OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 18, 2012

Project# 1008589
12DRB-70103 SIDEWALK VARIANCE

ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 AND PORTION OF 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D 7DU/AC, 5 DU/AC, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NE AND MODESTO NE containing approximately 2.4 acre(s). (C-19) *[Deferred from 3/28/12, 4/4/12, 4/11/12]*

At the April 18, 2012 Development Review Board meeting, the sidewalk variance for a waiver of sidewalk along the east side of Pinon Vista Ct NE north of Esmail Ct NE was approved as shown on the exhibit in the planning file, based on the alternative connection south of Esmail Ct NE and completion of the sidewalk around the bulb of the cul de sac. With approval of the Sidewalk Variance, the Infrastructure List was amended as submitted April 18, 2012. An approved perimeter wall plan which conforms to Section 14-16-3-9(B) of the Zoning Code will be required for Final Plat approval.

If you wish to appeal this decision, you must do so by May 2, 2012, in the manner described below.

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

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

Jack Cloud, DRB Chair

Cc:

Marilyn Maldonado
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 7, 2012

Project# 1008589
12DRB-70039 VACATION OF PUBLIC EASEMENT
12DRB-70040 VACATION OF PUBLIC RIGHT-OF-WAY
12DRB-70041 EXTENSION OF SIA FOR TEMPORARY DEFERRAL SIDWWALK CONSTRUCTION
12DRB-70042 EXTENSION OF MAJOR PRELIMINARY PLAT

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

At the March 7, 2012, Development Review Board meeting, extension of the Preliminary Plat as corrected was approved. 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.)

The vacations were approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) *The public easement vacation requests were filed by the owners* of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) Based on the proposed plat, the public welfare is in no way served by retaining the public easements; and right of way; the right of way was for AMAFACA and has already been deeded to the applicant.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right; testimony at the hearing did not demonstrate a property right that would be affected by the vacations.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by March 22, 2012 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Esmail Haidari
Don Mayhew – 7420 Blue Holly Ct. NE, Albuquerque, NM 87113
Steve Hunter – 9115 Silver Sage Dr., Albuquerque, NM 87113
Marilyn Maldonado
file

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 DEFERAL 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.

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

The Board found evidence of similar non-uniform lots in blocks 3 and 6 of adjacent Desert Ridge Trails Unit 1 Subdivision as proposed with this subdivision. With an approved grading and drainage plan engineer stamp dated March 1, 2011 and with the signing of the infrastructure list dated March 9, 2011 the preliminary plat was approved.

CONDITIONS:

1. Detached open space shall be calculated and compliance with Section 14-16-3-8 (A) of the Zoning Code shall be noted on the Final plat; this may require cash payment to be received prior to Final plat.

2. The proposed Lot 9P-1 shall be designated as "Tract" or "Parcel" on the Final plat, and restrictions on further platting of this Tract or Parcel shall be prominently noted on the Final plat.

If you wish to appeal this decision, you must do so by March 24, 2011 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; 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Esmail Haidari – 12008 Gazelle Place NE – Albuquerque, NM 87111
Cc: Steve Marcum Managing Member – SBAlb Real Estate Holdings, LLC. – 219 Central Ave. NW Ste. 100 – Albuquerque, NM 87102
Marilyn Maldonado
Scott Howell
File

9.	**Project# 1008589** 12DRB-70103 SIDEWALK VARIANCE	ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 AND PORTION OF 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D 7DU/AC, 5 DU/AC, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NE AND MODESTO NE containing approximately 2.4 acre(s). (C-19) *[Deferred from 3/28/12, 4/4/12, 4/11/12]* **A SIDEWALK VARIANCE FOR VARAINCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. AN AMENDENT TO THE INFRASTRUCTURE LIST WAS APPROVED.**
10.	**Project# 1000551** 12DRB-70100 AMENDMENT TO INFRASTRUCTURE LIST	RIO GRANDE ENGINEERING agent(s) for KASSAM LAW AEGVISITION 10, LLC request(s) the above action(s) for all or a portion of Lot(s) A-2-A, **PARK SQUARE** zoned SU-3/UPT, located on AMERICA PARKWAY BETWEEN INDIAN SCHOOL AND LOUISIANA containing approximately 4 acre(s). (J-18) *[Deferred from 3/28/12, 4/11/12]***THE AMENDMENT TO THE INFRASTRUCTURE LIST WAS APPROVED.**
11.	**Project# 1007139** 12DRB-70052 AMENDMENT TO PRELIMINARY PLAT	MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, **JUAN TABO HILLS** zoned RD SU-1, located on JUAN TABO BLVD SE GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 71.5424 acre(s). (M-22)*[Deferred from 2/29/12, 3/7/12, 3/21/12, 4/4/12]***INDEFINITELY DEFERRED.**
12.	**Project# 1007140** 12DRB-70051 AMENDMENT TO PRELIMINARY PLAT	MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 2A, **JUAN TABO HILLS UNIT 1** zoned RD/SU-1, located on JUAN TABO BETWEEN MONACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22))*[Deferred from 2/29/12, 3/7/12, 3/21/12, 4/4/12]* **INDEFINITELY DEFERRED.**

13. Other Matters: None.

ADJOURNED: 9:58

11.	**Project# 1008797** 12DRB-70096 MAJOR - FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for RCS-TAOS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD containing approximately 14.63 acre(s). (C-9)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
12.	**Project# 1008798** 12DRB-70097 MAJOR - FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for RCS-TAOS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 7.36 acre(s). (C-9) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
13.	**Project# 1008799** 12DRB-70067 MAJOR - FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for RCS-TRAILS 9-A, LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 19.77 acre(s). (C-9) *[Deferred from 3/7/12, 3/21/12]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14.	**Project# 1008589** 12DRB-70103 SIDEWALK VARIANCE	ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 AND PORTION OF 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D 7DU/AC, 5 DU/AC, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NE AND MODESTO NE containing approximately 2.4 acre(s). (C-19) *[Deferred from 3/28/12, 4/4/12]* **DEFERRED TO 4-18-12 AT THE AGENT'S REQUEST.**
15.	**Project# 1000551** 12DRB-70100 AMENDMENT TO PRELIMINARY PLAT	RIO GRANDE ENGINEERING agent(s) for KASSAM LAW AEGVISITION 10, LLC request(s) the above action(s) for all or a portion of Lot(s) A-2-A, **PARK SQUARE** zoned SU-3/UPT, located on AMERICA PARKWAY BETWEEN INDIAN SCHOOL AND LOUISIANA containing approximately 4 acre(s). (J-18) *[Deferred from 3/28/12]* **DEFERRED TO 4-18-12 AT THE AGENT'S REQUEST.**

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

11. Project# 1009094
12DRB-70107 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CLARK CONSULTING ENGINEERS agent(s) for 7209 CENTRAL NE, LLC request(s) the above action(s) for all or a portion of Lot(s) 3-11, Block(s) 2, **LA MESA SUBDIVISION** zoned C-2, located on CENTRAL AVE BETWEEN CHAMA AND LOUISIANA containing approximately .72 acre(s). (K-19) **DEFERRED TO 4/11/12 AT THE AGENT'S REQUEST.**

12. Project# 1009199
12DRB-70110 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for DR HORTON INC, AND MR DAVID NOLTE request(s) the above action(s) for all or a portion of Lot(s) 3-4, Block(s) 9, **ANASAZI RIDGE Unit(s) 1,** zoned R-1, located on ANCIENTS RD NW BETWEEN ATLATL DR NW AND CHACO TERRACE ST NW containing approximately .2506 acre(s). (A-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

13. Project# 1008121
12DRB-70105 MAJOR - 2YR MINOR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for THE REGENTS OF THE UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1-4, zoned SU-1 O-1, C-3, located on AVENIDA CESAR CHAVEZ SE BETWEEN AMAFCA SOUTH DIV CHANNEL AND UNIVERSITY BLVD containing approximately 74.1 acre(s). (L-15) **A TWO YEAR EXTENSION OF THE MNOR SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

14. Project# 1000900
12DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for LGD, LLC request(s) the above action(s) for all or a portion of Lot(s) 12B, **QUESTA DEL RIO** zoned SU-1 FOR IP, located on SW CORNER OF COORS BLVD AND SEVEN BAR LOOP containing approximately 2.6686 acre(s). (B-14)*[Deferred from 2/22/12]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

15. Project# 1008589
12DRB-70103 SIDEWALK VARIANCE

ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 AND PORTION OF 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D 7DU/AC, 5 DU/AC, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NE AND MODESTO NE containing approximately 2.4 acre(s). (C-19) *[Deferred from 3/28/12]* **DEFERRED TO 4/11/12 AT THE AGENT'S REQUEST.**

13. **Project# 1001941**
12DRB-70104 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

G.P.S. LLC agent(s) for ADAM & ANA RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) SOUTH 1/2 OF LOT 34, **ALVARADO GARDENS Unit(s) 1,** zoned RA-2, located on 2304 RIO GRANDE BLVD NW containing approximately 1.4646 acre(s). (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/28/12 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED TO INCLUDE WATER AND SEWER EASEMENTS WITHIN ACCESS EASEMENT.**

14. **Project# 1002404**
12DRB-70101 AMENDMENT TO PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for PETERSON INV-98TH/UNSER, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, 1-B-2, 1-B-3, & 1-B-4, **LADERA INDUSTRIAL CENTER** zoned SU-1 LIGHT INDUSTRIAL, located on NE QUADRANT BETWEEN UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) **DEFERRED TO 4/11/12 AT THE AGENT'S REQUEST.**

15. **Project# 1007871**
12DRB-70092 EXT OF MAJOR PRELIMINARY PLAT

JOHN A MYERS agent(s) for BISHOP'S COMPOUND, LLC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **ALVARADO GARDENS (TBKA BISHOP'S COMPOUND SUBDIVISION) Unit(s) 3,** zoned R-LT, located on CANDELARIA RD NW BETWEEN CALLE SAN YSIDRO SW RIO GRANDE BLVD W containing approximately 13379 acre(s). (G-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project# 1008589**
12DRB-70103 SIDEWALK VARIANCE

ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 AND PORTION OF 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D 7DU/AC, 5 DU/AC, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NE AND MODESTO NE containing approximately 2.4 acre(s). (C-19)**DEFERRED TO 4/4/12 AT THE AGENT'S REQUEST.**

17. Approval of the Development Review Board Minutes for October 2011.

18. Other Matters: None.

ADJOURNED: 11:00.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 28, 2012
DRB Comments

ITEM # 16

PROJECT # 1008589 APPLICATION # 12-70103

RE: Sidewalk Variance,

Rather than having a skewed crosswalk at the cul de sac (which would not have a stop sign) an alternative pedestrian route would be to continue and connect to the sidewalk around the bulb of the cul de sac.

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

POLICE DEPARTMENT No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement, Sidewalk Waiver, Subdivision Design Variance or Temporary Deferral of Sidewalk Construction requests at this time.
FIRE DEPARTMENT No comments provided
PNM ELECTRIC & NMGAS No comments provided
COMCAST No comments provided
CENTURYLINK CenturyLink has no objections to the vacation of public easement. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D 1. Previously reviewed 04/27/2010. 2. No Adverse Comments.
OPEN SPACE DIVISION No comments provided
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT Please clarify what changes have been made to these subdivisions. Records indicate these subdivisions have already been approved.
PARKS AND RECREATION The RD zone requires 2400 sq. ft. of detached open space for each dwelling unit. The existing note on the Preliminary Plat indicates that the open space requirement is provided on the lots and with Tract E Park. Please provide an Open Space Calculation Table showing the lot numbers, lot size, building and driveway area, provided open space and remaining open space. Please confirm that the open space tracts and Tract E Park are to be privately owned and maintained by the Homeowners Association.
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation. What, if any, are the differences from the previously approved plat. Refer to comments from Transportation Development regarding proposed variances.

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

Covered Restricted

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 7, 2012

Project# 1008589
12DRB-70039 VACATION OF PUBLIC EASEMENT
12DRB-70040 VACATION OF PUBLIC RIGHT-OF-WAY
12DRB-70041 EXTENSION OF SIA FOR TEMPORARY DEFERRAL SIDWWALK CONSTRUCTION
12DRB-70042 EXTENSION OF MAJOR PRELIMINARY PLAT

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

AMAFCA
No objection to requested actions.

COG
No comments provided

TRANSIT
No comments

ZONING ENFORCEMENT
No comments provided

NEIGHBORHOOD COORDINATION
Letters sent to: Nor Este NA

APS
North Albuquerque Acres, Unit 3, Tract 2, Lots 15, 16, and 18, is located at on the west side of Wyoming Blvd NE between Eagle Rock Ave and Modesto Ave NE. The owner of the above property requests a Vacation of Public Easement, Vacation of Public ROW, Extension of SIA for Temporary Deferral of Sidewalk Construction, and an Extension of Major Preliminary Plat for a development that will consist of 9 residential units, and will impact North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. North Star Elementary School is exceeding capacity, Desert Ridge Middle School is nearing capacity, and La Cueva High School currently had excess capacity.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
268	North Star ES	706	643	-63
430	Desert Ridge MS	1023	1030	7
525	La Cueva HS	1927	2100	173

Residential Units: 9
Est. Elementary School Students: 3
Est. Middle School Students: 1
Est. High School Students: 1
Est. Total # of Students from Project: 5
*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.

The property owner entered into a Pre-Development Facilities Fee Agreement 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 of new and existing schools within the APS district.

POLICE DEPARTMENT

No Crime Prevention or CPTED comments concerning the proposed Extension of Major Preliminary Plat, Vacation of Public Easement, Vacation of Public Right-of-Way or Sidewalk Waiver requests at this time.

FIRE DEPARTMENT

No comments provided

PNM ELECTRIC & NMGAS

No comments provided

COMCAST

No comments provided

QWEST

Centurlink has no objections to the vacation of public right-of-way or public easement. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D 1. Previously reviewed 01/19/2011. 2. No Adverse Comments.
OPEN SPACE DIVISION No comments provided
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT The property owner of Lot 17, Block 1 must sign the plat, as they an easement is shown on their lot (22-foot wide access easement). Please clarify the location of the proposed right of way vacation. Does this project have a financial guarantee? If not, an extension of the sidewalk deferral should not be required.
PARKS AND RECREATION No comments
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation(s). The deferral of sidewalk construction is tied to plat approval. Refer to any public hearing comments regarding proposed extension of preliminary plat.

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

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 7, 2012,** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **March 6, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1005029
12DRB-70043 VACATION OF PUBLIC EASEMENT
12DRB-70044 SIDEWALK WAIVER
12DRB-70045 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
12DRB-70046 MINOR - TEMP DEFR SWDK CONST
12DRB-70047 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON & ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING** and Tract R **STORMCLOUD UNIT 3** zoned SU-2 RLT and RD, located on the south side of TIERRA PINTADA BLVD NW between ARKANSAS RD NW and CALLE AZULEJO NWcontaining approximately 55.2416 acre(s). (H-9)

Project# 1008589
12DRB-70039 VACATION OF PUBLIC EASEMENT
12DRB-70040 VACATION OF PUBLIC RIGHT-OF-WAY
12DRB-70041 EXTENSION OF SIA FOR TEMPORARY DEFERRAL SIDWWALK *CONSTRUCTION*
12DRB-70042 EXTENSION OF MAJOR PRELIMINARY PLAT

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

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, FEBRUARY 20, 2012.

HEARING DATE: 1-11-12 (APP)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 26, 2011

Project# 1008589
10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY
10DRB-70328 VACATION OF PUBLIC EASEMENT
10DRB-70329 MINOR - TEMPORARY DEFERAL 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)

AMAFCA
No objection to requested actions. AMAFCA will sign the final plat.

COG
MRCOG has no comment on the proposed application.

TRANSIT
No comments.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION

APS
North Albuquerque Acres, Tract 2, Unit 3 (to be known as La Vista at Desert Ridge Trails), Lots 15, 16, and 18, Block 1, is located on the west side of Wyoming Blvd NE between Eagle Rock NE and Modesto Ave NE. The owner of the above property requests a Vacation of Public Right-of-Way, Vacation of Public Easement, a Minor Temporary Sidewalk Deferral, and approval of a Major Preliminary Plat. This development will consist of 9 residential units, and will impact North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. North Star Elementary School is exceeding capacity, Desert Ridge Middle School is nearing capacity, and La Cueva High School currently had excess capacity.

Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
268	North Star	707	643	-64
430	Desert Ridge	1,021	1,030	9
525	La Cueva	2,079	2,100	21

Residential Units: 9
Est. Elementary School Students: 3
Est. Middle School Students: 1
Est. High School Students: 1
Est. Total # of Students from Project: 5
*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.

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS

No comments.

COMCAST

No comments.

QWEST

Concerning the subject case number(s), Qwest has no objection to the vacation of the public right of way or the vacation of public easement as submitted. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

1. Previously reviewed 12/15/2010.
2. No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

An approved grading and drainage plan is required for Preliminary Plat approval.
No objection to the vacation requests.

TRANSPORTATION DEVELOPMENT

The sidewalk exhibit does not reflect the current layout; please revise.

City records indicate that Wyoming Boulevard currently has 78 feet of right of way in this area, not 156 feet.

A legend, defining all linetypes used, must be provided.

Infrastructure List: Wyoming Blvd. must have 6 foot wide sidewalk, as it is a principal arterial roadway.

