OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 26, 2010

Project# 1007263
10DRB-70138 EXT OF MAJOR PRELIMINARY PLAT

RODEY LAW FIRM agent(s) for KHANI CONSTRUCTION-NASER ALIKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE 21ST INSTALLMENT** zoned R-1, located on HIDEAWAY LANE SE AND WARM SANDS DR SE BETWEEN OPEN SPACE AND HIDEAWAY LANE SE containing approximately 7.2734 acre(s). (M-23)

At the May 26, 2010 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by June 10, 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).

The conditions of final plat still apply.

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

Jack Cloud, AICP, DRB Chair

Cc: Rodey Law Firm (Robert L. Lucero) – P.O. Box 1888 – Albuqueruque, NM 87103
Khani Construction-Naser Alikhani – 13816 Winterwood Way SE – Albuquerque, NM 87123
Marilyn Maldonado
File

HEARING DATE 5-26-10 (EPP)

3. **Project# 1003613**
09DRB-70217 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 76-P1, **SUNSET VILLA,** zoned SU-1 PRD, located on SUNSET GARDENS RD BETWEEN ATRISCO SW AND POWELL SW containing approximately 14.71 acre(s). (K-12) **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# 1001178**
09DRB-70214 AMENDED SDP FOR BP

GARCIA/KRAEMER & ASSOC. agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES** zoned C-3, located on CUTLER NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17)**DEFERRED TO 8/5/09 AT THE AGENT'S REQUEST.**

5. **Project# 1007263**
09DRB-70246 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE 21ST INSTALLMENT,** zoned R-1, located on HIDEAWAY LANE AND WARM SANDS DR BETWEEN OPEN SPACE AND HIDEAWAY LANE containing approximately 7.2734 acre(s). (M-23) **THE AMENDED INFRASTRUCTURE LIST DATED 6/3/09 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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

6. **Project# 1000901**
09DRB-70248 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

URS agent(s) for ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE SCHOOL,** zoned SU-1 FOR C-2 USES/PRD USES, located on LEARNING RD NW AND MIRANDELA ST NW AND COORS NW containing approximately 31.3049 acre(s). (E & F-12)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 3, 2009

Project# 1007263
09DRB-70012 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70013 SIDEWALK WAIVER
09DRB-70185 SUBDIVISION DESIGN
VARIANCE

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY-NASER ALIKHANI request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE- 21ST INSTALLMENT,** zoned R-1, located on HIDEWAY LN SE AND WARM SANDS DR SE AND OPEN SPACE containing approximately 7.2734 acre(s). (M-23)*[Deferred from 2/11/09, 3/4/09, 3/18/09, 4/8/09, 4/29/09, 5/6/09, 5/20/09, 5/27/09]*

At the June 3, 2009 Development Review Board meeting, based on the Drainage Report/ Engineer stamp dated 05/22/09, and with the signing of the Infrastructure List dated June 3, 2009, the preliminary plat was approved subject to the following Variances and Findings:

Based on the absence of sidewalks in the Four Hills Subdivision and existing conditions, a Sidewalk Waiver was approved; with no sidewalks to be built, there is no need for a Sidewalk Variance for Temporary Deferral of Construction.

Based on physical constraints, existing topography and the minimal number of lots affected, a Subdivision Design Variance was approved for Hideaway Lane SE to have a modified cul-de-sac radius of approximately 30 feet; a stub street length of approximately 320 feet north of the modified cul-de-sac; and a street pavement width of 24 feet north of the modified cul-de-sac.

Findings:

(1) The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community; and

(2) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other city code or ordinance; and

(3) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain; and

(4) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements; and

(5) Varying from the normal requirements will encourage flexibility, economy, and ingenuity in design of a subdivision, in accordance with accepted principles of site planning; and

(6) Extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards; and

(7) Roadway improvements that are required with this project will impact the accessibility to Lorman Place for Lot 4, Block 3, of the Four Hills Village First Installment (1007 Warm Sands Dr. SE). These improvements are necessary in order to ensure compliance with the City Subdivision Ordinance and City Design Standards applicable to subdivision actions. Lot 4 will continue to have access to Warm Sands Drive SE. As Lot 4 will continue to have accessibility to City Right of Way, it is the determination of the Development Review Board that this replat abridges no substantial property right.

If you wish to appeal this decision, you must do so by June 18, 2009, 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: Roger Mickelson – 1432 Catron Ave SE – Albuquerque, NM 87123
Karen Little – 13727 Winterwood – Albuquerque, NM 87123
Charles Massey – 1206 Hideaway Lane SE – Albuquerque, NM 87123
Joseph Zamuda – 1605 Wagontrain SE – Albuquerque, NM 87123
Chuck Cremer – 600 Autumnwood PL SE – Albuquerque, NM 87123
Ed Barsis – 4538 Catron Ave SE – Albuquerque, NM 87123
Robert Singer – 7501 Elmorro NE – Albuquerque, NM 87109
Noel Rogers – 907 Warm Sands – Albuquerque, NM 87123
Mike Knight – 2518 Eubank Blvd – Albuquerque, NM 87112
Mori Jafari – 13819 Winterwood – Albuquerque, NM 87123
Marilyn Maldonado
file

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007263 **AGENDA ITEM NO: 7**

SUBJECT:

Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: 5/28/09

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

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

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

FOR:

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

DATE: May 6, 2009

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007263 **AGENDA#** 9 **DATE:** 6/3/09

1. **Name:** Charles Massey **Address:** 1206 Hideaway Ln SE **Zip:** 87123
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:** _____

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007263 **AGENDA#** 7 **DATE:** 5/6/09

1. **Name:** Roger Mickelson **Address:** 1432 Catron Ave SE **Zip:** 87123
2. **Name:** Karen Little **Address:** 13727 Winterwood **Zip:** 87123
3. **Name:** Ed Barss **Address:** 1532 Catron Ave SE **Zip:** 87123
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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007263 **AGENDA ITEM NO: 3**

SUBJECT:

Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

4-8-09

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

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

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

FOR:

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

DATE: March 18, 2009

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

Def to 3/18

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007263 **AGENDA ITEM NO: 3**

SUBJECT:

Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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: March 4, 2009

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007263 AGENDA ITEM NO: 3

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER

ENGINEERING COMMENTS:

As a 12-lot subdivision, the criteria for a sidewalk waiver are not met (see the *Developmental Process Manual*, Chapter 23, Section 5, Part A.2.c(3), which states "Sidewalks may be waived for cul-de-sacs with a maximum of 5 lots and a maximum length of 200 feet."). Additional discussion / justification is needed.

Clarify maintenance and beneficiary information for the20 foot access easement shown along lots 1 and 2. Is this access easement meant to provide access for the pond as well?

Call out all radii.

Clarify existing conditions along Hideaway Place.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MARCH 4, 2009

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007263 **AGENDA#** 3 **DATE:** 3/4/09

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: _____
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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: _____

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007263 AGENDA ITEM NO: 3

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER

ENGINEERING COMMENTS:

As a 12-lot subdivision, the criteria for a sidewalk waiver are not met (see the *Developmental Process Manual*, Chapter 23, Section 5, Part A.2.c(3), which states "Sidewalks may be waived for cul-de-sacs with a maximum of 5 lots and a maximum length of 200 feet."). Additional discussion / justification is needed.

Clarify maintenance and beneficiary information for the20 foot access easement shown along lots 1 and 2. Is this access easement meant to provide access for the pond as well?

Call out all radii.

Clarify existing conditions along Hideaway Place.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MARCH 4, 2009

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007263 **AGENDA#** 2 **DATE:** 2/11/09

1. **Name:** JOSEPH ZAMUDA **Address:** 1605 WAGONTRAIN SE **Zip:** 87123
2. **Name:** CHUCK CREMER **Address:** 600 Autumnwood PISE **Zip:** 87123
3. **Name:** Roger Mickelson **Address:** 1432 Catron Ave SE **Zip:** 87123
4. **Name:** Ed BARSIS **Address:** 1538 Catron Ave SE **Zip:** 87123
5. **Name:** [redacted] **Address:** [redacted] PLNW **Zip:** 87107
6. **Name:** [redacted] **Address:** [redacted] NW **Zip:** 87107
7. **Name:** [redacted] **Address:** [redacted] **Zip:** 87105
8. **Name:** [redacted] **Address:** [redacted] W **Zip:** 87107
9. **Name:** Robert Singer **Address:** 7501 El Morro NE **Zip:** 87109
10. **Name:** [redacted] **Address:** [redacted] **Zip:** 87107
11. **Name:** [redacted] **Address:** [redacted] **Zip:** 87107
12. **Name:** Noel Rogers **Address:** 707 Warm Sands **Zip:** 87123
13. **Name:** MIKE KNIGHT **Address:** 2518 Eubank BLVD **Zip:** 87112
14. **Name:** Mori Jafari **Address:** 13819 Winterwood **Zip:** 87123
15. **Name:** Kore Little **Address:** 13727 Wintwood **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

DEVELOPMENT REVIEW BOARD
Action Sheet

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

February 11, 2009 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**

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

1. **Project# 1003902**
09DRB-70009 VACATION OF PUBLIC EASEMENT
Control of Individual Permits

SURV-TEK INC agent(s) for FOX PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 8, 3-A-1 & A-A, **LANDS OF TIJERAS PLACE IMPROVEMENT CO INC** zoned C-2, located on CENTRAL AVE SE BETWEEN SAN PEDRO DR SE AND VALENCIA DR SE containing approximately 3.0732 acre(s). (K-18) **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.**

2. **Project# 1007263**
09DRB-70012 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70013 SIDEWALK WAIVER
09DRB-70014 MINOR - TEMP DEFR SWDK CONST
Example - custom

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY-NASER ALIKHANI request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE- 21ST INSTALLMENT** zoned R-1, located on HIDEWAY LN SE AND WARM SNADS DR SE AND OPEN SPACE containing approximately 7.2734 acre(s). (M-23)**DEFERRED TO 3/4/09 AT THE AGENT'S REQUEST.**
High Desert

Golf Course lot sizes

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: February 11, 2009
Zone Atlas Page: M-23
Notification Radius: 100 Ft.

Project# 1007263
App# 09DRB-70012
09DRB-70013
09DRB-70014

Cross Reference and Location: HIDEAWAY LANE AND WARM SANDS DR BETWEEN OPEN SPACE AND HIDEAWAY LANE

Applicant: NASER ALIKANI
KHANI COMPANY
102 HIGHWAY 66 EAST
ALBUQUERQUE, NM 87109

Agent: BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: JANUARY 23, 2009
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z
_X_ Major Subdivision action		
___ Minor Subdivision action		
___ Vacation	V	
___ Variance (Non-Zoning)		

SITE DEVELOPMENT PLAN	P
___ for Subdivision Purposes	
___ for Building Permit	
___ Administrative Amendment (AA)	
___ IP Master Development Plan	D
___ Cert of Appropriateness (LUCC)	L A

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 Appeal

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) Bohannan Huston, Inc PHONE (505) 823-1000
ADDRESS 7500 Jefferson NE FAX (505) 898-7988
CITY Albuquerque STATE NM ZIP 87109 E-MAIL
APPLICANT Khani Company - Naser Alikhani PHONE 299-1000
ADDRESS 102 Highway 66 East FAX
CITY Albuquerque STATE NM ZIP 87123 E-MAIL
Proprietary interest in site Owner **List all owners**

DESCRIPTION OF REQUEST: Preliminary Plat Approval

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

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

Lot or Tract No A-1 Block Unit
Subdiv/Addn/TBKA Four Hills Village - 21st INSTALLMENT
Existing Zoning R-1 Proposed zoning R-1 MRGCD Map No
Zone Atlas page(s) M-23 UPC Code 102305529851710436

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.) 1007263

CASE INFORMATION:
Within city limits? _X_ Yes Within 1000FT of a landfill? No
No of **existing** lots 1 No of **proposed** lots 12 Total area of site (acres) 7.2734
LOCATION PROPERTY BY STREETS On or Near Hideaway Lane and Warm Sands Drive
Between Open Space and Hideaway Lane
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐ Date of review

SIGNATURE DATE 1/16/2009
(Print) Paul Wymer AIA AICP Applicant _X_ Agent

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

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

Application case numbers	Action	S F	Fees
09 DRB - - 70012	PP	S(2)	$ 745.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
09DRB - - 70013	SKI		$
09DRB - - 70014	IDS		$
			Total $ 840.00

Hearing date 02/11/09

Sandy Handley 01/16/09
Planner signature / date

Project # 1007263

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
- N/A 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
- N/A **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

PAUL H. WYMER
Applicant name (print)

1/16/09
Applicant signature / date

Form revised **October 2007**

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

Application case number
09DRB ____ - 7002
____ - ____
____ - ____ - ____

01/16/09
Planner signature / date

Project # CC-7263

Rec	UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLASS	TAXDIST	LEGALDESC	ACRES	OBJECTID
1	102305521451821113	DALE DICKY G & CRYSTAL D	1003 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	R	A1A	* 002 003FOUR HILLS VILLAGE ADDN	0.5735563 7	152602
2	102305522951821114	SCHWANTES WILLIAM C & DIANE E BURKE	1005 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	R	A1A	* 003 003FOUR HILLS VILLAGE ADDN	1.0157172 5	152603
3	102305524250921115	GRABEKLIS KAREN BLOMBERG	1007 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	R	A1A	* 004 003FOUR HILLS VILLAGE ADDN	0 4471324 5	152618
4	102305624401330347	CHAVES THOMAS P II & YVETTE M	13810 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	R	A1A	LT 4- A BLK 3 WINTERWOOD PARK LAND DIV LTS 3A, 4A & 4B BLK 3(BEING A REPL OF LTS 3 & 4 BLK 3) WINTERWOOD PARK CONT . 6050AC M/L	0.5714172 7	155250
5	102305625401330346	VANBENTHUYSEN CHRISTOPHER J	13812 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	R	A1A	LT 4- B BLK 3 WINTERWOOD PARK LAND DIV LTS 3A, 4A & 4B BLK 3(BEING A REPL OF LTS 3 & 4 BLK 3) WINTERWOOD PARK CONT . 6311AC M/L	0.5798309	155251
6	102305626201630353	ALIKHANI NASER & LINDA SUE	13816 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 2 WINTERWOOD II CONT 21,784 SQ FT M/L	0.4669760 3	155252
7	102305623401330351	SKREMETA DORELLA TRUSTEE OF LIVING TRUST	PO BOX 50786	ALBUQUERQUE	NM	87181	R	A1A	LT 3- A BLK 3 WINTERWOOD PARK LAND DIV LTS 3A, 4A & 4B BLK 3(BEING A REPL OF LTS 3 & 4 BLK 3) WINTERWOOD PARK CONT 2 4,864 SQ FT +- / .5708 AC +-	0.5415420 8	155253
8	102305525449421006	BODE JOHN R ETUX	1100 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	R	A1A	*1- A 4 FOUR HILLS VILLAGE 1ST INSTALLMENT CONT 0.6238 AC	0.5884659 1	158182
9	102305525148121005	ESRIG MARK & TERESE	1102 WARM SANDS DR SE	ALBUQUERQUE	NM	87104	R	A1A	* 002 004FOUR HILLS VILLAGE ADDN	0.3850386 8	159613
10	102305622701230348	HRNCIR STANLEY G III & SHAWN MARIE	13804 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	R	A1A	* 2 3 WINTERWOOD PARK A POR OF TOWN & COUNTRY VILLAGE CONT 0 85 AC M/L	0.8326983 5	159679
11	102305630415740170	WEST TIJERAS CANYON LTD CO	PO BOX 51177	ALBUQUERQUE	NM	87181	V	X1A	TRACT 5 RESEARCH PARK SURVEY SEC 26 T10N R4E CONT 63.092 AC	70.516185 36	160911
12	102305526526410425	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	PARCEL A OF PARCELS A, B, C, & D CITY OF ALBUQUERQUES REPL OF PORTIONS OF TR A & TR A- 1 OF THE LANDS OF FOUR HILLS VILLAGE & A PORT OF THE 11TH INSTALLMENT OF FOUR HILLS VILLAGE CO	130.90728179	170965
13	102305534949610319	MASSEY CHARLES D & GLORIA E	1206 HIDEAWAY LN SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 23- A BLK 13 AMENDED PLAT OF LOTS 23-A & 23- B BLK 13FOUR HILLS VILLAGE 14TH INSTALLMENT CONT 1 2048 AC	1.1604699 1	177211
14	102305527648321012	BODE JOHN R & DIANE L	1100 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	V	A1A	SEC 35 T10N R4E TRACT OF LAND IN NW, NW,NE CONT 3.956 AC	3.9208596 3	177212

15	102305530949721011	ZHU JIAN & NGOR LUK CHAN & KONG LING LAU & NGOR YAN CHAN	1205 HIDEAWAY LN NE	ALBUQUERQUE	NM	87123	R	A1A	*11 4 FOUR HILLS VILLAGE FOURTEENTH INSTALLMENT ADDN	1.2187266 4	17 72 13
16	102305529851710436	ALIKHANI NASER	13816 WINTER WOOD WAY SE	ALBUQUERQUE	NM	87123	V	A1A	POR OF TR A- 1 PLAT OF SURVEY OF LAND OF FOUR HILLS VILLAGE CONT 6.016 AC	6.8557202 1	18 24 43
17	102305532052210440	ALIKHANI NASER	13816 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	V	A1A	SEC 35 T10N R4E TRACT OF LAND IN N1/2 NE1/4 NW1/4 NE1/4 CONT 0.3505 AC	0.2646575 5	18 24 44
18	102305534647410318	MUNOS FRANK RICHARD III	7315 CENTRAL NE	ALBUQUERQUE	NM	87108	V	A1A	LOT 23- B BLK 13 AMENDED PLAT OF LOTS 23-A & 23- B BLK 13FOUR HILLS VILLAGE 14TH INSTALLMENT CONT .9987 AC	0.8756033 4	18 40 08
19	102305530947721010	SMITH KATHY CLAWSON & MICHAEL T	13170 CENTRAL AVE SE B148	ALBUQUERQUE	NM	87123	R	A1A	*10 4 FOUR HILLS VILLAGE FOURTEENTH INSTALLMENT ADDN	1.1704294 4	18 40 15

OR CURRENT RESIDENT
102305529851710436
ALIKHANI NASER
13816 WINTER WOOD WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305624401330347
CHAVES THOMAS P II & YVETTE M
13810 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305524250921115
GRABEKLIS KAREN BLOMBERG
1007 WARM SANDS DR SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305534647410318
MUNOS FRANK RICHARD III
7315 CENTRAL NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
102305530947721010
SMITH KATHY CLAWSON &
MICHAEL T
13170 CENTRAL AVE SE B148
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305530949721011
ZHU JIAN & NGOR LUK CHAN &
KONG LING LAU & NGOR YAN CHAN
1205 HIDEAWAY LN NE
ALBUQUERQUE, NM 87123

Project# 1007263
HERB WRIGHT
Four Hills Village HOA
712 STAGECOACH RD SE
ALBUQUERQUE, NM 87123

Project# 1007263
REBECCA LORING
1020 CUATRO CERROS SE
Four Hills Village NA
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305626201630353
ALIKHANI NASER & LINDA SUE
13816 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305521451821113
DALE DICKY G & CRYSTAL D
1003 WARM SANDS DR SE
ALBUQUERQUE, NM 87123

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MARIE
13804 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305522951821114
SCHWANTES WILLIAM C & DIANE E
BURKE
1005 WARM SANDS DR SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305625401330346
VANBENTHUYSEN CHRISTOPHER J
13812 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

Project# 1007263
BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1007263
TIM GALLEGOS
Four Hills Village HOA
708 LAMP POST CIR SE
ALBUQUERQUE, NM 87123

Project# 1007263
VICTOR VALDEZ
Winterwood Park HOA
13735 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305527648321012
BODE JOHN R & DIANE L
1100 WARM SANDS DR SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305525148121005
ESRIG MARK & TERESE
1102 WARM SANDS DR SE
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
102305534949610319
MASSEY CHARLES D & GLORIA E
1206 HIDEAWAY LN SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305623401330351
SKREMETA DORELLA TRUSTEE OF
LIVING TRUST
PO BOX 50786
ALBUQUERQUE, NM 87181

OR CURRENT RESIDENT
102305630415740170
WEST TIJERAS CANYON LTD CO
PO BOX 51177
ALBUQUERQUE, NM 87181

Project# 1007263
NASER ALIKHANI
KHANI CO
102 HIGHWAY 66 EASST
ALBUQUERQUE, NM 87123

Project# 1007263
EDWIN BARSIS
Four Hills Village NA
1538 CATRON AVE SE
ALBUQUERQUE, NM 87123

Project# 1007263
HOLLE BASKETT
Winterwood Park HOA
13830 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

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

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.

January 14, 2009

Paul Wymer
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Paul:

Thank you for your inquiry of **January 14, 2009** 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) – PORTION OF TRACT A-1, LAND OF HILLS VILLAGE, BETWEEN WARM SANDS ROAD SE AND HIDEAWAY LANE SE** zone map **M-23**

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

FOUR HILLS VILLAGE H.O.A. (FHV) "R"
Herb Wright, 712 Stagecoach Rd. SE/87123 922-0976 (h)
Tim Gallegos, 708 Lamp Post Cir. SE/87123 797-8665 (h)

FOUR HILLS VILLAGE N.A. (FHN) "R"
Edwin Barsis, 1538 Catron Ave. SE/87123 293-5347 (h)
Rebecca Loring, 1020 Cuatro Cerros SE/87123 271-2498 (h)

WINTERWOOD PARK H.O.A. (WWP) "R"
Victor Valdez, 13735 Winterwood Way SE/87123 263-2920 (c)
Holle Baskett, 13803 Winterwood Way SE/87123 292-4269 (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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(12/06/07)

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

December 29, 2008

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent: **Bohannon-Huston, Inc**
Applicant:
Legal Description: **Tract A1, Land of Four Hills Village**
Acreage: **7.34 acres**
Zone Atlas Page: **M-23**

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION: 2006 aerial photographs; lot layout sketch plan
SITE VISIT: December 29, 2008

RECOMMENDATION(S):

PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow for DRB submittal

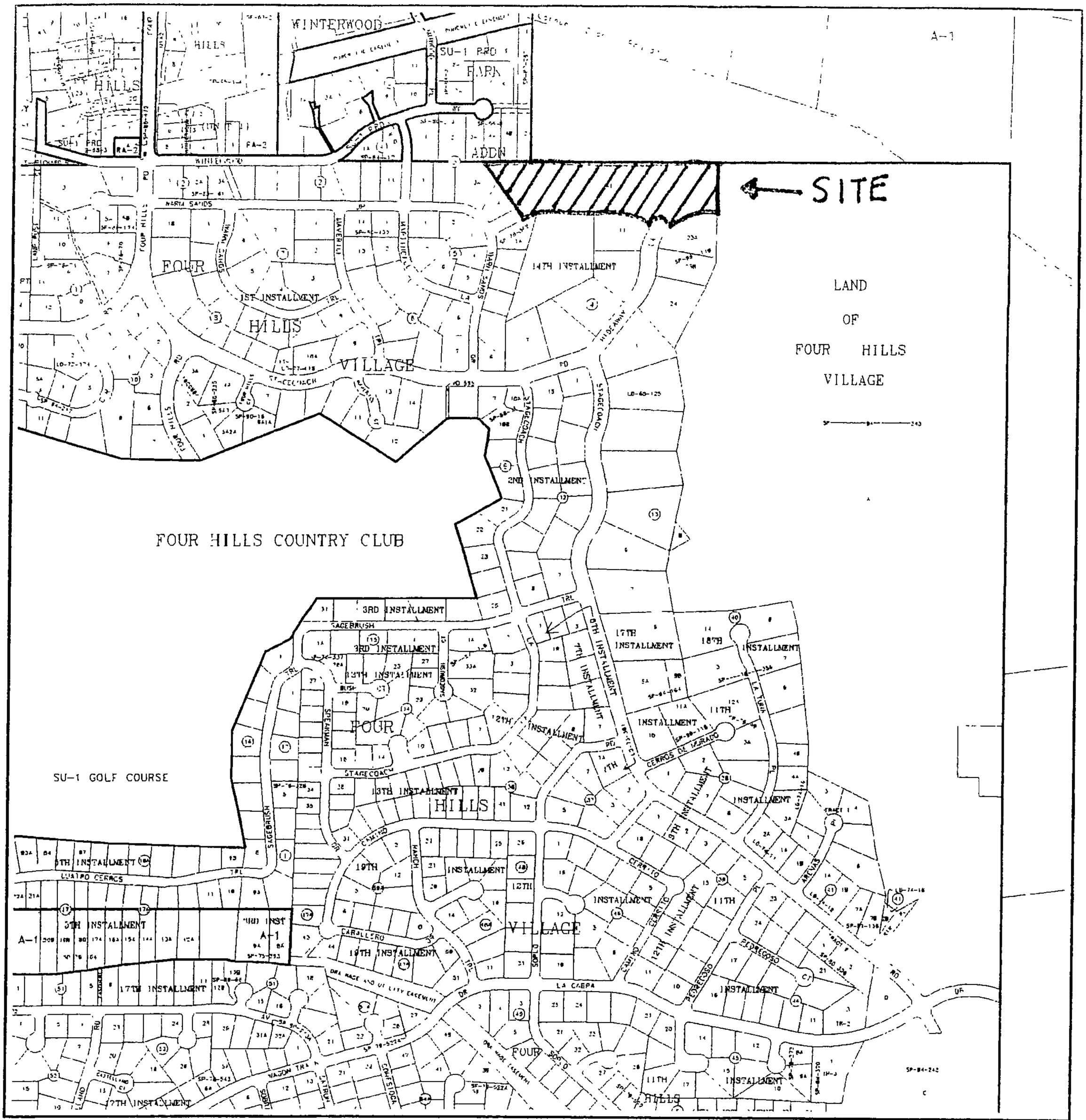
CONDITIONS:

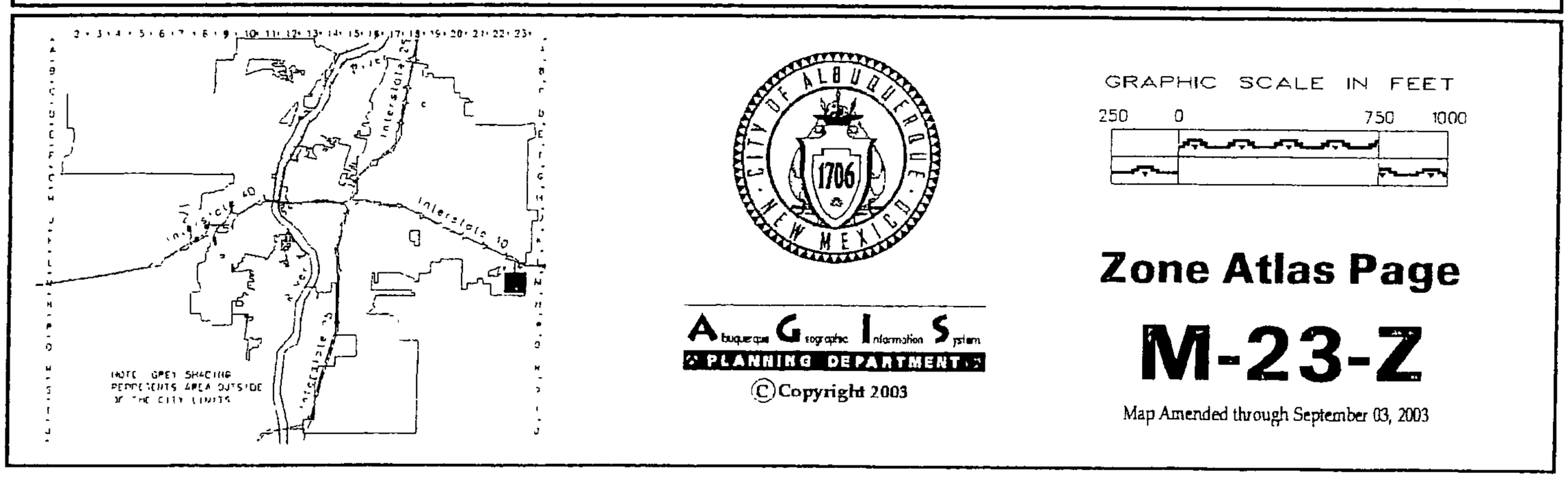
1. **Archaeological survey required—over ¾ of property not previously disturbed**
2. **Final Certificate of No Effect required prior to issuance of Building Permit**

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

ALLTIMMOOD
MARTINGALE
WARMSANDS
STAGECOACH
HIDEAWAY

1007263





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

FORM V: SUBDIVISION V NCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements **24 copies**
- __ Letter briefly describing and explaining the request, compliance with the Development Process Manual and all improvements to be waived
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8 5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way)
- __ Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8 5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8 5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8 5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8 5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8 5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

PAUL M. WIMER
Applicant name (print)

1/16/09
Applicant signature / date

Form revised 4/07

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

Application case numbers
09DRB-70013
09DRB-70014

Sandy Handley
Planner signature / date

Project # 1007263

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert of Appropriateness (LUCC) — L

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of .. — A
- ___ Decision by DRB, EPC LUCC Planning Director or Staff ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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) LONGFORD HOMES PHONE 761-9911
ADDRESS 7007 JEFFERSON BLVD. NE FAX 761-9922
CITY ALB. STATE NM ZIP 87109 E-MAIL rbeltramo@longfordgroup.com

APPLICANT LONGFORD AT PARADISE SKIES, PHONE 761-9911
ADDRESS 7007 JEFFERSON BLVD NE FAX 761-9922
CITY ALB STATE NM ZIP 87109 E-MAIL rbeltramo@longfordgroup.com
Proprietary interest in site OWNER **List all owners** ___

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT

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

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

Lot or Tract No ___ Block ___ Unit ___
Subdiv/Addn/TBKA PARADISE SKIES, UNITS 8 & 9
Existing Zoning SU-1 RT Proposed zoning SAME
Zone Atlas page(s) A-11 UPC Code 101106608335523101 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.) ___
DRB # 100788-06 DRB-00482

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No of **existing** lots ___ No of **proposed** lots ___ Total area of site (acres) ___
LOCATION OF PROPERTY BY STREETS On or Near McMahon Blvd.
Between Rockcliff and Milky Way

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

SIGNATURE ___ DATE 1-16-09
(Print) RICK BELTRAMO Applicant ☐ Agent ☐

FOR OFFICIAL USE ONLY Form revised 4/07

	INTERNAL ROUTING	Application case numbers	Action	S F	Fees
	☒ All checklists are complete	09 DRB 70011	AA		$
	☒ All fees have been collected		ADV		$ 70
	☒ All case #s are assigned		LMF		$
NA	☐ AGIS copy has been sent				$
	☒ Case history #s are listed				$
NA	☐ Site is within 1000ft of a landfill				$
NA	☐ F H D P density bonus				Total
NA	☐ F H D P fee rebate	Hearing date February 11, 2009			$ 140

1-16-09 **Project #** 1000788

FORM S(2): SUBDIVISION - D.R.B. PUL ⌣ 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
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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)

X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Plat or plan reduced to 8.5" x 11"
X Official D R B Notice of the original approval
X Approved Infrastructure List If not applicable, please initial _____
X Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
X List any original and/or related file numbers on the cover application
X 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

RICK BELTRAMO
Applicant name (print)
1/16/09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
09DRB-_____-70010
_____-_____-_____
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1/16/09
Planner signature / date
Project # 1000788

Rec	.UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLASS	TAXDIST	LEGALDESC	ACRES	OBJECTID
1	10100 66503 29110 306	SCHACHER CLARICE K	10619 ROCKCLIFF DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 10 PLAT OF PARADISE SKIES UNIT 10 A REPLAT OF LOTS 1-26AND 35-42 PARADISE HEIGHTS UNIT 4 CONT .1488 AC	0.1488936 7	79972
2	10100 66491 29110 339	WHITE THEODORE & JANET A	10616 BROOKLINE PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 9 PLAT OF PARADISE SKIES UNIT 10 A REPLAT OF LOTS 1-26AND 35-42 PARADISE HEIGHTS UNIT 4 CONT 1537 AC	0 1537038 1	79975
3	10100 66501 40612 149	VANTAGE BUILDERS INC	4131 BARBARA LP SE	RIO RANCHO	NM	87124	V	A1A	LT 25-P1 BLK 19 PLAT FOR SALTILLO UNIT 1 CONT .1205 AC	0.1204423 7	80349
4	10100 66526 40210 801	VANTAGE BUILDERS INC	4131 BARBARA LP SE	RIO RANCHO	NM	87124	V	A1A	LT 9-P1 BLK 23 PLAT FOR SALTILLO UNIT 1 CONT .1364 AC	0 1362379 6	80350
5	10100 66519 40410 802	VANTAGE BUILDERS INC	4131 BARBARA LP SE	RIO RANCHO	NM	87124	V	A1A	LT 8-P1 BLK 23 PLAT FOR SALTILLO UNIT 1 CONT .2247 AC	0.2249240 2	80351
6	10100 66520 27441 012	MCNAUGHTON JOHN	10647 QUASAR ST NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 3 BLOCK G CORRECTED PLAT OF PARADISE SKIES UNIT 7CONT .0918 AC	0.0917711 3	80804
7	10110 66071 32823 004	BIGHAM ROBERT D & YVONNE	771 BUCK AVE	VACAVILLE	CA	95688	R	A1A	LOT 4 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941221 8	80851
8	10110 66012 32823 408	TIBBIT RYAN & MEGAN	6128 CANIS AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 8 BLK K PLAT FOR PARADISE SKIES UNIT 9 CONT .0918 AC	0.0924063 2	80852
9	10110 66075 32823 003	BELL CHARLIE	440 BARBERRY ST SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 3 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT 0918 AC	0 0941221 8	80853
10	10110 66095 28422 305	MARTINEZ DAVID	10652 NEPTUNE ST NW	ALBUQUERQUE	NM	87121	R	A1A	LOT 5 BLOCK I CORRECTED PLAT OF PARADISE SKIES UNIT 7CONT .0918 AC	0 0917670 7	81261
11	10100 66491 37911 101	SALTILLO COMMUNITIES LLC	PO BOX 9470	ALBUQUERQUE	NM	87119	V	A1A	TR K PLAT FOR SALTILLO UNIT 1 CONT 0959 AC	0.0958169 7	81284
12	10110 66127 30422 005	COSSEY ANNA	5936 PERSEUS AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 10 BLK D CORRECTED & AMENDED PLAT OF PARADISE SKIESUNIT 3 & TRACT B-1 CONT 1070 AC	0.1068481 9	81441
13	10100 66503 29610 307	CORDOVA CRYSTAL R	10623 ROCKCLIFF DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 12 PLAT OF PARADISE SKIES UNIT 10 A REPLAT OF LOTS 1-26AND 35-42 PARADISE HEIGHTS UNIT 4 CONT .1218 AC	0.1218426	81866
14	10100 66491 29610 338	GAMARNIK RUDOLPH S & GUADALUPE V TRUSTEES GAMARNIK FAMILY TRUST	9717 PIAZZA CT	CYPRESS	CA	90630	R	A1A	LT 11 PLAT OF PARADISE SKIES UNIT 10 A REPLAT OF LOTS 1-26AND 35-	0.1257888	81867

									42 PARADISE HEIGHTS UNIT 4 CONT .1258 AC		
15	10100 66393 38912 151	SALTILLO COMMUNITIES LLC	PO BOX 9 470	ALBU QUER QUE	NM	87119	V	A1 A	TR E PLAT FOR SALTILL O UNIT 1 CONT 1 5864 AC	1.598 8847 1	819 30
16	10110 66095 31222 312	HATCHER LARRY E & JU DITH A	10712 NE PTUNE S T NW	ALBU QUER QUE	NM	87114	R	A1 A	LOT 5 BLOCK T PLAT F OR PARADISE SKIES U NIT 8CONT .0918 AC	0.091 7670 7	821 66
17	10110 66123 30422 004	URANGA THOMAS J & VA LERIE J ORTIZ	5940 PER SEUS NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 11 BLK D CORRECTE D & AMENDED PLAT OF PARADISE SKIESUNIT 3 & TRACT B- 1 CONT .1140 AC	0.114 3936 7	822 18
18	10110 66118 30422 003	ABEYTA THERESA L	5944 PER SEUS AV E NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 12 BLK D CORRECTE D & AMENDED PLAT OF PARADISE SKIESUNIT 3 & TRACT B- 1 CONT .1140 AC	0.114 2971 4	822 19
19	10110 66113 30422 002	TRUJILLO GABRIEL & KA THERINE A	5948 PER SEUS NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 13 BLK D CORRECTE D & AMENDED PLAT OF PARADISE SKIESUNIT 3 & TRACT B- 1 CONT .1140 AC	0.114 1962 5	822 55
20	10110 66108 30422 001	LUJAN SONJIA	5952 PER SEUS NW	ALBU QUER QUE	NM	87114	R	A1 A	LOT 14 BLOCK D CORR ECTED & AMENDED PL AT OF PARADISESKIES UNIT 3 & TRACT B- 1 CONT .1210 AC	0 119 1971 6	822 56
21	10110 66095 30422 310	TAFOYA AARON M	10704 NE PTUNE S T NW	ALBU QUER QUE	NM	87114	R	A1 A	LOT 7 BLOCK T PLAT F OR PARADISE SKIES U NIT 8CONT .0918 AC	0.091 7645	822 73
22	10110 66040 34523 320	FORSYTHE KENT C & JU DITH A	6101 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LOT 20 BLK M PLAT FO R PARADISE SKIES UNI T 9CONT .1127 AC	0 113 7029 2	823 05
23	10110 66036 34523 319	CANAVAN MAUREEN	6105 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LOT 19 BLK M PLAT FO R PARADISE SKIES UNI T 9CONT .0918 AC	0.092 4036 1	823 07
24	10110 66127 34521 805	QUIROZ LUIS FERNAND O & EVANGELINA FONSE CA	5939 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LT 19 BLK B CORRECTE D & AMENDED PLAT OF PARADISE SKIESUNIT 3 & TRACT B- 1 CONT 0960 AC	0 096 3497 5	823 08
25	10110 66123 34521 804	PHILLIPS DOUGLAS L	5943 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LT 18 BLK B CORRECTE D & AMENDED PLAT OF PARADISE SKIESUNIT 3 & TRACT B- 1 CONT .1030 AC	0 103 2372 2	824 12
26	10110 66118 34521 803	BROGAN SAMANTHA A	5947 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LT 17 BLK B CORRECTE D & AMENDED PLAT OF PARADISE SKIESUNIT 3 & TRACT B- 1 CONT .1030 AC	0.103 2389	824 13
27	10110 66113 34521 802	VIGIL STANLEY J	5951 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LT 16 BLK B CORRECTE D & AMENDED PLAT OF PARADISE SKIESUNIT 3 & TRACT B- 1 CONT .1030 AC	0.103 2347 6	824 14
28	10110 66108 34521 801	MANZANARES MICHAEL T	5955 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LOT 15 BLOCK B CORR ECTED & AMENDED PL AT OF PARADISESKIES UNIT 3 & TRACT B- 1 CONT 1120 AC	0.110 0228 1	824 15

29	10110 66024 34523 316	DIAZ DELORES L	6119 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LOT 16 BLK M PLAT FO R PARADISE SKIES UNI T 9CONT .0918 AC	0 092 4107 4	825 60
30	10110 66028 34523 317	FEHRINGER CHERYL L	6115 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LOT 17 BLK M PLAT FO R PARADISE SKIES UNI T 9CONT .0918 AC	0.092 4115	825 62
31	10110 66032 34523 318	KOIKE LORRAINE L & NA NCY E HILLS	6109 CAN IS AVE N W	ALBU QUER QUE	NM	87114	R	A1 A	LOT 18 BLK M PLAT FO R PARADISE SKIES UNI T 9CONT .0918 AC	0.092 4049 9	825 65
32	10100 66505 40512 150	VANTAGE BUILDERS INC	4131 BAR BARA LP SE	RIO R ANCH O	NM	87124	V	A1 A	LT 24-A- P1 BLK 19 PLAT OF LOT 24-A- P1 & HOA TRACT 1 BLK 19SALTILLO SUBDIVISI ON UNIT 1 (COMPRISED OF LOT 24- P1 BLK 19SALTILLO SU BDIVISION UNIT 1) CON T .1713 AC	0.168 8367 5	828 29
33	10110 66095 27222 302	ARCHULETA SAMUEL J & MARIA T	10640 NE PTUNE S T NW	ALBU QUER QUE	NM	87114	R	A1 A	LOT 2 BLOCK I PLAT OF PARADISE SKIES UNIT 6 CONT 0918 AC	0.091 7483 5	829 13
34	10100 66491 31410 334	ROSENMAN DAVID A	PO BOX 6 069	BEVE RLY HI LLS	CA	90212	R	A1 A	LT 19 PLAT OF PARADIS E SKIES UNIT 10 A REPL AT OF LOTS 1- 26AND 35- 42 PARADISE HEIGHTS UNIT 4 CONT .1119 AC	0.111 9100 1	830 57
35	10100 66503 31810 312	PEREZ BERNARD D JR & CECILIA B	10643 RO CKCLIFF DR NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 22 PLAT OF PARADIS E SKIES UNIT 10 A REPL AT OF LOTS 1- 26AND 35- 42 PARADISE HEIGHTS UNIT 4 CONT .1084 AC	0.108 3829	830 58
36	10100 66491 31810 333	MINER M JEAN	10640 BR OOKLINE DR NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 21 PLAT OF PARADIS E SKIES UNIT 10 A REPL AT OF LOTS 1- 26AND 35- 42 PARADISE HEIGHTS UNIT 4 CONT .1119 AC	0.111 9322 3	830 59
37	10100 66503 32210 313	BELLO HECTOR	10701 RO CKCLIFF DR NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 24 PLAT OF PARADIS E SKIES UNIT 10 A REPL AT OF LOTS 1- 26AND 35- 42 PARADISE HEIGHTS UNIT 4 CONT .1084 AC	0 108 3965 4	830 60
38	10100 66491 32210 332	JENKINS GARY A	10700 BR OOKLINE PL NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 23 PLAT OF PARADIS E SKIES UNIT 10 A REPL AT OF LOTS 1- 26AND 35- 42 PARADISE HEIGHTS UNIT 4 CONT 1120 AC	0.111 9559 2	830 61
39	10100 66503 33410 316	THWAITS LESLIE A	10715 RO CKCLIFF DR NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 30 PLAT OF PARADIS E SKIES UNIT 10 A REPL AT OF LOTS 1- 26AND 35- 42 PARADISE HEIGHTS UNIT 4 CONT .1084 AC	0 108 4455 7	832 55
40	10100 66491 33410 329	CERTAIN FRANCISCO J & ANGELA M ARBELAEZ	10712 BR OOKLINE BLVD N W	ALBU QUER QUE	NM	87114	R	A1 A	LT 29 PLAT OF PARADIS E SKIES UNIT 10 A REPL AT OF LOTS 1- 26AND 35- 42 PARADISE HEIGHTS UNIT 4 CONT 1120 AC	0.112 0224 9	832 56

41	10100 66503 33810 317	MUNSON GRANT S & KIMBERLY D	10719 ROCKCLIFF DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 32 PLAT OF PARADISE SKIES UNIT 10 A REPLAT OF LOTS 1-26AND 35-42 PARADISE HEIGHTS UNIT 4 CONT .1084 AC	0.1084510 5	83257
42	10100 66491 33810 328	BURSON DANIEL E	10716 BROOKLINE DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 31 PLAT OF PARADISE SKIES UNIT 10 A REPLAT OF LOTS 1-26AND 35-42 PARADISE HEIGHTS UNIT 4 CONT .1120 AC	0.1120455 5	83258
43	10100 66520 33211 910	SCHICHT EDWARD TED V	10719 SKY WATCHER ST NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 10 BLK P PLAT FOR PARADISE SKIES UNIT 9CONT .0918 AC	0.0918262 1	83291
44	10110 66125 37121 719	LINDER PATRICIA A	5951 ANDROMEDA AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 30 BLK A CORRECTED & AMENDED PLAT OF PARADISE SKIES UNIT3 & TRACT B-1 CONT .0920 AC	0 0917610 7	83311
45	10110 66121 37121 718	MASTERA PATRICIA A	5955 ANDROMEDA AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 31 BLK A CORRECTED & AMENDED PLAT OF PARADISE SKIES UNIT3 & TRACT B-1 CONT .0920 AC	0.0917633 4	83312
46	10110 66095 33122 316	DUDLEY GREGORY P & JANICE G	317 PLAZA MUCHOMAS	BERNALILLO	NM	87004	R	A1A	LOT 1 BLOCK T PLAT FOR PARADISE SKIES UNIT 8CONT 1224 AC	0 1222066 9	83330
47	10110 66051 32823 009	CANDELARIA JEREMY J & GARCIA ANDREA E	6032 CANIS AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 9 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT 1002 AC	0.1028009 2	83334
48	10110 66055 32823 008	SADLER ANDREW D	6028 CANIS AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 8 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941255	83335
49	10110 66059 32823 007	JONES MARGARET M & ENRIQUEZ PHILIP P III	6024 CANIS AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 7 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941268 5	83336
50	10110 66063 32823 006	MCCANN NOEL J & OWENS ROBERT & MARIZA	6020 CANIS AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 6 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941213 6	83338
51	101106607131 823015	BARNETT RICHARD M III	PO BOX 607	REDLODGE	MT	59068	R	A1A	LOT 15 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941221 7	8619 4
52	101106607531 823016	TSAY TUYET	6009 STAR GAZER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 16 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941221 7	8619 6
53	101106607931 823017	ENCINIAS ADAM & VIVIAN O	6005 STARGAZER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 17 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT 0918 AC	0.0941225 7	8620 4
54	101106608331 823018	CLIFFORD JUSTIN F	6001 STAR GAZER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 18 BLOCK L PLAT FOR PARADISE SKIES UNIT 8CONT .1002 AC	0 1028075 3	8620 5
55	101006652032 011913	LEONARD DOUGLAS E & JUDITH W	10705 SKY WATCHER ST NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 13 BLK P PLAT FOR PARADISE SKIES UNIT 9CONT .0918 AC	0.0918286 8	8620 9

56	101006652035 511905	GOMEZ JACOB A	10739 SK Y WATCH ER ST N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 5 BLK P PLAT FOR PARA DISE SKIES UNIT 9CONT .091 8 AC	0 0 918 324 9	86 56 0
57	101106600937 120723	CLARK EVANGELA M	PO BOX 4 5313	RIO RAN CHO	N M	87 17 4	R	A 1 A	LOT 23 BLK R PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 906 AC	0.0 905 469 1	87 98 9
58	101106606937 120708	REYES SAMUEL & LUISA RI VERA	6019 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 8 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0943 AC	0.0 941 328 2	88 45 2
59	101106606537 120709	DODD JEREMY	6023 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 9 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT 0940 AC	0.0 938 720 6	88 45 3
60	101106606137 120710	ABHOLD AMBER & ABHOLD CYNTHIA	6027 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 10 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0938 AC	0.0 935 990 2	88 45 5
61	101106605737 120711	CLARK CLARISSA J	6029 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 12 1	R	A 1 A	LOT 11 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0935 AC	0.0 933 444 1	88 45 6
62	101106605337 120712	MONTOYA FRANCISCO A III & LAURA J	6031 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 12 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0933 AC	0 0 930 711 8	88 45 7
63	101106604937 120713	HERRERA PAMELA L	6035 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 13 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0930 AC	0.0 928 065 2	88 45 9
64	101106604537 120714	MCKEE EMILY & JAMES E M CKEE & JUDITH M MCKEE	6039 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 14 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0928 AC	0.0 925 383 9	88 46 0
65	101106604137 120715	MONTOYA JOEAL & KATHY L	6101 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 15 BLK R PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 925 AC	0.0 924 016	88 46 1
66	101106603737 120716	GARCIA JEREMIAH & RACH EL WADE	6105 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 16 BLK R PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 923 AC	0 0 922 651 4	88 46 2
67	101106603337 120717	GODFREY ANNA-MARIE	6109 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 17 BLK R PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 920 AC	0.0 920 344 4	88 46 4
68	101106602937 120718	HABIBUW RANDY	6115 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 18 BLK R PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 917 795 6	88 46 5
69	101106602537 120719	PETTIT ANTHONY A	6119 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 19 BLK R PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 915 AC	0.0 915 397 6	88 46 6
70	101106602137 120720	HISEY JENNIFER R	6123 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 20 BLK R PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 913 AC	0.0 912 980 4	88 46 7
71	101106601737 120721	SANCHEZ JUDY	6127 CEL ESTIAL N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 21 BLK R PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 910 AC	0.0 910 396 7	88 46 8
72	101006652037 211901	LISERIO MARCOS A	10755 SK YWATCH	ALB UQU	N M	87 11	R	A 1	LOT 1 BLK P PLAT FOR PARA DISE SKIES UNIT 9CONT .144	0.1 452	88 46

			ER ST N W	ERQ UE		4		A	5 AC	705 8	9
73	101106601337 120722	NEAL JOHNSON	6503 TRI NIDAD C T	SAN JOS E	C A	95 12 0	R	A 1 A	LOT 22 BLK R PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 908 AC	0.0 907 985 5	88 47 0
74	101006652032 811911	WEATHERLY THOMAS & EV ELYN C	10715 SK Y WATCH ER ST N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 11 BLK P PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 918 279 2	88 81 5
75	101106609532 122314	KROHN JODY L	10720 NE PTUNE S T NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 3 BLOCK T PLAT FOR PA RADISE SKIES UNIT 8CONT . 0918 AC	0.0 917 681 8	88 96 5
76	101106600431 823411	HIBBARD CASEY	6312 AVE NIDA CH AMISA	SAN TA F E	N M	87 50 7	R	A 1 A	LOT 11 BLK K PLAT FOR PAR ADISE SKIES UNIT 9CONT .1 127 AC	0.1 133 884 6	88 96 9
77	101106600831 823412	BROWN DENISE R	6135 STA RGAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 12 BLK K PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0 0 924 077	88 97 0
78	101006652036 311903	CORDOVA HELEN	10747 SK Y WATCH ER ST N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 3 BLK P PLAT FOR PARA DISE SKIES UNIT 9CONT .091 8 AC	0.0 918 279 1	91 21 9
79	101106609529 922309	WHITE MELISSA A	10700 NE PTUNE S T NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 8 BLOCK T PLAT FOR PA RADISE SKIES UNIT 8CONT 0918 AC	0.0 917 728 4	92 06 5
80	101106608937 120703	STEPHENSON MATT J	6005 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 3 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0955 AC	0.0 954 628 7	92 06 7
81	101106608537 120704	ERICKSON LAUREN	6007 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 4 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT 0952 AC	0.0 951 953 5	92 06 8
82	101106608137 120705	BANTNER ROBERT J & DEL LA M	6009 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 5 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0950 AC	0.0 949 286 3	92 07 0
83	101106607737 120706	CHAVEZ MELISSA	6015 CEL ESTIAL A VE NW	RIO RAN CHO	N M	87 14 4	R	A 1 A	LOT 6 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0947 AC	0.0 946 659 8	92 07 3
84	101106607337 120707	ROBERTSON HOLLY A	6017 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 7 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0945 AC	0.0 944 011 6	92 07 4
85	101106609837 120701	SALGADO HERBERT X	6001 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 1 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT 1169 AC	0.1 168 570 6	92 17 6
86	101106609337 120702	REYNAGA ADOLFO O	6003 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 2 BLOCK R PLAT FOR P ARADISE SKIES UNIT 8CONT .0957 AC	0.0 957 245 8	92 17 7
87	101106607135 523104	SUTTON BILLY K	6012 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 4 BLOCK N PLAT FOR P ARADISE SKIES UNIT 8CONT .0918 AC	0.0 941 205 1	93 77 2
88	101106607535 523103	MONKA JEFFREY	6008 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 3 BLOCK N PLAT FOR P ARADISE SKIES UNIT 8CONT 0918 AC	0 0 941 207	93 77 3

89	101106607935523102	YBARRA ELIAS & REBECCA L	6004 CELESTIAL AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 2 BLOCK N PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941256 5	93774
90	101106609535823204	BAROS DAVID & MONICA	2640 TUCKER MILL RD	CONYERS	GA	30094	R	A1A	LOT 4 BLOCK S PLAT FOR PARADISE SKIES UNIT 8CONT .1209 AC	0.1208869 5	93953
91	101106608335523101	MCMURROUGH BETTY	6000 CELESTIAL AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 1 BLOCK N PLAT FOR PARADISE SKIES UNIT 8CONT .1002 AC	0.1028124 8	93955
92	101006652034611907	LANE TANIA	10731 SKY WATCHER ST NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 7 BLK P PLAT FOR PARADISE SKIES UNIT 9CONT .0918 AC	0.0918332 1	94009
93	101006652035011906	LASWELL LORI	10735 SKY WATCHER ST NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 6 BLK P PLAT FOR PARADISE SKIES UNIT 9CONT .0918 AC	0.0918277 7	94079
94	101006652035911904	SANDOVAL CARRIE & ALICIA MONTOYA	10743 SKY WATCHER ST NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 4 BLK P PLAT FOR PARADISE SKIES UNIT 9CONT 0918 AC	0.0918210 1	94171
95	101106605135523109	MOLLENKOPF ADAM J	6032 CELESTIAL AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 9 BLOCK N PLAT FOR PARADISE SKIES UNIT 8CONT .1002 AC	0 1028019 5	94172
96	101106605535523108	BLUE RIDGE	6028 CELESTIAL AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 8 BLOCK N PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941299	94173
97	101106605935523107	HEWATT SUSAN	6024 CELESTIAL AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 7 BLOCK N PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941221 8	94174
98	101106606335523106	KING JERALD K & GWENDOLYN J	6020 CELESTIAL AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 6 BLOCK N PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0 0941192 8	94175
99	101106606735523105	WALLACE MATTHEW	6016 CELESTIAL AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 5 BLOCK N PLAT FOR PARADISE SKIES UNIT 8CONT .0918 AC	0.0941226 4	94176
100	101106602832823404	MOORE BRIAN A & BAKER-MOORE RENDIE R	6112 CANIS AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 4 BLK K PLAT FOR PARADISE SKIES UNIT 9CONT .0918 AC	0.0924063 2	94201
101	101106603232823403	LUCERO PATRICIA JEAN	6108 CANIS AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 3 BLK K PLAT FOR PARADISE SKIES UNIT 9CONT .0918 AC	0 0924083 9	94202
102	101106603632823402	SERGENT JESSICA D	6104 CANIS AVE NE	ALBUQUERQUE	NM	87114	R	A1A	LOT 2 BLK K PLAT FOR PARADISE SKIES UNIT 9CONT .0918 AC	0 0924015 3	94203
103	101106604032823401	CHAVEZ DANIEL R & CINDY A KERWIN	6100 CANIS AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 1 BLK K PLAT FOR PARADISE SKIES UNIT 9CONT 1127 AC	0.1131052 3	94205
104	101106600435523310	MANN ARTHUR	6136 CELESTIAL AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 10 BLK M PLAT FOR PARADISE SKIES UNIT 9CONT .1127 AC	0.1134239 5	94227
105	101106600835523309	ARAGON CARLOS I	6132 CELESTIAL A	ALBUQU	NM	8711	R	A1	LOT 9 BLK M PLAT FOR PARADISE SKIES UNIT 9CONT .0	0.0924	9422

			VE NW	ERQ UE		4		A	918 AC	042 8	8
106	101106601235 523308	GUTIERREZ GILBERT	6128 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 8 BLK M PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 924 060 9	94 22 9
107	101106609534 423201	DAVIS STACY & MATTHEW	10732 NE PTUNE S T NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 1 BLOCK S PLAT FOR P ARADISE SKIES UNIT 8CONT .1178 AC	0.1 298 117 8	94 23 3
108	101006652033 611909	WRIGHT VIKKI J	10723 SK Y WATCH ER ST N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 9 BLK P PLAT FOR PARA DISE SKIES UNIT 9CONT .091 8 AC	0 0 918 220 3	94 24 4
109	101106607932 823002	GALLEGOS JANIE B	6004 CAN IS AVE N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 2 BLOCK L PLAT FOR PA RADISE SKIES UNIT 8CONT . 0918 AC	0.0 941 260 3	94 24 5
110	101106602032 823406	DE FRAIA ANTHONY F & LIS A M	6120 CAN IS AVE N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 6 BLK K PLAT FOR PARA DISE SKIES UNIT 9CONT .091 8 AC	0.0 924 088 1	94 24 6
111	101106608332 823001	CISNEROS CARLOS S	6000 CAN IS AVE N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 1 BLOCK L PLAT FOR PA RADISE SKIES UNIT 8CONT . 1002 AC	0.1 028 108 5	94 24 7
112	101106602432 823405	ACOSTA GUTIERREZ HUGO & CECILIA QUIROZ	6116 CAN IS AVE N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 5 BLK K PLAT FOR PARA DISE SKIES UNIT 9CONT 091 8 AC	0.0 924 092 2	94 24 8
113	101106601635 523307	HERRERA DOLORES M & M ELITON J DURAN	6124 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 7 BLK M PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 924 055 1	94 24 9
114	101106602035 523306	DEL AGUILA FREDY E & AN A M	6887 ION E WAY	DUB LIN	C A	94 56 8	R	A 1 A	LOT 6 BLK M PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 924 098 9	94 25 0
115	101106602435 523305	BURWINKLE CHRIS	6116 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 5 BLK M PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 924 074 7	94 25 1
116	101106602835 523304	IBARRA RAFAEL & MARIA A	6112 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 4 BLK M PLAT FOR PAR ADISE SKIES UNIT 9CONT 0 918 AC	0.0 924 116 3	94 25 2
117	101106603235 523303	SAXON & LACEY LLC	10409 SA N GREG ORIO NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 3 BLK M PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 924 093 7	94 25 3
118	101106603635 523302	VIGIL PATRICIA T & LYNETT E R ROMERO	6104 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 2 BLK M PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 924 091 8	94 25 4
119	101106604035 523301	KINSEY BONNIE	6100 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 1 BLK M PLAT FOR PAR ADISE SKIES UNIT 9CONT .1 127 AC	0.1 131 044 1	94 25 6
120	101006652034 111908	FISHER LANCE D & KRISTIN M	10727 SK Y WATCH ER NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 8 BLK P PLAT FOR PARA DISE SKIES UNIT 9CONT .091 8 AC	0 0 918 282 9	94 37 9
121	101106609530 822311	TODAACHEENE CORA	10708 NE PTUNE S T NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 6 BLOCK T PLAT FOR PA RADISE SKIES UNIT 8CONT . 0918 AC	0.0 917 661 7	94 45 2

122	101106600130 222442	SERNA NANCY	6140 STA RGAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 21 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 917 680 2	94 68 5
123	101106600530 222441	LANE ADRIENNE	6136 STA RGAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 20 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 917 632 8	94 68 7
124	101106609532 622315	CHACON GENO A & CLARA G	6824 STA G HORN DR NW	ALB UQU ERQ UE	N M	87 12 0	R	A 1 A	LOT 2 BLOCK T PLAT FOR PA RADISE SKIES UNIT 8CONT . 0918 AC	0.0 917 695 5	94 71 4
125	101006652032 411912	ORTEGA RALPH T	10709 SK Y WATCH ER ST N W	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 12 BLK P PLAT FOR PAR ADISE SKIES UNIT 9CONT 0 918 AC	0.0 918 298 2	94 72 8
126	101106609531 722313	HILGREEN JASON & SANDE RS GABRIELLE	10716 NE PTUNE S T NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 4 BLOCK T PLAT FOR PA RADISE SKIES UNIT 8CONT . 0918 AC	0.0 917 667	94 74 0
127	101006652031 511914	MORTGAGE ELECTRONIC R EGISTRATION SYSTEMS IN C C/O COUNTRYWIDE HOM E LOANS INC	400 COU NTRYWID E WAY S V-35	SIMI VALL EY	C A	93 06 5	R	A 1 A	LOT 14 BLK P PLAT FOR PAR ADISE SKIES UNIT 9CONT .1 140 AC	0 1 139 748 3	94 74 6
128	101006651830 211804	ROSS AMANDA M	6152 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 24 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT 1 144 AC	0.1 143 040 1	94 76 0
129	101006652230 211805	PETTIT SHAWN	6148 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 23 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT 0 918 AC	0.0 917 697 3	94 76 1
130	101006652530 211806	SMITH ADAM D & KARI	6144 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 22 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0 0 917 656 4	94 76 2
131	101106600930 222440	PADILLA DANIEL M & DE PA DILLA OLIVIA SILVA CO-TR PADILLA\SILVA DE PADI LLA RVT	6132 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 19 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT 0 918 AC	0.0 917 629 2	94 78 1
132	101106601430 222439	FERGUSON C STANLEY	6128 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 18 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT 0 918 AC	0 0 917 667	94 78 2
133	101106601830 222438	WILLIIAMS MATTHEW	6124 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 17 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 917 631 5	94 78 3
134	101106602230 222437	HAHNEL BONNIE L	1712 MA RSHALLF IELD LN	RED OND O BE ACH	C A	90 27 8	R	A 1 A	LOT 16 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT 0 918 AC	0.0 917 693 8	94 78 4
135	101106602630 222436	MAFFEI ANGELA TRUSTEE MAFFIEL HERITAGE TRUST	2842 N S HADY GL EN LN	ORA NGE	C A	92 86 7	R	A 1 A	LOT 15 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0 0 917 610 9	94 78 5
136	101106603030 222435	HI INVESTMENTS LLC	20301 VE NTURA B LVD 202	WO ODL AND HILL S	C A	91 36 4	R	A 1 A	LOT 14 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 917 646 4	94 78 6
137	101106603430 222434	RAMIREZ VALARIE	6108 STA RGAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 13 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT .0 918 AC	0.0 917 680 2	94 78 7
138	101106603730	LEE JON D & ELIZABETH A	6104 STA	ALB	N	87	R	A	LOT 12 BLK U PLAT FOR PAR	0 0	94

	222433		R GAZER AVE NW	UQU ERQ UE	M	11 4		1 A	ADISE SKIES UNIT 9CONT .0 918 AC	917 643	78 8
139	101106604230 222432	FIKHMAN GEORGE	19321 CA LIFA ST	TAR ZAN A	C A	91 35 6	R	A 1 A	LOT 11 BLK U PLAT FOR PAR ADISE SKIES UNIT 9CONT .1 148 AC	0.1 147 065 2	94 78 9
140	101106604730 222431	ESQUIBEL PHILLIP E & MAR GARET FRASER	2727 CAR RETERA	SAN CLE MEN TE	C A	92 67 3	R	A 1 A	LOT 10 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT .1148 AC	0.1 147 101 4	94 79 0
141	101106605130 222430	KOTTER LARED & KOTTER KASSIE J	6032 STA RGAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 9 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT .0918 AC	0.0 917 595 6	94 79 1
142	101106605530 222429	CHADWICK LETICIA	6028 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 8 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT .0918 AC	0.0 917 680 5	94 79 2
143	101106606030 222428	MARTINEZ MARIO	6024 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 7 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT .0918 AC	0 0 917 679	94 79 3
144	101106606330 222427	CAPPETTA CHRISTOPHER & LAUREN	6020 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 6 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT .0918 AC	0 0 917 611 6	94 79 4
145	101106606730 222426	GUTIERREZ LARRY P & JAN E H	6016 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 5 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT .0918 AC	0.0 917 694 2	94 79 5
146	101106607130 222425	LOVATO ANTHONY P	6012 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 4 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT .0918 AC	0 0 917 690 4	94 79 6
147	101106607530 222424	GAMBOA BEVERLY	6008 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 3 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT .0918 AC	0.0 917 623 9	94 79 7
148	101106607930 222423	GALLEGOS JEFF	6004 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 2 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT .0918 AC	0 0 917 695 9	94 79 8
149	101106608430 222422	ALLEN RHONDA DEE	6000 STA R GAZER AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LOT 1 BLOCK U PLAT FOR P ARADISE SKIES UNIT 8CONT 1002 AC	0.1 001 049	94 79 9
150	101106600337 220724	EVANS RICHARD	6139 CEL ESTIAL A VE NW	ALB UQU ERQ UE	N M	87 11 4	R	A 1 A	LT 24- A BLK R PLAT OF LOT 24- A BLK R PARADISE SKIES UN IT 9CONT .1687 AC	0.1 686 875 3	14 51 02

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OR CURRENT RESIDENT
101106602937120718
HABIBUW RANDY
6115 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106602230222437
HAHNEL BONNIE L
1712 MARSHALLFIELD LN
REDONDO BEACH, CA 90278

OR CURRENT RESIDENT
101106609531222312
HATCHER LARRY E & JUDITH A
10712 NEPTUNE ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106601635523307
HERRERA DOLORES M & MELITON J DURAN
6124 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106604937120713
HERRERA PAMELA L
6035 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106605935523107
HEWATT SUSAN
6024 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106603030222435
HI INVESTMENTS LLC
20301 VENTURA BLVD 202
WOODLAND HILLS, CA 91364

OR CURRENT RESIDENT
101106600431823411
HIBBARD CASEY
6312 AVENIDA CHAMISA
SANTA FE, NM 87507

OR CURRENT RESIDENT
101106609531722313
HILGREEN JASON & SANDERS GABRIELLE
10716 NEPTUNE ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106602137120720
HISEY JENNIFER R
6123 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106602835523304
IBARRA RAFAEL & MARIA A
6112 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006649132210332
JENKINS GARY A
10700 BROOKLINE PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106605932823007
JONES MARGARET M & ENRIQUEZ PHILIP P III
6024 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106606335523106
KING JERALD K & GWENDOLYN J
6020 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106604035523301
KINSEY BONNIE
6100 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106603234523318
KOIKE LORRAINE L & NANCY E HILLS
6109 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106605130222430
KOTTER LARED & KOTTER KASSIE J
6032 STARGAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106609532122314
KROHN JODY L
10720 NEPTUNE ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106600530222441
LANE ADRIENNE
6136 STARGAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652034611907
LANE TANIA
10731 SKY WATCHER ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652035011906
LASWELL LORI
10735 SKY WATCHER ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106603730222433
LEE JON D & ELIZABETH A
6104 STAR GAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652032011913
LEONARD DOUGLAS E & JUDITH W
10705 SKY WATCHER ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106612537121719
LINDER PATRICIA A
5951 ANDROMEDA AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652037211901
LISERIO MARCOS A
10755 SKYWATCHER ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106607130222425
LOVATO ANTHONY P
6012 STAR GAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106603232823403
LUCERO PATRICIA JEAN
6108 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106610830422001
LUJAN SONJIA
5952 PERSEUS NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106602630222436
MAFFEI ANGELA TRUSTEE MAFFIEL HERITAGE TRUST
2842 N SHADY GLEN LN
ORANGE, CA 92867

OR CURRENT RESIDENT
101106600435523310
MANN ARTHUR
6136 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106610834521801
MANZANARES MICHAEL T
5955 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106609528422305
MARTINEZ DAVID
10652 NEPTUNE ST NW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101106606030222428
MARTINEZ MARIO
6024 STAR GAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106612137121718
MASTERA PATRICIA A
5955 ANDROMEDA AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106606332823006
MCCANN NOEL J & OWENS ROBERT
& MARIZA
6020 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652027441012
MCNAUGHTON JOHN
10647 QUASAR ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106607535523103
MONKA JEFFREY
6008 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106602832823404
MOORE BRIAN A & BAKER-MOORE
RENDIE R
6112 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106601337120722
NEAL JOHNSON
6503 TRINIDAD CT
SAN JOSE, CA 95120

OR CURRENT RESIDENT
101006650331810312
PEREZ BERNARD D JR & CECILIA B
10643 ROCKCLIFF DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106612334521804
PHILLIPS DOUGLAS L
5943 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106606937120708
REYES SAMUEL & LUISA RIVERA
6019 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006649131410334
ROSENMAN DAVID A
PO BOX 6069
BEVERLY HILLS, CA 90212

OR CURRENT RESIDENT
101106609837120701
SALGADO HERBERT X
6001 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106604537120714
MCKEE EMILY & JAMES E MCKEE &
JUDITH M MCKEE
6039 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006649131810333
MINER M JEAN
10640 BROOKLINE DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106605337120712
MONTOYA FRANCISCO A III &
LAURA J
6031 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652031511914
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC C/O
COUNTRYWIDE HOME LOANS INC
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065

OR CURRENT RESIDENT
101006652032411912
ORTEGA RALPH T
10709 SKY WATCHER ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106602537120719
PETTIT ANTHONY A
6119 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106612734521805
QUIROZ LUIS FERNANDO &
EVANGELINA FONSECA
5939 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106609337120702
REYNAGA ADOLFO O
6003 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006651830211804
ROSS AMANDA M
6152 STAR GAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006649137911101
SALTILLO COMMUNITIES LLC
PO BOX 9470
ALBUQUERQUE, NM 87119

OR CURRENT RESIDENT
101106608335523101
MCMURROUGH BETTY
6000 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106605135523109
MOLLENKOPF ADAM J
6032 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106604137120715
MONTOYA JOEAL & KATHY L
6101 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006650333810317
MUNSON GRANT S & KIMBERLY D
10719 ROCKCLIFF DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106600930222440
PADILLA DANIEL M & DE PADILLA
OLIVIA SILVA CO-TR PADILLA\SILVA
DE PADILLA RVT
6132 STAR GAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652230211805
PETTIT SHAWN
6148 STAR GAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106603430222434
RAMIREZ VALARIE
6108 STARGAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106607337120707
ROBERTSON HOLLY A
6017 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106605532823008
SADLER ANDREW D
6028 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106601737120721
SANCHEZ JUDY
6127 CELESTIAL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652035911904
SANDOVAL CARRIE & ALICIA MONTOYA
10743 SKY WATCHER ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652033211910
SCHICHT EDWARD TED V
10719 SKY WATCHER ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652530211806
SMITH ADAM D & KARI
6144 STAR GAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106609530422310
TAFOYA AARON M
10704 NEPTUNE ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106609530822311
TODAACHEENE CORA
10708 NEPTUNE ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106612330422004
URANGA THOMAS J & VALERIE J ORTIZ
5940 PERSEUS NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106611334521802
VIGIL STANLEY J
5951 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106609529922309
WHITE MELISSA A
10700 NEPTUNE ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652033611909
WRIGHT VIKKI J
10723 SKY WATCHER ST NW
ALBUQUERQUE, NM 87114

Projec#1000788
LONGFORD AT PARADISE SKIES
7007 JEFFERSON BLVD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101106603235523303
SAXON & LACEY LLC
10409 SAN GREGORIO NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106603632823402
SERGENT JESSICA D
6104 CANIS AVE NE
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106608937120703
STEPHENSON MATT J
6005 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006650333410316
THWAITS LESLIE A
10715 ROCKCLIFF DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106611330422002
TRUJILLO GABRIEL & KATHERINE A
5948 PERSEUS NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006650140612149
VANTAGE BUILDERS INC
4131 BARBARA LP SE
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
101106606735523105
WALLACE MATTHEW
6016 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006649129110339
WHITE THEODORE & JANET A
10616 BROOKLINE PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106607935523102
YBARRA ELIAS & REBECCA L
6004 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

Projec#1000788
TOM SKOPAYKO
2150 AZTEC RD NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101006650329110306
SCHACHER CLARICE K
10619 ROCKCLIFF DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106600130222442
SERNA NANCY
6140 STARGAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106607135523104
SUTTON BILLY K
6012 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106601232823408
TIBBIT RYAN & MEGAN
6128 CANIS AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106607531823016
TSAY TUYET
6009 STAR GAZER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106603635523302
VIGIL PATRICIA T & LYNETTE R ROMERO
6104 CELESTIAL AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006652032811911
WEATHERLY THOMAS & EVELYN C
10715 SKY WATCHER ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106601830222438
WILLIIAMS MATTHEW
6124 STAR GAZER AVE NW
ALBUQUERQUE, NM 87114

Projec#1000788
LONGFORD HOMES
7007 JEFFERSON BLVD NE
ALBUQUERQUE, NM 87109

Projec#1000788
HEATHER NEIL
10523 TAURUS CT NW
ALBUQUERQUE, NM 87114

City of Albuquerque

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

Date: 1-13-~~08~~ 09

TO CONTACT NAME: Rick Beltran
COMPANY/AGENCY: Longford Homes
ADDRESS/ZIP: 7007 Jefferson, Suite A, NE 87109
PHONE/FAX #: 761-9911 761-9922

Thank you for your inquiry of 1-13-09 (date) requesting the names of **ALL Affecte**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Paradise Skies, Unit 849

zone map page(s) A-11.

