



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

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

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

PROJECT # 1008589

**WEDNESDAY, March 5, 2014**

Comments must be received by:

**Monday, March 3, 2014**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 5, 2014, beginning at 9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **March 4, 2014, beginning at 3:00 p.m.** for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

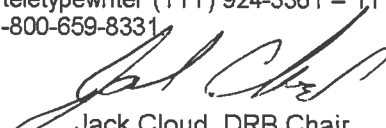
**Project# 1008589**  
14DRB-70036 - 2YR SUBDIVISION  
IMPROVEMENT AGREEMENT EXTENSION  
(2YR SIA)

ESMAIL HADARI requests the referenced/ above action for **LA VISTA AT DESERT RIDGE TRAILS**, zoned RD, located on the west side of **WYOMING BLVD NE** between **EAGLE ROCK AVE NE** and **MODESTO AVE NE** containing approximately 2.3961 acres. (C-19)

**Project# 1009438**  
14DRB-70039 VACATION OF PUBLIC  
RIGHT-OF-WAY  
14DRB-70038 VACATION OF PUBLIC  
EASEMENTS

CONSENSUS PLANNING agents for **RPS I-25 & VASSAR LLC, ET. AL.** request Vacation of Road Right of Way/ Easements for portions of **DAYTONA RD NW, LOS VOLCANOS RD NW, BLUEWATER RD NW, 90<sup>th</sup> ST NW** and **94<sup>th</sup> ST NW** as well as vacation of other easements within portions of **Tracts A-C, AVALON SUBDIVISION UNIT 4; Tracts 4-7, TOWN OF ATRISCO GRANT; Tracts B-11 thru B-13, B-22 thru B-27, and B-29 thru B-33, TOWN OF ATRISCO GRANT UNIT 5, Tract B-14A, UNSER DIVERSION CHANNEL CORRIDOR; Tract C, WESTRIDGE MOBILE HOME PARK PHASE 2; and Tracts 14-16, LAND OF C.H. HALL zoned SU-1/ IP and SU-1 FOR IP & C-2 WITH EXCEPTIONS**, located on the south side of **I-40** between **90TH ST NW** and **98TH ST NW** containing approximately 172.4503 acres. (J-9 & K-9)

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

  
Jack Cloud, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 17, 2014.**



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Esmail Haidari PHONE: 250-6088  
 ADDRESS: 12008 Gazelle Place NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: esmailhaidari@yahoo.com  
 APPLICANT: Agent/owner PHONE: \_\_\_\_\_  
 ADDRESS: Same as above FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Extension of Subdivision Improvement Agreement (SIA)

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

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

Lot or Tract No. Lots 15 & 16 (Now Lots 1-10) Block: 1 Unit: Tr2, Unit 3  
 Subdiv/Addn/TBKA: North Albuquerque Acres/La Vista @ Desert Ridge  
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-19 UPC Code: 101906423851521918  
101906425351521917

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003655, 1008589

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 10 No. of proposed lots: 10 Total site area (acres): 2.0

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd NE  
 Between: Eagle Rock NE and Modesto NE

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

SIGNATURE Esmail Haidari DATE 3-7-2014  
 (Print Name) Esmail Haidari Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers  
MDRB - 70036

Action	S.F.	Fees
SIA	_____	\$ 50.00
ADY	_____	\$ 75.00
CMF	_____	\$ 20.00
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ 145.00

Hearing date March 5, 2014

Project # 1008589

[Signature] 3-7-14  
 Staff signature & Date

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. ES
- 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.

*Esmail Hardari*  
 Esmail Hardari Applicant name (print)  
 Esmail Hardari Applicant signature / date  
 Feb 07, 14