PARKS AND RECREATION
Defer to the affected agencies regarding the vacation requests.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). **Note: This option is only applicable to land covered by a Sector Development Plan.*

ABCWUA
No comments.

PLANNING DEPARTMENT
Refer to comments from affected agencies/ plus any public hearing comments regarding proposed Vacation(s).

The proposed plat appears to conform to the maiximum density of the La Cueva Sector Development Plan Per Resolution R-07-239. For the area zoned for a maximum of 5 Dwellings per acre, this would require an average lot area of 8,712 sq ft, or an allowable 6.67 dwellings, and for the area zoned for a maximum of 7 Dwellings per acre, this would require an average lot area of 6,223 sq ft, or an allowable 2.65 dwellings. However, the configuration of the subdivision and particularly proposed Lot 9-1 presents serveral issues regarding the suitability of this subdivison. Such a wide disparity of lot sizes does not appear to conform to the Comprehensive Plan for orderly development. Alternative lot configurations or extensive plat restrictions need to be addressed.

Refer to comments from Transportation Development and ABCWUA regarding the suitability of this subdivision and the provision of access and utilities to adjacent property, specifically Lot 17 to the south. A sketch needs to be provided that shows that adjacent property can be developed with access to sanitary sewer and in conformance with the Subdivision Ordinance and the DPM without an easement from this proposed subdivision.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 22, 2010

Project# 1008589
10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY
10DRB-70328 VACATION OF PUBLIC EASEMENT
10DRB-70329 MINOR - TEMPORARY DEFERAL 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, Block(s) 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 2.1424 acre(s). (C-19)

AMAFCA No objection to requested actions. AMAFCA will sign the Final Plat.
COG No comments.
TRANSIT No comments.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION
APS No comments.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION Open Space has no adverse comments

CITY ENGINEER

No objection to the Vacation or Bulk Land Variance. Show the Special Flood Hazard Areas on the plat.

TRANSPORTATION DEVELOPMENT

No objection to vacation request as shown.
No objection to sidewalk deferral.

Preliminary Plat Comments:

The right of way dedication is proposed, not existing. Please revise the dedication to include the existing roadway easement.

Wyoming Blvd Right of Way: The Desert Ridge Trails Subdivision, Unit 1 (Recorded 02/08/2002, Bk 2002C, Pg 46), located directly north of your site, specifies an existing right of way width of 78 feet, an existing 30 foot public roadway easement, and a 48-foot wide future right of way dedication in this area. Total future right of way is defined as 156 feet. In addition, Appendix D of the *Long Range Roadway and Transit Systems* specifies that a right of way width of 156 feet is required. Please explain why the proposed plat provided specifies a final right of way width of 138 feet.

Access to Public Right of Way: Please note that the proposed preliminary plat leaves Lot 17 and the remaining portion of Lot 18 without sufficient access. The remaining portion of Lot 18 has no access to right of way as shown. When Lot 17 is replatted, it will require an additional 48-foot dedication of right of way, as well as a radius of 30 feet (see Table 23.3.3 of the *Development Process Manual*). Once this dedication has taken place, there will be less than 60 feet of frontage available along Eagle Rock Avenue. Therefore, a new development could not be designed on Lot 17, as a new roadway would not be allowed this close to the intersection of Wyoming and Eagle Rock Avenue.

Based on previous information, the existing 30 foot wide roadway easement continues south to Eagle Rock Avenue. This must be shown on the plat.

Infrastructure List: Please clarify that the 4' west side only on Wyoming Blvd from North PL to South PL is sidewalk.

PARKS AND RECREATION

Defer to Transportation and Hygrology regarding the vacation request.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). **Note: This option is only applicable to land covered by a Sector Development Plan.*

ABCWUA

No comments.

PLANNING DEPARTMENT

Refer to comments from affected agencies/ plus any public hearing comments regarding proposed Vacation(s). The proposed plat includes a portion of the La Cueva Channel/ AMAFCA R-O-W in proposed Lot 10-P1 that was dedicated by Desert Ridge Trails Unit 1; this would require a separate Vacation action (it was approved in 2009, but not included in the current request).

Per Resolution R-07-239, densities in the La Cueva Sector Development Plan for RD zoning are to be calculated excluding public rights of way. For a maximum of 5 Dwellings per acre, this would require an average lot area of 8,712 sq ft. – the proposed subdivison averages 5,612 sq ft.

Refer to comments from Transportation Development regarding the suitability of this subdivision and the provision of access to adjacent property, specifically Lots 17 and 18 to the south. A sketch needs to be provided that shows that adjacent property can be developed in conformance with the Subdivision Ordinance and the DPM without an easement from this proposed subdivision.

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

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, December 22, 2010,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002739 10DRB-70326 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for all or a portion of **ANDERSON HEIGHTS Unit 9,** zoned R-LT, located east of 118TH ST SW between AMOLE MESA SW and COLOBEL AVE SW containing approximately 56.3327 acre(s). (N-8)
Project# 1008435 10DRB-70332 VACATION OF PUBLIC EASEMENT 10DRB-70333 BULK LAND VARIANCE 10DRB-70334 - PRELIMINARY/ FINAL PLAT APPROVAL	FORSTBAUER SURVEYING CO LLC agent(s) for AMERICUS LLC et al request(s) the referenced/ above action(s) for all or a portion of Lot(s) N-3, N-4, and N-7, **TANOAN PROPERTIES** zoned R-D, located on the south side of SAN ANTONIO DR NE between LOWELL ST NE and TRAMWAY BLVD NE containing approximately 20.6654 acre(s). (E-22)
Project# 1008589 10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY 10DRB-70328 VACATION OF PUBLIC EASEMENT 10DRB-70329 MINOR - TEMPORARY DEFERAL 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, Block(s) 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 2.1424 acre(s). (C-19)

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, DECEMBER 6, 2010.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: Dec. 22, 2010

Project# 1008598

Zone Atlas Page: C-19

App# 10DRB 70327
70328
70330

Notification Radius: 200'

Cross Reference and Location: Wyoming NE Between Eagle Rock NE and Modesto NE

Applicant: Esmail Haidari
12006 Gazelle Place NE
Alb NM 87111

Agent: SAME

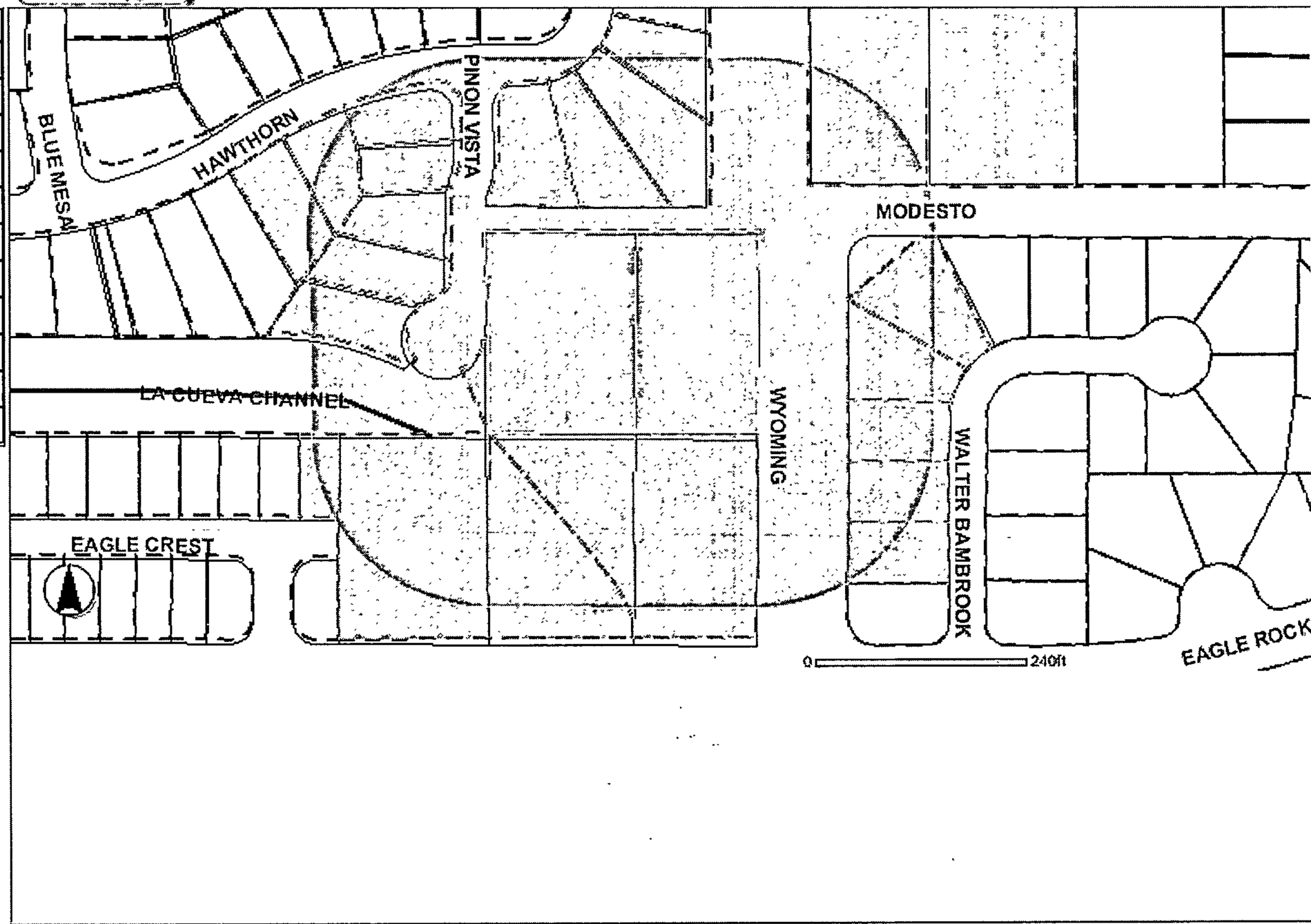
Special Instructions:

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

Date Mailed: 12-3-10
Signature:

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
  - CITY LANDMARKS
  - HISTORIC PLACES
  - CASE TRACKING
  - CASE HISTORY
  - CENTERS
  - CRP LOCATIONS
  - CITY FACILITIES
  - PUBLIC ART
  - BUILDING PERMITS
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO
  - 2008 AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPER CLAS
26	101906427951710306	RIPLEY EDWARD & GRADY TRUSTEES RIPLEY RVT	9021 WALTER BAMBROOK PL NE	ALBUQUERQUE	NM	87122	R

Previous 25 Records

Buffer SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101906520803731000	ROSWOLD EDWIN A & CHERI D	9001 PINON VISTA CT NE	ALBUQUERQUE	NM	87120	R	A1A	LT 1-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6-P1 THRU 10-P1,11 THRU 28 & H.O.A TRACTS CC & DD BLOCK 8 DESERT RIDGETRAILS SUBDIVISION UNIT 1 CONT .2095 AC	0 21056678
2	101906423748221000	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	SW'LY PORT OF LT 18 BLK 1 NORTH ALBUQUERQUE ACRES TR 2 UNIT3 CONT .5139 AC +/-	0.50966599
3	101906521406131000	HOPPMAN MARILYN	9019 PINON VISTA CT NE	ALBUQUERQUE	NM	87113	R	A1A	LT 5-P1 BLK 8 PLAT FOR DESERT RIDGE TRAILS SUBDIVISON UNIT 1CONT .1475 AC	0 17565806
4	101906425349221000	HAIDARI ESMAIL & ASGHARZARDEH GHAMAR	12008 GAZELLE PL NE	ALBUQUERQUE	NM	87111	V	A1A	LT 17 BLK 1 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2CONT .7252 AC	0 74164917
5	101906427750310000	PAXTON D M & LAURIE L	9015 WALTER BAMBROOK NE	ALBUQUERQUE	NM	87122	R	A1A	LT 4 BLK 1 AMENDED CORRECTED PLAT FOR NOR ESTE ESTATES BLKS1 THRU 11 CONT 8,076 SQ FT +-	0.18637901
6	101906422249221000	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	LT 19 BLK 1 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2CONT .8800 AC +/-	0 90903551
7	101906427749110000	PARASHER GULSHAN	9005 WALTER BAMBROOK PL NE	ALBUQUERQUE	NM	87122	R	A1A	LT 2 BLK 1 AMENDED CORRECTED PLAT FOR NOR ESTE ESTATES BLKS1 THRU 11 CONT 8,019 SQ FT +-	0 18501835
8	101906524306830000	BORNHOFT ANDREW C & SHERRI L	9112 AUTUMN ROSE DR NE	ALBUQUERQUE	NM	87113	R	A1A	LT 6-P1 BLK 7 PLAT FOR DESERT RIDGE TRAILS SUBDIVISON UNIT 1CONT 1920 AC	0.1995701
9	101906427749610000	GARCIA LEROY L & EILEEN B	9009 WALTER BAMBROOK PL NE	ALBUQUERQUE	NM	87122	R	A1A	LT 3 BLK 1 AMENDED CORRECTED PLAT FOR NOR ESTE ESTATES BLKS1 THRU 11 CONT 8,037 SQ FT +-	0 18478343
10	101906520605531000	FOX MICHAEL S & EDISON-FOX GIEZELL K	7420 HAWTHORN AVE NE	ALBUQUERQUE	NM	87113	R	A1A	LT 6-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6-P1 THRU 10-P1,11 THRU 28 & H O.A TRACTS CC & DD BLOCK 8 DESERT RIDGETRAILS SUBDIVISION UNIT 1 CONT .1655 AC	0 16957249
11	101906524206030000	WINTER NANNETTE M & BRADLEY D	9108 AUTUMN ROSE DR NE	ALBUQUERQUE	NM	87113	R	A1A	LT 7-P1 BLK 7 PLAT FOR DESERT RIDGE TRAILS SUBDIVISON UNIT 1CONT 2925 AC	0 32380194
12	101906425351521000	HAIDARI ESMAIL & ASGHARZARDEH GHAMAR	12008 GAZELLE PL NE	ALBUQUERQUE	NM	87111	V	A1A	LT 16 BLK 1 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2CONT 7252 AC +/-	0 72448406
13	101906522805630000	FORESTER ZACHARY & GLORIA	9100 AUTUMN ROSE DR NE	ALBUQUERQUE	NM	87113	R	A1A	LT 9-P1 BLK 7 PLAT FOR DESERT RIDGE TRAILS SUBDIVISON UNIT 1CONT 2598 AC	0 25103968
14	101906427751010000	HEWITT RANDY C & MONICA M	9017 WALTER BAMBROOK PL NE	ALBUQUERQUE	NM	87122	R	A1A	LT 5 BLK 1 AMENDED CORRECTED PLAT FOR NOR ESTE ESTATES BLKS1 THRU 11 CONT 9,940 SQ FT +-	0 22864203
15	101906424350021000	HAIDARI ESMAIL & GHAMAR ASGHARZARDEH	12008 GAZELLE PL NE	ALBUQUERQUE	NM	87111	V	A1A	PARCEL 2 (AKA PORT OF LT 18 BLK 1 NORTH ALBUQUERQUE ACRESTRACT 2 UNIT 3) CONT .3661 AC +/-	0 3764242
16	101906521104331000	WARD KEVIN S & LORA L	9005 PINON VISTA CT NE	ALBUQUERQUE	NM	87109	R	A1A	LT 2-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6-P1 THRU 10-P1,11 THRU 28 & H.O.A TRACTS CC & DD BLOCK 8 DESERT RIDGETRAILS SUBDIVISION UNIT 1 CONT .1876 AC	0.19014825
17	101906521505531000	CERUTTI JOHN L & A RUTH	9015 PINON VISTA CT NE	ALBUQUERQUE	NM	87113	R	A1A	LT 4-P1 BLK 8 PLAT FOR DESERT RIDGE TRAILS SUBDIVISON UNIT 1CONT .1284 AC	0 14278718
18	101906520104931000	WANDER SAUNDRA & HERRON PAMELA	7416 HAWTHORN AVE NE	ALBUQUERQUE	NM	87113	R	A1A	LT 7-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6-P1 THRU 10-P1,11 THRU 28 & H.O.A TRACTS CC & DD BLOCK 8 DESERT RIDGETRAILS SUBDIVISION UNIT 1 CONT .2218 AC	0 21327624
19	101906521304931000	ROBINSON DEREK	9009 PINON VISTA CT NE	ALBUQUERQUE	NM	87113	R	A1A	LT 3-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6-P1 THRU 10-P1,11 THRU 28 & H.O.A TRACTS CC & DD BLOCK 8 DESERT RIDGETRAILS SUBDIVISION UNIT 1 CONT .1505 AC	0.17072224
20	101906527401640000	TENNEY JOHN L & MARY ANN	7601 MODESTO AVE NE	ALBUQUERQUE	NM	87122	R	A1A	*32 12 TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES	0 7248432
21	101906421250121000	STILLWELL BRENDA K	7501 EAGLE CREST AVE NE	ALBUQUERQUE	NM	87113	R	A1A	LT 11 BLK B PLAT FOR VISTA DEL AGUILA SUBDIVISION UNIT TWOBEING A REPLAT OF NORTH ALBUQUERQUE ACRES TRACT 2UNIT 3 BLOCK 1 LOTS 20 THRU 23 CONT 0979 AC	0 09795521
22	101906423150921000	HAIDARI ESMAIL & GHAMAR ASGHARZARDEH	12008 GAZELLE PL NE	ALBUQUERQUE	NM	87111	V	A1A	PARCEL 1 (AKA PORT OF AMAFCA LA CUEVA CHANNEL ROW DESERTRIDGE TRAILS UNIT 1 SUBDIVISION) CONT .0342 AC +/-	0 03694366
23	101906423851521000	HAIDARI ESMAIL & ASGHARZARDEH GHAMAR	12008 GAZELLE PL NE	ALBUQUERQUE	NM	87111	V	A1A	LT 15 BLK 1 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRESCONT 8864 AC +/-	0 88482546
24	101906529001640000	MEREWETHER KIMBALL O & SHANNON D	7737 MODESTO AVE NE	ALBUQUERQUE	NM	87122	R	A1A	* 031 012NORTH ALBUQ ACRES TR 1 UNIT 3	0 89415208
25	101906523605630000	LIND ROBERT M & VALERIE A	9104 AUTUMN ROSE DR NE	ALBUQUERQUE	NM	87113	R	A1A	LT 8-P1 BLK 7 PLAT FOR DESERT RIDGE TRAILS SUBDIVISON UNIT 1CONT 2490 AC	0 24122273
26	101906427951710000	RIPLEY EDWARD & GRADY TRUSTEES RIPLEY RVT	9021 WALTER BAMBROOK PL NE	ALBUQUERQUE	NM	87122	R	A1A	LOT 6 BLK 1 AMENDED CORRECTED PLAT NOR ESTE ESTATES BLKS 1 THRU 11 EXC PORT DEDICATED FOR CITY LANDSCAPE CONT 0 2917 ACM/L OR 12,706 SQ FT M/L	0 27538757