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

Skies West

Neighborhood or Homeowner Association

Contacts: Not attached

Neighborhood or Homeowner Association

Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {X}

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

EXHIBIT A

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 27, 2008

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)

At the February 27, 2008 Development Review Board meeting, an extension of the subdivision improvement agreement (SIA) was approved which was granted through February 13, 2009.

If you wish to appeal this decision, you must do so by March 13, 2008 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: Bohannan Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109
Cc: Longford at Paradise Skies, LP – 7007 Jefferson NE – Albuquerque, NM 87109

SKIES WEST N.A. (SKW) "R"
***Tom Skopayko**
2105 Aztec Rd. NE/87107 681-1085 (c)
Heather Neil
10523 Taurus Ct. NW/87114 792-9227 (h)

Council District: 5
County District: 1
Police Beat: 613/NW
Zone Map #: A-10-11

LONGFORD
HOMES

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

January 15, 2009

Mr. Tom Skopayko
2105 Aztec Rd. NW
Albuquerque, New Mexico, 87107

Re: Extension of Subdivision Improvements Agreements
Paradise Skies Units 8 and 9

Dear Mr. Skopayko:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the SKIES WEST N.A. (SKW) "R".

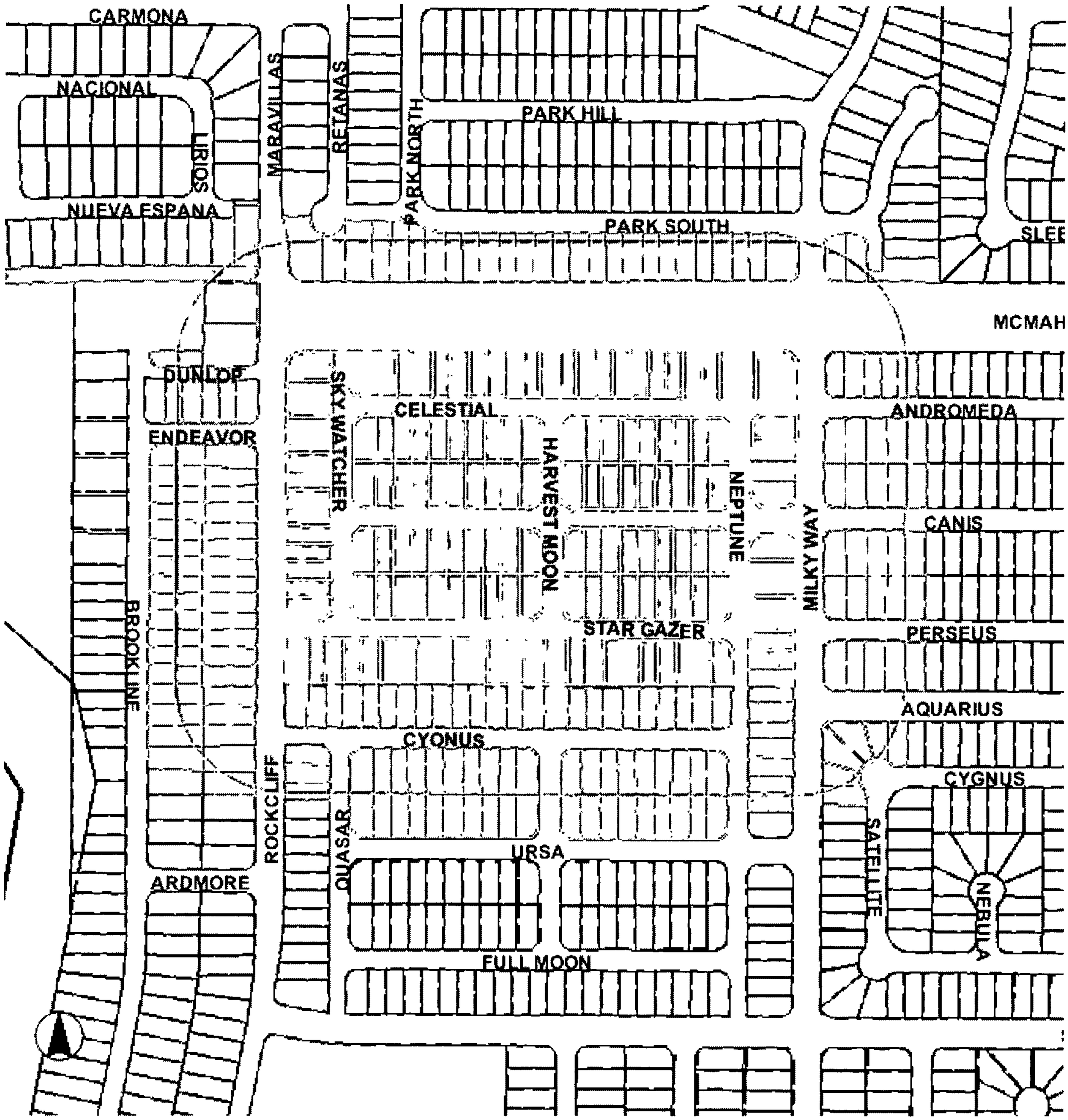
This letter notifies you, as an agent of SKIES WEST N.A that Longford Homes is seeking approval of a 1-year extension of the Subdivision Improvements Agreement (SIA) from the City of Albuquerque Development Review Board. The request is for 2 projects, Paradise Skies Unit 8 subdivision and Paradise Skies Unit 9 subdivision. Extension of the SIA is being requested for the required McMahon Blvd. improvements.

Enclosed is a copy of the zone atlas page showing Paradise Skies Unit 8 and Paradise Skies Unit 9, as submitted to the DRB. Please call me at 761-9911 if you have any questions or need information as to the date, time and location of the DRB public hearing.

Sincerely,

Rick Beltramo
Longford Homes

Attachments

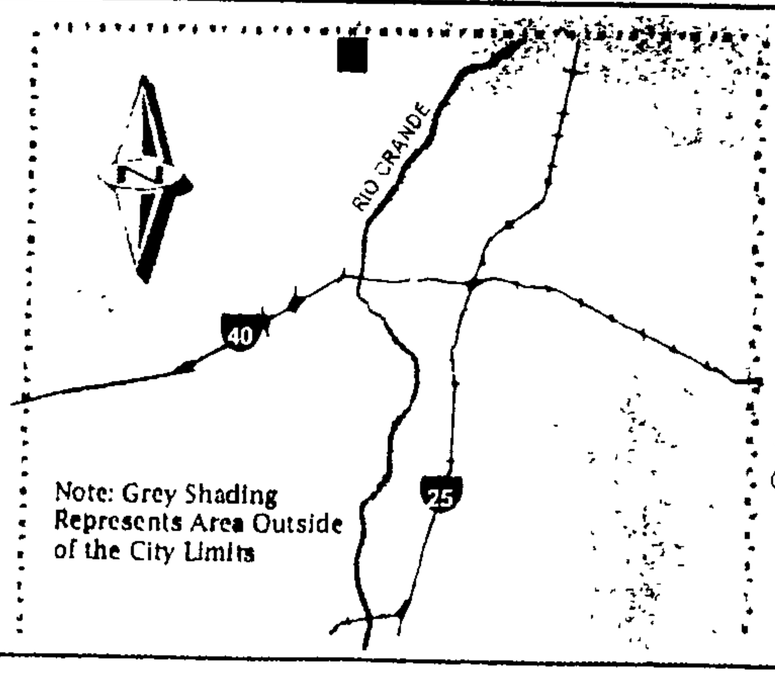

CARMONA
NACIONAL
LIRIOS
NUEVA ESPANA
MARAVILLAS
RETANAS
PARK NORTH
PARK HILL
PARK SOUTH
MCMAH
DUNLOP
ENDEAVOR
SKY WATCHER
CELESTIAL
HARVEST MOON
NEPTUNE
MILKY WAY
ANDROMEDA
CANIS
STAR GAZER
PERSEUS
BROOKLINE
AQUARIUS
CYONUS
CYGNUS
ROCKCLIFF
QUASAR
URSA
SATELLITE
NEBULA
ARDMORE
FULL MOON

Site

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

AGIS
Albuquerque Geographic Information System

Map amended through 1/4/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

A-11-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

LONGFORD
HOMES

January 16, 2009

Mr. Jack Cloud
Development Review Board
City Of Albuquerque
PO Box 1293
Albuquerque, New Mexico, 87103
[Hand Delivered]

Re: Extension of Subdivision Improvements Agreements
Paradise Skies Units 8 and 9, DRB#100788-06DRB-00482

Dear Mr. Cloud:

Submitted for Development Review Board (DRB) review and approval is this request for extension of the Subdivision Improvements Agreement (SIA) for Paradise Skies, Units 8 and 9. Longford Homes respectfully requests a 1-Year extension to the existing SIA.

Enclosed is the following:

- Application to DRB
- Reduced copy of recorded plats
- Zone Atlas sheet showing project area
- Letter briefly describing application/request (this letter)
- Official Notices from the Development Review Board
- Approved Infrastructure List
- Original SIA and previous extensions
- Neighborhood Notification
- Fee in the amount of $145.00

The required improvements for McMahon Blvd. will not be completed and accepted by the City prior to the construction completion date. A 1-Year extension to the SIA is requested to allow more time to construct the project.

Sincerely,

Rick Beltramo
Longford Homes

Attachments

7007 Jefferson Street NE, Suite A ♦ Albuquerque, NM 87109 ♦ t 505.761.9911 ♦ f 505.761.9922
www.LongfordHomes.com

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 11, 2009

Project# 1007263
09DRB-70012 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70013 SIDEWALK WAIVER
09DRB-70014 MINOR - TEMPORARY DEFERRAL SIDEWALK CONSTRUCT

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY NASER ALIKHANI request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE- 21ST INSTALLMENT** zoned R-1, located in the northeast comrero of WARM SANDS DR SE north of STAGECOACH RD SE AND HIDEWAY LN SE containing approximately 7.2734 acre(s). (M-23)

AMAFCA
No comment.

COG
No comment.

TRANSIT
Adjacent and nearby routes Route #1, Juan Tabo route makes loop beginning at Four hills ccessing Stagecoach, Maverick and Warm Sands and finally exiting Four Hills in the north. The loop is approximately 900 feet west the proposed site.
Adjacent bus stops None. The nearest Bus stop is 900' west of the property on Maverick.
Site plan requirements None.
Large site TDM suggestions None.
Other information None.

ZONING ENFORCEMENT
No comment

NEIGHBORHOOD COORDINATION
Letters sent to: Four Hills Village HOA (R), Four Hills Village NA (R), Winterwood Park HOA (R)

APS
Four Hills Village 21st Installment, Tract A-1, is located on the northeast corner of Warm Sands Dr SE north of Stagecoach Rd SE and Hideaway Ln SE. The owner of the above property requests approval of a Preliminary Plat for a development that will consist of 12 single family homes. This will impact Apache Elementary School, Grant Middle School, and Manzano High School. Apache Elementary School and Manzano High School have excess capacity, Grant Middle School is exceeding capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
214	Apache	406	426	20
413	Grant	820	797	-23
530	Manzano	2,038	2,150	112

Residential Units: 12
Est. Elementary School Students: 4
Est. Middle School Students: 2
Est. High School Students: 2
Est. Total # of Students from Project: 8
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

On, January 15, 2009 Khani Company , entered into a Pre-Development Facilities Fee Agree with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance o and existing schools within the APS district.

POLICE DEPARTMENT
No comment

FIRE DEPARTMENT
No comment

PNM ELECTRIC & GAS
No comment

COMCAST
No comment

QWEST
Informational comments in planning file

ENVIRONMENTAL HEALTH
No comments

M.R.G.C.D
No Adverse Comments.

OPEN SPACE DIVISION

- Although the drainage plan looks adequate as submitted in the preliminary plat, no drainage flows shall enter the Manzano Major Public Open Space property to the east of the site.
  No private gate(s) shall be constructed for private access onto the Manzano Major Public Open Space property from back, side, or front yards. This shall be enforced by an HOA, if available.

CITY ENGINEER

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required.

TRANSPORTATION DEVELOPMENT

As a 12-lot subdivision, the criteria for a sidewalk waiver are not met (see the *Developmental Process Manual*, Chapter 23, Section 5, Part A.2.c(3), which states "Sidewalks may be waived for cul-de-sacs with a maximum of 5 lots and a maximum length of 200 feet."). Additional discussion / justification is needed.

Clarify maintenance and beneficiary information for the20 foot access easement shown along lots 1 and 2. Is this access easement meant to provide access for the pond as well?

Call out all radii.

Clarify existing conditions along Hideaway Place.

PARKS AND RECREATION

No objection to platting action.

Defer to transportation regarding sidewalk issues.

ABCWUA

1. GIS mapping shows existing 8E pressure water line continuing beyond Hideaway Lane across Lot 12. Any line extending beyond proposed cul-de-sac must be removed. I believe there are existing easements for this old line that are not shown.
2. A private sanitary sewer service line easement to serve Lot 12 must be entirely on one lot, not centered on a property line.
3. No objection to Sidewalk Waiver or Deferral.

PLANNING DEPARTMENT

The topography of this site raises significant questions regarding Land Suitability – Section 14-14-2-3 of the Subdivision Ordinance. Refer to lot sizes off of Hideaway Lane for appropriate development of R-1 zoned land with extreme topography. A detailed grading plan (with specific building envelopes/ pads/ drives) is needed.

Proposed lots need to be dimensioned, with gross and net lot areas noted. Proposed property lines need to be clearly delineated with distinctive line weight or type. Setback lines need to be identified and corrected (10' and 5' for north/ south lots 1/ 2 and 7/ 8), or they could be eliminated from Preliminary Plat drawing.

Proposed Lot 2 does not meet minimum lot width requirements as a flag lot; access would need to be provided as an easement over Lot 1.

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

Cc:

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

12.	**Project#:1007263** 08DRB-70474 SKETCH PLAT REVIEW AND COMMENT	KHANI COMPANY request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE** zoned R-1, located on HIDEAWAY LN SE AND WARM SANDS DR SE AND OPEN SPACE containing approximately 7.2734 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for:

August 6, 2008
August 13, 2008
August 20, 2008
August 27, 2008

Other Matters: None

ADJOURNED: 10:15

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
November 12, 2008
DRB Comments

ITEM # 12

PROJECT # 1007263 APPLICATION # 08-70474

RE: Lot A-1, Four Hills Village

The topographic information provided raises significant questions regarding Land Suitability – Section 14-14-2-3 of the Subdivision Ordinance. Refer to comments from Hydrology, but it appears a very detailed grading plan (with building envelopes/ pads) will be needed - minimal disturbance would be appropriate. Refer to lot sizes off of Hideaway Lane (1+ acre) for appropriate development of R-1 zoned land with extreme topography. Consideration should be given for a 8 or fewer lots accessing from Warm Sands, which allow for a 34 foot private easement (22 foot wide pavement) and a single sidewalk if lots are arranged on one side (north) of the easement.

Proposed Lot 2 does not meet the minimum lot width requirements (by virtue of being a 'flag' lot); the flag 'pole' would need to be an easement over the proposed front Lot 1.

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

withdrawn

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007263 AGENDA ITEM NO: 6

SUBJECT:

VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

How will access be provided to the property to the north? Additional information must be provided prior to approval.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: SEPTEMBER 24, 2008

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, September 17, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1007263
08DRB-70370 VACATION OF PUBLIC EASEMENT FOR RIGHT OF WAY

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY - NASER ALKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE** zoned R-1, located in the northeast corner of WARM SANDS DR SE north of STAGECOACH RD SE AND HIDEAWAY LN SE containing approximately 7.2734 acre(s). (M-23)

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, SEPTEMBER 1, 2008.

CITY OF ALBUQUERQUE

Planning Department

DRB

OR CURRENT RESIDENT
102305625401330346
VANBENTHUYSEN CHRISTOPHER J
13812 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

RETURN TO SENDER
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.42⁰
0004261639 AUG 29 2008
MAILED FROM ZIP CODE 87102

871 CE N C 70 09/04/08
EXCEPTIONAL ADDRESS FORMAT:
MAIL PIECE TO BE DELIVERED UTF
AS ADDRESSED UNLESS SPECIFIC
REASON FOR NON-DELIVERY EXISTS.

CARRIER: REMOVE LABEL BEFORE DELIVERY

87123[illegible]

Def to 9/24

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007263 AGENDA ITEM NO: 3

SUBJECT:

VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

How will access be provided to the property to the north? Additional information must be provided prior to approval.

RESOLUTION:

9-24-2008

APPROVED __; DENIED __; DEFERRED _X_; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: SEPTEMBER 17, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1007263 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation of Public Easement

ENGINEERING COMMENTS:

Hydrology has no objection to the vacation request.

RESOLUTION:

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: **DATE**: 9-17-08

Curtis Cherne
City Engineer Designee
924-3695

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

3. **Project#-1007263**
08DRB-70370 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY - NASER ALKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE,** zoned R-1, located in the northeast corner of WARM SANDS DR SE north of STAGECOACH RD SE AND HIDEAWAY LN SE containing approximately 7.2734 acre(s). (M-23) **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

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

4. **Project# 1003658**
08DRB-70392 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70394 EPC APPROVED SDP FOR SUBDIVISION
08DRB-70395 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for CRT PARTNERS - SOUTHERN ARIZONA FRANCHISE request(s) the above action(s) for all or a portion of Tract(s) D-4-G, **SEVEN BAR RANCH** zoned SU-1 IP, located on NM 528 BETWEEN ELLISON DR NW AND CORRALAS RD NW containing approximately 9.3 acre(s). (A-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNER APPROVAL, WHEELCHAIR RAMP INDICATION AND TO LABEL COMPACT SPACES, AND FOR 3 COPIES OF THE APPROVED SITE PLAN. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNER APPROVAL AND FOR 3 COPIES OF THE APPROVED SITE PLAN. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE, EASEMENTS AND AGIS DXF FILE.**

5. **Project# 1005542**
08DRB-70396 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for FOREST CITY COVINGTON NE INC request(s) the above action(s) for all or a portion of Tract(s) L-1, **MESA DEL SOL INNOVATION PARK II** located on SOLAR MESA AVE SE BETWEEN WATSON DR SE AND SAGAN AVE SE containing approximately 1.8 acre(s). (R-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR EPC CONDITION # 5 TO BE MET AND TO PLANNING FOR CASE PLANNER APPROVAL, BUMPERS OR WIDEN SIDEWALK TO 8 FEET ON THE NORTHWEST CORNER AND 24FT ENTRANCE.**

4.	**Project# 1001306** 08DRB-70326 VACATION OF PUBLIC EASEMENT	SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE,** zoned SU-1 FOR C-1, located on UNIVERSE BLVD NW BETWEEN AVENIDA SEVILLE AND IRVING BLVD NW containing approximately 9.1925 acre(s). (A-10){*deferred from 8/13/08, 8/27/08, 9/10/08]* **DEFERRED TO 10/8/08 AT THE AGENT'S REQUEST.**
5.	**Project # 1005070** 06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL 06DRB-01156 MINOR-SIDEWALK WAIVER 06DRB-01155 MINOR-TEMP DEFER SDWK	SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08 , 4/16/08, 5/14/08, 7/16/08, 7/23/08].* **DEFERRED TO 3/5/09 AT THE AGENTS REQUEST.**
6.	**Project# 1007263** 08DRB-70370 VACATION OF PUBLIC EASEMENT	BOHANNAN HUSTON INC agent(s) for KHANI COMPANY - NASER ALKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE** zoned R-1, located in the northeast corner of WARM SANDS DR SE north of STAGECOACH RD SE AND HIDEAWAY LN SE containing approximately 7.2734 acre(s). (M-23) *[Deferred from 9/17/08]***WITHDRAWN AT THE AGENT'S REQUEST.**
7.	**Project# 1006516** 07DRB-70030 BULK LAND VARIANCE 07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70032 MINOR - TEMP DEFR SWDK CONST 07DRB-70033 SIDEWALK WAIVER 07DRB-70034 VACATION OF PUBLIC EASEMENT 07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/16/08, 8/6/08, 8/20/08, 9/3/08]* **DEFERRED TO 11/5/08 AT THE AGENT'S REQUEST.**

TRANSMISSION VERIFICATION REPORT

TIME : 09/18/2008 10:36
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE,TIME	09/18 10:34
FAX NO./NAME	93236864
DURATION	00:01:56
PAGE(S)	03
RESULT	OK
MODE	STANDARD

FAX TRANSMISSION

PLANNING DEPARTMENT
DEVELOPMENT & BUILDING SERVICES

Plaza del Sol Building, 600 Second Street N.W., Albuquerque, New Mexico 87102
2nd Floor West - Front Counter ~ Phone: 924-3895 ~ Fax: 924-3864

To: GENIVA **From:** SANDY

Fax: 323-6864 **Pages:** 3

Phone: 323-6868 **Date:** 09/18/08

Re: 1007263 VACATION **CC:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 16, 2008

Project# 1007263
08DRB-70370 VACATION OF PUBLIC EASEMENT FOR RIGHT OF WAY
BOHANNAN HUSTON INC agent(s) for KHANI COMPANY - NASER ALKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE** zoned R-1, located in the northeast corner of WARM SANDS DR SE north of STAGECOACH RD SE AND HIDEAWAY LN SE containing approximately 7.2734 acre(s). (M-23)

AMAFCA
No comment.

COG
No comments provided.

TRANSIT
No comments provided.

ZONING ENFORCEMENT
No comments provided.

NEIGHBORHOOD COORDINATION
Letters sent to: Four Hills Village HOA (R)
Four Hills Village NA (R)
Winterwood Park HOA

APS
Four Hills Village, Lot A-1 is located in the northeast corner of Warm Sands Dr SE, north of Stagecoach Rd SE, and Hideaway Lon SE. The owner of the above property requests a vacation of public access easement for a development that will consist of 14 single family homes. This will impact Apache Elementary School, Grant Middle School, and Manzano High School. Apache Elementary and Manzano High Schools have excess capacity, and Grant Middle School is exceeding capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
214	Apache	406	426	20
413	Grant	820	797	-23
530	Manzano	2,038	2,150	112

Residential Units: 14
Est. Elementary School Students: 4
Est. Middle School Students: 2
Est. High School Students: 2
Est. Total # of Students from Project: 8
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions

- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities

- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

No comments provided.

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 regarding the vacation of public easement for right-of-way for this case at this time. However, because this property abuts the western edge of the Manzano Major Public Open Space property, street right-of-ways should be restricted near or into the Major Public Open Space if any future development of this parcel is intended. Pedestrian only access may be suitable into the Open Space if future development is to occur on this property.

CITY ENGINEER

Hydrology has no objection to the vacation request.

TRANSPORTATION DEVELOPMENT

How will access be provided to the property to the north? Additional information must be provided prior to approval.

PARKS AND RECREATION

ABCWUA

No objection to Vacation request.

PLANNING DEPARTMENT

Concurrance from the beneficiaries of the easement needs to be demonstrated. Refer to any public hearing comments and comments from Transportation Development regarding proposed vacation; alternative access should be demonstrated prior to action by the DRB.

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

Cc: Bohannan Huston, Inc. – 7500 Jefferson Street NE – Albuquerque, NM 87109

Cc: Khani Company / Naser Alikhani – 102 Highway 66 East – Albuquerque, NM 87123

100,263

Cloud, Jack W.

From: Mike [mike@knight.cnc.net]
Sent: Tuesday, September 16, 2008 3:38 PM
To: Cloud, Jack W.
Cc: morijafari@aol.com
Subject: Vacation of Easement Action

Dear Mr. Cloud, I have reviewed the plans that Paul Wymer sent me regarding the easement being vacated. At present I see no good that this does for my property other than cuts off my good access to the southside of said tract. I am not in favor of the easement being vacated.

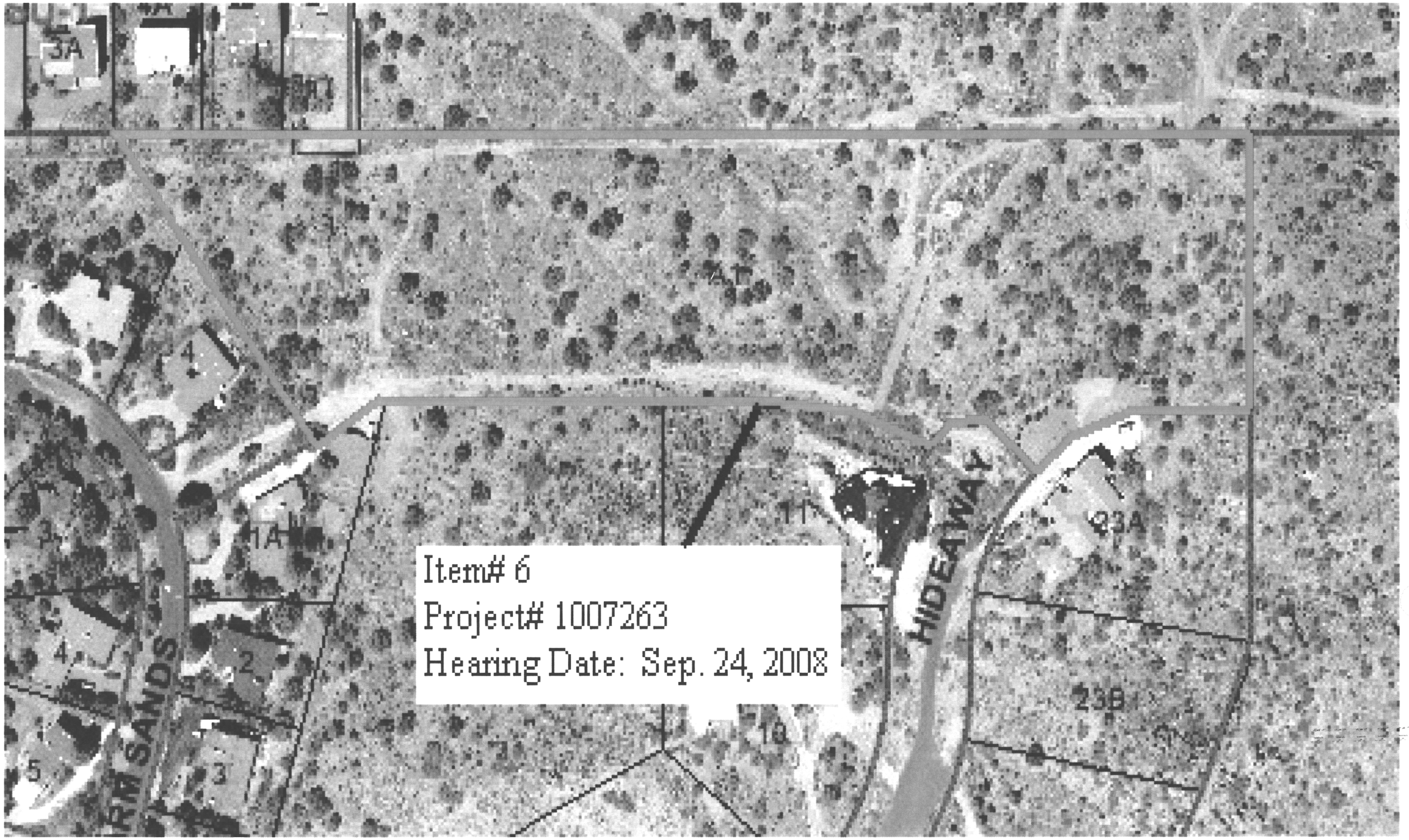
Mike Knight
West Tijeras Canyon LLC

Cloud, Jack W.

From: Mike [mike@knight.cnc.net]
Sent: Tuesday, September 16, 2008 3:38 PM
To: Cloud, Jack W.
Cc: morijafari@aol.com
Subject: Vacation of Easement Action

Dear Mr. Cloud, I have reviewed the plans that Paul Wymer sent me regarding the easement being vacated. At present I see no good that this does for my property other than cuts off my good access to the southside of said tract. I am not in favor of the easement being vacated.

Mike Knight
West Tijeras Canyon LLC



Item# 6
Project# 1007263
Hearing Date: Sep. 24, 2008

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007263 **AGENDA#** 6 **DATE:** 9/24/08

1. **Name:** Charles Messy **Address:** 1206 Hideaway Ln, SE **Zip:** 87123
2. **Name:** Jian Zhu **Address:** 1205 Hideaway Ln **Zip:** 87123
3. **Name:** Ed BARSIS **Address:** 1530 Catron **Zip:** 87123
4. **Name:** BRUNO MOROSIN **Address:** 1210 Hideaway Ln SE **Zip:** 87123
5. **Name:** Geneiva Meeker **Address:** 1423 Wagon Trail **Zip:** 87123
6. **Name:** Diane Bode **Address:** 1100 Warm Sands Dr SE **Zip:** 87123
7. **Name:** Victor Valdez **Address:** 13735 Winterwood Way SE **Zip:** 87123
8. **Name:** Mori Jafari **Address:** 13819 Winterwood way SE **Zip:** 87123
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:** _____

Mr. Jack Cloud, Planning Manager
Chair, Development Review Board
Planning Department
Development and Building Services Division
600 2nd Street, NW
Albuquerque, NM 87102

16 September 2008

Dear Mr. Cloud:

It has recently come to our attention that the owner of Lot A-1, Four Hills Village, plans to develop this property and construct several single family dwellings and/or sell lots for such construction. An aspect of this plan is to vacate the access road running east from Warm Sands, an action that would cause a variety of traffic (walking, ATV, bicycle) to use Winterwood Way to access the open land east of us.

An additional concern is that the owner intends to apportion the property into lots creating a density of 3.47 homes per acre, as opposed to the Winterwood Park density of one home per acre. Construction of this density would significantly decrease our property values.

We strongly oppose these plans and hope we may count on you to take appropriate action to curtail or deny them. We will look forward to hearing from you regarding this subject.

Sincerely,

Colonel and Mrs. Lowell P. Little, Jr.
13727 Winterwood Way, SE
Albuquerque, NM 87123-4344
(505) 299-5992

Col. Lowell P. Little, Jr.
13727 Winterwood Way SE
Albuquerque, NM 87123

ALBUQUERQUE NM 871

16 SEP 2008 PM 3-L

Mr. Jack Cloud, Planning Manager
Chair, Development Review Board
Planning Department
Development and Building Services Division
600 2nd Street, NW
Albuquerque, NM 87102

87102+2265

CHRIS VANBENTHUYSEN

13812 Winterwood Way SE
Albuquerque, NM 87123
nmboyz@hotmail.com

September 11, 2008

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Project # 1007263 Four Hills Village

Dear Mr. Cloud,

It has been brought to my attention that the company of Bohannan Huston inc.agent for Khani Company - Naser Alikhani has submitted plans to develop fourteen housing lots directly behind my home in Winterwood Park in Four Hills. I however have a few concerns.

I have been working out of state since February 2008. Upon my return on September 5, 2008 my HOA brought this to my attention. I have yet to receive any notice of any kind about this, which I believe is a blatant disregard for our rights as homeowners. Letters were sent to homeowners who I believe it will not effect. I also believe that due to the fact I was not here, the company listed above was trying to push this through without any objections.

My home (lot 4b Winterwood park) currently has a natural drainage problem running through the back yard, down the side and out my driveway of my house. I am in a natural arroyo. I feel not enough research has been done on the homes below the proposed site. I believe this is going to worsen the drainage problem. Also the natural habitat of the arroyo will be effected greatly. I left the rear ¾ of my .67 acre property in a natural state in order to retain the natural wildlife in and along the arroyo.

Thank you for your time in this matter

Sincerely,

Christopher VanBenthuysen
Homeowner Winterwood Park

SENT
9-11-08
USPS
Cert. Mail

ALBUQUERQUE NM 871

11 SEP 2008 PM 3 L

ATTN:
Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second St N.W.
Albuquerque NM
87102

87102+2265 C025

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: September 17, 2008
Zone Atlas Page: M-23
Notification Radius: 100 Ft.

Project# 1007263
App# 08DRB-70370

Cross Reference and Location: HIDEAWAY LN AND WARM SANDS DR BETWEEN OPEN SPACE AND HIDEAWAY LN

Applicant: NASER ALIKHANI
KHANI COMPANY
102 HIGHWAY 66 EAST
ALBUQUERQUE, NM 87123

Agent: BOHANNAN HUSTON INC
7500 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: AUGUST 29, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z
____ Major Subdivision action		
__X__ Minor Subdivision action		
____ Vacation	V	
____ Variance (Non-Zoning)		

SITE DEVELOPMENT PLAN	P
____ for Subdivision Purposes	
____ for Building Permit	
____ Administrative Amendment (AA)	
____ IP Master Development Plan	D
____ Cert. of Appropriateness (LUCC)	L A

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 Appeal

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): Bohannan Huston, Inc. PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson Street NE FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ____

APPLICANT: Khani Company - Naser Alikhani PHONE: 299-1000

ADDRESS: 102 Highway 66 East FAX: ____

CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: ____

Proprietary interest in site: Owner **List all owners**: ____

DESCRIPTION OF REQUEST: Vacate Public Access Easement for Future Right-of-Way

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

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

Lot or Tract No. A-1 Block: ____ Unit: ____

Subdiv/Addn/TBKA: Four Hills Village

Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No ____

Zone Atlas page(s): M-23 UPC Code: 102305529851710436

CASE HISTORY:

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

1007263

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 14 Total area of site (acres): 7.2734

LOCATION PROPERTY BY STREETS: On or Near: Hideaway Lane and Warm Sands Drive

Between: Open Space and Hideaway Lane

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

SIGNATURE S. Salazar Cas for DATE 8/22//2008

(Print) Paul Wymer, AIA, AICP ___ Applicant _X_ Agent

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

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

Application case numbers	Action	S.F.	Fees
08DRB - - 70370	VPE		$ 45.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
- -			$
- -			$
			Total
Hearing date September 17, 2008			$ 140.00

8.22.08
Planner signature / date

Project # 1007263

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
— Sign Posting Agreement
— Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

So Salazar - Cons for
Applicant name (print)
Paul Wymer, AIA, AICP 8-22-08
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB - - 70370
- -
- -

8.22.08
Planner signature / date

Project # 1007263

Rec	UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLASS	TAXDIST	LEGALDESC	ACRES	OBJECTID
1	102305521451821113	DALE DICKY G & CRYSTAL D	1003 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	R	A1A	* 002 003FOUR HILLS VILLAGE ADDN	0.5735563 7	152602
2	102305522951821114	SCHWANTES WILLIAM C & DIANE E BURKE	1005 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	R	A1A	* 003 003FOUR HILLS VILLAGE ADDN	1.0157172 5	152603
3	102305524250921115	GRABEKLIS KAREN BLOMBERG	1007 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	R	A1A	* 004 003FOUR HILLS VILLAGE ADDN	0.4471324 5	152618
4	102305624401330347	CHAVES THOMAS P II & YVETTE M	13810 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	R	A1A	LT 4- A BLK 3 WINTERWOOD PARK LAND DIV LT S 3A, 4A & 4B BLK 3(BEING A REPL OF LTS 3 & 4 BLK 3) WINTERWOOD PARK CONT . 6050AC M/L	0.5714172 7	155250
5	102305625401330346	VANBENTHUYSEN CHRISTOPHER J	13812 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	R	A1A	LT 4- B BLK 3 WINTERWOOD PARK LAND DIV LT S 3A, 4A & 4B BLK 3(BEING A REPL OF LTS 3 & 4 BLK 3) WINTERWOOD PARK CONT . 6311AC M/L	0.5798309	155251
6	102305626201630353	ALIKHANI NASER & LINDA SUE	13816 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 2 WINTERWOOD II CONT 21,784 SQ FT M/L	0.4669760 3	155252
7	102305623401330351	SKREMETA DORELLA TRUSTEE OF LIVING TRUST	PO BOX 50786	ALBUQUERQUE	NM	87181	R	A1A	LT 3- A BLK 3 WINTERWOOD PARK LAND DIV LT S 3A, 4A & 4B BLK 3(BEING A REPL OF LTS 3 & 4 BLK 3) WINTERWOOD PARK CONT 24,864 SQ FT +- / .5708 AC +-	0.5415420 8	155253
8	102305525449421006	BODE JOHN R ETUX	1100 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	R	A1A	*1- A 4 FOUR HILLS VILLAGE 1ST INSTALLMENT CONT 0.6238 AC	0.5884659 1	158182
9	102305525148121005	ESRIG MARK & TERESE	1102 WARM SANDS DR SE	ALBUQUERQUE	NM	87104	R	A1A	* 002 004FOUR HILLS VILLAGE ADDN	0.3850386 8	159613
10	102305622701230348	HRNCIR STANLEY G III & SHAWN MARIE	13804 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	R	A1A	* 2 3 WINTERWOOD PARK A POR OF TOWN & COUNTRY VILLAGE CONT 0.85 AC M/L	0.8326983 5	159679
11	102305630415740170	WEST TIJERAS CANYON LTD CO	PO BOX 51177	ALBUQUERQUE	NM	87181	V	X1A	TRACT 5 RESEARCH PARK SURVEY SEC 26 T10N R4E CONT 63.092 AC	70.516185 36	160911
12	102305526526410425	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	PARCEL A OF PARCELS A, B, C, & D CITY OF ALBUQUERQUES REPL OF PORTIONS OF TR A & TR A- 1 OF THE LANDS OF FOUR HILLS VILLAGE & A PORT OF THE 11TH INSTALLMENT OF FOUR HILLS VILLAGE CO	130.90728179	170965
13	102305534949610319	MASSEY CHARLES D & GLORIA E	1206 HIDEAWAY LN SE	ALBUQUERQUE	NM	87123	R	A1A	LOT 23- A BLK 13 AMENDED PLAT OF LOTS 23-A & 23- B BLK 13FOUR HILLS VILLAGE 14TH INSTALLMENT CONT 1.2048 AC	1.1604699 1	177211
14	102305527648321012	BODE JOHN R & DIANE L	1100 WARM SANDS DR SE	ALBUQUERQUE	NM	87123	V	A1A	SEC 35 T10N R4E TRACT OF LAND IN NW, NW,NE CONT 3.956 AC	3.9208596 3	177212

15	102305530949721011	ZHU JIAN & NGOR LUK CHAN & KONG LING LAU & NGOR YAN CHAN	1205 HIDEAWAY LN NE	ALBUQUERQUE	NM	87123	R	A1A	*11 4 FOUR HILLS VILLAGE FOURTEENTH INSTALLMENT ADDN	1.2187266 4	17 72 13
16	102305529851710436	ALIKHANI NASER	13816 WINTER WOOD WAY SE	ALBUQUERQUE	NM	87123	V	A1A	POR OF TR A- 1 PLAT OF SURVEY OF LAND OF FOUR HILLS VILLAGE CONT 6.016 AC	6.8557202 1	18 24 43
17	102305532052210440	ALIKHANI NASER	13816 WINTERWOOD WAY SE	ALBUQUERQUE	NM	87123	V	A1A	SEC 35 T10N R4E TRACT OF LAND IN N1/2 NE1/4 NW1/4 NE1/4 CONT 0.3505 AC	0.2646575 5	18 24 44
18	102305534647410318	MUNOS FRANK RICHARD III	7315 CENTRAL NE	ALBUQUERQUE	NM	87108	V	A1A	LOT 23- B BLK 13 AMENDED PLAT OF LOTS 23-A & 23- B BLK 13FOUR HILLS VILLAGE 14TH INSTALLMENT CONT .9987 AC	0.8756033 4	18 40 08
19	102305530947721010	SMITH KATHY CLAWSON & MICHAEL T	13170 CENTRAL AVE SE B148	ALBUQUERQUE	NM	87123	R	A1A	*10 4 FOUR HILLS VILLAGE FOURTEENTH INSTALLMENT ADDN	1.1704294 4	18 40 15

OR CURRENT RESIDENT
102305532052210440
ALIKHANI NASER
13816 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305527648321012
BODE JOHN R & DIANE L
1100 WARM SANDS DR SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305624401330347
CHAVES THOMAS P II & YVETTE M
13810 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305521451821113
DALE DICKY G & CRYSTAL D
1003 WARM SANDS DR SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305525148121005
ESRIG MARK & TERESE
1102 WARM SANDS DR SE
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
102305524250921115
GRABEKLIS KAREN BLOMBERG
1007 WARM SANDS DR SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305622701230348
HRNCIR STANLEY G III & SHAWN MARIE
13804 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305534949610319
MASSEY CHARLES D & GLORIA E
1206 HIDEAWAY LN SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305534647410318
MUNOS FRANK RICHARD III
7315 CENTRAL NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
102305522951821114
SCHWANTES WILLIAM C & DIANE E BURKE
1005 WARM SANDS DR SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305623401330351
SKREMETA DORELLA TRUSTEE OF LIVING TRUST
PO BOX 50786
ALBUQUERQUE, NM 87181

OR CURRENT RESIDENT
102305530947721010
SMITH KATHY CLAWSON & MICHAEL T
13170 CENTRAL AVE SE B148
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305625401330346
VANBENTHUYSEN CHRISTOPHER J
13812 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
102305630415740170
WEST TIJERAS CANYON LTD CO
PO BOX 51177
ALBUQUERQUE, NM 87181

OR CURRENT RESIDENT
102305530949721011
ZHU JIAN & NGOR LUK CHAN & KONG LING LAU & NGOR YAN CHAN
1205 HIDEAWAY LN NE
ALBUQUERQUE, NM 87123

Project# 1007263
BOHANNAN HUSTON INC
7500 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

Project# 1007263
NASER ALIKHANI
KHANI COMPANY
102 HIGHWAY 666 EAST
ALBUQUERQUE, NM 87123

Project# 1007263
HERB WRIGHT
Four Hills Village HOA
712 STAGECOACH RD SE
ALBUQUERQUE, NM 87123

Project# 1007263
TIM GALLEGOS
Four Hills Village HOA
708 LAMP POST CIR SE
ALBUQIERQUE, NM 87123

Project# 1007263
EDWIN BARSIS
Four Hills NA
1538 CATRON AVE SE
ALBUQUERQUE, NM 87123

Project# 1007263
REBECCA ORING
Four Hills NA
1020 CUATRO CERROS SE
ALBUQUERQUE, NM 87123

Project# 1007263
VICTOR VALDEZ
Four Hills NA
13735 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

Project# 1007263
HOLLE BASKETT
Winterwood Park HOA
13803 WINTERWOOD WAY SE
ALBUQUERQUE, NM 87123

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

August 20, 2008

Sally Salazar-Cass
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988
E-mail: ssalazar-cass@bhinc.com

Dear Sally:

Thank you for your inquiry of **August 20, 2008** 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 **A-1, FOUR HILLS VILLAGE, LOCATED ON HIDEAWAY LANE SE AND WARM SANDS DRIVE SE, BETWEEN OPEN SPACE AND HIDEAWAY LANE SE** zone map **M-23**

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

FOUR HILLS VILLAGE H.O.A. (FHV) "R"
Herb Wright, 712 Stagecoach Rd. SE/87123 922-0976 (h)
Tim Gallegos, 708 Lamp Post Cir. SE/87123 797-8665 (h)

FOUR HILLS VILLAGE N.A. (FHN) "R"
Edwin Barsis, 1538 Catron Ave. SE/87123 293-5347 (h)
Rebecca Loring, 1020 Cuatro Cerros SE/87123 271-2498 (h)

WINTERWOOD PARK H.O.A. (WWP) "R"
Victor Valdez, 13735 Winterwood Way SE/87123 263-2920 (c)
Holle Baskett, 13803 Winterwood Way SE/87123 292-4269 (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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(12/06/07)

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

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

Cell Tower & Type: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

Private Development [X] *(i.e., EPC, DRB, LUCC, Liquor Submittal)*

City Project [ ]

CONTACT NAME: _Sally Salazar-Cass

COMPANY NAME: __Bohannan Huston Inc.

ADDRESS/ZIP: __Albuquerque, NM 87109

PHONE: _798-7965_or 823-1000_ FAX: __798-7988_____

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

_____ A-1, Four Hills Village_____

_____

LEGAL DESCRIPTION

LOCATED ON ___Hideaway Lane & Warm Sands Drive_____
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN _____ Open Space _____AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

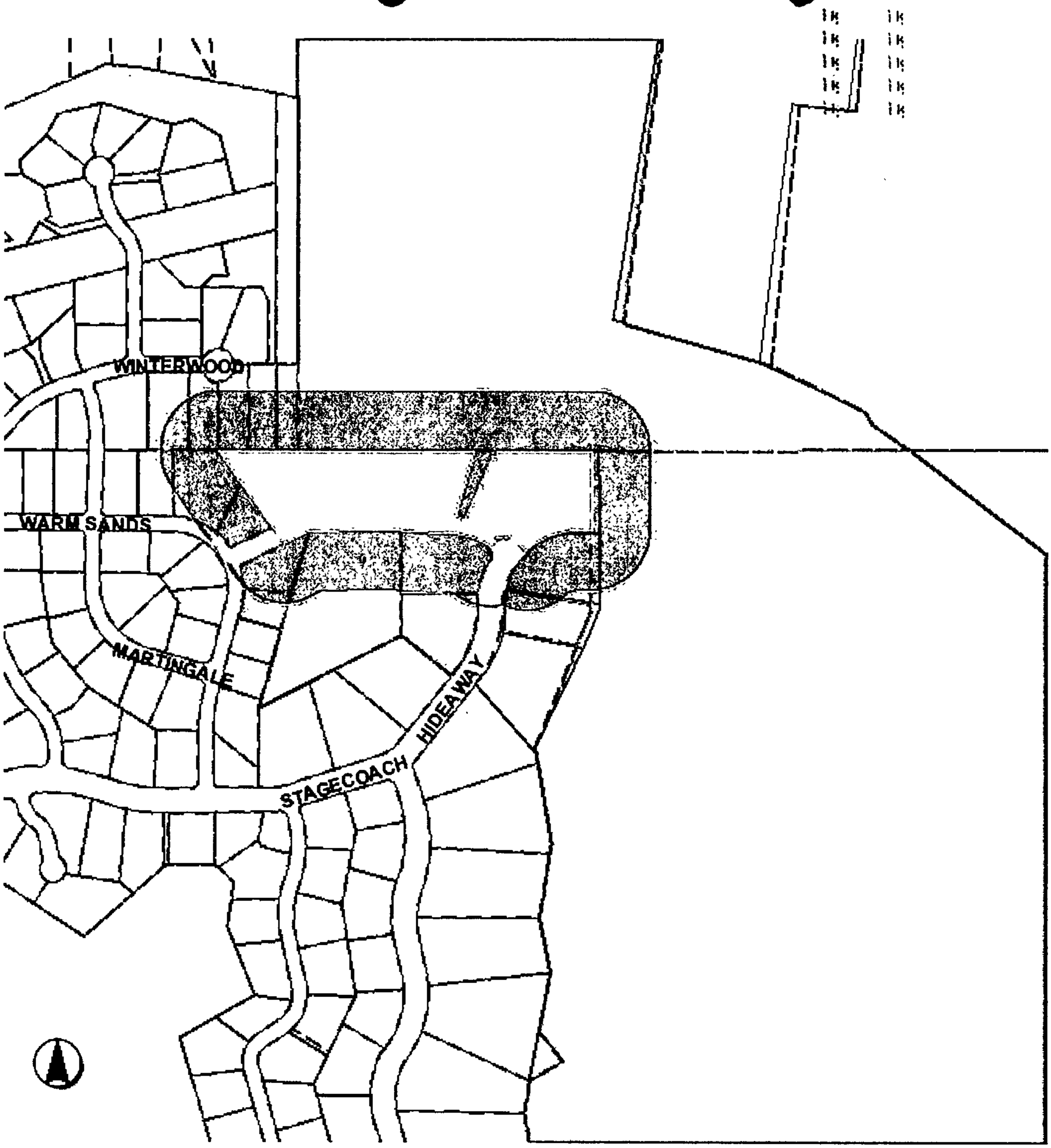
_____Hideaway Lane _____
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (___M-23_____).

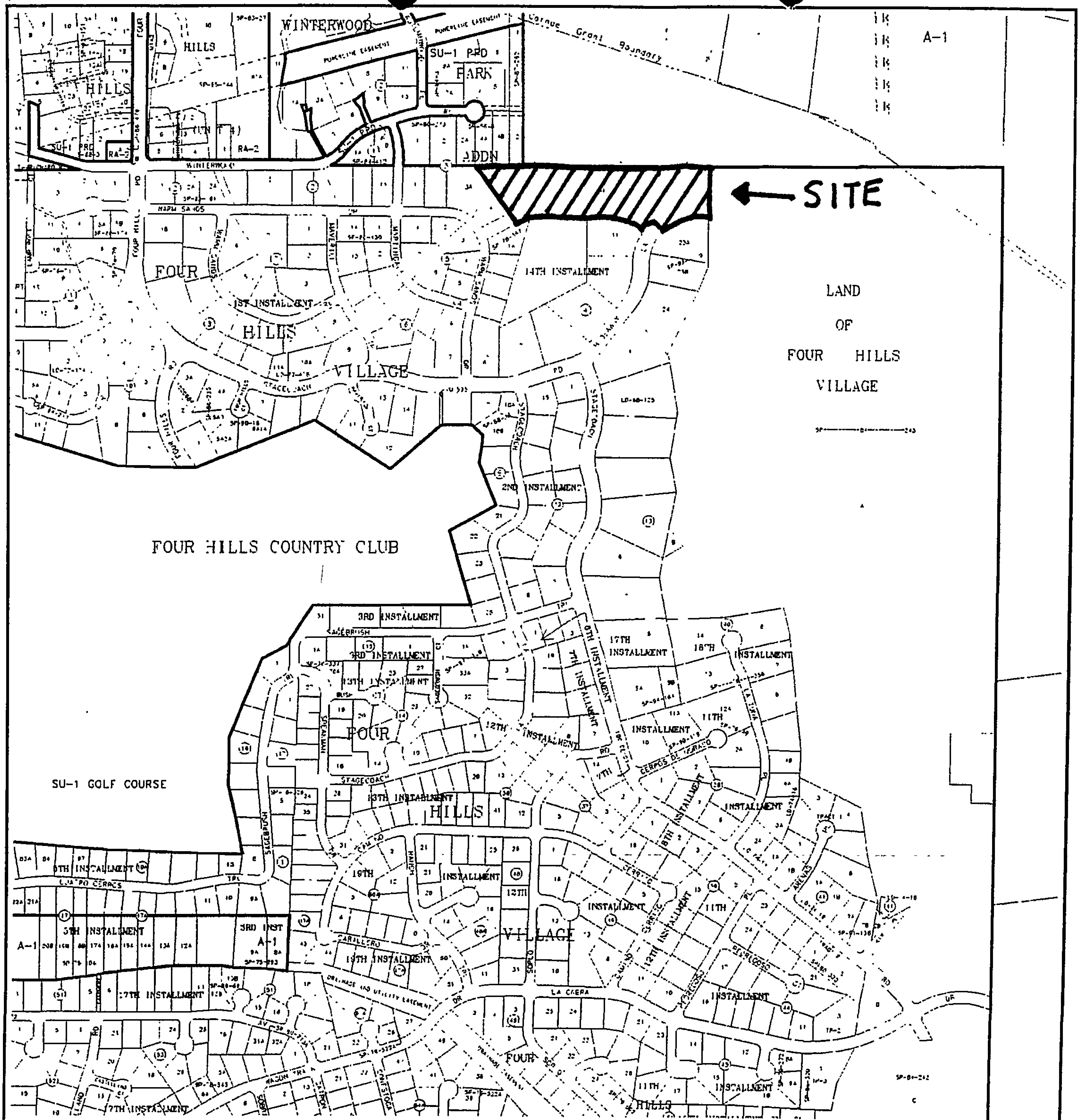
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

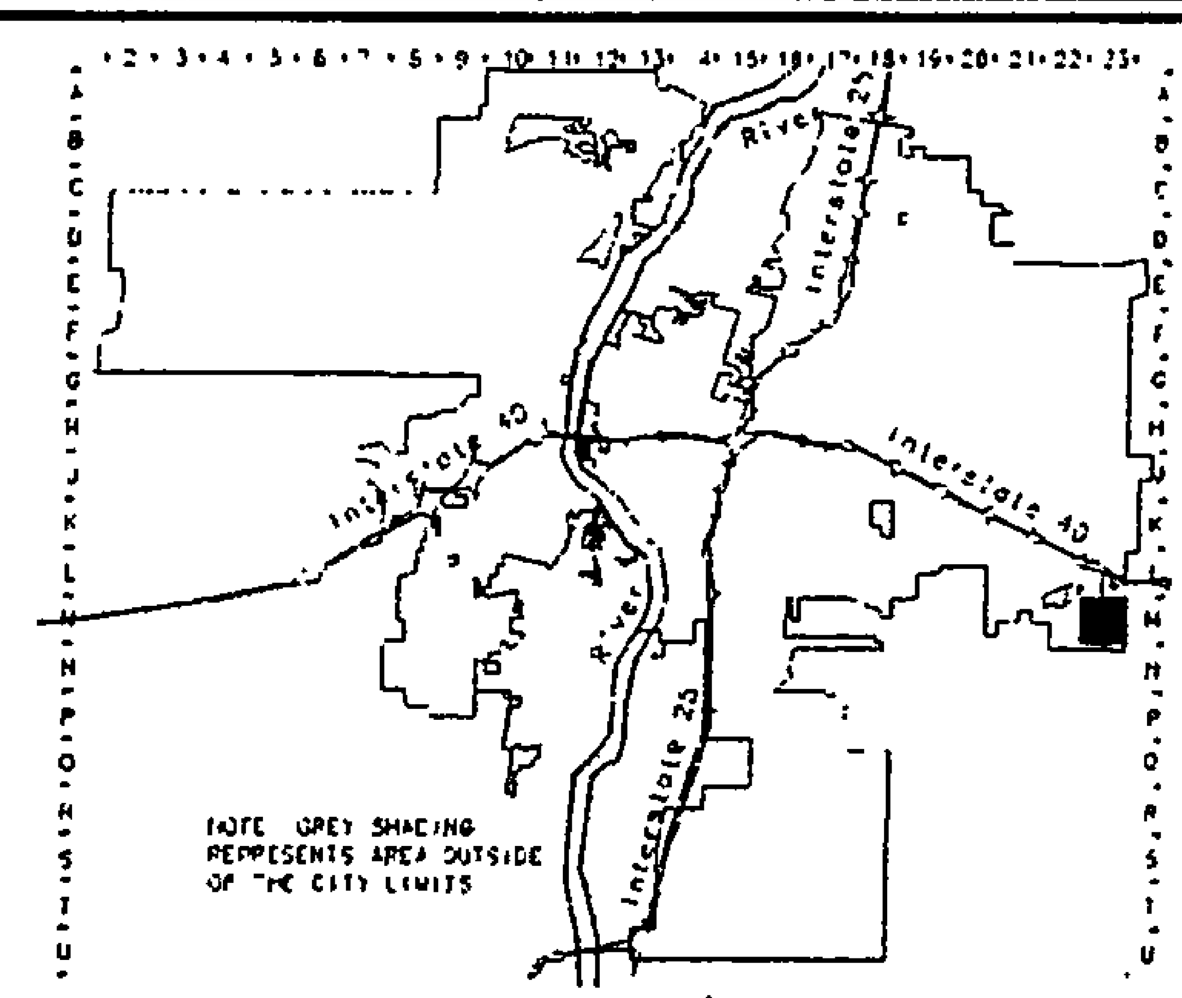
(Zone Map MUST be provided with request)

developinquirysheet (12/03/07)


WINTERWOOD
WARM SANDS
MARTINGALE
STAGECOACH
HIDEAWAY

080340





City of Albuquerque, New Mexico 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT
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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 22, 2008

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Vacation of Easement for Future ROW
Tract A-1, Four Hills Village, Case # 1006201

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) vacation of public easement review and approval are copies of the following information:

- Development Review Application
- Document which created the easement – 24 copies
- Exhibit drawing showing the easement to be vacated – 24 copies
- Zone Atlas Map M-23
- DRB fee

This request to vacate a public access easement is being presented to the Development Review Board for the purpose of obtaining approval. The site is located in Four Hills Village and can be accessed off of Warm Sands Drive and Hideaway Lane. Site is zoned R-1. The subject easement was granted in April 1978. New Right-of-Way (ROW) will be granted by future plat.

Please review the enclosed submittal and let me know if additional information is necessary. Please schedule this request to be heard on ~~August~~ September 17, 2008.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/ssc
Enclosures
Cc: Naser Alikhani # 080340

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Bohannan ▲ Huston INC

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Herb Wright
Four Hills Village Homeowners Association
712 Stagecoach Road SE
Albuquerque NM 87123

Dear Mr. Wright:

On or about August 22, 2008 you were notified of a vacation request for a public access easement located on property owned by Naser Alikhani. The original hearing date for this request was September 17, 2008. Bohannan Huston, Inc., acting as agents for Mr. Alikhani, has requested a one-week deferral of this request to September 24, 2008. The purpose of this deferral is to allow more time to provide you and any other interested party with additional information about the request.

We will be available to meet on Thursday, September 18, 2008 at 5:30 pm to discuss this request in more detail. The meeting location will be at Bohannan Huston, Inc., 7500 Jefferson Street NE, in Albuquerque. Directions to the meeting location are as follows:

1. North on I-25 to the San Antonio/Ellison exit.
2. West on San Antonio/Ellison to Jefferson (2nd traffic signal).
3. North on Jefferson to Masthead (1st traffic signal).
4. East on Masthead to parking lot, on left.
5. The office is located on the northeast corner of Masthead and Jefferson.
6. Check in at the 2-story red brick building.

If you are unable to attend the meeting, feel free to send an alternate to ask questions and obtain information. You can also call me to discuss this request in more detail at 505-823-1000.

Sincerely,

Paul M. Wymer, AIA
Project Manager
Community Development and Planning

PMW/am

cc: Naser Alikhani, Khani Company
Jack Cloud, City of Albuquerque

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Tim Gallegos
Four Hills Village Homeowners Association
708 Lamp Post Circle SE
Albuquerque NM 87123

Dear Mr. Gallegos:

On or about August 22, 2008 you were notified of a vacation request for a public access easement located on property owned by Naser Alikhani. The original hearing date for this request was September 17, 2008. Bohannan Huston, Inc., acting as agents for Mr. Alikhani, has requested a one-week deferral of this request to September 24, 2008. The purpose of this deferral is to allow more time to provide you and any other interested party with additional information about the request.

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If you are unable to attend the meeting, feel free to send an alternate to ask questions and obtain information. You can also call me to discuss this request in more detail at 505-823-1000.

Sincerely,

Paul M. Wymer, AIA
Project Manager
Community Development and Planning

PMW/am

cc: Naser Alikhani, Khani Company
Jack Cloud, City of Albuquerque

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Edwin Barsis
Four Hills Village Neighborhood Association
1538 Catron Avenue SE
Albuquerque NM 87123

Dear Mr. Barsis:

On or about August 22, 2008 you were notified of a vacation request for a public access easement located on property owned by Naser Alikhani. The original hearing date for this request was September 17, 2008. Bohannan Huston, Inc., acting as agents for Mr. Alikhani, has requested a one-week deferral of this request to September 24, 2008. The purpose of this deferral is to allow more time to provide you and any other interested party with additional information about the request.

We will be available to meet on Thursday, September 18, 2008 at 5:30 pm to discuss this request in more detail. The meeting location will be at Bohannan Huston, Inc., 7500 Jefferson Street NE, in Albuquerque. Directions to the meeting location are as follows:

1. North on I-25 to the San Antonio/Ellison exit.
2. West on San Antonio/Ellison to Jefferson (2nd traffic signal).
3. North on Jefferson to Masthead (1st traffic signal).
4. East on Masthead to parking lot, on left.
5. The office is located on the northeast corner of Masthead and Jefferson.
6. Check in at the 2-story red brick building.

If you are unable to attend the meeting, feel free to send an alternate to ask questions and obtain information. You can also call me to discuss this request in more detail at 505-823-1000.

Sincerely,

Paul M. Wymer, AIA
Project Manager
Community Development and Planning

PMW/am

cc: Naser Alikhani, Khani Company
Jack Cloud, City of Albuquerque

Bohannan ▲ Huston INC

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Rebecca Loring
Four Hills Village Neighborhood Association
1020 Cuatro Cerros SE
Albuquerque NM 87123

Dear Ms. Loring:

On or about August 22, 2008 you were notified of a vacation request for a public access easement located on property owned by Naser Alikhani. The original hearing date for this request was September 17, 2008. Bohannan Huston, Inc., acting as agents for Mr. Alikhani, has requested a one-week deferral of this request to September 24, 2008. The purpose of this deferral is to allow more time to provide you and any other interested party with additional information about the request.

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5. The office is located on the northeast corner of Masthead and Jefferson.
6. Check in at the 2-story red brick building.

If you are unable to attend the meeting, feel free to send an alternate to ask questions and obtain information. You can also call me to discuss this request in more detail at 505-823-1000.

Sincerely,

Paul M. Wymer, AIA
Project Manager
Community Development and Planning

PMW/am

cc: Naser Alikhani, Khani Company
Jack Cloud, City of Albuquerque

Bohannan ▲ Huston INC.

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7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Victor Valdez
Winterwood Park Homeowners Association
13735 Winterwood Way SE
Albuquerque NM 87123

Dear Mr. Valdez:

On or about August 22, 2008 you were notified of a vacation request for a public access easement located on property owned by Naser Alikhani. The original hearing date for this request was September 17, 2008. Bohannan Huston, Inc., acting as agents for Mr. Alikhani, has requested a one-week deferral of this request to September 24, 2008. The purpose of this deferral is to allow more time to provide you and any other interested party with additional information about the request.

We will be available to meet on Thursday, September 18, 2008 at 5:30 pm to discuss this request in more detail. The meeting location will be at Bohannan Huston, Inc., 7500 Jefferson Street NE, in Albuquerque. Directions to the meeting location are as follows:

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If you are unable to attend the meeting, feel free to send an alternate to ask questions and obtain information. You can also call me to discuss this request in more detail at 505-823-1000.

Sincerely,

Paul M. Wymer, AIA
Project Manager
Community Development and Planning

PMW/am

cc: Naser Alikhani, Khani Company
Jack Cloud, City of Albuquerque

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Holle Baskett
Winterwood Park Homeowners Association
13803 Winterwood Way SE
Albuquerque NM 87123

Dear Ms. Baskett:

On or about August 22, 2008 you were notified of a vacation request for a public access easement located on property owned by Naser Alikhani. The original hearing date for this request was September 17, 2008. Bohannan Huston, Inc., acting as agents for Mr. Alikhani, has requested a one-week deferral of this request to September 24, 2008. The purpose of this deferral is to allow more time to provide you and any other interested party with additional information about the request.

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If you are unable to attend the meeting, feel free to send an alternate to ask questions and obtain information. You can also call me to discuss this request in more detail at 505-823-1000.

Sincerely,

Paul M. Wymer, AIA
Project Manager
Community Development and Planning

PMW/am

cc: Naser Alikhani, Khani Company
Jack Cloud, City of Albuquerque

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Bohannan △ Huston INC.

Courtyard I
7500 Jefferson St NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505 798.7988
toll free: 800 877.5332

September 16, 2008

Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Vacation of Easement for Future ROW
Tract A-1, Four Hills Village, Case # 1007263

Dear Mr. Cloud:

The purpose of this letter is to formally request a deferral of the subject DRB item from the September 17, 2008 DRB public hearing agenda to September 24, 2008 (a one week deferral). The purpose of the deferral is to seek additional time to meet with neighbors and discuss the request.

Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

S. Salazar-Cass for

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/ssc
Cc: Naser Alikhani # 080340

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair
City of Albuquerque
200 Second St. NW
Albuquerque, NM 87102

Requested by: Paul Wymer / Sally Salazar-Cass

Date: 9/15/2008

Time Due:
- ☐ **This A.M.**
- ☒ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone: (505) 924-3934

Job No.: COA 1007263
080340-004

Job Name: Tract A-1, Four Hills Village

DELIVERY VIA

- ☒ **Courier**
- ☐ **Federal Express**
- ☐ **Mail**
- ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Deferral Letter – Add to Agenda on September 24, 2008

COMMENTS / INSTRUCTIONS

Thank you!