Form revised October 2007

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

Application case numbers  
 14DRB - 70036

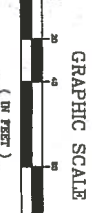
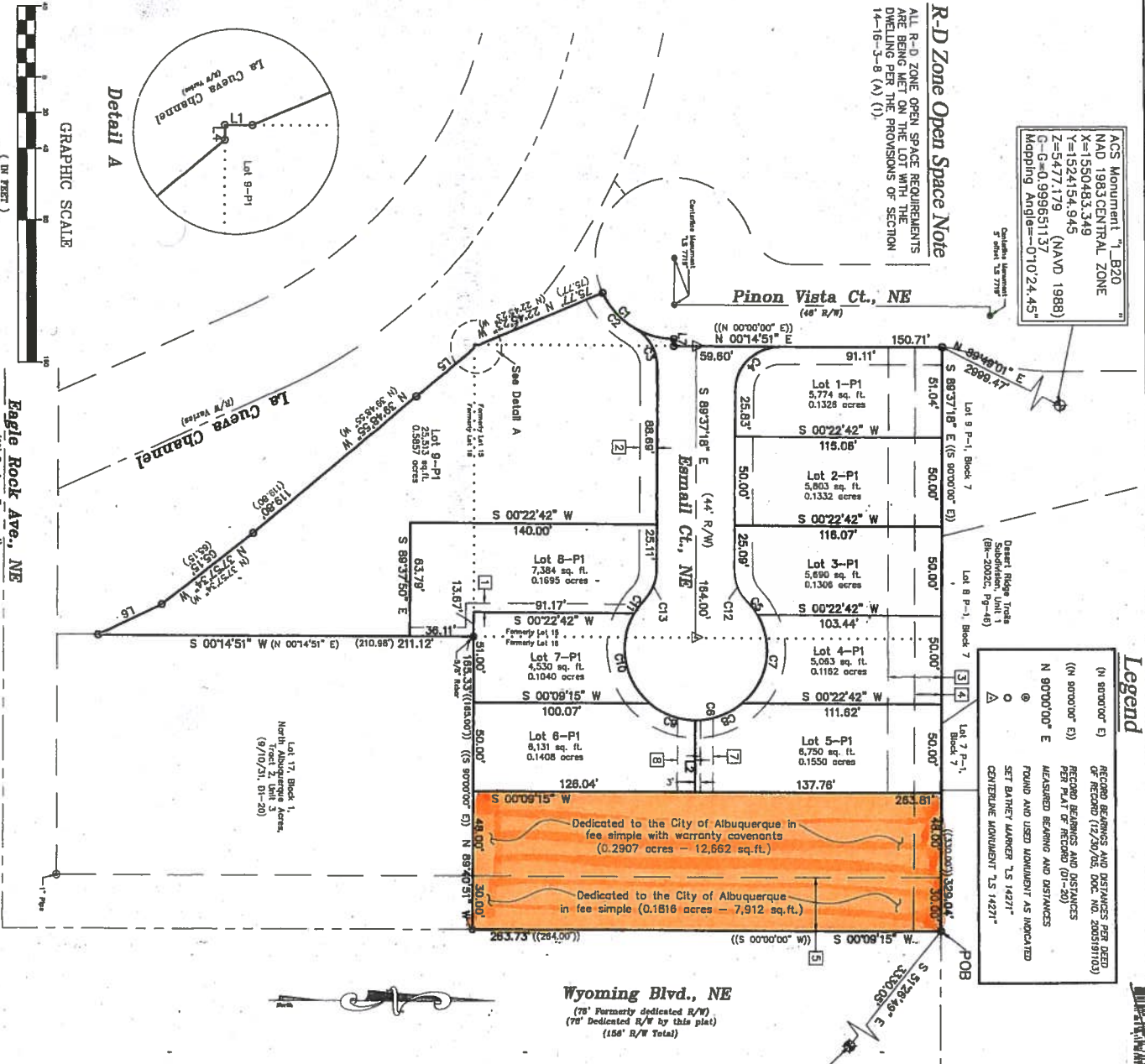
*Vijay* 2-7-14  
 Planner signature / date  
 Project # 1008589

ACS Monument "1" B20  
 NAD 1983 CENTRAL ZONE  
 X=1530483.349  
 Y=1524154.943 (NAND 1988)  
 Z=5477.179  
 G-G=0.999651137  
 Mapping Angle=010°24.45"

**R-D Zone Open Space Note**  
 ALL R-D ZONE OPEN SPACE REQUIREMENTS ARE BEING MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (1)