OR CURRENT OWNER
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT OWNER
BORNHOFT ANDREW C & SHERRI L
9112 AUTUMN ROSE DR NE
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
CERUTTI JOHN L & A RUTH
9015 PINON VISTA CT NE
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
FORESTER ZACHARY & GLORIA
9100 AUTUMN ROSE DR NE
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
FOX MICHAEL S & EDISON-FOX GIEZELL K
7420 HAWTHORN AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
GARCIA LEROY L & EILEEN B
9009 WALTER BAMBROOK PL NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
HAIDARI ESMAIL & ASGHARZARDEH GHAMAR
12008 GAZELLE PL NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
HEWITT RANDY C & MONICA M
9017 WALTER BAMBROOK PL NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
HOPPMAN MARILYN
9019 PINON VISTA CT NE
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
LIND ROBERT M & VALERIE A
9104 AUTUMN ROSE DR NE
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
MEREWETHER KIMBALL O & SHANNON D
7737 MODESTO AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
PARASHER GULSHAN
9005 WALTER BAMBROOK PL NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
PAXTON D M & LAURIE L
9015 WALTER BAMBROOK NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
RIPLEY EDWARD & GRADY TRUSTEES RIPLEY RVT
9021 WALTER BAMBROOK PL NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
ROBINSON DEREK
9009 PINON VISTA CT NE
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
ROSWOLD EDWIN A & CHERI D
9001 PINON VISTA CT NE
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
STILLWELL BRENDA K
7501 EAGLE CREST AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
TENNEY JOHN L & MARY ANN
7601 MODESTO AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
WANDER SAUNDRA & HERRON PAMELA
7416 HAWTHORN AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
WARD KEVIN S & LORA L
9005 PINON VISTA CT NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
WINTER NANNETTE M & BRADLEY D
9108 AUTUMN ROSE DR NE
ALBUQUERQUE, NM 87113

HEARING DATE: 12-22-10 (VRW, VPE, TDS, PB)

3. **Project# 1008589**
10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY
10DRB-70328 VACATION OF PUBLIC EASEMENT
10DRB-70329 MINOR - TEMPORARY DEFERAL 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, Block(s) 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 2.1424 acre(s). (C-19)**DEFERRED TO 1/19/11 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# 1008527**
10DRB-70346 EPC APPROVED SDP FOR BUILD PERMIT

LENTIY GROUP agent(s) for ALBUQUERQUE CARE GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 24 AND 24 PARCELS D AND E, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A,** zoned SU-2 O-1, located on PALOMAS AVE NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 2.04 acre(s). (D-19)*[Deferred from 12/15/10]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**

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

5. **Project# 1003604**
10DRB-70358 EXT OF SIA FOR TEMP DEFR SDWK CONST

JD HOME BUILDER request(s) the above action(s) for all or a portion **MIRA MESA ESTATES,** zoned R-2, located on GLEN RIO NW BETWEEN 64TH ST NW AND 68TH NW containing approximately acre(s). (J-10) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project# 1004367**
10DRB-70353 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for BB&P, LLC AND EDITH EQUIPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 63, 64, & 65, Tract(s) 48 & 49, **CALAVERO ADDITION,** zoned SU-1 FOR IP USES, located on EDITH BOULEVARD NE BETWEEN OSUNA NE AND BEAR CANYON NE containing approximately 5.443 acre(s). (E-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RESOLUTION OF RIGHT-OF-WAY EASEMENT AND TO PLANNING FOR THE APPROVAL OF ADMINISTRATIVE AMENDMENT.**

Complete
9-20-12

Done filed 9-20-12

DRB CASE ACTION LOG - BLUE SHEET

☒ ~~Preliminary~~/ Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

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

Project #: 1008589 Application #: 12DRB-70212
Project Name: North Albuquerque Acres Tract 25, Unit 3
Agent: Cartesian Surveys Inc. Phone #:

Your request was approved on 9-4-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☑ CITY ENGINEER / AMAFCA: S/A

☐ PARKS / CIP:

☑ PLANNING (Last to sign): to record

PLATS:
☑ Planning must record this plat. Please submit the following items:

1 ☑ -The original plat and a mylar copy for the County Clerk. $25 fee
2 ☑ -Tax certificate from the County Treasurer.
4 ☑ -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
5 ☑ -Tax printout from the County Assessor.
City → 3 ☑ -County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
☐ Property Management's signature must be obtained prior to Planning Department's signature.
☑ AGIS DXF File approval required.
☐ Copy of recorded plat for Planning.

ALL SITE PLANS:
☐3 copies of the approved site plan. Include all pages.

Glendale
222 3720

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 DEFERAL 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.

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

The Board found evidence of similar non-uniform lots in blocks 3 and 6 of adjacent Desert Ridge Trails Unit 1 Subdivision as proposed with this subdivision. With an approved grading and drainage plan engineer stamp dated March 1, 2011 and with the signing of the infrastructure list dated March 9, 2011 the preliminary plat was approved.

CONDITIONS:

1. Detached open space shall be calculated and compliance with Section 14-16-3-8 (A) of the Zoning Code shall be noted on the Final plat; this may require cash payment to be received prior to Final plat.

2. The proposed Lot 9P-1 shall be designated as "Tract" or "Parcel" on the Final plat, and restrictions on further platting of this Tract or Parcel shall be prominently noted on the Final plat.

If you wish to appeal this decision, you must do so by March 24, 2011 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; 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Esmail Haidari – 12008 Gazelle Place NE – Albuquerque, NM 87111
Cc: Steve Marcum Managing Member – SBAlb Real Estate Holdings, LLC. – 219 Central Ave. NW Ste. 100 – Albuquerque, NM 87102
Marilyn Maldonado
Scott Howell
File

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/07/2014 Issued By: E08375 224850

Category Code 910
2014 070 036

Application Number: **14DRB-70036**, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: WYOMING BLVD NE BETWEEN EAGLE ROCK NE AND MODESTO NE

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PLACE NE
ALBUQUERQUE NM 87111
250-6088

Agent / Contact
ESMAIL HAIDARI

12008 GAZELLE PLACE NE
ALBUQUERQUE NM 87111
250-6088

Application Fees

APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$50.00**
TOTAL:	**$145.00**

```
City of Albuquerque Treasury
Date:2/7/2014    Office:ANNEX
Rat ID:WS000009  Cashier:TRSMAR
Batch:    3222     Trans #:25
Permit: 2014070036
Receipt Num 00177642
     Payment Total:$145.00
09/00 APN Fee                    $75.00
09/01 Conflict Manag. Fee        $20.00
09/03 DRB Actions                $50.00
      Check Tendered :           $145.00
```

8589

DXF Electronic Approval Form

DRB Project Case #: 1008589

Subdivision Name: LA VISTA @ DESERT RIDGE TRAILS PHASE / LOTS 9AP1, 9BP1, 9CP1

Surveyor: WILL PLOTNER

Contact Person: AMBER PALMER

Contact Information: 5058963050

DXF Received: 11/30/2012 Hard Copy Received: 11/30/2012

Coordinate System: NMSP Grid (NAD 83)

Approved 11/30/12 Date

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

AGIS Use Only

Copied fc **8589** to agiscov on **11/30/2012** Contact person notified on **11/30/2012**

DRB CASE ACTION LOG - BLUE SHEET

☒ ~~Preliminary~~/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

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

Project #: 1008589 Application #: 12DRB-70212
Project Name: North Albuquerque Acres Tract 7, Unit 3
Agent: Cartesian Surveys Inc Phone #:

Your request was approved on 11-28-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): 22 ft Pvt Access Easement, dep utility signature
City Attorney review Lien, S/A, Ex'met

PLATS:

☐ Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ Property Management's signature must be obtained prior to Planning Department's signature.
☒ AGIS DXF File approval required.
☐ Copy of recorded plat for Planning.

ALL SITE PLANS:

☐3 copies of the approved site plan. Include all pages.

7-18-12

REQUIREMENTS FOR LA VISTA - LIEN

1 - APPRAISAL for Portion of Lot 18. - Gave [illegible] $100.

2 - OBTAIN Acknowledge that the City's Lien HAS Priority from ABDEC-RAHMAN EL-EMAUY. (Ken Hurt - attorney)

3 - Current TITLE Report showing Title Encumbrances and that the TITLE IS IN ESMAIL HAIDARI is the owner of "Portions of Lot 18".

Plat for
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

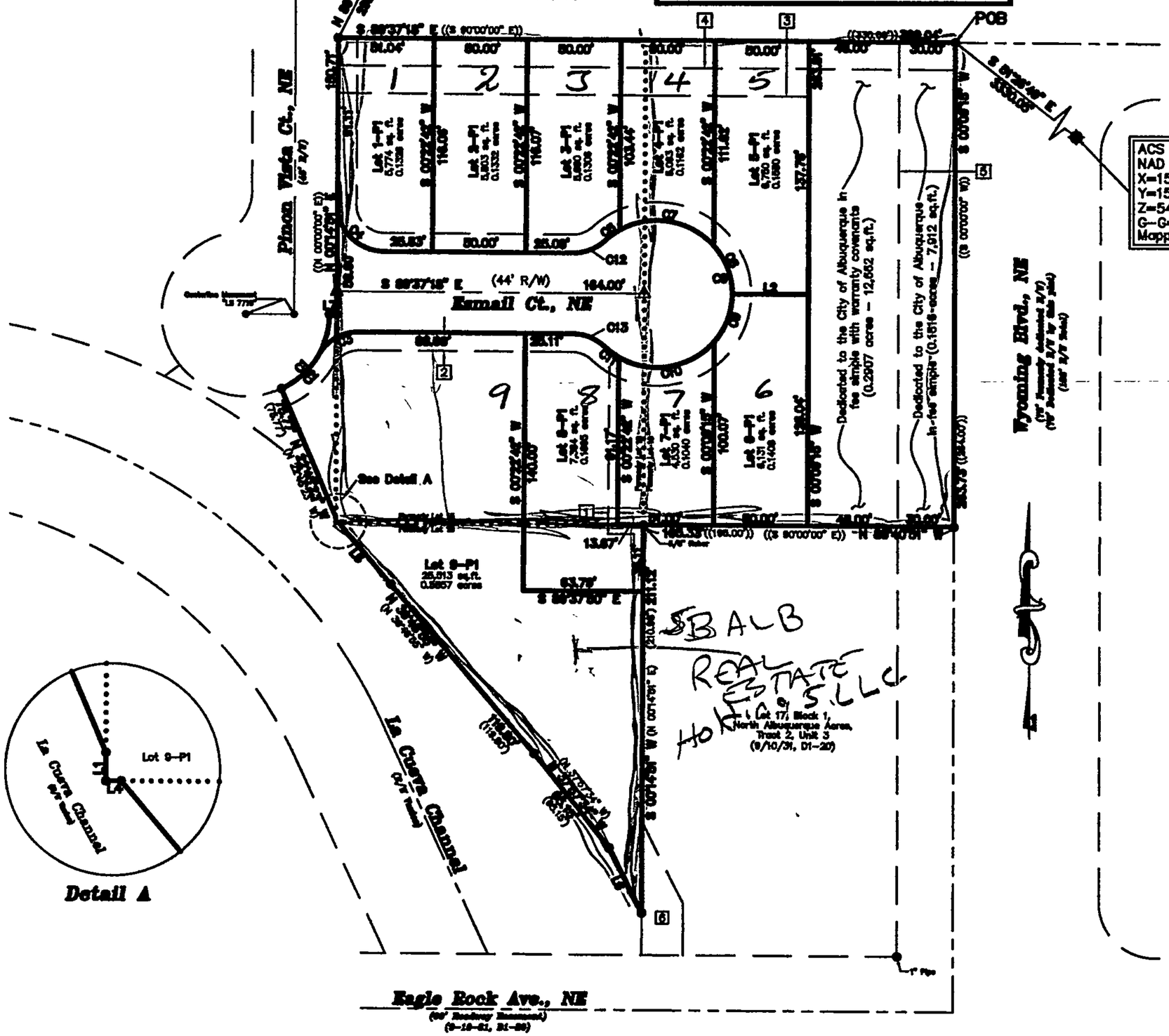
Section 18, Township 11 North, Range 4 East
New Mexico Principal Meridian
As Projected in The Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
July 2012

ACS Monument "1_B20"
NAD 1983 CENTRAL ZONE
X=1550483.349
Y=1524154.945
Z=5477.179 (NAVD 1988)
G-G=0.999651137
Mapping Angle=-0°10'24.45"

ACS Monument "7_C19"
NAD 1983 CENTRAL ZONE
X=1550417.138
Y=1522068.520
Z=5485.723 (NAVD 1988)
G-G=0.999650745
Mapping Angle=-0°10'24.78"

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT "LS 14271"



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.68'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W(N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W(N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E(S 89°37'35" E)

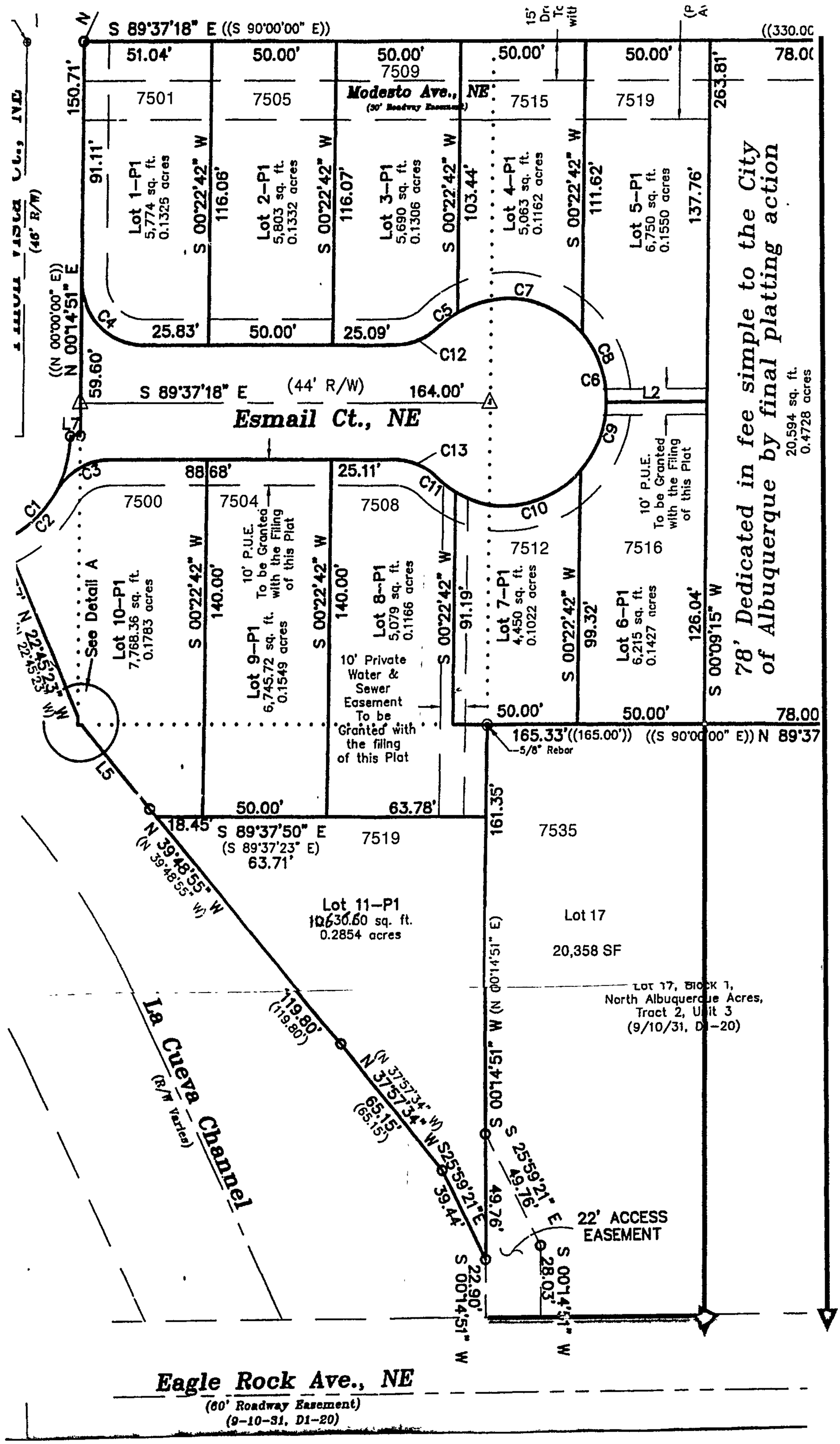
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	(50.55')50.55'	(45.00')45.00'	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00'	34°58'28"	27.04'	N 47°14'7" E
C3	26.46'	25.00'	60°38'29"	25.24'	S 60°4'8" W
C4	39.21'	25.00'	89°81'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00'	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00'	267°22'51"	57.95'	N 0°22'41" E
C7	54.87'	40.00'	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00'	41°11'7"	28.14'	N 20°26'19" W
C9	28.06'	40.00'	40°13'30"	27.51'	N 20°16'0" E
C10	55.61'	40.00'	79°56'40"	51.39'	N 80°21'6" E
C11	9.60'	40.00'	13°44'41"	9.57'	S 52°48'14" E
C12	19.07'	25.00'	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00'	43°40'44"	18.60'	N 67°46'15" W

Easement Notes

1. 5' 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. TO BE VACATED)
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. 22' ACCESS EASEMENT BENEFITTING LOT 9-P1 AND TO BE MAINTAINED BY LOT 17 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON _____ IN BOOK _____ PAGE _____

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.


