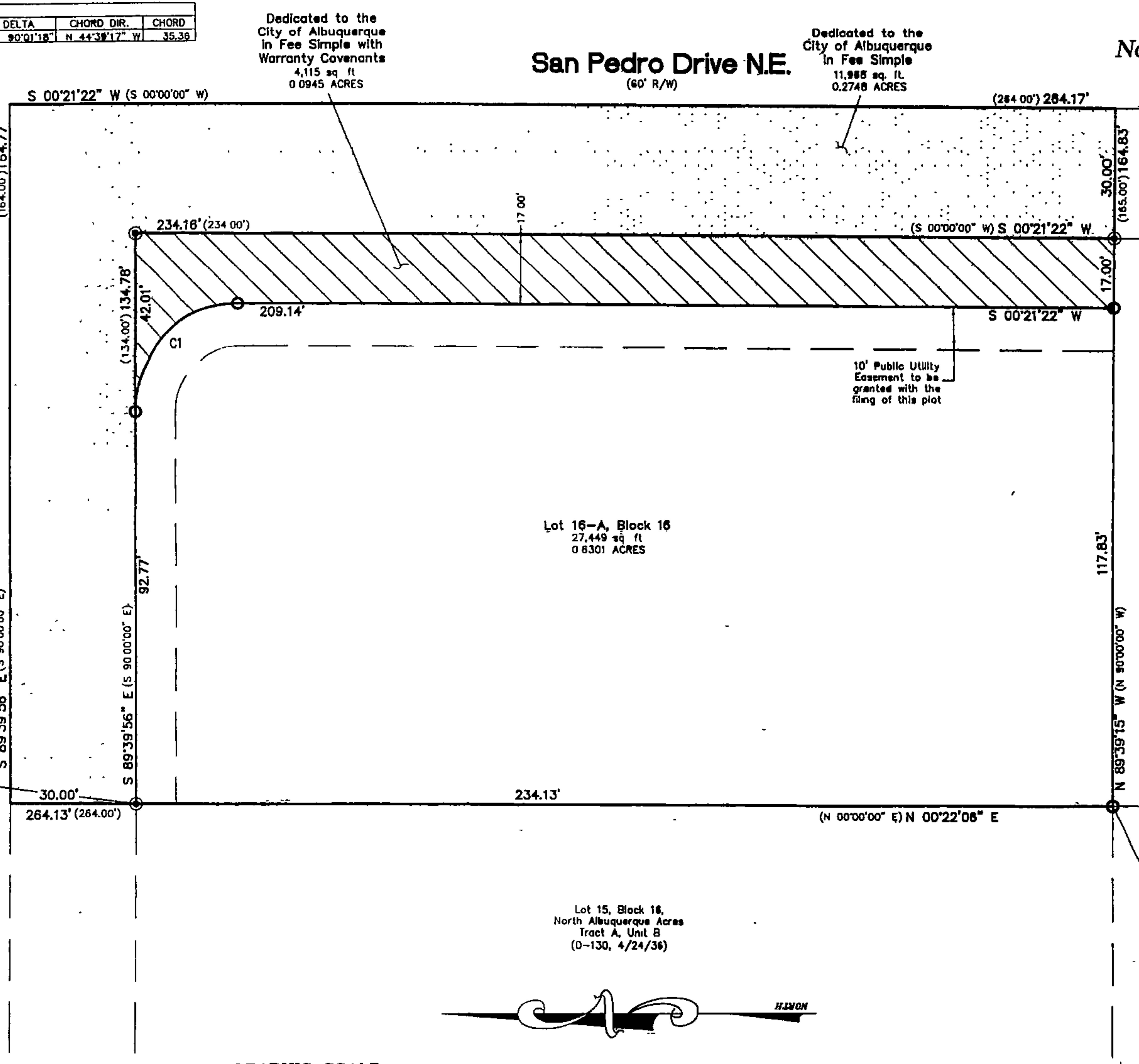


Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

Legend

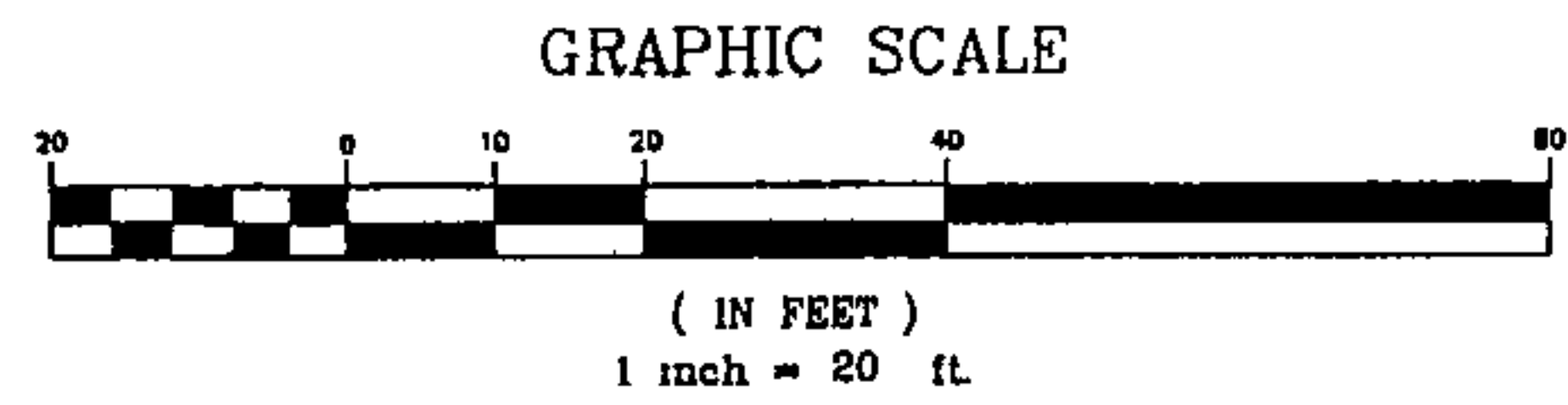
- ⊙ FOUND 1/2" REBAR WITH CAP "LS 12469"
- SET BATHEY MARKER "LS 14271"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00'	39.28'	90°01'18"	N 44°38'17" W	35.38'



ACS Monument "9_C18"
 NAD 1983 CENTRAL ZONE
 X=1542501.428
 Y=1521497.624
 Z=5232.470 (NAVD 1988)
 G-G=0.999664563
 Mapping Angle=-0°11'19.69"

ACS Monument "ZAB_B"
 NAD 1983 CENTRAL ZONE
 X=1540960.370
 Y=1519518.103
 Z=5195.090 (NAVD 1988)
 G-G=0.999666140
 Mapping Angle=-0°11'30.25"



DOC# 2008049225
 09/12/2008 09:44:50 Page 2 of 2
 PLAT # 012 00 0: 2008 P. 0101 2
 Toluosa, Bernalillo County

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

Current DRC
Project Number: _____

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 1/10/05)
EXHIBIT "A"

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

Date Submitted: 2-12-2008
Date Site Plan Approved: 2-27-08
Date Preliminary Plat Approved: 2/27/09
Date Preliminary Plat Expires: 2/27/09
DRB Project No.: 1006989
DRB Application No.: 08 DRB-70083

TIM HELMICK OFFICE DEVELOPMENT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 16, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' **	ARTERIAL PAVEMENT	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	MEDIAN CURB AND GUTTER	SAN PEDRO DRIVE MEDIAN	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	STD CURB AND GUTTER	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	SIDEWALK	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	BIKE PATH LANE	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		24"	STORM DRAIN	SAN PEDRO DRIVE	EXIST CULVERT EAST SAN PEDRO	EXIST 48" SD ANAHEIM	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

** REQUEST DEFERRAL ON THESE ITEMS

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

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

NOTES

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

- 1 STREET LIGHTING PER DPM REQUIREMENTS
- 2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE CERTIFICATE OF OCCUPANCY CAN BE RELEASED
- 3 SIA REQUIRED

AGENT / OWNER

Larry D. Read, PE
NAME (print)

Larry Read & Associates, Inc.
FIRM

[Signature]
SIGNATURE date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/27/08
DRB CHAIR - date

[Signature] 2/27/08
TRANSPORTATION DEVELOPMENT - date

[Signature] 2/27/08
UTILITY DEVELOPMENT - date

[Signature] 2-27-08
CITY ENGINEER - date

[Signature] 2/27/08
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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 (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd 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) ADIL RIZVI PHONE 315-6484
 ADDRESS 7515 TREVISO NE FAX _____
 CITY ALBUQUERQUE STATE NM ZIP 87113 E-MAIL adil1424@yahoo.com

APPLICANT Timothy and Christine Helmick PHONE 220-9224
 ADDRESS 8915 N. Oakland Ct NE FAX 822-7960
 CITY Albuquerque STATE NM ZIP 87122 E-MAIL timhelmick@comcast.net
 Proprietary interest in site _____ List all owners Timothy and Christine Helmick

DESCRIPTION OF REQUEST: Request 2 yr extension of SIA

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 LOT 16-A Block _____ Unit _____
 Subdiv/Addn/TBKA North Albuquerque Acres Tract A, Unit B
 Existing Zoning SU-2 FOR IP Proposed zoning _____ MRGCD Map No _____
 Zone Atlas page(s) C-18 UPC Code 101806425314430611

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
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres) 0.9994 Ac.
 LOCATION OF PROPERTY BY STREETS On or Near San Pedro and
 Between Anaheim and Carmel

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

SIGNATURE ADIL RIZVI DATE 5-1-2010
 (Print) ADIL RIZVI Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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
- FHDP density bonus
- FHDP fee rebate

Application case numbers	Action	SF	Fees
<u>10DRB-70133</u>	<u>SIA</u>	<u>2(2)</u>	<u>\$ 50.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 25.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>06/02/10</u>	_____	_____	Total <u>\$ 145.00</u>

Sandy Handley 05/07/10
 Planner signature / date

Project # 1006989

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

ADIL RIZVI
 Applicant name (print)
 AD
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 10013 - 70133

Sandy Handley 05/07/10
 Planner signature / date
 Project # 1006989

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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


4. TIME

Signs must be posted from MAY 18, 2010 To JUNE 2nd, 2010

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.

 5/7/2010
(Applicant or Agent) (Date)

I issued 1 signs for this application, 5/7/10 Sandy Hawley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006989

Mr. Jack Cloud
DRB chairman
Plaza Del. Sol
600 2nd St, NW
Albuquerque, NM 87102

May 7, 2010

RE: REQUEST FOR SIA EXTENSION: DRB 1006989

Dear Mr. Cloud:

On behalf of the owner, I am requesting a two year SIA extension for DRB case number 1006989 located on San Pedro NE between Anaheim and Carmel NE.

The owner, Mr Helmick, is currently negotiating purchase of Lot 17, just South of the subject property and would to build San Pedro Ave as one one project.

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

Sincerely
ARh

ADIL RIZVI
Agent for Mr Tim Helmick

7009 2820 0002 8698 7330

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

For delivery information visit our website at www.usps.com

OFFICIAL USE
 ALBUQUERQUE NM 87113

Postage	\$ 0.44	0109 MAY - 7 2010 Postmark Here 05/07/2010
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	

Sent To: **Ms. Pappy Nellb**
 Street, Apt. No.; or PO Box No.: **8305 Calle Sequelle**
 City, State, ZIP+4: **87113**

PS Form 3800 August 2006 See Reverse for Instructions

7009 2820 0002 8698 7347

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

OFFICIAL USE
 ALBUQUERQUE NM 87113

Postage	\$ 0.44	0109 MAY - 7 2010 Postmark Here 05/07/2010
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	

Sent To: **Ms Erica Vasquez**
 Street, Apt. No.; or PO Box No.: **8511 Rancho Del Oro**
 City, State, ZIP+4: **87113 - A169**

PS Form 3800 August 2006 See Reverse for Instructions

7009 2820 0002 8698 7316

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For delivery information visit our website at www.usps.com

OFFICIAL USE
 ALBUQUERQUE NM 87113

Postage	\$ 0.44	0109 MAY - 7 2010 Postmark Here 05/07/2010
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	

Sent To: **Mr. Albert Guastafson**
 Street, Apt. No.; or PO Box No.: **6222 Corona NE**
 City, State, ZIP+4: **Albuquerque NM 87113**

PS Form 3800 August 2006 See Reverse for Instructions

7009 2820 0002 8698 7323

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

For delivery information visit our website at www.usps.com

OFFICIAL USE
 ALBUQUERQUE NM 87113

Postage	\$ 0.44	0109 MAY - 7 2010 Postmark Here 05/07/2010
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	

Sent To: **Cherly Guastafson**
 Street, Apt. No.; or PO Box No.: **6213 Karlson Dr NE**
 City, State, ZIP+4: **87113**

PS Form 3800 August 2006 See Reverse for Instructions

Mr Albert Gustafson
6222 Corona NE
Albuquerque
New Mexico 87113

05-07-2010

Helmick Office Site: DRB NO: 1006989
Request for Extension of Subdivision Improvement Agreement (SIA)
City Project No: 643382

Dear Mr. Gustafson:

On behalf of the owner of Mr. Tim Helmick, I am hereby requesting a two year extension of the Subdivision Improvement Agreement (SIA) which requires approximately 234 feet of half roadway improvements along San Pedro.

If you have any questions please call me at 315-6484 or Mr Tim Helmick at 220-9224.

Sincerely,



Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

May 7, 2010

Adil Rizui
7515 Treviso NE
Phone: 505-315-6484

Dear Adil:

Thank you for your inquiry of May 7, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) LOT 16-A, TRACK A, UNIT B, LOCATED ON SAN PEDRO DRIVE NE, BETWEEN ANAHEIM AVENUE NE AND CARMEL AVENUE NE** Zone Map: **C-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PLEASANTVIEW MOBILE HOME ASSOC. (PVW)

Albert Gustafson
6222 Corona NE/87113 821-1164 (h)
Cheryl Gustafson
6213 Karlson Dr. NE/87113 990-0194 (h)

WEST LA CUEVA N.A. (WLC) "R"

Peggy Neff
8305 Calle Sequelle NE/87113 823-1041 (h) 977-8903 (c)
Erica Vasquez
8511 Rancho Del Oro Pl. NE/87113

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

planningrnaform(05/22/08)

!!!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.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **05/07/10** Time Entered: **11 a.m.** ONC Rep. Initials: **siw**

CITY OF ALBUQUERQUE



March 10, 2010

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Timothy Helmick & Christine Helmick, Owner
8915 N Oakland Ct NE
Albuquerque, NM 87122

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS AND
CITY'S INTENTION TO CALL FINANCIAL GUARANTY - **SUBDIVISION
IMPROVEMENTS AGREEMENT, PROCEDURE B-MODIFIED NON-WORKORDER**

PROJECT: **HELMICK OFFICE SITE**

PROJECT NO: **643382**

Dear Mr. & Mrs. Helmick:

I am the Assistant City Attorney who represents the City in matters relating to construction of infrastructure by subdividers. As you are aware, **Timothy Helmick & Christine Helmick Husband and Wife** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B-MODIFIED NON-WORKORDER** (the "Agreement") with the City committing the Subdivider to complete construction of required infrastructure by **April 9, 2010** ("Construction Deadline"). The Subdivider elected to execute an original agreement which did not use the entire four-year maximum time allowed by the Subdivision Ordinance for completion of sidewalk construction. Therefore, if construction will not be completed by the Construction Deadline, the City may grant the Subdivider an extension of time to complete the construction of the required sidewalk improvements if the Subdivider meets the following conditions.