**Legend**

- (N) SPOORER E RECORD REFINES AND DISTANCES PER DEED OF RECORD (12/30/05 DOC. NO. 200518103)
- (N) SPOORER E RECORD REFINES AND DISTANCES PER PLAT OF RECORD (01-20)
- MEASURED BEARING AND DISTANCES FOUND AND USED MONUMENT AS INDICATED SET BANNER NUMBER TS 14271\*
- CHURCH MONUMENT TS 14271\*
- Desert Ridge Tract Subdivision, Unit 1 (98-2002C, Pg-46)
- Lot 8 P-1, Block 7
- Lot 7 P-1, Block 7
- Lot 9 P-1, Block 7



**Eagle Rock Ave., NE**  
 (60' R/W by Standard)  
 (60'-10'-51' R/W)

**Pinon Vista Ct., NE**  
 (48' R/W)

**Bernalillo Ct., NE**  
 (44' R/W)

**Wyoming Blvd., NE**  
 (78' Formerly dedicated R/W)  
 (78' Dedicated R/W by this plat)  
 (156' R/W Total)

**La Vista at Desert Ridge Trails**  
 (Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and a Portion of A.M.A.F.C.A. Right of Way) Within

**Section 18, Township 11 North, Range 4 East**  
**New Mexico Principal Meridian**  
**As Projected in The Elena Gallegos Grant**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
 July 2012

ACS Monument "7" C19  
 NAD 1983 CENTRAL ZONE  
 X=1550417.138  
 Y=1522068.520  
 Z=5485.723 (NAND 1988)  
 G-G=0.999650745  
 Mapping Angle=010°24.78"

Doc# 2012103338  
 NAD 1983  
 X=1550417.138  
 Y=1522068.520  
 Z=5485.723  
 G-G=0.999650745  
 Mapping Angle=010°24.78"

LINE	LENGTH	BEARING
L1	31.0'	N 007°45'1" E
L2	40.54'	S 89°30'45" E
L4	1.86'	N 89°37'50" W
L5	43.10' (43.10')	N 39°38'16" W (N 39°38'16" W)
L6	39.44' (39.44')	N 25°58'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	50.55' (50.55')	150.55'	45.00'	64.21' (64.21')	N 32°32'36" E
C2	27.47'	45.00'	34.58' (34.58')	27.04'	N 47°14'7" E
C3	28.46'	25.00'	60.38' (60.38')	23.24'	S 60°24'8" W
C4	39.21'	25.00'	89.51' (89.51')	35.31'	S 44°40'51" E
C5	9.56'	40.00'	13.41' (13.41')	9.54'	S 53°31'58" W
C6	186.67'	40.00'	267.22' (267.22')	57.85'	N 0°22'41" E
C7	54.87'	40.00'	78.38' (78.38')	50.67'	N 80°19'35" W
C8	28.75'	40.00'	41.11' (41.11')	28.14'	N 20°26'19" W
C9	28.08'	40.00'	40.13' (40.13')	27.51'	N 80°21'6" E
C10	55.81'	40.00'	79.56' (79.56')	51.39'	N 80°21'6" E
C11	9.60'	40.00'	13.44' (13.44')	9.57'	S 52°48'14" E
C12	19.07'	25.00'	43.42' (43.42')	18.61'	N 68°32'21" E
C13	19.06'	25.00'	43.40' (43.40')	18.60'	N 67°46'15" W

**Easement Notes**

- 1 PRIVATE SEWER EASEMENT BENEFITTING LOT 17 AND TO BE MAINTAINED BY LOTS 8-P1 AND 17 GRANTED WITH THE FILING OF THIS PLAT
- 2 10' P.U.E. TO BE GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 30' ROADWAY EASEMENT (9-10-31, D-21) (PORTION OF EXISTING MODESTO AVENUE N.E. 70-DE-10-31-21) VACATED BY THIS PLAT
- 4 15' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER
- 5 EXISTING 30' ROADWAY EASEMENT (9-10-31, D-20)
- 6 OMITTED
- 7 7' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 8 10' WATER UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



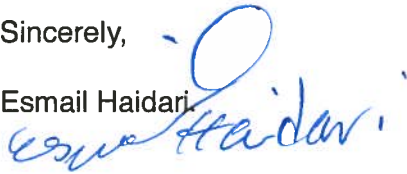
Mr. Jack Cloud  
DRB Chairman  
City of Albuquerque  
P.O.Box 1293  
Albuquerque, New Mexico 87102  
La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1008589

Subject: Extension of Subdivision improvement Agreement (SIA) for La Vista @ Desert Ridge Trails Subdivision.