S 89°37'18" E ((S 90°00'00" E))
51.04'
50.00'
50.00'
7509
50.00'
50.00'
78.00
150.71'
7501
7505
Modesto Ave., NE
(30' Roadway Easement)
7515
7519
263.81'
91.11'
Lot 1–P1
5,774 sq. ft.
0.1325 acres
S 00°22'42" W
116.06'
Lot 2–P1
5,803 sq. ft.
0.1332 acres
116.07'
Lot 3–P1
5,690 sq. ft.
0.1306 acres
103.44'
Lot 4–P1
5,063 sq. ft.
0.1162 acres
111.62'
Lot 5–P1
6,750 sq. ft.
0.1550 acres
137.76'
(46' R/W)
((N 00°00'00" E))
N 00°14'51" E
C4
25.83'
50.00'
25.09'
C5
C7
C12
C8
C6
59.60'
S 89°37'18" E
(44' R/W)
164.00'
L2
Esmail Ct., NE
L7
C9
C13
C3
88.68'
25.11'
C11
C1
C2
7500
7504
7508
C10
10' P.U.E.
To be Granted
with the Filing
of this Plat
7512
7516
See Detail A
Lot 10–P1
7,768.36 sq. ft.
0.1783 acres
140.00'
Lot 9–P1
6,745.72 sq. ft.
0.1549 acres
140.00'
Lot 8–P1
5,079 sq. ft.
0.1166 acres
91.19'
Lot 7–P1
4,450 sq. ft.
0.1022 acres
99.32'
Lot 6–P1
6,215 sq. ft.
0.1427 acres
126.04'
S 00°09'15" W
78' Dedicated in fee simple to the City of Albuquerque by final platting action
20,594 sq. ft.
0.4728 acres
N 22°45'23" W
10' Private
Water &
Sewer
Easement
To be
Granted with
the filing
of this Plat
50.00'
50.00'
78.00
165.33'((165.00'))
((S 90°00'00" E)) N 89°37
5/8" Rebar
L5
50.00'
63.78'
161.35'
18.45'
S 89°37'50" E
(S 89°37'23" E)
63.71'
7519
7535
N 39°48'55" W
(N 39°48'55" W)
Lot 11–P1
10,630.60 sq. ft.
0.2854 acres
Lot 17
20,358 SF
Lot 17, Block 1,
North Albuquerque Acres,
Tract 2, Unit 3
(9/10/31, D1–20)
119.80'
(119.80')
La Cueva Channel
(R/W Varies)
N 37°57'34" W
(N 37°57'34" W)
65.15'
(65.15')
S 00°14'51" W (N 00°14'51" E)
S 25°59'21" E
49.76'
49.76'
39.44'
22' ACCESS
EASEMENT
S 00°14'51" W
22.90'
28.03'
S 00°14'51" W
Eagle Rock Ave., NE
(60' Roadway Easement)
(9-10-31, D1-20)

upc code
1019064 2435002 1924

$51.8k

FINANCIAL GUARANTY AMOUNT

06/01/2012

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 784882, La Vista at Desert Ridge Trails Subd, Phase/Unit #:

Requested By: **Esmail Haidari**

Approved estimate amount:		$57,561.94
Contingency Amount:	10.00%	$5,756.19
Subtotal:		$63,318.13
NMGRT	7.00%	$4,432.27
Subtotal:		$67,750.40
Engineering Fee	6.60%	$4,471.53
Testing Fee	2.00%	$1,355.01
Subotal:		$73,576.94
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$91,971.18**

APPROVAL: DATE:

S Woodall 7-18-12

Notes: Wyoming Improvements, plans have not been approved

La Vista @ Desert Trails Subdivision
Wyoming Blvd Improvements
Project No.: 784882
Opinion of Probable Cost

Item #	Short Description	Quantity	Unit	Unit Price1	Item Cost
205.01	FILL, BORROW, HAUL & COMP	1550	CY	$3.85	5,967.50
301.02	SUBGRADE PREP, 12"	810	SY	$2.00	1,620.00
336.022	ASP CONC, Superpave, 2", M	810	SY	$9.52	7,711.20
336.023	ASP CONC, Superpave, 2-1/2", M	810	SY	$11.00	8,910.00
336.024	ASP CONC, Superpave, 3", M	810	SY	$13.00	10,530.00
336.12	TK CT	1620	SY	$0.37	599.40
340.01	SDWK, 4", PCC	186	SY	$40.09	7,456.74
340.05	C & G, STD, PCC	265	LF	$20.31	5,382.15
340.06	C & G, MDN, PCC	240	LF	$19.49	4,677.60
343.04	CONC PVMT, <4", SAW, R&D	6	SY	$7.79	46.74
				subtotal	52,901.33
4.02	SURVEY	52,901.33	%	1.31%	693.01
6.05	MOB	52,901.33	%	4.77%	2,523.39
19.01	TRAFF CONT & BARR	52,901.33	%	2.10%	1,110.93
30.02	NPDES PERMITTING	52,901.33	%	0.63%	333.28
				Total	57,561.94

Project Number: 784882

Engineer'a Quantity and cost estimate

La Vista @ Desert trails subdivision

Wyoming Blvd Improvements cost.

6.	7.	8.	9.		10.
Item No.	Short Description	Est. Unit price	Est. Quantity		Est. Amount
Paving Wyoming					
4.01	CONSTRUCTION STAKING	LS	1,500.	1	1,500.
19.010	TRAFF CONT & BARR	LS	2,000.	1	2,000.
205.010	FILL, BORROW, HAUL & COMPACT	SY	2.30 3.85	850 1550	1,955.
301.020	SUBGRADE PREP 12"	SY	2.00	830.	1,660.
336.021	ASP CONC SUPERPAVE 1.5"M	SY	9.52	830	7,902.
336.023	ASP CONC SUPERPAVE 2.5"M	SY	11.00	830	9,130.
336.024	ASP CONC SUPERPAVE 3" M	sy	13.00	830	10,790.
336.120	TK CT	SY	0.37	830	308
340.010	SDWK, 4" PCC	SY	40.09	180	7,216.
340.050	STANDARD CURB, PCC	LF	20.31	265	5,382.
Needs	Wyoming Subtotal				$47,843.
340.06	median C+G	LS	19.49	~240	
6.05	Mob	4%/0%	4.77	Cost	
30.02	NPDES Permitting	%	0.63	Cost.	

Project Number: 784882

Engineer'a Quantity and cost estimate

La Vista @ Desert trails subdivision

Wyoming Blvd Improvements cost.

6.	7.	8.	9.		10.
Item No.	Short Description	Est. Unit price	Est. Quantity		Est. Amount
Paving Wyoming					
4.01	CONSTRUCTION STAKING	LS	1,500.	1	1,500.
19.010	TRAFF CONT & BARR	LS	2,000.	1	2,000.
205.010	FILL, BORROW, HAUL & COMPACT	SY	2.30 3.85	850 1550	1,955.
301.020	SUBGRADE PREP 12"	SY	2.00	830	1,660.
336.021	ASP CONC SUPERPAVE 1.5"M	SY	9.52	830	7,902.
336.023	ASP CONC SUPERPAVE 2.5"M	SY	11.00	830	9,130.
336.024	ASP CONC SUPERPAVE 3" M	sy	13.00	830	10,790.
336.120	TK CT	SY	0.37	830	308
340.010	SDWK, 4" PCC	SY	40.09	180	7,216.
340.050	STANDARD CURB, PCC	LF	20.31	265	5,382.

Needs

Wyoming Subtotal $47,843.

340:06 median C+G		LF	19.49	~240
6.05	Mob	4.10%	4.77	Cost
30.02	NPDES permitting	0%	0.63	Cost.

Lá Vista @ Desert Trails Subdivision
Wyoming Blvd Improvements
Project No.: 784882
Opinion of Probable Cost

Item #	Short Description	Quantity	Unit	Unit Price1	Item Cost
205.01	FILL, BORROW, HAUL & COMP	1550	CY	$3.85	5,967.50
301.02	SUBGRADE PREP, 12"	810	SY	$2.00	1,620.00
336.022	ASP CONC, Superpave, 2", M	810	SY	$9.52	7,711.20
336.023	ASP CONC, Superpave, 2-1/2", M	810	SY	$11.00	8,910.00
336.024	ASP CONC, Superpave, 3", M	810	SY	$13.00	10,530.00
336.12	TK CT	1620	SY	$0.37	599.40
340.01	SDWK, 4", PCC	186	SY	$40.09	7,456.74
340.05	C & G, STD, PCC	265	LF	$20.31	5,382.15
340.06	C & G, MDN, PCC	240	LF	$19.49	4,677.60
343.04	CONC PVMT, <4", SAW, R&D	6	SY	$7.79	46.74
				subtotal	52,901.33
4.02	SURVEY	52,901.33	%	1.31%	693.01
6.05	MOB	52,901.33	%	4.77%	2,523.39
19.01	TRAFF CONT & BARR	52,901.33	%	2.10%	1,110.93
30.02	NPDES PERMITTING	52,901.33	%	0.63%	333.28
				Total	57,561.94

FINANCIAL GUARANTY AMOUNT

06/01/2012

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 784882, La Vista at Desert Ridge Trails Subd, Phase/Unit #:

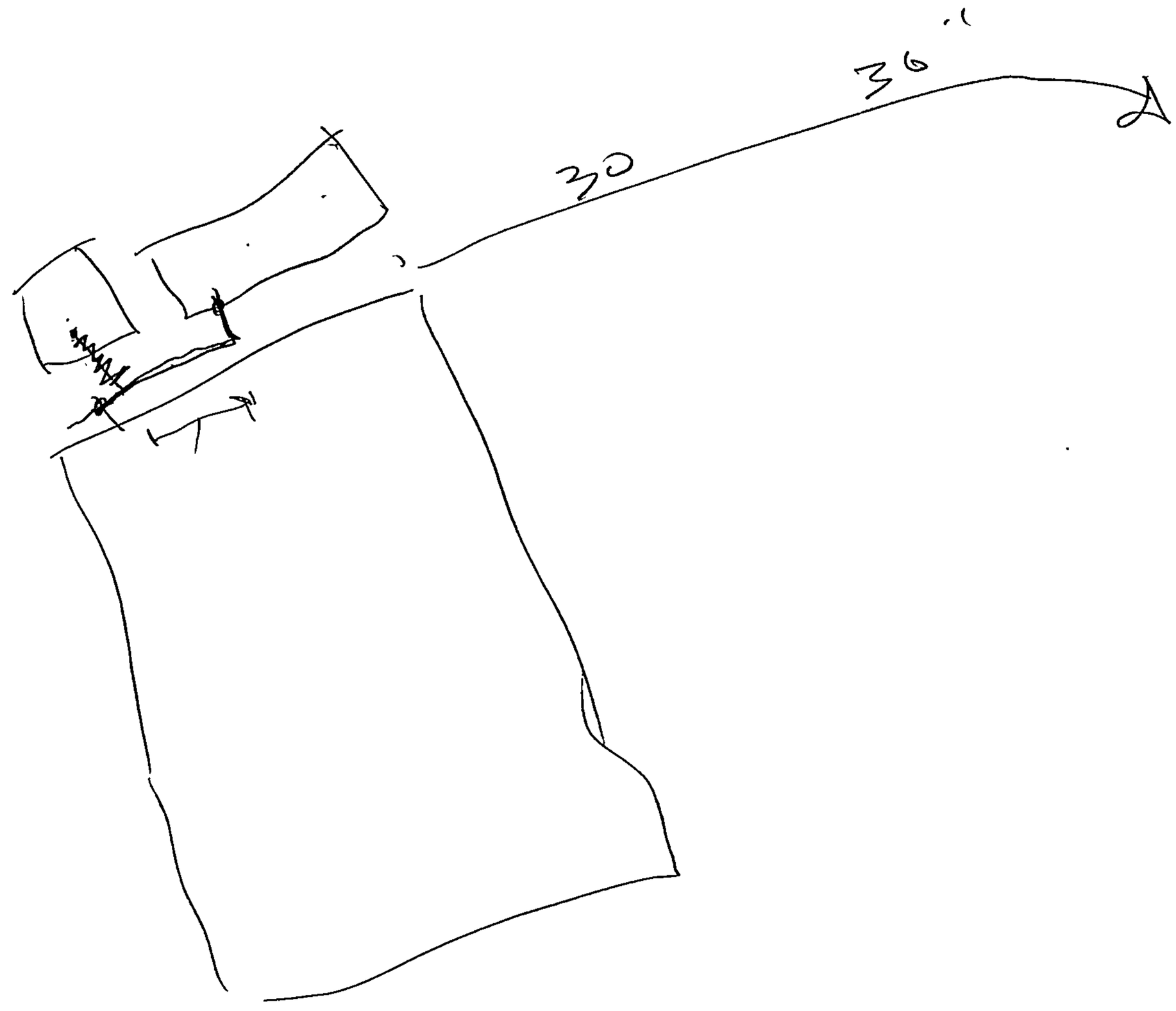
Requested By: **Esmail Haidari**

Approved estimate amount:		$57,561.94
Contingency Amount:	10.00%	$5,756.19
Subtotal:		$63,318.13
NMGRT	7.00%	$4,432.27
Subtotal:		$67,750.40
Engineering Fee	6.60%	$4,471.53
Testing Fee	2.00%	$1,355.01
Subotal:		$73,576.94
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$91,971.18**

APPROVAL: DATE:

S Woodall 7-18-12

Notes: Wyoming Improvements, plans have not been approved


36"
30
7"

DRB CASE ACTION LOG - BLUE SHEET

☒ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

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

Project #: 1008589 Application #: 12DRB-70212
Project Name: North Albuquerque Acres Tract 2, Unit 3
Agent: Cartesian Surveys Inc. Phone #:

Your request was approved on 9-12-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☑ CITY ENGINEER / AMAFCA: S/A

☐ PARKS / CIP:

☐ PLANNING (Last to sign): to record

PLATS:

☑ Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ Property Management's signature must be obtained prior to Planning Department's signature.
☑ AGIS DXF File approval required.
☐ Copy of recorded plat for Planning.

ALL SITE PLANS:

☐3 copies of the approved site plan. Include all pages.