REC'D BY: B. Hardley ***DATE:*** 09/16/08 ***TIME:*** 11:45

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

The New Mexico Law Group, p.c.

Attorneys and Counselors at Law

Robert N. Singer

September 5, 2008

Jack Cloud, AICP, DRB Chair
Development Review Board
City of Albuquerque
PO Box 1293
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87103

Re: ***Project # 1007263***
08DRB-70370 Vacation of Public Easement for Right of Way
Bohannan Huston, Inc. agents for Khani Company - Naser Alikhani

Dear Mr. Cloud:

A public hearing regarding the above matter is currently scheduled for Wednesday, September 17, 2008 at 9:00 a.m. I am counsel for John and Diane Bode, who own the property on one side of the public easement and have conferred with Karen Grabeklis, who owns the property on the other side of the easement. Neither I, the Bodes or Ms. Grabeklis are able to attend the hearing due to prior commitments. We also require additional time to research the impact this request will have on the various properties and access thereto, in order to make an informed decision on what position we should take. We are currently working to obtain and review additional information regarding Mr. Alikhani's plans.

We respectfully request that the September 17th hearing be re-scheduled. Please let me know immediately whether this request will be granted. Your assistance is appreciated.

Sincerely,

THE NEW MEXICO LAW GROUP, P.C.

By: _____
ROBERT N. SINGER

RNS/km
xc: clients
Paul M. Wymer, AIA, AICP

Academy Office Park 6709 Academy NE, Suite A Albuquerque, NM 87109
Telephone (505) 842-5500 Fax (505) 247-3185 E-mail: rsinger@swcp.com

The New Mexico Law Group, p.c.
Attorneys and Counselors at Law
6709 Academy NE, Suite A
Albuquerque, NM 87109

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 000.42⁰
0003063281 SEP 05 2008
MAILED FROM ZIP CODE 87109

Jack Cloud, AICP, DRB Chair
Development Review Board
City of Albuquerque
PO Box 1293
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87103

87102$2265 C025

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 7, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate 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# 1007137** 08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY	ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) *[Deferred from 3/26/08]***DEFERRED TO 7/16/08 AT THE BOARD'S REQUEST.**
2.	**Project# 1005283** 08DRB-70170 VACATION OF PUBLIC EASEMENT 08DRB-70171 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B-1,, **JOURNAL CENTER** zoned IP, located on JEFFERSON ST NE BETWEEN HEADLINE BLVD NE AND JOURNAL CENTER BLVD NE containing approximately 6.4868 acre(s). (D-17) **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. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR 15 DAY APPEAL PERIOD.**

3. **Project# 1004820**
08DRB-70157 VACATION OF PUBLIC EASEMENT
08DRB-70158 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION,** zoned C-2, located on the west side of EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 3.45 acre(s). (B-13) **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. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, NM UTILITIES SIGNATURE , 15 DAY APPEAL PERIOD AND TO RECORD.**

4. **Project# 1000961**
08DRB-70172 MAJOR - - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for NEW MEXICO MUTUAL CASUALTY CO request(s) the above action(s) for all or a portion of Lot(s) C-2-B, **NORTH GATEWAY,** zoned IP, located on the north side of BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO BLVD NE AND I-25 containing approximately 5 acre(s). (B-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 & 4/16/08].* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1001275**
08DRB-70198 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for MAYS & COMPANY request(s) the above action(s) for all or a portion of Lot(s) 5, **LOWES SUBDIVISION** zoned SU-1 FOR C-2 USES, IP & R-3 PERMISSIVE USES, located on COORS BLVD NW BETWEEN OLD AIRPORT RD NW AND ALAMEDA BLVD NW containing approximately .8628 acre(s). (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR HANDICAP RAMP DETAILS, CROSS LOT ACCESS EASEMENT AND COMPLIANCE OF APPROVALS BY EPC.**

7. **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 from 4/23/08]***DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**

8. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT** zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAYNW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) *[Deferred from 4/30/08]* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1003167**
08DRB-70199 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS FACILITIES DESIGN & CONST request(s) the above action(s) for all or a portion of Tract(s) A & B, **SOUTHWEST MESA "E" SCHOOL LANDS OF APS** zoned R-D/R-1, located on 90THE ST SW BETWEEN EUCARIZ AVE SW AND TOWER/UNSER SW containing approximately 24.7481 acre(s). (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/08, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**

10. **Project# 1001115**
08DRB-70121 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHAVEZ PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF PARKING COMPANY OF AMERICA,** zoned C-3, located on YALE BLVD SE BETWEEN RANDOLPH SE AND UNIVERSITY SE containing approximately 15.8726 acre(s). (M-15) *[Deferred from 3/19/08]* **THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1002928**
08DRB-70204 EXT OF SIA FOR TEMP DEFR SDWK CONST

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **TAOS AT THE TRAILS** zoned SU-2, RD, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

12. Project#1007263
08DRB-70205 SKETCH PLAT REVIEW AND COMMENT

BOHANNAN HUSTON INC agent(s) for CHANI COMPANY - NASER ALIKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE** zoned R-1, located on HIDEAWAY LAND AND WARM SANDS DRIVE BETWEEN OPEN SPACE AND HIDEAWAY LANE containing approximately 7.2734 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None.

ADJOURNED: 10:05

Albuquerque Bernalillo County
Water Utility Authority

DEVELOPMENT REVIEW BOARD
Standard Comment Sheet

DRB-1007263 Item No. 12 Zone Atlas M-23

DATE ON AGENDA 05/07/08
INFRASTRUCTURE REQUIRED (X)YES ( )NO
CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION
(**X**)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN FOR SUBDIVISION ( )SITE PLAN FOR BUILDING PERMIT

Comments:

1. Must request a Water and Sewer Availability Statement prior to Preliminary Plat approval.
2. A water line loop will be required, so an easement through Lot number 8 or 9 will be required.

If you have any questions or comments please call Roger Green at 924-3989.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 7, 2008
DRB Comments

ITEM # 12

PROJECT # 1007263 APPLICATION # 08-70205

RE: Lot A-1, Four Hills Village

More detail information is needed regarding existing conditions at Warm Sands Drive and Hideaway Lane, particularly on adjacent parcels vis a vis existing right-of-way; a minimal paving width may be appropriate through existing right-of-way.

The sketch plat indicates proposed vacation of an existing Easement for Right-of-way; access will need to be provided to adjoining property to the north, and any access easement could not be counted towards the minimum lot areas (does not look like a problem for R-1: 6,000 sq ft).

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

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007263 **AGENDA ITEM NO: 12**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

discussed

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: May 7, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 26, 2010

Project# 1007263
10DRB-70138 EXT OF MAJOR PRELIMINARY PLAT

RODEY LAW FIRM agent(s) for KHANI CONSTRUCTION-NASER ALIKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE 21ST INSTALLMENT** zoned R-1, located on HIDEAWAY LANE SE AND WARM SANDS DR SE BETWEEN OPEN SPACE AND HIDEAWAY LANE SE containing approximately 7.2734 acre(s). (M-23)

At the May 26, 2010 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by June 10, 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).

The conditions of final plat still apply.

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

Jack Cloud, AICP, DRB Chair

Cc: Rodey Law Firm (Robert L. Lucero) – P.O. Box 1888 – Albuqueruque, NM 87103
Khani Construction-Naser Alikhani – 13816 Winterwood Way SE – Albuquerque, NM 87123
Marilyn Maldonado
File

City or Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/22/2008 Issued By: E08375

Permit Number: **2008 070 370** **Category Code 910**

Application Number: 08DRB-70370, Vacation Of Public Easement

Address:

Location Description: HIDEAWAY LANE AND WARM SANDS DRIVE BETWEEN OPEN SPACE AND HIDEAWAY LANE

Project Number: 1007263

Applicant
Khani Company - Naser Alkhani

102 Highway 66 East
Albuquerque NM 87123
299-1000

Agent / Contact
Bohannan Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

8/22/2008 12:14PM LOC: ANNX
WS# 007 TRANS# 0022
RECEIPT# 00102966-00102966
PERMIT# 2008070370 TRSLJS
Trans Amt $140.00
AFN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
VI $140.00
CHANGE $0.00

Thank You

City Of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/16/2009 Issued By: PLNSDH

Permit Number: **2009 070 012** **Category Code 910**

Application Number: 09DRB-70012, Major - Preliminary Plat Approval

Address:

Location Description: HIDEWAY LN SE AND WARM SNADS DR SE AND OPEN SPACE

Project Number: 1007263

Applicant
Khani Company-Naser Alikhani

102 Highway 66 East
Albuquerque NM 87123
299-1000

Agent / Contact
Bohannan Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$745.00
	TOTAL:	**$840.00**

City Of Albuquerque
Treasury Division

1/16/2009 11:44AM LOC: ANNX
WS# 007 TRANS# 0025
RECEIPT# 00109437-00109438
PERMIT# 2009070012 TRSLJS
Trans Amt $1,010.00
AFN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $745.00
CK $745.00
VI $265.00

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/14/2009 Issued By: E08375

Permit Number: **2009 070 246** **Category Code 910**

Application Number: **09DRB-70246**, Amendment To Preliminary Plat

Address:

Location Description: HIDEAWAY LANE AND WARM SANDS DR BETWEEN OPEN SPACE AND HIDEAWAY LANE

Project Number: 1007263

Applicant
Khani Company - Naser Alikhani

102 Highway 66 East
Albuquerque NM 87123
299-1000

Agent / Contact
Bohannan Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

7/14/2009 10:07AM LOC: ANNX
WS# 007 TRANS# 0012
RECEIPT# 00117800-00117800
PERMIT# 2009070246 TRSLJS
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
VI $70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/02/2010 Issued By: PLNSDH 83477

Permit Number: **2010 070 213** **Category Code 910**

Application Number: **10DRB-70213**, Major - Final Plat Approval

Address:

Location Description: HIDEAWAY LANDE SE AND WARMS SANDS SE

Project Number: 1007263

Applicant
KHANI COMPANY
NASER ALIKHANI
102 HIGHWAY 66 EAST
ALBUQUERQUE NM 87123
299-1000

Agent / Contact
Bohannan Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

8/2/2010 11:35AM LOC: ANNX
WS# 006 TRANS# 0018
RECEIPT# 00123333-00123383
PERMIT# 2010070213
Trans Amt TRSCXG
Conflict Manag. Fee $20.00
VI $20.00
CHANGE $20.00
$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/14/2010 Issued By: E08375 76446

Permit Number: **2010 070 138** **Category Code 910**

Application Number: **10DRB-70138**, Ext Of Major Preliminary Plat

Address:

Location Description: HIDEAWAY LANE SE AND WARM SANDS DR SE BETWEEN OPEN SPACE AND HIDEAWAY LANE SE

Project Number: 1007263

Applicant
Khani Construction-Naser Alikhani

13816 Winterwood Way Se
Albuquerque NM 87123
299-1000

Agent / Contact
Rodey Law Firm
Robert L Lucero
Po Box 1888
Albuquerque NM 87103
768-7231
rlucero@rodey.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

5/14/2010 2:38PM LOC: ANNX
WS# 008 TRANS# 0037
RECEIPT# 00118464-00118464
PERMIT# 2010070138 TRSBLC
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

Current DRC
Project No _____

1007263

ORIGINAL

Date Submitted May 22, 2009
Date Site Plan Approved
Date Preliminary Plat Approved 06-03-09
Date Preliminary Plat Expires 06-03-10

Figure 12

INFRASTRUCTURE LIST

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

DRB Project No 1007263

FOUR HILLS VILLAGE 21st INSTALLMENT

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
			PUBLIC ROADWAY IMPROVEMENTS						
		APPROX 30' RADIUS	MODIFIED Cul-de-Sac w/ ACC PAVEMENT w/ ESTATE CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	Existing Bulb Out				
		24' F-F	ACC PAVEMENT W/ ESTATE CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	Existing Bulb Out	Lot 6 Property Line			
		26' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER ALL SIDEWALK TO BE WAIVED w/ NECESSARY RETAINING WALL ON NORTH SIDE	Lorman Road	Warm Sands	Hammerhead terminus			
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	Lorman Road	Warm Sands	Approx 400' east of Warms Sands			
			SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lorman Road	Hammerhead terminus	Gravity System Manhole			
			SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lot 3 & 4 Easement	Lot 4	Hammerhead terminus			
			PUBLIC WATERLINE IMPROVEMENTS						
			NECESSARY FH'S, MJ'S & RJ'S AND SERVICES	Hideaway Place	Existing 6" WL	Cul-de-sac terminus			
			REMOVAL OF EX WL	Lot 6	Existing WL vault	Cul-de-sac terminus			
		6" DIA	WATERLINE W/ NEC VALVES FH'S MJ'S & RJ'S	Lorman Road	Warm Sands	Hammerhead terminus			
		4" DIA	WATERLINE W NEC VALVES FH'S MJ'S & RJ'S	Lot 3 & 4 Easement	Lot 4	Hammerhead terminus			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

PHASE 1 PUBLIC GRADING AND DRAINAGE IMPROVEMENTS

*	RETENTION POND (W ITH AGREEMENT AND COVENANT)	LOT 1			
*	RETAINING WALL FOR ACCESS LANE ON LOTS 2, 3 & 4				
*	GUARDRAIL	LORMAN ROAD	NORTHSIDE OF HAMMERHEAD TERMINUS		

* A GRADING AND DRAINAGE CERTIFICATION OF THE RETENTION POND IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES * TO BE FINANCIAL GUARANTEED

THERE IS NO LANDSCAPING PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AT THIS TIME
THERE ARE NO IMPROVEMENTS BEING PROPOSED IN COA PUBLIC OPEN SPACE AT THIS TIME

THERE ARE NO VEHICULAR ROADWAY IMPROVEMENTS PROPOSED WITH THIS REQUEST CONNECTING THE SUBJECT PROPERTY TO THE PROPERTY NORTH OF AND ABUTTING IT.

NOTE STREET LIGHTS AS PER COA DPM

KEVIN G PATTON PREPARED BY PRINT NAME	06/01/09	DRB CHAIR	05-03-09 DATE	PARKS & GENERAL SERVICES	6-3-09 DATE
BOHANNAN HUSTON INC FIRM		TRANSPORTATION DEVELOPMENT	06/03/09 DATE	AMAFCA	DATE
SIGNATURE	06/01/09 DATE	UTILITY DEVELOPMENT	6/3/09 DATE	CITY ENGINEER	6/3/09 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION			DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER

Current DRC
Project No _____

1007263

ORIGINAL

Date Submitted [illegible] 2009
Date Site Plan Approved —
Date Preliminary Plat Approved 6-3-09
Date Preliminary Plat Expires 6-3-10

DRB Project No 1007263

Figure 12

INFRASTRUCTURE LIST

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

FOUR HILLS VILLAGE 21st INSTALLMENT

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 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, those revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
			PUBLIC ROADWAY IMPROVEMENTS						
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		24' F-F	ACC PAVEMENT W/ ESTATE CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	Existing Bulb Out	Lot 6 Property Line			
		26' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER ALL SIDEWALK TO BE WAIVED w/ NECESSARY RETAINING WALL ON NORTH SIDE	Lorman Road	Warm Sands	Hammerhead terminus			
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	Lorman Road	Warm Sands	Approx 400' east of Warms Sands			
			SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lorman Road	Hammerhead terminus	Gravity System Manhole			
			SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lot 3 & 4 Easement	Lot 4	Hammerhead terminus			
			PUBLIC WATERLINE IMPROVEMENTS						
			NECESSARY FH'S, MJ'S & PJ'S AND SERVICES	Hideaway Place	Existing 6" WL	Cul de-sac terminus			
			REMOVAL OF EX WL	Lot 6	Existing WL vault	Cul-de-sac terminus			
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Lorman Road	Warm Sands	Hammerhead terminus			
		4" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Lot 3 & 4 Easement	Lot 4	Hammerhead terminus			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

PHASE 1 PUBLIC GRADING AND DRAINAGE IMPROVEMENTS

RETENTION POND (WITH AGREEMENT AND COVENANT)	LOT 1		
RETAINING WALL FOR ACCESS LANE ON LOTS 2, 3 & 4			
GUARDRAIL	LORMAN ROAD	NORTHSIDE OF HAMMERHEAD TERMINUS	

A GRADING AND DRAINAGE CERTIFICATION OF THE RETENTION POND IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES

THERE IS NO LANDSCAPING PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AT THIS TIME
THERE ARE NO IMPROVEMENTS BEING PROPOSED IN COA PUBLIC OPEN SPACE AT THIS TIME

THERE ARE NO VEHICULAR ROADWAY IMPROVEMENTS PROPOSED WITH THIS REQUEST CONNECTING THE SUBJECT PROPERTY TO THE PROPERTY NORTH OF AND ABUTTING IT

NOTE STREET LIGHTS AS PER COA DPM

KEVIN G PATTON 06/01/09	07-22-09	Christina Sandoval 7/22/09	
PREPARED BY PRINT NAME	DRB CHAIR DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC	7-22-09		
FIRM	TRANSPORTATION DEVELOPMENT DATE	AMAFCA	DATE
06/01/09	7-22-09	Bradley L Bryhan 7/22/09	
SIGNATURE DATE	UTILITY DEVELOPMENT DATE	CITY ENGINEER	DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007263 AGENDA ITEM NO: 5

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER

ENGINEERING COMMENTS:

As a 12-lot subdivision, the criteria for a sidewalk waiver are not met (see the *Developmental Process Manual*, Chapter 23, Section 5, Part A.2.c(3), which states "Sidewalks may be waived for cul-de-sacs with a maximum of 5 lots and a maximum length of 200 feet."). Additional discussion / justification is needed.

Clarify maintenance and beneficiary information for the20 foot access easement shown along lots 1 and 2. Is this access easement meant to provide access for the pond as well?

Call out all radii.

Clarify existing conditions along Hideaway Place.

RESOLUTION:

04-29-2009

APPROVED __; DENIED __; DEFERRED _X; COMMENTS PROVIDED __; WITHDRAWN __

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

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 8, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007263 **AGENDA ITEM NO: 5**

SUBJECT:

Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: 4/29/09

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

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

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

FOR:

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

DATE: April 8, 2009

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF A' BUQUERQU'

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007263 **AGENDA ITEM NO: 9**

SUBJECT:

Sidewalk Variance
Sidewalk Deferral
Preliminary Plat
DPM Variance

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 5-22-09 is on file for Preliminary Plat approval.

RESOLUTION: signed I.L

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

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

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

FOR:

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

DATE: June 3, 2009

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007263 AGENDA ITEM NO: 7

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER
DESIGN VARIANCE

ENGINEERING COMMENTS:

Clarify the purpose of the proposed 10 foot private access easement. This meets no criteria for vehicular traffic; is it intended for pedestrian use?
Call out all radii.
Why is 6 foot wide sidewalk proposed along Lorman Road?
The roadway cross sections show the proposed sidewalk to be located along the back of curb. For this type of roadway (access local), a minimum sidewalk setback of 5 feet is required. See Table 23.2.1.B of the *Development Process Manual.*
Clarify existing conditions along Hideaway Lane. Preliminary grading information indicates that the slopes at the proposed cul-de-sac will be unacceptable as designed. A revised grading and drainage plan is required.
An official design waiver must be requested.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED _X_; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MAY 20, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1007263 **AGENDA ITEM NO: 7**

SUBJECT:	**ENGINEERING COMMENTS:**
Plat Approval	There are comments on the plat. An approved drainage report and Infrastructure List are required. Hydrology would like a 1 week deferral.
Sidewalk Waiver	Hydrology has no objection.
Temp Sidewalk Deferral	Hydrology has no objection.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED _____; COMMENTS PROVIDED ____; WITHDRAWN___
DEFERRED TO:_____

SIGNED: **(UD) (CE) (TRANS) (PKS) (PLNG)**

COMMENTS:

SIGNED: **DATE**: 5-20-09

Curtis Cherne
Hydrology Section
City Engineer Designee

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal — A
- ___ 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): Rodey Law Firm (Robert L. Lucero) PHONE: (505) 768-7231
ADDRESS: P.O. Box 1888 FAX: (505) 768-7395
CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: rlucero@rodey.com

APPLICANT: Khani Construction-Naser Alikhani PHONE: (505) 299-1000
ADDRESS: 13816 Winterwood Way SE FAX: (505) 299-0818
CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: ___
Proprietary interest in site: owner **List all owners**: ___

DESCRIPTION OF REQUEST: one-year extension on preliminary plat approval of June 3, 2009

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

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

Lot or Tract No. A-1 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Four Hills Village 21st Installment
Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No ___
Zone Atlas page(s): M-23 UPC Code: 102305529851710436

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
Project 1007263; 09DRB-70012; 09DRB-70013; 09DRB-70185; 09DRB-70246; Project 523381

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 1 No. of **proposed** lots: 6 Total area of site (acres): approx. 7.2734
LOCATION OF PROPERTY BY STREETS: On or Near: Hideaway Lane SE and Warm Sands Drive SE
Between: Open Space and Hideaway Lane SE

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

SIGNATURE [signature] DATE May 14, 2010
(Print) Rodey Law Firm by Robert L. Lucero 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
10DRB - ___ - 70138	EPP	___	$ 50.00
___ - ___ - ___	___	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 70.00

Hearing date May 26, 2010

[signature] 5-14-10
Planner signature / date

Project # 1007263

FORM S(3): SUBDIV..._N - D.R.B. MEETING (UNADVERTISED) OR I...RNAL ROUTING

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

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

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8 5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

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

✓ Preliminary Plat reduced to 8 5" x 11"
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Copy of DRB approved infrastructure list
✓ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
✓ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

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

__ Proposed Final Plat (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required

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

__ 5 Acres or more Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8 5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

Khani Construction –
Naser Alikhani,
by: Rodey Law Firm
Robert L. Lucero
Applicant name (print)

5/14/10
Applicant signature / date

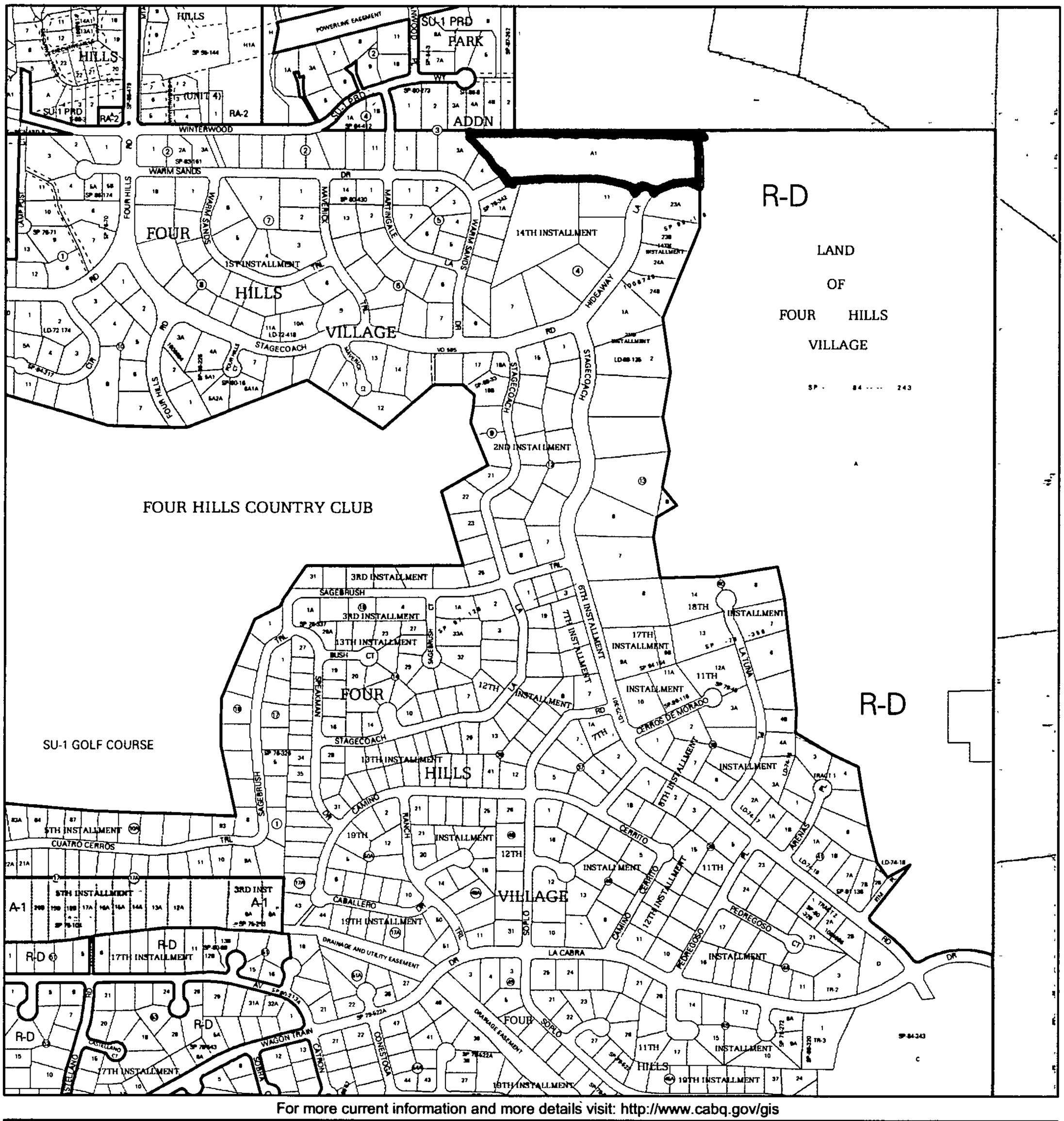
Form revised **October 2007**

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

Application case number
10DRB - - 70138
- -
- -

5-14-10
Planner signature / date

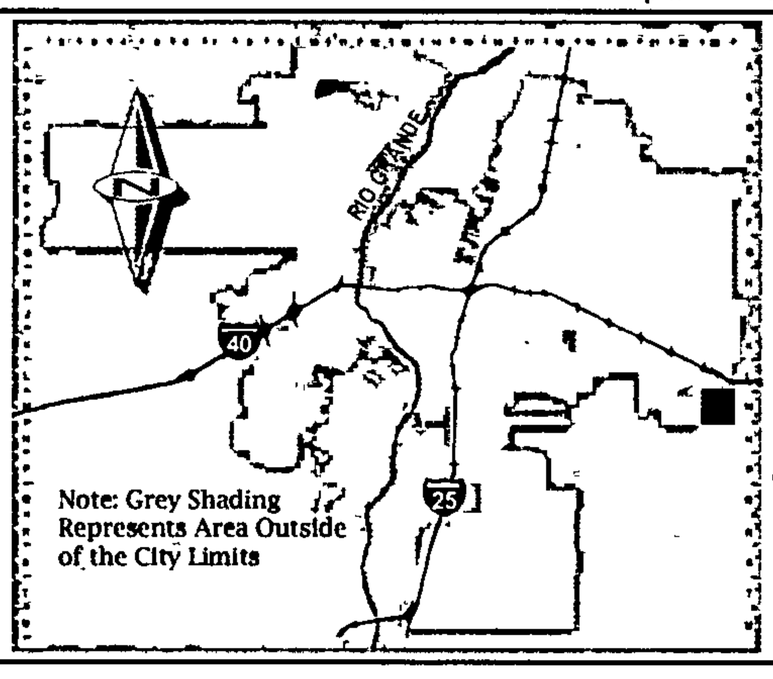
Project # 1007236



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

M-23-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

MARK K ADAMS
BRUCE HALL
JOHN P SALAZAR
JOHN P BURTON
RICHARD C MINZNER
W ROBERT LASATER, JR
MARK C MEIERING
CATHERINE T GOLDBERG
EDWARD RICCO
W MARK MOWERY
PATRICK M SHAY
ELLEN T SKRAK
TRACY M JENKS
HENRY M BOHNHOFF
CHARLES K PURCELL
ANDREW G SCHULTZ
SCOTT D GORDON
DEWITT M MORGAN
NELSON FRANSE
THERESA W PARRISH
PAUL R KOLLER
CHARLES J VIGIL
THOMAS L STAHL
DAVID W BUNTING
LESLIE McCARTHY APODACA
JEFFREY M CROASDELL
SUNNY J NIXON
JEFFREY L LOWRY
R TRACY SPROULS
DONALD B MONNHEIMER
ALAN HALL
JULIE P NEERKEN
THOMAS A OUTLER
SETH L SPARKS
LISA CHAVEZ ORTEGA
JOCELYN C DRENNAN
MICHAEL J BRESCIA
AARON C VIETS
KURT B GILBERT
RICK BEITLER
JUSTIN A HORWITZ
JESSICA M HERNANDEZ
SANDRA L BEERLE
JENNIFER L STONE
TODD E RINNER
WADE L JACKSON
MARGARET Y ROMERO
AMANDA C SANCHEZ
VALERIE S REIGHARD
MICHAEL G L HAMILTON
GINA T CONSTANT
MARGOT A HEFLICK
BRENDA M SAIZ
CRISTINA A ADAMS
CHARLES R HUGHSON
ROBERT L LUCERO
KRYSTLE A THOMAS
JOSE R BLANTON
NICHOLAS M SYDOW
GLENN A BEARD

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JOHN D ROBB
ROBERT M ST JOHN
JO SAXTON BRAYER
CHARLES A SEIBERT III
BRIAN P BRACK

BERNARD S RODEY (1856-1927)
PEARCE C RODEY (1889-1958)
DON L DICKASON (1906-1999)
WILLIAM A SLOAN (1910-1993)

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SANTA FE, NEW MEXICO 87504-1357
TELEPHONE (505) 954-3900
FACSIMILE (505) 954-3942

WRITER'S DIRECT NUMBER
(505) 768-7231

RLUCERO@RODEY COM

May 14, 2010

Via Hand Delivery

City of Albuquerque
Development Review Board
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Four Hills Village 21st Installment, Project No. 1007263, 09DRB-70012, and 09DRB-70246
Amended Preliminary Plat of Four Hills Village 21st Installment
Section 35, T10N, R4E NMPM (July, 2009)

Ladies and Gentlemen:

Naser Alikahni, through his agent, the Rodey Law Firm (Robert L. Lucero), hereby requests a one-year extension of the preliminary plat submitted in the referenced matter, which plat was approved on June 3, 2009 and subsequently amended and heard on July 22, 2009. The preliminary plat will expire on June 3, 2010. Enclosed is the application and related documentation for the extension request and this Firm's check in the amount of $70.00 for the application fee.

The final inspection of the referenced project was completed on May 11, 2010 by representatives of the City, ABCWUA, Bohannan Huston and Khani Company, and the project was approved as constructed by the City and ABCWUA. Marilyn Maldonado, City Construction Document Specialist, was informed of the passed inspection, and Bohannan Huston prepared and on May 12, 2010 submitted to the City the close-out package for this project.

We understand from Assistant City Attorney Kevin Curran that although the close-out package has been submitted and appears to be satisfactory, it is highly unlikely that the City will have sufficient time to review and approve the close-out package before the preliminary plat expires

on June 3, 2010. Therefore, Mr. Alikhani is requesting a one-year extension of the preliminary plat and that the extension be placed on the agenda for the June 18, 2010 DRB hearing.

Very truly yours,

RODEY, DICKASON, SLOAN, AKIN & ROBB, P.A.

By: Robert L. Lucero

RLL:dv

Enclosures

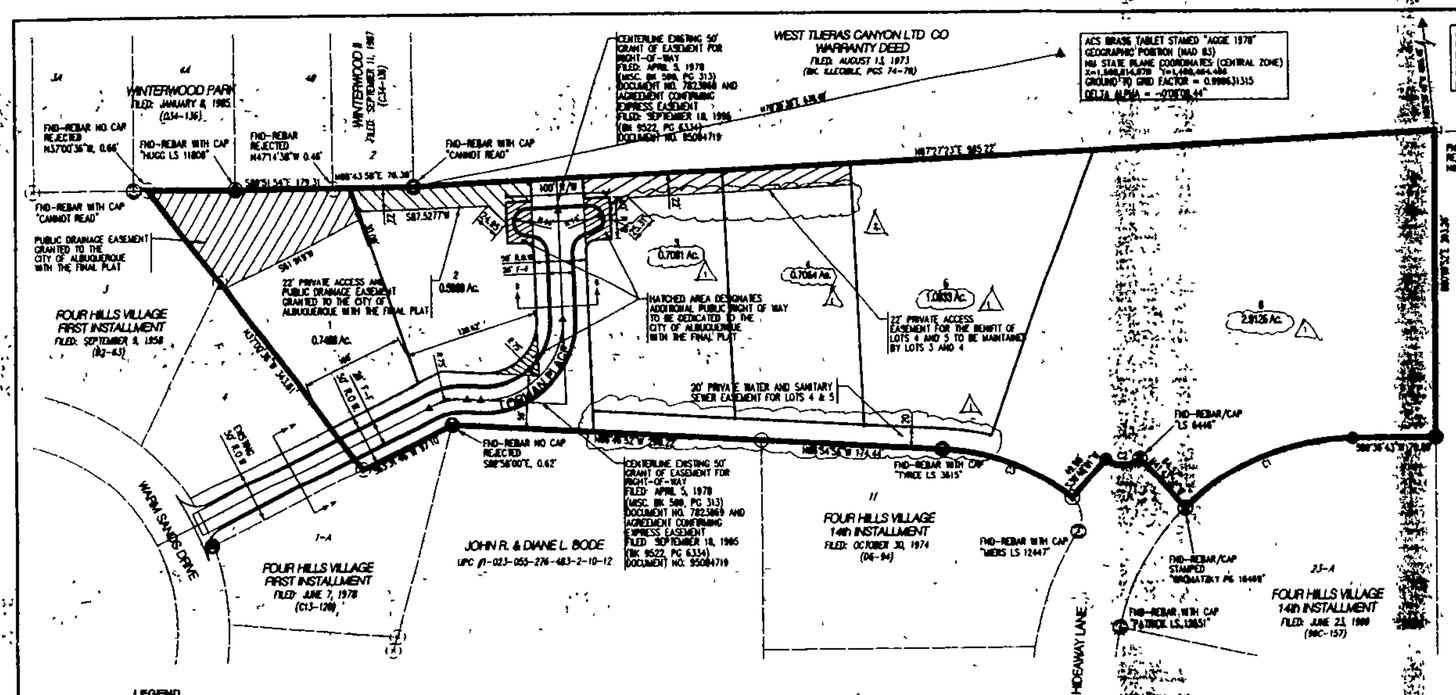
cc: Naser Alikhani, Khani Company (w/ encs.)
David W. Bunting, Esq., Rodey Law Firm (w/o encs.)

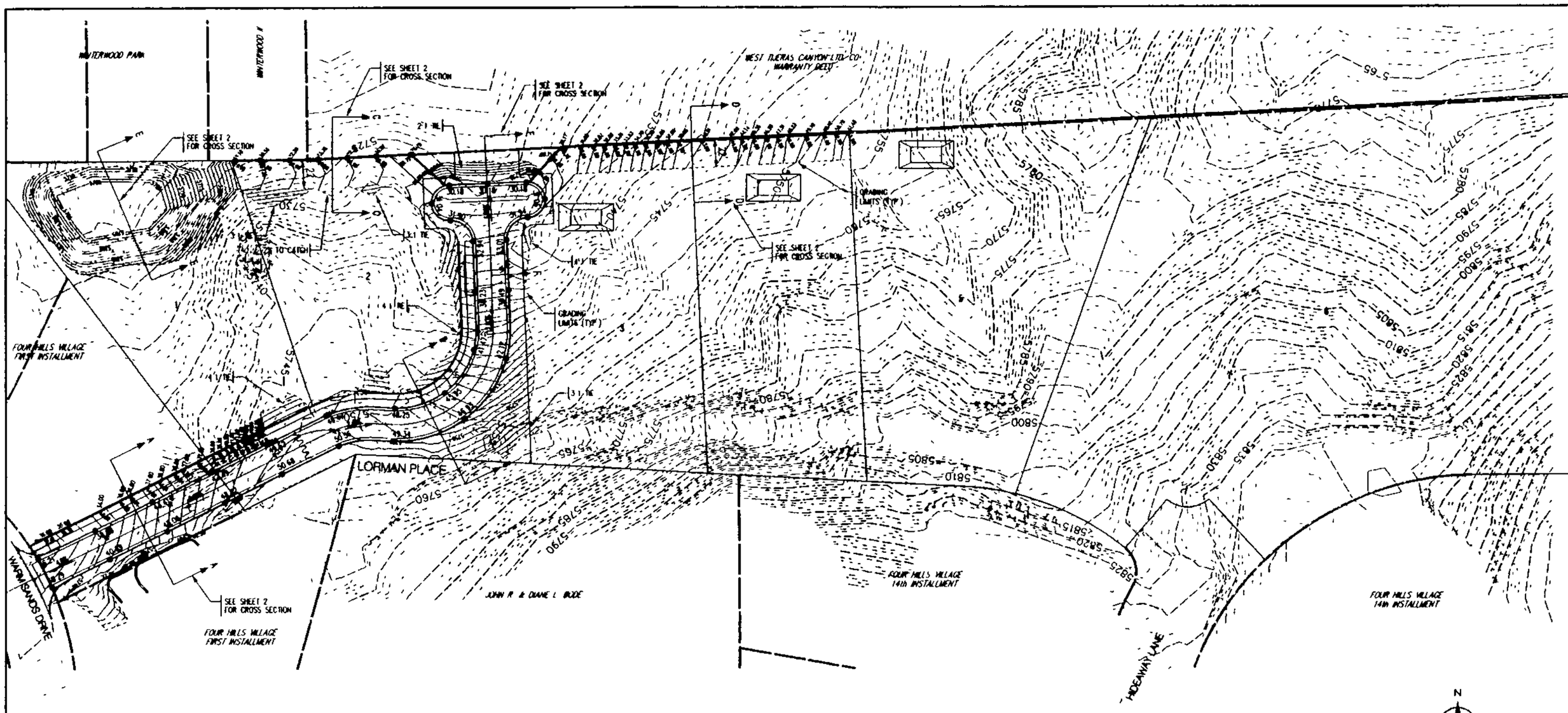
AMENDED PRELIMINARY PLAT OF FOUR HILLS VILLAGE 21st INSTALLMENT

SECTION 35, T10N, R4E NMPM

ALBUQUERQUE, NEW MEXICO

JULY 2009


WINTERWOOD PARK
FILED: JANUARY 8, 1985
(C34-136)
WINTERWOOD II
FILED: SEPTEMBER 11, 1987
(C34-136)
FND-REBAR NO CAP REJECTED N37°00'36"W, 0.66'
FND-REBAR WITH CAP "HUGG LS 11808"
FND-REBAR REJECTED N47°14'38"W 0.46'
FND-REBAR WITH CAP "CANNOT READ"
FND-REBAR WITH CAP "CANNOT READ"
PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
FOUR HILLS VILLAGE FIRST INSTALLMENT
FILED: SEPTEMBER 9, 1958
(R2-43)
22' PRIVATE ACCESS AND PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
0.7488 Ac.
0.5888 Ac.
CENTERLINE EXISTING 50' GRANT OF EASEMENT FOR RIGHT-OF-WAY FILED: APRIL 5, 1978 (MISC. BK 588, PG 313) DOCUMENT NO. 7823869 AND AGREEMENT CONFIRMING EXPRESS EASEMENT FILED: SEPTEMBER 18, 1986 (BK 8522, PG 6334) DOCUMENT NO. 85084719
WEST TIJERAS CANYON LTD CO
WARRANTY DEED
FILED: AUGUST 13, 1971
(BK. ELECBILE, PGS 74-76)
ACS BRASS TABLET STAMED "AGGIE 1978"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=1,548,814.878 Y=1,488,464.484
GROUND TO GRID FACTOR = 0.999631315
DELTA ALPHA = -0°06'08.44"
ACS BRASS DISC STAMED "WINDY 1978"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=1,550,814.878 Y=1,488,464.484
GROUND TO GRID FACTOR = 0.999631315
DELTA ALPHA = -0°06'08.44"
FND-REBAR NO CAP REJECTED N86°46'58"W, 5.92'
N73°23'23"E 385.22'
HATCHED AREA DESIGNATES ADDITIONAL PUBLIC RIGHT OF WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
0.7081 Ac.
0.7064 Ac.
1.0833 Ac.
22' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 4 AND 5 TO BE MAINTAINED BY LOTS 3 AND 4
2.9125 Ac.
20' PRIVATE WATER AND SANITARY SEWER EASEMENT FOR LOTS 4 & 5
FND-REBAR NO CAP REJECTED S88°56'00"E, 0.62'
CENTERLINE EXISTING 50' GRANT OF EASEMENT FOR RIGHT-OF-WAY FILED: APRIL 5, 1978 (MISC. BK 588, PG 313) DOCUMENT NO. 7823869 AND AGREEMENT CONFIRMING EXPRESS EASEMENT FILED: SEPTEMBER 18, 1986 (BK. 8522, PG 6334) (DOCUMENT NO. 85084719
FND-REBAR WITH CAP "TWICE LS 3615"
FND-REBAR WITH CAP "MEKS LS 12447"
FND-REBAR/CAP "LS 6446"
FND-REBAR/CAP STAMPED "MONATSKY PS 16498"
FND-REBAR WITH CAP "TRUCK LS 13651"
PARCEL A
PARCELS A,B,C & D
CITY OF ALBUQUERQUE
FILED: JUNE 11 1984
(C24-52)
FOUR HILLS VILLAGE FIRST INSTALLMENT
FILED: JUNE 7, 1978
(C13-128)
JOHN R. & DIANE L. BODE
UPC #1-023-055-276-483-2-10-12
FOUR HILLS VILLAGE 14th INSTALLMENT
FILED: OCTOBER 30, 1974
(D6-94)
FOUR HILLS VILLAGE 14th INSTALLMENT
FILED: JUNE 23, 1980
(D6C-157)
23-A
HOEWAY LANE
WARM SANDS DRIVE
EXISTING 50' R.O.W.
EXISTING 50' R.O.W.
S87°54'47"E 179.26'
S88°36'43"W 79.80'
N41°43'52"W 64.57'
N37°00'36"W 0.66'
S87°31'54"E 179.31'
N88°43'56"E 76.38'
S87°52'77"W
N00°15'00"W
N00°15'00"W
N00°15'00



GENERAL NOTES

1. A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS THAT WILL BE PREPARED AT A LATER DATE
3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY
6. THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN
7. ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED
8. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
9. CONTRACTOR SHALL COORDINATE WITH PNM PRIOR TO ANY GRADING WITHIN 50 FWM EASEMENT TO COORDINATE POLE HEIGHT ADJUSTMENTS & TREATMENTS

LEGEND

PROPOSED SPOT	• 5235.25
EXISTING SPOT	o 5235.25
LIMITS OF GRADING	- - - - - - - - - -
EXISTING CONTOUR	— — 5910 — —
PROPOSED CONTOUR	—— 5910 ——
FLOW DIRECTION ARROW	◄——
EXISTING STORM DRAIN LINE	= = 54 = = = =
PROPOSED STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	═══
PROPOSED STORM DRAIN MANHOLE	⊙
TRACT BOUNDARY	———
HIGH POINT	∿∿∿∿∿∿
LOW POINT	►——◄
RETAINING WALL	▬▬▬
EXISTING WALL	═══
FUTURE POND	

N

40 20 0 40
SCALE 1"=40
(HORIZ.)

Bradley L. Brighton 7/10/09
Approved for Rough Grading

BHI JOB NO. 080340

P:\080340\adp\general\080340grade.dgn
Fri 22-MAY-2009 - 10:25AM, Plotted by: bpetersen

AS-BUILT INFORMATION

CONTRACTOR		DATE
STAKED BY		DATE
AS-BUILT BY		DATE
ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO. DATE

BENCH MARKS

ALUMINUM CAP STAMPED "2+1.23 1990"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORD (CENTRAL ZONE)
N=1 480 177.418 E=1 548 418.815
GROUND TO GRID FACTOR = 0.999538988
DELTA ALPHA = -00°06'31.94"
NAVD 1988 ELEVATION = 5448.04

SURVEY INFORMATION

FIELD NOTES

NO	BY	DATE

ENGINEER'S SEAL

NO. DATE REMARKS BY

REVISIONS

DESIGN

DESIGNED BY	YPM / BCP	DATE 1/2009
DRAWN BY	ARR / BCP	DATE 1/2009
CHECKED BY	YPM	DATE 1/2009

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4366
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

FOUR HILLS VILLAGE 21st INSTALLMENT
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	NO./DATE/BY	NO./DATE/BY

CITY PROJECT NO	ZONE MAP NO.	SHEET	OF
523381	M-23-Z	1	2

Current DRC
Project No _____

ORIGINAL

Date Submitted: ~~May 22, 2009~~ 7/22/09
Date Site Plan Approved: –
Date Preliminary Plat Approved: 6-3-09
Date Preliminary Plat Expires: 6-3-10

DRB Project No: 1007263

Figure 12

INFRASTRUCTURE LIST

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

FOUR HILLS VILLAGE 21st INSTALLMENT

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
			PUBLIC ROADWAY IMPROVEMENTS						
	523381	APPROX. 30' RADIUS	MODIFIED Cul-de-Sac w/ ACC PAVEMENT w/ ESTATE CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	Existing Bulb Out		DBH /	/	/
	523381	24' F-F	ACC PAVEMENT W/ ESTATE CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	Existing Bulb Out	Lot 6 Property Line	DBH /	/	/
	523381	26' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER ALL SIDEWALK TO BE WAIVED w/ NECESSARY RETAINING WALL ON NORTH SIDE	Lorman Road	Warm Sands	Hammerhead terminus	DBH /	/	/
							/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
	523381	8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	Lorman Road	Warm Sands	Approx 400' east of Warms Sands	DBH /	/	/
	523381		SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lorman Road	Hammerhead terminus	Gravity System Manhole	DBH /	/	/
	523381		SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lot 3 & 4 Easement	Lot 4	Hammerhead terminus	DBH /	/	/
			PUBLIC WATERLINE IMPROVEMENTS						
	523381		NECESSARY FH'S, MJ'S & RJ'S AND SERVICES	Hideaway Place	Existing 6" WL	Cul-de-sac terminus	DBH /	/	/
	523381		REMOVAL OF EX. WL	Lot 6	Existing WL vault	Cul-de-sac terminus	DBH /	/	/
	523381	6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Lorman Road	Warm Sands	Hammerhead terminus	DBH /	/	/
	523381	4" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Lot 3 & 4 Easement	Lot 4	Hammerhead terminus	DBH /	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PHASE 1 PUBLIC GRADING AND DRAINAGE IMPROVEMENTS						
			* RETENTION POND (WITH AGREEMENT AND COVENANT)	LOT 1			/	/	/
			* RETAINING WALL FOR ACCESS LANE ON LOTS 2, 3 & 4				/	/	/
			* GUARDRAIL	LORMAN ROAD	NORTHSIDE OF HAMMERHEAD TERMINUS		/	/	/
							/	/	/
							/	/	/

* A GRADING AND DRAINAGE CERTIFICATION OF THE RETENTION POND IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES * TO BE FINANCIAL GUARANTEED

THERE IS NO LANDSCAPING PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AT THIS TIME
THERE ARE NO IMPROVEMENTS BEING PROPOSED IN COA PUBLIC OPEN SPACE AT THIS TIME

THERE ARE NO VEHICULAR ROADWAY IMPROVEMENTS PROPOSED WITH THIS REQUEST CONNECTING THE SUBJECT PROPERTY TO THE PROPERTY NORTH OF AND ABUTTING IT.

NOTE STREET LIGHTS AS PER COA DPM

KEVIN G PATTON 06/01/09		07-22-09	Christina Sandoval	7/22/09
PREPARED BY: PRINT NAME		DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC			7-22-09		
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
	06/01/09		7-22-09	Bradley L. Bryhan	7/22/09
SIGNATURE	DATE	UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION			DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 3, 2009

Project# 1007263
09DRB-70012 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70013 SIDEWALK WAIVER
09DRB-70185 SUBDIVISION DESIGN
VARIANCE

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY-NASER ALIKHANI request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE- 21ST INSTALLMENT,** zoned R-1, located on HIDEWAY LN SE AND WARM SANDS DR SE AND OPEN SPACE containing approximately 7.2734 acre(s). (M-23)*[Deferred from 2/11/09, 3/4/09, 3/18/09, 4/8/09, 4/29/09, 5/6/09, 5/20/09, 5/27/09]*

At the June 3, 2009 Development Review Board meeting, based on the Drainage Report/ Engineer stamp dated 05/22/09, and with the signing of the Infrastructure List dated June 3, 2009, the preliminary plat was approved subject to the following Variances and Findings:

Based on the absence of sidewalks in the Four Hills Subdivision and existing conditions, a Sidewalk Waiver was approved; with no sidewalks to be built, there is no need for a Sidewalk Variance for Temporary Deferral of Construction.

Based on physical constraints, existing topography and the minimal number of lots affected, a Subdivision Design Variance was approved for Hideaway Lane SE to have a modified cul-de-sac radius of approximately 30 feet; a stub street length of approximately 320 feet north of the modified cul-de-sac; and a street pavement width of 24 feet north of the modified cul-de-sac.

Findings:

(1) The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community; and

(2) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other city code or ordinance; and

(3) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain; and

(4) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements; and

(5) Varying from the normal requirements will encourage flexibility, economy, and ingenuity in design of a subdivision, in accordance with accepted principles of site planning; and

(6) Extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards; and

(7) Roadway improvements that are required with this project will impact the accessibility to Lorman Place for Lot 4, Block 3, of the Four Hills Village First Installment (1007 Warm Sands Dr. SE). These improvements are necessary in order to ensure compliance with the City Subdivision Ordinance and City Design Standards applicable to subdivision actions. Lot 4 will continue to have access to Warm Sands Drive SE. As Lot 4 will continue to have accessibility to City Right of Way, it is the determination of the Development Review Board that this replat abridges no substantial property right.

If you wish to appeal this decision, you must do so by June 18, 2009, 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: Roger Mickelson – 1432 Catron Ave SE – Albuquerque, NM 87123
Karen Little – 13727 Winterwood – Albuquerque, NM 87123
Charles Massey – 1206 Hideaway Lane SE – Albuquerque, NM 87123
Joseph Zamuda – 1605 Wagontrain SE – Albuquerque, NM 87123
Chuck Cremer – 600 Autumnwood PL SE – Albuquerque, NM 87123
Ed Barsis – 4538 Catron Ave SE – Albuquerque, NM 87123
Robert Singer – 7501 Elmorro NE – Albuquerque, NM 87109
Noel Rogers – 907 Warm Sands – Albuquerque, NM 87123
Mike Knight – 2518 Eubank Blvd – Albuquerque, NM 87112
Mori Jafari – 13819 Winterwood – Albuquerque, NM 87123
Marilyn Maldonado
file

DEVELOPMENT REVIEW BOARD
Action Sheet

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

July 22, 2009 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate 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# 1002581**
09DRB-70216 VACATION OF PUBLIC EASEMENT

CARTESIAN SURVEYS INC agent(s) for ANDRES GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 49, **SKYLINE HIEIGHTS,** zoned M-1, located on EUBANK BLVD SE BETWEEN TRUMBULL AVE SE AND SOUTHERN AVE SE containing approximately 1.5664 acre(s). (L-20) **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.**

2. **Project# 1007836**
09DRB-70203 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TATE FISHBURN ARCHITECT agent(s) for FIRST BAPTIST CHURCH OF WEST ALBUQUERQUE request(s) the referenced/ above action for Tract H29A1, **RIVERVIEW SUBDIVISION,** zoned SU-1/ CHURCH, located on the northeast corner of LA ORILLA NW and GOLF COURSE RD NW containing approximately 6.7 acre(s). (E-12) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR NOTES FOR ABCWUA, AND TRANSPORTATION AND FOR ADDITIONAL LANDSCAPING.**

3. **Project# 1003613**
09DRB-70217 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 76-P1, **SUNSET VILLA,** zoned SU-1 PRD, located on SUNSET GARDENS RD BETWEEN ATRISCO SW AND POWELL SW containing approximately 14.71 acre(s). (K-12) **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# 1001178**
09DRB-70214 AMENDED SDP FOR BP

GARCIA/KRAEMER & ASSOC. agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES** zoned C-3, located on CUTLER NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17)**DEFERRED TO 8/5/09 AT THE AGENT'S REQUEST.**

5. **Project# 1007263**
09DRB-70246 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE 21ST INSTALLMENT,** zoned R-1, located on HIDEAWAY LANE AND WARM SANDS DR BETWEEN OPEN SPACE AND HIDEAWAY LANE containing approximately 7.2734 acre(s). (M-23) **THE AMENDED INFRASTRUCTURE LIST DATED 6/3/09 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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

6. **Project# 1000901**
09DRB-70248 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

URS agent(s) for ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE SCHOOL,** zoned SU-1 FOR C-2 USES/PRD USES, located on LEARNING RD NW AND MIRANDELA ST NW AND COORS NW containing approximately 31.3049 acre(s). (E & F-12)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

7.	**Project# 1007881** 09DRB-70235 SKETCH PLAT REVIEW AND COMMENT	PAUL W DOROEGE request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A, **BRENTWOOD HILLS** zoned O-1/P-R, located on MENAUL NE BETWEEN TRAMWAY NE AND MARIE PARK NE (H-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
8.	**Project# 1007885** 09DRB-70236 SKETCH PLAT REVIEW AND COMMENT	NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT request(s) the above action(s) for all or a portion of **LAVA SHADOWS** zoned RDW, located on UNSER BLVD AT WESTERN TRAIL BLVD (F-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
9.	**Project# 1007886** 09DRB-70237 SKETCH PLAT REVIEW AND COMMENT	PETROGLYPH NATIONAL PARK request(s) the above action(s) for all or a portion of Tract(s) B-1, **COLLEGE PARK WEST** zoned ROW, located on UNSER BLVD NW AND ST JOSEPHS BLVD NW (G-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. Other Matters: None

ADJOURNED: 10:20

1007263
Dixin & Hills /
Bohannan Huston
per Kevin Curran

78 23969

GRANT OF EASEMENT FOR RIGHT-OF-WAY

313

KNOW ALL MEN BY THESE PRESENTS:

That Four Hills Estates, a New Mexico limited partnership, Grantor, in consideration of $1.00 and other good and valuable consideration, the receipt of which is acknowledged, does hereby grant to Marian G. Malcolm, Grantee, and her heirs and assigns, the permanent and non-exclusive right and easement to enter upon, and to construct, use, maintain and replace utility facilities and a public road on, in and across, the following described real estate:

Situate in the State of New Mexico, County of Bernalillo and City of Albuquerque and known as being a tract located in the North Half of Section 35, T.10N., R.4E, N.M.P.M., consisting of a strip of land fifty feet wide running between Warm Sands Drive NE and the Southeast Quarter of Section 26, T.10N, R.4E, N.M.P.M. and lying twenty-five (25) feet on each side of the following described center-line:

Beginning at Corner Number 1, a point on the northerly line of said Section 35 from which the N/4 corner of Section 35 bears S. 87 deg. 20' 50" W. 140.00 feet;

Thence S. 2 deg. 39' 10" E. 220.19 feet to an angle point and corner Number 2;

Thence N. 87 deg. 00' 00" W. 116.00 feet to an angle point and corner Number 3;

Thence S. 63 deg. 15' 50" W. 265.04 feet to a point on the easterly line of Warm Sands Drive SE and the end of this easement.

The ending point of this fifty (50) foot wide easement is on the westerly end of the identical center line of a tract designated on the Plat of Four Hills Village First Installment, filed September 9, 1958 in Book D-2, Page 63 of the Bernalillo County Records, as a reservation for a future street lying between Lot Four (4) Block Three (3) and Lot One (1) Block Four (4) of said Four Hills Village First Installment. A portion of this easement is located within Tract A-1 of lands of Paul's Homes, Inc., as the same is shown and designated on a plat of survey filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1977.

The foregoing fifty (50) foot wide easement is shown and designated on a plat of survey prepared by Ralph K. Hicks, N.M.L.S. 3307 dated February 27, 1978 and bearing his Job No. 78-2-22.

TO HAVE AND TO HOLD the aforesaid right and easement for the uses and purposes aforesaid unto the Grantee, her heirs and assigns, forever.

This easement is granted pursuant to a written agreement dated April 5, 1972, by and between FOUR HILLS DEVELOPMENT CORPORATION, predecessor in title of Grantor to the lands over which said easement runs, and RESEARCH PARK, INC., predecessor in title of Grantee to the lands to which said easement runs from Warm Sands Drive SE. One of the considerations for the

granting of this easement is the joint and several acknowledgement and promise of Grantor and Grantee to each other that each of them will assume and perform the obligations imposed by said agreement dated April 5, 1972 upon their respective predecessors in title.

WITNESS its hand and seal this 4th day of ~~March~~ april, 1978.

FOUR HILLS ESTATES, a Limited Partnership,
BY PAUL'S HOMES, INC, General Partner

By: Paul Smith
Paul Smith, President

ATTEST:

Lillian L. Smith
Secretary

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing Easement was acknowledged before me this 4th day of ~~March~~ april, 1978, by Paul Smith, President of PAUL'S HOMES, INC., a New Mexico corporation, General Partner of FOUR HILLS ESTATES, a New Mexico Limited Partnership, on behalf of said partnership.

Sheila L. Kuiper
Notary Public

(SEAL)

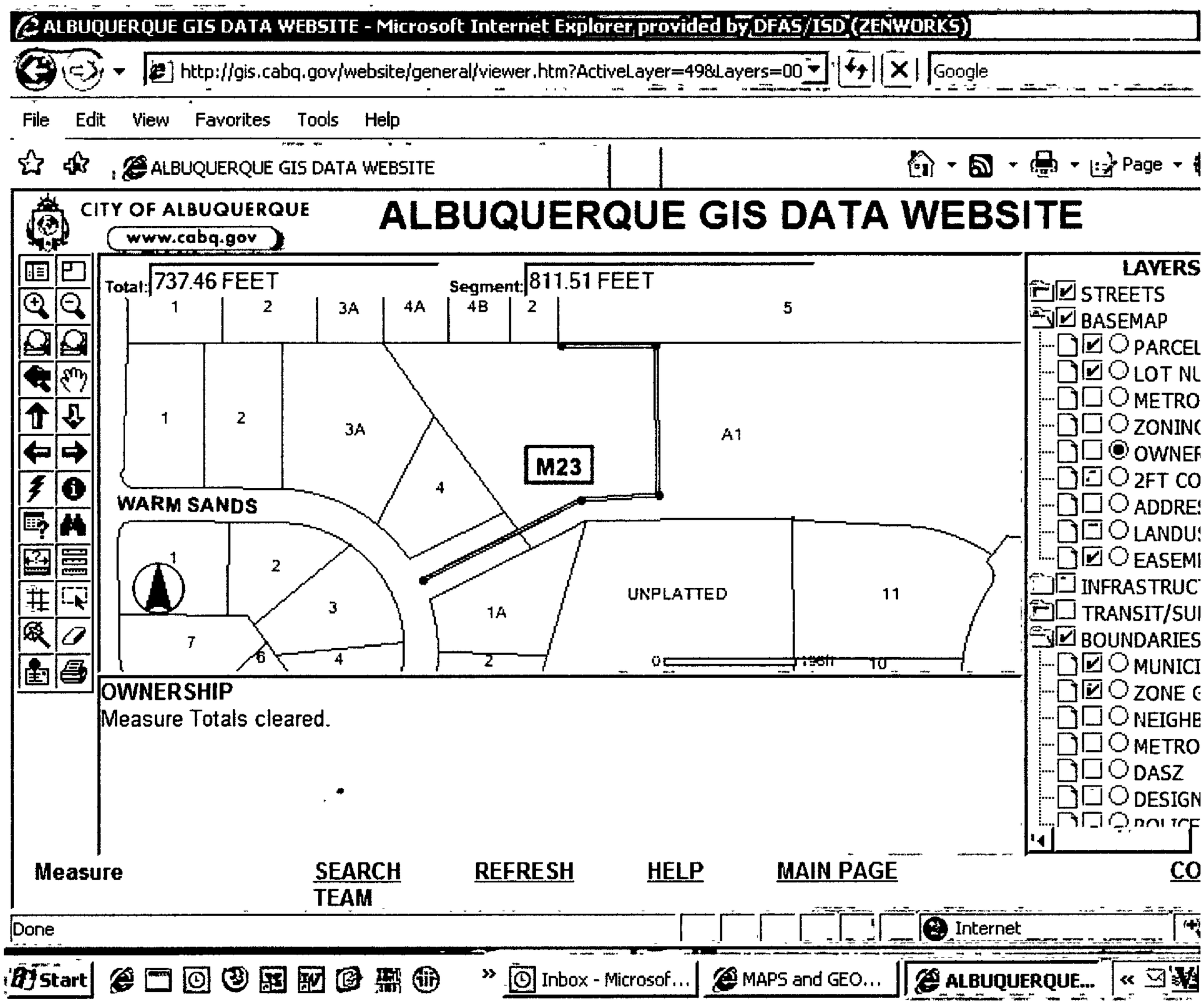
My Commission Expires:
January 21, 1980

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
Apr 5 11 13 AM 1978
BK 399 PG 212-215
EMMA [illegible]
CO. CLERK & RECORDER
[illegible] DEPUTY

Curran, Kevin J.

From: Haikin, Glen B.
Sent: Tuesday, June 01, 2010 10:48 AM
To: Curran, Kevin J.
Subject: Easement description - call me when you get this 768-3614

Attachments: Picture (Device Independent Bitmap)



City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ 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)

V

P
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

D
- ___ 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): BOHANNAN HUSTON, INC. PHONE: (505) 823-1000
ADDRESS: 7500 JEFFERSON ST., COURTYARD I FAX: (505) 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: PWYMER@BHINC.COM

APPLICANT: KHANI COMPANY - NASER ALIKHANI PHONE: (505) 299-1000
ADDRESS: 102 HIGHWAY 66 EAST FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL:
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: AMENDED PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. A-1 Block: Unit:
Subdiv/Addn/TBKA: FOUR HILLS VILLAGE 21ST INSTALLMENT
Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No
Zone Atlas page(s): M-23 UPC Code: 102305529851710436

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007263

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 6 Total area of site (acres): 7.2734
LOCATION OF PROPERTY BY STREETS: On or Near: HIDEAWAY LANE AND WARM SANDS DR.
Between: OPEN SPACE and HIDEAWAY LANE

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

SIGNATURE DATE
(Print) PAUL M. WYMER Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	09DRB - - 70246	APP		$ 50.00
☒ All fees have been collected	- -			$ 20.00
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date July 22, 2009			$ 70.00

7.14.09
Planner signature / date

Project # 1007263

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

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

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

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

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

__ Preliminary Plat reduced to 8 5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

PAUL M. WYMER
Applicant name (print)

7/14/09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
09DRB-_____-70246
_____-_____-_____
_____-_____-_____

7.14.09
Planner signature / date

Project # 1007263

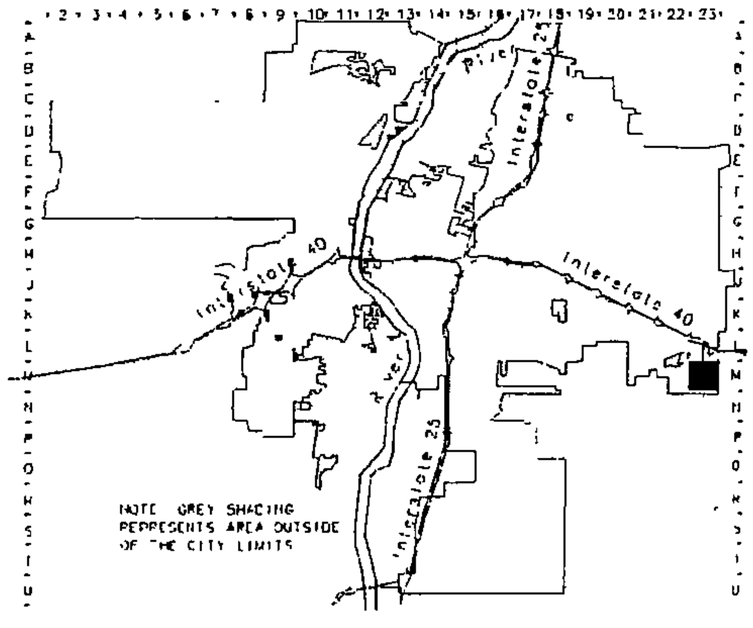
050340

SITE

LAND OF FOUR HILLS VILLAGE

FOUR HILLS COUNTRY CLUB

SU-1 GOLF COURSE



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice:505.823.1000
facsimile:505.798.7988
toll free:800.877.5332

July 14, 2009

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Amended Preliminary Plat: COA Project Number 1007263-Four Hills Village 21st Installment

Dear Mr. Cloud,

Transmitted herewith are the following items associated with the subject Preliminary Plat Amendment request:

1. Application
2. Form S (3)
3. This letter describing the amendments made to the Preliminary Plat
4. 6 copies of the Amended Preliminary Plat document
5. 6 copies of the Amended Infrastructure list
6. 6 copies of the Preliminary Plat, Infrastructure List and Grading plan approved by the D.R.B. on June 3, 2009.
7. Zone Atlas Page M-23-Z

Amendments made to the Preliminary Plat include reconfiguring Lot 6 to incorporate a 20' wide private water and sanitary sewer easement along the southern property line and reducing the size of Lots 3, 4, and 5 to allow for the modification described above. Lot 6 has also been re-shaped and increased in size to incorporate the entire length of the easement within its boundaries. Additionally, a 10' public utility easement previously shown along the north sides of Lots 3, 4, and 5, has been eliminated as it is no longer needed. Lastly, the second note discussing maximum disturbable building envelope sizes has been modified to except Lot 6 from the 8000 square foot limit.

Please review the information contained in this request and contact Kevin Patton or me with comments or questions. Please also schedule this request to be heard before the July 22, 2009 D.R.B. hearing.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/cc
Enclosures

cc: Naser Alikhani, Khani Co. (w/encls.)
Kevin Patton, BHI (w/encls.)
Yolanda Moyer, BHI (w/encls.)