I am hereby requesting a two years extension of the subdivision Improvement agreement (SIA) to complete all the offsite improvement along Wyoming Blvd. fronting lots 5 and 6 of the La Vista.

Sincerely,

Esmail Haidari



12008 Gazelle PL NE  
Albuquerque NM 87111

Phon # 505 250-6088  
email: esmailhaidari@yahoo.com

Project Number \_\_\_\_\_

FIGURE 12

Date Submitted: 4-18-12

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-28-03)

EXHIBIT "A"

Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: \_\_\_\_\_  
 DRB Application No.: \_\_\_\_\_

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

**La Vista at Desert Ridge Trails Subdivision**

**PROPOSED NAME OF PLAT ~~AND NOT DEVELOPMENT~~**

**Lots 15 and 16, Block 1, Tract 2, Unit 3, NAA and a portion of lot 18, Block 1, Tract 2, Unit 3, NAA**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed	Constructed Under	DRC #	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
									Private P.E.	City Crst Engineer
<input type="checkbox"/>	<input type="checkbox"/>			28' FF	residential pavement, Curb and Gutter	Esmall Court	West PL	Culde Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>			4	Side walks both sides	Esmall Court	West PL	Culde Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>			8	Sanitary Sewer	Esmall Court	West PL	End of Culde Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>			6"	Water line	Esmall Court	Wyoming Blvd	5' West of lot 1, East PL	/	/
<input type="checkbox"/>	<input type="checkbox"/>			2500	Earth Work	Entire Subdivision			/	/
<input type="checkbox"/>	<input type="checkbox"/>			80 LF	5' Retaining Wall	Wyoming	NE Cor	SE Cor	/	/
<input type="checkbox"/>	<input type="checkbox"/>			4'	Side walk	Pinon Vista Ct Cul-De-Sac	Esmall Ct. SE	Existing Sidewalk (Approx 10' west of rundown)	/	/
<input type="checkbox"/>	<input type="checkbox"/>			30' F-F	Perm pavement Curb and Gutter, 6' side walk West side	Wyoming	NE Cor	SE Cor	/	/
<input type="checkbox"/>	<input type="checkbox"/>				Side walk deferred				/	/





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

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

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

~~XXXXX~~ / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Esmail Haidari

NAME (print)

Owner

FIRM

Esmail Haidari Apr 18 2012

SIGNATURE - date

*Esmail Haidari*

DRB CHAIR - date

04-18-12

TRANSPORTATION DEVELOPMENT - date

04/18/12

UTILITY DEVELOPMENT - date

*Carl S. Dammert*

PARKS & RECREATION - date

AMAF/CA - date

- date

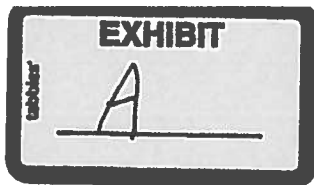
- date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	ORC CHAIR	USER DEPARTMENT	AGENT OWNER



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 9, 2011

**Project# 1008589**

10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY  
10DRB-70328 VACATION OF PUBLIC EASEMENT  
10DRB-70329 MINOR - TEMPORARY DEFERRED SIDEWALK CONST  
10DRB-70330 MAJOR - PRELIMINARY PLAT APPROVAL

ESMAIL HAIDARI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15, 16, AND 18, Block 1, **NORTH ALBUQUERQUE ACRES Tract 2, Unit 3**, zoned R-D, located on the west side of WYOMING BLVD NE between EAGLE ROCK NE and MODESTO AVE NE containing approximately 2.3961 acre(s). (C-19)

At the March 9, 2011 Development Review Board meeting, the vacations were approved as shown on Exhibit 'B' in the Planning file, based on the following Findings:

Findings

The Subdivision Ordinance, Sections 14-14-7-2(B)(1) & (3), specify that a vacation may be approved only when the following items are determined:

**The public welfare is in no way served by retaining the way or easement;**

The City of Albuquerque does not need to utilize the existing Public Roadway Easement for roadway purposes based on the proposed subdivision, and AMAFCA has quit claimed the Public Drainage Easement because it is not needed.