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

01/03/2012 Issued By: PLNTES 132423

2012 070 001

Application Number: **12DRB-70001**, Amendment To Preliminary Plat

Address:

Location Description: WYOMING BETWEEN EAGLE ROCK AND MODESTO

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
250-6088

Agent / Contact
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
250-6088

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$50.00**
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

1/3/2012 12:13PM LOC: ANNX
WS# 010 TRANS# 0009
RECEIPT# 00003297-00003297
PERMIT# 2012070001 TRSLNP
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CA $100.00
CHANGE $30.00
Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 039

02/09/2012 Issued By: E08375 136023

Application Number: **12DRB-70039**, Vacation Of Public Easement

Address:

Location Description: WYOMING BLVD NE BETWEEN EAGLE ROCK NE AND MODESTO NE

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
250-6088

Agent / Contact
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
250-6088

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$345.00**
	TOTAL:	**$440.00**

City Of Albuquerque
Treasury Division

2/9/2012 1:49PM LOC: ANNX
WS# 006 TRANS# 0025
RECEIPT# 00144062-00144063
PERMIT# 2012070039 TRSYLB
Trans Amt $490.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $345.00
CK $490.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 039

02/09/2012 Issued By: E08375 136023

Application Number: **12DRB-70039**, Vacation Of Public Easement

Address:

Location Description: WYOMING BLVD NE BETWEEN EAGLE ROCK NE AND MODESTO NE

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
250-6088

Agent / Contact
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
250-6088

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$345.00**
	TOTAL:	**$440.00**

City Of Albuquerque
Treasury Division

2/9/2012 1:49PM LOC: ANNX
WS# 006 TRANS# 0025
RECEIPT# 00144062-00144063
PERMIT# 2012070039 TRSYLB
Trans Amt $490.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $345.00
CK $490.00
CHANGE $0.00
Thank You

Northeast Area Command

Steve Sink
APD Crime
Prevention
924-3600

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1008589 **indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicted that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.**

- ☐ **Traffic volume/*Explain:***
- ☐ **Traffic control devices/*Explain:***
- ☐ **Burglaries/*Explain*:**
- ☐ **Speeding violations/*Explain*:**
- ☐ **Lighting issues/*Explain*:**
- ☐ **Maintenance of landscaping/*Explain*:**
- ☐ **Robbery/*Explain*:**
- ☐ **Assault/*Explain*:**
- ☐ **Shoplifting/*Explain*:**
- ☐ **Accidents in the parking lot/*Explain*:**
- ☐ **A higher probability of crimes during evening/weekend hours/*Explain*:**
- ☐ **Commercial burglary/*Explain*:**
- ☐ **Rape/*Explain*:**
- ☐ **Adequate security/*Explain*:**
- ☐ **Alarm security/*Explain*:**
- ☐ **Alarm response i.e. false alarms, etc/*Explain*:**
- ☐ **Transients/*Explain*:**
- ☐ **Need for neighborhood association/*Explain*:**
- ☒ **Other:** No Crime Prevention or CPTED comments concerning the proposed Preliminary Plat Approval, Vacation of Public Right-of-Way or Vacation of Public Drainage Easement requests at this time.

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/30/2010 Issued By: E08375 94080

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 330** **Category Code 910**

Application Number: 10DRB-70330, Major - Preliminary Plat Approval

Address:

Location Description: WYOMING NE BETWEEN EAGLE ROCK NE AND MODESTO NE

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
237-2965
esmailhaidari@yahoo.com

Agent / Contact
Esmail Haidari

12008 Gazelle Pl Ne
Albuquerque NM 87111
237-2965
esmailhaidari@yahoo.com

Application Fees

441018/4943000	APN Fee	$75.00
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	
	TOTAL:	**$75.00**

City Of Albuquerque
Treasury Division

12/30/2010 11:55AM LOC: ANNX
WS# 007 TRANS# 0024
RECEIPT# 00140107-00140107
PERMIT# 2010070330 TRSMSP
Trans Amt $75.00
APN Fee $75.00
VI $75.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/22/2010 Issued By: E08375 94080

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 330** **Category Code 910**

Application Number: 10DRB-70330, Major - Preliminary Plat Approval

Address:

Location Description: WYOMING NE BETWEEN EAGLE ROCK NE AND MODESTO NE

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
480-2533

Agent / Contact
Esmail Haidari

12008 Gazelle Pl Ne
Albuquerque NM 87111
480-2533

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	$715.00
	TOTAL:	**$715.00**

City Of Albuquerque
Treasury Division

11/22/2010 11:40AM LOC: ANNX
WS# 008 TRANS# 0020
RECEIPT# 00125076-00125078
PERMIT# 2010070330 TRSDMG
Trans Amt $1,155.00
DRB Actions $715.00
VI $1,155.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/22/2010 Issued By: E08375 94078

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 328** **Category Code 910**

Application Number: 10DRB-70328, Vacation Of Public Easement

Address:

Location Description: WYOMING NE BETWEEN EAGLE ROCK NE AND MODESTO NE

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
480-2533

Agent / Contact
Esmail Haidari

12008 Gazelle Pl Ne
Albuquerque NM 87111
480-2533

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	$45.00
	TOTAL:	**$45.00**

City Of Albuquerque
Treasury Division

11/22/2010 11:39AM LOC: ANNX
WS# 008 TRANS# 0020
RECEIPT# 00125076-00125077
PERMIT# 2010070328 TRSDMG
Trans Amt $1,155.00
DRB Actions $45.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/22/2010 Issued By: E08375 94075

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 327** **Category Code 910**

Application Number: 10DRB-70327, Vacation Of Public Right-Of-Way

Address:

Location Description: WYOMING NE BETWEEN EAGLE ROCK NE AND MODESTO NE

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
480-2533

Agent / Contact
Esmail Haidari

12008 Gazelle Pl Ne
Albuquerque NM 87111
480-2533

Application Fees

441018/4943000	APN Fee	$75.00
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$300.00
	TOTAL:	**$395.00**

City Of Albuquerque
Treasury Division

11/22/2010 11:39AM LOC: ANNX
WS# 008 TRANS# 0020
RECEIPT# 00125076-00125076
PERMIT# 2010070327 TRSDMG
Trans Amt $1,155.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $300.00
Thank You

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 3-4-2011
Date Site Plan Approved:
Date Preliminary Plat Approved: 3-9-11
Date Preliminary Plat Expires: 3-9-12
DRB Project No.: 1008589
DRB Application No.:

LA VISTA AT DESERT RIDGE TRAILS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 15 AND 16, BLOCK 1, TRACT 2, UNIT 3, NAA AND A PORTION OF LOT 18
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION BLOCK 1, TRACT 2, UNIT 3 - NAA

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential Pavement, Std curb & Gutter	Esmail Court	West PL	Culde Sac	/	/	/
		4'	Side walk both sides	Esmail Court	West PL	Culdesac	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	℄ culdesac	/	/	/
		6"	Water Line	Esmail Court	West PL	℄ culdesac	/	/	/
		4'	Side walk - East side only	Piñon Vista Court	South PL		/	/	/
		30' F-F	Perm Pavement, Std curb and Gutter, 6' side walk west side only **	Wyoming	NE Cor	SE Cor	/	/	/
		80 LF	5' Retaining wall	Wyoming	NE Cor	SE Cor	/	/	/
		2'	Sidewalk Culvert	Esmail Court	East End	End of Wall	/	/	/
		2500 CY	Earthwork	ENTIRE	SUBDIVISION		/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		*	SIDEWALK DEFERRED				/	/	/
							/	/	/

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 ENGINEER'S CERTIFICATION OF GRADING PLAN REQUIRED FOR RELEASE OF SIA AND FINANCIAL GUARANTEES

2

3

AGENT / OWNER

ADIL RIZVI
NAME (print)

FIRM

adil 4 3-4-2011
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

3-9-11
DRB CHAIR - date

03-09-11
TRANSPORTATION DEVELOPMENT - date

Allon Porter 03/09/11
UTILITY DEVELOPMENT - date

Curtis A. Chew 3-9-11
CITY ENGINEER - date

Sandoval 3/9/11
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Project Number:

ORIGINAL

FIGURE 12

Date Submitted: 4-18-12
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1008589
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

La Vista at Desert Ridge Trais Subdivision

PROPOSED NAME OF PLAT A~~ND/OR SITE DEVELOPMENT PLAN~~

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'	Sidewalk (Remove Existing)	Wyoming	2 Stones (Approx. 9 ft) N of lot 16	Lot 16	/	/	/
							/	/	/
		Varies	Landscaping - details at DRC	Wyoming	2 Stones (Approx. 9 ft) N of lot 16	lot 16	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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

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

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

NOTES

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

Street lights per City rquirements.

1

2

3

XXXX / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Esmail Haidari	4-18-12	Carol S. Dumoat 4-18-12
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
Owner	04-18-12	
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Esmail Haidari Apr 18, 2012	04/18/12	
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
Esmail Haidari	4-18-12	
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 103

03/20/2012 Issued By: E08375 139943

Application Number: **12DRB-70103**, Sidewalk Variance

Address:

Location Description: WYOMING BLVD NE BETWEEN EAGLE ROCK NE AND MODESTO NE

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
250-6088

Agent / Contact
ESMAIL HAIDARI

12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
250-6088

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

3/20/2012 2:43PM LOC: ANNX
WS# 008 TRANS# 0027
RECEIPT# 00145491-00145491
PERMIT# 2012070103 TRSBLC
Trans Amt $20.00
Conflict Manag. Fee $20.00
CA $20.00
CHANGE $0.00
Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/25/2012 Issued By: E08375 164290

Category Code 910
2012 070 306

Application Number: **12DRB-70306**, Major - Final Plat Approval

Address:

Location Description: WYOMING BLVD NE BETWEEN EAGELROCK AVE NE AND MODESTO AVE NE

Project Number: 1008589

Applicant
ESMAIL HAIDARI

12008 GAZELLE PLACE NE
ALBUQUERQUE NM 87111
250-6088

Agent / Contact
ESMAIL HAIDARI

12008 GAZELLE PLACE NE
ALBUQUERQUE NM 87111
250-6088

Application Fees	
APN Fee	
Conflict Mgmt Fee	$20.00
DRB Actions	
TOTAL:	$20.00

City of Albuquerque Treasury
Date:9/25/2012 Office:AMNEX
Bat ID:WS000008 Cashier:TRSSIV
Per ch: 797 Trans #:24
Receipt Num 00055969
Payment Total:$20.00
0901 Conflict Manag. Fee $20.00
VISA Tendered : $20.00

CITY OF ALBUQUERQUE

Item #6

Project #10085899
12DRB-70212
La Vista at Desert Ridge Trails/Lot 15, 16 and portion of Lot 18

Parks & Recreation comments for DRB meeting 8/1/12:

Please put note on plat:

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)

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008589 AGENDA ITEM NO: 11

SUBJECT:

FINAL PLAT

ENGINEERING COMMENTS:

The property owner of Lot 17, Block 1 must sign the plat, as an easement is shown on their lot (22-foot wide access easement, keyed note 6).
Show the property line on the adjacent lots.
What is the status of the SIA?

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

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: AUGUST 15, 2012

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008589 **AGENDA ITEM NO: 11**

SUBJECT:

Final Plat Approval

ENGINEERING COMMENTS:

Please refer to previous comments.

Hydrology met with the engineer. A revised grading plan is to be submitted for the off-site grading that was performed.
What progress has been made on the Financial guarantee?

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 8-15-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008589 AGENDA ITEM NO: 3

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
VACATION OF PUBLIC EASEMENTS
VACATION OF PUBLIC RIGHT-OF-WAY

ENGINEERING COMMENTS:

No objection to vacation request as shown.
No objection to sidewalk deferral.

Preliminary Plat Comments:
The right of way dedication is proposed, not existing. Please revise the dedication to include the existing roadway easement.

Wyoming Blvd Right of Way: The Desert Ridge Trails Subdivision, Unit 1 (Recorded 02/08/2002, Bk 2002C, Pg 46), located directly north of your site, specifies an existing right of way width of 78 feet, an existing 30 foot public roadway easement, and a 48-foot wide future right of way dedication in this area. Total future right of way is defined as 156 feet. In addition, Appendix D of the *Long Range Roadway and Transit Systems* specifies that a right of way width of 156 feet is required. Please explain why the proposed plat provided specifies a final right of way width of 138 feet.

Access to Public Right of Way: Please note that the proposed preliminary plat leaves Lot 17 and the remaining portion of Lot 18 without sufficient access. The remaining portion of Lot 18 has no access to right of way as shown. When Lot 17 is replatted, it will require an additional 48-foot dedication of right of way, as well as a radius of 30 feet (see Table 23.3.3 of the *Development Process Manual*). Once this dedication has taken place, there will be less than 60 feet of frontage available along Eagle Rock Avenue. Therefore, a new development could not be designed on Lot 17, as a new roadway would not be allowed this close to the intersection of Wyoming and Eagle Rock Avenue.

Based on previous information, the existing 30 foot wide roadway easement continues south to Eagle Rock Avenue. This must be shown on the plat.

Infrastructure List: Please clarify that the 4' west side only on Wyoming Blvd from North PL to South PL is sidewalk.

RESOLUTION:

01-26-11

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

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

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

DATE: JANUARY 19, 2011

8589

DXF Electronic Approval Form

DRB Project Case #: 1008589

Subdivision Name: LA VISTA AT DESERT RIDGE TRAILS / LOTS 1P1 THROUGH 9-P1

Surveyor: WILL PLOTNER JR

Contact Person: AMBER PALMER

Contact Information: 5058963050

DXF Received: 9/5/2012

Hard Copy Received: 9/5/2012

Coordinate System: NMSP Grid (NAD 83)

Approved

9/6/12
Date

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

AGIS Use Only

Copied fc **8589** to agiscov on **9/5/2012** Contact person notified on **9/5/2012**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

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

ZONING & PLANNING — Z
- ___ 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)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys Inc PHONE: 896-3050
ADDRESS: PO Box 44414 FAX: 891-0244
CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianamber@aol.com

APPLICANT: Esmail Haidari PHONE: 250-6088
ADDRESS: 12008 Gazalle Place NE FAX:
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: esmailhaidari@yahoo.com
Proprietary interest in site: ___ List all owners: Esmail Haidari

DESCRIPTION OF REQUEST: Vacate roadway easement and replat the existing lots into 9 residential lots.

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

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

Lot or Tract No. Lots 15, 16 & a portion of Lot 18 Block: 1 Unit: 3
Subdiv/Addn/TBKA: North Albuquerque Acres Tract 2, Unit 3
Existing Zoning: R-D 7DU/A Proposed zoning: R-D 7DU/A MRGCD Map No N/A
Zone Atlas page(s): C-19 UPC Code: See attached page

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1008589, 1003655

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 3 No. of proposed lots: 9 Total site area (acres): 2.3961 Acres
LOCATION OF PROPERTY BY STREETS: On or Near: Piñon Vista Ct NE
Between: Modesto Ave NE and Eagle Crest Ave NE

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

SIGNATURE Amber Palmer DATE 7/11/12
(Print Name) Amber Palmer Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

- ☒ 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
12 DRB - 70212	FD		$ Ø
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date Aug. 1, 2012

7-20-12
Staff signature & Date

Project # ~~1003655~~ - 1008589

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.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
X 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
NA Copy of recorded SIA
NA 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.

Amber Palmer
Applicant name (print)

Amber Palmer 7/11/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70212
____ - ____ - ____
____ - ____ - ____

7-20-12
Planner signature / date

Project # 1003655

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

- X Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

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

STORM DRAINAGE (Form D)

- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys Inc PHONE: 896-3050
ADDRESS: PO Box 44414 FAX: 891-0244
CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianamber@aol.com

APPLICANT: Esmail Haidari PHONE: 250-6088
ADDRESS: 12008 Gazalle Place NE FAX:
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: esmailhaidari@yahoo.com
Proprietary interest in site: ___ List all owners: Esmail Haidari

DESCRIPTION OF REQUEST: Vacate roadway easement and replat the existing lots into 9 residential lots.

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

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

Lot or Tract No. Lots 15, 16 & a portion of Lot 18 Block: 1 Unit: 3
Subdiv/Addn/TBKA: North Albuquerque Acres Tract 2, Unit 3
Existing Zoning: R-D 7DU/A Proposed zoning: R-D 7DU/A MRGCD Map No N/A
Zone Atlas page(s): C-19 UPC Code: See attached page

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1008589, 1003655

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 3 No. of proposed lots: 9 Total site area (acres): 2.3961 Acres
LOCATION OF PROPERTY BY STREETS: On or Near: Piñon Vista Ct NE
Between: Modesto Ave NE and Eagle Crest Ave NE

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

SIGNATURE Amber Palmer DATE 7/11/12
(Print Name) Amber Palmer Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

- ☒ 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
12 DRB - 70212	FD		$ Ø
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 20.00

Hearing date Aug. 1, 2012

7-20-12
Staff signature & Date

Project # 1003655

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.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
X 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
NA Copy of recorded SIA
NA 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.