24'

EXISTING 80' R/W +/-

24'

ESTATE TYPE
CURB & GUTTER

HIDEAWAY LANE

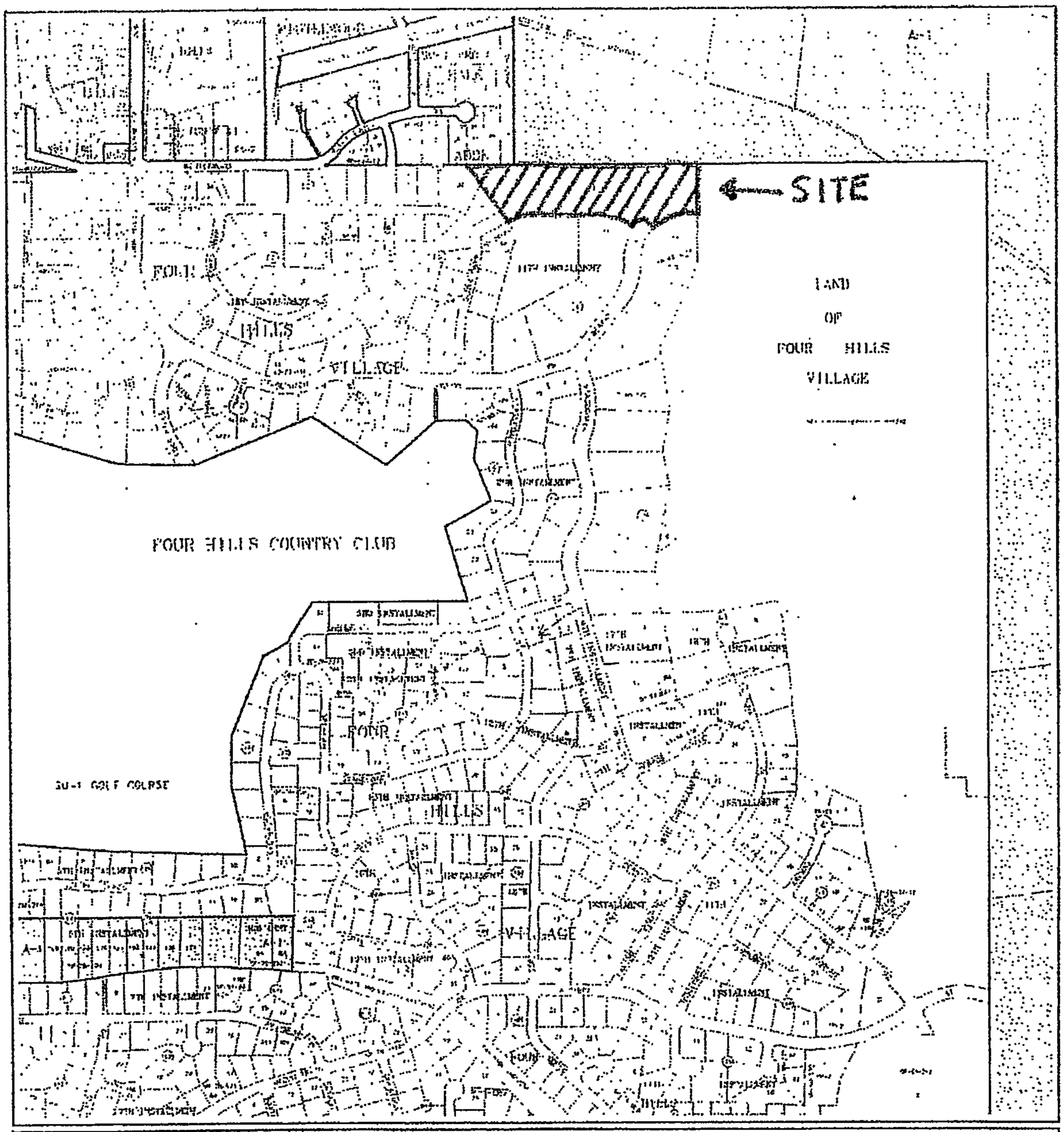
Rmin = 30'

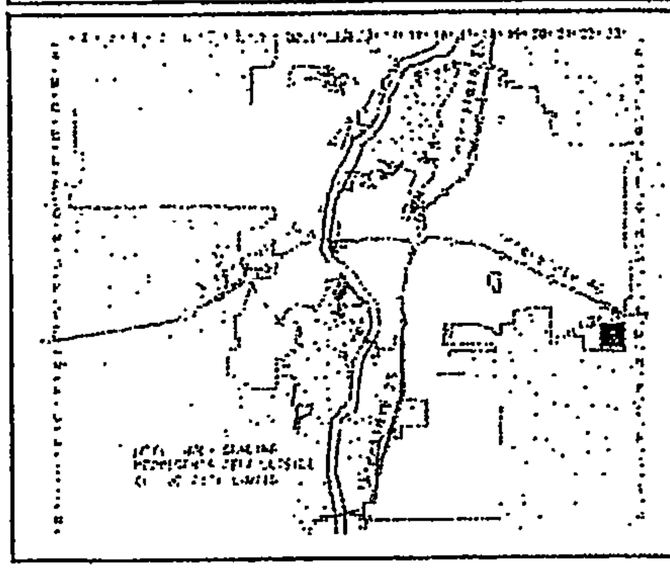
N

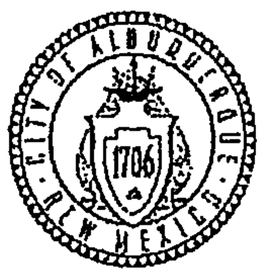
SCALE: 1"=50'

REVISED EXHIBIT 'A'
DATE: 6-1-09

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES







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PLANNING DEPARTMENT
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GRAPHIC SCALE IN FEET

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Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505 798 7988
toll free: 800 877.5332

April 28, 2009

Mr. Jack Cloud
Development Review Board Chair
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: COA Project number 1007263: Four Hills Village 21st Installment

Dear Jack,

Submitted herewith are the following amended documents associated with the subject request:

1. Amended Preliminary Plat
2. Amended Drainage Report and Grading Plan
3. Amended Sidewalk deferral and waiver exhibit
4. Amended Infrastructure list

Changes reflected in the above plans and documents were made to reduce the number of lots in the development from 13 to 6 to address concerns of the neighborhood and DRB staff. The entry roadway was also reconfigured to better accommodate the site topography and serve the new lot pattern. The requests outlined in the previous application remain valid. Please review this new information and let Kevin Patton or me know if you have comments or questions.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/cc
Enclosures

cc: Naser Alikhani, Khani Co.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: FOUR HILLS VILLAGE 21ST INSTALLMENT ZONE MAP/DRG. FILE # M-23-Z
DRB#: 1007263 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: FOUR HILLS VILLAGE 21ST INSTALLMENT
CITY ADDRESS: _____

ENGINEERING FIRM: BOHANNAN HUSTON INC
ADDRESS: 7500 JEFFERSON ST NE
CITY, STATE: ALBUQUERQUE, NM
CONTACT: PAUL WYMER
PHONE: 823-1000
ZIP CODE: 87109

OWNER: KHANI COMPANY
ADDRESS: 102 HIGHWAY 66 EAST
CITY, STATE: ALBUQUERQUE, NM
CONTACT: NASER ALIKHANI
PHONE: 299-1000
ZIP CODE: 87123

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:
X DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
X GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER CERT (TCL)
_____ ENGINEER CERT (DRB SITE PLAN)
_____ OTHER (SPECIFY)

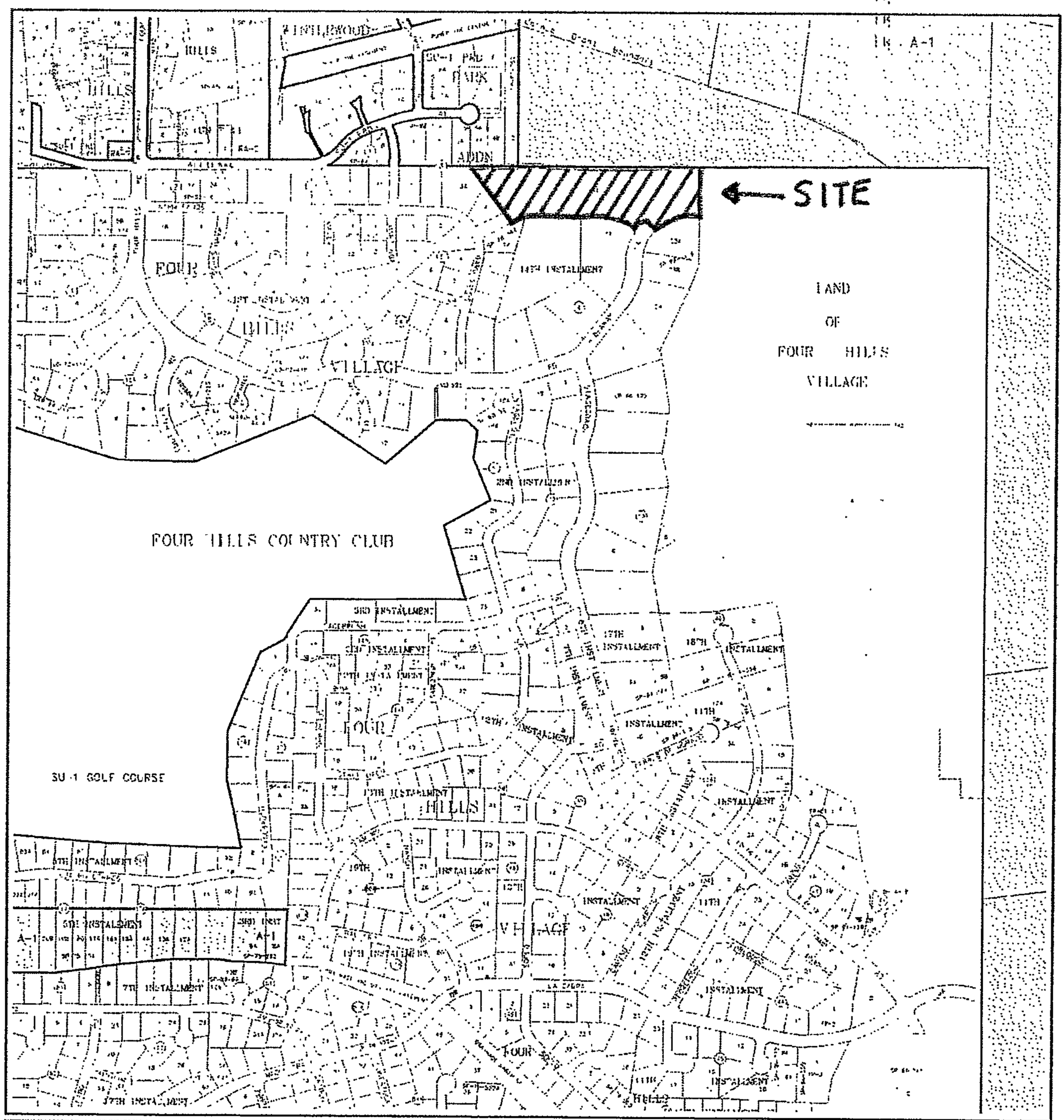
CHECK TYPE OF APPROVAL SOUGHT:
_____ SIA/FINANCIAL GUARANTEE RELEASE
X PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

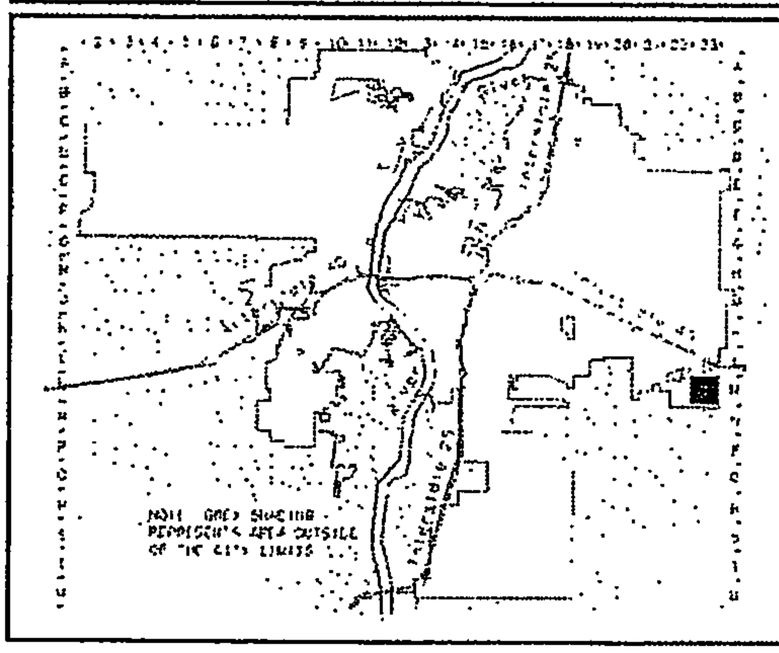
WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

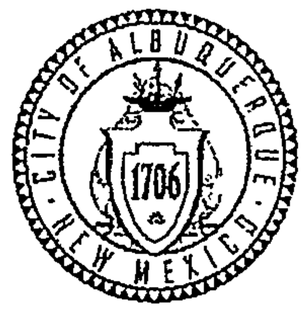
SUBMITTED BY: _____ DATE: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal The particular nature, location and scope to the proposed development define the degree of drainage detail One or more of the following levels of submittal may be required based on the following

1 **Conceptual Grading and Drainage Plan** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2 **Drainage Plans** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3 **Drainage Report** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more







Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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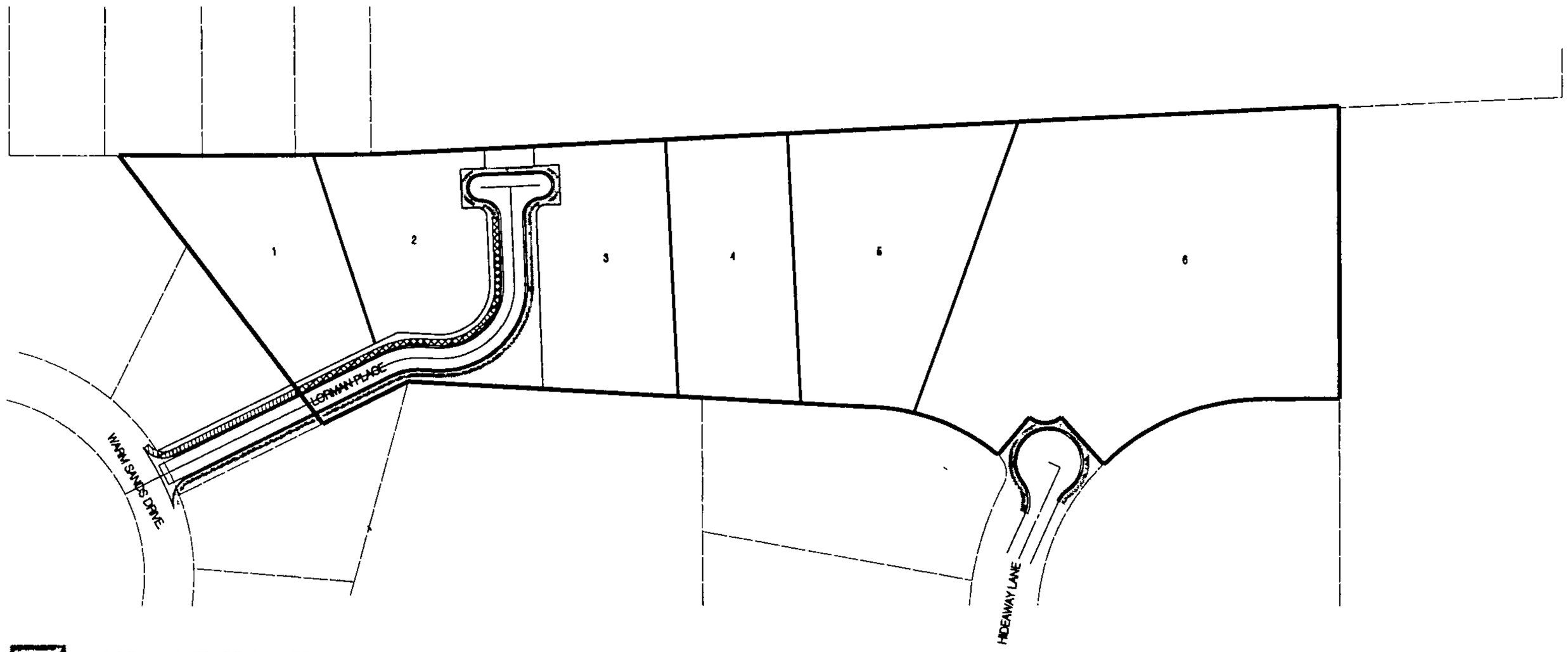
Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003



SIDEWALK TO BE WAIVED

SIDEWALK TO BE DEFERRED

SIDEWALK TO BE CONSTRUCTED

SEE LETTER FOR DESCRIPTION OF REASON FOR REQUEST OF SIDEWALK WAIVER

DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED.

FOUR HILLS VILLAGE
21st INSTALLMENT

JANUARY 16, 2009

SIDEWALK WAIVER & DEFERRAL EXHIBIT

NO SCALE

Current DRC
Project No 523381

Date Submitted April 28, 2009

Date Site Plan Approved

Date Preliminary Plat Approved

Date Preliminary Plat Expires

DRB Project No 1007263

Figure 12

INFRASTRUCTURE LIST

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

FOUR HILLS VILLAGE 21st INSTALLMENT

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
			PUBLIC ROADWAY IMPROVEMENTS						
		26' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	End of existing Pavement	North cul-de-sac terminus	/	/	/
		26' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE WITH SIDEWALK ON NORTHSIDE	Lorman Road	Warm Sands	Property Boundary	/	/	/
		26' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE WITH SIDEWALK ON NORTHWEST SIDE*	Lorman Road	Property Boundary	North cul-de-sac terminus	/	/	/
		NOTE	STREET LIGHTS AS PER COA DPM * SIDEWALKS TO BE DEFERRED ** SIDEWALKS TO BE WAIVED ON SOUTHSIDE/EASTSIDE OF ROAD				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	Lorman Road	Warm Sands	North cul-de-sac terminus	/	/	/
			PUBLIC WATERLINE IMPROVEMENTS						
			NECESSARY FH'S, MJ'S & RJ'S AND SERVICES	Hideaway Place	Existing 6" WL	North cul-de-sac terminus	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Lorman Road	Warm Sands	North cul-de-sac terminus	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PHASE 1 PUBLIC STORM DRAIN AND DRAINAGE IMPROVEMENTS						
		18" DIA	RCP W\ NEC MH'S, LATERALS, & INLETS	Hideaway Place	North cul-de-sac terminus	Retention Pond on Lot 6	/	/	/
			RETENTION POND	LOT 1			/	/	/
			RETENTION POND	LOT 6			/	/	/
			A GRADING AND DRAINAGE CERTIFICATION OF THE TWO RETENTION PONDS IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
			THERE IS NO LANDSCAPING PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AT THIS TIME THERE ARE NO IMPROVEMENTS BEING PROPOSED IN COA PUBLIC OPEN SPACE AT THIS TIME				/	/	/
			THERE ARE NO VEHICULAR ROADWAY IMPROVEMENTS PROPOSED WITH THIS REQUEST CONNECTING THE SUBJECT PROPERTY TO THE PROPERTY NORTH OF AND ABUTTING IT,						

KEVIN G PATTON 04/28/09
PREPARED BY PRINT NAME

DRB CHAIR DATE

PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC
FIRM

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

SIGNATURE DATE

UTILITY DEVELOPMENT DATE

CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

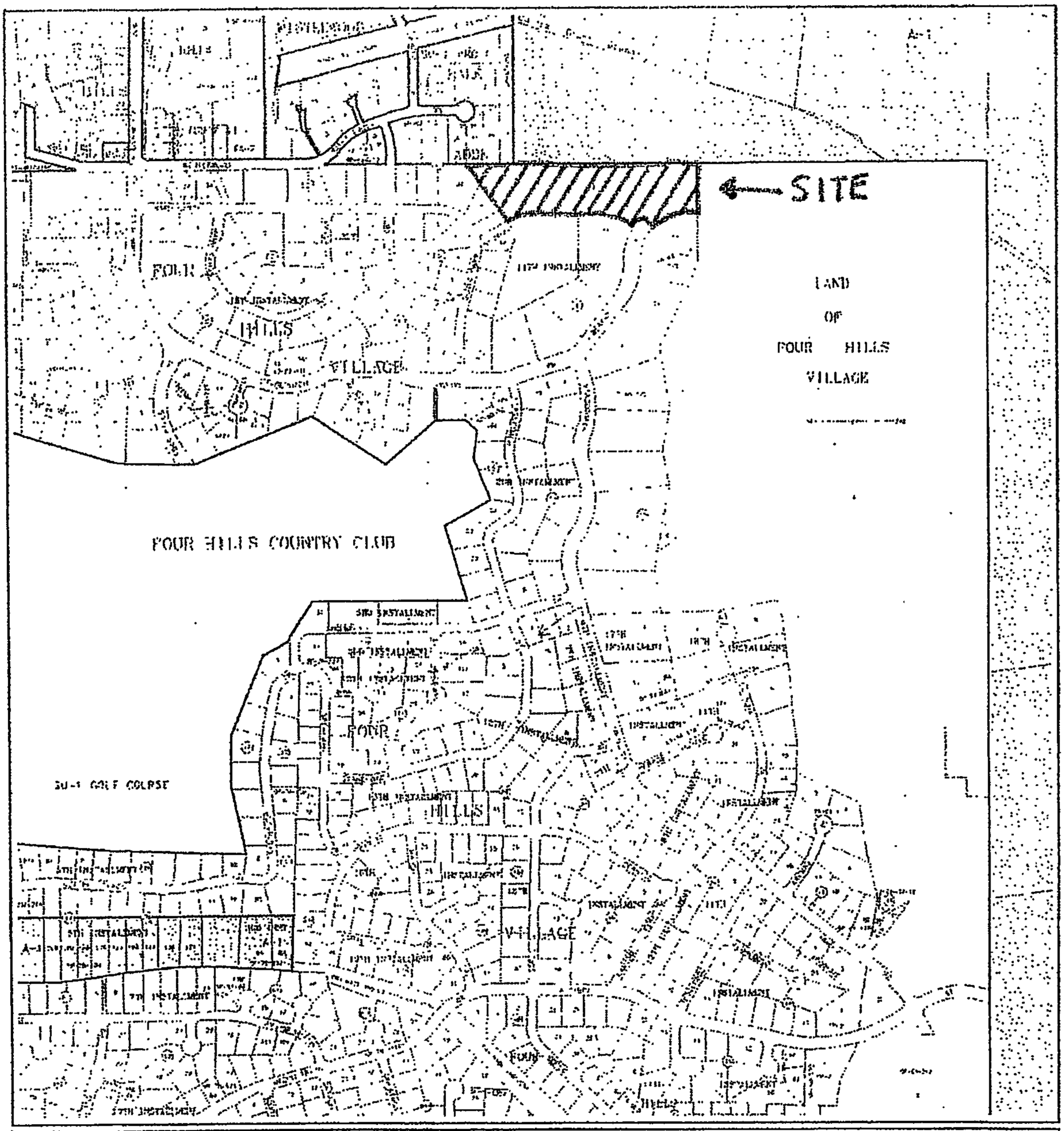
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

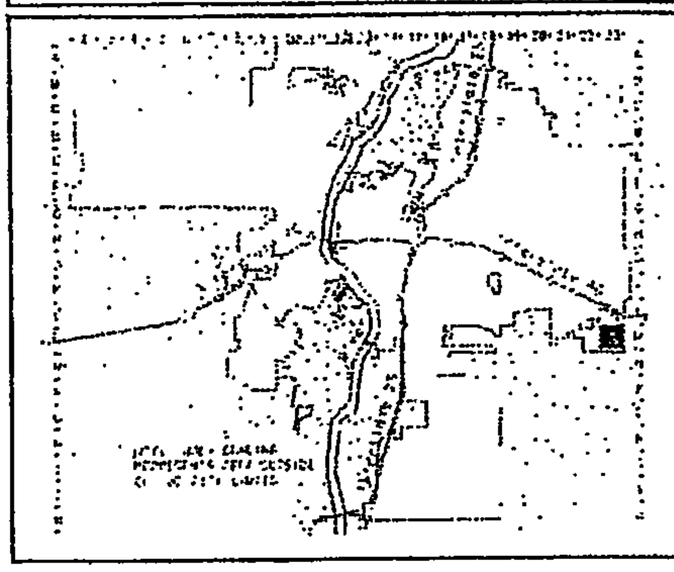
N

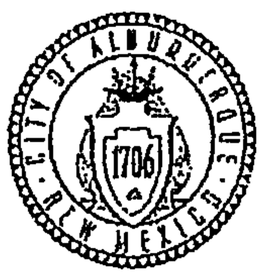
SCALE: 1"=50'

REVISED EXHIBIT 'A'
DATE: 6-1-09

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES







Albuquerque Geographic Information System
PLANNING DEPARTMENT
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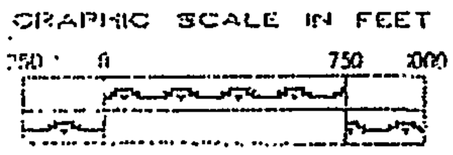
GRAPHIC SCALE IN FEET



Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

1007263

Metro, Kristal D.

From: Metro, Kristal D.
Sent: Thursday, June 11, 2009 2:42 PM
To: 'Yolanda Padilla Moyer'
Cc: Kevin Patton; Cloud, Jack W.
Subject: DRB 100263, Four Hills - Hideaway Lane Cul-de-sac location

Yolanda,
Transportation Development has no objection to the revised conceptual design submitted for the above referenced project. It has been labeled "Addendum to Design Variance (with topographical data)" and has been placed in the file.
Sincerely,
Kristal Metro, Transportation Development, City of Albuquerque

---

From: Yolanda Padilla Moyer [mailto:ypadilla@bhinc.com]
Sent: Wednesday, June 10, 2009 2:54 PM
To: Metro, Kristal D.
Cc: Kevin Patton
Subject: Four Hills - Hideaway Lane Cul-de-sac location

Hi Kristal,

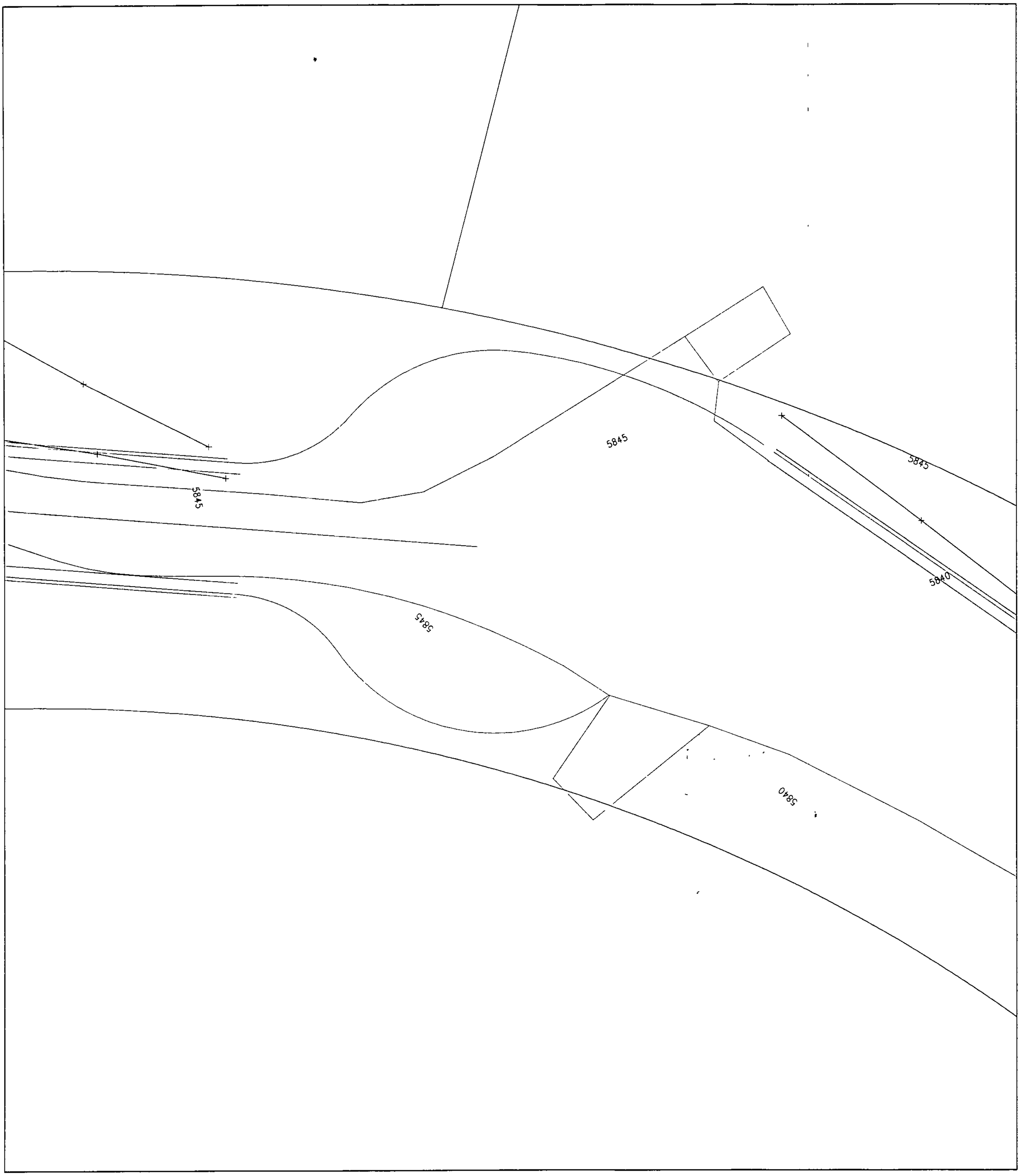
Per our conversation, enclosed is an exhibit which shows where we would like to place the 35' radius cul-de-sac. It is slightly north (approx. 24') of the original location shown on the variance request. Moving it north would eliminate the need to disturb the driveway on the west side of the street. This drive is concrete and currently a 18%-22% grade. We would also have to do some grading/improvements outside of the ROW in the owner's property which we would like to avoid. However, moving it north would require some grading/improvements to the northern drive on the east side of the road, but this has a lesser impact, is a gravel driveway and is within street right-of-way.

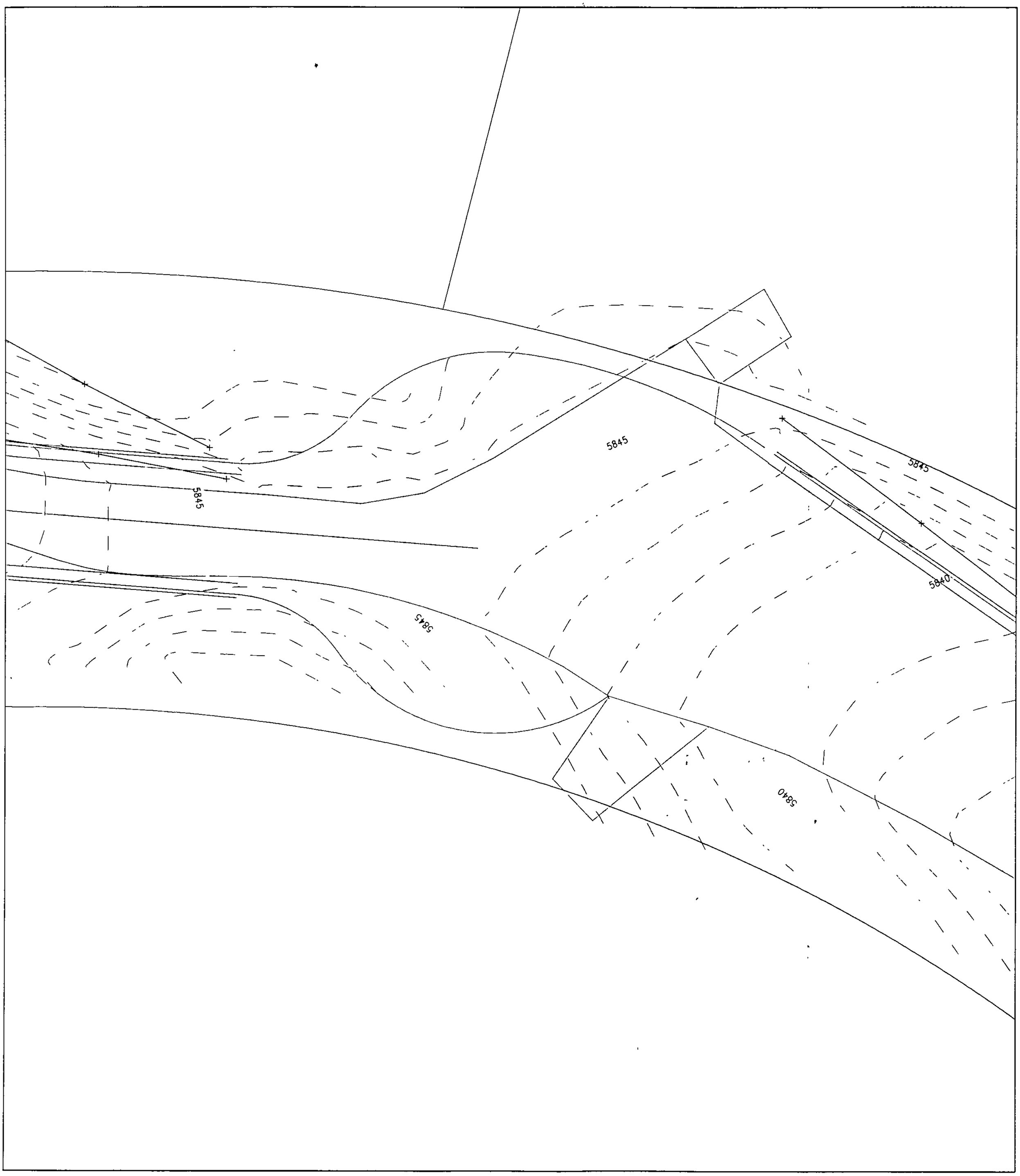
Please let me know if this is acceptable to revised under the current variance request.

Thank you
Yolanda Padilla Moyer, P.E.
Bohannan Huston, Inc.

Addendum to Design Variance
(with topographical data)

06/11/09

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Cloud, Jack W. 14-14 - 3 - 4 (C)(2)

From: Bingham, Brad L.
Sent: Tuesday, May 19, 2009 3:17 PM
To: Bingham, Brad L.; Cherne, Curtis ; Cloud, Jack W.; 'Kevin Patton'; Green, Roger; Metro, Kristal D.
Subject: RE: 4Hills Subd.

An additional comment for the plat is that each lot must have an engineered grading and drainage plan prepared by a registered NM engineer and certified prior to Certificate of Occupancy

---

From: Bingham, Brad L.
Sent: Tuesday, May 19, 2009 3:00 PM
To: Cherne, Curtis ; Cloud, Jack W.; 'Kevin Patton'; Green, Roger; Metro, Kristal D.
Subject: 4Hills Subd.

Kevin,

My comments that must be addressed before Pre-plat approval
Grading plan:
Do not show the cul-de-sac on this grading plan ? R-O-W ? work order only?
✓ Fix details to show that any new grading is 3:1 or flatter and any existing slopes are 1:1
✓ Pond needs to 2:1 or flatter.
No retaining wall holding up public streets unless no other choice. meander?

Plat: ?
✓ Need public drainage easement on lot 1 and 2.
✓ Need language in notes stating that the maximum disturbable building envelope is 8000 sf. All runoff generated within this envelope must be fully retained and will require a private facility drainage covenant. All land outside of this envelope must remain undisturbed

Infrastructure List: Everything will be financially guaranteed.
✓ Need pond on lot 1 with agreement and covenant. 19000 cf
✓ Need retaining wall for access lane for lots 3&4. 2 ? yes
✓ Don't want c&g along Hideaway unless it is estate-type.
✓ No storm drain or inlet wanted for the big lot.
✓ Need guardrail on list.

Roger tells me there still is some question about the sewer design.
Kristal tells me that the DPM variance has not been applied for and therefore she will not be able to process an approval put the cul-de-sac further south like everyone wants. Can you get this done soon (today/tomorrow) to get this formally on the agenda? It would make my approval of the grading plan a lot easier

I will be out of the office all next week so if you can get these comments addressed by Friday at say 2, I'd be able to generate an approval letter for next week.
Brad

___ show R-O-W on plat
___ P.U.E. (show existing E'ments)
___ Design Variance Exhibit (Reg Exhibit "A") radial radii
Any missing length location

Current DRC
Project No _____

5/29/09 Revisions

Date Submitted May 22, 2009
Date Site Plan Approved _____
Date Preliminary Plat Approved _____
Date Preliminary Plat Expires _____

Figure 12

INFRASTRUCTURE LIST

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

FOUR HILLS VILLAGE 21st INSTALLMENT

DRB Project No 1007263

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
			PUBLIC ROADWAY IMPROVEMENTS						
		Approx 30' Radius	Modified Cul-de-Sac with ACC PAVEMENT w/Estate ~~w/ PCC~~ CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	Existing ~~320' south of north right-of-way line~~ Bulb Out		/	/	/
		~~30'~~ F-F 24'	ACC PAVEMENT W/ ~~PCC~~ Estate CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	~~North ROW boundary~~ Existing Bulb Out	~~cul de sac~~ Lot 6 Property Line	/	/	/
		~~30'~~ F-F 26'	ACC PAVEMENT W/ PCC CURB & GUTTER ALL SIDEWALK TO BE WAIVED w/ NECESSARY RETAINING WALL ON NORTH SIDE	Lorman Road	Warm Sands	Hammerhead terminus	/	/	/
			~~NOTE STREET LIGHTS AS PER COA DPM~~ ← Move to Notes at end				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	Lorman Road	Warm Sands	Approx 400' east of Warms Sands	/	/	/
			SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lorman Road	Hammerhead terminus	Gravity System Manhole	/	/	/
			SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lot 3 & 4 Easement	Lot 4	Hammerhead terminus	/	/	/
			PUBLIC WATERLINE IMPROVEMENTS						
			NECESSARY FH'S, MJ'S & RJ'S AND SERVICES	Hideaway Place	Existing 6" WL	Cul-de-sac terminus	/	/	/
			REMOVAL OF EX WL	Lot 6	Existing WL vault	Cul-de-sac terminus	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Lorman Road	Warm Sands	Hammerhead terminus	/	/	/
		4" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Lot 3 & 4 Easement	Lot 4	Hammerhead terminus	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PHASE 1 PUBLIC GRADING AND DRAINAGE IMPROVEMENTS						
			RETENTION POND (W ITH AGREEMENT AND COVENANT)	LOT 1			/	/	/
			RETAINING WALL FOR ACCESS LANE ON LOTS 2, 3 & 4				/	/	/
			GUARDRAIL	LORMAN ROAD	NORTHSIDE OF HAMMERHEAD TERMINUS		/	/	/
			A GRADING AND DRAINAGE CERTIFICATION OF THE RETENTION POND IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
			THERE IS NO LANDSCAPING PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AT THIS TIME THERE ARE NO IMPROVEMENTS BEING PROPOSED IN COA PUBLIC OPEN SPACE AT THIS TIME				/	/	/
			THERE ARE NO VEHICULAR ROADWAY IMPROVEMENTS PROPOSED WITH THIS REQUEST CONNECTING THE SUBJECT PROPERTY TO THE PROPERTY NORTH OF AND ABUTTING IT,				/	/	/

KEVIN G PATTON 04/28/09
PREPARED BY PRINT NAME

BOHANNAN HUSTON INC
FIRM

SIGNATURE DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR DATE

TRANSPORTATION DEVELOPMENT DATE

UTILITY DEVELOPMENT DATE

DATE

PARKS & GENERAL SERVICES DATE

AMAFCA DATE

CITY ENGINEER DATE

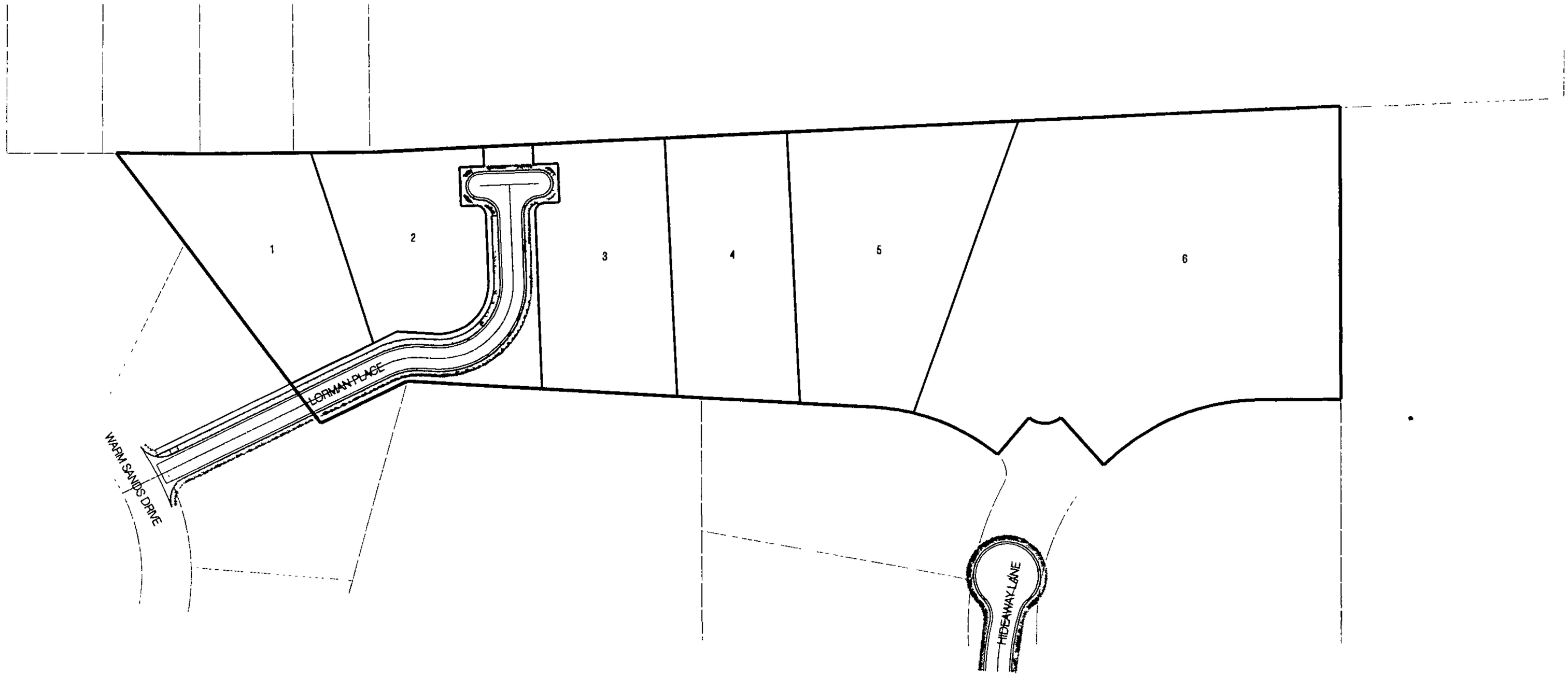
DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

NOTES: Streets Lights as per CoA DPM

5/29/09 Revisions



SIDEWALK TO BE WAIVED

FOUR HILLS VILLAGE
21st INSTALLMENT

JANUARY 16, 2009

SIDEWALK WAIVER & DEFERRAL EXHIBIT

NO SCALE

Bohannan Huston INC.

Courtyard I
7500 Jefferson St NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505 798 7988
toll free: 800 877 5332

May 20, 2009

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: COA Project number 1007263: Four Hills Village 21st Installment
Revised Design Variance Request

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) is the revised subdivision design variance request and copies of the following information:

- Form V: Subdivision Variances and Vacations
- Twenty Four (24) copies of the revised Design Variance Exhibit A
- Twenty Four (24) copies of the Zone Atlas Map M-23-Z

We are requesting a design variance to allow for the construction of a non-standard cul-de-sac with a radius of 40'± with no sidewalk or additional ROW as seen in Exhibit A. The existing ROW is at the proposed location varies but is approximately 80'. The proposed turn-around will be built as large as possible within the existing right-of-way. We are also requesting a sidewalk waiver with the construction of the cul-de-sac due to the fact that sidewalk is not present in the existing conditions. In addition, the portion of the ROW north of the proposed cul-de-sac will eventually be vacated by a separate plat action and purchased from the City by the adjoining property owners. A private access easement will also be dedicated in the area of the vacated ROW for the benefit of the impacted property owners. Also enclosed is a copy of a petition signed by the adjoining and impacted property owners indicating their agreement to this request.

If you have any additional questions or comments, please call me at (505) 823-1000.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/cc
Enclosures

cc Naser Alikhani, Khani Co.

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements **24 copies**
__ Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

✓ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the variance
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts PREVIOUSLY
✓ Sign Posting Agreement SENT WITH
__ Fee (see schedule) SUBDIVISION
✓ List any original and/or related file numbers on the cover application REQUEST

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

PAUL WYMER
Applicant name (print)

5/4/09
Applicant signature / date

5/20/09

Form revised 4/07

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

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

Planner signature / date

Project #

PETITION
To The City of Albuquerque
Regarding Hideaway Lane, SE

PROJECT # 1007263

As the sole affected neighbors at the end of Hideaway Lane, we the undersigned unanimously agree and petition the City of Albuquerque to the following:

There should be no physical changes made by the City or the developer to the existing roadway, fire hydrant, or other features of Hideaway Lane incident to the new development (#1007263). PNM may have to move utility poles and undertake significant construction costs that are not warranted.

AND

The City should vacate the northern 180 feet of Hideaway Lane, SE, converting that to private ownership (by selling to the property owners) and the vacated roadway will be divided equally into thirds for the three affected property owners. This could require the construction of a turnaround at the high point of Hideaway Lane if the City deems that necessary and this cost would be borne by the property owners. Clearing and maintenance of the vacated roadway would become the responsibility of the adjacent homeowners.

5 MAY 09

Printed Name: Charles and Lynn Massey
Address: 1206 Hideaway Lane, SE, ABQ, NM 87123

Signature/Date

Burns Moore 5/5/09 1200 Hideaway Ln SE

Printed Name:
Address

Signature/Date Julia A. Logan 5/5/09 1300 Stagecoach Rd SE

Printed Name: Kathy & Michael Smith
Address 1209 Hideaway Lane SE, ABUQ NM 87123

Signature/Date Kathy Smit Michael Smit

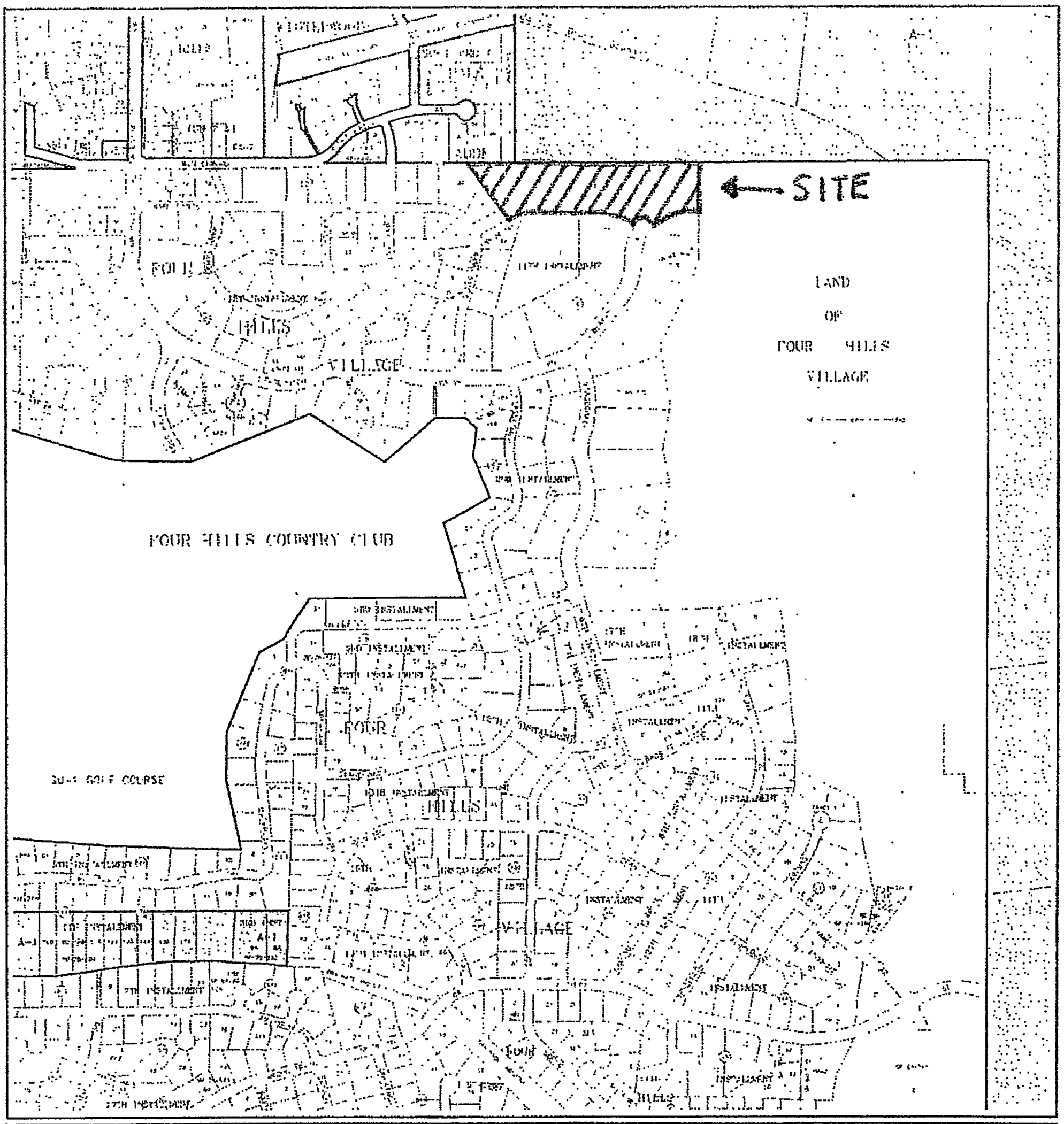
Rose Mun 1208 Hideaway

~~Charles Massey~~ 1205 Hideaway

Rebecca Chan 5/5/09

Jian Zhu

Naser Alikhani Property Owner Hideaway Lane


SITE
LAND
OF
FOUR HILLS
VILLAGE
FOUR HILLS COUNTRY CLUB
FOUR
HILLS
VILLAGE

GRAPHIC SCALE IN FEET
750
1000
Zone Atlas Page
M-23-Z
Map Amended through September 03, 2003
PLANNING DEPARTMENT
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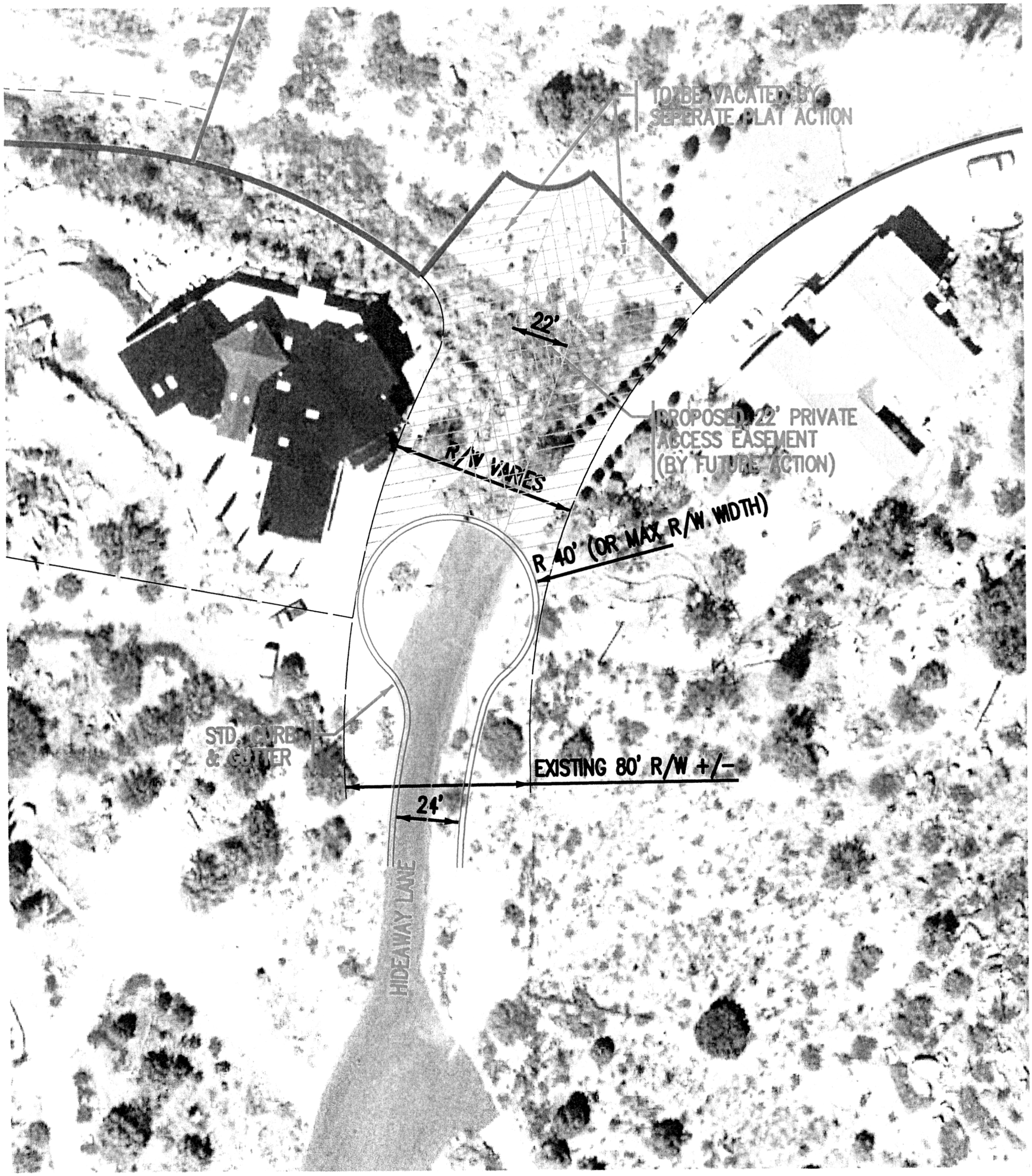

N

SCALE: 1"=50'

REVISED EXHIBIT 'A'
DATE: 5-20-09

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505 798.7988
toll free: 800.877 5332

May 22, 2009

Mr. Jack Cloud
Development Review Board Chair
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: COA Project number 1007263: Four Hills Village 21st Installment

Dear Jack:

Submitted herewith are the following amended documents associated with the subject request:

1. Revised Preliminary Plat
2. Revised Drainage Report and Grading Plan
3. Revised Sidewalk waiver exhibit
4. Revised Infrastructure list

Changes reflected in the above plans and documents were made to address comments from the Development Review Board. The Revised Preliminary Plat removed the sanitary sewer easement along the back of lots 3, 4, and 5. We added a drainage easement on lot 1. A public sewer easement was added to the north of lots 3 and 4. We revised the drainage report and grading plan to address comments from Brad Bingham; removing the proposed grades associated w/ the cul de sac terminus on Hideaway Place (the cul de sac was relocated south as requested). Tie back slopes were revised per Brads comments. We have submitted a revised sidewalk waiver exhibit requesting to waive sidewalk on both sides of the proposed roadway. The existing Warm Sands Roadway does not have sidewalk on either side of the street and most of Four Hills roadways do not contain sidewalk. The neighbors have requested that we waive sidewalk on both sides and Kristal Metro has indicated that she would support the request. The infrastructure has been revised to reflect the comments from the board.

The requests outlined in the previous application remain valid. Please review this new information and let me know if you have comments or questions.

Sincerely,

Kevin G. Patton, P.E.
Senior Vice President and Managing Principal
Community Development and Planning

KGP/cc
Enclosures

cc: Naser Alikhani, Khani Co.

Current DRC
Project No 523381

Date Submitted May 22, 2009

Date Site Plan Approved

Date Preliminary Plat Approved

Date Preliminary Plat Expires

DRB Project No 1007263

Figure 12

INFRASTRUCTURE LIST

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

FOUR HILLS VILLAGE 21st INSTALLMENT

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
			PUBLIC ROADWAY IMPROVEMENTS						
		28' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	160' south of north right-of-way line		/	/	/
		28' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER ALL SIDEWALK TO BE WAIVED w/ NECESSARY RETAINING WALL ON NORTH SIDE	Lorman Road	Warm Sands	Hammerhead terminus	/	/	/
		NOTE	STREET LIGHTS AS PER COA DPM				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	Lorman Road	Warm Sands	Approx 400' east of Warms Sands	/	/	/
			SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lorman Road	Hammerhead terminus	Gravity System Manhole	/	/	/
			SANITARY SEWER FORCE MAIN W/ NEC MH'S & SERVICES	Lot 3 & 4 Easement	Lot 4	Hammerhead terminus	/	/	/
			PUBLIC WATERLINE IMPROVEMENTS						
			NECESSARY FH'S, MJ'S & RJ'S AND SERVICES	Hideaway Place	Existing 6" WL	Cul-de-sac terminus	/	/	/
			REMOVAL OF EX WL	Lot 6	Existing WL vault	Cul-de-sac terminus	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Lorman Road	Warm Sands	Hammerhead terminus	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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			RETENTION POND (W ITH AGREEMENT AND COVENANT)	LOT 1			/	/	/
			RETAINING WALL FOR ACCESS LANE ON LOTS 2, 3 & 4				/	/	/
			GUARDRAIL	LORMAN ROAD	NORTHSIDE OF HAMMERHEAD TERMINUS		/	/	/
			A GRADING AND DRAINAGE CERTIFICATION OF THE RETENTION POND IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
			THERE IS NO LANDSCAPING PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AT THIS TIME THERE ARE NO IMPROVEMENTS BEING PROPOSED IN COA PUBLIC OPEN SPACE AT THIS TIME				/	/	/
			THERE ARE NO VEHICULAR ROADWAY IMPROVEMENTS PROPOSED WITH THIS REQUEST CONNECTING THE SUBJECT PROPERTY TO THE PROPERTY NORTH OF AND ABUTTING IT,				/	/	/

KEVIN G PATTON 04/28/09
PREPARED BY PRINT NAME

BOHANNAN HUSTON INC
FIRM

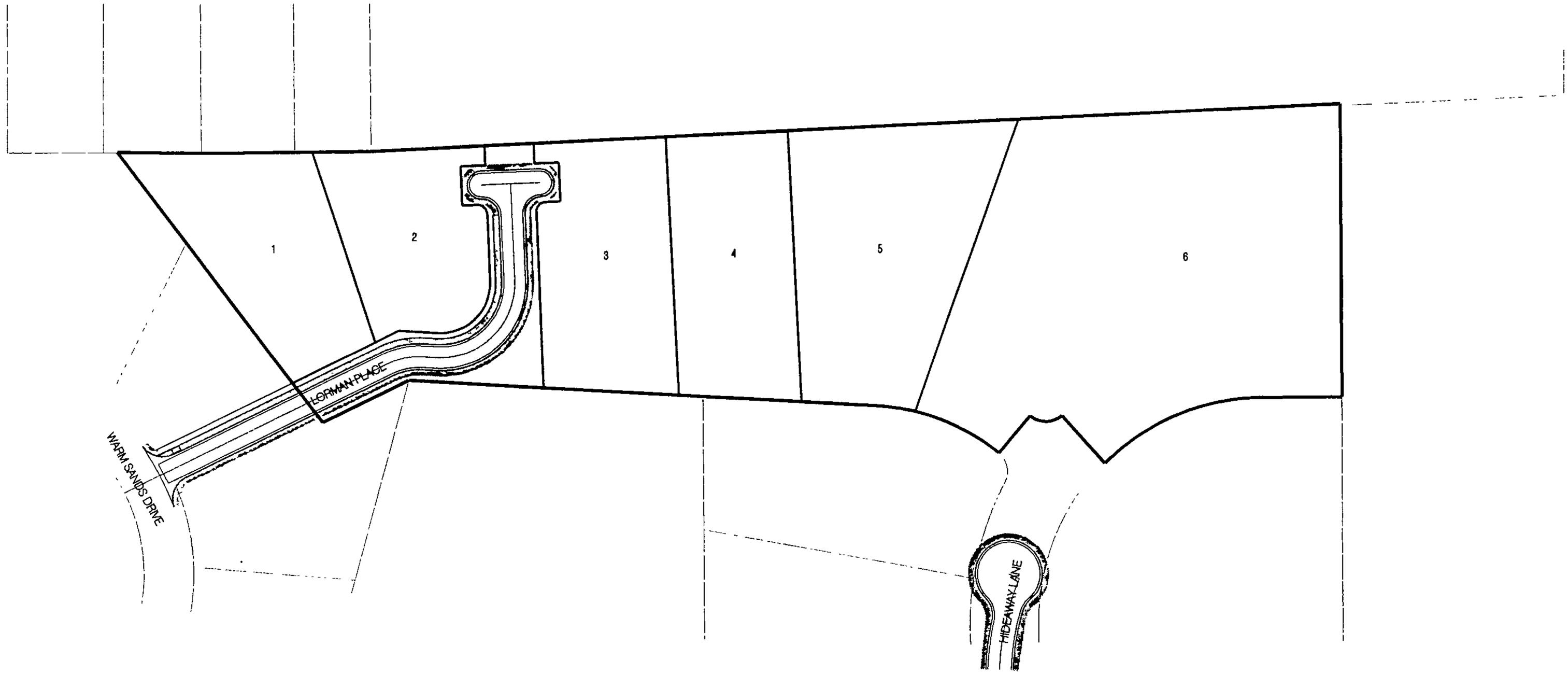
5-27-09
SIGNATURE DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



SIDEWALK TO BE WAIVED

FOUR HILLS VILLAGE
21st INSTALLMENT

JANUARY 16, 2009

SIDEWALK WAIVER & DEFERRAL EXHIBIT

NO SCALE

Current DRC
Project No 523381

Date Submitted May 22, 2009

Date Site Plan Approved

Date Preliminary Plat Approved

Date Preliminary Plat Expires

DRB Project No 1007263

Figure 12

INFRASTRUCTURE LIST

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			REMOVAL OF EX WL	Lot 6	Existing WL vault	Cul-de-sac terminus	/	/	/
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			THERE IS NO LANDSCAPING PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AT THIS TIME THERE ARE NO IMPROVEMENTS BEING PROPOSED IN COA PUBLIC OPEN SPACE AT THIS TIME				/	/	/
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KEVIN G PATTON 04/28/09
PREPARED BY PRINT NAME

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007263 **AGENDA#** 4 **DATE:** 5/27/09

1. **Name:** Roger Mickelson **Address:** 1432 Catron Ave SE **Zip:** 87123
2. **Name:** Charles Massey **Address:** 1206 Hideaway Ln, SE **Zip:** 87123
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:** _____

Cloud, Jack W.

From: FHVHARoger@aol.com
Sent: Sunday, May 17, 2009 10:19 AM
To: Romero, Melissa; Green, Roger; Metro, Kristal D.; Sandoval, Christina M.; Cloud, Jack W.; Gomez, Angela J.; Bingham, Brad L.
Cc: Ortega, Robert E.; Dineen, Richard W.; Khanicompany@aol.com; PWymer@bhinc.com
Subject: DRB Project #1007263--Four Hills Village
Attachments: Slide1.JPG; Slide2.JPG; Slide3.JPG

Most of the concerns have been resolved, although individual residents in Four Hills Village and Winterwood Park have some continuing issues with the proposed development; those may surface at the May 20 RB hearing.

All of the residents on Hideaway Lane (which would provide access to the 2.5-acre residential lot in the far NE corner of FHV) have asked that there should be NO physical changes to Hideaway Lane. The improvement of Hideaway Lane (e.g., curbs, gutters) and the turnaround are clearly unnecessary and, examining the terrain, infeasible. Their petition, maps, and pictures are attached.

The petition notes that PNM may have to move utility poles and further requests that the city vacate the northern 180 feet of Hideaway Lane, selling that to the adjacent property owners.

The second slide has a picture of the steep-sided, unimproved roadway that terminates in two driveways and a rock-strewn arroyo. The overhead photo shows that from a different perspective; the large turnaround would cut off one driveway and extend across very rugged terrain.

The last slide shows the rocky outcroppings; the deep depression/arroyo is hidden by a lot of beautiful natural growth. The overhead view suggests a viable alternative: basically the termination of Hideaway Lane in three driveways. Note that there is a wide paved area at the crest of Hideaway Lane, approximately 150-200 feet from the end of the roadway, that could be used as a vehicle turnaround.

Hideaway Lane was platted and (partially) completed 50 years ago. There has not been any instance of difficulty in maneuvering vehicles at the end of the roadway. In short, there isn't a real traffic problem--***it ain't broke, so let's not "fix it."*** Yes, the requirements have changed since then; however, common sense dictates that this unusual environmental and terrain situation justifies a waiver from more recent restrictive requirements. There's no practical need for the city to spend money to finish Hideaway Lane, and there's no reasonable purpose in creating a huge turnaround at the end of Hideaway Lane.

Roger Mickelson
Planning and Development Director
Four Hills Village Homeowners' Association
332-9273

A strong credit score is 700 or above. See Yours in Just 2 Easy Steps!

Bohannan Huston INC.

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Albuquerque, NM
87109-4335

www.bhinc.com

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toll free: 800.877 5332

May 11, 2009

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: COA Project number 1007263: Four Hills Village 21st Installment
Design Variance Request

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) is the subdivision design variance request and copies of the following information:

- Form V: Subdivision Variances and Vacations
- Twenty Four (24) copies of the Design Variance Exhibit A
- Twenty Four (24) copies of the Zone Atlas Map M-23-Z

We are requesting a design variance to allow for the construction of a non-standard cul-de-sac with a radius of 34' with no sidewalk or additional ROW as seen in Exhibit A. The existing ROW is at the proposed location is approx. 69.25'. This will allow the proposed 34' radius cul-de-sac to fit within the existing ROW. We are also requesting a sidewalk waiver with the construction of the cul-de-sac due to the fact that sidewalk is not present in the existing conditions. In addition, the portion of the ROW north of the proposed cul-de-sac will eventually be vacated by a separate plat action and purchased from the City by the adjoining property owners. A private access easement will also be dedicated in the area of the vacated ROW for the benefit of the impacted property owners. Also enclosed is a copy of a petition signed by the adjoining and impacted property owners indicating their agreement to this request.

If you have any additional questions or comments, please call me at (505) 823-1000.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/cc
Enclosures

cc Naser Alikhani, Khani Co.

N

SCALE: 1"=50'

EXHIBIT 'A'

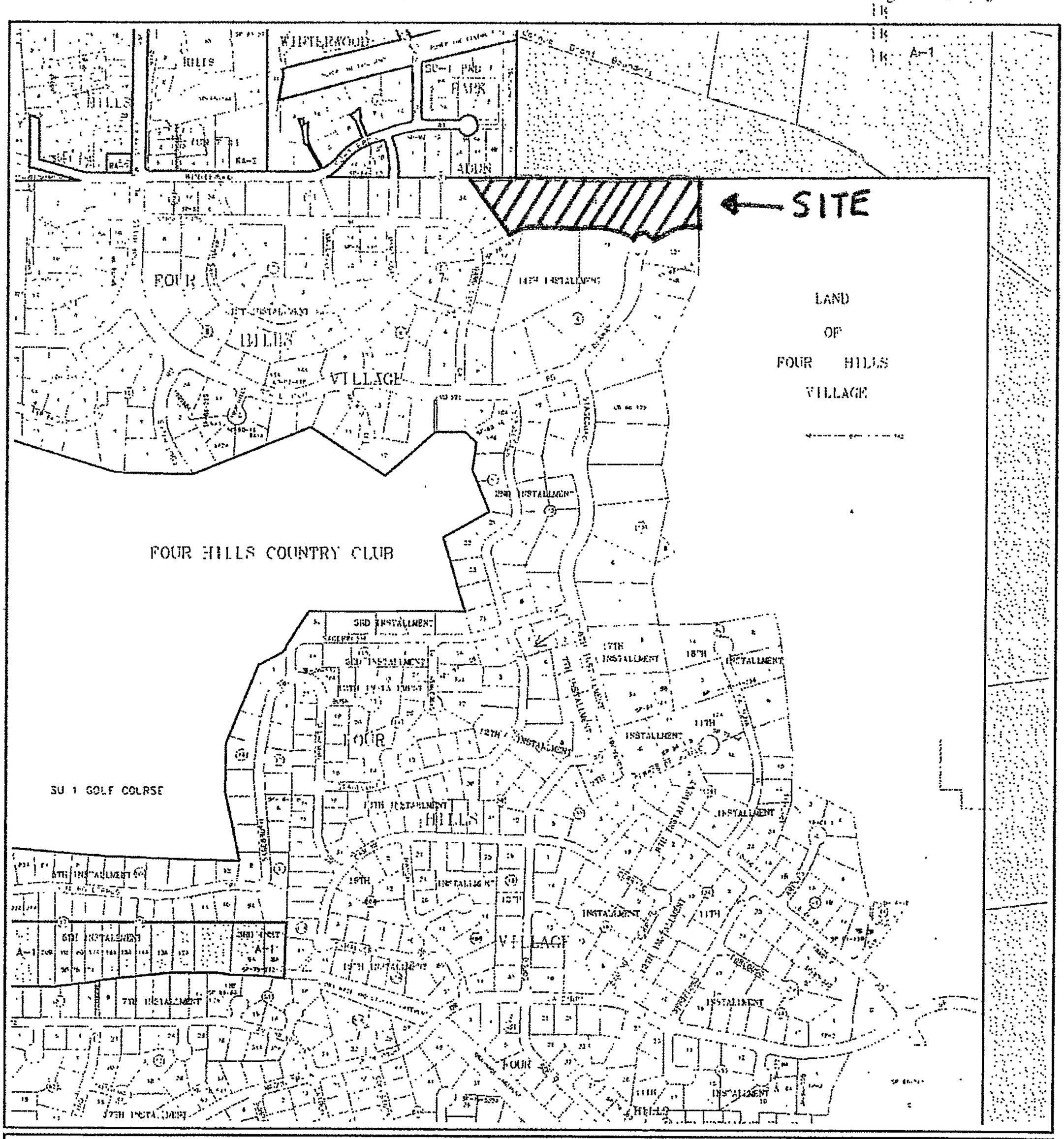
Bohannan ▲ Huston INC.