The City may grant an extension, not to exceed a total of four years from the date of execution of the original sidewalk deferral agreement with the City, if the Subdivider submits a written request for extension of time to construct, and delivers the request to the City Engineering Division, Project Review Section, at least fifteen (15) days prior to the Construction Deadline. The City will review the request and apparent consequences of granting an extension. If the extension is allowed, the Subdivider will be required to complete an extension agreement and submit the required, revised financial guaranty to the City by the Construction Deadline.

KJC/mao

cc: File
#1

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

March 10, 2010

Page 2

PROJECT: HELMICK OFFICE SITE

PROJECT NO: 643382

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT, IF THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE, THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY, JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS UNLESS: (1) THE SUBDIVIDER SUBMITS A WRITTEN REQUEST FOR EXTENSION; ~~AND (2) (IF THE CITY APPROVES THE EXTENSION) THE SUBDIVIDER~~ SUBMITS THE REQUIRED EXTENSION AGREEMENT AND FINANCIAL GUARANTY TO THE CITY BY THE CONSTRUCTION DEADLINE.

PLEASE NOTE THAT THE CITY REQUIRES THE FINANCIAL INSTITUTION ISSUING THE FINANCIAL GUARANTY TO BE A FEDERALLY INSURED INSTITUTION OR A SURETY LICENSED TO DO BUSINESS IN NEW MEXICO.

Please immediately contact the Project Administrator, Marilyn Maldonado, at 924-3997 and tell her whether: (1) the construction will be completed by the Construction Deadline; or (2) the Subdivider will be submitting a written request for extension; and, if an extension is granted by the City, the Subdivider then will be submitting an extension agreement and related financial guaranty to the City by the Construction Deadline.

Very truly yours,



Kevin J. Curran
Assistant City Attorney

KJC/mao

cc: File
#1

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 653382

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23rd day of April, 2008, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Timothy M. & Christine L. Helmick ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] husband & wife, whose address is 8925 N Dabland St NE Albuquerque, NM 87122 and whose telephone number is 320-9224, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] LOT 16, BLOCK 16, TRACT A, UNIT B NORTH ALBUQUERQUE

ACRES, recorded on 4/23/1936 in the records of the Bernalillo County Clerk at Book D-130 pages through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Timothy M. & Christine L. Helmick ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 9th day of April, 2010 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.



3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

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

Type of Financial Guaranty: Letter of Credit # 2566
Amount: \$ 87,125.91 Name of Financial Institution or Surety
providing Guaranty: First Community Bank
Date City first able to call Guaranty: _____
[Construction Completion Deadline]: April 9, 2010
If Guarantee other than a Bond, last day City able to call on Guaranty
is: June 9, 2010, 20____
Additional information: _____

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

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

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.
7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.
8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.
9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.
10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.
11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.
13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.
14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.
15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.
16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER: Christina Helmer CITY OF ALBUQUERQUE

By [Signature]: [Signature]
Name: Timothy Helmer / Christina Helmer City Engineer
Title: owner
Dated: 4/16/08 Dated: 4-23-08

Use 4/23/08

4-22-08

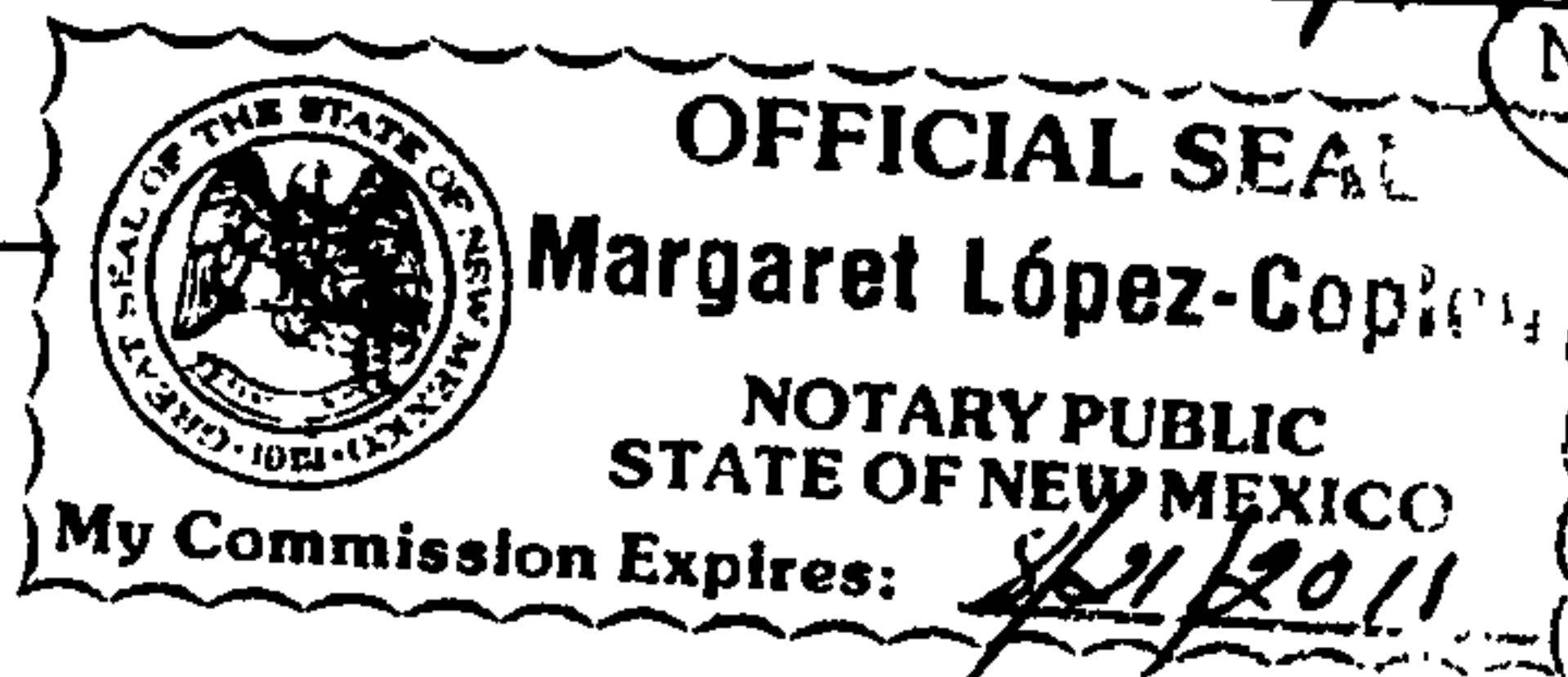
STATE OF NM)
COUNTY OF Bernalillo) ss.

SUBDIVIDER'S NOTARY

This instrument was acknowledged before me on 11th day of April, 2008 by [name(s) of person(s):] Timothy Helmer / Christina Helmer [title or capacity, for instance, "President" or "Owner":] owner of [Subdivider:] _____

[Signature]
Notary Public

My Commission Expires: _____



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

CITY'S NOTARY

This instrument was acknowledged before me on 23RD day of April, 2008 by Richard Douste, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 10-07-08

12. **Project# 1004622**
08DRB-70195 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18 & PORTIONS OF 15-17, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT A Unit(s) A**, zoned SU-2/C-1, located on PALOMAS NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 1.6275 acre(s). (D-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 35FT RIGHT OF WAY RADIUS AND SOLAR NOTE.**
13. **Project# 1006989**
08DRB-70150 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08, 4/16/0/ & 4/23/08]*. **THE PRELIMINARY/FINAL PLAT WAS APPROVED. REQUIREMENTS ARE FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT PROVIDED TO PLANNING.**
14. **Project# 1004677**
08DRB-70194 SIDEWALK VARIANCE
- ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, Tract(s) A & B, 129B1A, B, **HB & CALVINHORN, HUNING CASTLE ADDITION & LUGUNA (TBK** zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE AND THE SIDEWALKS WERE WAIVERED ON THE NORTHSIDE OF THE COUNTRY CLUB PER THE SITE DEVELOPMENT PLAN.**
15. **Project# 1007081**
08DRB-70193 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PULLMAN INVESTMENTS LLC agent(s) for CRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1**, zoned R2, located on CENTRAL BLVD SW BETWEEN RIO GRANDE SW AND WILLIS PL SW containing approximately .63 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR 40FT EASEMENT REVISION AND CENTERED, AND TO PLANNING FOR TWO MYLARS, RECORDING FEE AND CURRENT TAX INFORMATION.**

FINANCIAL GUARANTY AMOUNT

04/03/2008

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

Project Description:

Project ID #: 643382, Helmick Office Site, Phase/Unit #: 1

Requested By: Larry Read

Approved estimate amount:		\$54,969.18 ✓
Contingency Amount:	10.00%	\$5,496.92
Subtotal:		\$60,466.10
NMGRT	6.875%	\$4,157.04
Subtotal:		\$64,623.14
Engineering Fee	6.60%	\$4,265.13
Testing Fee	2.00%	\$1,292.46
Subtotal:		\$70,180.73
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$87,725.91</u>

APPROVAL:

DATE:

A Woodell

4-3-08

Notes: MB-1 Deferred Construction, 10% contingency, Final plans and eng est are not approved, requires street lights per DPM.

CONSTRUCTION COST ESTIMATE

3/31/2008

PROJECT NAME:

COA PROJECT

ESTIMATE - PHASE

Helmick Office Building

DRB 1006989

Current Construction

B-1

BID ITEM NO.	SPEC ITEM NO.	SHORT DESCRIPTION	UNIT	QTY	UNIT COST	COST ESTIMATE
1	4.020	SURVEY	LS	1	1,250.00	1,250.00
2	19.010	TRAFF CONT & BARR	LS	1	1,750.00	1,750.00
3	201.061	EROS CNTRL SILT FNCE	LF	600	3.13	1,878.27
4	301.030	SUBGRADE PREP, 6"	SY	325	1.03	334.80
5	301.010	GRADING, <2'	SY	325	1.59	515.77
6	340.010	SDWK, 4", PCC	SY	220	20.62	4,537.13
7	340.025	WLCHR ACC RAMP, 4" PCC	EA	5	467.54	2,337.70
8	343.085	SDWK, 4" PCC, R & D	SY	60	4.44	266.33
9	343.130	ART AC PYMT, REM & REP	SY	160	34.45	5,511.61
10	501.xxx	REMOVE AND DISPOSE CMP CULVERTS	LS	1	2,200.00	2,200.00
11	701.100	TRCHG BF, 18-36" SWR, <8'	LF	325	12.08	3,929.69
12	910.xxxx	CONNECT NEW 24" TO EX 8' DIA MAH	LA	1	3,500.00	3,500.00
13	910.005	18" RCP, III	LF	25	20.83	520.65
14	910.009	24" RCP, III	LF	235	25.44	5,977.94
15	910.013	30" RCP, III	LF	68	34.68	2,358.26
16	915.040	CTH BSN, C, DG	EA	1	3,069.48	3,069.48
17	920.140	MH, 6' DIA, C or E, 6-10' D	EA	1	2,623.69	2,623.69
18	920.XXX	REMOVE AND DISPOSE EX 6' DIA. MANHOLE	EA	1	2,250.00	2,250.00
19	920.210	MH, 8' DIA, C or E, 6-10' D	EA	1	4,577.16	4,577.16

Subtotal

TIME ADJUSTMENT @ 40%

TOTAL =

\$49,388.48
 \$19,755.39
 \$69,143.87

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

08/12/2009 Issued By: E08375

Permit Number: 2009 010 115

Category Code 940

Application Number: 09AA-10115, Amndt Site Development Plan - Bld Prmt

Address:

Location Description: 8311 SAN PEDRO DR NE

Project Number: 1006989

Applicant

Agent / Contact

Adrian Lucero

8311 San Pedro
Albuquerque NM 87113

Suite 1
Albuquerque NM 87113
315-8180

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	\$45.00
TOTAL:		\$45.00

City Of Albuquerque
Treasury Division

8/12/2009 4:33PM LOC: ANNX
WS# 007 TRANS# 0051
RECEIPT# 00119126-00119130
PERMIT# 2009010115 TRSLJE
Trans Amt \$465.75
AA Actions \$45.00
CK \$465.75
CHANGE \$0.00

Thank you

AA DRB

APPLICATION NO. <u>09AA 10115</u>	PROJECT NO. <u>1006989</u>
PROJECT NAME	
EPC APPLICATION NO.	
APPLICANT / AGENT <u>Adrian Lucero</u>	PHONE NO. <u>315-8180</u>
ZONE ATLAS PAGE <u>C-18</u>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>BAB</u>	DATE <u>8/18/09</u>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>MR</u>	DATE <u>8/17/09</u>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>NSF</u>	DATE <u>08/13/09</u>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>pl</u>	DATE <u>10-8-09</u>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

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)
- 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 2nd 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): Adrian Lucero PHONE: 315-8180
 ADDRESS: 8311 San Pedro DR NE suit 1 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

APPLICANT: _____ PHONE _____
 ADDRESS: 8311 San Pedro DR NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: _____ List all owners: Timothy Helmick & christene

DESCRIPTION OF REQUEST: Requesting AA For larger signage. And better signage location.

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. 16A Block: 16 Unit: _____
 Subdiv/Addn/TBKA: N ABQ Acres TR A unit B
 Existing Zoning: SU-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C 18 UPC Code. 101806425514530611

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 1006989

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): .63
 LOCATION OF PROPERTY BY STREETS: On or Near on San Pedro north of Paseo Del Norte
 Between: Paseo Del Norte and Alameda

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

SIGNATURE [Signature] DATE 7-9-09
 (Print) Adrian Lucero Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09AA</u> - <u>10115</u>	<u>AA</u>		\$ <u>45.00</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 type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>NA</u>			Total \$ <u>45.00</u>

[Signature] 8-12-09
 Planner signature / date

Project # 1006989

TRANSMISSION VERIFICATION REPORT

TIME : 09/25/2009 17:01
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BPOL6J570919

DATE, TIME	09/25 17:00
FAX NO./NAME	92922013
DURATION	00:00:42
PAGE(S)	02
RESULT	OK
MODE	STANDAPD ECM

Page 1 of 0

We are requesting an administrative amendment for the signage at 8311 San Pedro NE ABQ NM 87113.

The reason for the request is: There are rain gutters in the way of the original proposed signage location. The allowable size for signage and dimensions are too small and does not work with a company that has a specific logo.

The current site plan states that "signs shall not exceed 2'6" in height x 8' long. (20 square feet) It also states that "letters can not exceed 8" in height for tenant name and 4" high for suite number".

We are requesting this be changed to "signage in any order of dimensions not to exceed 30 square feet. No square or rectangle can signs. All signs must be approved by land lord with sign off.

We appreciate your help. If you have any questions please feel free to call me any time.

Adrian Lucero
All Around Signs
Office 505.292.1723
Fax 505.292.2013
11300 Linn Ave. Ne
Albuquerque, New Mexico 87123

*Adrian -
sorry, there was some confusion with
your AD application here -
this site plan was approved by DRB,
so we will approve the amendment, with
D: h A [unclear]*

We are requesting an administrative amendment for the signage at 8311 San Pedro NE ABQ NM 87113.