Amber Palmer
Applicant name (print)

Amber Palmer 7/11/12
Applicant signature / date

Form revised **October 2007**

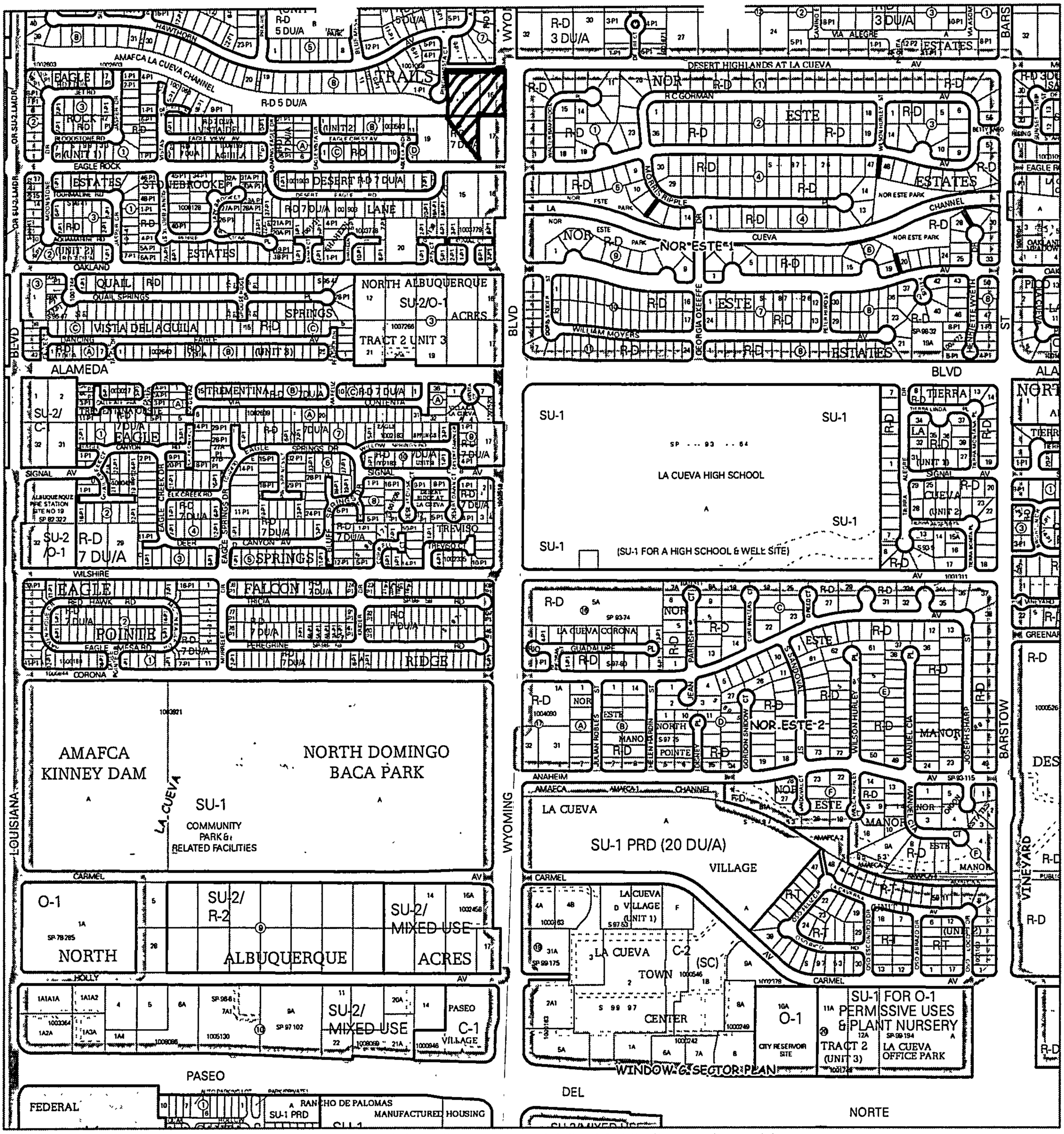
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
12 - DRB - 70212
____ - ____ - ____
____ - ____ - ____

7-20-12
Planner signature / date

Project # 1003655

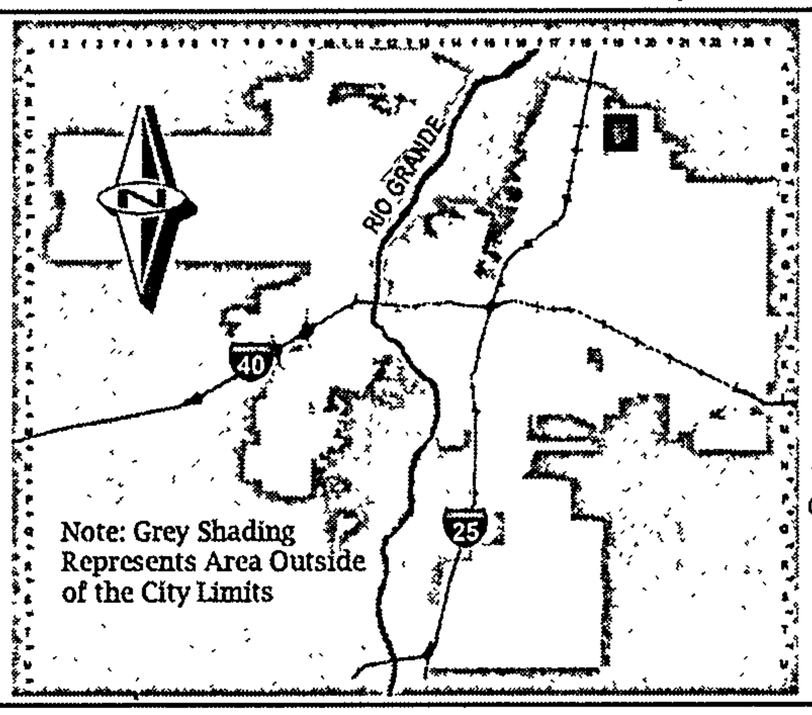
La Cueva



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



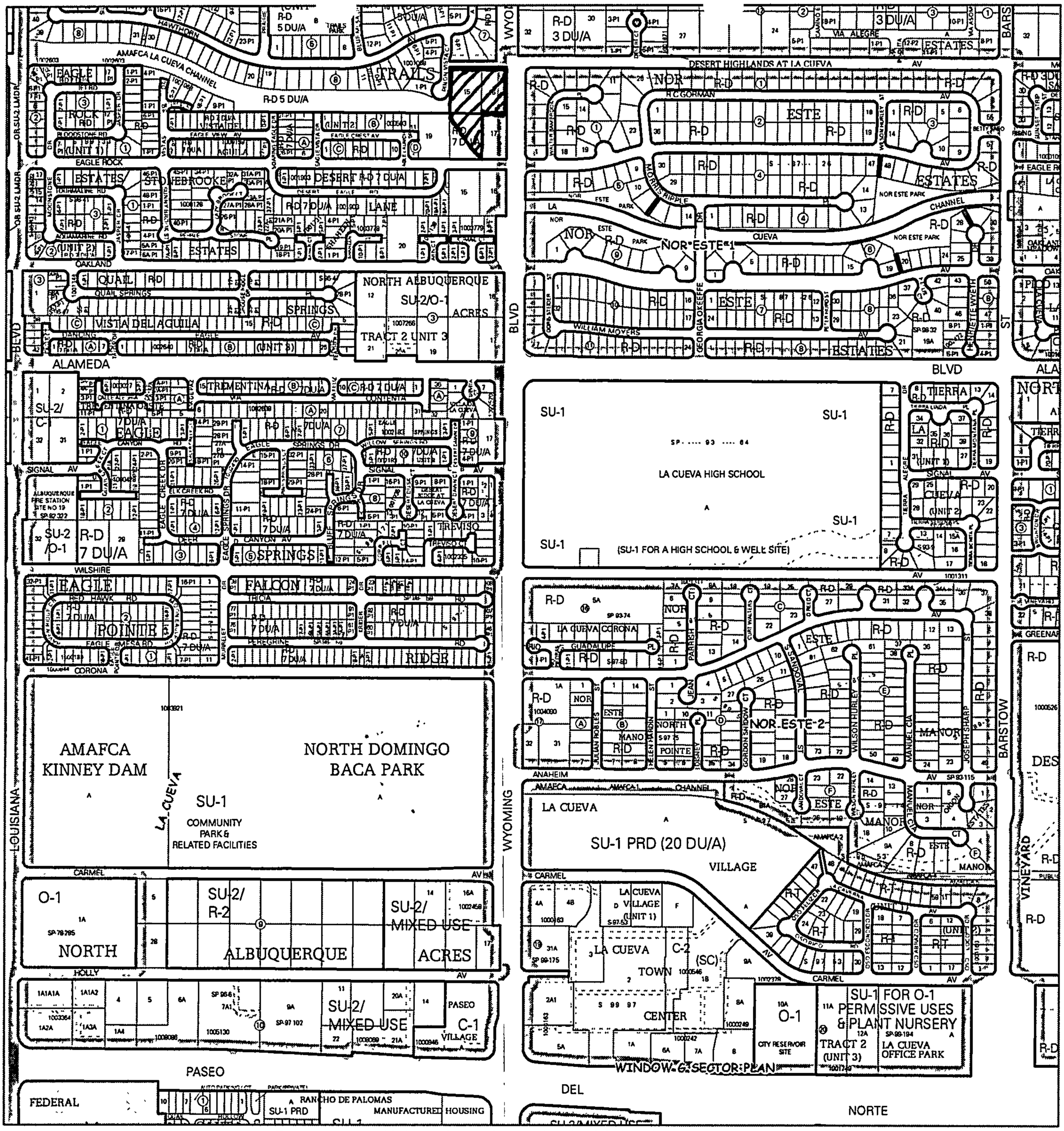
Zone Atlas Page:

C-19-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

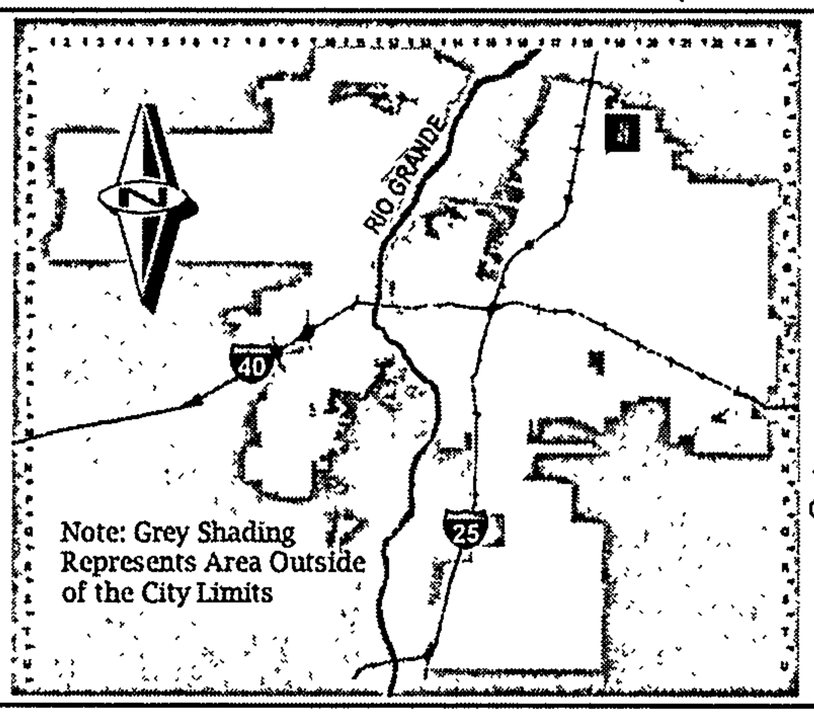
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

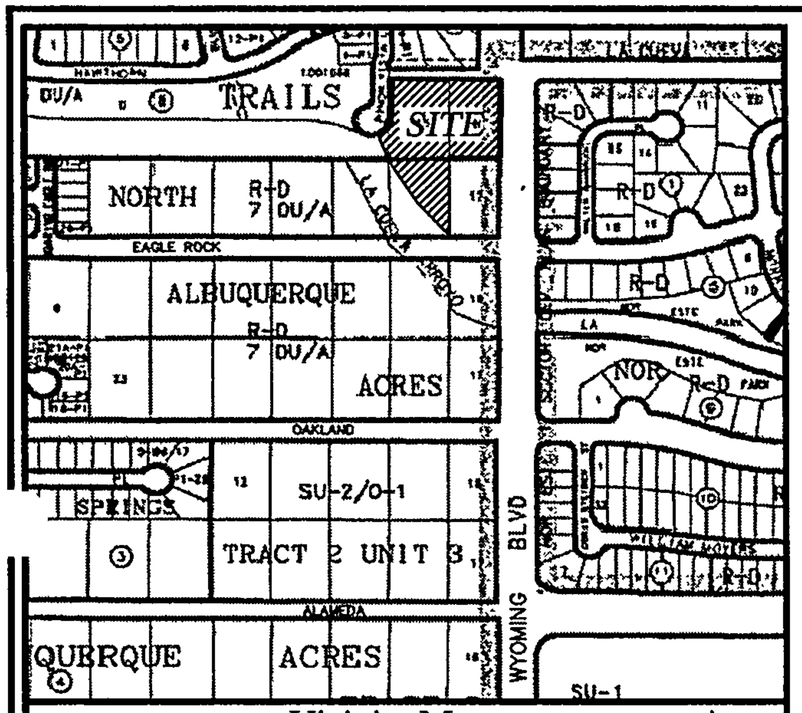
C-19-Z

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

La Cueva



Vicinity Map

(NOT TO SCALE)

n.t.s.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

Free Consent & Dedication

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

ESMAIL HAIDARI DATE

Acknowledgment

STATE OF NEW MEXICO
SS
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY: ESMAIL HAIDARI, OWNER

NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Section 18, Township 11 North, Range 4 East, N.M.P.M.
as Projected into the Elena Gallegos Grant
Subdivision: North Albuquerque Acres, Tract 2, Unit 3
Owner: Esmail Haidari

Purpose of Plat

1. VACATE ROADWAY EASEMENT AS SHOWN HEREON.
2. ELIMINATE THE EXISTING INTERIOR LOT LINES AND CREATE THE 9 NEW RESIDENTIAL LOTS AS SHOWN HEREON.
3. DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON.
4. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE	2.3961 ACRES
ZONE ATLAS PAGE NO.	C-19-Z
NUMBER OF EXISTING LOTS	4
NUMBER OF LOTS CREATED	9
MILES OF FULL WIDTH STREETS	0.03 MILES
MILES OF HALF WIDTH STREETS	0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE	0.4723 ACRES
DATE OF SURVEY	JUNE 2012

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°28'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 263.73 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°40'51" W, A DISTANCE OF 165.33 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 211.12 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

Plat for
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

Approved and Accepted by:

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

Project Number _____

Application Number _____

Plat approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC	Date
Comcast	Date

City approvals:

City Surveyor	Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Surveyor's Certificate

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

WILL PLOTNER JR. DATE
N.M.R.P.S. No. 14271

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

031741

La Cueva

Plat for
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

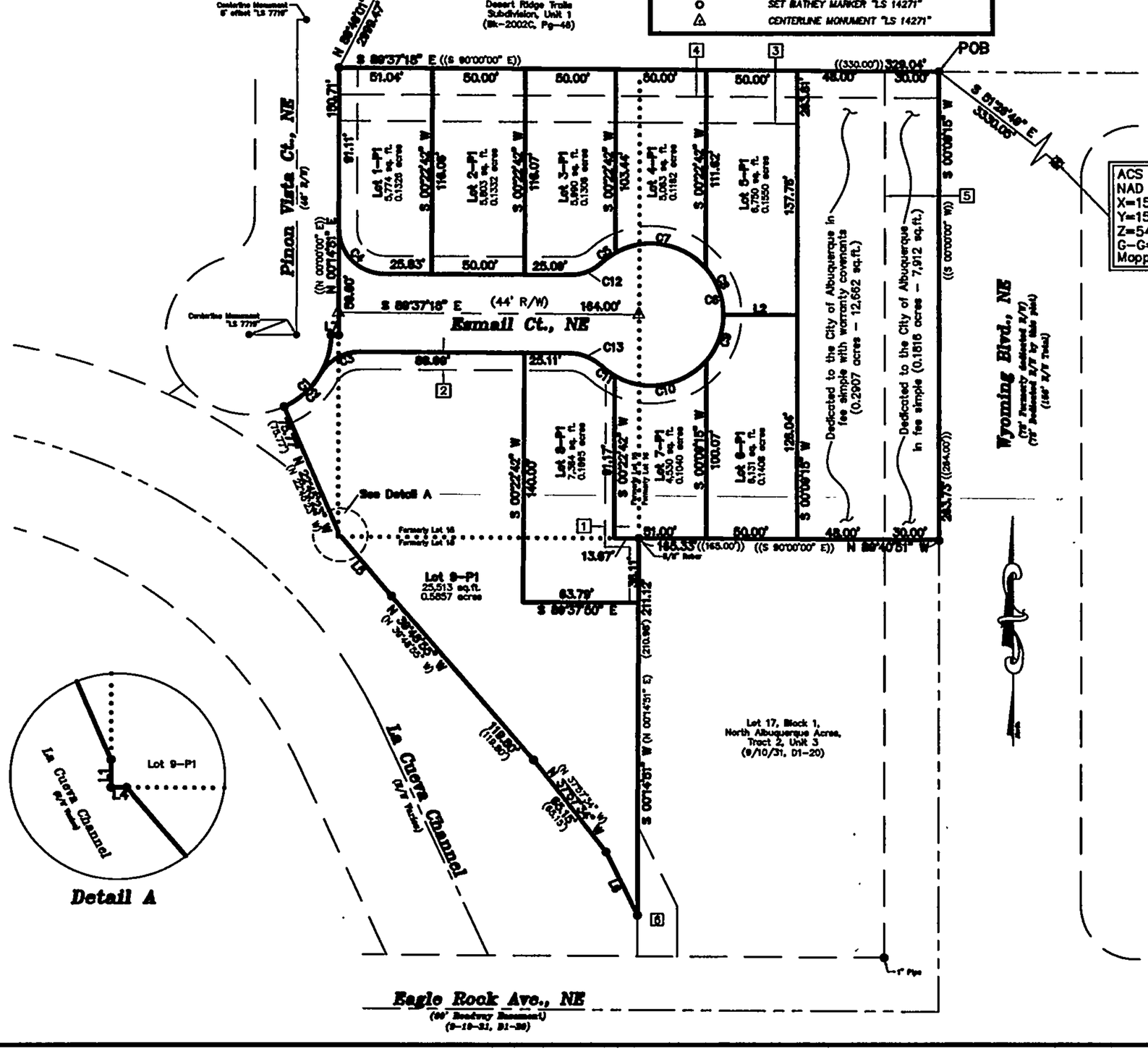
Section 18, Township 11 North, Range 4 East
New Mexico Principal Meridian
As Projected in The Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
July 2012