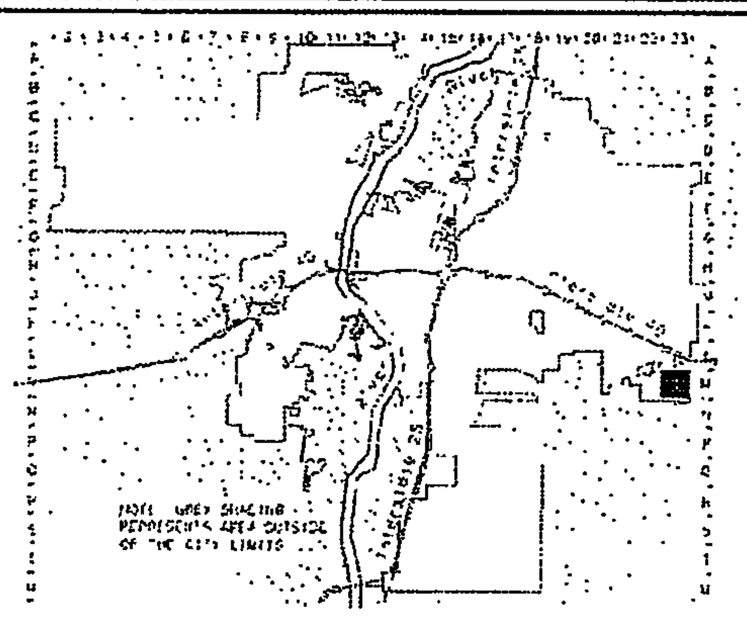
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

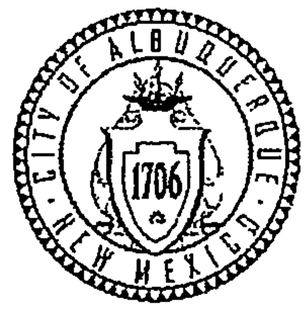
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

80340

A-1







Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

PETITION
To The City of Albuquerque
Regarding Hideaway Lane, SE

PROJECT # 1007263

As the sole affected neighbors at the end of Hideaway Lane, we the undersigned unanimously agree and petition the City of Albuquerque to the following:

There should be no physical changes made by the City or the developer to the existing roadway, fire hydrant, or other features of Hideaway Lane incident to the new development (#1007263). PNM may have to move utility poles and undertake significant construction costs that are not warranted.

AND

The City should vacate the northern 180 feet of Hideaway Lane, SE, converting that to private ownership (by selling to the property owners) and the vacated roadway will be divided equally into thirds for the three affected property owners. This could require the construction of a turnaround at the high point of Hideaway Lane if the City deems that necessary and this cost would be borne by the property owners. Clearing and maintenance of the vacated roadway would become the responsibility of the adjacent homeowners.

Printed Name: Charles and Lynn Massey
Address: 1206 Hideaway Lane, SE, ABQ, NM 87123

Signature/Date 5 MAY 09

Signature/Date 5/5/09 1200 Hideaway Ln SE

Printed Name:
Address

Signature/Date 5/5/09 1300 Stagecoach Rd SE

Printed Name: Kathy & Michael Smit
Address 1209 Hideaway Lane SE, ABUQ NM 87123

Signature/Date

1208 Hideaway

~~Charles Massey~~ 1205 Hideaway

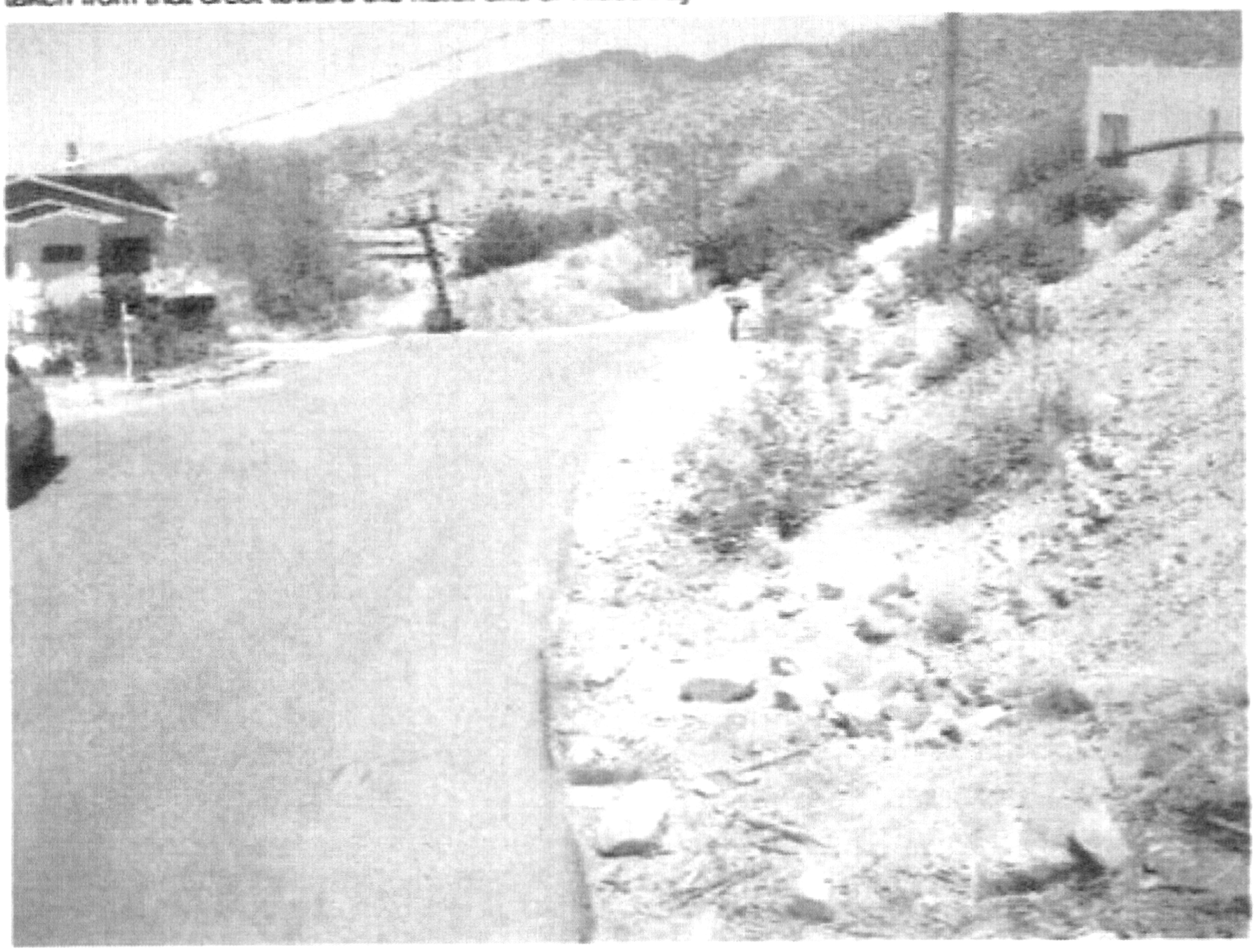
Rebecca Chan 5/5/09

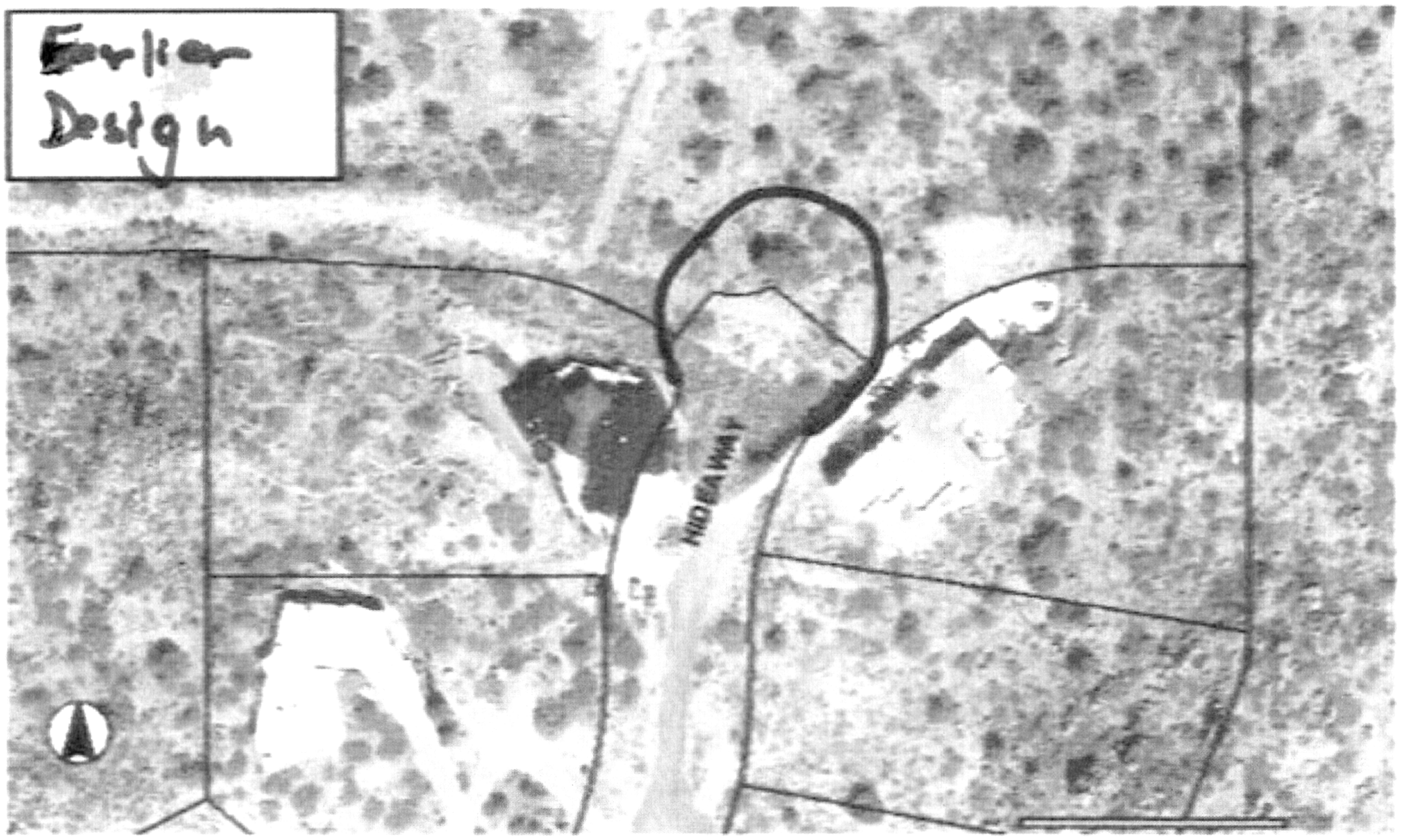
Jian Zhu

Naser Alikhani Property Owner Hideaway Lane

Concerns with cul-de-sac/turnaround at the end of Hideaway Lane.

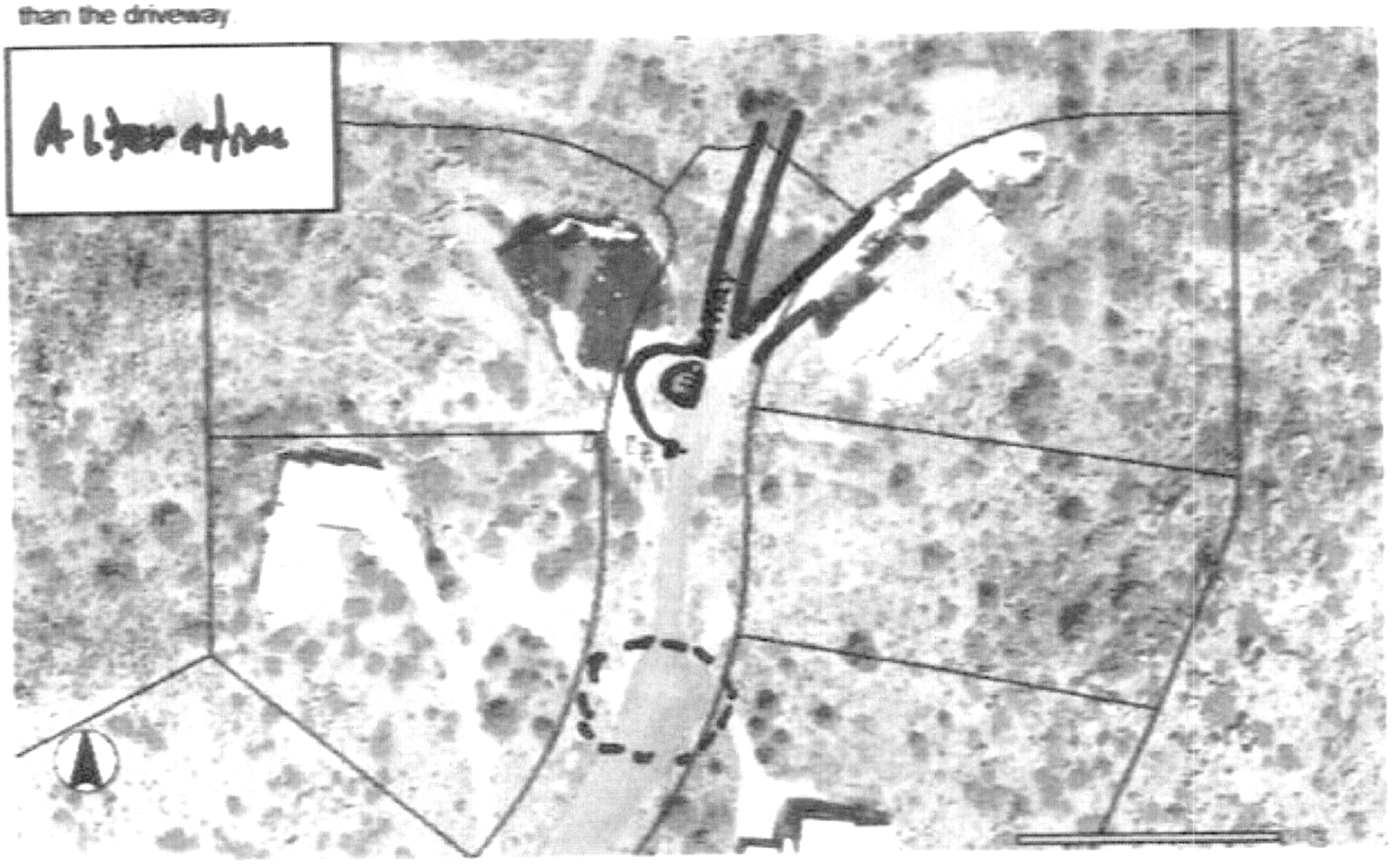
1. Hideaway was never fully "completed" with curbs, gutters, 26+ feet wide roadway.
2. It currently serves 7 residential lots, three on the west side and four on the east.
3. Drainage flows from each of those lots (and the undeveloped land behind them on steep slopes) onto Hideaway Lane. There is a high point about 175 feet south of the current end of the roadway; this picture is taken from that crest toward the north end of Hideaway.

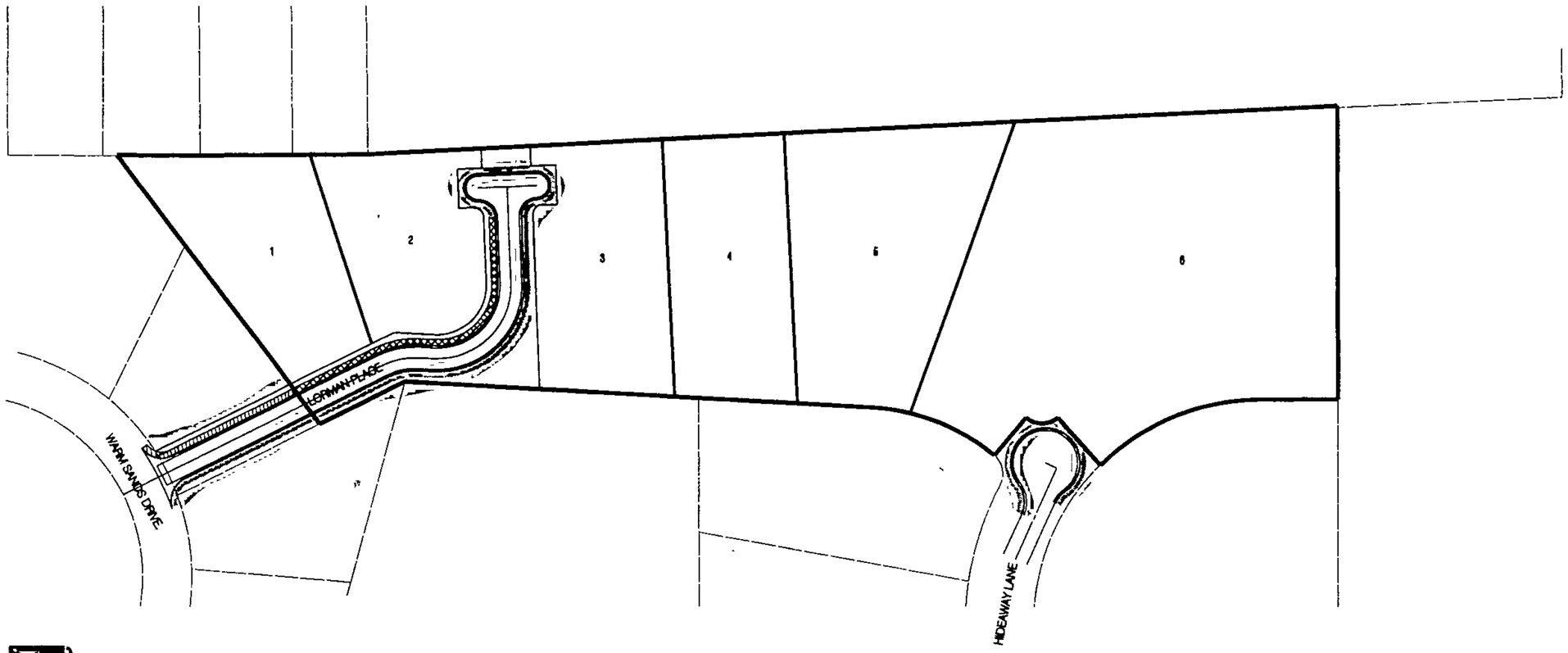




Note the high ground straight ahead (north); the brush hides a fairly deep depression/arroyo.

The cul-de-sac would destroy the existing driveway at 1206 Hideaway; it would be 3-4 feet lower in elevation than the driveway.





SIDEWALK TO BE WAIVED

SIDEWALK TO BE DEFERRED

SIDEWALK TO BE CONSTRUCTED

SEE LETTER FOR DESCRIPTION OF REASON FOR REQUEST OF SIDEWALK WAIVER

DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED.

FOUR HILLS VILLAGE
21st INSTALLMENT

JANUARY 16, 2009

SIDEWALK WAIVER & DEFERRAL EXHIBIT

NO SCALE

Current DRC
Project No 523381

Date Submitted April 28, 2009
Date Site Plan Approved
Date Preliminary Plat Approved
Date Preliminary Plat Expires

DRB Project No 1007263

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		26' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE WITH SIDEWALK ON NORTHSIDE	Lorman Road	Warm Sands	Property Boundary	/	/	/
		26' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE WITH SIDEWALK ON NORTHWEST SIDE*	Lorman Road	Property Boundary	North cul-de-sac terminus	/	/	/
		NOTE	STREET LIGHTS AS PER COA DPM * SIDEWALKS TO BE DEFERRED ** SIDEWALKS TO BE WAIVED ON SOUTHSIDE/EASTSIDE OF ROAD				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
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		18" DIA	RCP W\ NEC MH'S, LATERALS, & INLETS	Hideaway Place	North cul-de-sac terminus	Retention Pond on Lot 6	/	/	/
			RETENTION POND	LOT 1			/	/	/
			RETENTION POND	LOT 6			/	/	/
			A GRADING AND DRAINAGE CERTIFICATION OF THE TWO RETENTION PONDS IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/
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KEVIN G PATTON 04/28/09
PREPARED BY PRINT NAME

DRB CHAIR DATE

PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC
FIRM

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

SIGNATURE DATE

UTILITY DEVELOPMENT DATE

CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

N

SCALE: 1"=50'

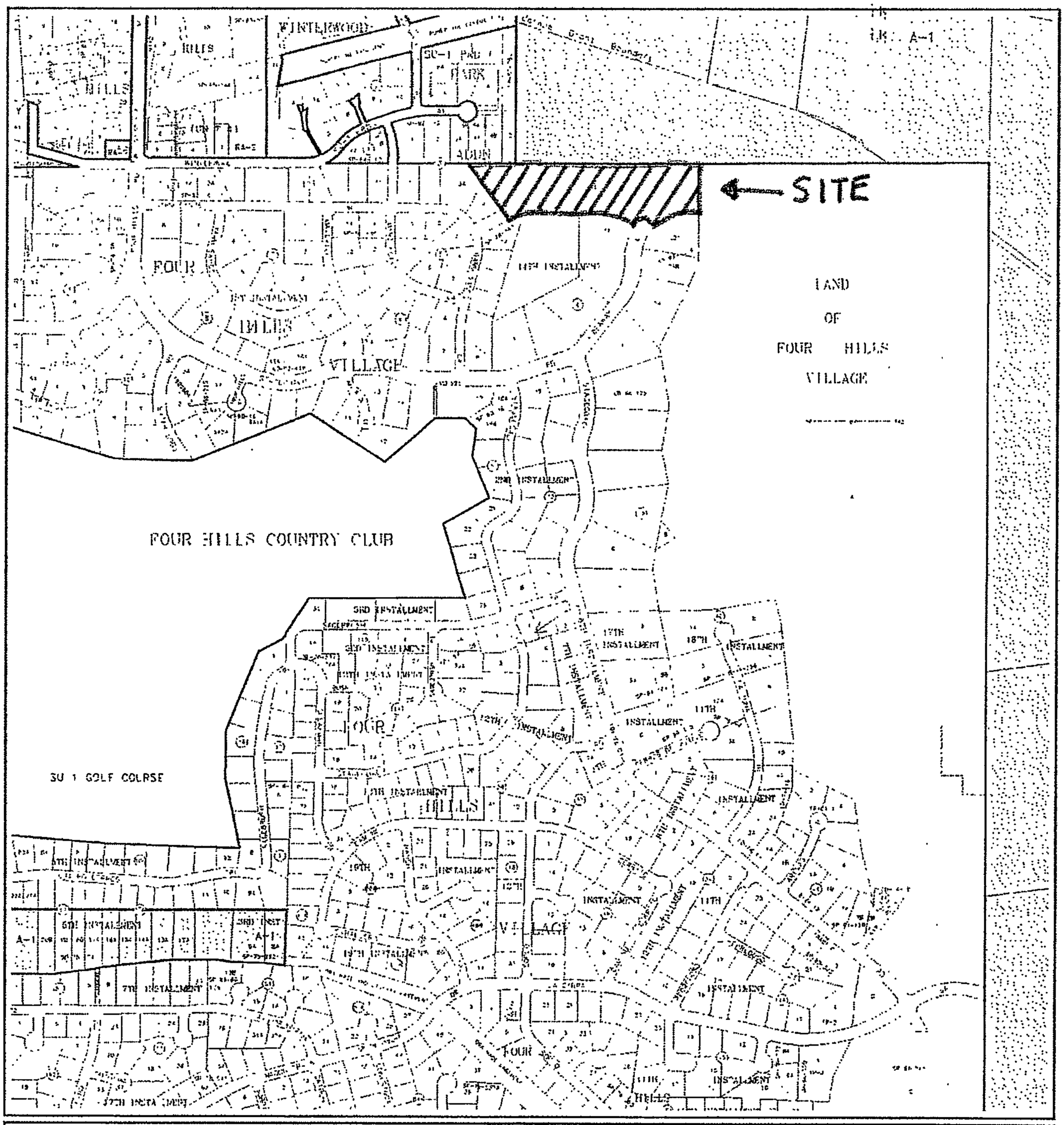
EXHIBIT 'A'

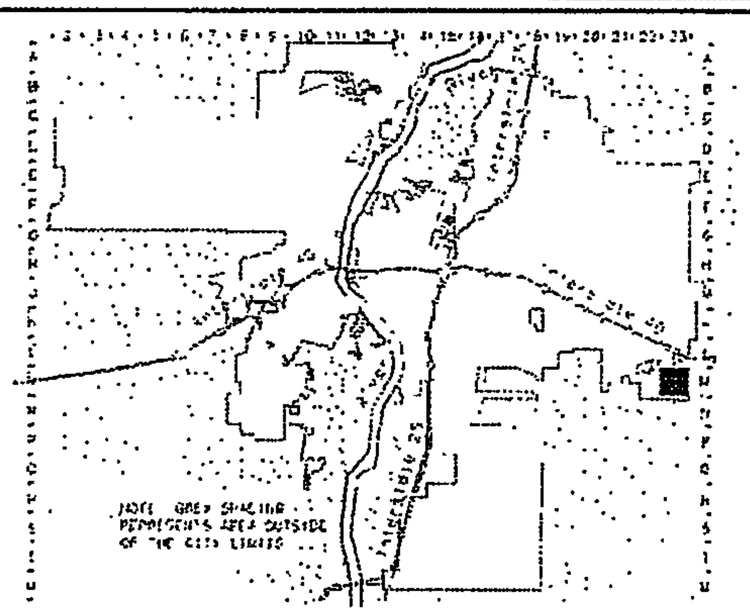
Bohannan ▲ Huston INC.

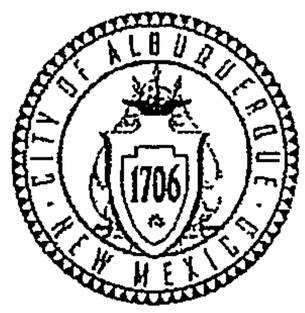
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

080340







GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

Cloud, Jack W.

From: charles massey [drcharlesmassey@yahoo.com]
Sent: Wednesday, April 29, 2009 1:36 AM
To: FHVHARoger@aol.com; pwymer@bhinc.com; khanicompany@aol.com; Cloud, Jack W.
Subject: Re: Fwd: Four Hills Village 21st Installment; COA project number 1007623

Hi Paul and Mr. Khani - Greetings from Japan. I am on my way back to the U.S. and was hoping to be able to attend the meeting which I see is postponed again. I am writing (and will follow up with phone call when I get back to the U.S.) because I am interested in knowing why there was a change in plans to not have the turnaround for Hideaway Lane further up the street. I understand what was discussed at the meeting with the neighborhood association and this is contradictory to my understanding with Mr. Khani and something I can not support.

When I last met with Mr. Khani we agreed that there would not be a cul-de-sac that would extend the current road and then run further into the wash. The simplest solution for all parties (city, neighbors, etc.) was to simply use the existing wide road area at the top of the hill of Hideaway as the turn around and not extend the road.

I would like to see this agreement followed. Additionally, the other neighbor and I are still interested in pursuing having the city vacate the end of Hideway Lane and then sell the vacated portion to the three affected neighors in equal portions. The vacated land will solve a number of long-standing property, drainage, and land issues. For a bit of history, this land was supposed to have been vacated by the city a long time ago, but apparently fell into the cracks at some point.

My cell number is 459-7847. I look forward to your response.

Charles

From: Pwymer@bhinc.com
To: jcloud@cabq.gov
CC: ebarsis@bmv.com, FHVHARoger@aol.com, khanicompany@aol.com, mike@knight.cnc.net
Sent: 4/28/2009 7:36:07 A.M. Mountain Daylight Time
Subj: Four Hills Village 21st Installment; COA project number 1007623

Hi Jack,

Please defer the subject request, scheduled to be heard at tomorrow's DRB hearing for one additional week to the May 6th hearing. We met with the neighbors on Wednesday, April 22nd and are finalizing the submittal at this time. We will be providing you with revised plans today.

Thank you,,

Paul M. Wymer, AIA, AICP

Project Manager

Bohannan Huston, Inc.

PETITION
To The City of Albuquerque
Regarding Hideaway Lane, SE

As the sole affected neighbors at the end of Hideaway Lane, we the undersigned unanimously agree and petition the City of Albuquerque to the following:

There should be no physical changes made by the City or the developer to the existing roadway, fire hydrant, or other features of Hideaway Lane incident to the new development (#1007263). PNM may have to move utility poles and undertake significant construction costs that are not warranted.

AND

The City should vacate the northern 180 feet of Hideaway Lane, SE, converting that to private ownership (by selling to the property owners) and the vacated roadway will be divided equally into thirds for the three affected property owners. This could require the construction of a turnaround at the high point of Hideaway Lane if the City deems that necessary and this cost would be borne by the property owners. Clearing and maintenance of the vacated roadway would become the responsibility of the adjacent homeowners.

5 MAY 09

Printed Name: Charles and Lynn Massey
Address: 1206 Hideaway Lane, SE, ABQ, NM 87123

Signature/Date

5/5/09 1200 Hideaway Ln SE

Printed Name:
Address

Signature/Date 5/5/09 1300 Stagecoach Rd SE

Printed Name: Kathy & Michael Smit
Address 1209 Hideaway Lane SE, Albuq NM 87123

Signature/Date

1208 Hideaway

~~Charles Massey~~ 1205 Hideaway

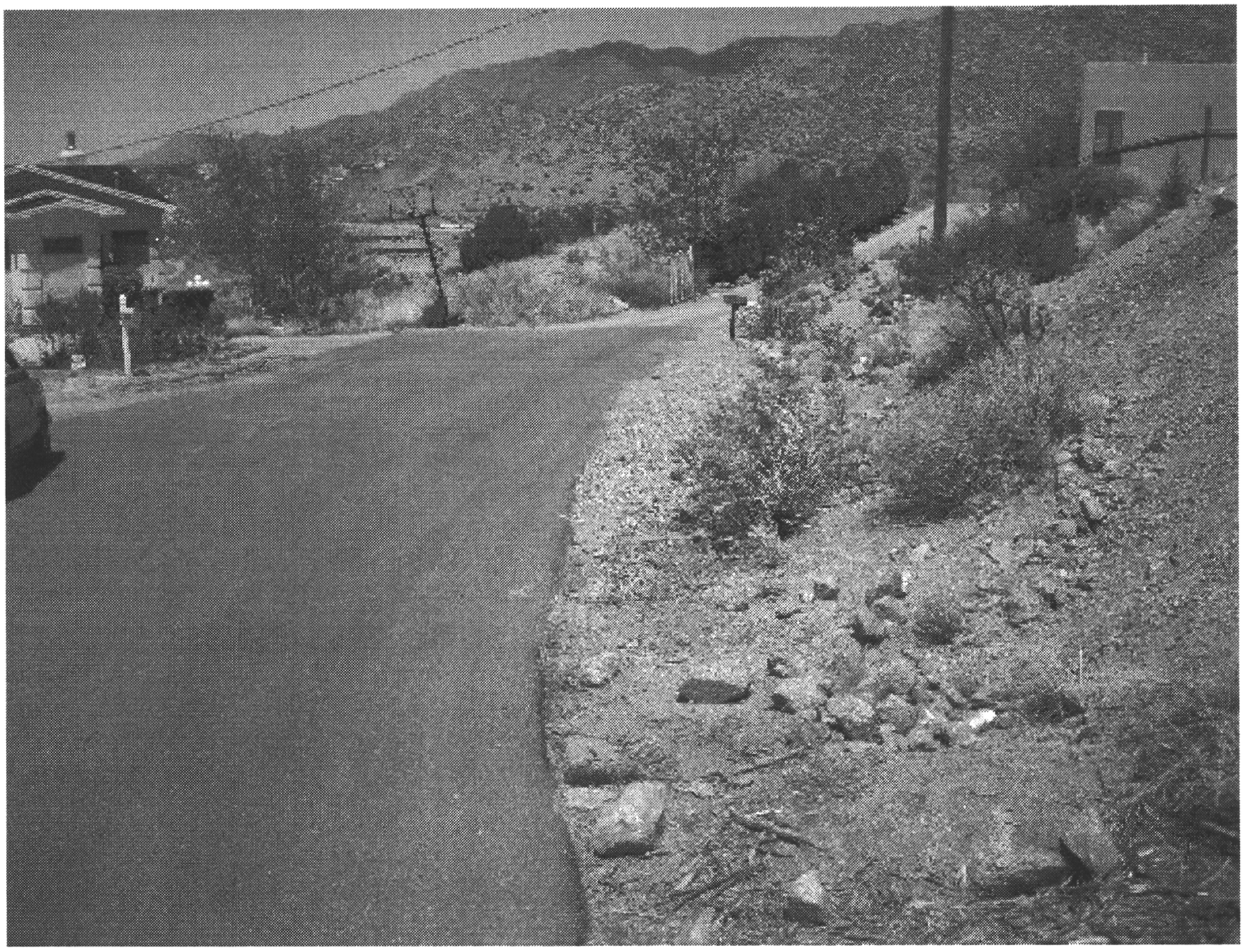
Rebecca Chan 5/5/09

Jian Hu

Naser Alikhani Property Owner Hideaway Lane

Concerns with cul-de-sac/turnaround at the end of Hideaway Lane.

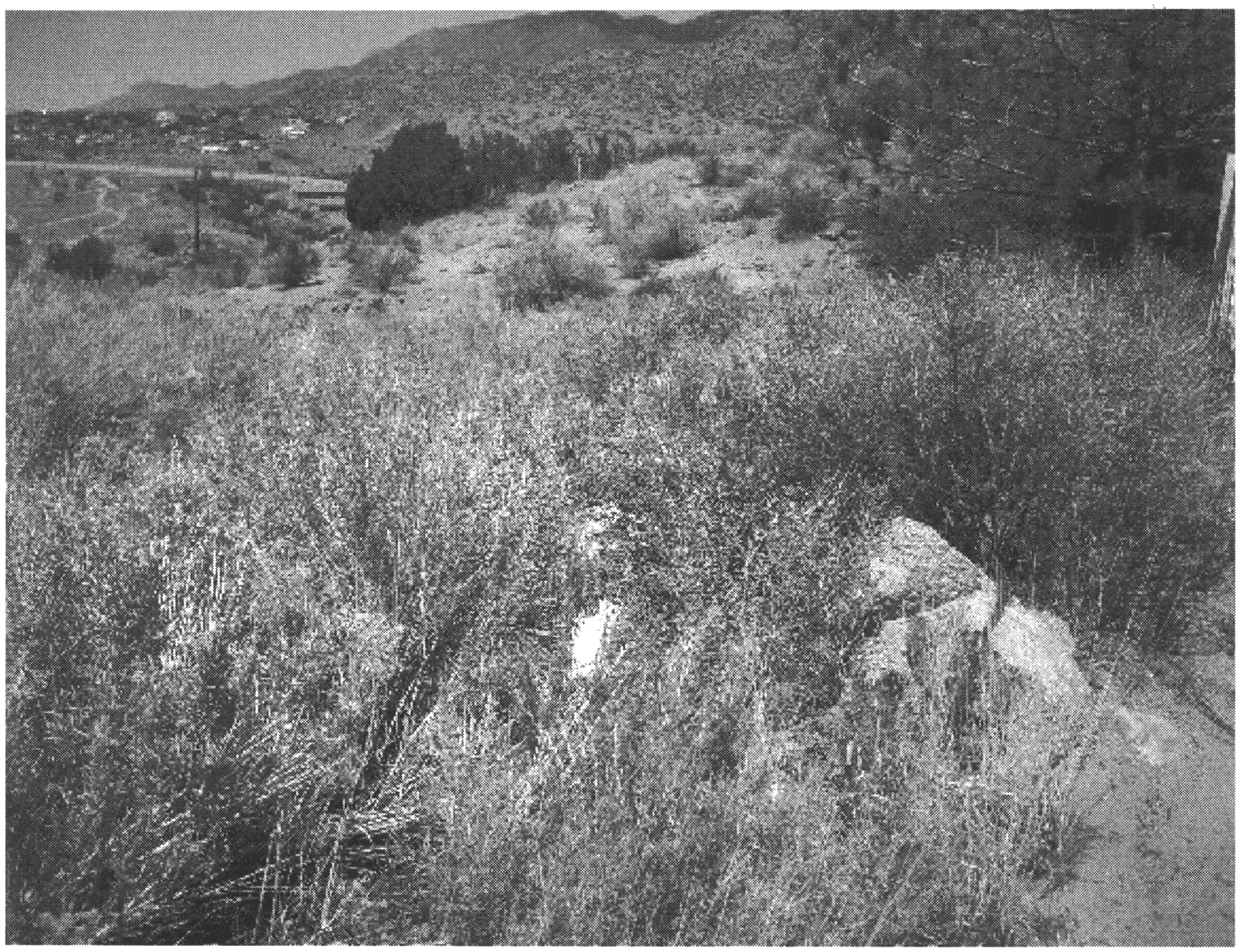
1. Hideaway was never fully "completed" with curbs, gutters, 26+ feet wide roadway.
2. It currently serves 7 residential lots, three on the west side and four on the east.
3. Drainage flows from each of those lots (and the undeveloped land behind them on steep slopes) onto Hideaway Lane. There is a high point about 175 feet south of the current end of the roadway; this picture is taken from that crest toward the north end of Hideaway:



4. The proposed cul-de-sac would be the low point past the end of the current roadway, as shown in this picture:

Extract of e-mail from Roger Mickelson to Charles Massey 4/27/09 5:19 p.m.

Monday, April 27, 2009 AOL: FHVHA Roger



Note the high ground straight ahead (north); the brush hides a fairly deep depression/arroyo.

5. The cul-de-sac would destroy the existing driveway at 1206 Hideaway; it would be 3-4 feet lower in elevation than the driveway.

If the City completes curb and gutter on Hideaway (as it should) and the developer builds the cul-de-sac as proposed, drainage may become a problem, and access to the garage at 1206 Hideaway will need to be provided--either by the City or the developer. The owners of that property object to the proposed design.

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

DRAINAGE REPORT FOR FOUR HILLS VILLAGE 21ST INSTALLMENT

APRIL 28, 2009

Prepared for:

Khani Company

102 Highway 66 East

Albuquerque, NM 87123

Bohannan ▲ Huston INC.

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

DRAINAGE REPORT
FOR FOUR HILLS VILLAGE
21ST INSTALLMENT

April 22, 2009

PREPARED BY:

BOHANNAN HUSTON, INC.
COURTYARD I
7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109

PREPARED FOR:

KHANI CO.
102 HIGHWAY 66 EAST
ALBUQUERQUE, NM 87123

4/28/09

Brian C. Patterson, E.I Date

Kevin G. Patton, P.E. Date

KEVIN G. PATTON
NEW MEXICO
13695
REGISTERED PROFESSIONAL ENGINEER

Bohannan-Huston INC.

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APPENDIX C: INLET CAPACITY ANALYSIS

EXHIBITS

EXHIBIT 1: SUBDIVISION LOCATION MAP AND PRELIMINARY PLAT
EXHIBIT 2: EXISTING CONDITIONS BASIN MAP
EXHIBIT 3: PROPOSED CONDITIONS BASIN MAP
EXHIBIT 4: GRADING PLANS

I. PURPOSE OF REPORT

The purpose of this report is to provide site specific drainage analysis for existing and ultimate conditions for the subdivision development, referred to as Four Hills Village 21st Installment. This plan is prepared and submitted to support design and rough grading of the subdivision and internal streets and for the amended preliminary and final plat approvals. The site is approximately 7.30 acres and consists of 6 lots. The site is located between Warm Sands Drive and Hideaway Lane within the Four Hills.

For location of the site, please refer to the vicinity map on the grading and drainage plan enclosed with this report.

II. METHODOLOGIES

Site conditions are analyzed for a 100-yr, 6-hour storm event in accordance with the City of Albuquerque Drainage Ordinance and the Development Process Manual (DPM), Volume 2 Design Criteria, Section 22.2, Hydrology for the City of Albuquerque, January 2002. The Naser Property described in the "Site Location and Characteristics" section below, is approximately 7.30 acres, therefore Part A of the DPM, Section 22.2, which provides a simplified procedure for projects with sub-basins smaller than 40 acres, was used.

III. SITE LOCATION AND CHARACTERISTICS

For location of the site, please refer to the report introduction and to the location map provided in Exhibit 1.

Slopes in the project site range from 15% to 45%. Offsite slopes in the City Open Space to the east of the property and privately owned land north of the property vary from 25% to as much as 55%. We are currently waiting on a Soils Report to correctly identify the existing soil conditions. Based on a visual inspection of the site, vegetation in consists primarily of native grasses, bushes and trees with large boulders scattered throughout the property. Also, based on the Soil Conservation Service General Soil Map, the site has classified the soils in this area as a mixture of Tesajo-Millet stony sandy loams and Rock outcrop-Orthids complex.

IV. EXISTING HYDROLOGICAL AND SITE DRAINAGE CONDITIONS

Please refer to the Existing Conditions Basin Map (Exhibit 2) for the following existing conditions discussion.

The Four Hills Village 21st Installment consists of seven (7) existing basins, Offsite Basins 1, 2, 3 and 4 and Onsite Basins 5, 6 and 7. The flow generated from Offsite Basin 2 (1.96ac, Q100 = 7.23cfs) and Offsite Basin 1 (0.58 ac, Q100 = 1.82cfs) follows natural drainage patterns north to combine with flows from Onsite Basin 5 (0.93 ac, Q100 = 2.86cfs). This combined flow within Basin 5, Q100 = 11.91cfs, is directed north offsite and follows existing drainage patterns. The flow generated from Offsite Basin 3 (2.98ac, Q100 = 10.89cfs) follows natural drainage patterns north to combine with flows from Onsite Basin 6 (3.70ac, Q100 = 12.22cfs); this combined flow follows existing drainage patterns north, offsite. The flow generated from Offsite Basin 4 (4.03ac, Q100 = 14.65cfs) flows north and combines with Basin 7 (2.72ac, Q100 = 9.62cfs). This combined flow within Basin 7, Q100 = 24.27cfs, is directed north offsite and follows existing drainage patterns.

V. DEVELOPED HYDROLOGICAL AND HYDRAULIC CONDITIONS

The development of the site proposes to preserve the natural terrain in every way possible. The proposed development contains 6 lots on approximately 7.30 acres. Each lot contains a maximum building envelope of 8,000 square feet (15,000 square feet for Lot 6). The ultimate developed site conditions will follow the existing contours as closely as possible to preserve the natural terrain. This allows storm water to flow naturally across the existing topography while minimizing disturbance of the natural terrain. In addition, Lorman Place will have Depressed Gutter curb on the upstream portion of the road and Standard curb on the downstream portion of the road, therefore allowing upstream runoff flow to enter the street and be conveyed downstream by the roadway. The flow from Basin 4 (Q100=6.78cfs) will enter Lorman Place and combine with Basin S-1 (Q100=1.57cfs); the total flow of Q100=8.35cfs will be redirected southwest onto Warm Sands Drive, where it will conveyed by standard curb and gutter to a low-point in Warm Sands Drive and then discharge north into an existing swale. The flows from Basin 5-A (Q100=4.82cfs) and Basin 3-A (Q100=3.87cfs) will discharge into Lorman Place north of the highpoint and combine with Basin S-2 (Q100=1.97cfs). The total flow of Q100=10.66cfs will be directed north in Lorman Place, where it will sheet flow off of the road and then follow natural drainage patterns north offsite.

Each lot owner is required to provide a separate, individual grading and drainage plan prepared by a New Mexico Licensed Engineer. These grading and drainage plans will be reviewed and accepted by the City of Albuquerque. Each lot will be required to pond any developed flow greater than existing flow that may occur with the development of the lot, therefore only historic flow shall discharge from each lot. Please refer to Table 1 below for lot ponding requirements. Each grading and drainage plan will be required to include innovative engineering solutions to reduce possible impacts that each developed lot may have on the existing terrain and or downstream arroyos. Building or non-native landscaping will not be permitted outside building envelopes.

LOT	EXISTING (CFS)	PROPOSED (CFS)	REQUIRED TO POND (CFS)
1*	-	-	-
2	-	-	-
3	2.54	2.84	0.30
4	2.51	2.77	0.26
5	3.78	3.99	0.21
6*	-	-	-
TOTAL	8.83	9.60	0.77

* Additional flow already retained by retention pond

Land treatments are based on developed conditions for estate lots where each building envelope is assumed to be 75% D (impervious) and 25% (landscaped); the balance of the lot remains undisturbed. All flows within this subdivision will closely follow natural drainage patterns.

Please refer to Exhibit 3: Developed Conditions Basins Map for the following ultimate developed conditions discussion.

A. Retention Pond - Northwest

A proposed retention pond is located within Lot 1. The pond will be required to retain a 100 year-10 day storm event for developed conditions. Existing drainage entering the Pond is from Basins 1, 2 and 5 (Q100 = 11.91 cfs) and the proposed drainage entering the Pond is from Basin 1 and a portion of Basin 2 (Q100 = 4.48 cfs). The amount of proposed flow entering the Pond is less than that of existing flows due to Lorman Place redirecting a portion of the upstream flows. The required Pond volume is 14267 CF, with an actual Pond volume of 19350 CF. See Appendix B for pond details.

B. Retention Pond – Northeast

A proposed retention pond is located at the north boundary of Lot 6. The pond will be required to detain a 100 year-6 hour storm event for developed conditions. The flow that enters the Pond will be that of which enters Inlet #1 and other upstream basins. Inlet #1, which has a Q100 = 6.43 cfs, is located in Hideaway Lane. The inlet, which is in sump condition, captures a portion of Basin 6 that enters Hideaway Lane and discharges the flows thru an 18" SD network that empties directly into the pond. In the existing condition, flow that reaches the Pond is from Basin 4 (Q100=14.65cfs) and Basin 7 (Q100=9.62cfs). In the proposed condition, flow the reaches the Pond is from Basin 6 (Q100=14.65cfs) and Basin 7 (Q100=10.03cfs). The Pond is required pond volume is 60 CF and the actual Pond volume is 218 CF. This Pond was designed to capture any additional flow that is created from developed conditions; therefore only historic flows will exit the site to the north.

Please refer to Appendix B for Pond Analysis and Appendix C for Inlet Capacity Analysis.

VI. CONCLUSION

The primary goal of this drainage plan for Four Hills Village 21st Installment is to provide sound and innovative drainage management schemes that permit preservation of the natural terrain with the least possible impact. The utilization of drainage schemes outlined in this report accomplishes this goal in a safe and adequate manner. We recommend that this plan be approved as requested.

Appendix

APPENDICES

APPENDIX A: BASIN ANALYSIS AND SUMMARY OF LAND TREATMENT

APPENDIX B: POND ANALYSIS

APPENDIX C: INLET CAPACITY ANALYSIS

APPENDIX A

BASIN ANALYSIS
AND SUMMARY OF LAND TREATMENT

EXISTING BASINS

Basin	AREA	ROADWAY AREA	REMAINING LOT AREA	% DIFF	% LAND TREATMENT*					PEAK DISCHARGE - (CFS/ACRE)*				Q(100-YR) DEVELOPED
ID	(ACRES)	(ACRES)	(ACRES)		A	B	C	D		A	B	C	D	(CFS)
1	0.58	0.00	0.47	81.0%	34.8%	38.1%	13.0%	14.7%	100.6%	2.20	2.92	3.73	5.25	1 82
2	1.96	0.14	1.65	84.2%	9.3%	14.0%	63.1%	13.7%	100.1%	2.20	2.92	3.73	5.25	7.23
3	2.98	0.00	2.63	88.3%	7.1%	12.7%	71.5%	8.8%	100.0%	2.20	2.92	3.73	5.25	10.89
4	4.03	0.39	3.43	85.1%	10.2%	17.5%	58.7%	13.5%	99.9%	2.20	2.92	3.73	5.25	14.65
5	0.93	0.00	0.93	100.0%	19.0%	45.0%	36.0%	0.0%	100.0%	2.20	2.92	3.73	5.25	2.86
6	3.70	0.00	3.70	100.0%	10.0%	34.0%	56.0%	0.0%	100.0%	2.20	2.92	3.73	5.25	12.22
7	2.72	0.00	2.57	94 5%	10.4%	11.8%	73.7%	4.1%	99.9%	2.20	2.92	3.73	5.25	9.62
TOTAL	**16.90**	**0.53**	**15.38**											**59.28**

***NOTE: Peak Discharge calculated from Section A.6 of the ABQ DMP.**

PROPOSED BASINS

Basin	AREA	ROADWAY AREA	REMAINING LOT AREA	% DIFF	% LAND TREATMENT*					PEAK DISCHARGE - (CFS/ACRE)*				Q(100-YR) DEVELOPED
ID	(ACRES)	(ACRES)	(ACRES)		A	B	C	D		A	B	C	D	(CFS)
1	0.58	0.00	0.47	81.0%	34.8%	38.1%	13.0%	14.7%	100.7%	2.20	2.92	3.73	5.25	1.82
2	1.34	0.00	0.97	72.4%	9.4%	43.0%	26.8%	20.6%	99.8%	2.20	2.92	3.73	5.25	4.75
3-A	1.02	0.00	0.74	72.5%	2.9%	22.7%	53.7%	20.3%	99.6%	2.20	2.92	3.73	5.25	3.87
3-B	1.75	0.00	1.47	84.0%	8.4%	30.0%	49.6%	11.8%	99.7%	2.20	2.92	3.73	5.25	6.17
4	1.83	0.00	1.49	81.4%	9.0%	13.7%	63.5%	14.1%	100.2%	2.20	2.92	3.73	5.25	6 78
5-A	1.26	0.00	1.09	86.5%	1.7%	5.1%	83.0%	10.2%	100.2%	2.20	2.92	3.73	5.25	4.82
5-B	1.72	0.00	1.37	79.7%	10.4%	18.6%	55.8%	15.3%	100.1%	2.20	2.92	3.73	5.25	6.29
6	4.03	0.39	3.43	85.1%	10.2%	17.5%	58.7%	13 5%	99.9%	2.20	2.92	3.73	5.25	14.65
7	2.72	0.00	2.23	82.0%	9.0%	13.5%	63.9%	13.5%	100.0%	2.20	2.92	3.73	5.25	10.03
S-1	0.31	-	-	-	0.0%	5.0%	5.0%	90.0%	100.0%	2.20	2.92	3.73	5.25	1.57
S-2	0.39	-	-	-	0.0%	5.0%	5.0%	90.0%	100.0%	2.20	2.92	3.73	5.25	1.97
TOTAL	**16.95**	**0.39**	**13.26**											**62.71**

***NOTE: Peak Discharge calculated from Section A.6 of the ABQ DMP.**

APPENDIX B

POND ANALYSIS

EXISTING BASINS

Basin	AREA	ROADWAY AREA	REMAINING LOT AREA	% DIFF	% LAND TREATMENT*					PEAK DISCHARGE - (CFS/ACRE)*				Q(100-YR) DEVELOPED
ID	(ACRES)	(ACRES)	(ACRES)		A	B	C	D		A	B	C	D	(CFS)
1	0.58	0.00	0.47	81.0%	34.8%	38.1%	13.0%	14.7%	100.6%	2.20	2.92	3.73	5.25	1.82
2	1.96	0.14	1.65	84.2%	9.3%	14.0%	63.1%	13.7%	100.1%	2.20	2.92	3.73	5.25	7.23
3	2.98	0.00	2.63	88.3%	7.1%	12.7%	71.5%	8.8%	100.0%	2.20	2.92	3.73	5.25	10.89
4	4.03	0.39	3.43	85.1%	10.2%	17.5%	58.7%	13.5%	99.9%	2.20	2.92	3.73	5.25	14.65
5	0.93	0.00	0.93	100.0%	19.0%	45.0%	36.0%	0.0%	100.0%	2.20	2.92	3.73	5.25	2.86
6	3.70	0.00	3.70	100.0%	10 0%	34.0%	56.0%	0.0%	100.0%	2.20	2.92	3.73	5 25	12.22
7	2.72	0.00	2.57	94.5%	10.4%	11.8%	73.7%	4.1%	99.9%	2.20	2.92	3.73	5.25	9.62
TOTAL	**16.90**	**0.53**	**15.38**											**59.28**

*NOTE: Peak Discharge calculated from Section A.6 of the ABQ DMP.

	AC		A		B		C		D	
BASIN 1	0.58	(17%)	34.8	5.92	38.1	6.48	13.0	2.21	14.7	2.5
BASIN 2	1.96	(56%)	9.3	5.21	14.0	7.84	63.1	35.34	13.7	7.65
BASIN 5	0.93	(27%)	19.0	5.13	45.0	12.15	36.0	9.72	Ø	Ø
	3.47			16.26%		26.47%		47.27%		10.17%

PROPOSED BASINS

Basin	AREA	ROADWAY AREA	REMAINING LOT AREA	% DIFF	% LAND TREATMENT*					PEAK DISCHARGE - (CFS/ACRE)*				Q(100-YR) DEVELOPED
ID	(ACRES)	(ACRES)	(ACRES)		A	B	C	D		A	B	C	D	(CFS)
1	0.58	0.00	0.47	81.0%	34.8%	38.1%	13.0%	14.7%	100.7%	2.20	2.92	3.73	5.25	1.82
2	1 34	0.00	0.97	72.4%	9.4%	43.0%	26.8%	20.6%	99.8%	2.20	2.92	3.73	5.25	4.75
3-A	1.02	0.00	0.74	72.5%	2.9%	22.7%	53.7%	20.3%	99.6%	2.20	2.92	3.73	5.25	3.87
3-B	1.75	0.00	1.47	84.0%	8.4%	30.0%	49.6%	11.8%	99.7%	2.20	2.92	3 73	5.25	6.17
4	1.83	0.00	1.49	81.4%	9.0%	13.7%	63.5%	14.1%	100.2%	2.20	2.92	3.73	5.25	6.78
5-A	1.26	0.00	1.09	86.5%	1.7%	5.1%	83.0%	10.2%	100.2%	2.20	2.92	3.73	5.25	4.82
5-B	1.72	0.00	1.37	79.7%	10.4%	18.6%	55.8%	15.3%	100.1%	2.20	2.92	3.73	5.25	6.29
6	4.03	0.39	3.43	85.1%	10.2%	17.5%	58.7%	13.5%	99.9%	2.20	2.92	3.73	5.25	14 65
7	2 72	0.00	2.23	82.0%	9.0%	13.5%	63.9%	13.5%	100.0%	2.20	2.92	3.73	5.25	10.03
S-1	0.31	-	-	-	0.0%	5.0%	5.0%	90 0%	100.0%	2.20	2.92	3.73	5.25	1.57
S-2	0 39	-	-	-	0.0%	5.0%	5.0%	90.0%	100.0%	2.20	2.92	3.73	5.25	1.97
TOTAL	**16.95**	**0.39**	**13.26**											**62.71**

*NOTE: Peak Discharge calculated from Section A.6 of the ABQ DMP.

	Ac		A		B		C		D	
BASIN 1	0.58	(30%)	34.8	10.4	38.1	11.4	13.0	3.9	14.7	4.4
BASIN 2	1.34	(70%)	9.4	6.6	43.0	30.1	26.8	18.7	20.6	14.4
	1.92			17.0%		41.5%		22.6%		18.8%

P:\080340\cdp\hydro\080340basins.xls

Detention Pond Volume Calculations - POND

NOTE Blue shaded cells require user input all other cells should not be edited
ASSUMPTIONS
1 Area less than 40 acres (simplified hydrograph method)
2 100-year, 6-hour storm event

Peak Flow per Acre - DPM Section 22.2 Table A-9

Zone	A	B	C	D
1	1 29	2 03	2 87	4 37
2	1 56	2.28	3 14	4 7
3	1 87	2 6	3 45	5 02
4	2 2	2 92	3 73	5 25

Manually put in

Basin Name Retention Pond
Choose Zone (1 - 4) 4
Basin Area = (acres) 1.92

Exist Conditions				Proposed Conditions			
Treatment	Percentage	Area	Q (cfs)	Treatment	Percentage	Area	Q (cfs)
A	16.3%	0.31	0 69	A	17.0%	0 33	0 72
B	26.5%	0 51	1 48	B	41.5%	0 80	2 33
C	47.3%	0 91	3 39	C	22.6%	0 43	1 62
D	10.0%	0 19	1 01	D	18.8%	0.36	1 90
		Q Peak - exist =	11.91			Peak Q Developed=	16.57

Use my calculated exist cond flow as the peak controlled discharge (1 = yes, or N) ?? N
If No, what is the maximum allowable discharge ? 0

Excess Precipitation - DPM Section 22.2 Table A-8

Zone	A	B	C	D
1	0.44	0 67	0 99	1 97
2	0 53	0 78	1 13	2 12
3	0.66	0 92	1 29	2 36
4	0.8	1.08	1 46	2 64

Determine Developed E (avg excess precipitation for the developed basin)

%A x E = 0.14
%B x E = 0 45
%C x E = 0.33
%D x E = 0.50
Avg E(in) = 1 41

Determine Tb (hours)

Tb = 0 821

Determine Tc (Note: Tc is assumed to be 0.2 hours, this should be checked using DPM 22.2.B.2)

Tc = 0.2

Determine Tp and Duration of Peak (hours)

Tp = 0 257667
Peak Duration = 0 047

Compute the required retention volume using the simple hydrograph, Figure A-3 in DPM Section 22.2

Time to Control Q (hrs) = 0 000
Time to end of Control Q (hrs)= 0 821495
Duration of Control Q (hrs)= 0 821

Required Detention Volume (CF) = 10270.8

$A_D = 1.92(0.188)$
$= 0.36096\ Ac$
$= 15723\ SF$

10 DAY

$$V_{DAY} = V_{360} + \frac{A_D(P_{1440} - P_{360})}{12}$$

$$= 10271 + \frac{15723(5.95 - 2.90)}{12}$$

$$= \boxed{14267\ CF}$$

Elevation	Incremental Volume	Cumulative Volume	Acre-Feet	Surface Area
	cu ft	cu ft		sq ft
5705.2500	694.8902	694.8902	0.0160	2821.6533
5705.5000	715.9575	1410.8477	0.0324	2906.0823
5705.7500	737.1287	2147.9764	0.0493	2991.0703
5706.0000	758.4758	2906.4522	0.0667	3076.9131
5706.2500	780.0771	3686.5293	0.0846	3163.9058
5706.5000	801.9756	4488.5049	0.1030	3252.0945
5706.7500	824.1735	5312.6784	0.1220	3341.4788
5707.0000	846.6709	6159.3493	0.1414	3432.0691
5707.2500	869.4677	7028.8171	0.1614	3523.8618
5707.5000	892.5638	7921.3808	0.1818	3616.8560
5707.7500	915.9590	8837.3399	0.2029	3711.0425
5708.0000	939.6536	9776.9935	0.2244	3806.4226
5708.2500	963.6475	10740.6410	0.2466	3902.9895
5708.5000	987.9407	11728.5817	0.2693	4000.7458
5708.7500	1012.5331	12741.1147	0.2925	4099.6895
5709.0000	1037.4249	13778.5396	0.3163	4199.8398
5709.2500	1062.6169	14841.1565	0.3407	4301.2114
5709.5000	1088.1127	15929.2692	0.3657	4403.7803
5709.7500	1113.9136	17043.1828	0.3913	4507.5220
5710.0000	1140.0196	18183.2024	0.4174	4612.5295
5710.2500	1166.4291	19349.6316	0.4442	4718.7896
5710.5000	0.0000	19349.6316	0.0000	0.0000

AREA OF BOTTOM OF POND = 2738 SF

FOR 10 DAY, POND MUST BE : 5709.25' (REQUIRED VOLUME = 14267 CF)

+ 1.00' (FREE BOARD)

5710.25 ✓

EXISTING BASINS

Basin	AREA	ROADWAY AREA	REMAINING LOT AREA	% DIFF	% LAND TREATMENT*					PEAK DISCHARGE - (CFS/ACRE)*				Q(100-YR) DEVELOPED
ID	(ACRES)	(ACRES)	(ACRES)		A	B	C	D		A	B	C	D	(CFS)
1	0.58	0.00	0.47	81.0%	34.8%	38.1%	13.0%	14.7%	100.6%	2.20	2.92	3.73	5.25	1 82
2	1.96	0.14	1.65	84.2%	9.3%	14.0%	63.1%	13.7%	100.1%	2.20	2.92	3.73	5.25	7.23
3	2.98	0.00	2.63	88.3%	7 1%	12.7%	71.5%	8.8%	100.0%	2.20	2.92	3.73	5.25	10.89
4	4.03	0.39	3.43	85.1%	10.2%	17.5%	58.7%	13.5%	99.9%	2.20	2.92	3.73	5.25	14.65
5	0.93	0.00	0.93	100.0%	19.0%	45.0%	36.0%	0.0%	100.0%	2.20	2.92	3.73	5.25	2.86
6	3.70	0.00	3.70	100.0%	10.0%	34.0%	56.0%	0.0%	100.0%	2.20	2.92	3.73	5.25	12 22
7	2.72	0.00	2.57	94.5%	10.4%	11 8%	73.7%	4.1%	99.9%	2.20	2.92	3.73	5.25	9.62
TOTAL	**16.90**	**0.53**	**15.38**											**59.28**

*NOTE: Peak Discharge calculated from Section A.6 of the ABQ DMP.

	AC		A		D		C		D	
BASIN 4	4.03	(60%)	10.2	6.1	17.5	10.5	58.7	35.2	13.5	0.1
BASIN 7	2.72	(40%)	10.4	4.2	11.8	4.7	73.7	29.5	4.1	1.6
	6.75			10.3%		15.2%		64.7%		9.7%

TOTAL CFS = 24.27 CFS

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PROPOSED BASINS

Basin	AREA	ROADWAY AREA	REMAINING LOT AREA	% DIFF	% LAND TREATMENT*					PEAK DISCHARGE - (CFS/ACRE)*				Q(100-YR) DEVELOPED
ID	(ACRES)	(ACRES)	(ACRES)		A	B	C	D		A	B	C	D	(CFS)
1	0.58	0.00	0.47	81.0%	34.8%	38.1%	13.0%	14.7%	100.7%	2.20	2.92	3.73	5.25	1 82
2	1.34	0.00	0.97	72.4%	9.4%	43.0%	26.8%	20.6%	99.8%	2.20	2.92	3.73	5.25	4.75
3-A	1.02	0.00	0.74	72.5%	2.9%	22.7%	53.7%	20.3%	99.6%	2.20	2.92	3 73	5 25	3.87
3-B	1.75	0.00	1.47	84.0%	8.4%	30.0%	49.6%	11.8%	99.7%	2.20	2.92	3.73	5.25	6.17
4	1.83	0.00	1.49	81.4%	9.0%	13.7%	63.5%	14.1%	100.2%	2.20	2.92	3.73	5.25	6.78
5-A	1.26	0.00	1.09	86.5%	1.7%	5.1%	83.0%	10.2%	100.2%	2.20	2.92	3.73	5.25	4.82
5-B	1.72	0.00	1.37	79.7%	10.4%	18.6%	55.8%	15.3%	100.1%	2.20	2.92	3.73	5.25	6.29
6	4.03	0 39	3.43	85.1%	10.2%	17.5%	58.7%	13.5%	99.9%	2.20	2.92	3.73	5.25	14.65
7	2.72	0.00	2.23	82 0%	9.0%	13.5%	63 9%	13.5%	100 0%	2.20	2.92	3.73	5.25	10.03
S-1	0 31	-	-	-	0.0%	5.0%	5.0%	90.0%	100.0%	2.20	2.92	3.73	5.25	1 57
S-2	0 39	-	-	-	0.0%	5.0%	5.0%	90.0%	100 0%	2.20	2.92	3.73	5 25	1.97
TOTAL	**16.95**	**0.39**	**13.26**											**62.71**

*NOTE: Peak Discharge calculated from Section A.6 of the ABQ DMP.

	AC		A		B		C		D	
BASIN 6	4.03	(60%)	10.2	6.1	17.5	10.5	58.7	35.2	13.5	8.1
BASIN 7	2.72	(40%)	9.0	3.8	13.5	5.4	63.9	25.6	13.5	5.4
	6.75			9.9%		15.9%		60.8%		13.5%

TOTAL CFS = 24.68

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Detention Pond Volume Calculations - POND

NOTE Blue shaded cells require user input, all other cells should not be edited
ASSUMPTIONS
1 Area less than 40 acres (simplified hydrograph method)
2 100 year, 6-hour storm event

Peak Flow per Acre - DPM Section 22.2 Table A-9

Zone	A	B	C	D
1	1 29	2 03	2.87	4 37
2	1 56	2 28	3.14	4 7
3	1 87	2 6	3 45	5 02
4	2.2	2 92	3 73	5 25

Manually put in

Basin Name Detention Pond on Nasers Lot
Choose Zone (1 - 4) 4
Basin Area = (acres) 6.75

Exist Conditions				Proposed Conditions			
Treatment	Percentage	Area	Q (cfs)	Treatment	Percentage	Area	Q (cfs)
A	10.3%	0 70	1 53	A	9.9%	0 67	1 47
B	15.2%	1 03	3.00	B	15.9%	1 07	3 13
C	64.7%	4 37	16.29	C	60.8%	4 10	15 31
D	9.7%	0 65	3.44	D	13.5%	0 91	4 78
		Q Peak - exist.=	24.27			eveloped=	24.68

Use my calculated exist cond flow as the peak controlled discharge (1 = yes, or N) ??
If No, what is the maximum allowable discharge ? 0

Excess Precipitation - DPM Section 22.2 Table A-8

Zone	A	B	C	D
1	0 44	0 67	0 99	1 97
2	0 53	0.78	1 13	2 12
3	0 66	0.92	1 29	2.36
4	0 8	1.08	1 46	2 64

Determine Developed E (avg excess precipitation for the developed basin)

%A x E = 0 08
%B x E = 0 17
%C x E = 0 89
%D x E = 0 36
Avg E(in) = 1 50

Determine Tb (hours)

Tb = 0 828

Determine Tc (Note: Tc is assumed to be 0.2 hours, this should be checked using DPM 22.2.B.2)

Tc = 0.2

Determine Tp and Duration of Peak (hours)

Tp = 0 262083
Peak Duration = 0 03375

Compute the required retention volume using the simple hydrograph, Figure A-3 in DPM Section 22.2

Time to Control Q (hrs) = 0 258
Time to end of Control Q (hrs)= 0 30467
Duration of Control Q (hrs)= 0 047

Required Detention Volume (CF) = 59.5498

Elevation	Incremental Volume	Cumulative Volume	Acre-Feet	Surface Area
	cu ft	cu ft		sq ft
5765.2500	22.3171	22.3171	0.0005	94.7534
5765.5000	25.0913	47.4084	0.0011	106.0435
5765.7500	27.9618	75.3702	0.0017	117.7158
5766.0000	30.9285	106.2987	0.0024	129.7739
5766.2500	33.9904	140.2891	0.0032	142.2163
5766.5000	37.1500	177.4391	0.0041	155.0415
5766.7500	40.4046	217.8437	0.0050	168.2566
5767.0000	0.0000	217.8437	0.0000	0.0000

RETENTION POND LOT 6

REQUIRED VOLUME = 60 CF ⇒ 65.75

+1.00 (FREE BOARD)

66.75' ✓

APPENDIX C

INLET CAPACITY ANALYSIS

ANALYSIS OF AN INLET IN A SUMP CONDITION - **Hideaway Lane Cul-de-Sac**

INLET TYPE: Single Grate Type "A" with curb opening wings on both sides on inlet.