The reason for the request is: There are rain gutters in the way of the original proposed signage location, The allowable size for signage and dimensions are too small and does not work with a company that has a specific logo.

The current site plan states that "signs shall not exceed 2'6" in height x 8' long. (20 square feet) It also states that "letters can not exceed 8" in height for tenant name and 4" high for suite number".

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We appreciate your help. If you have any questions please feel free to call me any time.

Adrian Lucero
All Around Signs
Office 505.292.1723
Fax 505.292.2013
11300 Linn Ave. Ne
Albuquerque, New Mexico 87123

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11
11
11

We are requesting an administrative amendment for the signage at 8311 San Pedro NE ABQ NM 87113.

The reason for the request is: There are rain gutters in the way of the original proposed signage location, The allowable size for signage and dimensions are too small and does not work with a company that has a specific logo.

The current site plan states that "signs shall not exceed 2'6" in height x 8' long. (20 square feet) It also states that "letters can not exceed 8" in height for tenant name and 4" high for suite number".

We are requesting this be changed to "signage in any order of dimensions not to exceed 30 square feet. No square or rectangle can signs. All signs must be approved by land lord with sign off.

We appreciate your help. If you have any questions please feel free to call me any time.

Adrian Lucero
All Around Signs
Office 505.292.1723
Fax 505.292.2013
11300 Linn Ave. Ne
Albuquerque, New Mexico 87123

Adrian -
sorry, there was some confusion with
your AH application here -
this site plan was approved by DRB,
so we will approve the amendment, with
changes noted which I discussed
with Russell Brito.
please call me or come in Monday
morning before 10:00 AM
Jack Clout, Chair, DRB
924-3080

Jack,

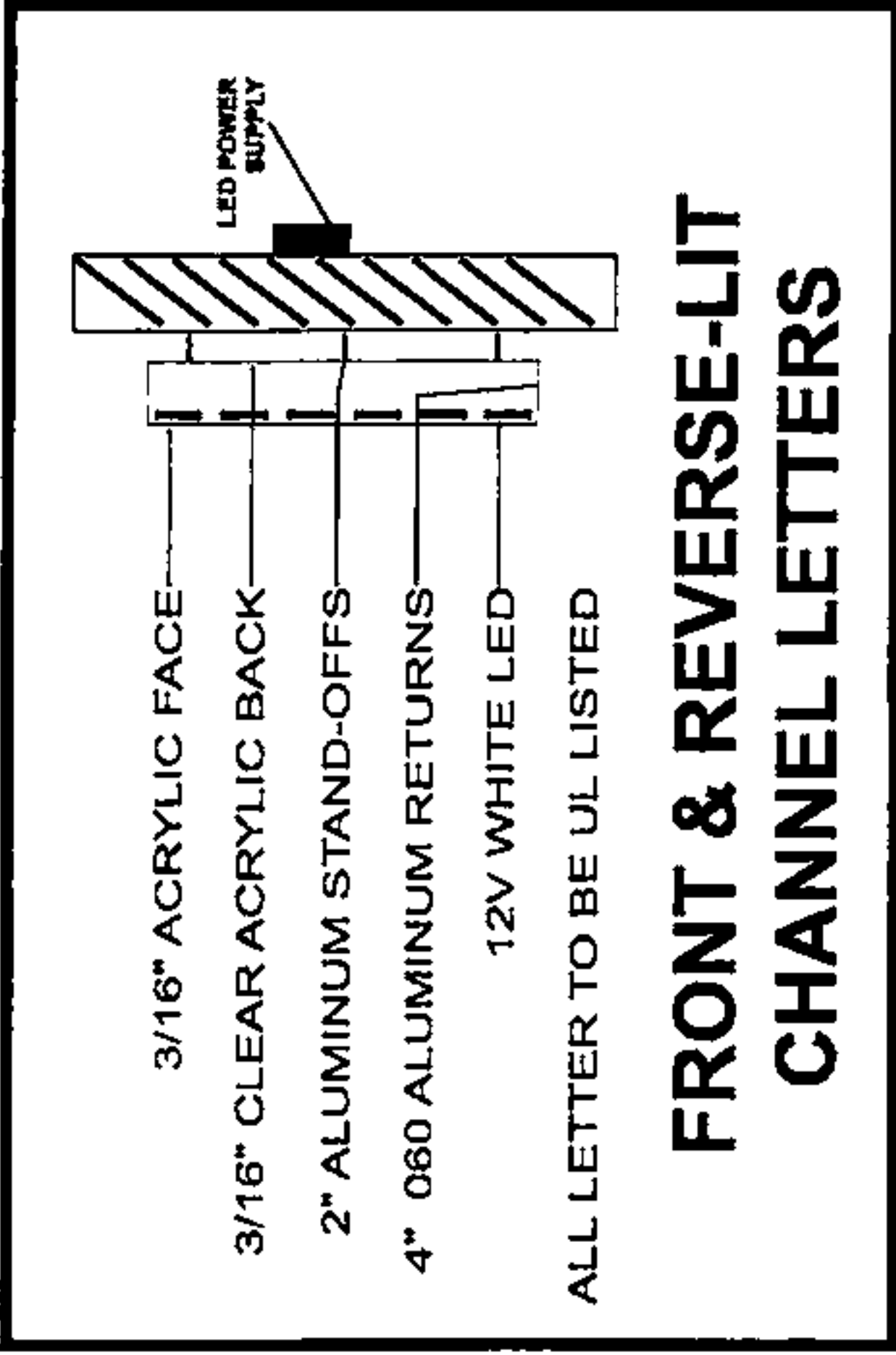
25 Aug '09

DRB-approved site dev.
plan with sign note
for size/location.

More appropriate to
be heard as site
dev-plan amendment

@ DRB? - Russell

Move this one over the column between the store fronts

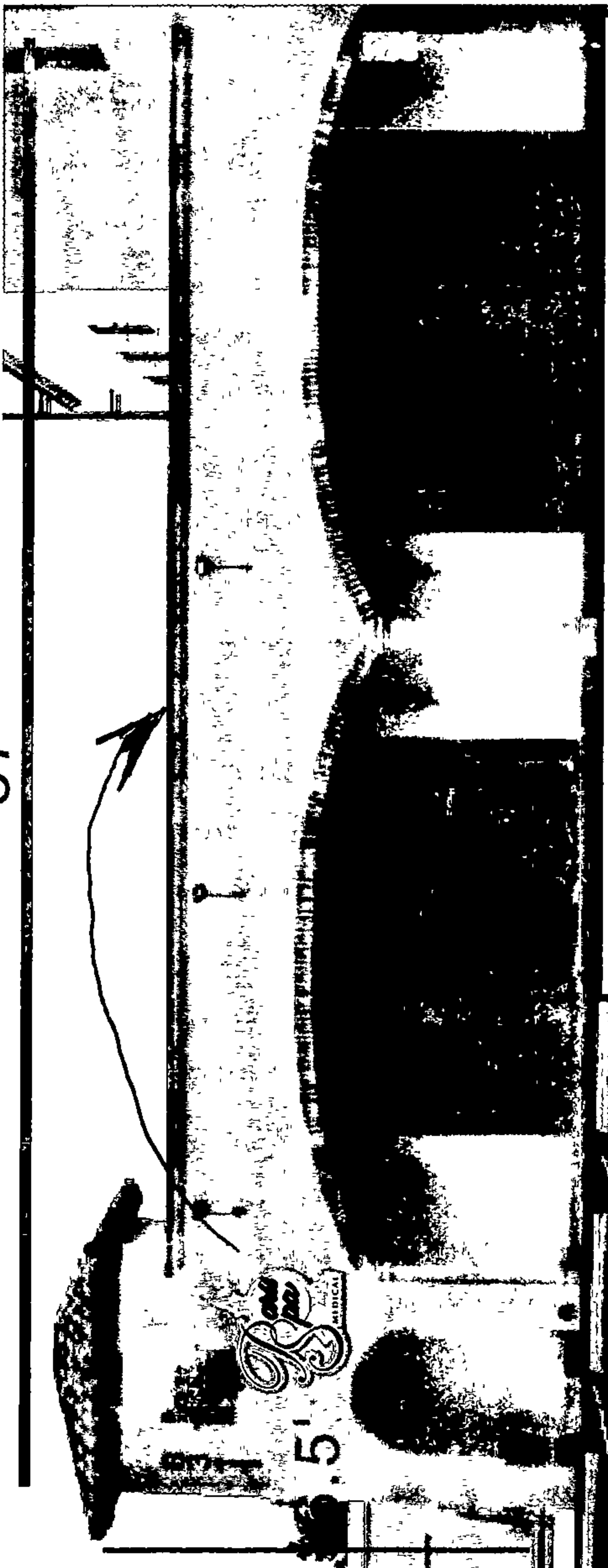


Move this one so the point is centered on the

24.06 sq. 4.60' 55.21 in

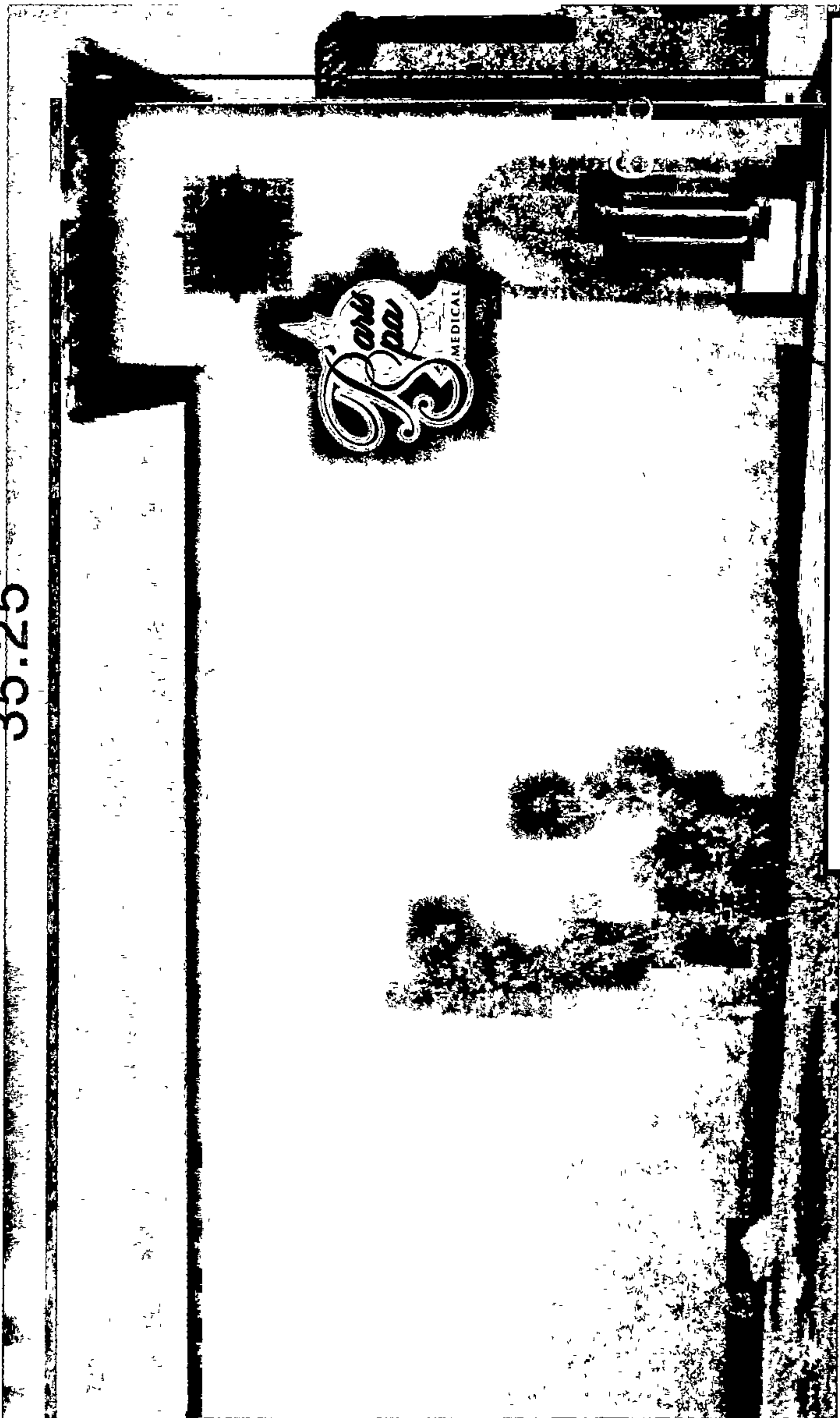


seam, or put the whole sign to the left of the seam



57'

Building is 16.5' H x 57' W = 940.5 sq.' @ 12 1/2% = 117.56 sq.'
Allowable = 117.56 sq.' Sign is 5.23' H x 4.60' W = 24.06 sq.'



35.25'

Building is 16.5' H x 35.25' W = 581.62 sq.' @ 12 1/2% = 72.70 sq.'
Allowable = 72.70 sq.' Sign is 5.23' H x 4.60' W = 24.06 sq.'

Sign mounted with 3/8" non-ferrous bolts

The colors depicted on this rendering may not match actual colors on finished display. Please refer to color call-outs for approved color specifications.