ACS Monument "1_B20"
NAD 1983 CENTRAL ZONE
X=1550483.349
Y=1524154.945
Z=5477.179 (NAVD 1988)
G-G=0.999651137
Mapping Angle=-0°10'24.45"

ACS Monument "7_C19"
NAD 1983 CENTRAL ZONE
X=1550417.138
Y=1522068.520
Z=5485.723 (NAVD 1988)
G-G=0.999650745
Mapping Angle=-0°10'24.78"

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT "LS 14271"



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W(N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W(N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E(S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	(50.55')50.55'	(45.00')45.00'	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00'	34°58'28"	27.04'	N 47°14'7" E
C3	26.46'	25.00'	60°38'29"	25.24'	S 60°4'6" W
C4	39.21'	25.00'	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00'	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00'	267°22'51"	57.85'	N 0°22'41" E
C7	54.87'	40.00'	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00'	41°11'7"	28.14'	N 20°28'19" W
C9	28.08'	40.00'	40°13'30"	27.51'	N 20°16'0" E
C10	55.81'	40.00'	79°56'40"	51.39'	N 80°21'6" E
C11	9.60'	40.00'	13°44'41"	9.57'	S 52°48'14" E
C12	19.07'	25.00'	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00'	43°40'44"	18.60'	N 67°46'15" W

Easement Notes

1. 5' 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. TO BE VACATED)
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. 22' ACCESS EASEMENT BENEFITTING LOT 9-P1 AND TO BE MAINTAINED BY LOT 17 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON _____ IN BOOK _____ PAGE _____

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

031741

Public Utility Easements:

Public utility easements shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (aboveground 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Solar Collection Note

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

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

Plat for
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

DI :oject #_____

APS Cluster La Cueva

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Esmail Haidari ("Developer") effective as of this 17 day of July, 2012 and pertains to the subdivision commonly known as _____, and more particularly described as _____
[use new legal description of subdivision]
Lots 1-P1 through 9-P1, La Vista at Desert Ridge Trails
(the "Subdivision".) The following individual lots comprise the subdivision:
[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

Lot 1-P1 — 7501 Esmail Ct. NE
Lot 2-P1 — 7505 Esmail Ct. NE
Lot 3-P1 — 7509 Esmail Ct. NE
Lot 4-P1 — 7515 Esmail Ct. NE
Lot 5-P1 — 7519 Esmail Ct. NE
Lot 6-P1 — 7516 Esmail Ct. NE
Lot 7-P1 — 7512 Esmail Ct. NE
Lot 8-P1 — 7508 Esmail Ct. NE
Lot 9-P1 — 7504 Esmail Ct NE

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

WHEREAS, Developer is proposing the development of a new 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;

DR oject #_____

APS Cluster La Cueva

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- 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 shall 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.

DR oject #_____

APS Cluster La Cueva

Esmail Haidari

Signature

Esmail Haidari owner and Developer

Name (typed or printed) and title

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 17th July 2012, by Esmail Haidari as owner of _____, a corporation.

OFFICIAL SEAL
CHARLES CALDERON
Notary Public
State of New Mexico
My Comm. Expires 5-12-14

(Seal)

Notary Public

My commission expires: 5-12-14

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters

Signature

April L. Winters, Facility Fee Planner

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 18, 2012, by April L. Winters _____ as Facilities Fee Planner 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.

(Seal)

Anastasia Wolfe

Notary Public

My commission expires: 6/17/2016

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

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)_____

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)

☐ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information

Subdivision Name La Vista at Desert Ridge Trails

Location of Project (address or major cross streets)_____

Proposed Number of Units: 9 Single-Family 0 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information

Property Owner Esmail Haidari Legal Description Lot 15, 16 + a portion of 18, Block 1, NAA tract 2, Unit 3 Zoning R-D 7DU/A

Reason for Waiver/Deferral_____

Contact Information

Name Amber Palmer

Company Cartesian Surveys Inc.

Phone 505-896-3060

E-mail cartesianamber@aol.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

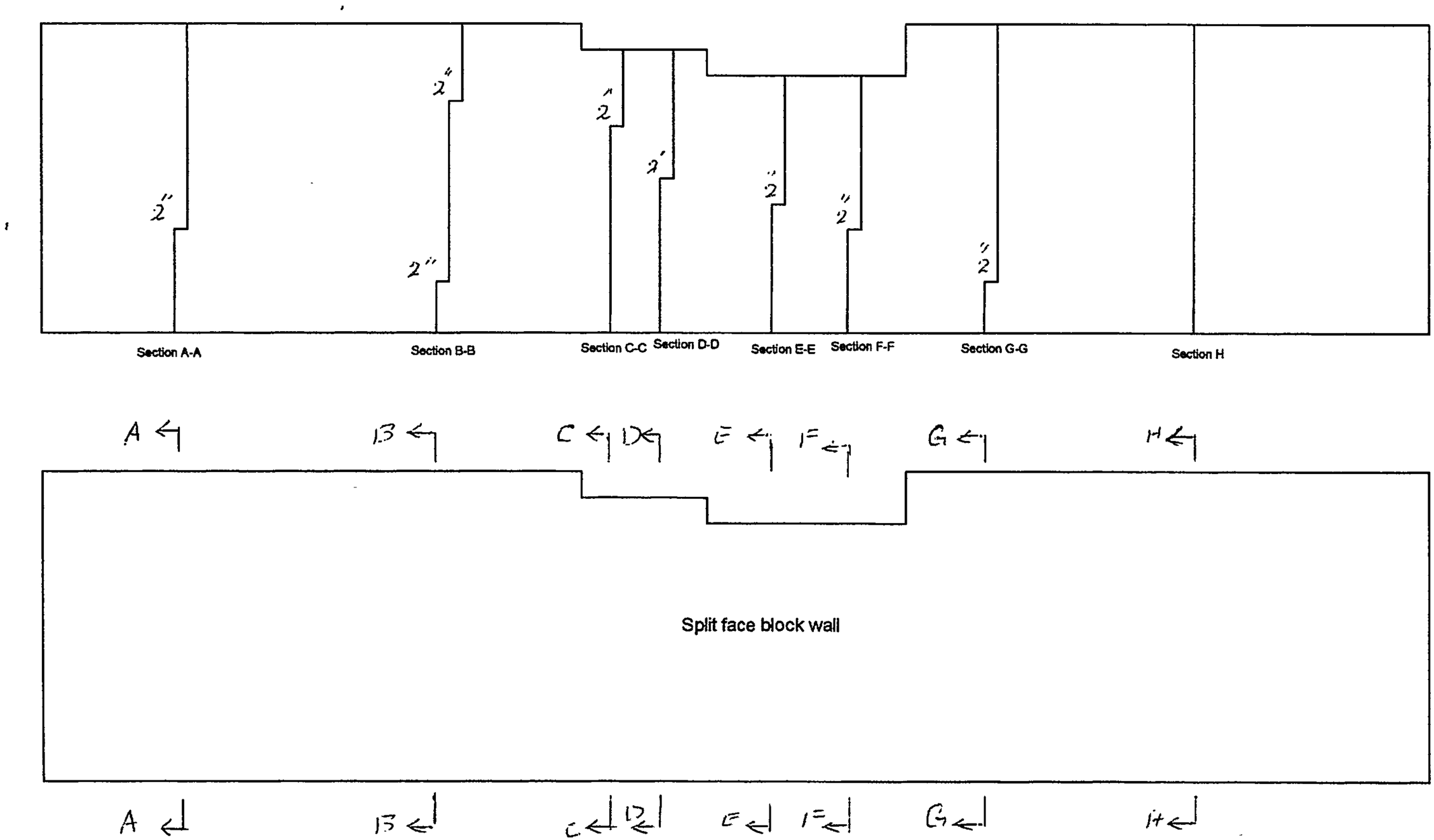
☐ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster La Cueva Date Submitted 7/18/2012 Date Completed 7/18/2012

Rev 3/6/07

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

8-23-12
ZONING ENFORCEMENT
City of Albuquerque



La Vista Project-Wyoming Wall Design

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Plat for
La Vista at Desert Ridge Trails

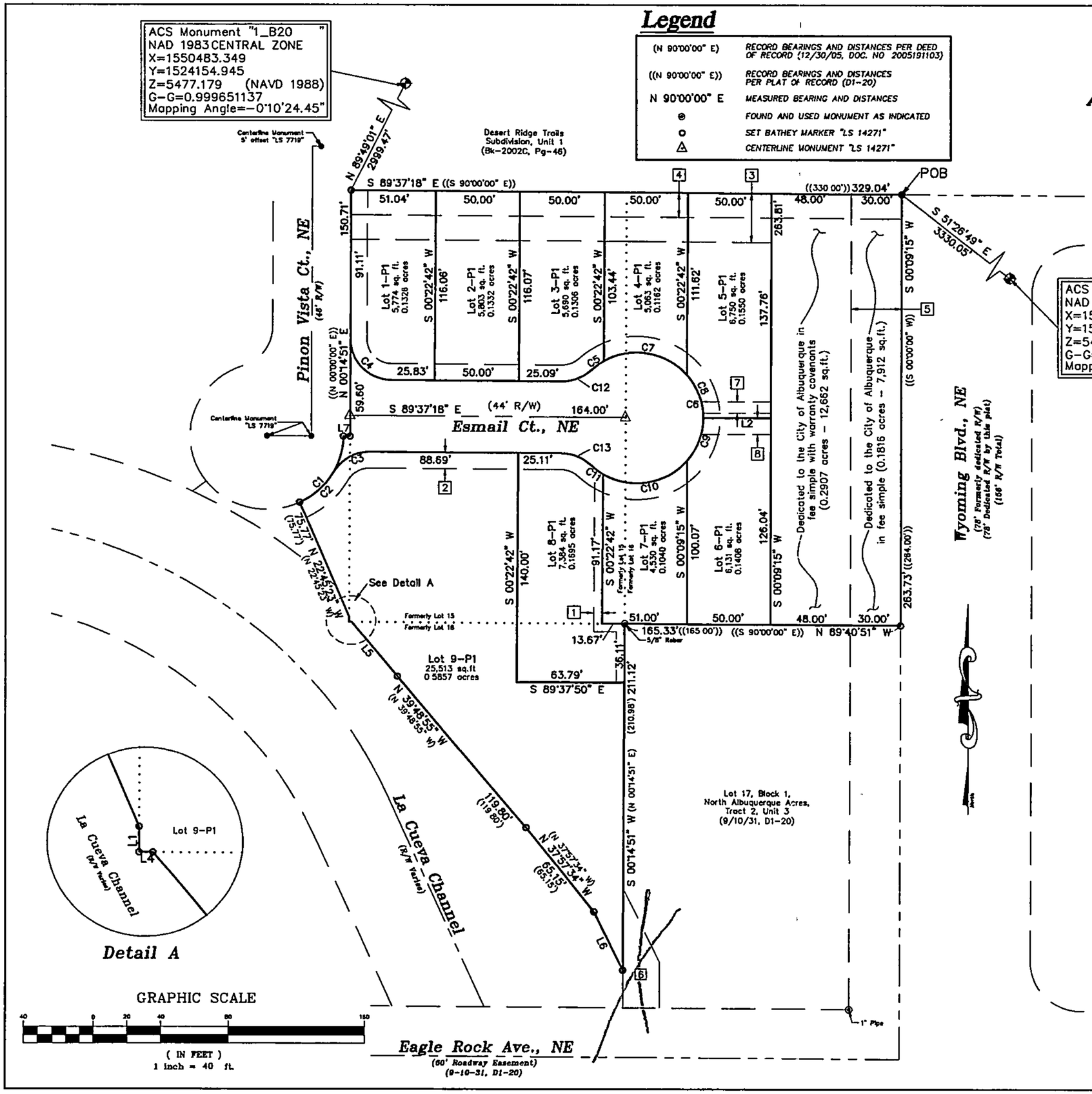
(Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and A Portion of A.M.A.F.C.A. Right of Way)

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

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊕	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT "LS 14271"



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	(50.55')50.55'	(45.00')45.00'	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00'	34°58'28"	27.04'	N 47°14'7" E
C3	26.46'	25.00'	60°38'29"	25.24'	S 60°4'8" W
C4	39.21'	25.00'	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00'	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00'	267°22'51"	57.85'	N 0°22'41" E
C7	54.87'	40.00'	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00'	41°11'7"	28.14'	N 20°26'19" W
C9	28.08'	40.00'	40°13'30"	27.51'	N 20°16'0" E
C10	55.81'	40.00'	79°56'40"	51.39'	N 80°21'6" E
C11	9.60'	40.00'	13°44'41"	9.57'	S 52°48'14" E
C12	19.07'	25.00'	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00'	43°40'44"	18.60'	N 67°46'15" W

Easement Notes

1. 5' 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. TO BE VACATED)
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. 22' ACCESS EASEMENT BENEFITTING LOT 9-P1 AND TO BE MAINTAINED BY LOT 17 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON _____ IN BOOK_____ PAGE_____
7. 7' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
8. 10' WATER UTILITY EASEMENT GRRANTED WITH THE FILING OF THIS PLAT

031741

Dourte, Richard H.

From: Joshua Skarsgard [josh@skarsgardfirm.com]
Sent: Tuesday, May 15, 2012 2:44 PM
To: Dourte, Richard H.
Cc: Riordan, Michael J.; Smith, Gregory P.; Gallegos, Wilfred A.
Subject: Amended Offer for Wyoming Blvd. Improvements related to La Vista at Desert Trails

Mr. Dourte: Thanks for your email response and for taking the time to meet with the DMD Team about Wyoming Blvd. My Client has reviewed your email and has authorized me to submit the following amended offer for your consideration:

AMENDED OFFER:
Landowner dedicates 48 feet of property on Lot 16 ***and Lot 17*** (which is not land included in the DRB application but the neighboring parcel to the north) for the benefit of Wyoming Blvd. and Landowner will either: (i) submit a Modified Procedure C (and cashiers check to the City) for the offsite improvements contiguous to Lot 16 (not Lot 17) 2 driving lanes, 6 foot bicycle lane, and sidewalk (with no median); or (ii) Client delivers a financial guaranty to the City and constructs the offsite improvements contiguous to Lot 16 2 driving lanes, 6 foot bicycle lane, and sidewalk (with no median). Additionally, in the event that the Client would like to come into the DRB with a Subdivision Application for Lot 17, there will be no offsite improvement requirements (as a result of Landowner voluntarily dedicating 48' adjacent to Lot 17 as a part of this current application).

Please let me know if the above approach is acceptable to the City. Thanks for your consideration and cooperation. You willingness to explore alternatives with is very much appreciated by The Skarsgard Firm and my client.

Thanks, Josh

Joshua J. Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE, Suite 500
Albuquerque, NM 87113
Phone: 505 262 2323
Fax: 505 998 9099

THIS MESSAGE IS SENT BY OR ON BEHALF OF ATTORNEYS AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the address above via the U.S. Postal Service. Thank you.