WEIR: Q=C*L*H^1.5		ORIFICE: Q=C*A*(2*G*H)**0.5	
Wing opening	Grate opening	Grate opening	Wing opening
C= 3.0	C=3.0	C=0 6	C=0 6
L= 4.0 ft	L(single grate)=[(2 67')+2(1.8')]=6.27	A(single grate)=4 09 sf	A=2.0 sf
Q=3.0(4.0')H**1.5= 12.0H**1.5	Q=3.0(6.27)H^1.5=18.81*H^1.5	Q=2.46*(64.4*H)^0.5	Q=1 2*(64.4*H)^0.5

	WS ELEVATION	HEIGHT ABOVE INLET	Q (CFS) WEIR WING OPENING	Q (CFS) WEIR SINGLE GRATE	Q (CFS) ORIFICE SINGLE GRATE	TOTAL Q (CFS)	COMMENTS:
~FL @ INLET	0.00	0 00	0.00	0.00	0.00	0.00	Flow at single "A" inlet w/ two wing openings
	0.10	0.10	0.38	0.59	6.24	1.35	Weir controls on grate analysis
	0.20	0.20	1.07	1.68	8.82	3.83	
	0.30	0 30	1.97	3.09	10.80	7.03	Q(100 yr) = 6.43 cfs is provided at this depth
	0.40	0.40	3.04	4.76	12.47	10.83	
	0.50	0.50	4.24	6.65	13 94	15.14	Q(2x100 yr) = 12.86 cfs is provided at this depth
	0 60	0.60	5 58	8.74	15.27	19.90	
TOP OF CURB	0.70	0.70	7.03	11.02	16 50	25.07	
	0.80	0.80	8.59	13.46	17.64	30.63	
	0.90	0.90	10.25	16.06	18.71	36.55	
ROW LIMIT	1.00	1.00	12.00	18.81	19.72	42.81	

NOTE. The total runoff intercepted by the inlet at the low point in the road is:

Q(100) = 2*[(runoff of the wing opening) + (the lesser of the weir or orifice amount taken by the double grate)]

THE 100 YR STORM EVENT = 6.43 CFS at the sump condition

THE 2 x 100 YR STORM EVENT = 12.86 CFS at the sump condition

EXHIBITS

EXHIBIT 1: SUBDIVISION LOCATION MAP AND PRELIMINARY PLAT

EXHIBIT 2: EXISTING CONDITIONS BASIN MAP

EXHIBIT 3: PROPOSED CONDITIONS BASIN MAP

EXHIBIT 4: GRADING PLANS

EXHIBIT 1

SUBDIVISION LOCATION MAP AND
PRELIMINARY PLAT

EXHIBIT 2

EXISTING CONDITIONS BASIN MAP

EXHIBIT 3

DEVELOPED CONDITIONS BASIN MAP

EXHIBIT 4

GRADING PLAN

Bohannan △ Huston INC.

Albuquerque
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Las Cruces
425 S. Telshor Blvd.
Suite C-103
Las Cruces, NM
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voice: 505.532.8670
facsimile: 505.532.8680

Dallas
310 East I-30
Suite 100
Garland, TX
75043

voice: 972.226.8181
facsimile: 972.226.8184
toll free: 866.791.8100

Denver
Meridian One
9785 Maroon Circle
Suite 140
Englewood, CO
80112-5928

voice: 303.799.5103
facsimile: 303.799.5104
toll free: 877.799.5103

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toll free: 800.877.5332

June 1, 2009

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: COA Project number 1007263: Four Hills Village 21st Installment
Second Revised Design Variance Request

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) is the second revised subdivision design variance request and copies of the following information:

- Form V: Subdivision Variances and Vacations
- Twenty Four (24) copies of the revised Design Variance Exhibit A
- Twenty Four (24) copies of the Zone Atlas Map M-23-Z

We are requesting a design variance to allow for the construction of the following non-standard infrastructure associated with the subject project:

1. Modified cul-de-sac with a radius of approximately 30'± with no additional ROW as seen in Exhibit A. The proposed turn-around will be built as large as possible within the existing right-of-way.
2. Stub street with a length of approximately 320' north of the modified cul-de-sac.
3. Street width of 24' north of the modified cul-de-sac.

If you have any additional questions or comments, please call me at (505) 823-1000.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/cc
Enclosures

cc Naser Alikhani, Khani Co.

Copy submitted by
Charles Massey 5/27
BRCHARLESMASSEY@YAHOO.COM

PROJECT #
1007263

PETITION
To The City of Albuquerque
Regarding Hideaway Lane, SE

As the sole affected neighbors at the end of Hideaway Lane, we the undersigned unanimously agree and petition the City of Albuquerque to the following:

There should be no physical changes made by the City or the developer to the existing roadway, fire hydrant, or other features of Hideaway Lane incident to the new development (#1007263). PNM may have to move utility poles and undertake significant construction costs that are not warranted.

AND

The City should vacate the northern 180 feet of Hideaway Lane, SE, converting that to private ownership (by selling to the property owners) and the vacated roadway will be divided equally into thirds for the three affected property owners. This could require the construction of a turnaround at the high point of Hideaway Lane if the City deems that necessary and this cost would be borne by the property owners. Clearing and maintenance of the vacated roadway would become the responsibility of the adjacent homeowners.

Printed Name: Charles and Lynn Massey
Address: 1206 Hideaway Lane, SE, ABQ, NM 87123

5 MAY 09
Lynn E Massey
Charles D. Massey
1206 Hideaway Ln SE

Signature/Date
Burns Moore 5/5/09 1210 Hideaway Ln SE

Printed Name:
Address

Signature/Date Julia A. Logan 5/5/09 1300 Stagecoach Rd SE

Printed Name: Kathy & Michael Smit
Address 1209 Hideaway Lane SE, ABUQ NM 87123

Signature/Date Kathy Smit Michael Smit

Rose Moore 1208 Hideaway

~~Charles Charles Massey~~ 1205 Hideaway

Rebecca Chan 5/5/09

Jian Zhu

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (DRB04) (PUBLIC HEARING CASE)
- __ Application for Minor Plat on FORM S-3, including those submittal requirements 24 copies
- __ Letter briefly describing and explaining, the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ VACATION OF PUBLIC EASEMENT (DRB27)
☐ VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
- __ The complete document which created the public easement (folded to fit into an 8 5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ SIDEWALK VARIANCE (DRB20)
☐ SIDEWALK WAIVER (DRB21)
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)
- ✓ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts PREVIOUSLY
- ✓ Sign Posting Agreement SENT WITH
- __ Fee (see schedule) SUBDIVISION
- ✓ List any original and/or related file numbers on the cover application REQUEST

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

☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)
☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ VACATION OF PRIVATE EASEMENT (DRB26)
☐ VACATION OF RECORDED PLAT (DRB29)
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
- __ Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

PAUL WYMER
Applicant name (print)

5/4/09
Applicant signature / date

Form revised 4/07

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

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

6/1/09
Planner signature / date

Project #

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- ✓ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts PREVIOUSLY SENT WITH SUBDIVISION REQUEST
- ✓ Sign Posting Agreement
- __ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

PAUL WYMER
Applicant name (print)

5/11/09
Applicant signature / date

Form revised 4/07

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
09DRB - 70185
- -
- -

Sandy Handler 05/21/09
Planner signature / date

Project # 1007263

Current DRC
Project No _____

Date Submitted JAN 16, 2009
Date Site Plan Approved _____
Date Preliminary Plat Approved _____
Date Preliminary Plat Expires _____

DRB Project No _____

Figure 12

INFRASTRUCTURE LIST

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

FOUR HILLS VILLAGE 21st INSTALLMENT

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
			PUBLIC ROADWAY IMPROVEMENTS						
		28' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER ALL SIDEWALK TO BE WAIVED	Hideaway Place	End of existing Pavement	North cul-de-sac terminus	/	/	/
		28' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE WITH SIDEWALK ON NORTHSIDE	Lorman Road	Warm Sands	Property Boundary	/	/	/
		28' F-F	ACC PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE WITH SIDEWALK ON NORTHSIDE*	Lorman Road	Property Boundary	East cul-de-sac terminus	/	/	/
		NOTE	STREET LIGHTS AS PER COA DPM SIDEWALKS TO BE DEFERRED * SIDEWALKS TO BE WAIVED ON SOUTHSIDE OF ROAD				/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	Lorman Road	Warm Sands	East cul-de-sac terminus	/	/	/
			PUBLIC WATERLINE IMPROVEMENTS						
			NECESSARY FH'S, MJ'S & RJ'S AND SERVICES	Hideaway Place	Existing 6" WL	North cul-de-sac terminus	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	Lorman Road	Warm Sands	East cul-de-sac terminus	/	/	/

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

_X_ Major Subdivision action
____ Minor Subdivision action
____ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
____ for Subdivision Purposes
____ for Building Permit
____ Administrative Amendment (AA)
____ IP Master Development Plan D
____ Cert. of Appropriateness (LUCC) L A

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 Appeal

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): Bohannan Huston, Inc. PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Khani Company - Naser Alikhani PHONE: 299-1000

ADDRESS: 102 Highway 66 East FAX.

CITY: Albuquerque STATE NM ZIP 87123 E-MAIL:

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Preliminary Plat Approval

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

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

Lot or Tract No. A-1 Block: Unit:

Subdiv/Addn/TBKA: Four Hills Village - 21st INSTALLMENT

Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No

Zone Atlas page(s): M-23 UPC Code: 102305529851710436

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007263

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 12 Total area of site (acres): 7.2734

LOCATION PROPERTY BY STREETS: On or Near: Hideaway Lane and Warm Sands Drive

Between: Open Space and Hideaway Lane

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

SIGNATURE DATE 1/16/2009

(Print) Paul Wymer, AIA, AICP Applicant _X_ Agent

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

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

Application case numbers		Action	S.F.	Fees
09 DRB - - 70012		PP	S(Z)	$ 745.00
- -		ADV		$ 75.00
- -		CMF		$ 20.00
09DRB - - 70013		SKI		$ 0
09DRB - - 70014		TDS		$ 0
09DRB 70185		SDV		Total 0
Hearing date 02/11/09				$ 840.00

Sandy Handley 01/16/09
Planner signature / date

Project # 1007263

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
N/A 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
N/A **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.

PAUL M. WYMER
Applicant name (print)

1/16/09
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
09DRB-70012
_____-_____-_____
_____-_____-_____

Sandy Handley 01/16/09
Planner signature / date

Project # 1007263

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JAN 27, 2009 To FEB 11, 2009

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] 1/16/09
(Applicant or Agent) (Date)

I issued 2 signs for this application, 01/16/09 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1007263

Rev. 1/11/05

FORM V: SUBDIVISION VA ' ^NCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8 5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way)
- __ Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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☒ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
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☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8 5" by 14") **24 copies**
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- __ Letter briefly describing, explaining, and justifying the variance
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- __ Sign Posting Agreement
- __ Fee (see schedule)
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☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
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- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

PAUL M. WYMER
Applicant name (print)

1/16/09
Applicant signature / date

Form revised 4/07

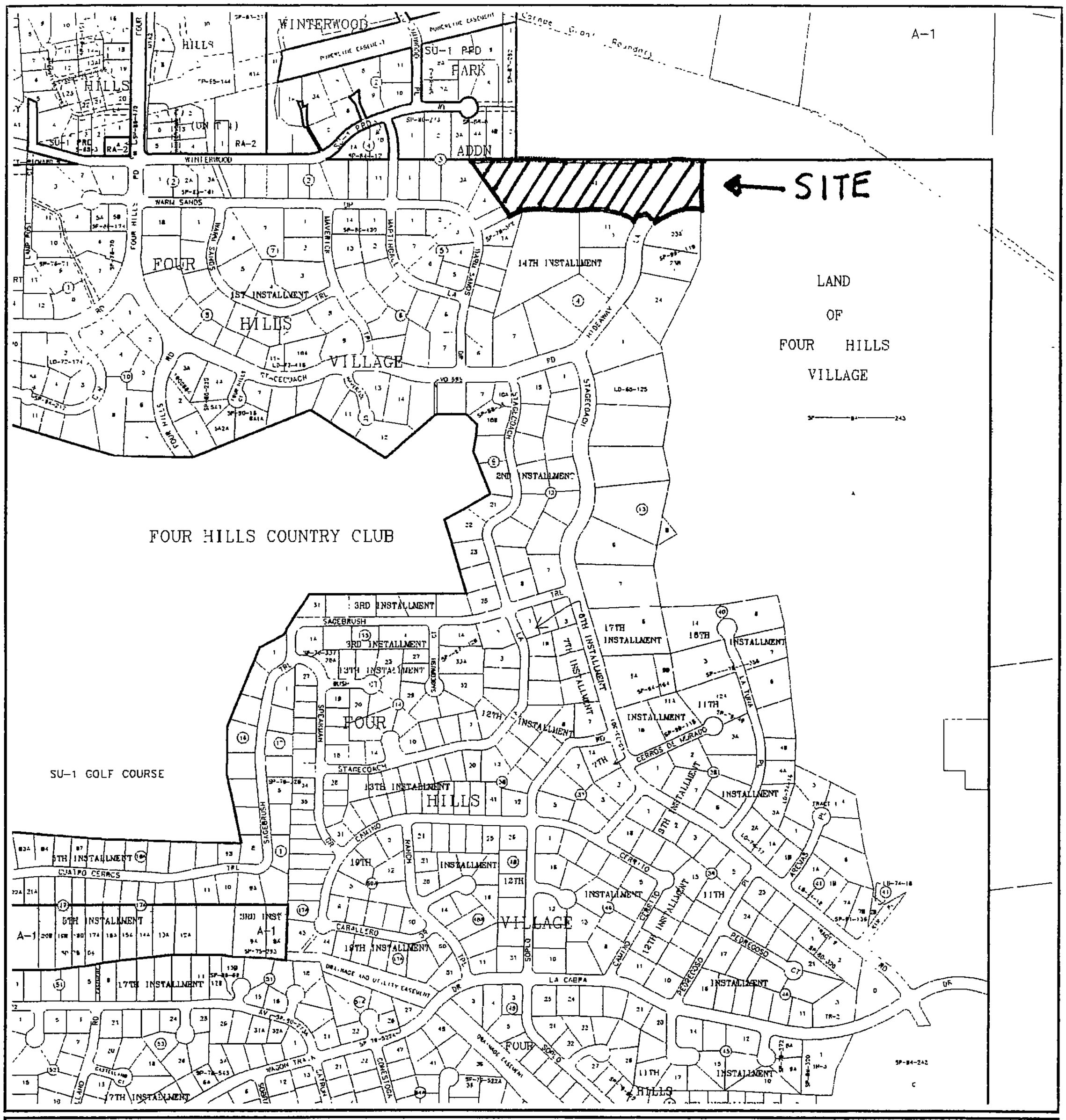
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

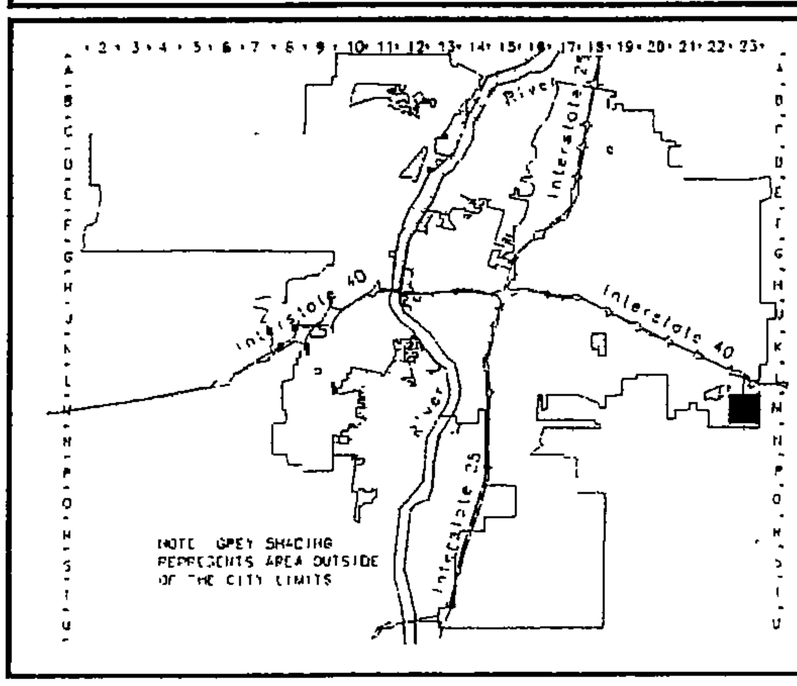
Application case numbers
09DRB - 70013
09DRB - 70014

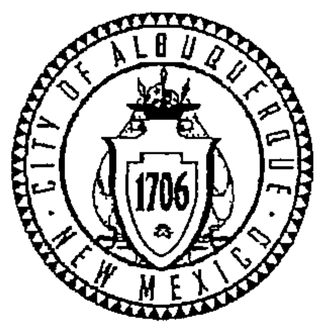
Sandy Handley
Planner signature / date

Project # 1007263

1087263







Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

Courtyard I
7500 Jefferson St NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800 877.5332

January 16, 2009

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Preliminary Plat Approval, Sidewalk Waiver, and Sidewalk deferral:
Portion of Tract A-1, Land of Four Hills Village

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) preliminary plat review are copies of the following information:

- Development Review Application
- Provisional Certificate of No Effect from Matt Schmader
- Twenty Four (24) copies of the Preliminary Plat
- Twenty Four (24) copies of the Drainage Report and Grading Plan
- Infrastructure List
- Signed Preliminary Pre-development Facilities Fee agreement
- Zone Atlas Map M-23-Z
- Form DRWS and Letter requesting water and sewer availability
- Office of Community and Neighborhood Coordination inquiry response
- Copies of Notification letters and certified mail receipts
- TIS/AQIA form
- Form S(2): Subdivision-D.R.B. Public Hearing
- Form V: Subdivision Variances and Vacations
- Sidewalk Waiver and Deferral exhibit

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a single-family development consisting of approximately twelve lots, eleven of those being a minimum of .24 acres more or less and one approximately 2.75 acres. The site is located in Four Hills Village and can be accessed off of both Warm Sands Drive and Hideaway Lane and is zoned R1.

As stated above, the grading and drainage for this tract is included as a part of this submittal. We have not included perimeter wall sections as they are not required to support the proposed grading design. We will also be meeting with you and other COA staff to discuss this detailed grading plan in advance of the hearing date. A water/sewer availability letter has been requested. Water, sanitary sewer and storm drain lines will serve the site from existing lines in Warms Sands Drive and Hideaway Lane.

It is anticipated that the larger lot on the east end of the property, 2.75 acres, will be accessed by a single drive from Hideaway Lane, with the remaining eleven lots to be accessed by a proposed cul-de-sac off of Warm Sands Drive.

The sidewalk waiver and deferral is being requested as depicted on the enclosed exhibit. The sidewalk waiver is justified due to the limited number of lots proposed in the development and to provide a better transition between the roadway and sidewalk area and the steep terrain that abuts it. The sidewalk deferral is justified to allow home builders to construct driveways in logical locations based on the garage location. These sidewalks will be installed at the time the home is constructed.

An existing easement for right-of-way will remain as platted. No change to this easement is proposed.

Please provide comments on the enclosed requests and the information mentioned above and place this item on the DRB Agenda to be heard on February 11, 2009.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

KGP/cc
Enclosures

cc Naser Alikhani, Khani Co.

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

December 29, 2008

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent: **Bohannon-Huston, Inc**
Applicant:
Legal Description: **Tract A1, Land of Four Hills Village**
Acreage: **7.34 acres**
Zone Atlas Page: **M-23**

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION: 2006 aerial photographs; lot layout sketch plan
SITE VISIT: December 29, 2008

RECOMMENDATION(S):

PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow for DRB submittal

CONDITIONS:

1. **Archaeological survey required—over ¾ of property not previously disturbed**
2. **Final Certificate of No Effect required prior to issuance of Building Permit**

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

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

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.

January 14, 2009

Paul Wymer
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Paul:

Thank you for your inquiry of January 14, 2009 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) – PORTION OF TRACT A-1, LAND OF HILLS VILLAGE, BETWEEN WARM SANDS ROAD SE AND HIDEAWAY LANE SE** zone map **M-23**

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

FOUR HILLS VILLAGE H.O.A. (FHV) "R"
Herb Wright, 712 Stagecoach Rd. SE/87123 922-0976 (h)
Tim Gallegos, 708 Lamp Post Cir. SE/87123 797-8665 (h)

FOUR HILLS VILLAGE N.A. (FHN) "R"
Edwin Barsis, 1538 Catron Ave. SE/87123 293-5347 (h)
Rebecca Loring, 1020 Cuatro Cerros SE/87123 271-2498 (h)

WINTERWOOD PARK H.O.A. (WWP) "R"
Victor Valdez, 13735 Winterwood Way SE/87123 263-2920 (c)
Holle Baskett, 13803 Winterwood Way SE/87123 292-4269 (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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(12/06/07)

!!!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.

[X] **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.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **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: **01/14/09** Time Entered: **11:30 a.m.** ONC Rep. Initials: **SW**

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 15, 2009

SENT VIA – CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Herb Wright
712 Stagecoach Road SE
Albuquerque, NM 87123

Re: Preliminary Plat
Portion of Tract A-1, Land of Four Hills Village

Dear Mr. Wright:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Khani Company - Naser Alikhani, is requesting Preliminary Plat approval for the above property which is being presented to the Development Review Board for the purpose of obtaining such approval. The site is located in Four Hills Village and can be accessed off of Warm Sands Drive and Hideaway Lane. The site is zoned R-1. The proposed development will consist of 12 single family residential lots, 11 of which will be accessed via a new cul-de-sac connecting to Warm Sands Drive. The twelfth lot will be accessed directly from the north end of Hideaway Lane.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/cc
Enclosures

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

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Mr. Tim Gallegos
708 Lamp Post Circle SE
Albuquerque, NM 87123

Re: Preliminary Plat
Portion of Tract A-1, Land of Four Hills Village

Dear Mr. Gallegos:

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Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

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January 15, 2009

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RETURN RECEIPT REQUESTED

Mr. Edwin Barsis
1538 Catron Ave. SE
Albuquerque, NM 87123

Re: Preliminary Plat
Portion of Tract A-1, Land of Four Hills Village

Dear Mr. Barsis:

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Project Manager
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toll free: 800 877.5332

January 15, 2009

SENT VIA – CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Rebecca Loring
1020 Cuatro Cerros SE
Albuquerque, NM 87123

Re: Preliminary Plat
Portion of Tract A-1, Land of Four Hills Village

Dear Ms. Loring:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

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Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

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January 15, 2009

SENT VIA – CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Victor Valdez
13735 Winterwood Way SE
Albuquerque, NM 87123

Re: Preliminary Plat
Portion of Tract A-1, Land of Four Hills Village

Dear Mr. Valdez:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Khani Company - Naser Alikhani, is requesting Preliminary Plat approval for the above property which is being presented to the Development Review Board for the purpose of obtaining such approval. The site is located in Four Hills Village and can be accessed off of Warm Sands Drive and Hideaway Lane. The site is zoned R-1. The proposed development will consist of 12 single family residential lots, 11 of which will be accessed via a new cul-de-sac connecting to Warm Sands Drive. The twelfth lot will be accessed directly from the north end of Hideaway Lane.

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Project Manager
Community Development and Planning

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toll free: 800.877.5332

January 15, 2009

SENT VIA – CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Holle Baskett
13803 Winterwood Way SE
Albuquerque, NM 87123

Re: Preliminary Plat
Portion of Tract A-1, Land of Four Hills Village

Dear Ms. Baskett:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Khani Company - Naser Alikhani, is requesting Preliminary Plat approval for the above property which is being presented to the Development Review Board for the purpose of obtaining such approval. The site is located in Four Hills Village and can be accessed off of Warm Sands Drive and Hideaway Lane. The site is zoned R-1. The proposed development will consist of 12 single family residential lots, 11 of which will be accessed via a new cul-de-sac connecting to Warm Sands Drive. The twelfth lot will be accessed directly from the north end of Hideaway Lane.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/cc
Enclosures

ENGINEERING
SPATIAL DATA
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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Rebecca Loring
1020 Cuatro Cerros SE
Albuquerque, NM 87123

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4837 8126

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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1. Article Addressed to:

Mr. Herb Wright
712 Stagecoach Road SE
Albuquerque, NM 87123

COMPLETE THIS SECTION ON DELIVERY

A. Signature
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☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4837 8102

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Ms. Holle Baskett
13803 Winterwood Way SE
Albuquerque, NM 87123

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4837 8119

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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Mr. Tim Gallegos
708 Lamp Post Circle SE
Albuquerque, NM 87123

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4837 8157

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
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Mr. Edwin Barsis
1538 Catron Ave. SE
Albuquerque, NM 87123

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4837 8140

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Mr. Victor Valdez
13735 Winterwood Way SE
Albuquerque, NM 87123

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4837 8133

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CITY OF ALBUQUERQUE

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

APPLICANT: Khair Company DATE OF REQUEST: 12/1/08 ZONE ATLAS PAGE(S): M-23

CURRENT:

ZONING R-1

PARCEL SIZE (AC/SQ FT) 7.2374

LEGAL DESCRIPTION:

LOT OR TRACT # A-1 BLOCK #

SUBDIVISION NAME Four Hills Village

REQUESTED CITY ACTION(S):

ANNEXATION [ ] SECTOR PLAN [ ] SITE DEVELOPMENT PLAN:

COMP. PLAN [ ] ZONE CHANGE [ ] A) SUBDIVISION [ ] BUILDING PERMIT [ ]

AMENDMENT [ ] CONDITIONAL USE [ ] B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]

C) AMENDMENT [ ] OTHER [X]

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: [1] Preliminary Plat

NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 12

NEW CONSTRUCTION [X] BUILDING SIZE: NA (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE [signature] DATE 1/16/09

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[signature] 01/15/09

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

[signature] 1/16/09

APPLICANT DATE

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

TIS **-SUBMITTED** ___/___/___

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

1007263

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC) 1007263

Please check one:

☒ Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name Four Hills Village 21st Installment

Location of Project (address or major cross streets) Four Hills near Warm Sands Drive

Proposed # of Units: 12 Single-Family ____ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name Paul Wymer

Company Bohannan Huston, Inc.

Phone (505) 823-1000

E-mail pwymer@bhinc.com

Please include with your submittal:

☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined

☒ Copy of a plat or plan for the proposed project

☐ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**

☐ Please include project number on the top right corner of all documents

☐ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY
APS Cluster Manzano
Preliminary PDFF Date Submitted 1/15/2009
Preliminary PDFF Date Completed ____

Final PDFF Date Submitted ____
Final PDFF Date Completed ____

:B Project # 1007263

APS Cluster Manzano

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and KITANI COMPANY ("Developer") effective as of this 15th day of JANUARY, 2009, and pertains to the subdivision commonly known as FOUR HILLS VILLAGE 21st INSTALL and more particularly described as *[use current legal description]* A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 Plat of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no 894369 and being more particularly described as follows (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

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

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

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

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

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

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

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

RB Project # 1007263

APS Cluster Mazzano

Naser Alikhani

Signature

NASER ALIKHANI

Name (typed or printed) and title

KHANI COMPANY

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 15th of Jan 2009, by Naser Alikhani as President of Khani Company, a corporation.

Norma M. Ortiz

Notary Public

(Seal)

My commission expires: 5/6/09

ALBUQUERQUE PUBLIC SCHOOLS

By: [signature]

Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 15, 2009, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

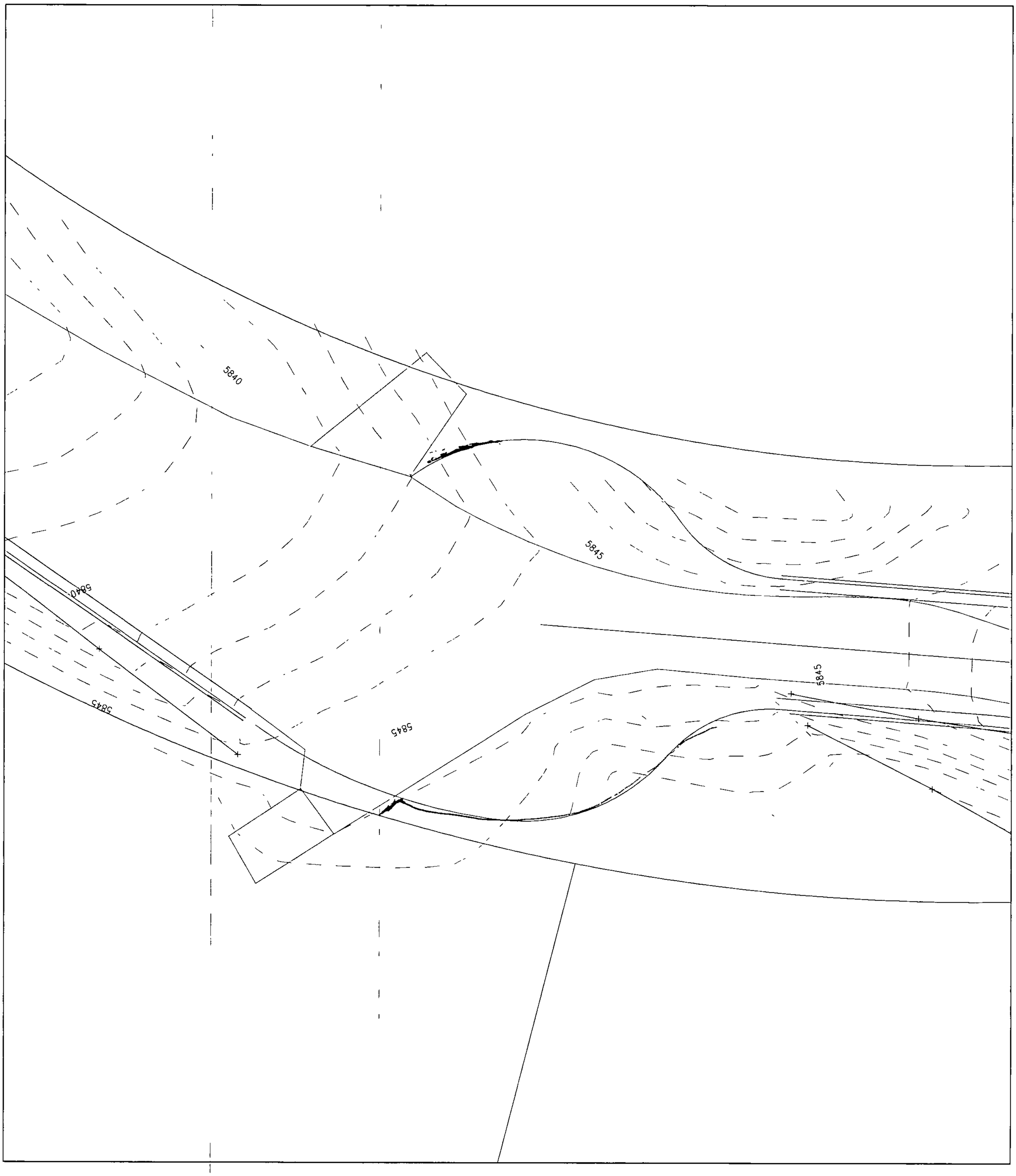
April L. Winters

Notary Public

(Seal)

My commission expires: May 18, 2011

Rev 11/13/06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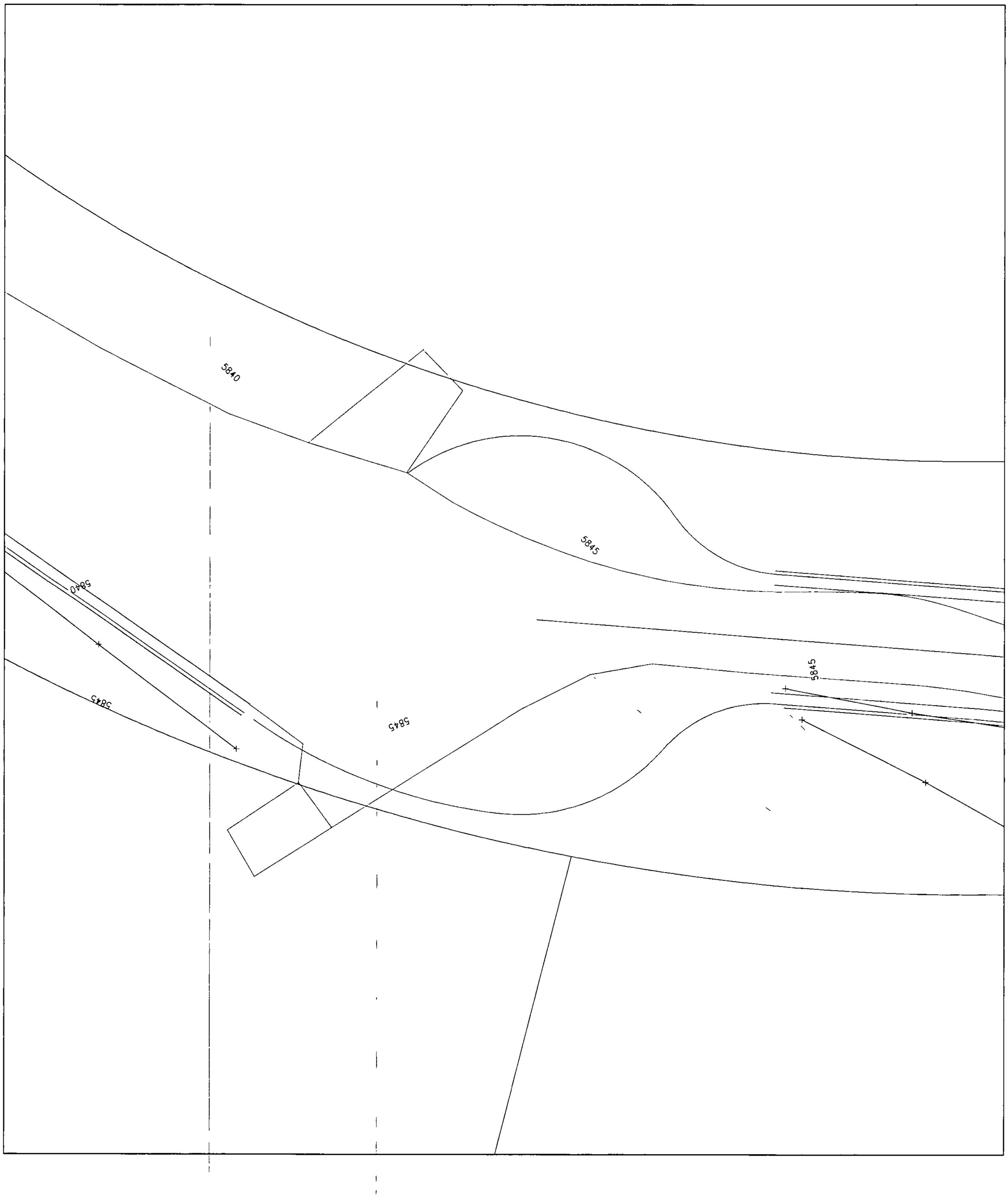
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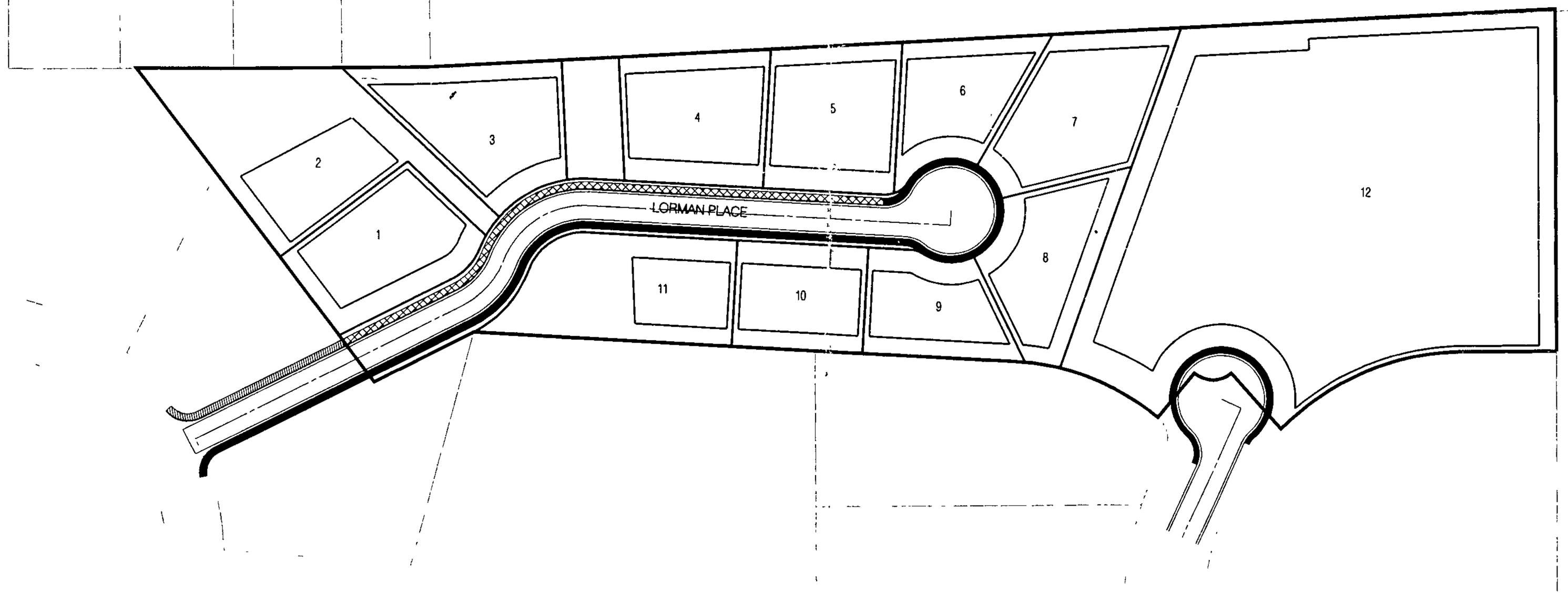


SIDEWALK TO BE WAIVED

SIDEWALK TO BE DEFERRED

SIDEWALK TO BE CONSTRUCTED

SEE LETTER FOR DESCRIPTION OF REASON FOR REQUEST OF SIDEWALK WAIVER

DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED.

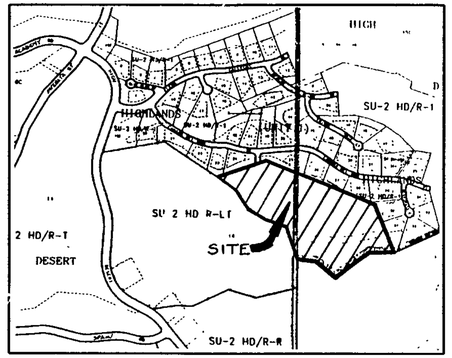
FOUR HILLS VILLAGE
21st INSTALLMENT

JANUARY 16, 2009

SIDEWALK WAIVER & DEFERRAL EXHIBIT

NO SCALE

SP 96082709490315



LOCATION MAP
ZONE ATLAS INDEX MAP No E-23-Z and E-24-Z
NOT TO SCALE

SUBDIVISION DATA

1 DRB No 96-408
2 Zone Atlas Index No E-23-Z and E-24-Z
3 Gross Subdivision Acreage 16 4838 Acres
4 Total Number of Lots created 18 Lots
5 Total mileage of full width Streets created 0 2047 mile
6 Date of Survey August, 1996
7 Plat is located within the Elena Gallegos Grant, within Projected Sections 25 and 26, T11N, R4E, NMPM

NOTES

1 Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD27 Datum)
2 Distances are ground distances
3 All easements of record are shown
4 Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS# 6544
5 No more than one wood burning fireplace is permitted per lot, all other fireplaces must be gas fired using artificial logs
6 No walls or fences shall be built outside the Building Envelope and all Buildings shall conform to the conditions and restrictions described in the Declaration of Covenants for High Desert Residential Properties recorded December 22, 1993 (LATEST EDITION)
7 City of Albuquerque Water and Sanitary Sewer to UNIT 2A OF THE HIGHLANDS AT HIGH DESERT must be verified and coordinated with the Public Works Department, City of Albuquerque
8 Those portions of each lot in UNIT 2A OF THE HIGHLANDS AT HIGH DESERT which are (i) outside the building envelopes as indicated on Sheet 3 and (ii) outside of the easement in favor of AMAFCA and the High Desert Residential Owners Association indicated on Sheet 2 are subject to the Easement Agreement in favor of the City of Albuquerque recorded 9/25/96 in Book 96-25 Pages 8982-8990 records of Bernalillo County New Mexico as Document No
9 The twenty (20) foot strip(s) of property along the public rights-of-way of each Lot in UNIT 2A OF THE HIGHLANDS AT HIGH DESERT will be subject to the Landscaping Easement in favor of High Desert Residential Owners Association recorded AUGUST 30, 1996 in Book 96-23 Pages 9101-9110 records of Bernalillo County, New Mexico as Document No 96096879
10. **Open Space Easement to High Desert Residential Owners Association recorded August 30, 1996, in Book 96-23, Pages 9111 - 9125, records of Bernalillo County, New Mexico, as document number 96096880, subordinate to Drainage Easement in favor of AMAFCA and Owners Association.**
11 **Lots 1, 2, 3, 4, 7, 8, 9 and 10 may require private sanitary sewer pumping facilities.**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of

A. PNM Electric Services for the installation maintenance, and service of overhead and underground electrical lines, transformers and other equipment, fixtures structures and related facilities reasonably necessary to provide electrical service

B. PNM Gas Services for installation maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas

C. U.S. West for the 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

D. Jones Intercable for the 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 easements 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 erected 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 Electric Safety Code caused by construction of pools, decking or any structures adjacent to or near easements shown on this plat

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, in projected Sections 25 and 26, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tract 14B of PLAT OF TRACTS 14A & 14B HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 21, 1996 in Volume 96C, Folio 364 as Document No 96093434 and being more particularly described by New Mexico State Plane grid bearings (Central Zone NAD 1927 Datum) and ground distances as follows

BEGINNING at the northwest corner of said Tract 14B, whence the City of Albuquerque Station "TUMBLE" a standard USCGS brass tablet set in concrete having New Mexico State Plane Coordinates, Central Zone, NAD Datum 1927 of X=425,465 55 and Y=1,513,470 01 bears N57°07'16"W, a distance of 6104 19 feet and from said point of beginning running thence along the northerly boundary line of said Tract 14B,
N70°16'41"E, a distance of 440 00 feet to a point, thence,
S69°11'00"E, a distance of 1040 00 feet to the northeast corner of said Tract 14B, thence running along the easterly boundary line of said Tract 14B,
S25°29'30"E, a distance of 440 00 feet to the southeast corner of said Tract 14B, thence running along the southerly boundary line of said Tract 14B,
N90°00'00"W, a distance of 225 00 feet to a point, thence,
S52°50'00"W, a distance of 364 00 feet to a point, thence,
N53°20'00"W, a distance of 218 00 feet to a point, thence,
N84°40'00"W, a distance of 178 00 feet to a point, thence,
N15°41'15"W, a distance of 235 50 feet to a point, thence,
N63°15'13"W, a distance of 156 88 feet to a point, thence,
N56°32'29"W, a distance of 196 24 feet to a point, thence,
N38°40'42"W, a distance of 202 82 feet to a point, thence,
N59°13'34"W, a distance of 249 38 feet to the point and place of beginning

Tract contains 16 4838 acres, more or less

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, in projected Sections 25 and 26, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 14B of PLAT OF TRACTS 14A & 14B, HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 21, 1996 in Volume 96C, Folio 364 as Document No 96093434 now comprising Lots 1 through 18 inclusive PLAT OF UNIT 2A OF THE HIGHLANDS AT HIGH DESERT, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein, and all Public Utility easements shown hereon for the common and joint use of Gas, Electical Power and Communication Services for buried distribution lines, conduits, 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 with their free act and deed

HIGH DESERT INVESTMENT CORPORATION

BY Douglas H Collister
Douglas H Collister, President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 27 day of AUGUST, 1996 by Douglas H Collister, President of High Desert Investment Corpoation

My Commission Expires 7-14-98 Laura J. Miles
Notary Public

OFFICIAL SEAL
LAURA J. MILES
NOTARY PUBLIC-STATE OF NEW MEXICO
My Commission expires 7-14-98

NOTE: (The following is applicable to Private Drainage Easements only)

By the filing of this plat, all lots are subject to cross-drainage easements over that portion of each lot outside the building envelope, and over that portion of the building lot of each lot upon which there are no improvements, for drainage of storm water runoff No person shall alter the drainage on any lot so as to materially increase the drainage of storm water onto adjacent portions of any lots or alter the surface of the cross-drainage easement without the consent of the owner of the affected property and the High Desert Residential Owners Association, Inc Such cross-drainage easements are in addition to those created and described in the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential properties, recorded December 22, 1993 in Book 93-36, pages 1-87, records of Bernalillo County, New Mexico (the "Declaration"). The owner of each lot will maintain the cross-drainage easement. If the owner fails to maintain the cross-drainage easement, or alters the surface of the cross-drainage easement, High Desert Residential Owners Associations, Inc. will have the right to perform such maintenance as set forth in the Declaration and will have the right to restore the surface of the cross-drainage easement The cross-drainage easement over each lot will not restrict the right of the owner of the lot to construct reasonable driveways and walkways from the public street to the building envelope over that portion of the lot subject to the cross-drainage easement, as provided in the Declaration Pursuant to the Declaration the owner of each lot shall design improvements to the lot in conformance with the High Desert Guidelines for Sustainability, and shall provide a certification, as provided in the Guidelines for Sustainability stamped by a registered New Mexico Professional Engineer, indicating the grading and drainage improvements, including foundation wall and finished grade elevations on the lot.

96106425

PLAT OF
UNIT 2A OF THE HIGHLANDS AT HIGH DESERT
(REPLAT OF TRACT 14B HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
AUGUST, 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
SEP 25 1996 at 4:28 o'clock pm Recorded in Vol 96C of records of said County Folio 399
Judy D. Woodward Clerk & Recorder
Deputy Clerk

APPROVALS

		DATE
PLAT NUMBER	S.96.43	
PLANNING DIRECTOR		9.25.96
CITY ENGINEER		9-25-96
AMAFCA		9-10-96
TRAFFIC ENGINEER		9-24-96
CITY SURVEYOR		9-25-96
PROPERTY MANAGEMENT	Robert W. Kane	9-4-96
UTILITY DEVELOPMENT DEPARTMENT		9-4-96
DESIGN & DEVELOPMENT, QC		9-17-96
U S WEST COMMUNICATIONS		9-18-96
PNM ELECTRIC SERVICES		9-18-96
PNM GAS SERVICES		DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-023-062-438160-40201

PROPERTY OWNER OF RECORD ALBUQ ACADEMY INC

9-25-96
BERNALILLO COUNTY TREASURER'S OFFICE DATE

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract 14B, PLAT OF TRACTS 14A & 14B, HIGH DESERT, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 21, 1996 in Volume 96C, Folio 364 as Document No 96093434 into Eighteen (18) Lots, to dedicate Street Right-of-Way to the City of Albuquerque, and to grant easements

SURVEYOR'S CERTIFICATION

I, A Dwain Weaver, a registered Professional New Mexico Surveyor certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in Februcry 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief

A. Dwain Weaver
A Dwain Weaver
New Mexico Professional Surveyor 6544
Date August 27, 1996

Bohannan-Huston Inc
Courtyard I
7500 Jefferson Street, N E
Albuquerque, New Mexico 87109

A DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR

JOB NO 95-307A-3212

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

SHEET 1 OF 3

C:\ADCADD CIVIL\P\95307A\SHEET1 DWG 08/08/1996

2218(1)

PLAT OF

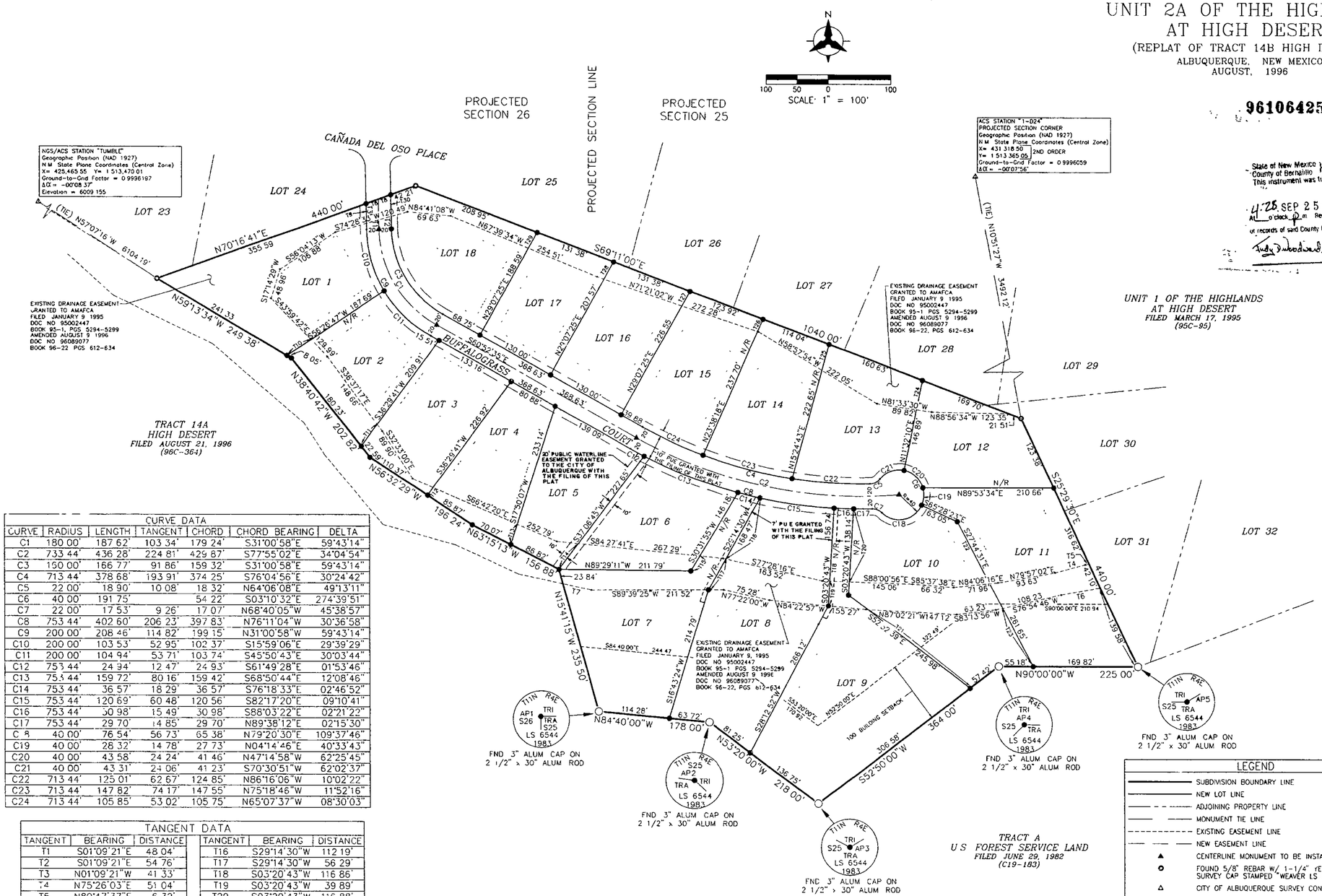
UNIT 2A OF THE HIGHLANDS AT HIGH DESERT

(REPLAT OF TRACT 14B HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
AUGUST, 1996

96106425

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record at
4:25 SEP 25 1996 96C
At o'clock p.m. Recorded in Vol.
of records of said County Folio 389
Clerk & Recorder
Deputy Clerk



CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	180.00'	187.62'	103.34'	179.24'	S31°00'58"E	59°43'14"
C2	733.44'	436.28'	224.81'	429.87'	S77°55'02"E	34°04'54"
C3	160.00'	166.77'	91.86'	159.32'	S31°00'58"E	59°43'14"
C4	713.44'	378.68'	193.91'	374.25'	S76°04'56"E	30°24'42"
C5	22.00'	18.90'	10.08'	18.32'	N64°06'08"E	49°13'11"
C6	40.00'	191.75'		54.22'	S03°10'32"E	274°39'51"
C7	22.00'	17.53'	9.26'	17.07'	N68°40'05"W	45°38'57"
C8	753.44'	402.60'	206.23'	397.83'	N76°11'04"W	30°36'58"
C9	200.00'	208.46'	114.82'	199.15'	N31°00'58"W	59°43'14"
C10	200.00'	103.53'	52.95'	102.37'	S15°59'06"E	29°39'29"
C11	200.00'	104.94'	53.71'	103.74'	S45°50'43"E	30°03'44"
C12	753.44'	24.94'	12.47'	24.93'	S61°49'28"E	01°53'46"
C13	753.44'	159.72'	80.16'	159.42'	S68°50'44"E	12°08'46"
C14	753.44'	36.57'	18.29'	36.57'	S76°18'33"E	02°46'52"
C15	753.44'	120.69'	60.48'	120.56'	S82°17'20"E	09°10'41"
C16	753.44'	30.98'	15.49'	30.98'	S88°03'22"E	02°21'22"
C17	753.44'	29.70'	14.85'	29.70'	N89°38'12"E	02°15'30"
C18	40.00'	76.54'	56.73'	65.38'	N79°20'30"E	109°37'46"
C19	40.00'	28.32'	14.78'	27.73'	N04°14'46"E	40°33'43"
C20	40.00'	43.58'	24.24'	41.46'	N47°14'58"W	62°25'45"
C21	40.00'	43.31'	24.06'	41.23'	S70°30'51"W	62°02'37"
C22	713.44'	125.01'	62.67'	124.85'	N86°16'06"W	10°02'22"
C23	713.44'	147.82'	74.17'	147.55'	N75°18'46"W	11°52'16"
C24	713.44'	105.85'	53.02'	105.75'	N65°07'37"W	08°30'03"

TANGENT DATA					
TANGENT	BEARING	DISTANCE	TANGENT	BEARING	DISTANCE
T1	S01°09'21"E	48.04'	T16	S29°14'30"W	112.19'
T2	S01°09'21"E	54.76'	T17	S29°14'30"W	56.29'
T3	N01°09'21"W	41.33'	T18	S03°20'43"W	116.86'
T4	N75°26'03"E	51.04'	T19	S03°20'43"W	39.89'
T5	N80°47'37"E	6.32'	T20	S03°20'43"W	116.88'
T6	S80°02'10"W	65.02'	T21	S52°52'39"E	206.93'
T7	N77°51'47"W	46.68'	T22	S27°44'31"E	112.04'
T8	N70°16'41"E	21.10'	T23	S27°44'31"E	104.82'
T9	S01°09'21"E	31.52'	T24	N11°32'10"E	47.68'
T10	S56°26'47"W	45.94'	T25	N15°24'43"E	42.94'
T11	S36°29'41"W	43.05'	T26	N23°38'18"E	21.64'
T12	S36°29'41"W	15.00'	T27	N29°07'25"E	26.69'
T13	S17°50'07"W	34.13'	T28	N29°07'25"E	31.75'
T14	S37°06'45"W	51.25'	T29	N29°07'25"E	28.98'
T15	S30°31'55"W	27.71'	T30	S01°09'21"E	34.70'

NOTE
SEE SHEET 3 OF 3 FOR LOT ACREAGES AND BUILD ENVELOPE INFORMATION

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- MONUMENT TIE LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- ○ FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- ● SET 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- N/R NON-RADIAL

JOB NO. 95-307A-3212

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

SHEET 2 OF 3

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2218(2)

PLAT OF

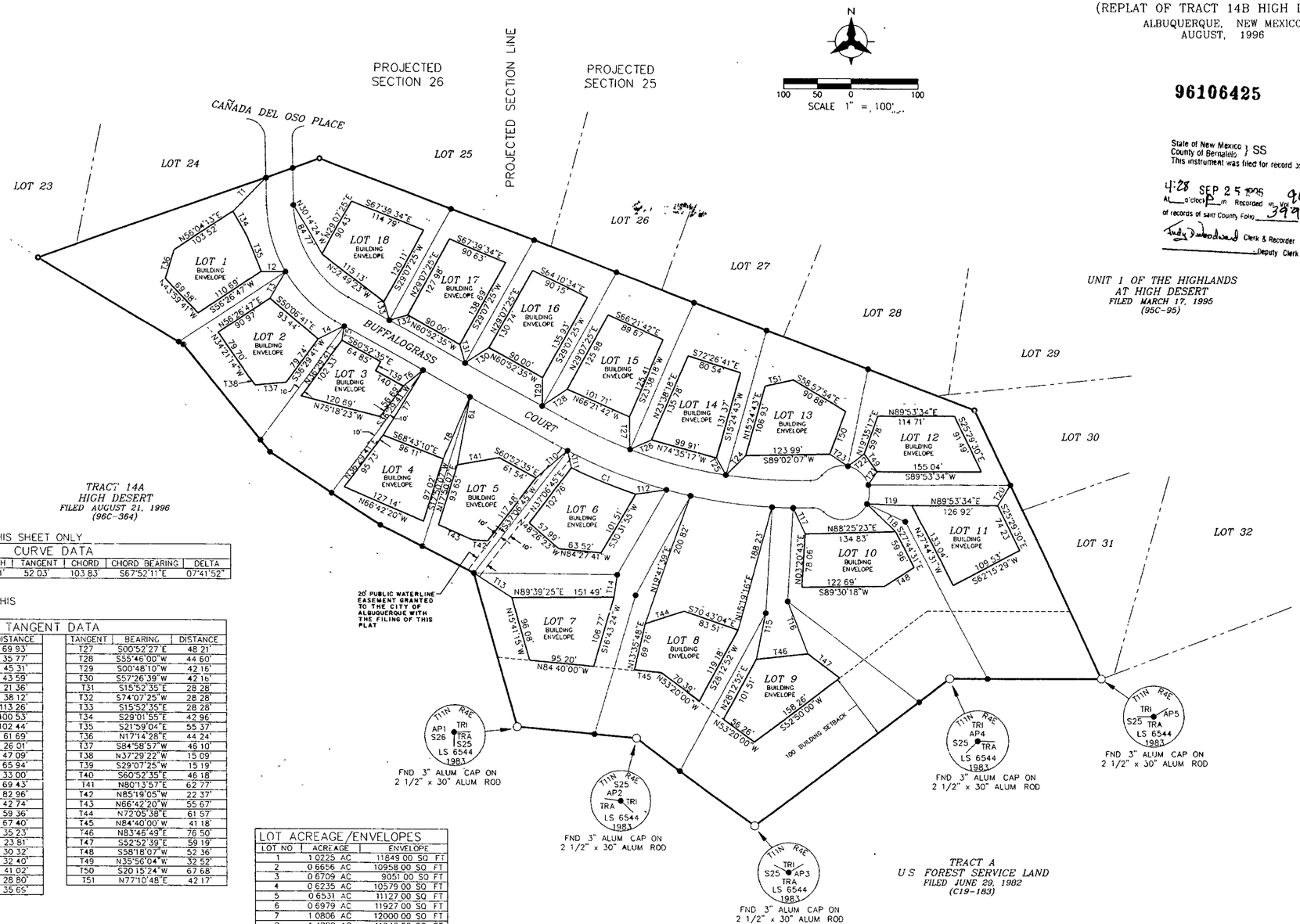
UNIT 2A OF THE HIGHLANDS AT HIGH DESERT

(REPLAT OF TRACT 14B HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
AUGUST, 1996

96106425

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
4:28 SEP 25 1996 A.M. o'clock P.M. Recorded in Vol. 96C
of records of said County, Folio 349
Clerk & Recorder
Deputy Clerk



CURVE DATA FOR THIS SHEET ONLY

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	773.44'	103.91'	52.03'	103.83'	S67°52'11"E	07°41'52"

TANGENT DATA FOR THIS SHEET ONLY

TANGENT DATA					
TANGENT	BEARING	DISTANCE	TANGENT	BEARING	DISTANCE
T1	N43°42'10"E	69.93'	T27	S00°52'27"E	48.21'
T2	S89°33'26"E	35.77'	T28	S55°46'00"W	44.60'
T3	N30°15'09"E	45.31'	T29	S00°48'10"W	42.16'
T4	N63°48'13"E	43.59'	T30	S57°26'39"W	42.16'
T5	N08°34'39"E	21.36'	T31	S15°52'35"E	28.28'
T6	N51°42'16"E	38.12'	T32	S74°07'25"W	28.28'
T7	N31°25'45"E	113.26'	T33	S15°52'35"E	28.28'
T8	N23°32'39"E	100.53'	T34	S29°01'55"E	42.96'
T9	N10°28'09"E	102.44'	T35	S21°59'04"E	55.37'
T10	N48°52'40"E	61.69'	T36	N17°14'28"E	44.24'
T11	N13°08'39"W	26.01'	T37	S84°58'57"W	46.10'
T12	N81°33'33"E	47.09'	T38	N37°29'22"W	15.09'
T13	N57°27'34"W	65.94'	T39	S29°07'25"W	15.19'
T14	N08°12'06"E	33.00'	T40	S60°52'35"E	46.18'
T15	N11°28'18"E	69.43'	T41	N80°13'57"E	62.77'
T16	N21°20'36"W	82.96'	T42	N85°19'05"W	22.37'
T17	N24°33'10"W	42.74'	T43	N66°42'20"W	55.67'
T18	N45°59'18"W	59.36'	T44	N72°05'38"E	61.57'
T19	N88°06'32"W	67.40'	T45	N84°40'00"W	41.18'
T20	N31°31'32"E	35.23'	T46	N83°46'49"E	76.50'
T21	S32°45'24"W	23.81'	T47	S52°52'39"E	59.19'
T22	S53°04'45"W	30.32'	T48	S58°18'07"W	52.36'
T23	S56°57'53"E	32.40'	T49	N35°56'04"W	32.52'
T24	S44°35'43"W	41.02'	T50	S20°15'24"W	67.68'
T25	S28°34'44"E	28.80'	T51	N77°10'48"E	42.17'
T26	S66°09'04"W	35.65'			

LOT ACREAGE/ENVELOPES		
LOT NO	ACREAGE	ENVELOPE
1	1.0225 AC	11849.00 SQ FT
2	0.6656 AC	10958.00 SQ FT
3	0.6709 AC	9051.00 SQ FT
4	0.6235 AC	10579.00 SQ FT
5	0.6531 AC	11127.00 SQ FT
6	0.6979 AC	11927.00 SQ FT
7	1.0806 AC	12000.00 SQ FT
8	1.4280 AC	11940.00 SQ FT
9	1.4643 AC	12000.00 SQ FT
10	1.1362 AC	11743.00 SQ FT
11	1.1940 AC	11542.00 SQ FT
12	0.6381 AC	11950.00 SQ FT
13	0.7388 AC	11905.00 SQ FT
14	0.6965 AC	12000.00 SQ FT
15	0.7224 AC	12000.00 SQ FT
16	0.6478 AC	12000.00 SQ FT
17	0.5911 AC	12000.00 SQ FT
18	0.7758 AC	12000.00 SQ FT

JOB NO. 95-307A-2212

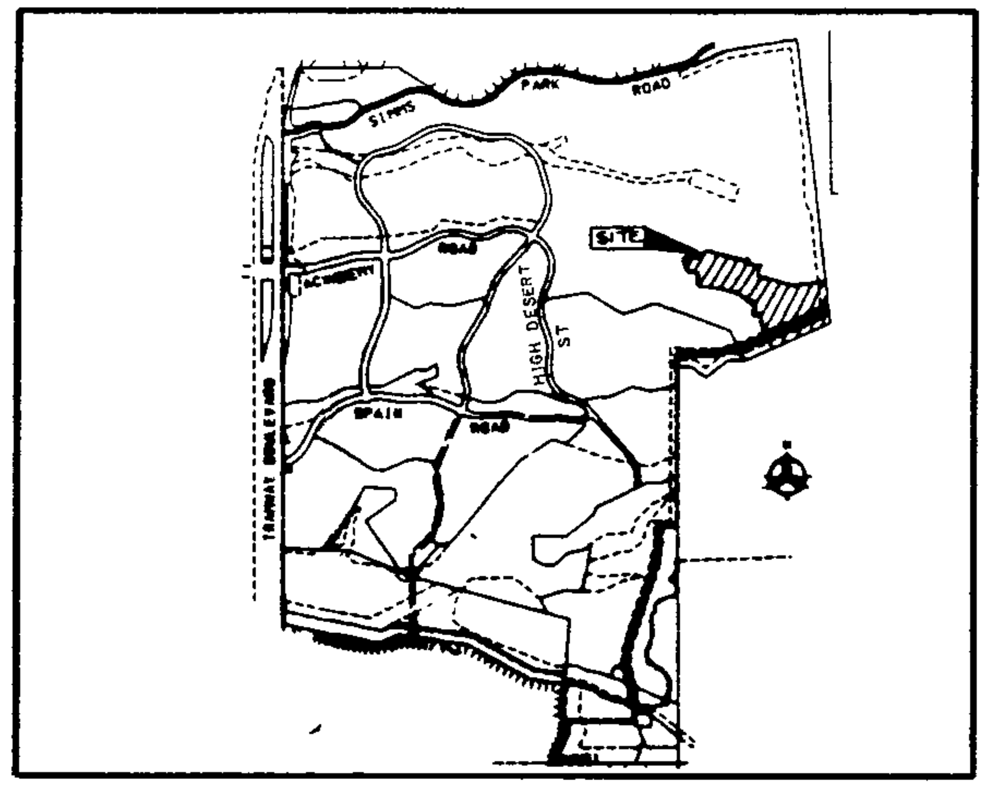
BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

SHEET 3 OF 3

C:\ADCADD\CIVIL\P\S95307A\SHEET3.DWG 08/08/1996

2218(3)

SP 95032210580268



LOCATION MAP
ZONE ATLAS INDEX MAP No. E-24-Z
NOT TO SCALE

95091272

CORRECTED PLAT 95084794

UNIT 2 OF THE HIGHLANDS AT HIGH DESERT

ALBUQUERQUE, NEW MEXICO
OCTOBER, 1994

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on AUG 23 1995
At 11:53 o'clock A m Recorded in Vol 95C
records of said County Folio 319
Clerk & Recorder
Deputy Clerk

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on SEP ... 1995
At 3:25 o'clock P m Recorded in Vol 95C
of records of said County Folio 340

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant in projected Section 25, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tract 15B, Plat of Tracts 15A, 15B, 15C, & 15D at HIGH DESERT as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 9, 1995 in Volume 95C, Folio 46, and being more particularly described by New Mexico State Plane grid bearings (Central Zone) and ground distances as follows.

BEGINNING at the northwest corner of said Tract 15B, whence the City of Albuquerque Station "TUMBLE" a standard USCGS brass tablet set in concrete having New Mexico State Plane Grid Coordinates, Central Zone X=425,465 55 and Y=1,513,470.01 bears N68°06'26"W, a distance of 6492 37 feet and from said point of beginning running thence along the northerly boundary line of said Tract 15B,
N66°33'54"E, a distance of 261 00 feet to a point; thence,
S78°56'53"E, a distance of 461 30 feet to a point, thence,
N22°17'57"E, a distance of 12 33 feet to a point of curvature (non-tangent); thence,
159 67 feet along the arc of a curve to the left having a radius of 350 00 feet and a chord which bears S62°36'20"E, a distance of 158 28 feet to a point of non-tangency, thence,
S16°13'11"W, a distance of 62 39 feet to a point, thence,
S73°20'20"E, a distance of 496 43 feet to a point, thence,
N81°44'02"E, a distance of 434 32 feet to the northeast corner of said Tract 15B, a point on on the west boundary line of Tract A, U S Forest Service Land of the Summary Plat of a Portion of the Elena Gallegos Grant, Bernalillo County, New Mexico as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 1982 in Volume C19, Folio 183, thence running along the easterly boundary line of said Tract 15B and also along the westerly boundary line of said Tract A,
S06°12'25"E, a distance of 824.16 feet to the southeast corner of said Tract 15B, thence running along the southerly boundary line of said Tract 15B and also along the westerly boundary line of said Tract A,
S66°00'00"W, a distance of 804 98 feet to the southwest corner of said Tract 15B, thence leaving the westerly boundary line of said Tract A and running thence along the westerly boundary line of said Tract 15B,
N18°23'44"W, a distance of 362 03 feet to a point, thence,
N11°39'07"E, a distance of 40 00 feet to a point of curvature (non-tangent); thence,
80 40 feet along the arc of a curve to the right having a radius of 530 00 feet and a chord which bears N74°00'09"W, a distance of 80.32 feet to a point of tangency; thence,
N69°39'25"W, a distance of 7 96 feet to a point, thence,
N18°20'02"E, a distance of 281 69 feet to a point; thence,
N83°11'54"W, a distance of 153 34 feet to a point, thence,
N47°12'30"W, a distance of 180 76 feet to a point, thence,
N57°38'41"W, a distance of 170 96 feet to a point, thence,
N70°06'14"W, a distance of 139 70 feet to a point, thence,
N78°16'46"W, a distance of 122 59 feet to a point; thence,
S85°59'12"W, a distance of 136.04 feet to a point; thence,
N04°52'11"W, a distance of 204 38 feet to a point, thence,
S79°17'14"W, a distance of 75 37 feet to a point, thence,
N21°48'36"W, a distance of 185 88 feet to the point and place of beginning.