**There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.**

Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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



September 4, 2012

## PARTIAL CERTIFICATE OF COMPLETION AND ACCEPTANCE

Esmail Haidari, Managing Member  
**SENEMAR, LLC**  
12008 Gazelle Place  
Albuquerque, NM 87111

RE: **LA VISTA @ DESERT TRAILS**  
Project Number: **784882**

Dear: Mr. Haidari:

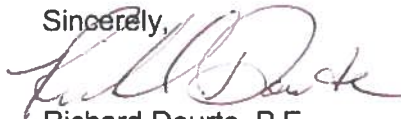
This is to certify that the City of Albuquerque partially accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. **784882**. The work was completed pursuant to the required infrastructure listed in the Subdivision Improvements Agreement (SIA) Procedure B, between **La Vista @ Desert Trails** and the City of Albuquerque executed on **February 24, 2012**.


Having satisfied the requirements referenced above, the SIA and any associated Financial Guaranty, held by the City, can now be partially released. Any performance/warranty bond and the indemnity and hold harmless provisions of the SIA in favor of the City shall remain in effect. The contractor's warranty period will begin **September 4, 2012** and is effective for a period of one (1) year.


Please be advised this Partial Certificate of Completion and Acceptance shall only become effective upon final plat approval and filing in the Bernalillo County Clerk's office.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3996.

Sincerely,

  
Richard Dourte, P.E.  
City Engineer  
Development & Building Services  
Planning Department

  
9-4-12

  
9-4-2012

cc: **Thompson Engineering** (e-mail)  
**Sundance Mechanical** (e-mail)  
Vincent Paul, DMD Maps & Records (e-mail)  
David Zamora, DMD Street Maintenance (e-mail)  
Phillip Romo, DMD Street Maintenance (e-mail)  
David Rodriguez, ABCWUA Maps & Records (e-mail)  
Martin Sanchez, ABCWUA Maps & Records (e-mail)  
SIA File, City Project Number **784882**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

7013 1090 0000 8251 2494

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Sent To  
 Street, Apt. No., or PO Box No. Jeff Peterson  
7806 Eagle Rock Avenue  
 City, State, ZIP+4 87122-2723

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Sent To  
 Street, Apt. No., or PO Box No. Charles Wong  
3104 Via Encantada  
 City, State, ZIP+4 87122

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Sent To  
 Street, Apt. No., or PO Box No. Joe Yaudumark  
7301 R.C. Gorman Ave NE  
 City, State, ZIP+4 87122-2748

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Sent To  
 Street, Apt. No., or PO Box No. Kevin Hudon  
3104 Via Encantada  
 City, State, ZIP+4 87122

PS Form 3800, August 2006 See Reverse for Instructions



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

February 6, 2014

Esmail Haidari  
Senemar, LLC  
12008 Giazelle Pl. NE/87111  
Phone: 505-250-6088

Dear Esmail:

Thank you for your inquiry of **February 6, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 15 & 16, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON WYOMING BOULEVARD NE BETWEEN MODESTO NE AND EAGLE ROCK NE** zone map **C-19**.

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

**NOR ESTE N.A. "R"**

Jeff Peterson, 7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)  
Joe Yardumian, 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

**QUIVERA ESTATES H.O.A.**

Charles Wong, 8104 Via Encantada NE/87122 235-7695 (c)  
Kevin Hudena, 8109 Via Enantada NE/87122 228-8082 (c)

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: 02/06/14 Time Entered: 12:40 p.m. ONC Rep. Initials: siw

Mr. Kevin Hudena  
8109 Via Enantada NE

02/07/2014

Albuquerque  
New Mexico 87122

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1008589

Request for Extension of Subdivision improvement Agreement (SIA)

I am hereby requesting two years extension of the subdivision Improvement agreement (SIA) to complete all the off site improvement along Wyoming Blvd. fronting lots 5 and 6 of the La Vista subdivision

Sincerely,

Esmail Haidari.

12008 Gazelle PL NE  
Albuquerque NM 87111

Phon # 505 250-6088  
email: esmailhaidari@yahoo.com



Mr. Joe Yardumain  
7801 R.C. Gorman Ave. NE  
Albuquerque  
New Mexico 87122-2748

02/07/2014

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Phon # 505 250-6088  
email: esmailhaidari@yahoo.com

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7800 Eagle Rock Ave. NE

02/07/2014

Albuquerque  
New Mexico 87122-2723

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Albuquerque  
New Mexico 87122

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