ALL AROUND SIGN CO.
11300 LINN AVE. NE
ALBUQUERQUE, NM 87123
office 292-1723 fax 292-2013
www.allaroundsignco.com or a.Derech@signco.caocast.net

ELECTRICAL REQUIREMENTS	
VOLTS	
20 AMP CIRCUITS	
TOTAL AMPS	

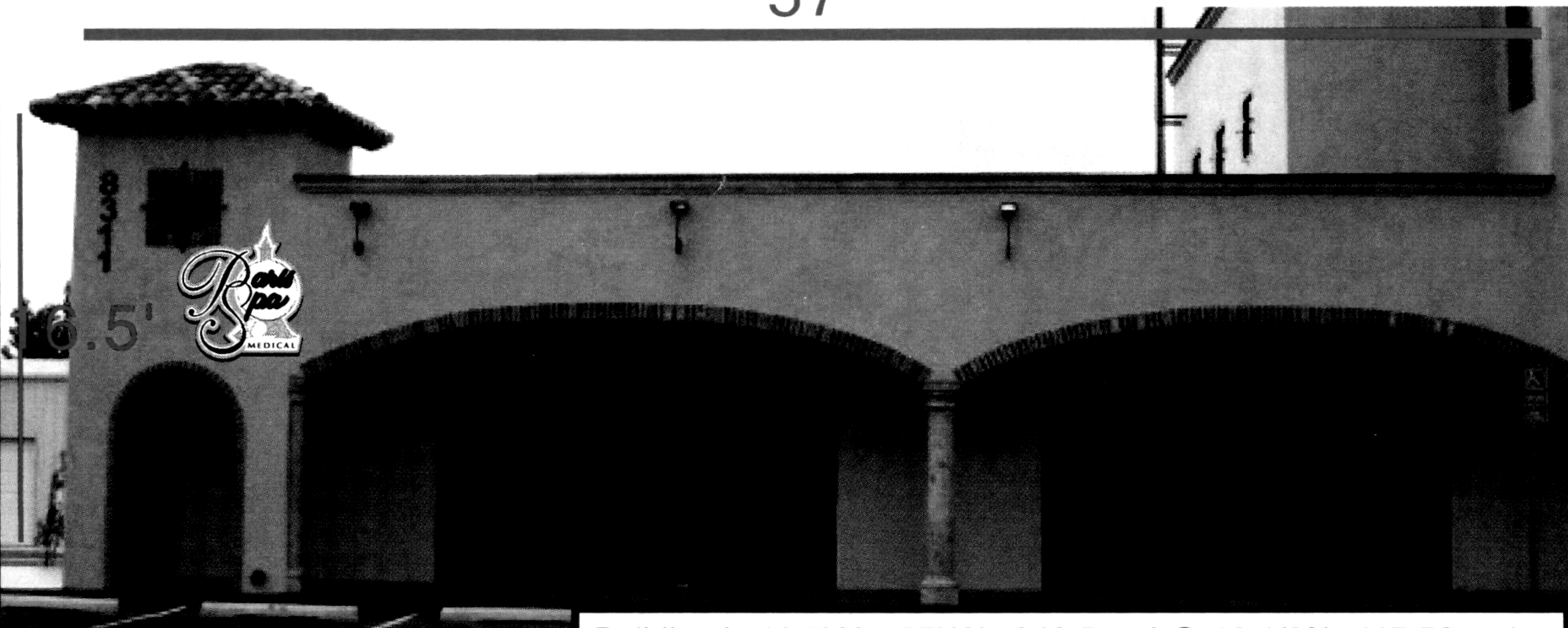
PRODUCTION APPROVAL	
CLIENT	DATE
() Copy & Letter Style	
() Materials	
() Colors	
() Dimensions	
LANDLORD	

REVISIONS	SCALE	DATE	BY
	1/2" = 1'		

FIRM NAME/LOCATION ADDRESS	
Paris Medical	
SALES PERSON	Adrian Luceto
DESIGN BY	Peter Zlomek

FILE DESIGN NUMBER	
JOB NUMBER	
NOTE: COURT FOR PROMOTING NECESSARY ELECTRICAL WORKING PERMITS IS NOT INCLUDED IN THIS PROPOSAL.	

57'

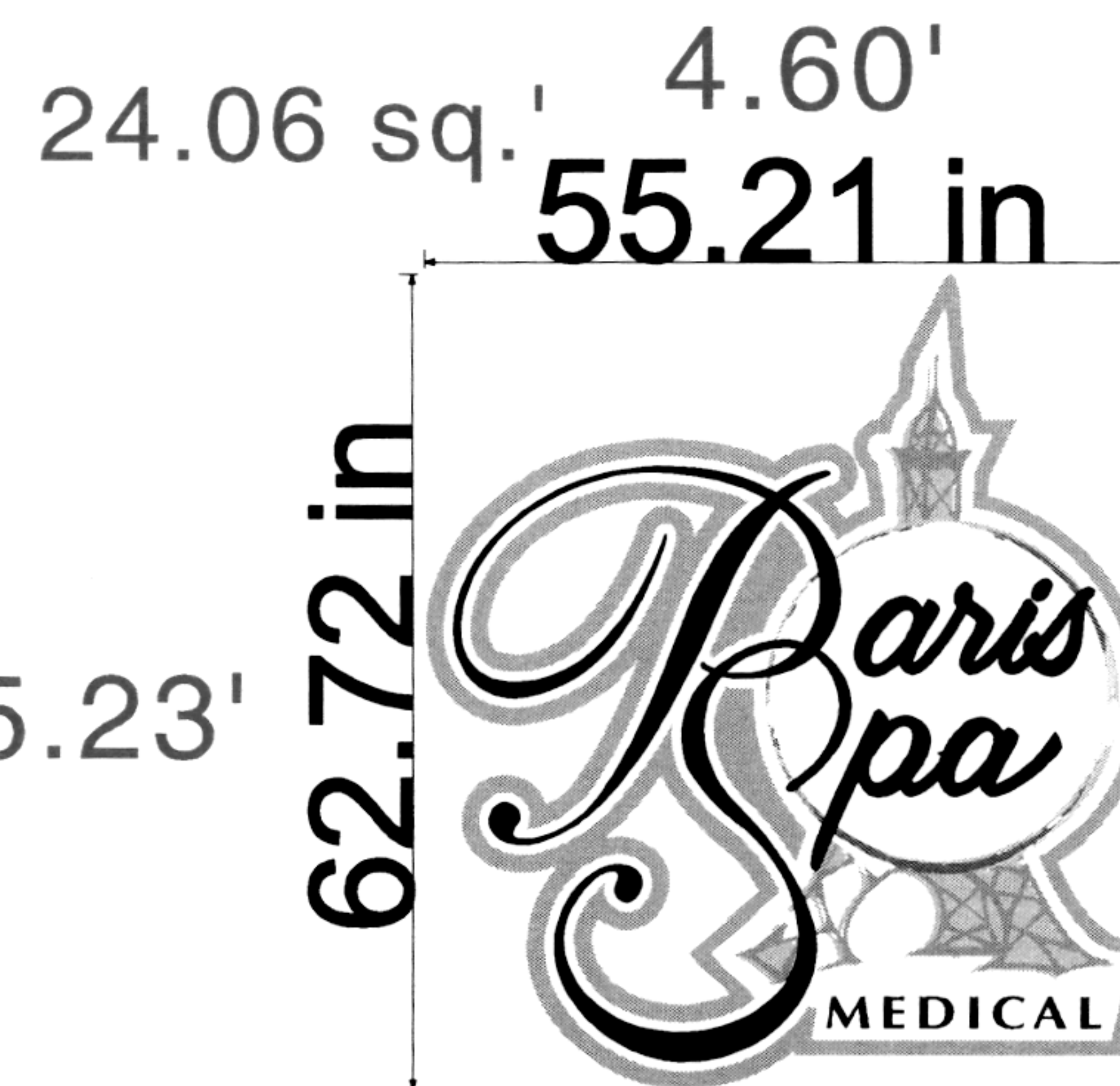
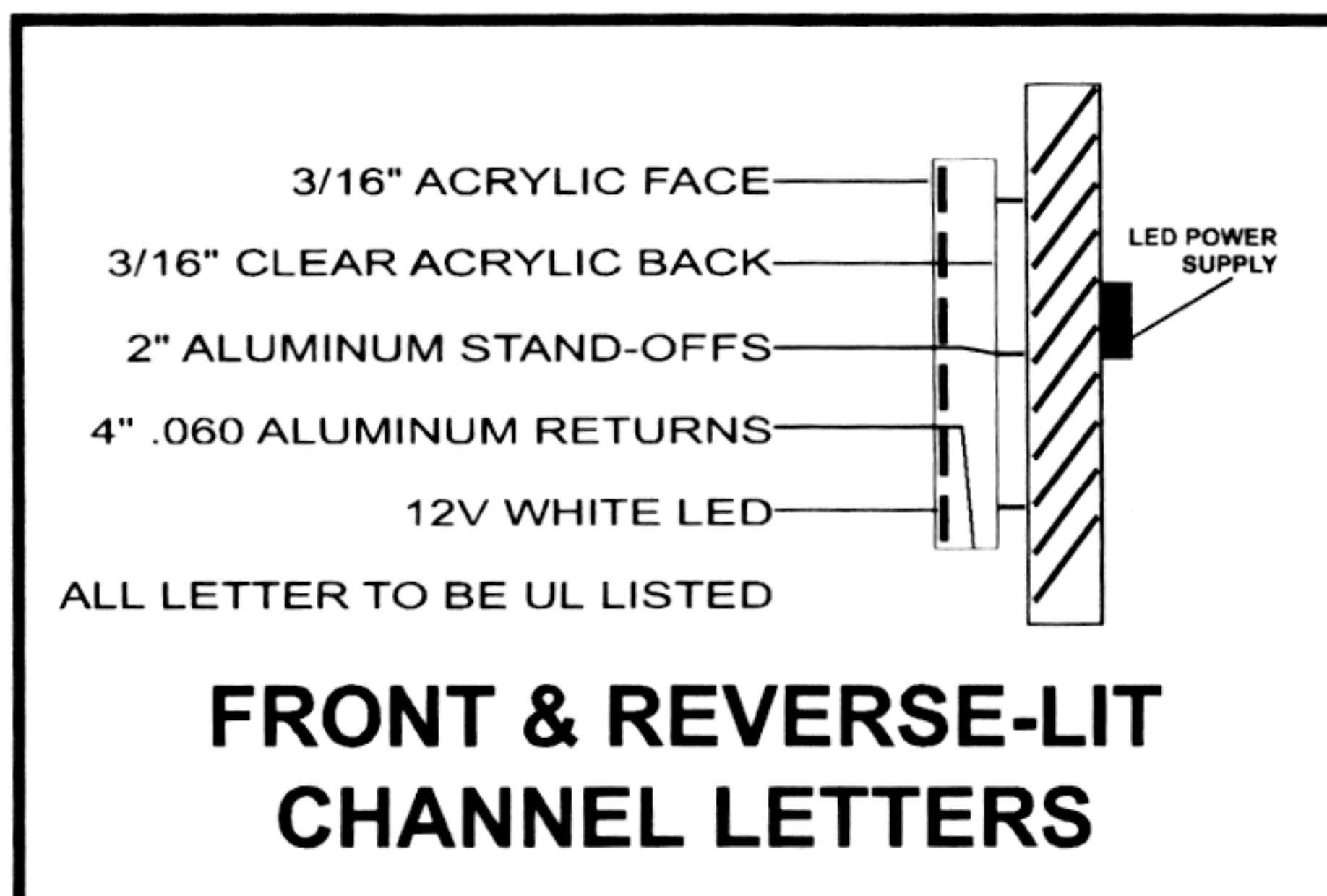


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Sign mounted with 3/8" non-ferrous bolts

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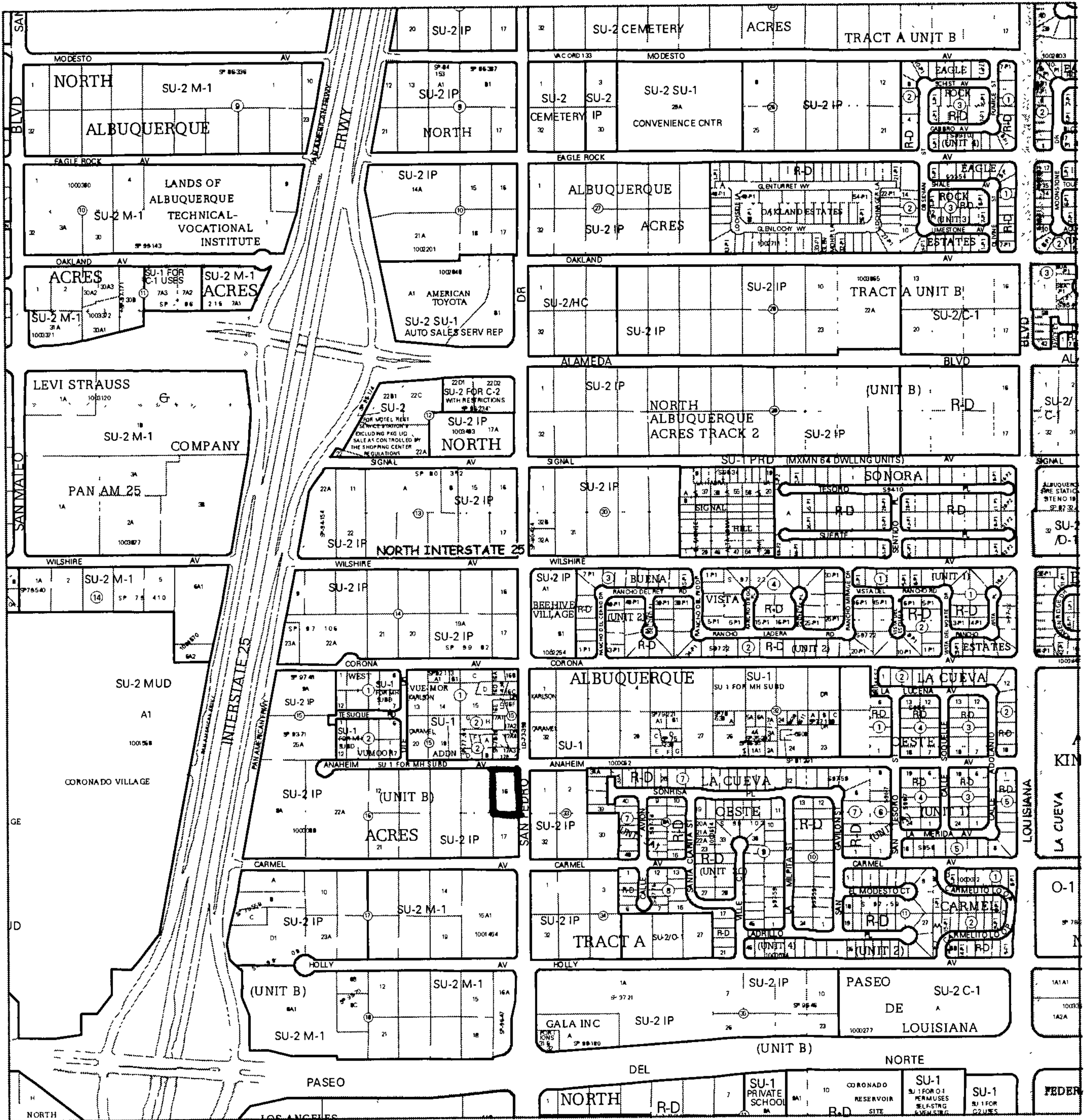
ALL AROUND SIGN CO.
 11300 LINN AVE. NE
 ALBUQUERQUE, NM 87123
 office 292-1723 fax 292-2013
 www.allaroundsign.com or allaroundsign@comcast.net

ELECTRICAL REQUIREMENTS	
VOLTS	20 AMP CIRCUITS
TOTAL AMPS	


CLIENT	PRODUCTION APPROVAL	DATE	REVISIONS	SCALE	DATE	BY	FIRM NAME/LOCATION ADDRESS
<input type="checkbox"/> Copy & Letter Style				1/2" = 1'			Paris Medical
<input type="checkbox"/> Materials							
<input type="checkbox"/> Colors							
<input type="checkbox"/> Dimensions							
LANDLORD							

DATE WHEN MADE	
W.O. NUMBER	
NOTE: COST FOR REMOVAL NECESSARY. INCLUDE IN NEW PROPOSAL.	