Tract contains 27.8437 acres, more or less.

NOTE. (The following is applicable to Private Drainage Easements only)

By the filing of this plat, all lots are subject to cross-drainage easements over that portion of each lot outside the building envelope, and over that portion of the building lot of each lot upon which there are no improvements, for drainage of storm water runoff No person shall alter the drainage on any lot so as to materially increase the drainage of storm water onto adjacent portions of any lots or alter the surface of the cross-drainage easement without the consent of the owner of the affected property and the High Desert Residential Owners Association, Inc. Such cross-drainage easements are in addition to those created and described in the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties, recorded December 22, 1993 in Book 93-36, pages 1-87, records of Bernalillo County, New Mexico (the "Declaration") The owner of each lot will maintain the cross-drainage easement. If the owner fails to maintain the cross-drainage easement, or alters the surface of the cross-drainage easement, High Desert Residential Owners Association, Inc. will have the right to perform such maintenance as set forth in the Declaration and will have the right to restore the surface of the cross-drainage easement. The cross-drainage easement over each lot will not restrict the right of the owner of the lot to construct reasonable driveways and walkways from the public street to the building envelope over that portion of the lot subject to the cross-drainage easement, as provided in the Declaration. Pursuant to the Declaration the owner of each lot shall design improvements to the lot in conformance with the High Desert Guidelines for Sustainability, and shall provide a certification, as provided in the Guidelines for Sustainability stamped by a registered New Mexico Professional Engineer, indicating the grading and drainage improvements, including foundation wall and finished grade elevations on the lot

APPROVALS

PLAT NUMBER S-94-49

8-23-95	
PLANNING DIRECTOR	DATE
8-16-95	
CITY ENGINEER	DATE
7 Aug 95	
A M A F C A	DATE
5.02.95	
TRAFFIC ENGINEER	DATE
050195	
CITY SURVEYOR	DATE
5-12-95	
PROPERTY MANAGEMENT	DATE
Robert W. Kane 5-2-95	
UTILITY DEVELOPMENT DEPARTMENT	DATE
5.2.95	
PARKS AND GENERAL SERVICES DEPARTMENT	DATE
5-11-95	
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
Norma S Carrillo 5-25-95	
U S WEST COMMUNICATIONS	DATE
5-11-95	
GAS COMPANY OF NEW MEXICO	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-023-062-434391-10101

PROPERTY OWNER OF RECORD. ALBUQUERQUE ACADEMY INC

8-23-95
BERNALILLO COUNTY TREASURER'S OFFICE DATE

THE PURPOSE OF THIS CORRECTED PLAT IS TO REVISE THE INTERIOR LOT LINES OF LOTS 63 THRU 65 INCLUSIVE (TO SCALE ONLY). THERE ARE NO OTHER CHANGES OR CORRECTIONS FROM THE PLAT OF UNIT 2 OF THE HIGHLANDS AT HIGH DESERT FILED: AUGUST 23, 1995 IN VOLUME 95C, FOLIO 319.

SUBDIVISION DATA

1 DRB No 94-312
2 Zone Atlas Index No E-24.
3 Gross Subdivision Acreage 27 8437 Acres
4 Total Number of Lots created: 28 Lots
5 Total mileage of full width Streets created. 0 4278 miles
6 Date of Survey October, 1994
7 Plat is located within the Elena Gallegos Grant, within Projected Section 25, T11N, R4E, NMPM.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances.
3. All easements of record are shown
4. Centerline (in lieu of R/W monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", Do Not Disturb", PLS # 6544
5. LOTS 59, 60, 62, 75, 76, 77 & 79 may require private sanitary sewer pumping facilities
6. No more than one wood burning fireplace is permitted per lot, all other fireplaces must be gas fired usino artificial logs
7. No walls or fences shall be built outside the Building Envelope and all Buildings shall conform to the conditions and restrictions described in the Declaration of Covenents for High Desert Residential Properties, recorded December 22, 1993 (LATEST EDITION)
8. Drainage Easements to be Granted with future UNITS OF THE HIGHLANDS AT HIGH DESERT
9. City of Albuquerque Water and Sanitary Sewer to UNIT 2 THE HIGHLANDS AT HIGH DESERT must be verified and coordinated with the Public Works department, City of Albuquerque
10. Those portions of each lot in Unit 2 which are (i) outside the building envelopes as indicated on Sheet 4 and (ii) outside of the easement in favor of AMAFCA and the High Desert Residential Owners Association indicated on sheets 2 and 4 are subject to the Easement Agreement in favor of the City of Albuquerque recorded July 10, 1995, in Book 95-16, Pages 3744-3761, records of Bernalillo County, New Mexico, as document number 95067780
11. Open Space Easement to High Desert Residential Owners Association which will be recorded at a later date.
12. The 20 foot strip(s) of property along the public rights-of-way of each Lot in Unit 2 will be subject to the Landscaping Easement in favor of the High Desert Residential Owners Association which will be recorded at a later date.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service

B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas

C. U S West for the 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

D. Jones Intercable for the 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 easements, 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 erected 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, in projected Section 25, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 15B, Plat of Tracts 15A, 15B, 15C, & 15D at HIGH DESERT as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 9, 1995 in Volume 95C, Folio 46, now comprising Lots 52-79 inclusive, Plat of Unit 2 of THE HIGHLANDS at HIGH DESERT is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein, and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, 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

HIGH DESERT INVESTMENT CORPORATION, INC

Douglas R Collister, President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 28 day of april 1995 by Robert L Bovinette, President of The Albuquerque Academy, Inc

My Commission Expires: 9-2-97
Notary Public

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide TRACT 15B, PLAT OF Tracts 15A, 15B, 15C, & 15D AT HIGH DESERT, filed February 9, 1995 in Volume 95C, Folio 46, into 28 lots, to dedicate Street Right-of-Way to The City of Albuquerque, and to grant easements, and to vacate portion of a forty (40) foot wide waterline and access easement V-95-3

SURVEYOR'S CERTIFICATION

I, A Dwain Weaver, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me of under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief

Bohannon-Huston Inc
Courtyard I
7500 Jefferson Street, N E
Albuquerque, New Mexico 87109

A Dwain Weaver
New Mexico Professional Surveyor 6544
Date April 27, 1995

A. DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR

JOB NO 94146 82

SHEET 1 OF 4

2135 ~~2131~~ (1)

C \ADCADD\CIVIL\P\S9414682\UNIT2\SHEET1 DWG

95084794

CORRECTED PLAT OF ~~95084794~~

UNIT 2 OF THE HIGHLANDS AT HIGH DESERT

ALBUQUERQUE, NEW MEXICO
OCTOBER, 1994

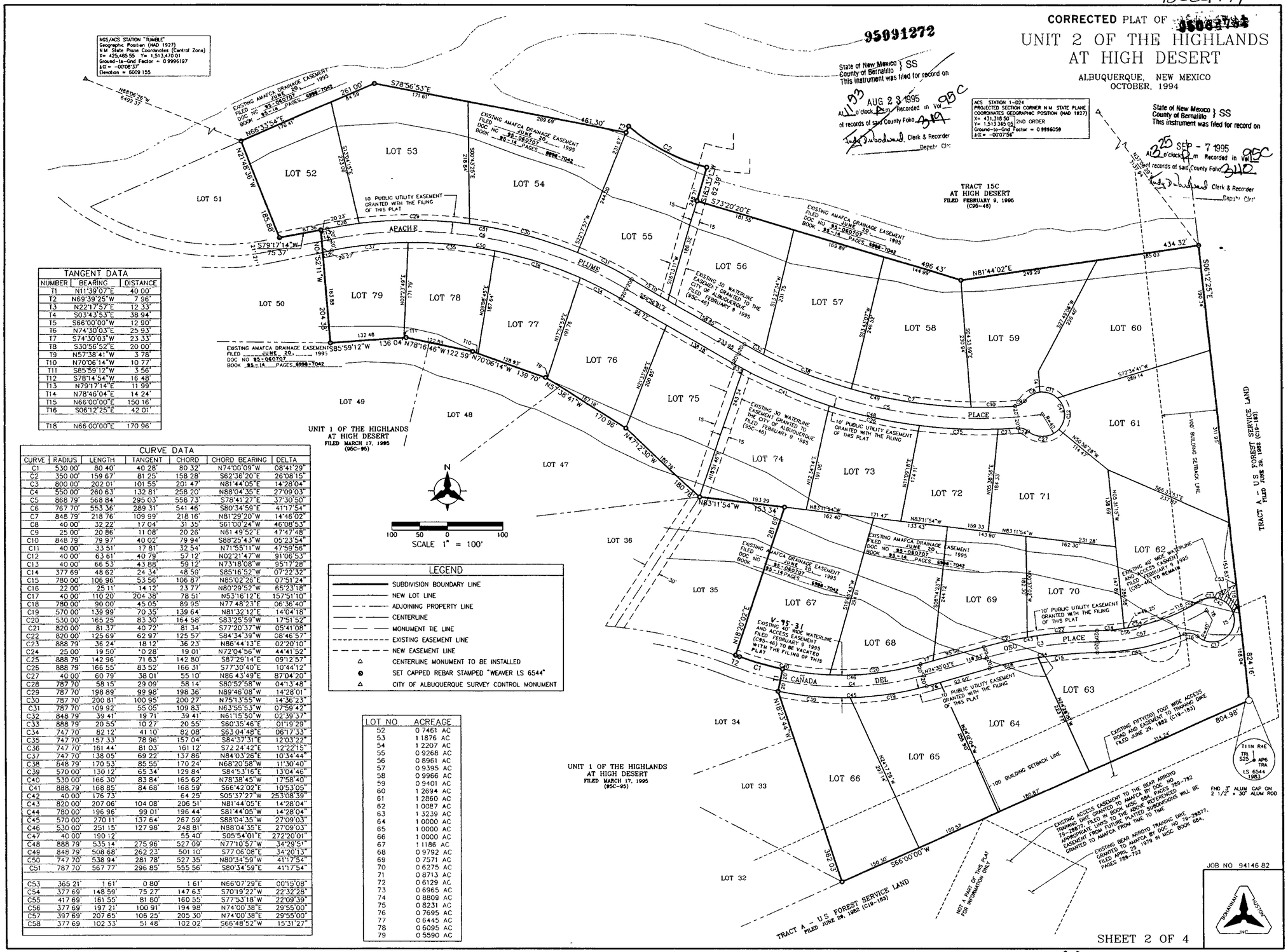
95091272

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on AUG 23 1995 at 11:33 o'clock A.m. Recorded in Vol. 95C of records of said County Folio 319
Clerk & Recorder
Deputy Clerk

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on SEP - 7 1995 at 3:25 o'clock P.m. Recorded in Vol. 95C of records of said County Folio 342
Clerk & Recorder
Deputy Clerk

NGS/ACS STATION "TUMBLE"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 425,465.55 Y= 1,513,470.01
Ground-to-Grid Factor = 0.9996197
$\Delta\alpha$ = -00°08'37"
Elevation = 6009.155

ACS STATION 1-D24
PROJECTED SECTION CORNER N.M. STATE PLANE COORDINATES (GEOGRAPHIC POSITION (NAD 1927)
X= 431,318.50
Y= 1,513,365.05 2ND ORDER
Ground-to-Grid Factor = 0.9999059
$\Delta\alpha$ = -00°07'56"



TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N11°39'07"E	40.00'
T2	N69°39'25"W	7.96'
T3	N22°17'57"E	12.33'
T4	S03°43'53"E	38.94'
T5	S66°00'00"W	12.90'
T6	N74°30'03"E	25.93'
T7	S74°30'03"W	23.33'
T8	S30°56'52"E	20.00'
T9	N57°38'41"W	3.78'
T10	N70°06'14"W	10.77'
T11	S85°59'12"W	3.56'
T12	S78°14'54"W	16.48'
T13	N79°17'14"E	11.99'
T14	N78°46'04"E	14.24'
T15	N66°00'00"E	150.16'
T16	S06°12'25"E	42.01'
T18	N66.00'00"E	170.96'

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	530.00'	80.40'	40.28'	80.32'	N74°00'09"W	08°41'29"
C2	350.00'	159.67'	81.25'	158.28'	S62°36'20"E	26°08'15"
C3	800.00'	202.01'	101.55'	201.47'	N81°44'05"E	14°28'04"
C4	550.00'	260.63'	132.81'	258.20'	N88°04'35"E	27°09'03"
C5	868.79'	568.84'	295.03'	558.73'	S78°41'27"E	37°30'50"
C6	767.70'	553.36'	289.31'	541.46'	S80°34'59"E	41°17'54"
C7	848.79'	218.76'	109.99'	218.16'	N81°29'20"W	14°46'02"
C8	40.00'	32.22'	17.04'	31.35'	S61°00'24"W	46°08'53"
C9	25.00'	20.86'	11.08'	20.26'	N61°49'52"E	47°47'48"
C10	848.79'	79.97'	40.02'	79.94'	S88°25'43"W	05°23'54"
C11	40.00'	33.51'	17.81'	32.54'	N71°55'11"W	47°59'56"
C12	40.00'	63.61'	40.79'	57.12'	N02°21'47"W	91°06'53"
C13	40.00'	66.53'	43.88'	59.12'	N73°18'08"W	95°17'28"
C14	377.69'	48.62'	24.34'	48.59'	S85°16'52"W	07°22'32"
C15	780.00'	106.96'	53.56'	106.87'	N85°02'26"E	07°51'24"
C16	22.00'	25.11'	14.12'	23.77'	N80°29'52"W	65°23'18"
C17	40.00'	110.20'	204.38'	78.51'	N53°16'12"E	157°51'10"
C18	780.00'	90.00'	45.05'	89.95'	N77°48'23"E	06°36'40"
C19	570.00'	139.99'	70.35'	139.64'	N81°32'12"E	14°04'18"
C20	530.00'	165.25'	83.30'	164.58'	S83°25'59"W	17°51'52"
C21	820.00'	81.37'	40.72'	81.34'	S77°20'37"W	05°41'08"
C22	820.00'	125.69'	62.97'	125.57'	S84°34'39"W	08°46'57"
C23	888.79'	36.24'	18.12'	36.23'	N86°44'13"E	02°20'10"
C24	25.00'	19.50'	10.28'	19.01'	N72°04'56"W	44°41'52"
C25	888.79'	142.96'	71.63'	142.80'	S87°29'14"E	09°12'57"
C26	888.79'	166.55'	83.52'	166.31'	S77°30'40"E	10°44'12"
C27	40.00'	60.79'	38.01'	55.10'	N86°43'49"E	87°04'20"
C28	787.70'	58.15'	29.09'	58.14'	S80°52'58"W	04°13'48"
C29	787.70'	198.89'	99.98'	198.36'	N89°46'08"W	14°28'01"
C30	787.70'	200.81'	100.95'	200.27'	N75°13'55"W	14°36'23"
C31	787.70'	109.92'	55.05'	109.83'	N63°55'53"W	07°59'42"
C32	848.79'	39.41'	19.71'	39.41'	N61°15'50"W	02°39'37"
C33	888.79'	20.55'	10.27'	20.55'	S60°35'46"E	01°19'29"
C34	747.70'	82.12'	41.10'	82.08'	S63°04'48"E	06°17'33"
C35	747.70'	157.33'	78.96'	157.04'	S84°37'31"E	12°03'22"
C36	747.70'	161.44'	81.03'	161.12'	S72°24'42"E	12°22'15"
C37	747.70'	138.05'	69.22'	137.86'	N84°03'26"E	10°34'44"
C38	848.79'	170.53'	85.55'	170.24'	N68°20'58"W	11°30'40"
C39	570.00'	130.12'	65.34'	129.84'	S84°53'16"E	13°04'46"
C40	530.00'	166.30'	83.84'	165.62'	N78°38'45"W	17°58'40"
C41	888.79'	168.85'	84.68'	168.59'	S66°42'02"E	10°53'05"
C42	40.00'	176.73'		64.25'	S05°37'27"W	253°08'39"
C43	820.00'	207.06'	104.08'	206.51'	N81°44'05"E	14°28'04"
C44	780.00'	196.96'	99.01'	196.44'	S81°44'05"W	14°28'04"
C45	570.00'	270.11'	137.64'	267.59'	S88°04'35"W	27°09'03"
C46	530.00'	251.15'	127.98'	248.81'	N88°04'35"E	27°09'03"
C47	40.00'	190.12'		55.40'	S05°54'01"E	272°20'01"
C48	888.79'	535.14'	275.96'	527.09'	N77°10'57"W	34°29'51"
C49	848.79'	508.68'	262.23'	501.10'	S77°06'08"E	34°20'13"
C50	747.70'	538.94'	281.78'	527.35'	N80°34'59"W	41°17'54"
C51	787.70'	567.77'	296.85'	555.56'	S80°34'59"E	41°17'54"
C53	365.21'	1.61'	0.80'	1.61'	N66°07'29"E	00°15'08"
C54	377.69'	148.59'	75.27'	147.63'	S70°19'22"W	22°32'28"
C55	417.69'	161.55'	81.80'	160.55'	S77°53'18"W	22°09'39"
C56	377.69'	197.21'	100.91'	194.98'	N74°00'38"E	29°55'00"
C57	397.69'	207.65'	106.25'	205.30'	N74°00'38"E	29°55'00"
C58	377.69'	102.33'	51.48'	102.02'	S66°48'52"W	15°31'27"

LEGEND
SUBDIVISION BOUNDARY LINE
NEW LOT LINE
ADJOINING PROPERTY LINE
CENTERLINE
MONUMENT TIE LINE
EXISTING EASEMENT LINE
NEW EASEMENT LINE
△ CENTERLINE MONUMENT TO BE INSTALLED
● SET CAPPED REBAR STAMPED "WEAVER LS 6544"
△ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

LOT NO.	ACREAGE
52	0.7461 AC
53	1.1876 AC
54	1.2207 AC
55	0.9268 AC
56	0.8961 AC
57	0.9395 AC
58	0.9966 AC
59	0.9401 AC
60	1.2694 AC
61	1.2860 AC
62	1.0087 AC
63	1.3239 AC
64	1.0000 AC
65	1.0000 AC
66	1.0000 AC
67	1.1186 AC
68	0.9792 AC
69	0.7571 AC
70	0.6275 AC
71	0.8713 AC
72	0.6129 AC
73	0.6965 AC
74	0.8809 AC
75	0.8231 AC
76	0.7695 AC
77	0.6445 AC
78	0.6095 AC
79	0.5590 AC

JOB NO 94146.82

BOHANNAN HUSTON INC.

SHEET 2 OF 4

2135 ~~2131~~ (2)

C:\ADCADD\CIVIL\P\S94146B2\UNIT2\SHEET2.DWG

95084794

95091272

CORRECTED PLAT OF ~~95084794~~ UNIT 2 OF THE HIGHLANDS AT HIGH DESERT

ALBUQUERQUE, NEW MEXICO
OCTOBER, 1994

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
AUG 23 1995 at 11:53 o'clock A m Recorded in Vol. 95C of records of said County Folio 319
Judy Durbin Clerk & Recorder
Deputy Clerk

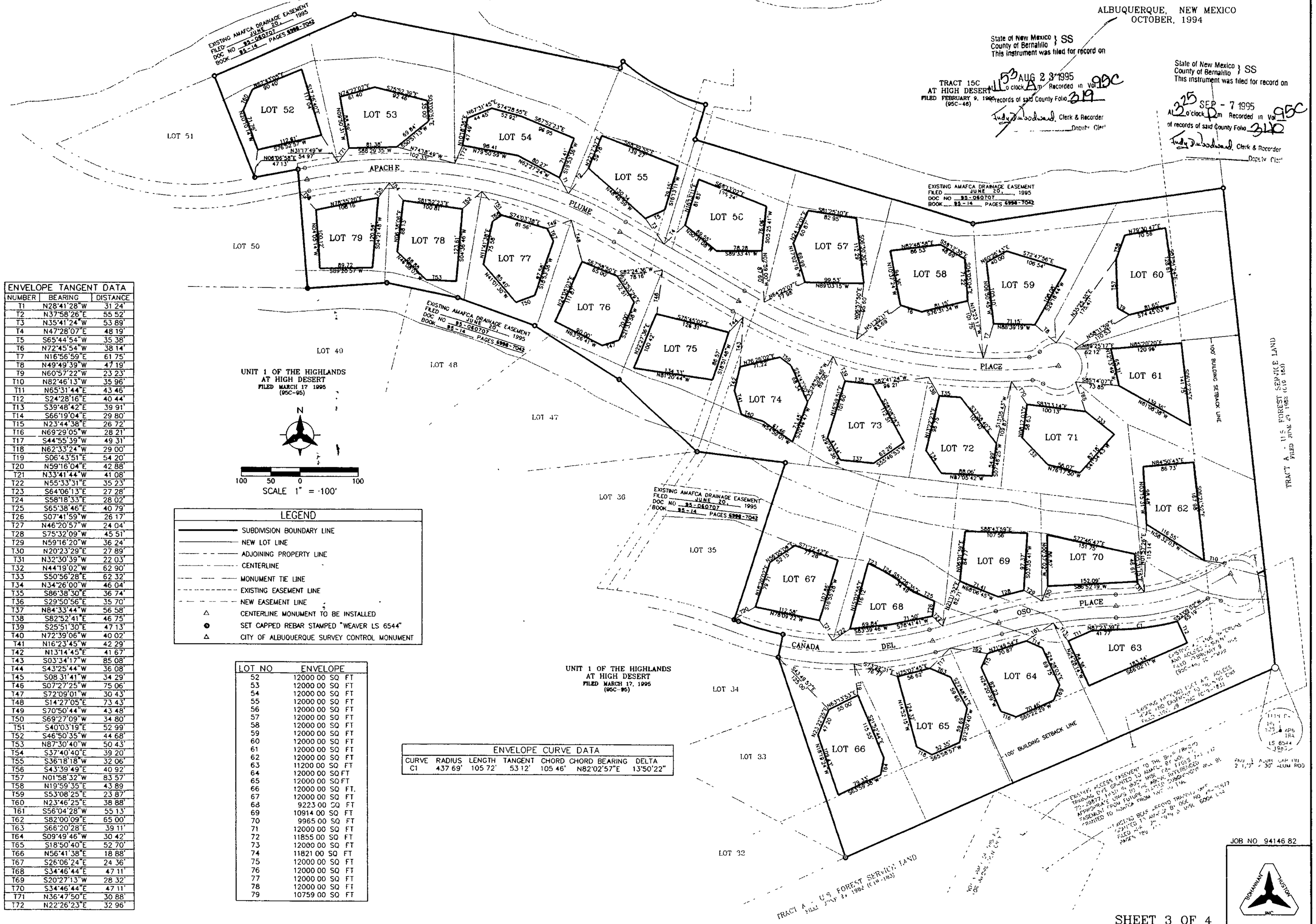
State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
SEP - 7 1995 at 3:25 o'clock P m Recorded in Vol. 95C of records of said County Folio 310
Judy Durbin Clerk & Recorder
Deputy Clerk

TRACT 15C AT HIGH DESERT FILED FEBRUARY 9, 1995 (95C-46)

UNIT 1 OF THE HIGHLANDS AT HIGH DESERT FILED MARCH 17, 1995 (95C-95)

EXISTING AMAFCA DRAINAGE EASEMENT FILED JUNE 20, 1995 DOC NO 95-060707 BOOK 95-14 PAGES 6998-7042

TRACT A - U.S. FOREST SERVICE LAND FILED JUNE 24, 1994 (C19-183)



ENVELOPE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N28°41'28"W	31 24'
T2	N37°58'26"E	55 52'
T3	N35°41'24"W	53 89'
T4	N47°28'07"E	48 19'
T5	S65°44'54"W	35 38'
T6	N72°45'54"W	38 14'
T7	N16°58'59"E	61 75'
T8	N49°49'39"W	47 19'
T9	N60°57'22"W	23 23'
T10	N82°46'13"W	35 96'
T11	N65°31'44"E	43 46'
T12	S24°28'16"E	40 44'
T13	S39°48'42"E	39 91'
T14	S66°19'04"E	29 80'
T15	N23°44'38"E	26 72'
T16	N69°29'05"W	28 21'
T17	S44°55'39"W	49 31'
T18	N62°33'24"W	29 00'
T19	S06°43'51"E	54 20'
T20	N59°16'04"E	42 88'
T21	N33°41'44"W	41 08'
T22	N55°33'31"E	35 23'
T23	S64°06'13"E	27 28'
T24	S58°18'33"E	28 02'
T25	S65°38'46"E	40 79'
T26	S07°41'59"W	26 17'
T27	N46°20'57"W	24 04'
T28	S75°32'09"W	45 51'
T29	N59°16'20"W	36 24'
T30	N20°23'29"E	27 89'
T31	N32°30'39"W	22 03'
T32	N44°19'02"W	62 90'
T33	S50°56'28"E	62 32'
T34	N34°26'00"W	46 04'
T35	S86°38'30"E	36 74'
T36	S29°50'56"E	35 70'
T37	N84°33'44"W	56 58'
T38	S82°52'41"E	46 75'
T39	S25°51'30"E	47 13'
T40	N72°39'06"W	40 02'
T41	N16°23'45"W	42 29'
T42	N13°14'45"E	41 67'
T43	S03°34'17"W	85 08'
T44	S43°25'44"W	36 08'
T45	S08 31'41"W	34 29'
T46	S07°27'25"W	75 06'
T47	S72°09'01"W	30 43'
T48	S14°27'05"E	73 43'
T49	S70°50'44"W	43 48'
T50	S69°27'09"W	34 80'
T51	S40°03'19"E	52 99'
T52	S46°50'35"W	44 68'
T53	N87°30'40"W	50 43'
T54	S37°40'40"E	39 20'
T55	S36°18'18"W	32 06'
T56	S43°39'49"E	40 92'
T57	N01°58'32"W	83 57'
T58	N19°59'35"E	43 89
T59	S53°08'25"E	23 87'
T60	N23°46'25"E	38 88'
T61	S56°04'28"W	55 13'
T62	S82°00'09"E	65 00'
T63	S66°20'28"E	39 11'
T64	S09°49'46"W	30 42'
T65	S18°50'40"E	52 70'
T66	N56°41'38"E	18 88'
T67	S26°06'24"E	24 36'
T68	S34°46'44"E	47 11'
T69	S20°27'13"W	28 32'
T70	S34°46'44"E	47 11'
T71	N36°47'50"E	30 88'
T72	N22°26'23"E	32 96'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- MONUMENT TIE LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- △ CENTERLINE MONUMENT TO BE INSTALLED
- ● SET CAPPED REBAR STAMPED "WEAVER LS 6544"
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

LOT NO	ENVELOPE
52	12000 00 SQ FT
53	12000 00 SQ FT
54	12000 00 SQ FT
55	12000 00 SQ FT
56	12000 00 SQ FT
57	12000 00 SQ FT
58	12000 00 SQ FT
59	12000 00 SQ FT
60	12000 00 SQ FT
61	12000 00 SQ FT
62	12000 00 SQ FT
63	11200 00 SQ FT
64	12000 00 SQ FT
65	12000 00 SQ FT
66	12000 00 SQ FT.
67	12000 00 SQ FT
68	9223 00 SQ FT
69	10914 00 SQ FT
70	9965 00 SQ FT
71	12000 00 SQ FT
72	11855 00 SQ FT
73	12000 00 SQ FT
74	11821 00 SQ FT
75	12000 00 SQ FT
76	12000 00 SQ FT
77	12000 00 SQ FT
78	12000 00 SQ FT
79	10759 00 SQ FT

ENVELOPE CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	437 69'	105 72'	53 12'	105 46'	N82°02'57"E	13°50'22"

JOB NO 94146 82

SHEET 3 OF 4

2135 ~~2131~~ (3)

C \ADCADD\CIVIL\P\S94146B2\UNIT2\SHEET3 DWG

95091272

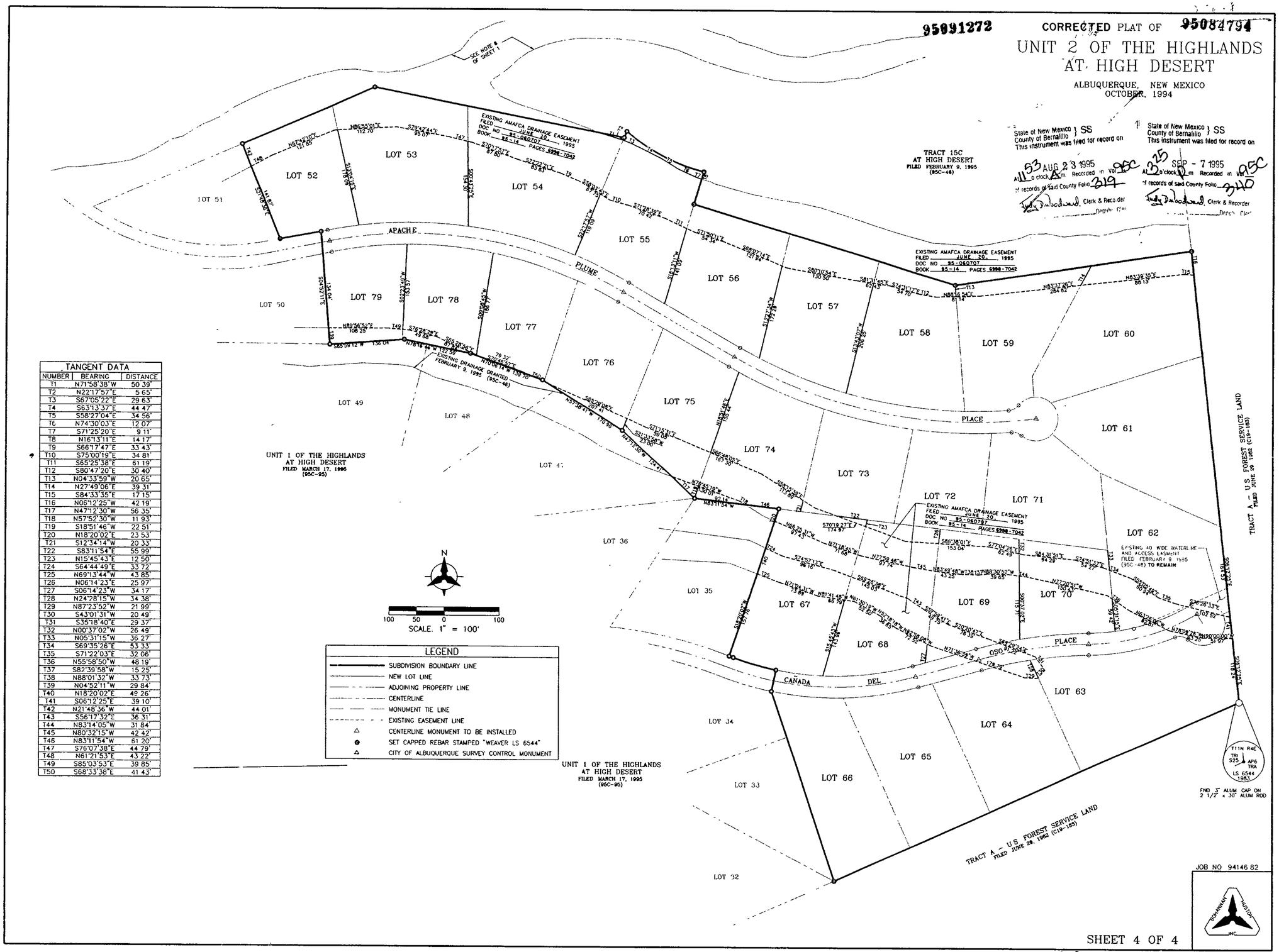
CORRECTED PLAT OF 95084794

UNIT 2 OF THE HIGHLANDS AT HIGH DESERT

ALBUQUERQUE, NEW MEXICO
OCTOBER, 1994

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
AUG 23 1995
At 11:53 o'clock A m Recorded in Vol 95C
of records of said County Folio 319
Clerk & Recorder
Deputy Clerk

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
SEP - 7 1995
At 3:25 o'clock P m Recorded in Vol 95C
of records of said County Folio 340
Clerk & Recorder
Deputy Clerk



TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N71°58'38"W	50.39'
T2	N22°17'57"E	5.65'
T3	S67°05'22"E	29.63'
T4	S63°13'37"E	44.47'
T5	S58°27'04"E	34.56'
T6	N74°30'03"E	12.07'
T7	S71°25'20"E	9.11'
T8	N16°13'11"E	14.17'
T9	S66°17'47"E	33.43'
T10	S75°00'19"E	34.81'
T11	S65°25'38"E	61.19'
T12	S80°47'20"E	30.40'
T13	N04°33'59"W	20.65'
T14	N27°49'06"E	39.31'
T15	S84°33'35"E	17.15'
T16	N06°12'25"W	42.19'
T17	N47°12'30"W	56.35'
T18	N57°52'30"W	11.93'
T19	S18°51'46"W	22.51'
T20	N18°20'02"E	23.53'
T21	S12°34'14"W	20.33'
T22	S83°11'54"E	55.99'
T23	N15°45'43"E	12.50'
T24	S64°44'49"E	33.72'
T25	N69°13'44"W	43.85'
T26	N06°14'23"E	25.97'
T27	S06°14'23"W	34.17'
T28	N24°28'15"W	34.38'
T29	N87°23'52"W	21.99'
T30	S43°01'31"W	20.49'
T31	S35°18'40"E	29.37'
T32	N00°37'02"W	26.49'
T33	N05°31'15"W	36.27'
T34	S69°35'26"E	53.33'
T35	S71°22'03"E	32.06'
T36	N55°58'50"W	48.19'
T37	S82°39'58"W	15.25'
T38	N88°01'32"W	33.73'
T39	N04°52'11"W	29.84'
T40	N18°20'02"E	49.26'
T41	S06°12'25"E	39.10'
T42	N21°48'36"W	44.01'
T43	S56°17'32"E	36.31'
T44	N83°14'05"W	31.84'
T45	N80°32'15"W	42.42'
T46	N83°11'54"W	61.20'
T47	S76°07'38"E	44.79'
T48	N61°21'53"E	43.22'
T49	S85°03'53"E	39.85'
T50	S68°33'38"E	41.43'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- MONUMENT TIE LINE
- EXISTING EASEMENT LINE
- △ CENTERLINE MONUMENT TO BE INSTALLED
- ● SET CAPPED REBAR STAMPED "WEAVER LS 6544"
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

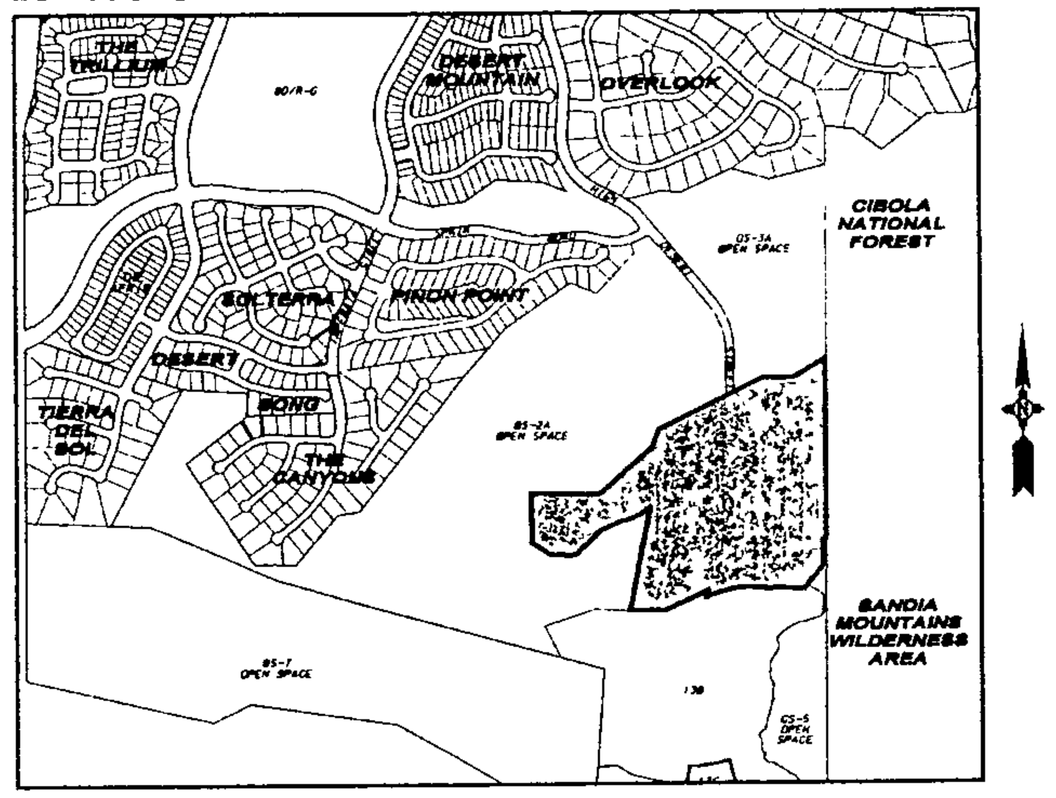
JOB NO 94146 82

SHEET 4 OF 4

2135 ~~2131~~ (4)

C \ADCADD\CIVIL\P\S94146B2\UNIT2\SHEET4 DWG

SP-2003101253



LOCATION MAP

ZONE ATLAS INDEX MAP No. F-23-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 1002315
2. Zone Atlas index No. F-23-Z
3. Gross Subdivision Acreage: 37.8826 Acres.
4. Total Number of Lots created: Twenty-seven (27) Lots.
5. This Plat shows existing easements.
6. Date of Survey: November, 2002.
7. Total mileage of full width streets created: 0.6091 mile
8. Plat is located within the Elena Gallegos Grant, within Projected Section 35, T11N, R4E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract 13-A of the CORRECTION PLAT BULK PLAT OF TRACTS 13-A, 13-B, 13-C, OS-2-A, & OS-3-A HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 6, 2003 in Volume 2003C, Page 26 as Document No. 2003019957 into 27 lots, to grant easements, and to dedicate public street right-of-way to the City of Albuquerque.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the 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 easements, 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 erected 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet(10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, in projected Section 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 13-A, of the CORRECTION PLAT BULK PLAT OF TRACTS 13-A, 13-B, 13-C, OS-2-A & OS-3-A HIGH DESERT, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 6, 2003 in Book 2003C, Page 26 as Document No. 2003019957 and being more particularly described by New Mexico State Plane Grid Bearings (Central NAD 1927) and ground distances as follows:

BEGINNING at the northeast corner of said Tract 13-A, a point on the projected Section Line of Sections 35 and 36, Township 11 North, Range 4 East, New Mexico Principal Meridian, whence the Albuquerque City Survey (ACS) Monument "1-D24 RESET, 1973/1995", a standard ACS aluminum cap riveted to the top of a two (2) inch iron pipe (having New Mexico State Plane Grid Coordinates Central Zone: X=431,318.24 and Y=1,513,364.75) bears N00°17'26"E, a distance of 5316.11 feet and from said point of beginning running thence along the easterly boundary line of said Tract 13-A and also along said projected Section Line,
S00°03'21"W, a distance of 1139.73 feet to a point; thence leaving said projected Section Line and running thence along the easterly boundary line of said Tract 13-A,
N89°56'39"W, a distance of 20.00 feet to a point; thence,
S00°03'21"W, a distance of 164.69 feet to a point; thence,
S40°15'11"W, a distance of 184.67 feet to the southeast corner of said Tract 13-A,
thence running along the southerly boundary line of said Tract 13-A,
S89°19'38"W, a distance of 44.78 feet to a point; thence,
N86°13'21"W, a distance of 112.58 feet to a point; thence,
S86°28'27"W, a distance of 79.87 feet to a point; thence,
N84°34'41"W, a distance of 73.98 feet to a point; thence,
S89°05'12"W, a distance of 118.17 feet to a point; thence,
S75°21'06"W, a distance of 154.66 feet to a point; thence,
S63°07'47"W, a distance of 38.57 feet to a point of curvature (non-tangent); thence,
4.91 feet along the arc of a curve to the right having a radius of 425.00 feet and a chord which bears N12°59'15"E, a distance of 4.91 feet to a point of tangency; thence,
N13°19'06"E, a distance of 35.75 feet to a point; thence,
S65°17'32"W, a distance of 283.57 feet to a point; thence,
N89°56'52"W, a distance of 225.47 feet to the southwest corner of said Tract 13-A;
thence running along the westerly boundary line of said Tract 13-A,
N11°06'21"E, a distance of 654.15 feet to a point of curvature (non-tangent); thence,
184.76 feet along the arc of a curve to the right having a radius of 423.00 feet and a chord which bears S62°52'42"W, a distance of 183.29 feet to a point of reverse curvature; thence,
113.05 feet along the arc of a curve to the left having a radius of 477.00 feet and a chord which bears S68°36'06"W, a distance of 112.78 feet to a point of tangency: thence,
S61°48'45"W, a distance of 58.07 feet to a point of curvature; thence,
18.50 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S40°36'46"W, a distance of 18.08 feet to a point of reverse curvature; thence,
18.38 feet along the arc of a curve to the right having a radius of 40.00 feet and a chord which bears S32°34'28"W, a distance of 18.22 feet to a point of non-tangency; thence,
S45°44'09"W, a distance of 172.48 feet to a point; thence,
N88°04'11"W, a distance of 150.21 feet to a point; thence,
N57°11'44"W, a distance of 140.00 feet to a point; thence,
N01°39'57"W, a distance of 320.00 feet to the northwest corner of said Tract 13-A, thence
running along the northerly boundary line of said Tract 13-A,
S89°02'29"E, a distance of 429.09 feet to a point; thence,
N48°25'04"E, a distance of 438.43 feet to a point; thence,
N20°02'20"E, a distance of 117.05 feet to a point; thence,
N64°02'12"E, a distance of 728.87 feet to a point; thence,
S89°56'39"E, a distance of 185.00 feet to a point; thence,
N59°42'45"E, a distance of 237.54 feet to the point and place of beginning.

Tract contains 37.8826 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, in projected Section 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 13-A of the CORRECTED PLAT BULK PLAT OF TRACTS 13-A, 13-B, 13-C, OS-2-A, & OS-3-A HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 6, 2003 in Volume 2003C, Page 26 as Document No. 2003019957, now comprising Lots 1 thru 27, inclusive of the PLAT OF WILDERNESS ESTATES AT HIGH DESERT, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes, for underground Utilities where shown or indicated, 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.

HIGH DESERT INVESTMENT CORPORATION

BY: [signature]
Douglas H. Collister, President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 1 day of APRIL, 2003 by Douglas H. Collister, President of High Desert Investment Corporation.

My Commission Expires [signature] Notary Public

OFFICIAL SEAL
LAUDA J. [illegible]
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 11/18/06

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum and also being the same as Bearings shown on the PLAT OF HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on November 23, 1993 in Volume 93C, Folio 325 as Document No. 93133004.
2. Distances are ground distances.
3. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS#6544".
4. Building shall conform to the conditions & restrictions described in the Declaration of Covenants for High Desert Residential Properties, recorded December 22, 1993 & High Desert Guidelines for Sustainability Estate.
5. A 20 foot strip(s) of property on each Lot adjacent to public right-of-way (as shown on this plat) in WILDERNESS ESTATES AT HIGH DESERT is(are) subject to the Private Landscaping Easement in favor of the High Desert Residential Owners Association to be reserved by a separate document.
6. The following is applicable to Private Cross Lot Drainage Easements only. By the filing of this plat, all lots are subject to cross-drainage easements over that portion of each lot outside the building envelope, and over that portion of the building lot of each lot upon which there are no improvements, for drainage of storm water runoff. No person shall alter the drainage on any lot so as to materially increase the drainage of storm water onto adjacent portions of any lots or alter the surface of the cross-drainage easement without the consent of the owner of the affected property and the High Desert Residential Owners Association, Inc. Such cross-drainage easements are in addition to those created and described in the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential properties, recorded December 22, 1993 in Book 93-36, pages 1-87, records of Bernalillo County, New Mexico (the "Declaration"). The owner of each lot will maintain the cross-drainage easement. If the owner fails to maintain the cross-drainage easement, or alters the surface of the cross-drainage easement, High Desert Residential Owners Association, Inc. will have the right to perform such maintenance as set forth in the Declaration and will have the right to restore the surface of the cross-drainage easement. The cross-drainage easement over each lot will not restrict the right of the owner of the lot to construct reasonable driveways and walkways from the public street to the building envelope over the lot subject to the cross-drainage easement, as provided in the Declaration. Pursuant to the Declaration, the owner of each lot shall design improvements to the lot in conformance with the most recent High Desert Guidelines for Sustainability, and shall provide a certificate, as provided in the Guidelines for Sustainability, stamped by a registered New Mexico Professional Engineer, indicating the grading and drainage improvements are in substantial conformance with the plan approved by the High Desert new construction committee.
7. Those portions of each lot in WILDERNESS ESTATES AT HIGH DESERT which are i.) outside the building envelopes as indicated on Sheets 3 thru 5 and ii.) outside the easement in favor of AMAFCA and the High Desert Residential Owners Association are subject to an Easement Agreement in favor of the City of Albuquerque recorded by separate document.
8. Lots 8,10,11,19 and 20 may require private sanitary sewer pumping facilities.
9. Thirty (30) foot easement across lot 9 shall include the right of the City to a permanent unobstructed vactor truck access to SAS manhole #5. The maintenance of the vactor truck access within the SAS easement on lot 9 is the responsibility of the lot owner.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. DWAIN WEAVER — NEW MEXICO — 6544 — REGISTERED PROFESSIONAL SURVEYOR

[signature]
A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: April 1, 2003

2003060078
5843985
Page 1 of 5
04/14/2003 09 30A
Mary Herrera Bern Co PLAT R 27.00 Bk-2003C Pg-101

PLAT OF WILDERNESS ESTATES AT HIGH DESERT

(A REPLAT OF TRACT 13-A HIGH DESERT)

ALBUQUERQUE, NEW MEXICO

APRIL, 2003

APPROVALS

PLAT NUMBER 1002315-03DRB-00539	
[signature] PLANNING DIRECTOR	4/10/03 DATE
[signature] CITY ENGINEER	4/9/03 DATE
[signature] A.M.A.F.C.A.	4-2-03 DATE
[signature] TRAFFIC ENGINEER	4-09-03 DATE
[signature] CITY SURVEYOR	4-1-03 DATE
N/A PROPERTY MANAGEMENT	DATE
[signature] UTILITY DEVELOPMENT DEPARTMENT	4-10-03 DATE
[signature] PARKS & RECREATION	4/9/03 DATE
[signature] QWEST	4-2-03 DATE
[signature] COMCAST CABLE	4-2-03 DATE
[signature] PNM ELECTRIC SERVICES	4-01-03 DATE
[signature] PNM GAS SERVICES	4-01-03 DATE
[signature] HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION	4/1/03 DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD ______

BERNALILLO COUNTY TREASURER'S OFFICE ______ DATE ______

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

I HEREBY CERTIFY THAT TAXES ARE CUR...
102306129843510101
Albuquerque Academy
Danny Vigil 14 Apr 03

SHEET 1 OF 5

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P \030103\survey\013\graphics\030103plat01.dgn
01-APR-2003
09 16

JOB NO 030103 13

2724

ACS ALUMINUM CAP STAMPED "1-D24 RESET 1973/1995"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=431,318.24 Y=1,513,364.75
GROUND TO GRID FACTOR = 0.999605987
DELTA ALPHA = -00°07'56"
NGVD 1929 SPIRIT ELEVATION = 6261.978

2003060078
5943885
Page: 2 of 5
04/14/2003 09 30A
Mary Herrera Bern Co PLAT R 27 00 Bk-2003C Pg-101

PLAT OF
WILDERNESS ESTATES AT HIGH DESERT
(A REPLAT OF TRACT 13-A HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
APRIL, 2003

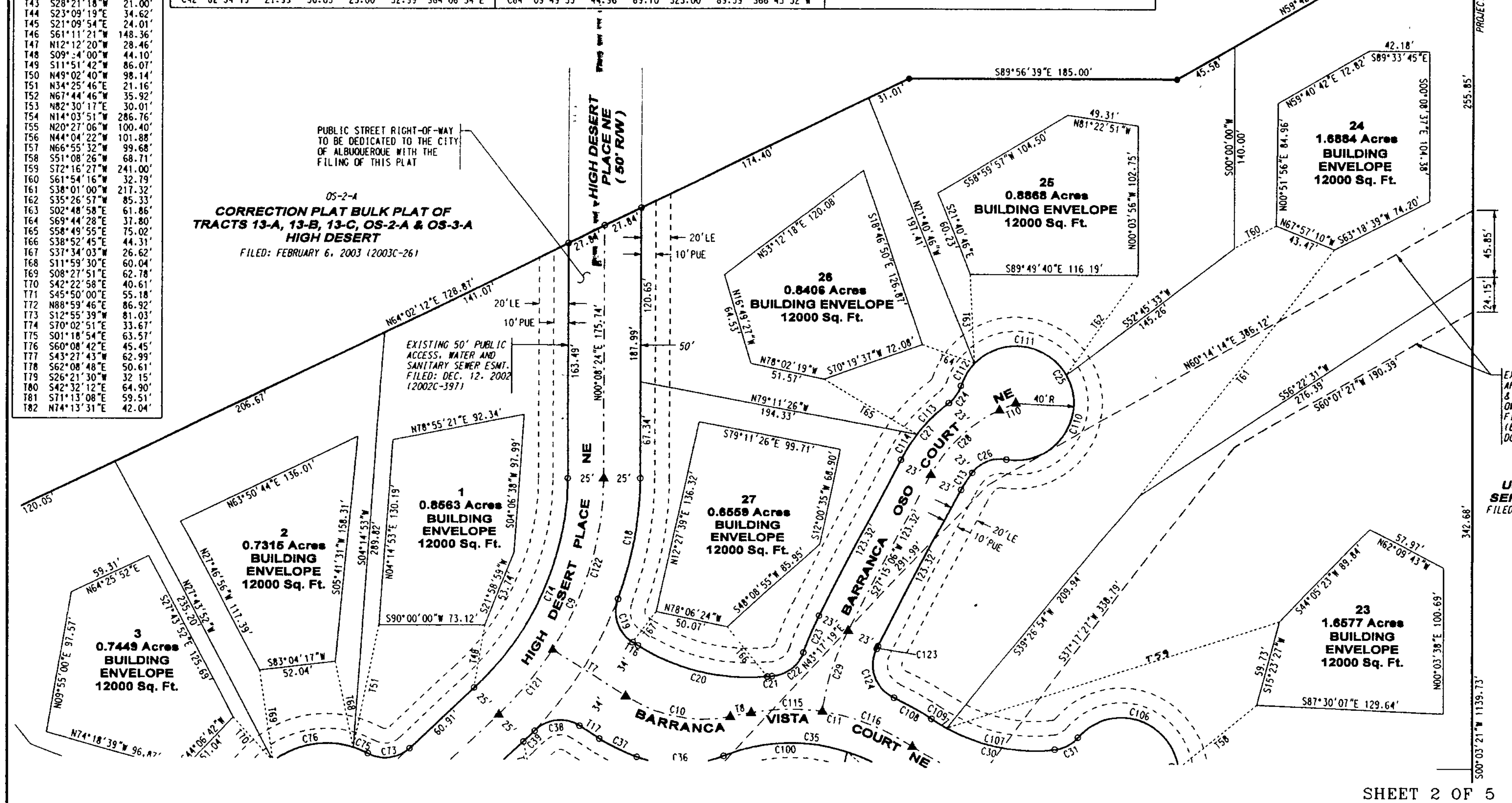
SCALE: 1" = 60'

TANGENT DATA

ID	BEARING	DISTANCE
T1	N89°56'39"W	20.00'
T2	S89°19'38"W	44.78'
T3	S63°07'47"W	38.57'
T4	N13°19'06"E	35.75'
T5	S61°48'45"W	58.07'
T6	N13°19'06"E	48.59'
T7	S57°31'23"E	59.68'
T8	N79°19'07"E	14.72'
T9	N83°45'29"E	44.12'
T10	S65°21'57"W	12.36'
T11	S81°05'25"E	27.72'
T12	N74°40'37"E	46.87'
T13	N25°06'45"E	17.00'
T14	N42°40'49"W	22.00'
T15	S62°38'54"W	22.00'
T16	S57°31'23"E	4.34'
T17	N57°31'23"W	16.09'
T18	S48°25'04"W	14.69'
T19	N84°34'41"W	8.91'
T20	S47°09'13"E	31.92'
T21	S16°41'34"E	30.41'
T22	S46°55'38"W	38.10'
T23	N55°49'01"W	35.29'
T24	N52°54'04"E	39.94'
T25	N71°22'50"E	112.35'
T26	S39°47'14"W	11.49'
T27	N22°09'10"E	53.17'
T28	S89°39'35"E	37.80'
T29	N23°41'21"W	38.34'
T30	N75°25'01"E	111.70'
T31	N59°09'25"E	100.30'
T32	N20°16'15"E	49.37'
T33	N32°46'05"E	38.49'
T34	N14°32'06"W	20.01'
T35	S27°25'33"W	82.93'
T36	N84°14'20"W	144.89'
T37	N84°57'51"W	196.19'
T38	S33°18'39"E	22.82'
T39	S43°05'30"W	44.33'
T40	S34°01'17"E	37.53'
T41	S66°45'21"W	31.03'
T42	S24°58'03"E	39.01'
T43	S28°21'18"W	21.00'
T44	S23°09'19"E	34.62'
T45	S21°09'54"E	24.01'
T46	S61°11'21"W	148.36'
T47	N12°12'20"W	28.46'
T48	S09°:4'00"W	44.10'
T49	S11°51'42"W	86.07'
T50	N49°02'40"W	98.14'
T51	N34°25'46"E	21.16'
T52	N67°44'46"W	35.92'
T53	N82°30'17"E	30.01'
T54	N14°03'51"W	286.76'
T55	N20°27'06"W	100.40'
T56	N44°04'22"W	101.88'
T57	N66°55'32"W	99.68'
T58	S51°08'26"W	68.71'
T59	S72°16'27"W	241.00'
T60	S61°54'16"W	32.79'
T61	S38°01'00"W	217.32'
T62	S35°26'57"W	85.33'
T63	S02°48'58"E	61.86'
T64	S69°44'28"E	37.80'
T65	S58°49'55"E	75.02'
T66	S38°52'45"E	44.31'
T67	S37°34'03"W	26.62'
T68	S11°59'30"E	60.04'
T69	S08°27'51"E	62.78'
T70	S42°22'58"E	40.61'
T71	S45°50'00"E	55.18'
T72	N88°59'46"E	86.92'
T73	S12°55'39"W	81.03'
T74	S70°02'51"E	33.67'
T75	S01°18'54"E	63.57'
T76	S60°08'42"E	45.45'
T77	S43°27'43"W	62.99'
T78	S62°08'48"E	50.61'
T79	S26°21'30"W	32 15'
T80	S42°32'12"E	64.90'
T81	S71°13'08"E	59.51'
T82	N74°13'31"E	42.04'

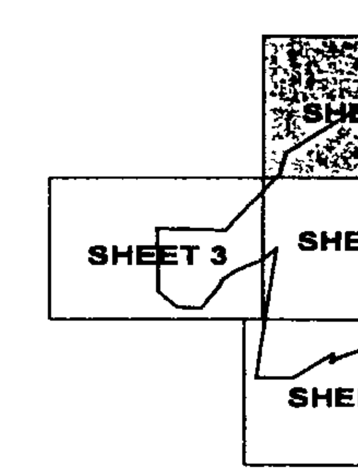
CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	00°39'41"	2.45'	4.91'	425.00'	4.91'	N12°59'15"E
C2	25°01'32"	93.88'	184.76'	423.00'	183.29'	S62°52'42"W
C3	13°34'43"	56.79'	113.05'	477.00'	112.78'	S68°36'06"W
C4	42°23'58"	9.70'	18.50'	25.00'	18.08'	S40°36'46"W
C5	26°19'22"	9.35'	18.38'	40.00'	18.22'	S32°34'28"W
C6	40°40'12"	148.24'	283.93'	400.00'	278.01'	N07°01'00"W
C7	16°39'51"	58.58'	116.34'	400.00'	115.93'	N35°41'02"W
C8	91°20'09"	230.31'	358.68'	225.00'	321.89'	N01°39'07"E
C9	47°10'47"	98.25'	185.27'	225.00'	180 08'	N23°43'48"E
C10	43°09'31"	39.55'	75.33'	100.00'	73.56'	S79°06'08"E
C11	44°33'09"	61.45'	116.64'	150.00'	113.72'	S78°24'19"E
C12	40°06'47"	54.76'	105.02'	150.00'	102.88'	S76°11'07"E
C13	10°37'15"	7.16'	14.27'	77.00'	14.25'	S32°33'44"W
C14	13°34'43"	59.53'	118.50'	500.00'	118.22'	N68°36'06"E
C15	32°12'34"	115.49'	224.86'	400.00'	221.92'	N59°17'11"E
C16	55°43'41"	79.30'	145.90'	150.00'	140.21'	N71°02'44"E
C17	40°26'08"	128.90'	247.01'	350.00'	241.91'	S85°06'19"E
C18	19°56'53"	43.97'	87.04'	250.00'	86.60'	S10°06'51"W
C19	77°36'40"	20.10'	33.86'	25.00'	31.33'	S18°43'03"E
C20	38°02'25"	48.61'	93.61'	141.00'	91.90'	S76°32'35"E
C21	01°02'27"	1.57'	3.14'	173.00'	3.14'	N84°57'26"E
C22	66°05'06"	16.26'	28.83'	25.00'	27.26'	N52°26'07"E
C23	07°51'32"	13.94'	27.84'	203.00'	27.82'	N23°19'20"E
C24	33°51'51"	7.61'	14.78'	25.00'	14.56'	N34°24'54"E
C25	261°54'23"	-----	182.85'	40.00'	60.42'	S31°33'51"E
C26	61°30'59"	14.88'	26.84'	25.00'	25.57'	S68°37'51"W
C27	24°05'43"	26.25'	51.73'	123.00'	51.35'	N39°17'58"E
C28	38°06'51"	34.54'	66.52'	100.00'	65.30'	S46°18'31"W
C29	18°41'44"	29.63'	58.73'	180.00'	58.47'	S17°54'14"W
C30	40°16'37"	46.57'	89.28'	127.00'	87.45'	S76°16'02"E
C31	42°14'05"	9.66'	18.43'	25.00'	18.01'	N62°28'36"E
C32	264°47'55"	-----	184.86'	40.00'	59.08'	S06°14'29"E
C33	42°29'02"	9.72'	18.54'	25.00'	18.12'	N75°05'03"W
C34	40°11'50"	63.30'	121.37'	173.00'	118.90'	N76°13'39"W
C35	55°35'23"	66.94'	123.22'	127.00'	118.44'	N83°55'25"W
C36	41°56'17"	32.19'	61.48'	84.00'	60.12'	S89°15'02"W
C37	12°15'27"	14.39'	28.67'	134.00'	28.61'	N63°39'06"W
C38	77°36'40"	20.10'	33.86'	25.00'	31.33'	S83°40'17"W
C39	02°27'14"	5.35'	10.71'	250.00'	10.71'	S46°05'34"W
C40	91°20'09"	204.72'	318.82'	200.00'	286.12'	S01°39'07"W
C41	21°09'34"	79.38'	156.95'	425.00'	156.06'	S33°26'11"E
C42	82°34'19"	21.95'	36.03'	25.00'	32.99'	S64°08'34"E
C43	05°50'08"	19.57'	39.11'	384.00'	39.09'	N77°29'20"E
C44	23°44'45"	33.43'	65.90'	159.00'	65.43'	S87°43'14"E
C45	10°09'09"	12.53'	24.98'	141.00'	24.95'	S80°55'26"E
C46	21°06'46"	69.51'	137.45'	373.00'	136.67'	S75°26'38"E
C47	61°30'55"	14.88'	26.84'	25.00'	25 57'	N84°21'18"E
C48	241°30'55"	-----	168.61'	40.00'	68.75'	S05°38'42"E
C49	16°58'10"	48.78'	96.85'	327.00'	96.50'	N73°22'20"W
C50	25°08'21"	31.44'	61.87'	141.00'	61.37'	S85°34'24"W
C51	09°34'33"	13.32'	26.57'	159.00'	26.54'	S77°47'30"W
C52	08°03'04"	22.24'	44.40'	316.00'	44.37'	S78°33'14"W
C53	82°19'02"	21.85'	35.92'	25.00'	32.91'	S33°22'10"W
C54	21°06'27"	79.18'	156.57'	425.00'	155.68'	S02°45'53"W
C55	28°00'08"	93.51'	183.27'	375.00'	181.46'	N00°40'58"W
C56	77°13'22"	19.97'	33.69'	25.00'	31.20'	N53°17'43"W
C57	129°06'36"	126.10'	135.20'	60.00'	108.36'	N27°21'06"W
C58	77°13'22"	19.97'	33.69'	25.00'	31.20'	N01°24'30"W
C59	03°59'47"	13.08'	26.16'	375.00'	26.15'	N42°01'04"W
C60	44°47'58"	103.04'	195.47'	250.00'	190.53'	N21°36'59"W
C61	91°45'48"	25.78'	40.04'	25.00'	35.90'	N45°05'54"W
C62	43°41'17"	56.52'	107.51'	141.00'	104.93'	S67°10'34"W
C63	30°03'33"	113.58'	221.92'	423.00'	219.38'	S60°21'42"W
C64	264°47'56"	-----	184.86'	40.00'	59.08'	N28°11'15"W
C65	42°23'58"	9.70'	18.50'	25.00'	18.08'	N83°00'44"E
C66	13°34'43"	62.27'	123.95'	523.00'	123.66'	N68°36'06"E
C67	34°23'43"	116.68'	226.32'	377.00'	222.93'	N58°11'36"E
C68	54°31'25"	81.93'	151.31'	159.00'	145.66'	N68°15'27"E
C69	69°33'01"	17.36'	30.35'	25.00'	28.52'	N60°44'39"E
C70	21°21'02"	47.13'	93.16'	250.00'	92.62'	N36°38'40"E
C71	70°46'00"	17.76'	30.88'	25.00'	28.95'	N11°56'10"E
C72	141°32'02"	171.98'	148.21'	60.00'	113.30'	N47°19'11"E
C73	70°46'01"	17.76'	30.88'	25.00'	28.95'	N82°42'12"E
C74	47°10'47"	87.34'	164.69'	200.00'	160.07'	N23°43'48"E
C75	10°22'05"	5.44'	10.86'	60.00'	10.84'	N67°05'50"W
C76	55°21'09"	31.47'	57.96'	60.00'	55.74'	S80°02'33"W
C77	50°03'34"	28.02'	52.42'	60.00'	50.77'	S27°20'11"W
C78	25°45'14"	13.72'	26.97'	60.00'	26.74'	S10°34'13"E
C79	24°13'11"	34.12'	67.21'	159.00'	66.71'	S83°24'34"W
C80	30°18'14"	43.06'	84.10'	159.00'	83 12'	S56°08'52"W
C81	13°35'14"	44.91'	89.40'	377.00'	89.19'	S47°47'22"W
C82	20°48'29"	69.22'	136.91'	377.00'	136.16'	S64°59'14"W
C83	03°45'08"	17.13'	34.25'	523.00'	34.25'	S73°30'54"W
C84	09°49'35"	44.96'	89.70'	523.00'	89.59'	S66°43'32"W
C85	45°49'20"	16.91'	31.99'	40.00'	31 14'	S81°18'03"W
C86	63°34'30"	24.79'	44.38'	40.00'	42.14'	S26°36'08"W
C87	129°04'44"	84.01'	90.11'	40.00'	72.23'	S69°43'29"E
C88	05°02'01"	18.59'	37.16'	423.00'	37.15'	N47°50'56"E
C89	61°51'25"	35.95'	64.78'	60.00'	61.68'	S06°16'29"W
C90	67°15'11"	39.90'	70.43'	60.00'	66.45'	S58°16'49"E
C91	146°37'57"	133.46'	102.37'	40.00'	76.63'	N41°47'47"E
C92	64°31'17"	25.25'	45.04'	40.00'	42.70'	N63°46'50"W
C93	30°21'41"	10.85'	21.20'	40.00'	20.95'	S68°46'41"W
C94	06°05'17"	19.84'	39.63'	373.00'	39 62'	N67°55'53"W
C95	15°01'29"	49.19'	97.81'	373.00'	97.53'	N78°29'16"W
C96	07°56'37"	9.79'	19.55'	141.00'	19.53'	N82°01'42"W
C97	02°12'33"	2.72'	5.44'	141.00'	5 44'	N76°57'08"W
C98	28°54'50"	51.56'	100.93'	200.00'	99.86'	N29°33'33"W
C99	62°25'19"	121.18'	217.89'	200.00'	207.28'	N16°06'32"E
C100	39°30'59"	45.62'	87.59'	127.00'	85.87'	N88°02'23"E
C101	16°04'24"	17.93'	35.63'	127.00'	35.51'	S64°09'56"E
C102	07°21'18"	2.57'	5.13'	40.00'	5.13'	S57°31'10"E
C103	37°00'21"	13.39'	25.83'	40.00'	25.39'	S79°41'59"E
C104	35°49'59"	12.93'	25.02'	40.00'	24.61'	N63°52'51"E
C105	53°31'39"	20.17'	37.37'	40.00'	36.02'	N19°12'02"E
C106	131°04'39"	87.93'	91.51'	40.00'	72.82'	N73°06'07"W
C107	34°47'39"	39.79'	77.12'	127.00'	75.94'	N79°00'32"W
C108	09°37'39"	14.57'	29.07'	173.00'	29.04'	S60°56'33"E
C109	05°28'58"	6.08'	12.15'	127.00'	12.15'	N58°52'13"W
C110	128°49'17"	83.53'	89.93'	40.00'	72.15'	N34°58'42"E
C111	106°40'43"	53.74'	74.48'	40.00'	64.17'	N82°46'18"W
C112	26°24'23"	9.38'	18.44'	40.00'	18.27'	S30°41'09"W
C113	14°29'19"	15.64'	31.10'	123.00'	31.02'	S44°06'10"W
C114	09°36'24"	10.34'	20.62'	123 00'	20.60'	N32°03'18"E
C115	18°54'18"	24.97'	49.49'	150.00'	49.27'	N88°46'16"E
C116	25°38'51"	34.14'	67.15'	150.00'	66.59'	S68°57'09"E
C117	28°38'29"	102.11'	199 95'	400.00'	197.88'	N01°00'08"W
C118	12°01'43"	42.14'	83.98'	400.00'	83.82'	N21°20'15"W
C119	58°32'13"	126.10'	229.87'	225.00'	220.01'	N14°44'51"W
C120	32°47'56"	66.22'	128.80'	225.00'	127.05'	N30°55'13"E
C121	14°50'34"	29.31'	58 29'	225.00'	58.12'	N39°53'54"E
C122	32°20'13"	65.23'	126 99'	225.00'	125.31'	N16°18'31"E
C123	00°46'13"	:.06'	2.11'	157.00'	2.11'	S26°52'00"W
C124	92°14'16"	26.00'	40 25'	25.00'	36.04'	S19°38'15"E



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- BUILDING ENVELOPE
- BUILDING ENVELOPE TIE LINE
- RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- LE — PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- ● 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"



Bohannan ▲ Huston
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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Page 3 of 5
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Mary Herrera Bern Co PLAT R 27.00 Bk-2003C Pg-191

PLAT OF
WILDERNESS ESTATES AT HIGH DESERT
(A REPLAT OF TRACT 13-A HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
APRIL, 2003

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
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- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

USC & GS BRASS TABLET STAMPED "TUMBLE"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=425,465.55 Y=1,513,470.01
GROUND TO GRID FACTOR = 0.99961970
DELTA ALPHA = -00°08'37"
NGVD 1929 SPIRIT ELEVATION = 6009.155

SHEET 2
SHEET 3
SHEET 4
SHEET 5

NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA

N

SCALE: 1" = 60'

OS-2-A
CORRECTED PLAT BULK PLAT OF TRACTS 13-A, 13-B, 13-C, OS-2-A & OS-3-A HIGH DESERT
FILED: FEBRUARY 6, 2003 (2003C-26)

3 — 0.7449 Acres — BUILDING ENVELOPE 12000 Sq. Ft.
4 — 1.0875 Acres — BUILDING ENVELOPE 12000 Sq. Ft.
5 — 0.9125 Acres — BUILDING ENVELOPE 12000 Sq. Ft.
6 — 0.8101 Acres — BUILDING ENVELOPE 12000 Sq. Ft.
7 — 0.9524 Acres — BUILDING ENVELOPE 12000 Sq. Ft.
8 — 1.7060 Acres — BUILDING ENVELOPE 12000 Sq. Ft.
9 — 0.9229 Acres — BUILDING ENVELOPE 12000 Sq. Ft.
10 — 2.5873 Acres — BUILDING ENVELOPE 12000 Sq. Ft.
17 — 1.0322 Acres — BUILDING ENVELOPE 11168 Sq. Ft.
18 — 2.7912 Acres — BUILDING ENVELOPE 12000 Sq. Ft.