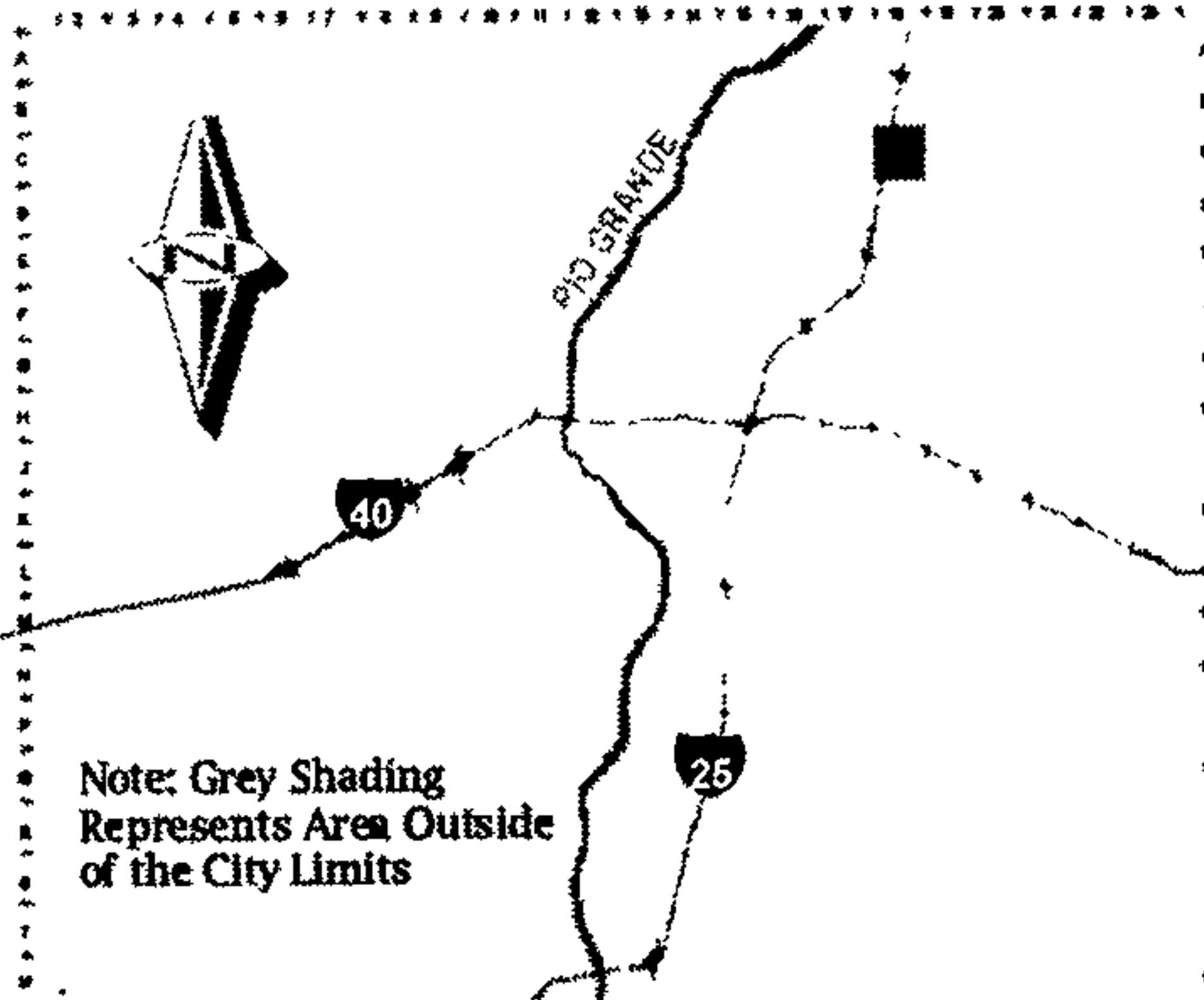
© THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE IDEAS HEREIN ARE THE PROPERTY OF ALL AROUND SIGN COMPANY. PERMISSION TO COPY OR REVERSE THIS DRAWING CAN ONLY BE OBTAINED THRU A WRITTEN AGREEMENT WITH AASCO. SEE YOUR SALES REPRESENTATIVE OR CALL THE NEAREST OFFICE OF ALL AROUND SIGN COMPANY.



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



Map amended through: 2/18/2007

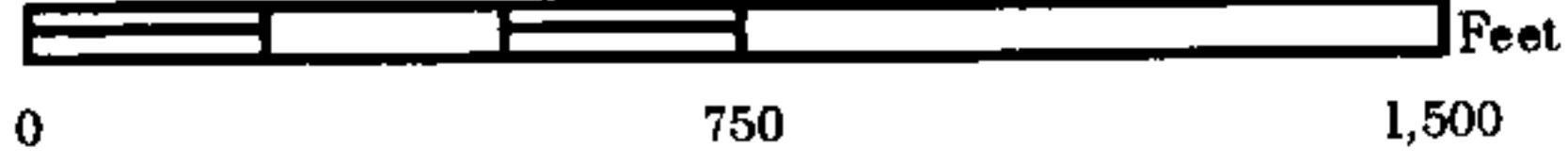


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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



9. ~~Project# 1006989~~
08DRB-70082 MINOR - SDP FOR
BUILDING PERMIT
08DRB-70083 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

LARRY READ AND ASSOCIATES agent(s) for HELMICK REALTY request(s) the above action(s) for all or a portion of Lot 16, Block 16, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU-2/IP, located on SAN PEDRO NE BETWEEN PASEO DEL NORTE NE AND ALAMEDA NE containing approximately 0.63 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY PLAT. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO PLANNING TO CHECK FOR THE PLAT AND FOR ADDITIONAL COMMENTS.**

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

10. **Project# 1002885**
08DRB-70080 EXT OF SIA FOR TEMP
DEFR SDWK CONST

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 1-78, **OCOTILLO SUBDIVISION**, zoned R-D 4DU/A, located on HOLBROOK ST NE BETWEEN ANEHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project# 1004254**
08DRB-70079 EXT OF MAJOR
PRELIMINARY PLAT

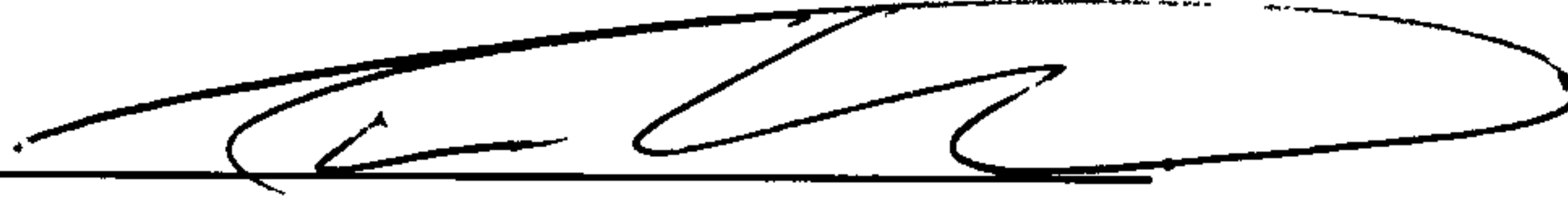
WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS Unit 3**, zoned R-2, located on VERANDA RD NW BETWEEN RIO GRANDE BLVD NW AND GLENWOOD DR NW containing approximately 0.6061 acre(s). (G-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**

Hello, my name is Tim Helmick and I am the property owner for 8311 San Pedro NE ABQ NM 87113. I give All Around Signs permission to act on my behalf is requesting an administrative amendment for the signage at my property. If you have any questions please feel free to call me any time . My phone number is 505-220-9224

signed _____

A handwritten signature in black ink, appearing to read 'Tim Helmick', written over a horizontal line.

Thank you for your help!

© THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE IDEAS HEREIN ARE THE PROPERTY OF ALL AROUND SIGN COMPANY. PERMISSION TO COPY OR REUSE THIS DRAWING CAN ONLY BE OBTAINED THRU A WRITTEN AGREEMENT WITH ASSOC. SEE YOUR SALES REPRESENTATIVE OR CALL THE NEAREST OFFICE OF ALL AROUND SIGN COMPANY.



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 www.allaroundsign.com or allaroundsigns@comcast.net

ELECTRICAL REQUIREMENTS	
VOLTS	20 AMP CIRCUITS
TOTAL AMPS	

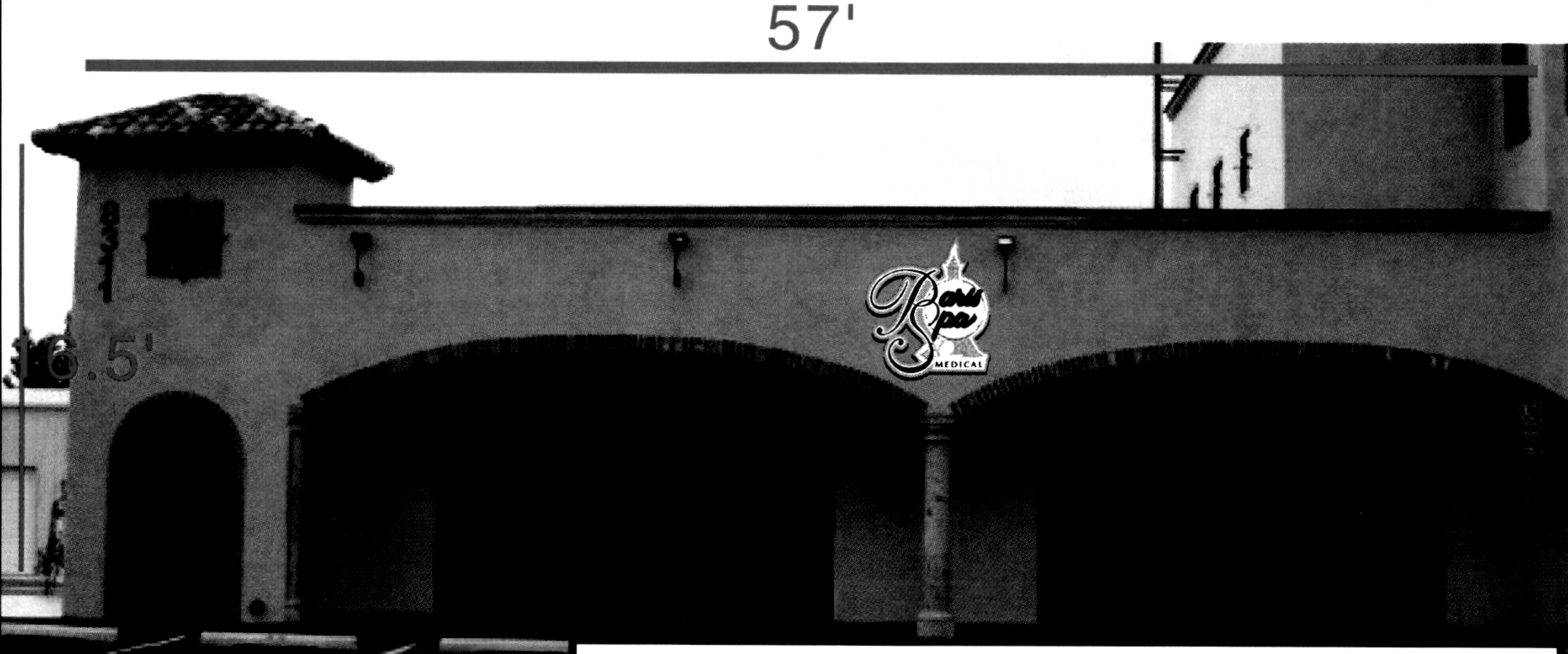
PRODUCTION APPROVAL	
CLIENT	DATE
<input type="checkbox"/> Copy & Letter Style	
<input type="checkbox"/> Materials	
<input type="checkbox"/> Colors	
<input type="checkbox"/> Dimensions	
LANDLORD	
REVISIONS	SCALE
	1/2" = 1'
DATE	BY

FIRM NAME/LOCATION ADDRESS	Parts Medical
SALES/PERSON: Adrian Lucero	
DESIGN BY: Peter Zornik	

FILE DESIGN NUMBER	
NO. NUMBER	
NOTE: COPY FOR REVISIONS NECESSARY INDICATE WHAT TO DO AND WHY IN NOT REVISIONS ONLY.	

Sign mounted with 3/8" non-ferrous bolts

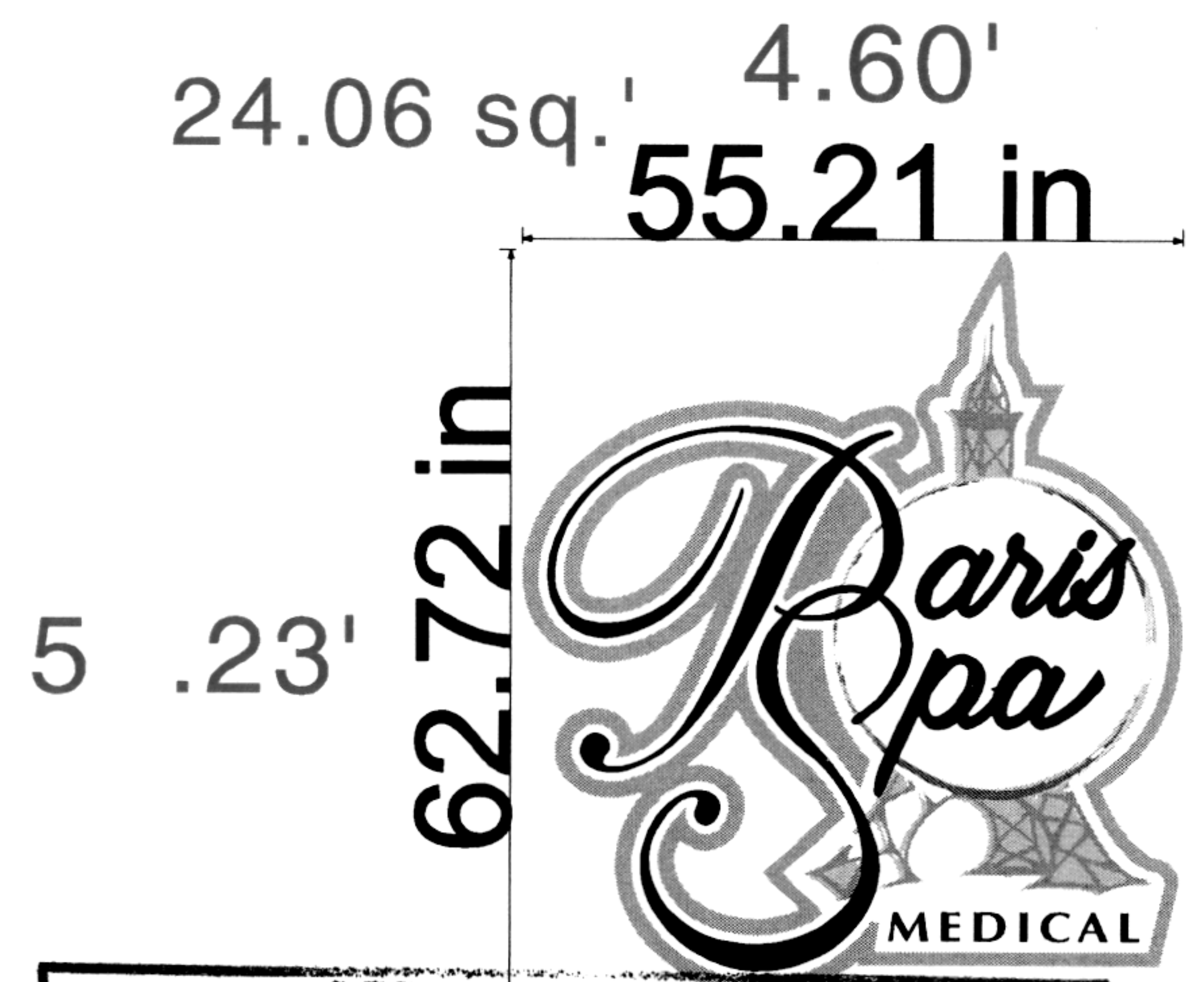
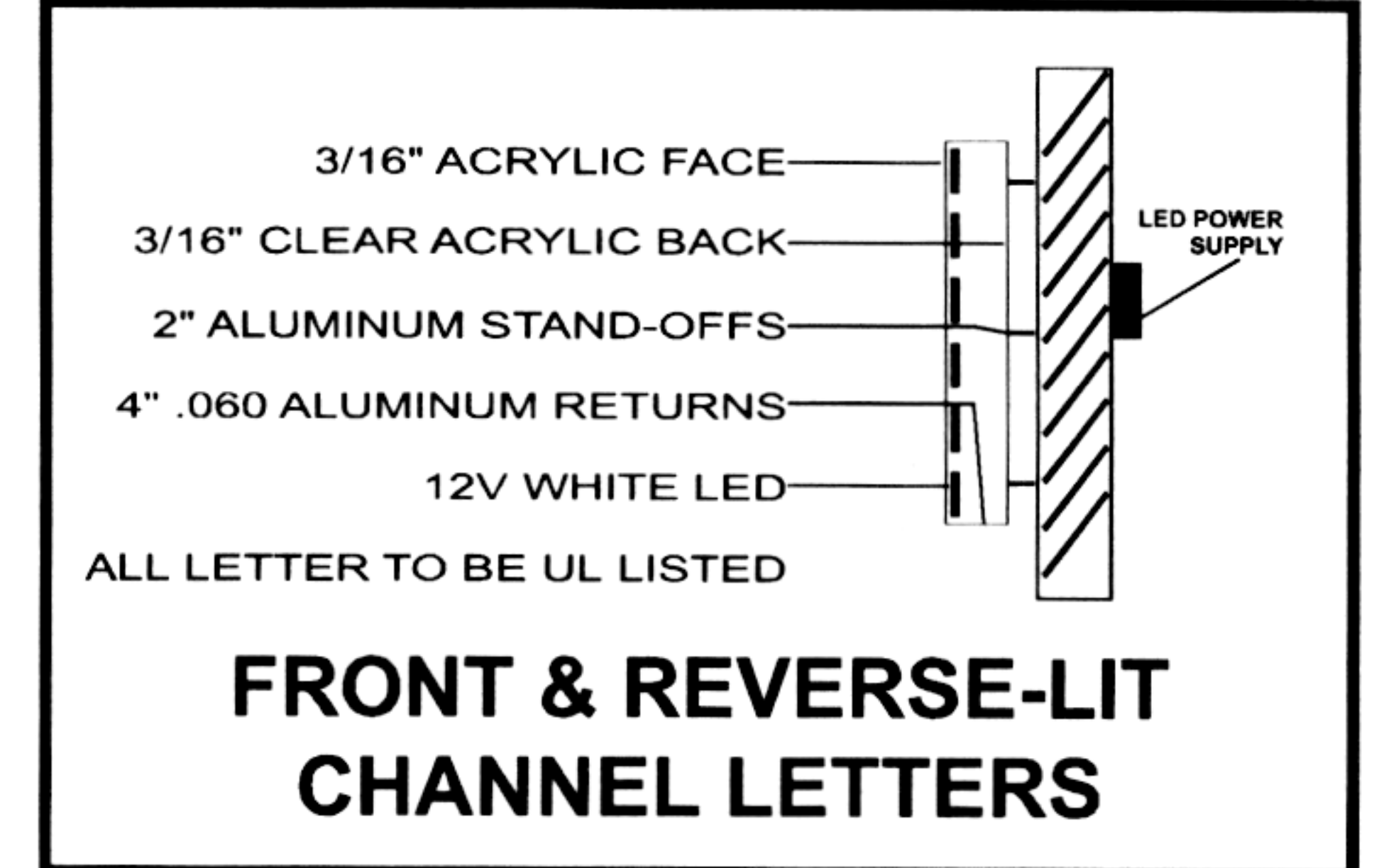
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 Allowable = 117.56 sq.' Sign is 5.23' H x 4.60' W = 24.06 sq.'



Building is 16.5' H x 35.25' W = 581.62 sq.' @ 12 1/2% = 72.70 sq.'
 Allowable = 72.70 sq.' Sign is 5.23' H x 4.60' W = 24.06 sq.'



DRB ADMINISTRATIVE
 SITE PLAN AMENDMENT

PROJECT NO. 1006989
 APPLICATION NO. 09 AP 1015
2 signs

John Clark 10-8-09
 PLANNING DIRECTOR DATE

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

04/17/2008 Issued By: PLNSDH

Permit Number: 2008 070 150 **Category Code 910**

Application Number: 08DRB-70150, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SAN PEDRO DR AND ANAHEIM AVE

Project Number: 1006988

Applicant
Timothy And Christine Helmick

8815 N Oakland Ct Ne
Albuquerque NM 87122
220-9224

Agent / Contact
Cartesian Surveys Inc
Jada Plotner
P.O. Box 44414
Albuquerque NM 87124

wplotnerjr@aol.com

Application Fees

441018/4871000	Public Notification	
441006/4983000	DRB deferral fee	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

4/17/2008 10:57AM LOC: ANHX
WS# 006 TRANS# 0015
RECEIPT# 00090849-00090849
PERMIT# 2008070150 TRSLJS
Trans Amt \$50.00
DRB Actions \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

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

03/24/2008 Issued By: PLNSDH

Permit Number: 2008 070 150 **Category Code 910**

Application Number: 08DRB-70150, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SAN PEDRO DR AND ANAHEIM AVE

Project Number: 1006989

Applicant

Timothy And Christine Helmick

8915 N Oakland Ct Ne
 Albuquerque NM 87122
 220-9224

Agent / Contact

Cartesian Surveys Inc
 Jada Plotner
 P.O. Box 44414
 Albuquerque NM 87124

wplotnerjr@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
 Treasury Division

3/24/2008 11:26AM LOC: AMRX
 WSH 006 TRN# 0019
 RECEIPT# 00089559-00089559
 PERMIT# 2008070150 TRN# 0008
 Trans Amt \$235.00
 Conflict Mgmt. Fee \$20.00
 DRB Actions \$215.00
 CK \$235.00
 CHANGE \$0.00

Thank You

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

02/19/2008 Issued By: PLNSDH

Permit Number: 2008 070 083 **Category Code 910**

Application Number: 08DRB-70083, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SAN PEDRO NE BETWEEN PASEO DEL NORTE NE AND ALAMEDA NE

Project Number: 1006989

Applicant
Helmick Realty

9815 N Oakland Ct Ne
Albuquerque NM 87122
220-9224

Agent / Contact

Larry Read And Associates
Larry Read
2430 Midtown Pl Ne Suite C
Albuquerque NM 87111

lread@readengineering.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$215.00

City Of Albuquerque
Treasury Division

2/19/2008 10:09AM LOC: ANHX
WS# 006 TRANS# 0018
RECEIPT# 00087992-00087994
PERMIT# 2008070083 TRSCCS
Trans Amt \$720.00
DRB Actions \$215.00
CK \$100.00
CK \$520.00
CHANGE \$0.00

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

02/19/2008 Issued By: PLNSDH

Permit Number: 2008 070 082 **Category Code 910**

Application Number: 08DRB-70082, Minor - Sdp For Building Permit

Address:

Location Description: SAN PEDRO NE BETWEEN PASEO DEL NORTE NE AND ALAMEDA NE

Project Number: 1008989

Applicant

Helmick Realty

9815 N Oakland Ct Ne
Albuquerque NM 87122
220-9224

Agent / Contact

Larry Read And Associates

Larry Read

2430 Midtown Pl Ne Suite C
Albuquerque NM 87111

lread@readengineering.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$385.00
TOTAL:		\$405.00

City Of Albuquerque
Treasury Division

2/19/2008 10:09AM LOC# ANNY
WS# 006 TRANS# 0018
RECEIPT# 00087992-00087992
PERMIT# 2008070082 TRS#CS
Trans Amt \$720.00
Conflict Manag. Fee \$20.00
DRB Actions \$385.00

Thank 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 2nd 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 PHONE: 896 3050
 ADDRESS: 2104 Southern Blvd Suite A FAX: 891 0244
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: wplotnerjr@aol.com

APPLICANT: Timothy and Christine Helmick PHONE: 220-9224
 ADDRESS: 8915 N. Oakland St NE FAX: 822-7960
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: Timhelmick@comcast.net
 Proprietary interest in site: Fee Simple List all owners: Timothy & Christine Helmick

DESCRIPTION OF REQUEST: Subdivision to dedicate R-O-W

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. LOT 10-A Block: 10 Unit: _____
 Subdiv/Addn/TBKA: North Albuquerque Acres Tract A, Unit B
 Existing Zoning: SU-2 for HP Proposed zoning: _____
 Zone Atlas page(s): C-18 UPC Code: 101806425314430611 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
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.9994 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro Dr and Anaheim Ave
 Between: _____ and _____

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

SIGNATURE Will Plotner DATE 3/21/08
 (Print) Will Plotner Jr Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 7080</u>	<u>P3f</u>	_____	\$ <u>215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>April 2 2008</u>			Total \$ <u>235.00</u>

Will Plotner Jr
 Planner signature / date

Project # 1006989

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
- 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 3/24/08
Applicant signature / date



Form revised **October 2007**

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

Application case numbers
DRB - 70151

[Signature] 3/24/08
Planner signature / date
Project # 1006984

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

March 21, 2008

Development Review Board
City of Albuquerque

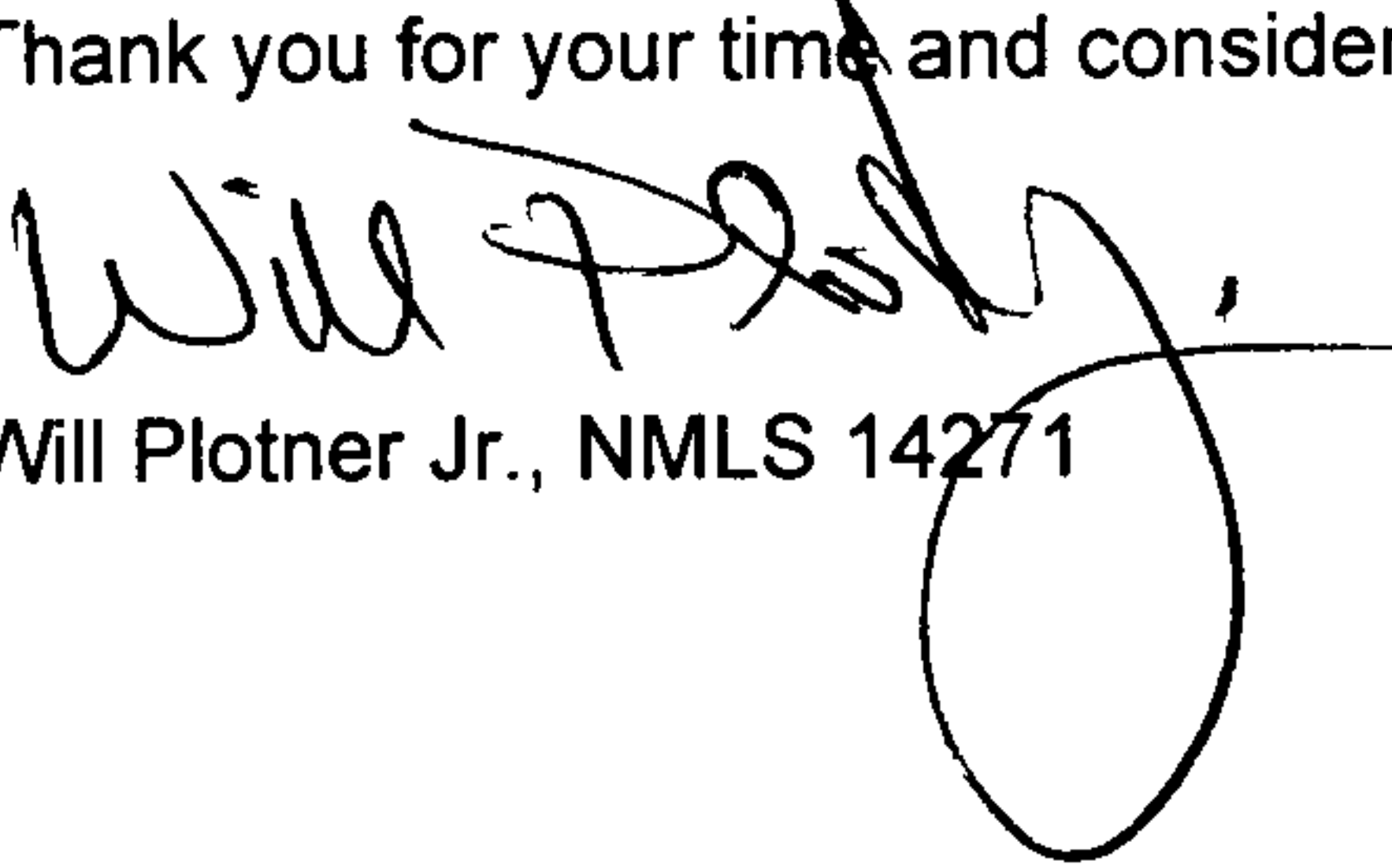
Re: Plat reflecting the vacation of a waterline and storm drain easements

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat reflecting the easement vacation as approved.

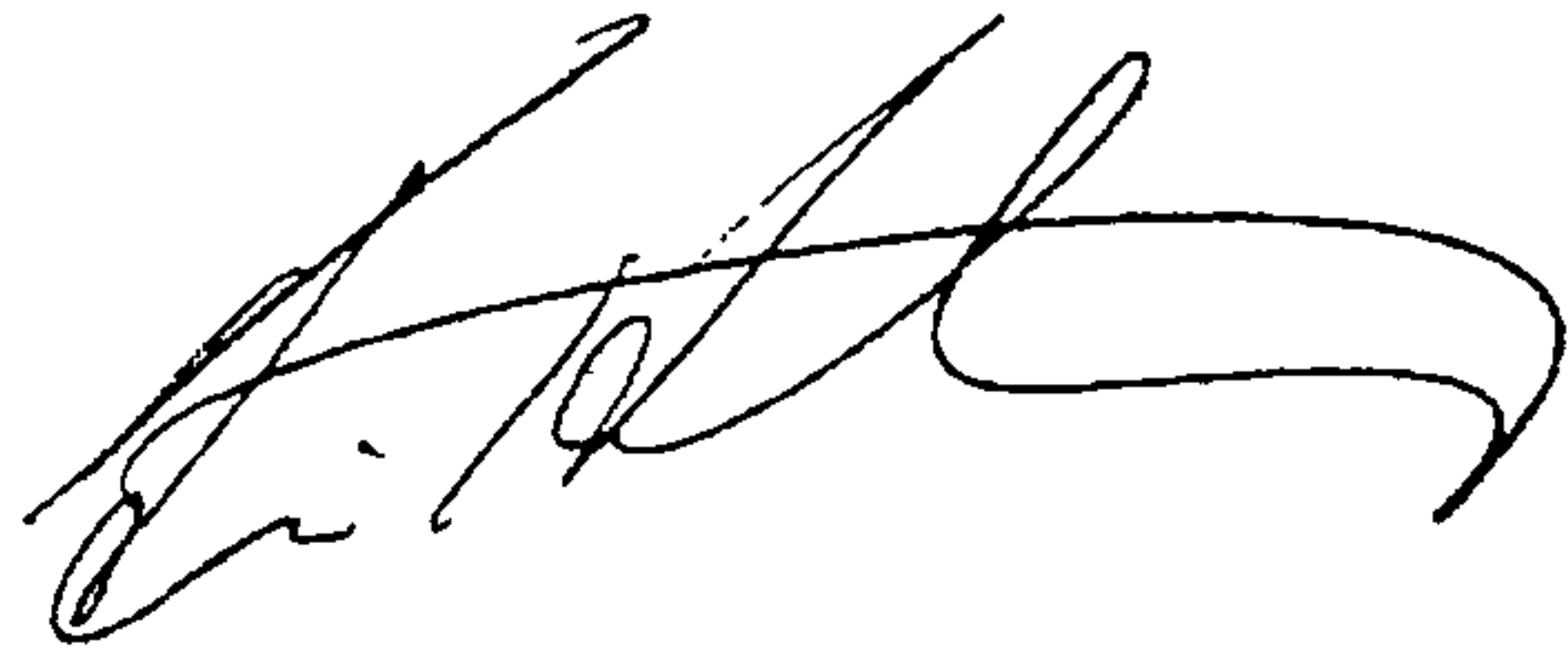
If you have any questions, please feel free to call.