LA ARISTA PLACE NE
HIGH DESERT PLACE NE
TRAIL VISTA COURT NE
TRACT 13-A

EXISTING 50' PUBLIC WATERLINE EASEMENT FILED: JULY 27, 1994 (BK 94-22, PG. 3246)

EXISTING PUBLIC SANITARY SEWER EASEMENT FILED: FEBRUARY 6, 2003 (2002C-26)

EXISTING 50' PUBLIC WATERLINE EASEMENT FILED: NOVEMBER 23, 1993 (93C-325)

EXISTING 50' PUBLIC ACCESS, WATER AND SANITARY SEWER ESMT. FILED: DEC. 12, 2002 (2002C-397)

EXISTING EASEMENT (BEAR ARROYO) GRANTED TO AMAFCA & HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. FILED: NOVEMBER 12, 1993 (BK. 93-32, PGS. 3894-3918) DOCUMENT NO. 93128205

PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

30' PUBLIC SANITARY SEWER & PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

See note 9.

OS-2-A
CORRECTED PLAT BULK PLAT OF TRACTS 13-A, 13-B, 13-C, OS-2-A & OS-3-A HIGH DESERT
FILED: FEBRUARY 6, 2003 (2003C-26)

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SHEET 3 OF 5

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2003060078
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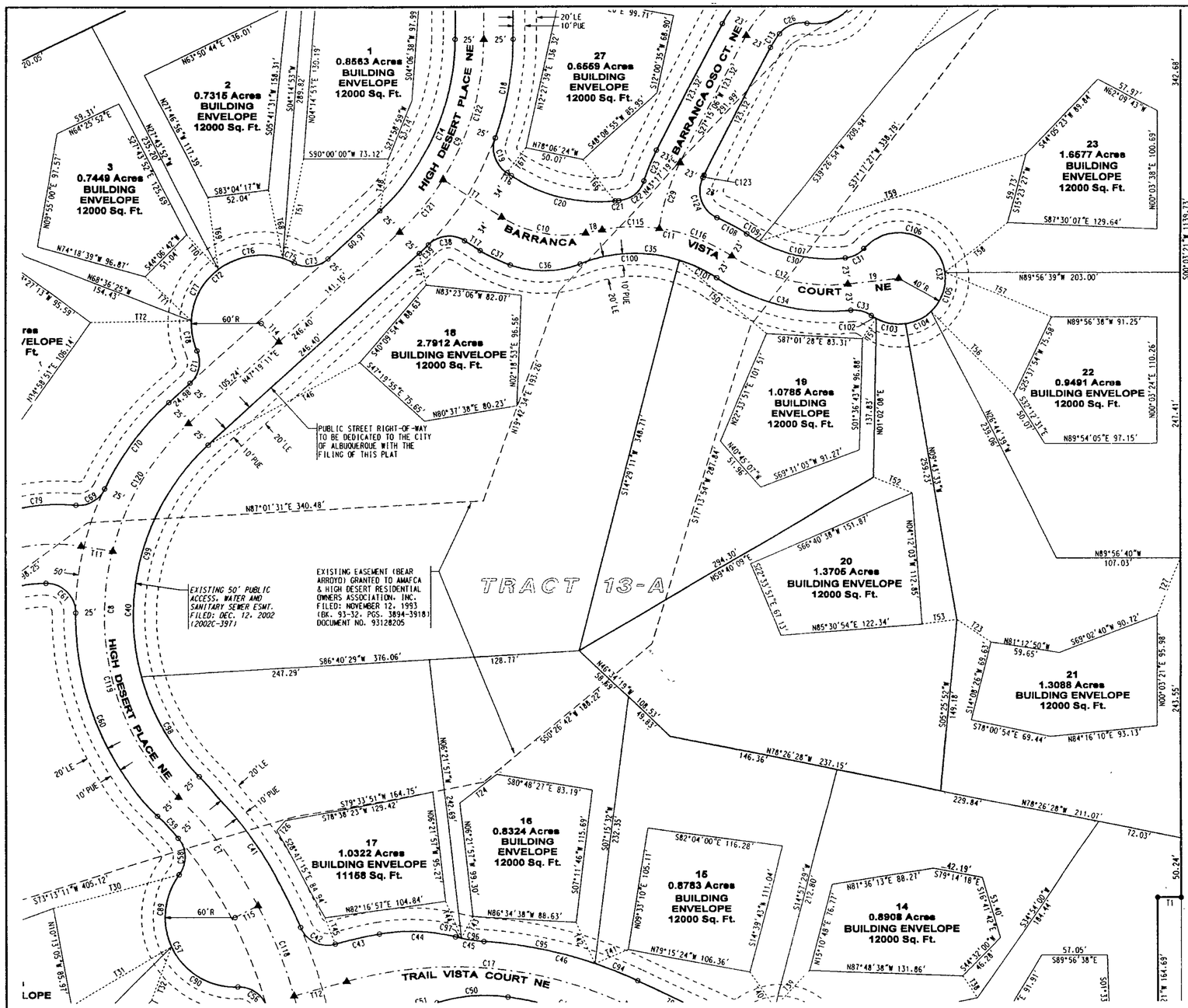
Page: 4 of 5
04/14/2003 09 38A
Bk-2003C Pg-181
Mary Herrera Bern Co PLAT R 27 00

PLAT OF
WILDERNESS ESTATES AT HIGH DESERT
(A REPLAT OF TRACT 13-A HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
APRIL, 2003



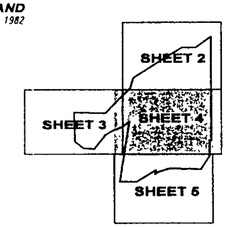
N

SCALE: 1" = 60'

NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- BUILDING ENVELOPE
- BUILDING ENVELOPE TIE LINE
- RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- LE — PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- ● 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"



Bohannan ▲ Huston
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
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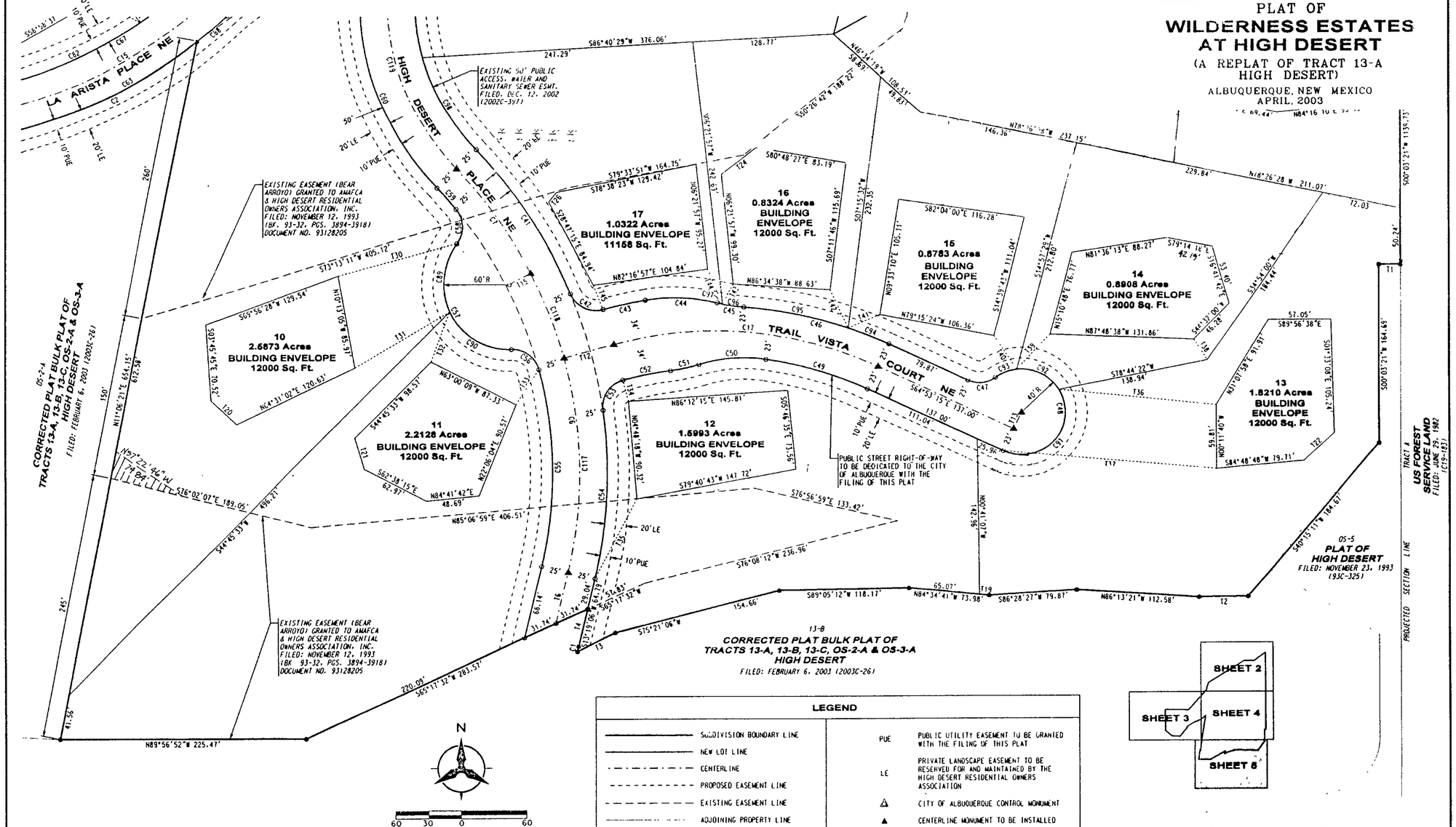
Mary Herrera Bern Co PLAT R 27.00 2003060070 5843965 Page 5 of 5 04/14/2003 09:39A Bk-2003C Pg-181

PLAT OF
WILDERNESS ESTATES AT HIGH DESERT

(A REPLAT OF TRACT 13-A HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
APRIL, 2003



LEGEND			
	SUBDIVISION BOUNDARY LINE	PUE	PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT LINE	LE	PRIVATE LANDSCAPE EASEMENT TO BE RESERVED FOR AND MAINTAINED BY THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION
	CENTERLINE	△	CITY OF ALBUQUERQUE CONTROL MONUMENT
	PROPOSED EASEMENT LINE	▲	CENTERLINE MONUMENT TO BE INSTALLED
	EXISTING EASEMENT LINE	●	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE		
	BUILDING ENVELOPE		
	BUILDING ENVELOPE TIE LINE		
	RIGHT OF WAY		

NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

___ Major Subdivision action
_X_ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

___ for Subdivision Purposes
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan D
___ Cert. of Appropriateness (LUCC) L A

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 Appeal

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): Bohannan Huston, Inc. PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Khani Company - Naser Alikhani PHONE: 299-1000

ADDRESS: 102 Highway 66 East FAX:

CITY: Albuquerque STATE NM ZIP 87123 E-MAIL:

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Sketch Plat Review and Comments

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

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

Lot or Tract No. A-1 Block: Unit:

Subdiv/Addn/TBKA: Four Hills Village

Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No

Zone Atlas page(s): M-23 UPC Code: 102305529851710436

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 13 Total area of site (acres): 7.2734

LOCATION PROPERTY BY STREETS: On or Near: Hideaway Lane and Warm Sands Drive SE

Between: Open Space SE and Hideaway Lane SE

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

SIGNATURE S. Salazar-Caso for DATE 11/4/2008

(Print) Kevin Patton, P.E. ___ Applicant _X_ Agent

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

☐ **INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
08DRB-70474	SK	S(3)	$ 0
			$
			$
			$
			$
			Total $ 0

Hearing date 11/12/08

Sandy Handley 12/04/08
Planner signature / date

Project # 1007263

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

MINOR

☐ **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.

for Kevin G. Pallon, PE
Applicant name (print)

S. Salazar-Cass 11-4-08
Applicant signature / date

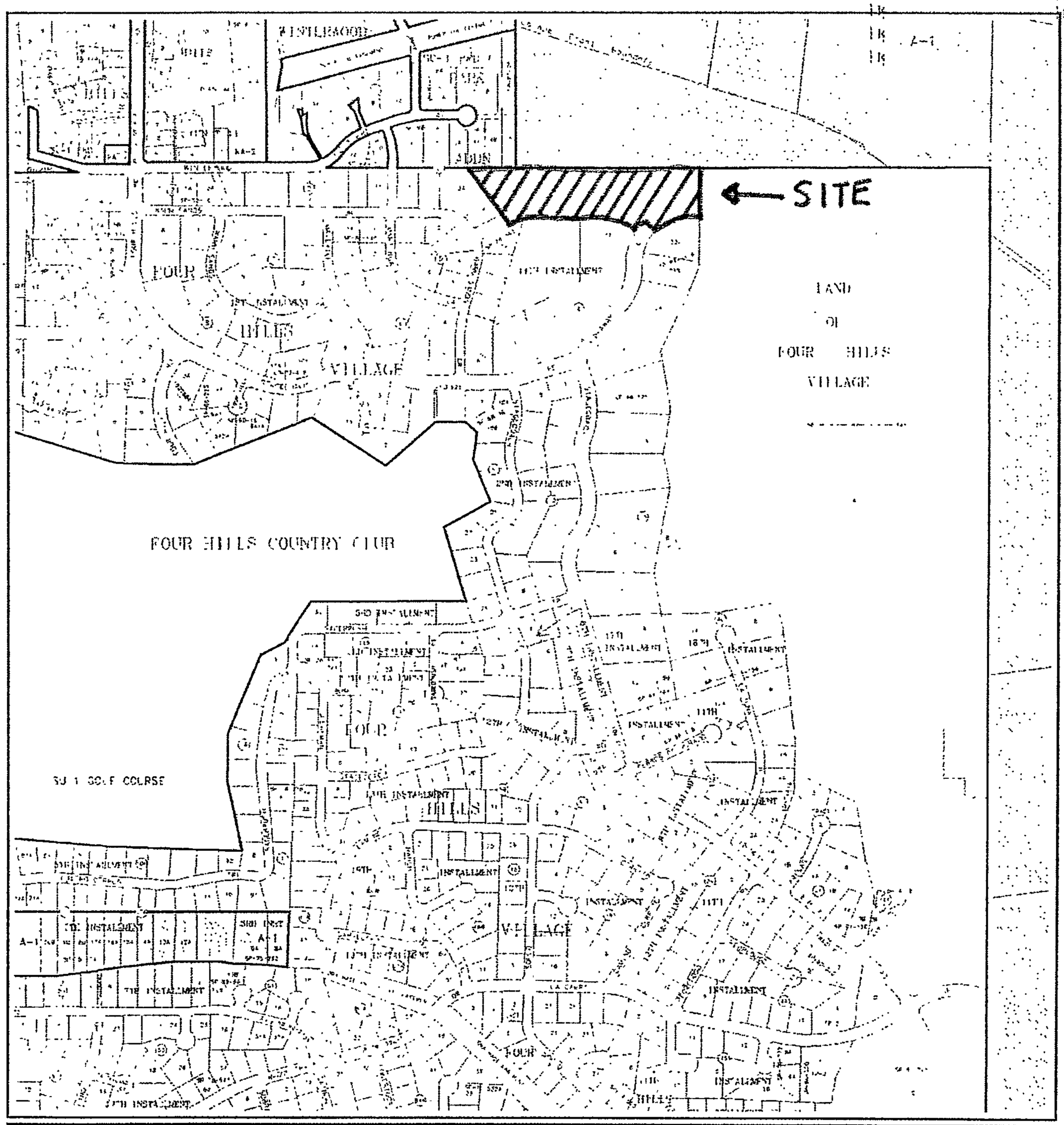
Form revised **October 2007**

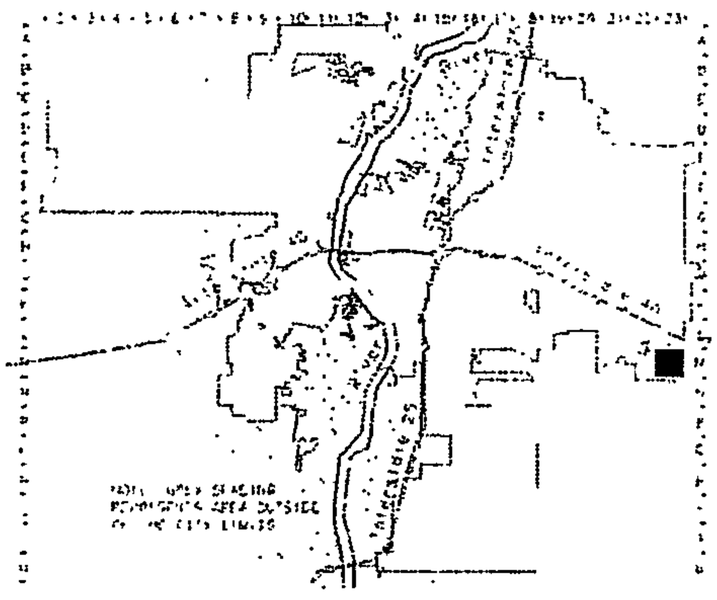
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

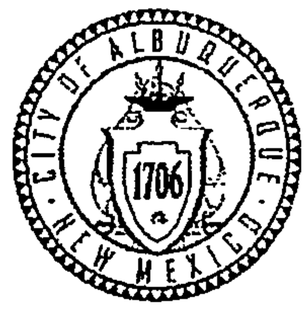
Application case numbers
08DRB - 70474
____ - ____ - ____
____ - ____ - ____

Sandy Handley 11/04/08
Planner signature / date

Project # 1007263







Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

Bohannan △ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 4, 2008

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Sketch Plat Review and Comment for Four Hills
Tract A-1, Four Hills Village

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a single-family development consisting of approximately thirteen lots, twelve of those being a minimum of .25 acres more or less and one approximately 2.75 acres. The site is located in Four Hills Village and can be accessed off of both Warm Sands Drive and Hideaway Lane and is zoned R1.

The grading and drainage for this tract will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter will also be requested. Water, sanitary sewer and storm drain lines will be brought up from existing lines in Warms Sands Drive and Hideaway Lane.

It is anticipated that the larger lot on the east end of the property, 2.75 acres, will be accessed by a single drive from Hideaway Lane, with the remaining twelve lots to be accessed by a proposed cul-de-sac off of Warm Sands Drive.

An existing easement for right-of-way will remain as platted. No change to this easement is proposed.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on November 12, 2008.

Sincerely,

S. Salazar-Cass

Kevin G. Patton, P.E.
Senior Vice President and Managing Principal
Community Development and Planning

KGP/ssc
Enclosures
Cc: Naser Alikhani #080340

9/24/08

WE ARE HEREBY REQUESTING A WITHDRAWAL OF PROJECT # 1007263, 08DRB-70370, VACATION OF PUBLIC EASEMENT FOR RIGHT-OF-WAY.

PAUL M. WYMAN

BOHANNAN HUSTON, INC.

78 23968

313

GRANT OF EASEMENT FOR RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

That Four Hills Estates, a New Mexico limited partnership, Grantor, in consideration of $1.00 and other good and valuable consideration, the receipt of which is acknowledged, does hereby grant to Marian G. Malcolm, Grantee, and her heirs and assigns, the permanent and non-exclusive right and easement to enter upon, and to construct, use, maintain and replace utility facilities and a public road on, in and across, the following described real estate:

Situate in the State of New Mexico, County of Bernalillo and City of Albuquerque and known as being a tract located in the North Half of Section 35, T.10N., R.4E, N.M.P.M., consisting of a strip of land fifty feet wide running between Warm Sands Drive SE and the Southeast Quarter of Section 26, T.10N, R.4E, N.M.P.M. and lying twenty-five (25) feet on each side of the following described center-line:

Beginning at Corner Number 1, a point on the northerly line of said Section 35 from which the N/4 corner of Section 35 bears S. 87 deg. 20' 50" W. 140.00 feet;

Thence S. 2 deg. 39' 10" E. 220.19 feet to an angle point and corner Number 2,

Thence N. 87 deg. 00' 00" W. 116.00 feet to an angle point and corner Number 3;

Thence S. 63 deg. 15' 50" W. 265.04 feet to a point on the easterly line of Warm Sands Drive SE and the end of this easement.

The ending point of this fifty (50) foot wide easement is on the westerly end of the identical center line of a tract designated on the Plat of Four Hills Village First Installment, filed September 9, 1958 in Book D-2, Page 63 of the Bernalillo County Records, as a reservation for a future street lying between Lot Four (4) Block Three (3) and Lot One (1) Block Four (4) of said Four Hills Village First Installment. A portion of this easement is located within Tract A-1 of lands of Paul's Homes, Inc., as the same is shown and designated on a plat of survey filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1977.

The foregoing fifty (50) foot wide easement is shown and designated on a plat of survey prepared by Ralph K. Hicks, N.M.L.S. 3307 dated February 27, 1978 and bearing his Job No. 78-2-22.

TO HAVE AND TO HOLD the aforesaid right and easement for the uses and purposes aforesaid unto the Grantee, her heirs and assigns, forever.

This easement is granted pursuant to a written agreement dated April 5, 1972, by and between FOUR HILLS DEVELOPMENT CORPORATION, predecessor in title of Grantor to the lands over which said easement runs, and RESEARCH PARK, INC., predecessor in title of Grantee to the lands to which said easement runs from Warm Sands Drive SE. One of the considerations for the

granting of this easement is the joint and several acknowledgement and promise of Grantor and Grantee to each other that each of them will assume and perform the obligations imposed by said agreement dated April 5, 1972 upon their respective predecessors in title.

WITNESS its hand and seal this 4th day of ~~March~~ April, 1978.

FOUR HILLS ESTATES, a Limited Partnership,
BY PAUL'S HOMES, INC, General Partner

By: _____
Paul Smith, President

ATTEST:

_____
Secretary

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing Easement was acknowledged before me this 4th day of ~~March~~ April, 1978, by Paul Smith, President of PAUL'S HOMES, INC., a New Mexico corporation, General Partner of FOUR HILLS ESTATES, a New Mexico Limited Partnership, on behalf of said partnership.

_____
Notary Public

(SEAL)

My Commission Expires:

[illegible] 21, 1980

STATE OF NEW MEXICO
COUNTY OF [illegible]
FILED

APR 5 11 13 AM 1978

Mis 399 312 - 315

[illegible]
COUNTY CLERK

6334

95094719

AGREEMENT CONFIRMING EXPRESS EASEMENT

AGREEMENT made this 13 day of September, 1995, between John R. Bode and Diane L. Bode, his wife (collectively "Bode"), Naser Alikhani, a married man dealing with his sole and separate property ("Alikhani"), Neil Kia, a married man dealing with his sole and separate property ("Kia") and Asghar Pahlevan, a married man dealing with his sole and separate property ("Pahlevan"), **WITNESSETH:**

RECITALS

1. Alikhani, Kia and Pahlevan collectively own, as tenants in common, certain real estate located in Bernalillo County, New Mexico (herein "the Alikhani Tract") as shown on Exhibit A attached hereto and incorporated herein by reference and as more particularly described as follows:

A tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, and being more particularly described as follows: Beginning at a point on the north boundary of the tract herein described, said point being the north quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; thence, N 87 deg. 17' 35" E, 985.48 feet to the northeast corner of the tract herein described, from which point the corner common to the north section line of Section 35, Township 10 North, Range 4 East, N.M.P.M. and a point on the westerly boundary line of the Canon De Carnue Grant bears N 87 deg. 17' 35" E, 918.60 feet; thence continuing along the boundary of tract herein described S 00 deg. 24' 30" E, 294.63 feet to the northeast corner of Lot 23, Block 13, Four Hills Village, Fourteenth Installment, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 (D6-94); thence following the northerly boundary of said Four Hills Village, Fourteenth Installment S 89 deg. 35' 30" W, 79.57 feet to a point of curvature; thence, Southwesterly, 179.20 feet along the arc of a curve bearing to the left, said curve having a radius of 229.65 feet, a central angle (delta) of 44 deg. 42' 34" and a chord which bears S 67 deg. 16' 13" W, 174.69 feet; thence, N 41 deg. 48' 56" W, 65.38 feet to a point of curvature; thence, Southwesterly, 35.53 feet along the arc of a curve bearing to the right, said curve having a radius of 25.00 feet, a central angle (delta) of 81 deg. 24' 23" and a chord which bears S 88 deg. 53' 15" W, 32.61 feet; thence, S 39 deg. 35' 27" W, 50.00 feet to a point of curvature; thence, Northwesterly, 137.53 feet along the arc of a curve bearing to the left, said curve having a radius of 715.35 feet, a central angle (delta) of 36 deg. 35' 27" and a chord which bears N 68 deg. 42' 16" W, 135.20 feet; thence, N 87 deg. 00' 00" W, 174.56 feet to the northwest corner of Lot 11, Block 4, of the aforementioned Four Hills Village, Fourteenth Installment; thence, N 87 deg. 00' 00" W, 298.40 feet to the northeast corner of Lot 1-A, Block 4, Four Hills Village, First Installment, as the same is shown and designated on the plat of Lot 1-A, Block 4, Four Hills Village, First Installment, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 7, 1978 (C13-120); thence following the northerly boundary of said Lot 1-A, Block 4, Four Hills Village, First Installment, S 63 deg. 15' 50" W, 97.34 feet to a point on the easterly boundary line of Four Hills Village, First Installment, said point being the originally platted northeast corner of Lot 1, Block 4, Four Hills Village, First Installment, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 (D2-63); thence following said easterly boundary line of Four Hills Village, First Installment N 37 deg. 09' 50" W, 344.89 feet to the northeast corner of Lot 3, Block 3 of the aforementioned Four Hills Village, First Installment, said corner being a point on the north section line of Section 35, Township 10 North, Range 4 East; thence following said section line N 89 deg. 35' 30" E, 755.66 feet to the point of beginning of the tract of land herein described and containing 7.2968 acres more or less.

2. Bode owns two (2) adjacent parcels of land located in Bernalillo County, New Mexico as also shown on Exhibit A (collectively "the Bode Parcels"). The Bode Parcels adjoin a portion of the southern boundary of the Alikhani Tract and are more particularly described as follows:

> LOT numbered One-A (1-A) in Block numbered Four (4) of the Plat of Lot 1-A, Block 4 of FOUR HILLS VILLAGE, First Installment, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on said Plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 7, 1978.
>
> AND
>
> a certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, and being more particularly described as follows:
>
> Beginning at the southwest corner, a point on the easterly boundary of Four Hills Village, First Installment, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 9, 1958, and running thence along the easterly boundary of said Four Hills Village, First Installment, N. 14 deg. 57 ' 50" E., 626.96 feet to the northwest corner; thence, leaving said easterly boundary of Four Hills Village, S. 87 deg. 00' 00" E., 298.09 feet to the northeast corner, said corner is also the northwest corner of Lot 11 in Block 4 of Four Hills Village (Fourteenth Installment) as the same is shown and designated on the plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 30, 1974; thence along the westerly boundary of said Four Hills Village (Fourteenth Installment) S. 00 deg. 24' 30" E., 345.22 feet to a point; thence S. 62 deg. 04' 31" W., 522.91 feet to the point and place of beginning.

3. There was previously pending in the Second Judicial Court for the County of Bernalillo, New Mexico, that certain lawsuit styled "John and Diane Bode, Plaintiffs vs. Naser Alikhani, Neil Kia and Asghar Pahlevan, Defendants" being Case No. CV-94-06218 (herein "the Lawsuit") wherein certain disputed claims are asserted

as to the existence of a prescriptive access easement across the Alikhani Tract for the benefit of the Bode Parcels. The Lawsuit has been dismissed without prejudice.

4. Subsequent to the filing of the Lawsuit additional title searches with respect to the Alikhani Tract and Bode Parcels have revealed the existence of an express easement for a public road across the Alikhani Tract which provides access to the Bode Parcels from Warm Springs Drive acceptable to the Bodes.

IT IS AGREED:

1. Recitals: The foregoing Recitals are incorporated as a material part of this Agreement by reference.

2. Confirmation of Express Easement: The parties acknowledge, confirm and agree that the certain "Grant of Easement for Right-of-Way" executed on April 4, 1978, by Four Hills Estates, a New Mexico limited partnership, and recorded on April 5, 1978, in Book Misc. 599, pages 313-315, Records of Bernalillo County, New Mexico, creates a valid fifty-foot (50') permanent and non-exclusive easement across that portion of the Alikhani Tract described therein which the Bodes are entitled to use to enter upon, and to construct, use, maintain and replace utility facilities and for a public road providing ingress and egress to and from the Bode Parcels from Warm Springs Drive. The parties agree that the location of said express access easement is as shown on Exhibit A and as more particularly shown on Exhibit A-1 attached hereto and incorporated herein by reference.

3. Building Effect: This Agreement binds, and inures to the benefit of, the parties hereto and their respective heirs, personal representatives, successors in interest and assigns.

IN WITNESS WHEREOF THE parties hereto have executed and delivered this Agreement effective as of the date the last party hereto signs this Agreement.

John R. Bode	7/25/95 Date
Diane L. Bode, his wife	7/25/95 Date
Naser Alikhani	8/4/95 Date

6337

Neil Kia — Date

Asghar Pahlevan — Date

COUNTY OF BERNALILLO)
) ss.
STATE OF NEW MEXICO)

This instrument was acknowledged before me on July 25, 1995, by John R. Bode and Diane L. Bode, his wife.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/7/99

COUNTY OF BERNALILLO)
) ss.
STATE OF NEW MEXICO)

This instrument was acknowledged before me on August 14, 1995, by Naser Alikhani.

My Commission expires 6/12/99

COUNTY OF BERNALILLO)
) ss.
STATE OF NEW MEXICO)

This instrument was acknowledged before me on September 12, 1995, by Neil Kia.

my Commission expires 10/27/97 Thomas J. Dodd, Notary Public

COUNTY OF BERNALILLO)
) ss.
STATE OF NEW MEXICO)

This instrument was acknowledged before me on 9/13/95, 1995, by Asghar Pahlevan.

NOTARY PUBLIC

My Commission Expires:
10/27/97

bodrlaKhani.agm

NEW MEXICO
BERNALILLO
COUNTY

1995 Sep 18 PM 1:07

95-22 6334-6339

- EXHIBIT -

5338

SHOWING EASEMENT LOCATION FROM WARM SANDS DRIVE, SE

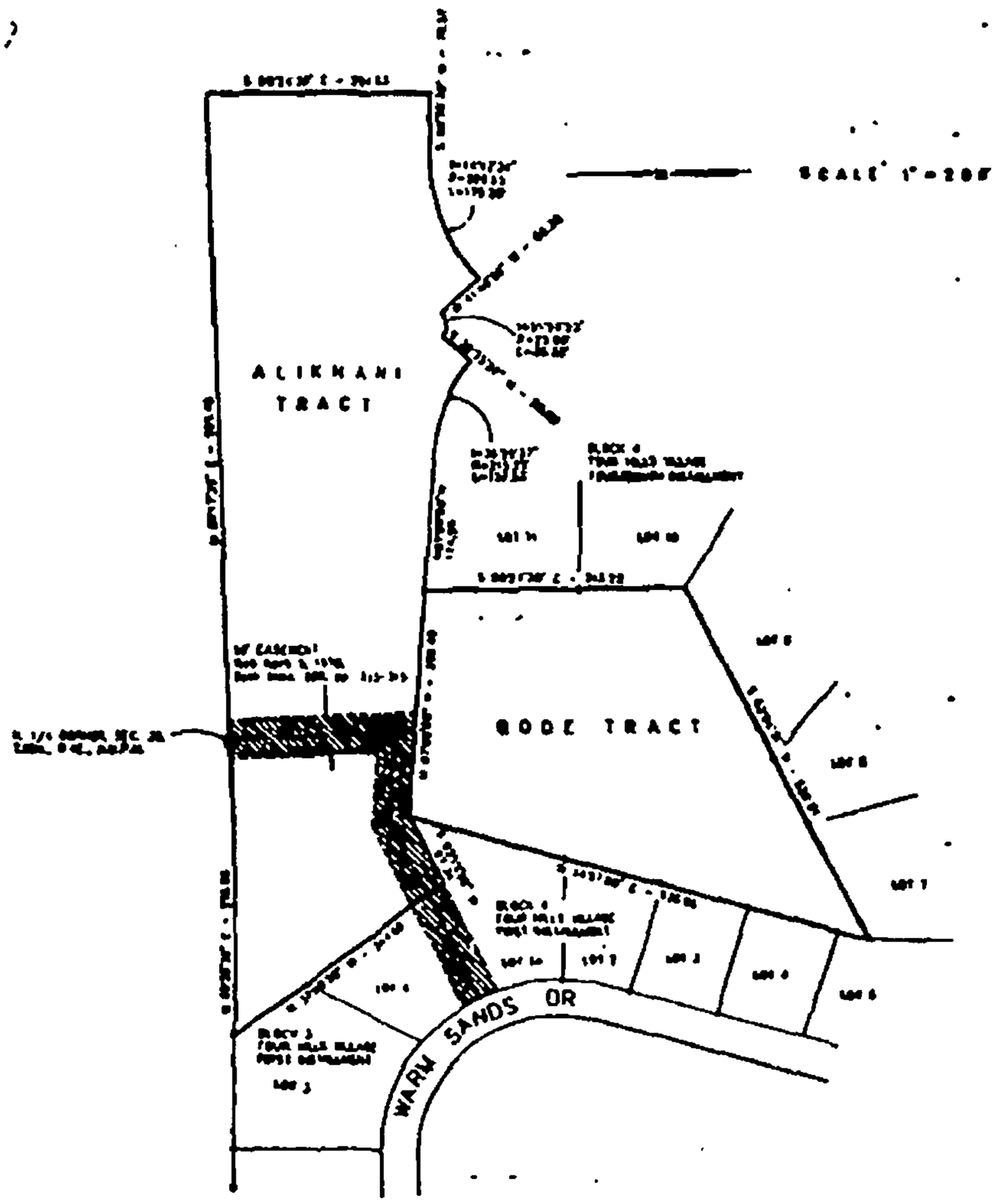


EXHIBIT A

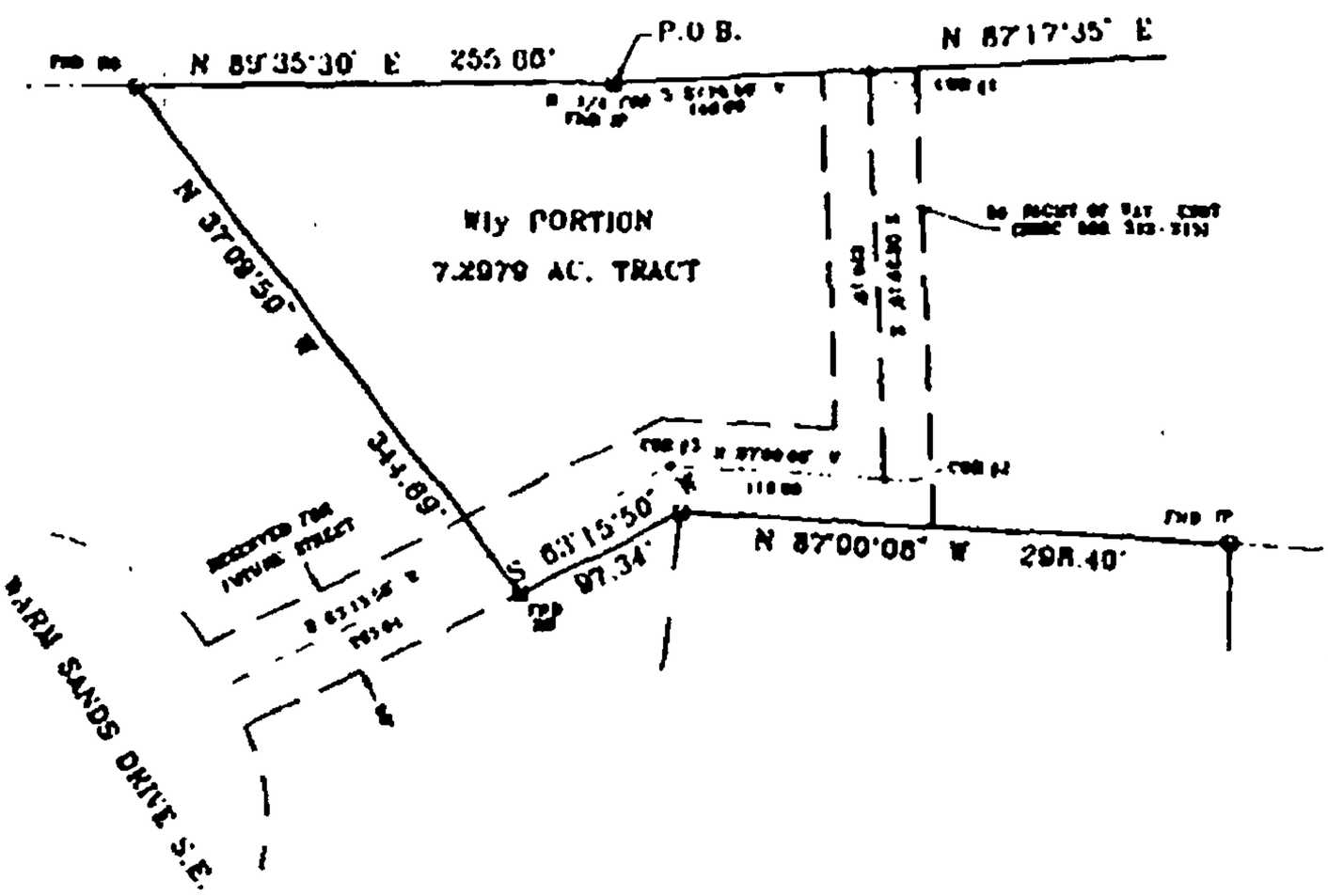
LT 95 0276
CLAIM E-336
BODE V. ALIKHANI
FIRST AMERICAN TITLE LOU.

HALL ENGINEERING COMPANY INC.
ENGINEERING · SURVEYING · PLANNING · CONSTRUCTION

" EXHIBIT "

SCALE 1" = 100'
PLOT BY T.R.EVANS

5339



SOUTHWEST SURVEYING CO., INC

333 LOMAS BLVD. N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE (505) 247-4444
FAX. (505) 242-8069

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

___ Major Subdivision action
_X_ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

___ for Subdivision Purposes
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan D
___ Cert. of Appropriateness (LUCC) L A

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 Appeal

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): Bohannan Huston, Inc. PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson Street NE FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Khani Company - Naser Alikhani PHONE: 299-1000

ADDRESS: 102 Highway 66 East FAX:

CITY: Albuquerque STATE NM ZIP 87123 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Vacate Public Access Easement for Future Right-of-Way

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

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

Lot or Tract No. A-1 Block: Unit:

Subdiv/Addn/TBKA: Four Hills Village

Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No

Zone Atlas page(s): M-23 UPC Code: 102305529851710436

CASE HISTORY:

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

1007263

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 14 Total area of site (acres): 7.2734

LOCATION PROPERTY BY STREETS: On or Near: Hideaway Lane and Warm Sands Drive

Between: Open Space and Hideaway Lane

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

SIGNATURE S. Salazar Cas for DATE 8/22//2008

(Print) Paul Wymer, AIA, AICP ___ Applicant _X_ Agent

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

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

Application case numbers	Action	S.F.	Fees
08DRB - - 70370	VPE		$ 45.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
- -			$
- -			$
		Total	$ 140.00

Hearing date September 17, 2008

8·22·08
Planner signature / date

Project # 1007263

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

So Salazar-Cano for
Applicant name (print)
Paul Wymer, AIA, AICP 8-22-08
Applicant signature / date

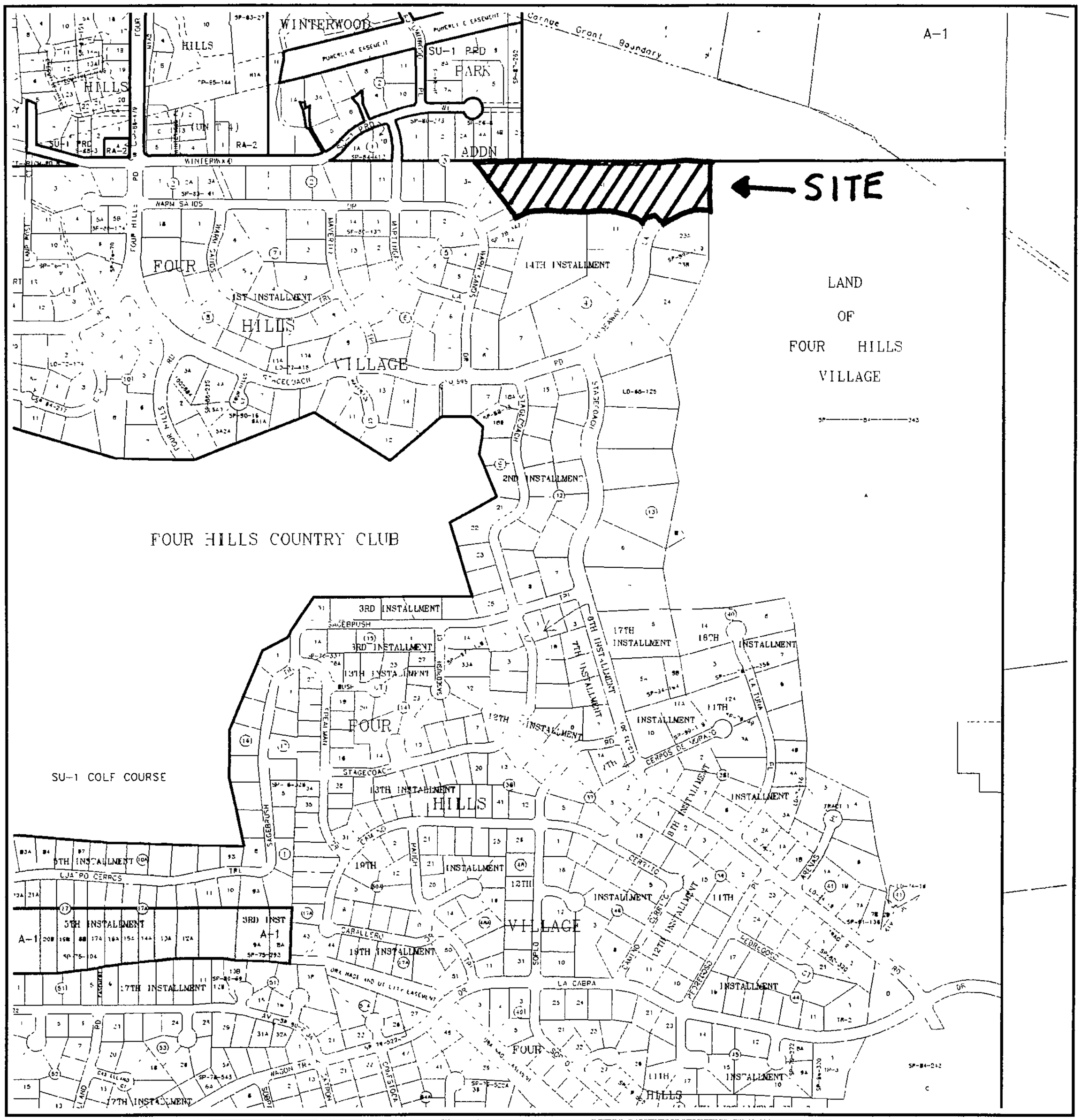
Form revised 4/07

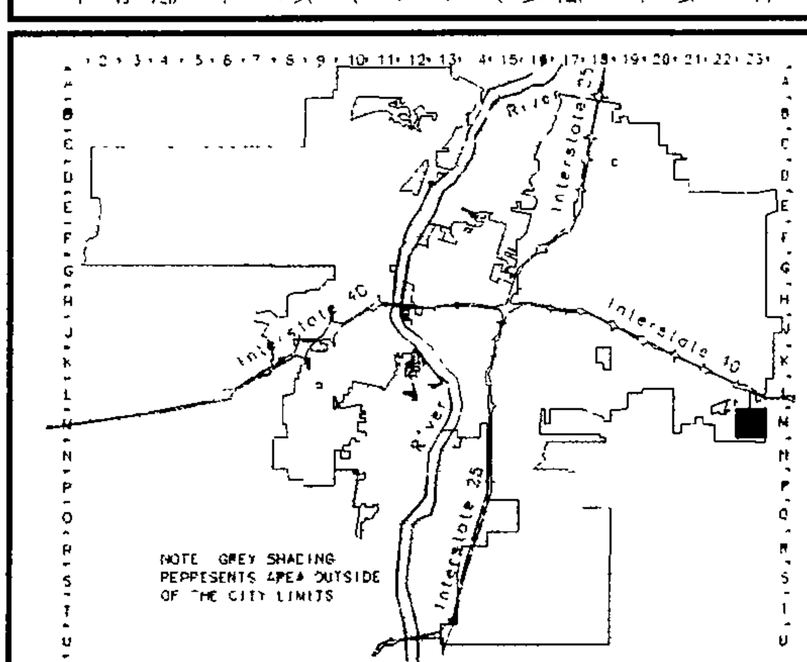
☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
08DRB - - 70370
- -
- -

8.22.08
Planner signature / date
Project # 1007263

080340





Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

Bohannan Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800 877 5332

August 22, 2008

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Vacation of Easement for Future ROW
Tract A-1, Four Hills Village, Case # 1006201

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) vacation of public easement review and approval are copies of the following information:

- Development Review Application
- Document which created the easement – 24 copies
- Exhibit drawing showing the easement to be vacated – 24 copies
- Zone Atlas Map M-23
- DRB fee

This request to vacate a public access easement is being presented to the Development Review Board for the purpose of obtaining approval. The site is located in Four Hills Village and can be accessed off of Warm Sands Drive and Hideaway Lane. Site is zoned R-1. The subject easement was granted in April 1978. New Right-of-Way (ROW) will be granted by future plat.

Please review the enclosed submittal and let me know if additional information is necessary. Please schedule this request to be heard on ~~August~~ September 17, 2008.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/ssc
Enclosures
Cc: Naser Alikhani # 080340

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

August 20, 2008

Sally Salazar-Cass
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988
E-mail: ssalazar-cass@bhinc.com

Dear Sally:

Thank you for your inquiry of **August 20, 2008** 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 **A-1, FOUR HILLS VILLAGE, LOCATED ON HIDEAWAY LANE SE AND WARM SANDS DRIVE SE, BETWEEN OPEN SPACE AND HIDEAWAY LANE SE** zone map **M-23**

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

FOUR HILLS VILLAGE H.O.A. (FHV) "R"
Herb Wright, 712 Stagecoach Rd. SE/87123 922-0976 (h)
Tim Gallegos, 708 Lamp Post Cir. SE/87123 797-8665 (h)

FOUR HILLS VILLAGE N.A. (FHN) "R"
Edwin Barsis, 1538 Catron Ave. SE/87123 293-5347 (h)
Rebecca Loring, 1020 Cuatro Cerros SE/87123 271-2498 (h)

WINTERWOOD PARK H.O.A. (WWP) "R"
Victor Valdez, 13735 Winterwood Way SE/87123 263-2920 (c)
Holle Baskett, 13803 Winterwood Way SE/87123 292-4269 (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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(12/06/07)

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

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

Cell Tower & Type: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

Private Development [X] *(i.e., EPC, DRB, LUCC, Liquor Submittal)*

City Project [ ]

CONTACT NAME: _Sally Salazar-Cass

COMPANY NAME: __Bohannan Huston Inc.

ADDRESS/ZIP: __Albuquerque, NM 87109

PHONE: _798-7965_or 823-1000_ FAX: __798-7988_____

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

_____ A-1, Four Hills Village_____

_____

LEGAL DESCRIPTION

LOCATED ON ___Hideaway Lane & Warm Sands Drive_____

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN _____ Open Space _____AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

_____Hideaway Lane _____

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (___M-23_____).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (12/03/07)

FIRST CLASS

FIRST CLASS

FIRST CL

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.73⁰
0003082003 AUG 22 2008
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

Bohannan ▲ Huston

310 East I-30
Suite 100
Garland, TX
75043

www.bhinc.com

Herb Wright
712 Stagecoach RD., SE
Albuquerque, NM 87123

- ENGINEERING
- SPATIAL DATA
- ADVANCED TECHNOLOGIES

FIRST CLA

FIRST CLA

FIRST CLA

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.73⁰
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Albuquerque, NM 87123

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▲ SPATIAL DATA
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Albuquerque, NM 87123

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310 East I-30
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75043

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- SPATIAL DATA
- ADVANCED TECHNOLOGIES

Tim Gallegos
708 Lamp Post CIR., SE
Albuquerque, NM 87123

UNITED STATES POSTAGE
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0003082003 AUG 22 2008
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Suite 100
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75043

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Edwin Barsis
1538 Catron Ave., SE
Albuquerque, NM 87123

▲ ENGINEERING
▲ SPATIAL DATA
▲ ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505 823 1000
facsimile: 505 798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

August 22, 2008

Herb Wright
712 Stagecoach Road SE
Albuquerque, NM 87123

Re: Vacation of Easement for Future ROW
Tract A-1, Four Hills Village, Case # 1006201

Dear Mr. Wright:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for Khani Company - Naser Alikhani, is seeking to vacate a public access easement and is being presented to the Development Review Board for the purpose of obtaining approval. The site is located in Four Hills Village and can be accessed off of Warm Sands Drive and Hideaway Lane. Site is zoned R-1. The subject easement was granted in April 1978. New Right-of-Way (ROW) will be granted by future plat.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/ssc
Enclosures

Cc: Tim Gallegos, Four Hills Village H.O.A.
Edwin Barsis, Four Hills Village N.A.
Rebecca Loring, Four Hills Village N.A.
Victor Valdez, Winterwood Park H.O.A
Holle Baskett, Winterwood Park H.O.A

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 SEPT. 2, 2008 To SEPT. 17, 2008

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.

S. Salazar — 8-22-08

(Applicant or Agent) (Date)

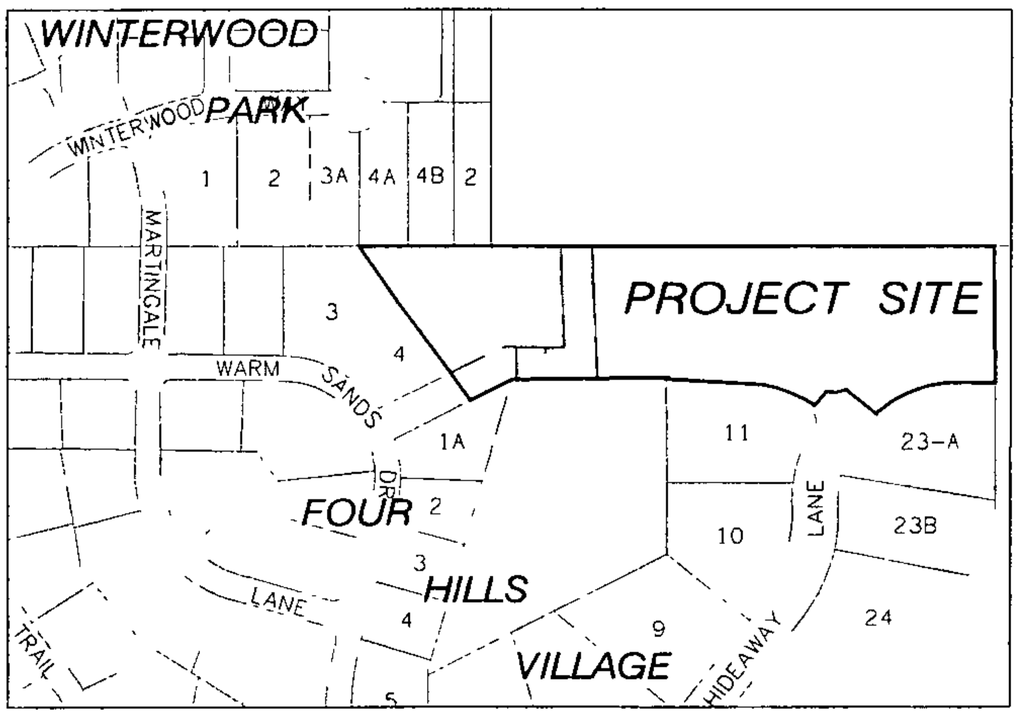
I issued 1 signs for this application, 08/22/08 Sandy Handley

(Date) (Staff Member)

DRB PROJECT NUMBER: 1007263

Rev. 1/11/05

EXHIBIT "A"
VACATION ACTION



LOCATION MAP

ZONE ATLAS INDEX MAP No. M-23

NOT TO SCALE

N

100 50 0 100

SCALE: 1" = 100'

WINTERWOOD PARK
FILED. JANUARY 8, 1985
(B21-133)

2 WINTERWOOD II
FILED: SEPTEMBER 11, 1987
(C34-136)

3A

4A

3

4B

N 1/4 CORNER
SECTION 35
T10N, R4E NMPM

WEST TIJERAS CANYON LTD. CO.
WARRANTY DEED
FILED. AUGUST 13, 1973
(BK ILLEGIBLE, PGS 74-78)

FND-REBAR WITH CAP
"CANNOT READ"

FND-REBAR WITH CAP
"HUGG LS 11808"

FND-REBAR
REJECTED
N47°14'38"W 0 46'

FND-REBAR WITH CAP
"CANNOT READ"

25'

25'

HATCHED PORTION
DESIGNATES AREA
TO BE VACATED

CENTERLINE EXISTING 50'
GRANT OF EASEMENT FOR
RIGHT-OF-WAY
FILED APRIL 5, 1978
(MISC BK 599, PG 313)
DOCUMENT NO 7823969 AND
AGREEMENT CONFIRMING
EXPRESS EASEMENT
FILED· SEPTEMBER 18, 1995
(BK 9522, PG 6334)
DOCUMENT NO 95094719

3

FOUR HILLS VILLAGE
FIRST INSTALLMENT
FILED: SEPTEMBER 9, 1958
(D2-63)

4

DIRT ROAD

WARM SANDS DRIVE (50 RW)

FND-REBAR NO CAP
REJECTED
S82°58'00"E, 0 62'

1-A

4

FOUR HILLS VILLAGE
FIRST INSTALLMENT
FILED· JUNE 7, 1978
(C13-120)

JOHN R. & DIANE L. BODE
UPC #1-023-055-276-483-2-10-12

11

FOUR HILLS VILLAGE
14th INSTALLMENT
FILED: OCTOBER 30, 1974
(D6-94)

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

p \080340\Survey\graphics\080340_vacationEXHIBIT dgn
22-AUG-2008

JOB NUMBER 080340

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

___ Major Subdivision action
_X_ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
___ for Subdivision Purposes
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan D
___ Cert. of Appropriateness (LUCC) L A

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 Appeal

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): Bohannan Huston, Inc. PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Khani Company - Naser Alikhani PHONE: 299-1000

ADDRESS: 102 Highway 66 East FAX:

CITY: Albuquerque STATE NM ZIP 87123 E-MAIL:

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Sketch Plat Review and Comments

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

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

Lot or Tract No. A-1 Block: Unit:

Subdiv/Addn/TBKA: Four Hills Village

Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No

Zone Atlas page(s): M-23 UPC Code: 102305529851710436

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 14 Total area of site (acres): 7.2734

LOCATION PROPERTY BY STREETS: On or Near: Hideaway Lane and Warm Sands Drive

Between: Open Space and Hideaway Lane

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

SIGNATURE Yolanda Padilla Moyer DATE 4/29/2008
(Print) Yolanda Padilla Moyer, P.E. ___ Applicant _X_ Agent

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

NA ☐ **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
NA ☐ Site is within 1000ft of a landfill
NA ☐ F.H.D.P. density bonus
NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
08DRB - - 70205	SK		$ 0
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date May 7 2008

4-29-08
Planner signature / date

Project # 1007263

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
New 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.

Yolanda Padilla Moyer, P.E.
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

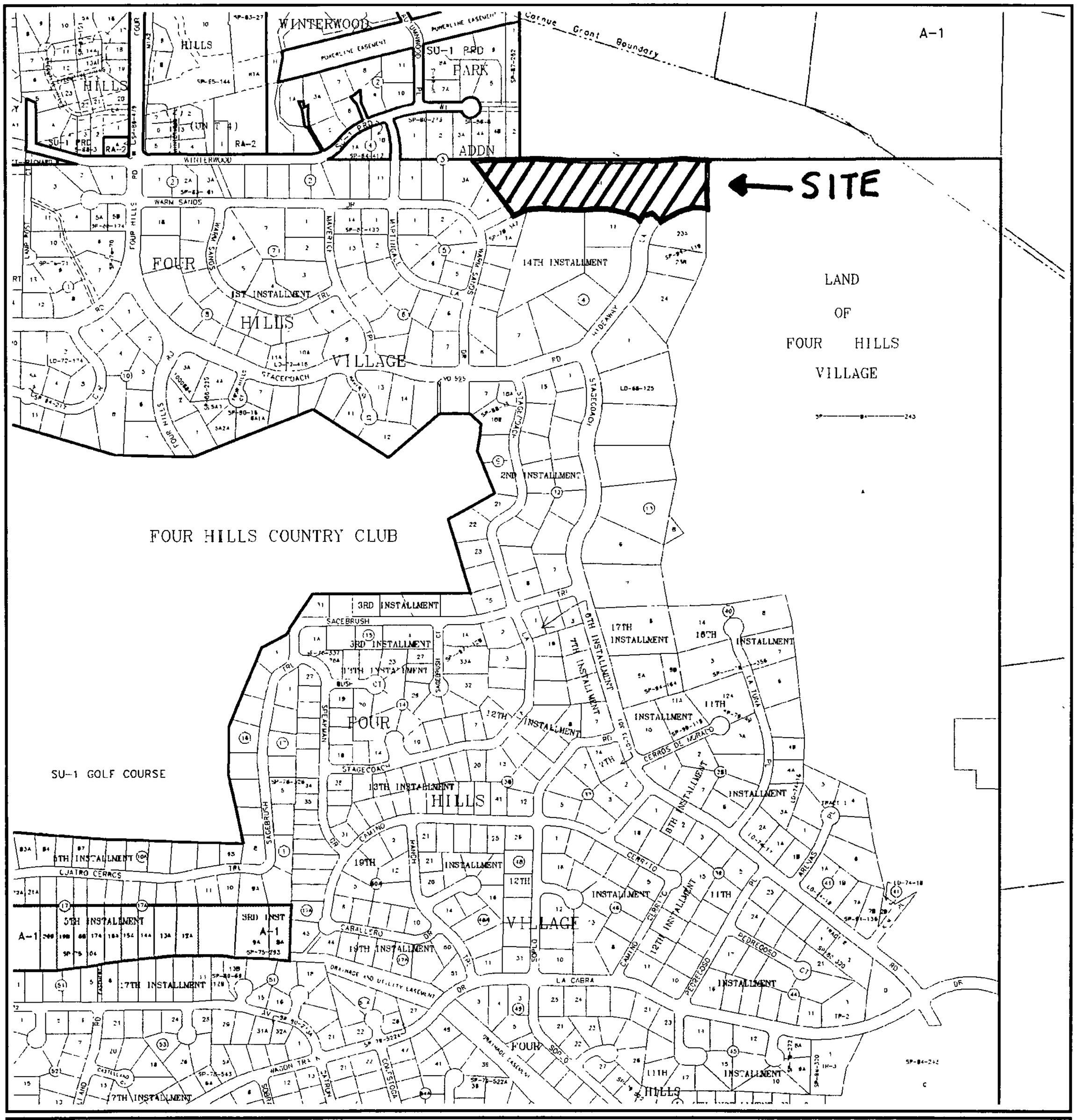
☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

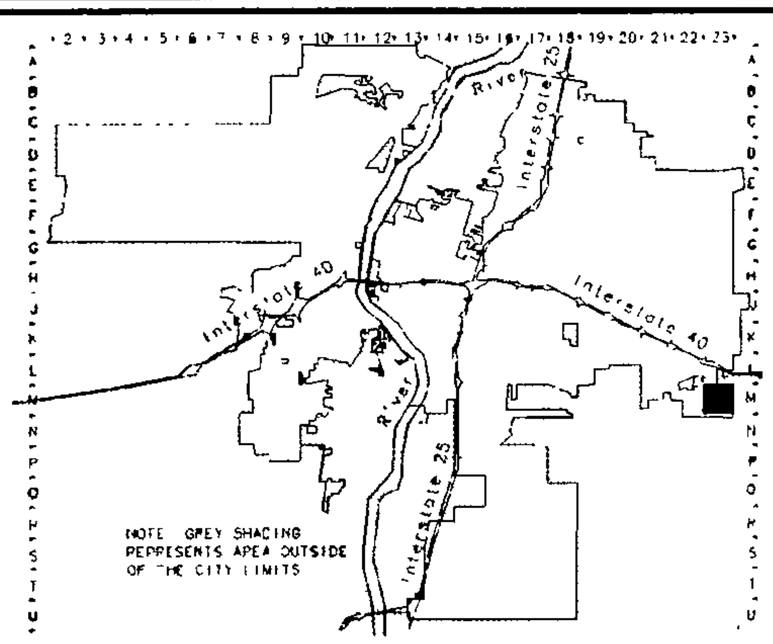
Application case number
08DRB - ____ - 70205
____ - ____ - ____
____ - ____ - ____

4/29/08
Planner signature / date

Project # 1007263

080340





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

M-23-Z

Map Amended through September 03, 2003

Bohannan △ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505.798.7988
toll free: 800.877 5332

April 29, 2008

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Sketch Plat Review and Comment for Four Hills
Tract A-1, Four Hills Village

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information.

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a single-family development consisting of approximately 14 lots, thirteen of those being approximately a quarter of an acre more or less and one approximately 2.75 acres. The site is located in Four Hills Village and can be accessed off of both Warm Sands Drive and Hideaway Lane and is zoned R1.

The grading and drainage for this tract will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter will also be requested. Water, sanitary sewer and storm drain lines will be brought up from existing lines in Warms Sands Drive and Hideaway Lane.

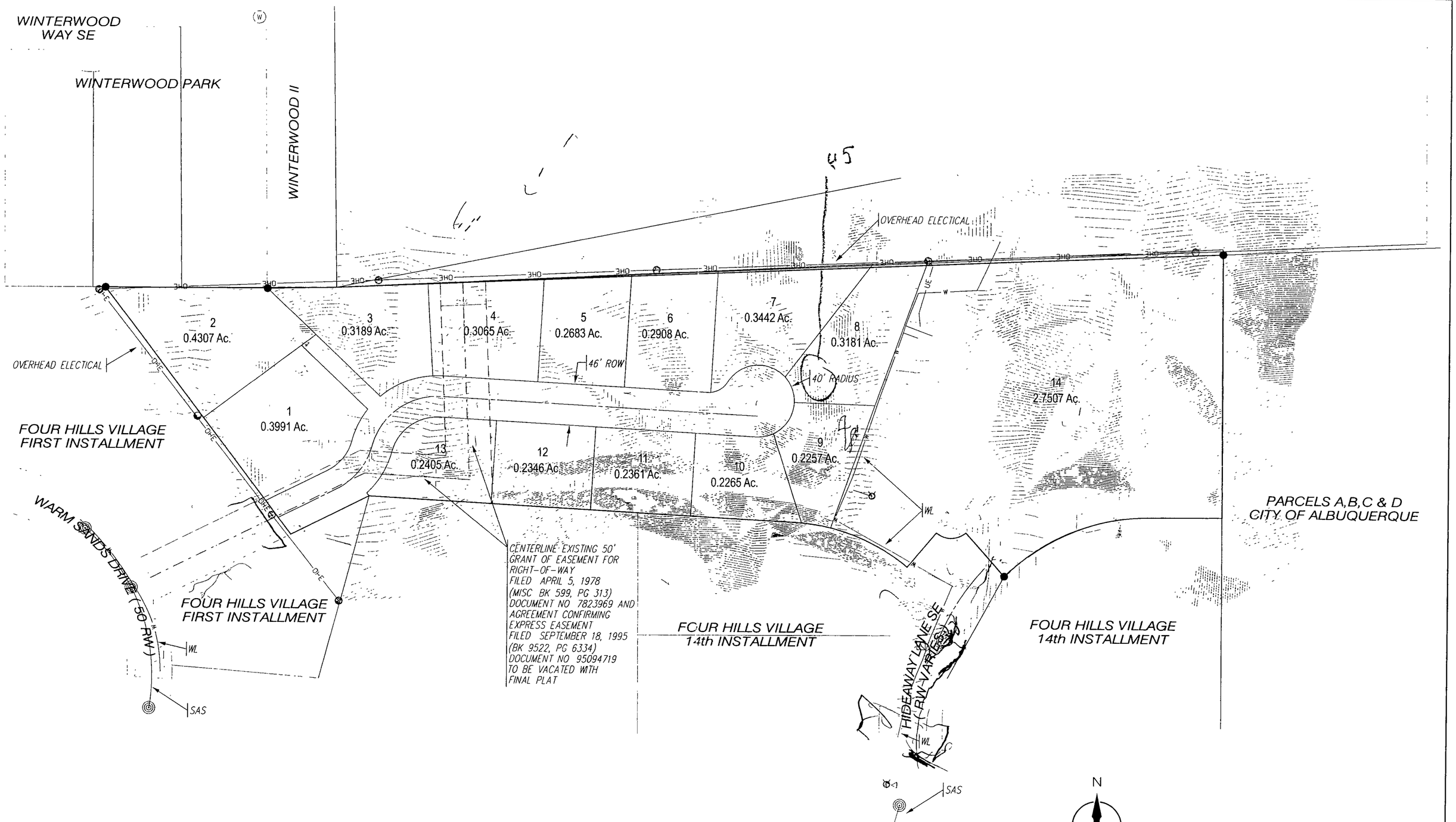
It is anticipated that the larger lot on the east end of the property, 2.75 acres, will be accessed by a single drive from Hideaway Lane, with the remaining thirteen lots to be accessed by a proposed cul-de-sac off of Warm Sands Drive.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on May 7, 2008.

Sincerely,

Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development and Planning

YPM/ssc
Enclosures



SKETCH PLAT
FOUR HILLS PROPERTY

ALBUQUERQUE, NEW MEXICO
APRIL, 2008

P:\080340\cdp\general\080340SketchPlat4-28-08.dgn

Bohannan Huston INC.
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING · SPATIAL DATA · ADVANCED TECHNOLOGIES