Thank you for your time and consideration.


Will Plotner Jr., NMLS 14271

I Timothy Helmick do hereby authorize Larry Reed (Larry D. Read, P.E.
Larry Read & Associates, Inc. 2430 Midtown Place NE Suite C)
Albuquerque, New Mexico 87107 to act as my Agent on behalf of the Property located
at 8311 San Pedro Ave NE.

Tim Helmick
February 11, 2008

A handwritten signature in black ink, appearing to read 'Tim Helmick', with a large, sweeping flourish at the end.

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 2-12-2008
Date Site Plan Approved: 2-27-08
Date Preliminary Plat Approved: 2/27/08
Date Preliminary Plat Expires: 2/27/09
DRB Project No.: 1006989
DRB Application No.: 08 DRB-70083

INFRASTRUCTURE LIST

PR 17-031

EXHIBIT "A"

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

TIM HELMICK OFFICE DEVELOPMENT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 16, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' **	ARTERIAL PAVEMENT	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	MEDIAN CURB AND GUTTER	SAN PEDRO DRIVE MEDIAN	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		STD **	STD CURB AND GUTTER	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	SIDEWALK	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		6' **	BIKE PATH LAZE	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		24"	STORM DRAIN	SAN PEDRO DRIVE	EXIST CULVERT EAST SAN PEDRO	EXIST 48" SD ANAHEIM	/	/	/
							/	/	/
							/	/	/
							/	/	/

** REQUEST DEFERRAL ON THESE ITEMS

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

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

NOTES

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

- 1 STREET LIGHTING PER DPM REQUIREMENTS
- 2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE CERTIFICATE OF OCCUPANCY CAN BE RELEASED
- 3 SIA REQUIRED

AGENT / OWNER

Larry D. Read, PE
NAME (print)

Larry Read & Associates, Inc.
FIRM

[Signature]
SIGNATURE date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/27/08
DRB CHAIR - date

[Signature] 2/27/08
PARKS & RECREATION - date

[Signature] 2/27/08
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 2/27/08
UTILITY DEVELOPMENT - date

_____ - date

[Signature] 2-27-08
CITY ENGINEER - date

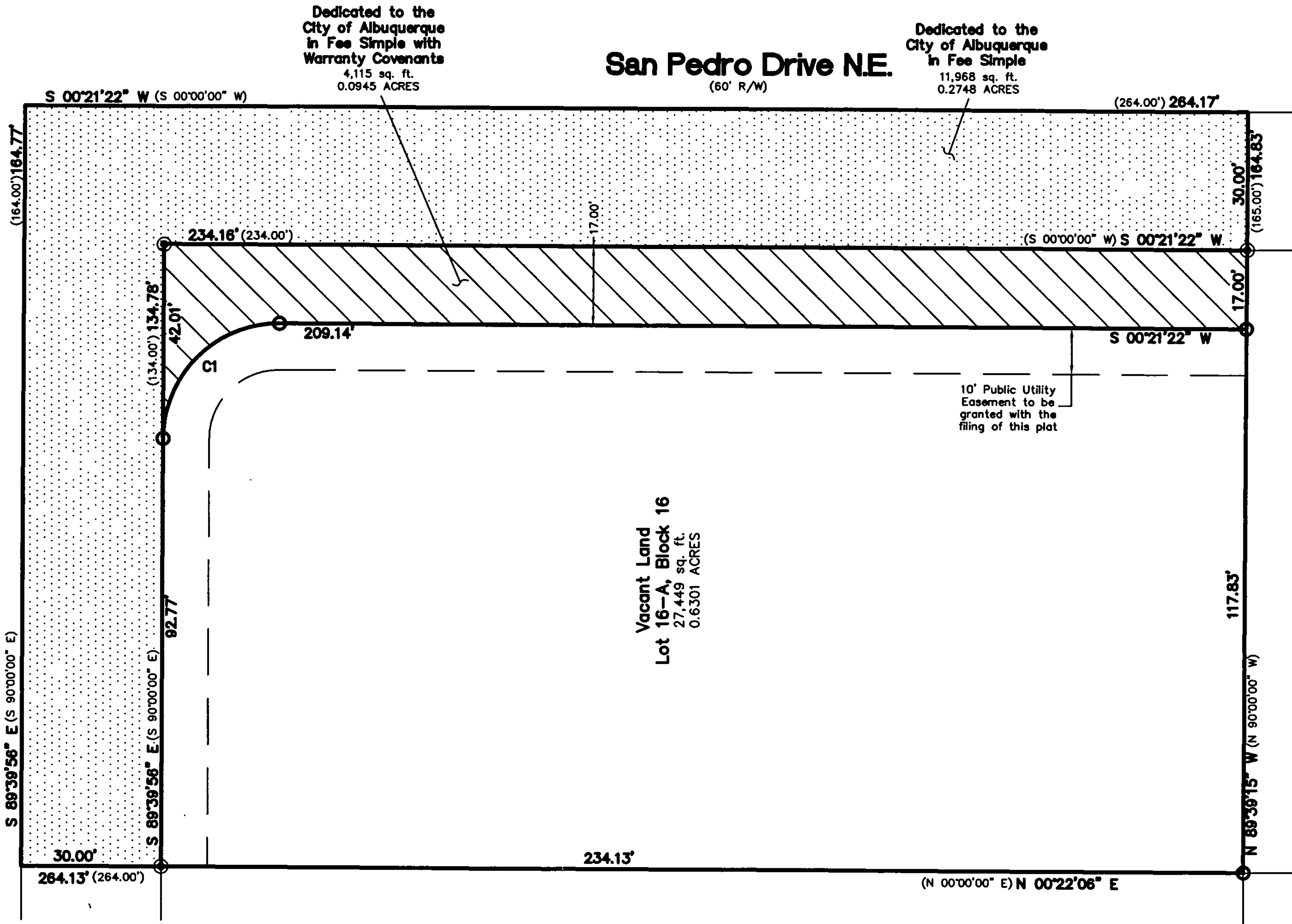
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Site Sketch

Anaheim Avenue N.E.
(60' R/W)



Vacant Land
Lot 16-A, Block 16
27,449 sq. ft.
0.6301 ACRES

10' Public Utility
Easement to be
granted with the
filing of this plat

Dedicated to the
City of Albuquerque
in Fee Simple with
Warranty Covenants
4,115 sq. ft.
0.0945 ACRES

Dedicated to the
City of Albuquerque
in Fee Simple
11,968 sq. ft.
0.2748 ACRES

San Pedro Drive N.E.
(60' R/W)



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 (Form D)

- 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 2nd 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): LARRY READ & ASSOC. INC. PHONE: 237-8421
 ADDRESS: 2430 MIDTOWN PLACE NE SUITE C FAX: 237-8422
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: lread@readengineering.com
 APPLICANT: HELMICK REALTY PHONE: 220-9224
 ADDRESS: 8915 N. DARLAND CT NE FAX: 922-7960
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: timhelmick@comcast.net
 Proprietary interest in site: OWNED List all owners: SAME

DESCRIPTION OF REQUEST: Site development plan approval & Plat to dedicate right-of-way to City

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. 16 Tract A Block: 16 Unit: B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU 2-IP Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): C-18 UPC Code: 101806425314430611

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V., S., etc.): ZHE DRB-1006989

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.63
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro NE @ American SW Corner
 Between: Paseo del Norte and Alameda

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

SIGNATURE Larry D. Read DATE 2/12/2008
 (Print) LARRY D. READ Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08 DRB 70082	SBP	1(3)	\$385.00
08 DRB 70083	P&F	5(3)	\$215.00
			\$
	CMT		\$20.00
			\$
Hearing date <u>02/27/08</u>			Total \$620.00

Sandy Handley 02/19/08
 Planner signature / date

Project # 1006989

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.

- N/A* 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
- N/A* Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A* 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
- YTA* 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**)
- N/A* 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.



 Applicant name (print)

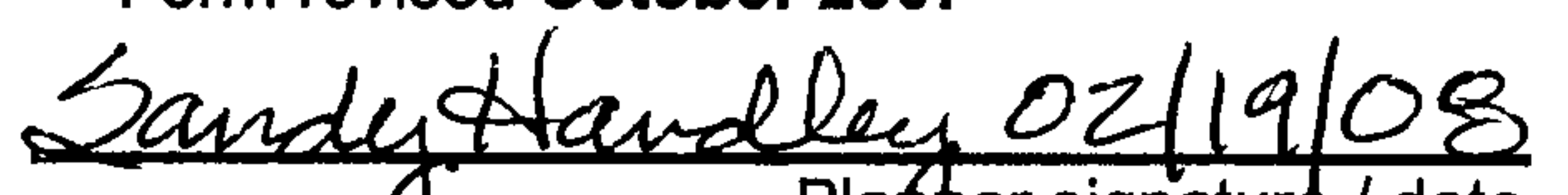
 Applicant signature / date



Form revised **October 2007**

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

Application case numbers
DRB03 - 10083



 Planner signature / date
 Project # *1006989*

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

LARRY D. DEARD (AGENT)
Applicant name (print)

[Signature] 2/19/2008
Applicant signature / date



Form revised October 2007

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

Application case numbers
 08DRB - 70082

Sandy Hendley 02/19/08
 Planner signature / date

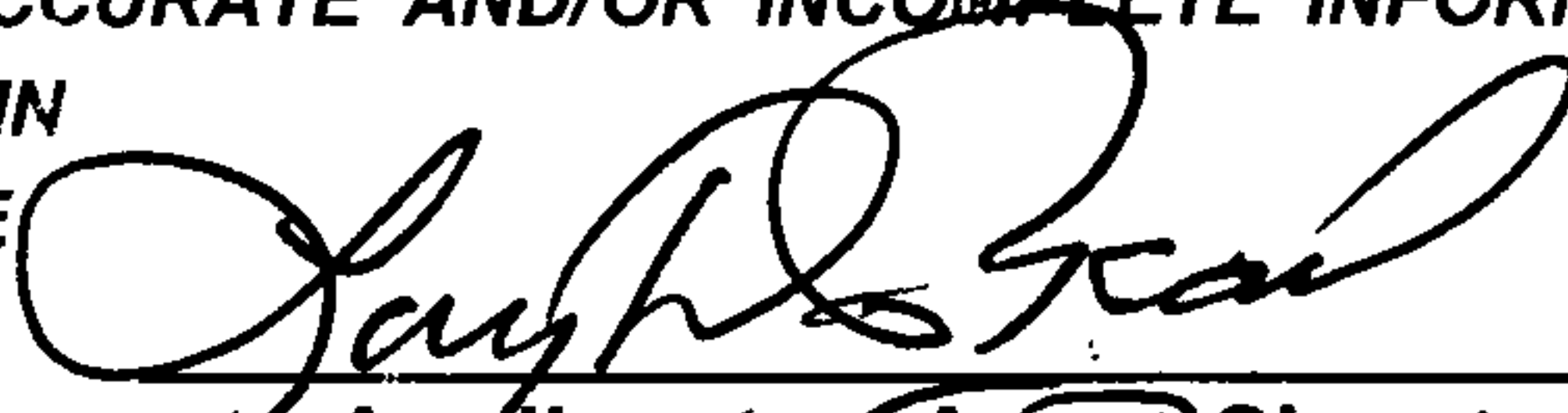
Project # 1006989

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.



2/12/2008

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

- ✓1. **Site Plan** (including utilities and easements)
- ✓2. **Landscaping Plan**
- ✓3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
- ✓4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- ✓A. 8-1/2" x 11" reduction for each plan sheet.
- ✓B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- ✓1. Date of drawing and/or last revision
- ✓2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- ✓3. Bar scale ✓
- ✓4. North arrow ✓
- ✓5. Scaled vicinity map ✓
- ✓6. Property lines (clearly identify) ✓
- ✓7. Existing and proposed easements (identify each) ?
- ✓8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site ✓
- J. Elevation drawing of refuse container and enclosure, if applicable. ✓

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 43 provided: 44
Handicapped spaces required: 3 provided: 4

- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3
provided: 3

2. Other bicycle facilities, if applicable

- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions

- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.
Bike rack, Hybrid Parkings, Motorcycle Parkings

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- N/A 2. Pedestrian trails and linkages
- NOKE 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system - Phase I & II
- 9. Planting Beds, indicating square footage of each bed
- N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

A. General Information

1. Scale - must be same as Sheet #1 - Site Plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Building footprints
7. Location of Retaining walls (EXIST ONLY)

B. Grading Information

1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
3. Identify ponding areas, erosion and sediment control facilities.
4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 1. Identify facade orientation
 2. Dimensions of facade elements, including overall height and width
 3. Location, material and colors of windows, doors and framing
 4. Materials and colors of all building elements and structures
 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- D. N/A
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

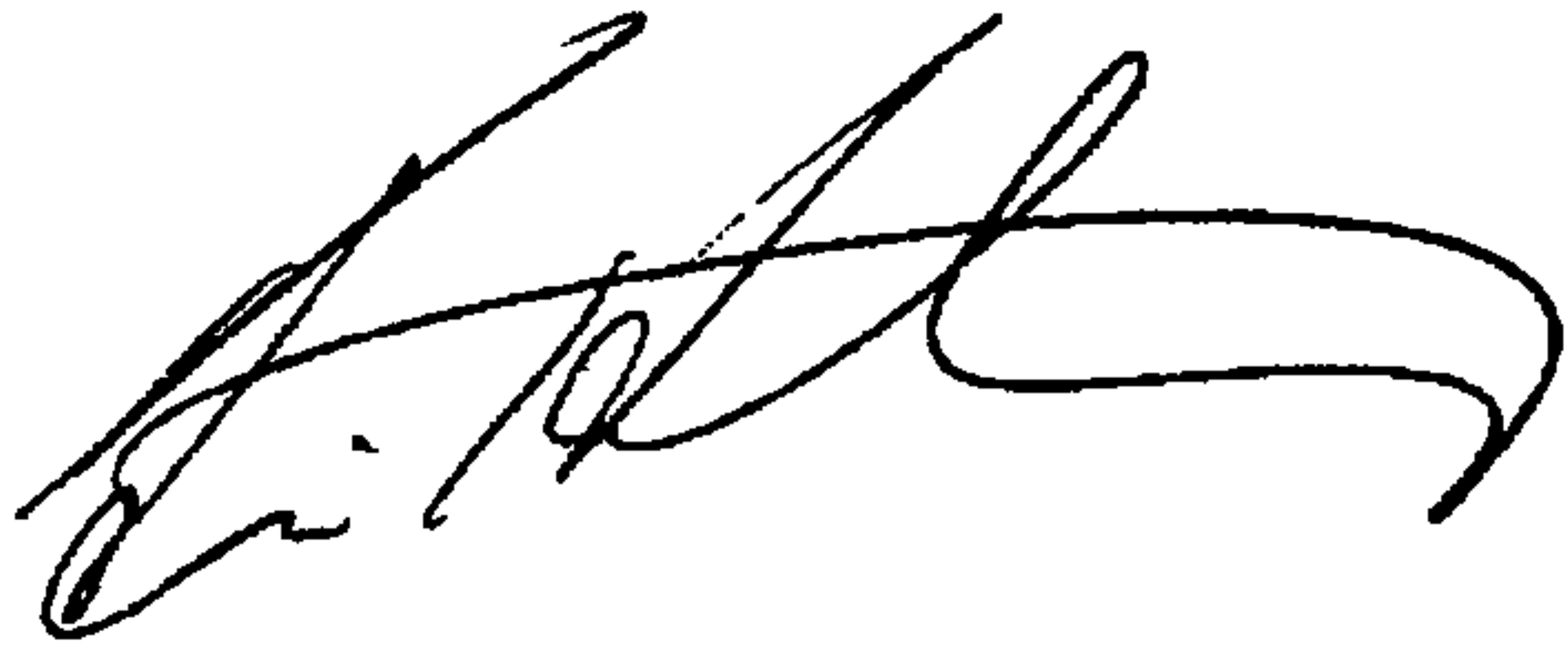
B. Signage

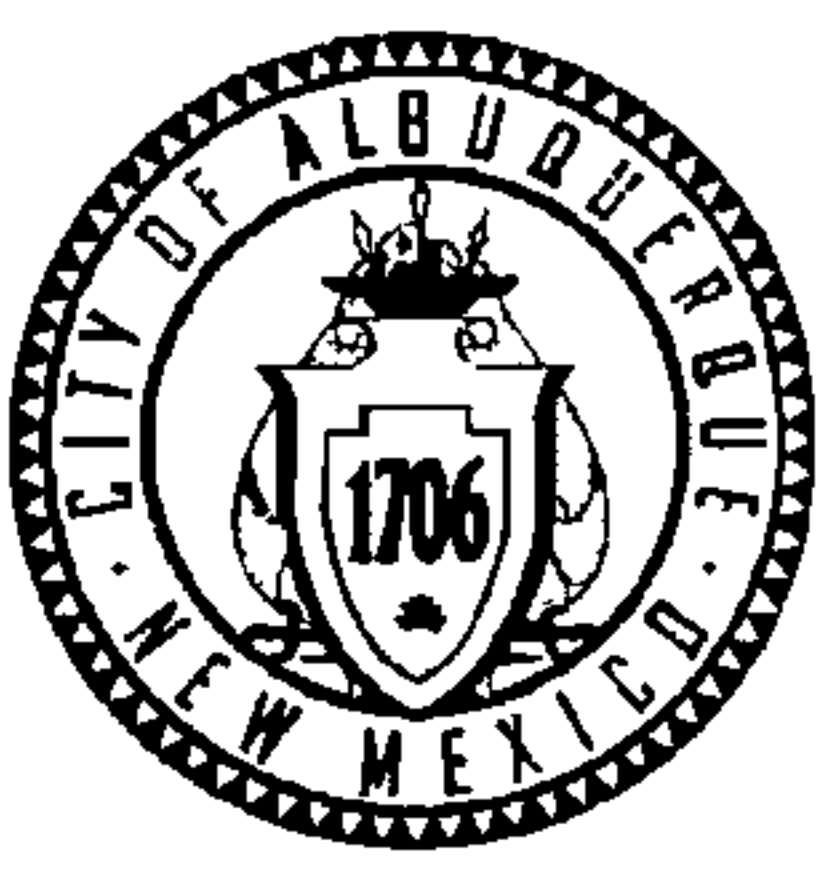
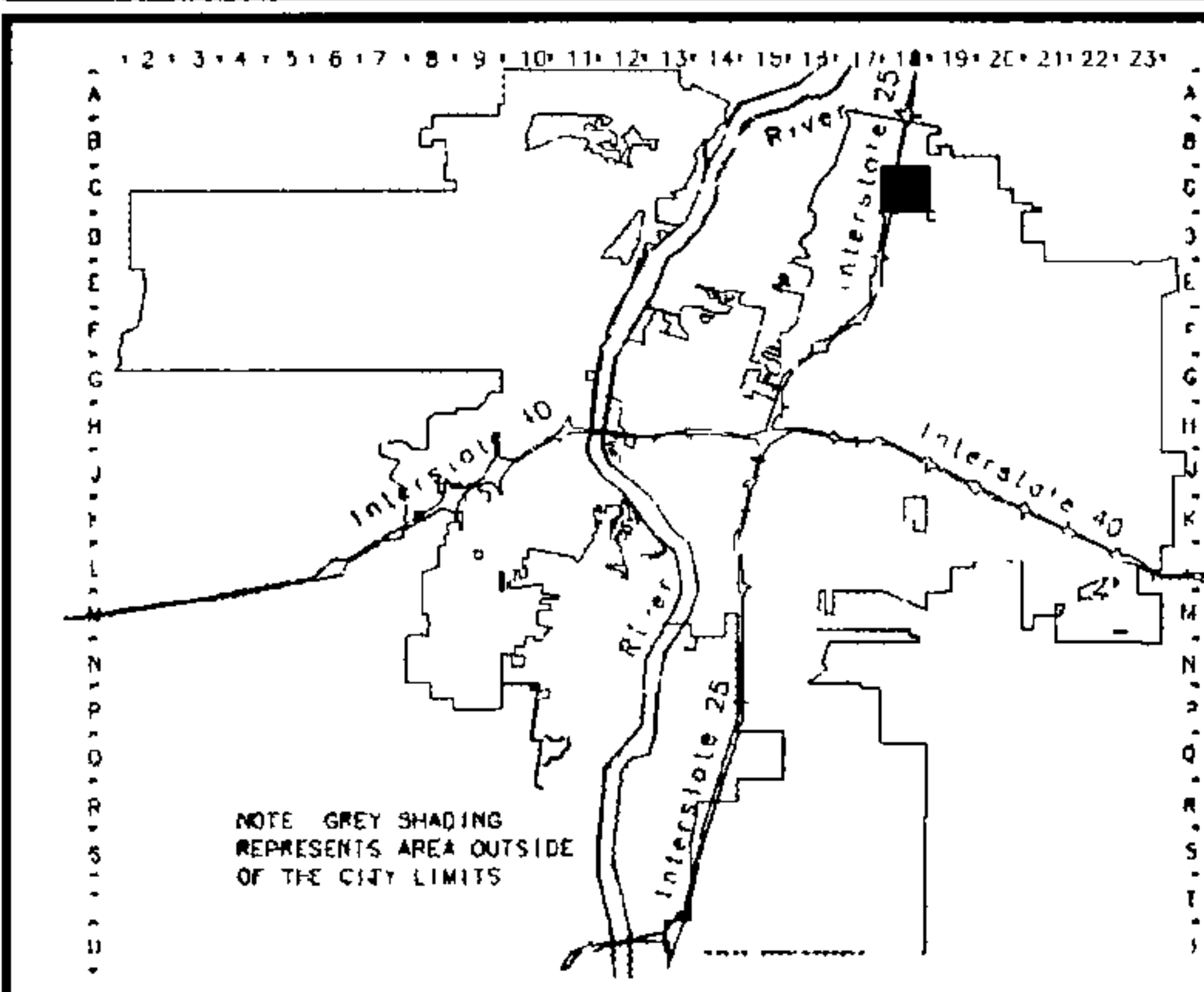
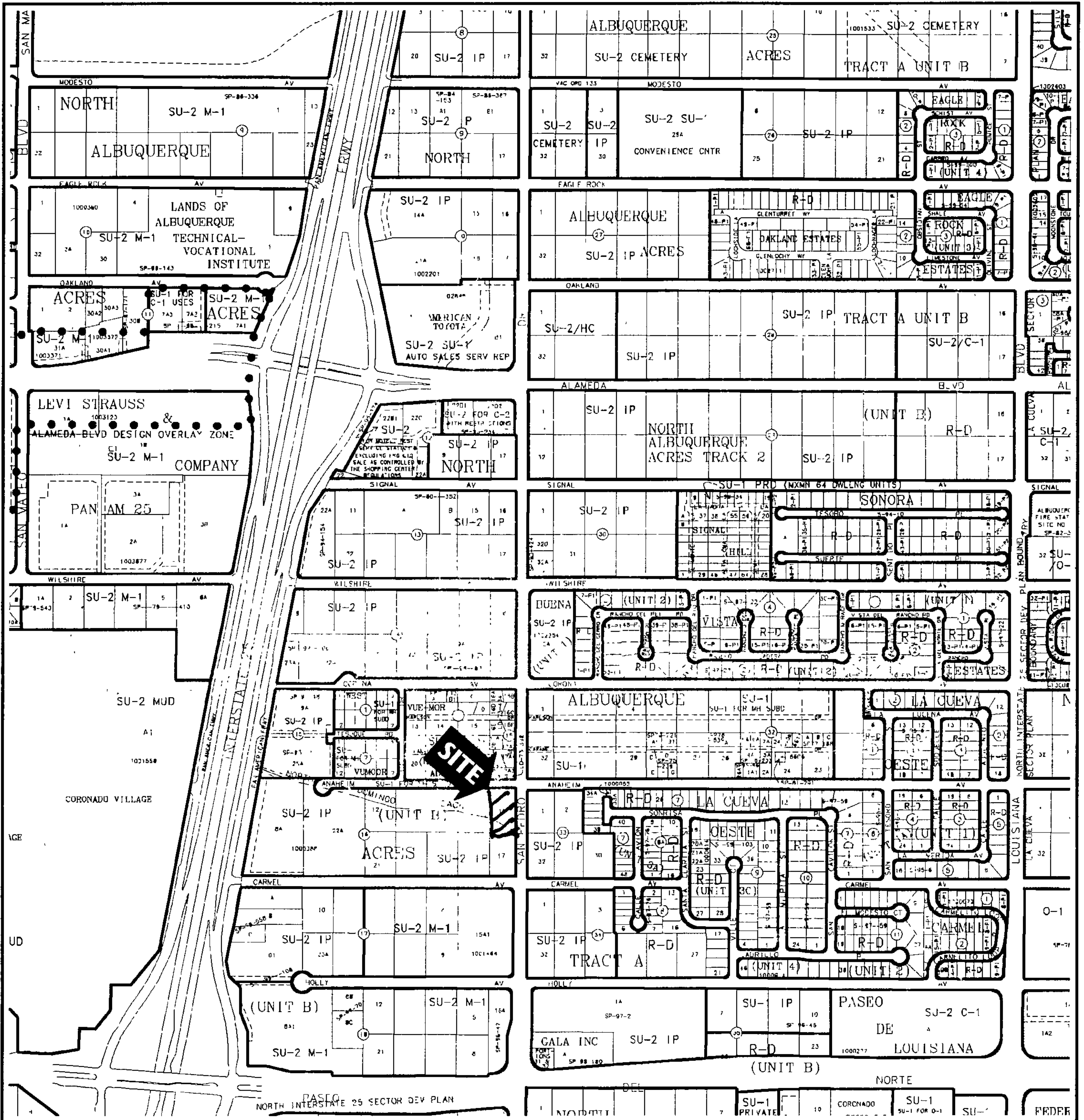
1. Site location(s)
2. Sign elevations to scale
3. Dimensions, including height and width
4. Sign face area - dimensions and square footage clearly indicated
5. Lighting
6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

I Timothy Helmick do hereby authorize Larry Reed (Larry D. Read, P.E.
Larry Read & Associates, Inc. 2430 Midtown Place NE Suite C)
Albuquerque, New Mexico 87107 to act as my Agent on behalf of the Property located
at 8311 San Pedro Ave NE.

Tim Helmick
February 11, 2008

A handwritten signature in black ink, appearing to read 'Tim Helmick', with a stylized flourish at the end.



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
C-18-Z
 Map Amended through March 08, 2005

LARRY READ & ASSOCIATES, I

Civil Engineers
Site • Drainage • Utility Design

12 February, 2008

Mr. Jack Cloud
Chairperson of the Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Helmick Office Development
Lot 16, Block 16, Tract A, Unit B, NAA

Dear Mr. Cloud :


Attached is the Preliminary Plat Submittal and Site Development Plan for Building Permit for a proposed new Office Building on San Pedro Drive NE at Anaheim NE submitted for DRB review. The developer desires to construct the 8,908 square foot building (partially two story) with associated parking as shown on the attached Site Development Plan. The site was recently reviewed by DRB for a variance to the building height (solar access) as Case 1006989. The requested variance was granted recently.

In addition to Site Development Plan approval, the developer is providing a Preliminary Plat to dedicate 17-feet of Right-of-Way along San Pedro to the City for future widening.

Temporary Pavement Deferral - The developer is requesting that the curb and gutter, pavement, and raised median on San Pedro be deferred to allow it to be constructed with a larger section of San Pedro in conjunction with other developments in the area.

If you have any questions or comments, please call me at 237-8421.

Sincerely,
LARRY READ & ASSOCIATES, Inc.



Larry D. Read, P.E.

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 2-12-2008

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

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

**TIM HELMICK OFFICE DEVELOPMENT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 16, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24' **	ARTERIAL PAVEMENT	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	STD **	MEDIAN CURB AND GUTTER	SAN PEDRO DRIVE MEDIAN	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	STD **	STD CURB AND GUTTER	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	6' **	SIDEWALK	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	6' **	BIKE PATH	SAN PEDRO DRIVE	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	24"	STORM DRAIN	SAN PEDRO DRIVE	EXIST CULVERT EAST SAN PEDRO	EXIST 48" SD ANAHEIM	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

** REQUEST DEFERRAL ON THESE ITEMS

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

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

NOTES

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

Street lights per City requirements.

1 STREET LIGHTING PER DPM REQUIREMENTS

2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE CERTIFICATE OF OCCUPANCY CAN BE RELEASED

3

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Larry D. Read, PE
 NAME (print)
 Larry Read & Associates, Inc.
 FIRM
 SIGNATURE - date

DRB CHAIR - date
 TRANSPORTATION DEVELOPMENT - date
 UTILITY DEVELOPMENT - date
 CITY ENGINEER - date

PARKS & RECREATION - date
 AMAFCA - date
 - date
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