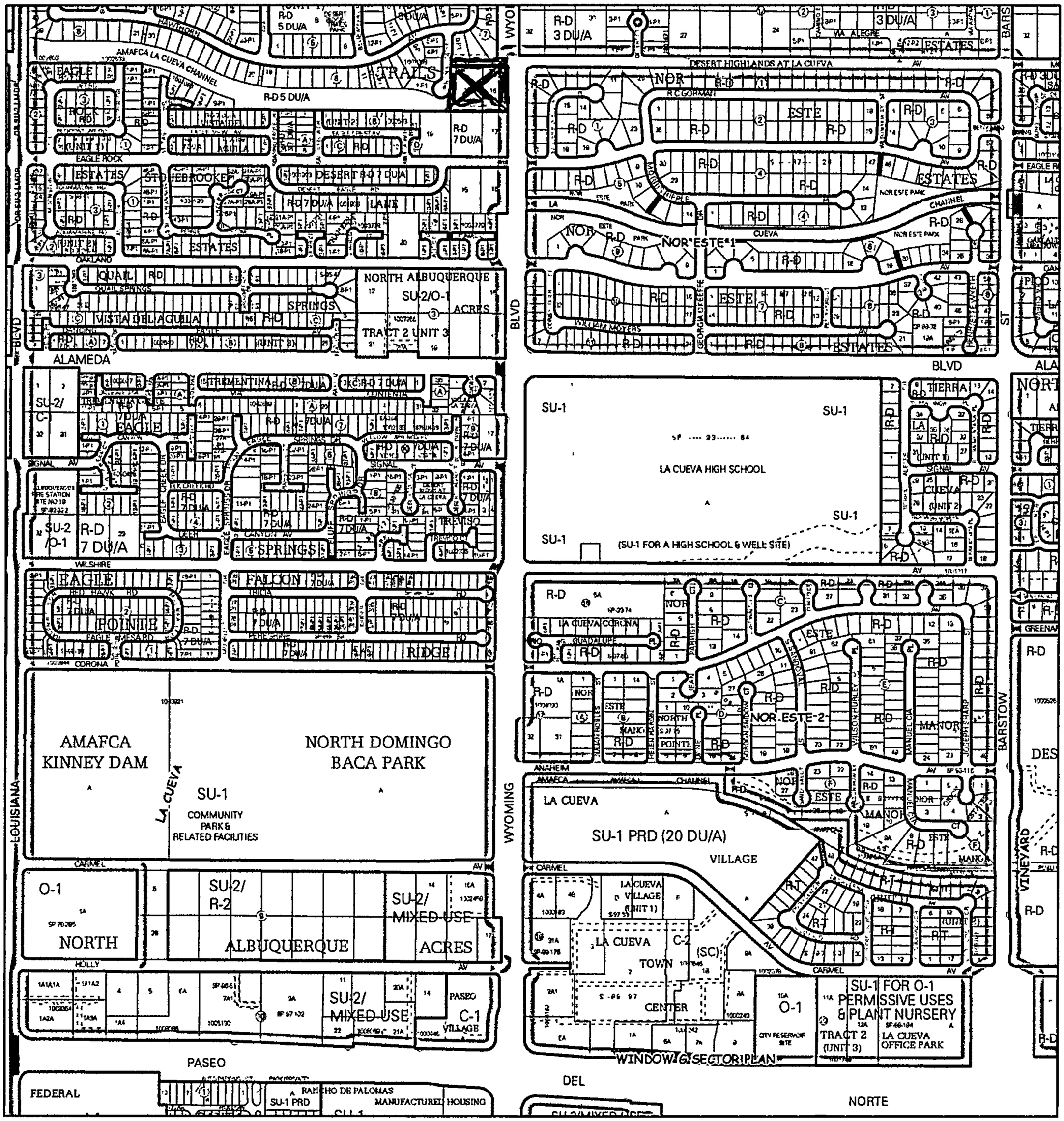
From: Dourte, Richard H. [mailto:RDourte@cabq.gov]
Sent: Thursday, May 10, 2012 8:30 AM
To: Joshua Skarsgard
Cc: Riordan, Michael J.; Smith, Gregory P.; Gallegos, Wilfred A.
Subject: La Vista at Desert Trails

Mr. Skarsqard,

I have discussed the Wyoming improvement issue with the Director and Associate Directors of the Department of Municipal Development and we have come to the following understanding:

A procedure c agreement is ok for the La Vista at Desert Trails Wyoming improvements, as long as a public roadway easement for the entire width and length is granted for future Wyoming improvements on the property just to the south of the Wyoming roadway section for the La Vista at the Desert Trails development...

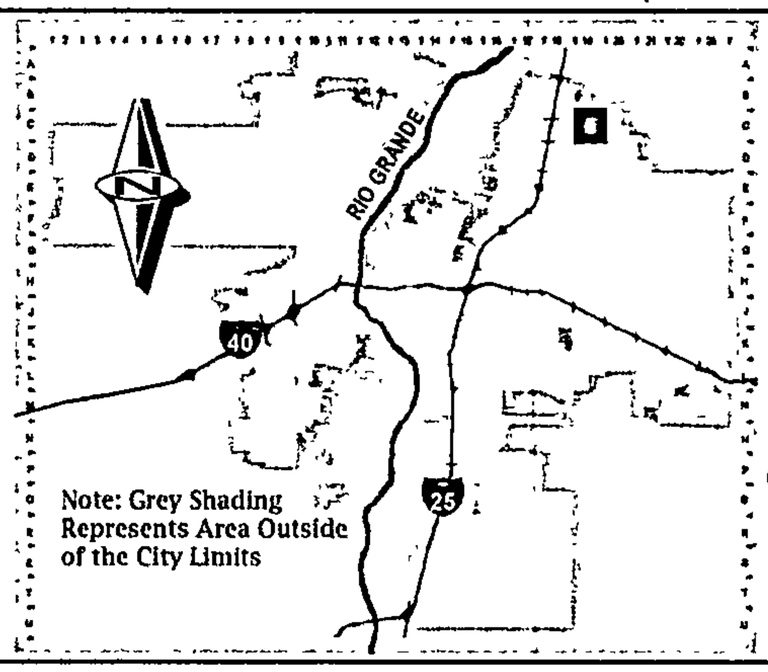
Richard



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

C-19-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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

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

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): 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: Request for Side Walk Variance

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. Lots 15, 16 and a portion of 18 Block: 1 Unit: Tr2, U3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD - 7 Du/Ac Proposed zoning: Same 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
05 DRB-01833, 1008589

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 9 Total site area (acres): 2.40Ac
LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming 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 [signature] DATE 3-20-2012
(Print Name) Esmail Haidari Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
12DRB - 70103	SV		$ 0
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 20.00

Hearing date March 28 2012

[signature] 3-20-12
Staff signature & Date

Project # 1008589

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)**

X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the variance or waiver
X 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.

Esmail Haidari
Applicant name (print)

Applicant signature / date

Form revised 4/07

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

Application case numbers
12DRB - - 70103
- -
- -

3-20-12
Planner signature / date

Project # 1008589

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
___ Minor subdivision action
___ Vacation — V
X Variance (Non-Zoning)

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

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

ZONING & PLANNING
___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
___ 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... — L A
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): 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: Request for Side Walk Variance

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. Lots 15, 16 and a portion of 18 Block: 1 Unit: Tr2, U3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD - 7 Du/Ac Proposed zoning: Same 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
05 DRB-01833, 1008589

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 2 No. of proposed lots: 9 Total site area (acres): 2.40AC
LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming 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 [signature] DATE 3-20-2012
(Print Name) Esmail Haidari Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
12DRB - 70103	SV		$ 0
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 20.00

Hearing date March 28 2012

[signature] 3-20-12
Staff signature & Date

Project # 1008589

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)**
- X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance or waiver
- X 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.

Esmail Haidari
Applicant name (print)

Applicant signature / date

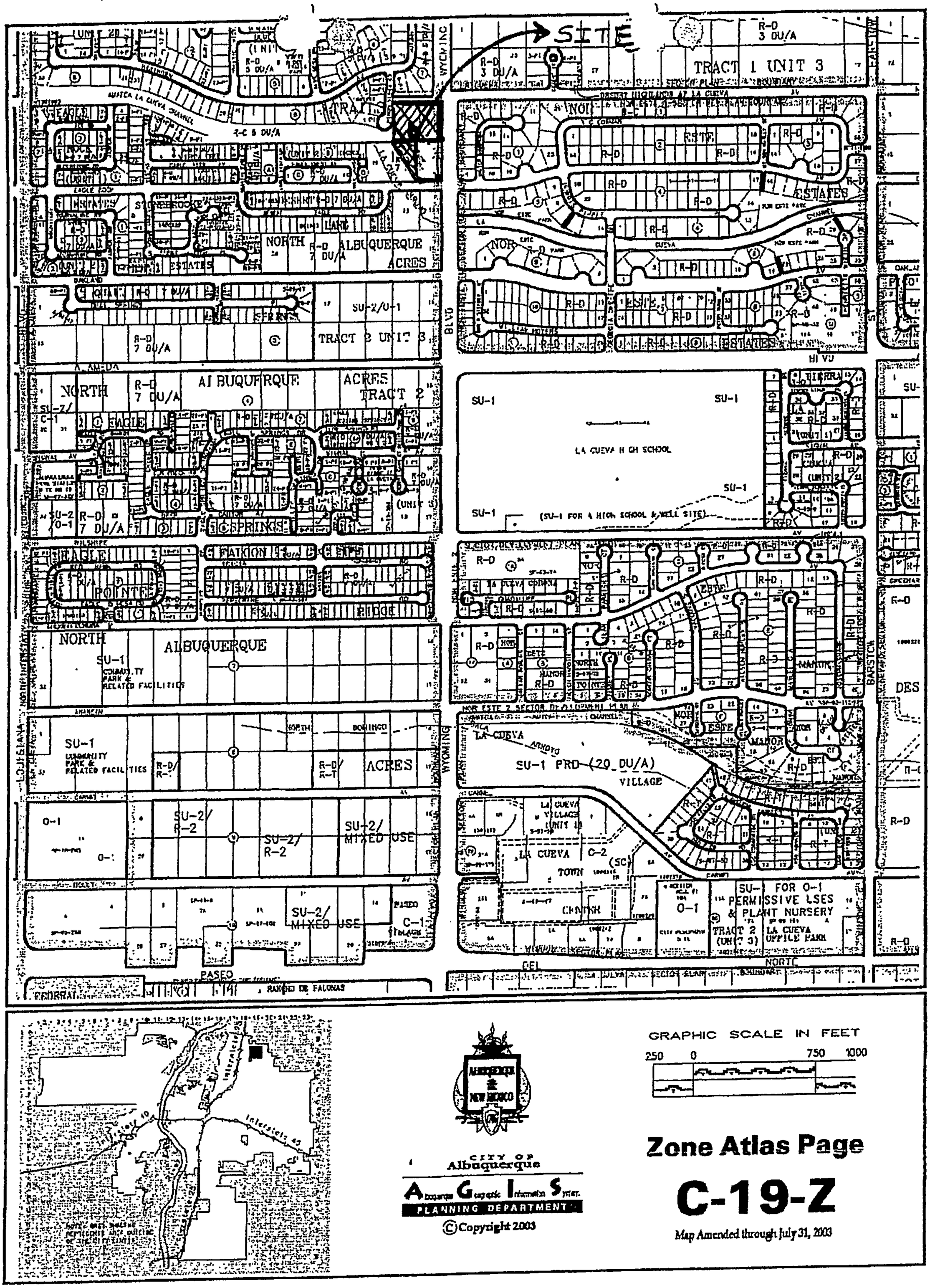
Form revised 4/07

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

Application case numbers
12DRB-____-70103
____-____-____
____-____-____

3-20-12
Planner signature / date

Project # 1008589



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

Mr Jack Cloud 02-19-2012
DRB Chairman
City of Albuquerque
P.O.Box 1293
Albuquerque, New Mexico 87102

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1008589
Request for a Sidewalk Variance on Pinon Vista Court – East Side

Dear Mr. Cloud:

I am hereby requesting Sidewalk Variance along Pinon Vista Court (East Side) for the following reason:

1. There is no existing sidewalk between North property line of La Vista Subdivision and Autumn Rose. The sidewalk requirement was deleted from the Infra Structure list dated 8-15-2001of the Desert Ridge Trails Subdivision – DRB 1001068. Therefore, even if the sidewalk is built along the West property line of La Vista Subdivision , there will be a permanent gap of about 120 feet which will remain unusable for the pedestrians and also it will be a hazard to the neighbors.

Based on the site conditions and constrains I would like to make the following recommendation for your review and approval .

Build a new sidewalk across Pinion Vista Court from the North handicap ramp of Esmail Court to the existing sidewalk along the West side of Pinon Vista Court or and have reflectorized white Stripes 4' wide cross walk and also have striping sign on the Pinon curt street. Please see the attached Exhibit for details .
In this case we also will save existing beautiful landscaping and make the neighbors happy.
I am available at your convenience to meet with you and Ms Metro to discuss any other viable options to achieve a better and cost effective design

If you have any questions or require additional information please me at 505-250-6088.

Sincerely,

Esmail Haidari
12008 Gazelle Place NE
Albuquerque
NM 87111
505-280-6088

ORIGINAL

[redacted]t DRC
[redacted]t Number:_____

FIGURE

Date Submitted: 12/12/01
Date Site Plan Approved: n/a
Date Preliminary Plat Approved: 8/15/02
Date Preliminary Plat Expires: 8/15/02
DRB Project No.: 1001068
DRB Application No.: 01410-00844

7/01

INFRASTRUCTURE LIST

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

DESERT RIDGE TRAILS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

3 7-10-03

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

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 ~~PHASE~~ 1 UNIT 4	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Paving						
		32'FF	Res Pvmt 4' sdwk (n side) * 10' Trail (s side) Std C & G (both sides)	Wild Olive Ave	Lot 2, block 12	Prairie Vista Dr.	/	/	/
		32' FF	Res Pvmt 4' sdwk (both side) * Std C & G (both Sides)	Boxwood Ave	Lot 4, Block 2	CANYON SAGE ~~Autumn Rose Dr.~~ Dr.	/	/	/
		CEF-F	11" and MOUNTABLE 1	Boxwood Ave	CANYON SAGE Dr.	Autumn Rose Dr.			
		32' FF	Res Pvmt 4' Sdwk (both sides) * Std C & G (both sides)	Wild Olive Ave	Prairie Vista Dr.	lot 30, block 2	/	/	/
		32' FF	Res Pvmt 4' Sdwk (both sides) * 1 Std ~~Mnt~~ C & G (both sides)	Wild Olive Ave	Lot 30, block 2	Canyon Sage Dr.	/	/	/
		32'FF	Res Pvmt 4' Sdwk (both sides) * Std C & G (both sides)	Hawthorn Ave	Lot 16 , Block 12	Blue Mesa Dr	/	/	/
		26' FF	Res Pvmt 4' Sdwk (both sides) * Mnt C & G (both Sides)	Copper Grass Ct	Palm Yucca Dr	Terminus	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	C st Engineer
		32'FF	Res Pvmt 4' Sdwk (both sides) * Mnt C & G ~~(both Sides)~~ South	Blue Holly Ct	Terminus	Autumn Rose Dr.	/	/	/
		51' FF 20' IN 23' Out 8' Median	Res Pvmt North 10' Trail ~~(both sides)~~ Std C & G (both sides) 6' Sdwk (South Side)	Blue Cypress Ave.	Autumn Rose Dr.	Wyoming Blvd.	/	/	/
		36' FF	Res Pvmt 4' Sdwk (N side) * 10' Trail ~~(N side~~ (S side) Std C & G (both sides)	Blue Cypress Ave	Prairie Vista Dr.	Blue Mesa Dr.	/	/	/
		32' FF	Res Pvmt 4' Sdwk (both side) * 10' Trail (N side) Std C & G (both sides)	Blue Cypress Ave	Autumn Rose Dr.	Canyon Sage Dr.	/	/	/
		32' FF	Res Pvmt 4' Sdwk (both side)* Std C & G (both side)	Blue Cypress Ave	Blue Mesa Dr.	Canyon Sage Dr.	/	/	/
		40' FF	Perm Pvmt 4' Sdwk (both side) Mnt C & G (both Sides)	Canyon Sage Dr.	Florence Ave.	Boxwood Ave.	/	/	/
		36'	Res Pvmt 4' Sdwk (W side) * 10' Trail (E side) Mnt C & G (both Sides)	Prairie Vista Dr.	Blue Cypress Ave.	Hawthorn Ave.	/	/	/
		28' FF	Res Pvmt 4' Sdwk (W side) * 10' Trail (E side) Std C & G (both sides)	Prairie Vista Dr.	Blue Cypress Ave.	Wild Olive Ave.	/	/	/
		36' FF	Res Pvmt 4' Sdwk (both Sides) * Mnt C & G (both sides)	Blue Mesa Dr.	Blue Cypress Ave.	Hawthorn Ave.	/	/	/
		32' F-F	Res Pvmt 4' Sdwk Std C+G (North side)	Blue Holly Ct.	Terminus	Autumn Rose Dr.			

PAGE __2_ OF __8__

revised 07/01/01

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Dist Engineer
		28' FF	Res Pvmt 4' Sdwk (both sides) * Mnt C & G (both Sides)	Hawthorn Ave.	Blue Mesa Dr.	Autumn Rose Dr.	/	/	/
		28' FF	Res Pvmt West side 4' Sdwk (~~both sides~~) * Mnt C & G (both sides)	Pinon Vista Ct.	Hawthorn Ave.	Terminus	/	/	/
		28'FF	Res Pvmt 4' Sdwk (both sides)* Mnt C & G (both sides)	Canyon Sage Dr.	Boxwood Ave	Blue Cypress Ave.	/	/	/
		28' FF	Res Pvmt 4' Sdwk (both sides) * Mnt C & G (both sides)	Autumn Rose Dr.	Boxwood Ave.	Hawthorn Ave.	/	/	/
		24' FE	Res Pvmt Std C & G (s. Side) 4' SDWK (s side)	Florence Ave.	Wyoming Blvd.	Lot 7, Blk 1	/	/	/
		38' FF	Art Prvmt △1 6' ~~4'~~ Sdwk (w side) Std C & G (w. side) w/ Temp Pvmt Connection	Wyoming Blvd.	Florence Ave	Modesto Ave.	/	/	/
		28' FF	Res 4' Sdwk (both sides) * Mnt C & G (both sides) △1 ~~to Exist Pvmt~~	Palm Yucca Dr.	Copper Grass Ct.	Hawthorn Ave.	/	/	/
		10'	Asphalt Trail	20' Public Trail and waterline esmt - East	Hawthorn Ave.	N. side La Cueva Channel	/	/	/
		10'	Asphalt Trail ~~Asphalt Trail~~	20' Public Trail and waterline esmt -west	Hawthorn Ave.	N. side La Cueva Channel	/	/	/
		10'	Asphalt Trail	20' Public Trail Esmt	Wild Olive Ave	Boxwood Ave.	/	/	/
		10'	Asphalt Trail	20' Public Drain and Trail esmt	Hawthorn Ave.	N. Side La Cueva	/	/	/
		10'	Asphalt Trail	N side LaCueva Channel	10' Trail@Blue Mesa Dr	Lot 26, Blk 8	/	/	/
		10'	Asphalt Trail	20' Public Trail Esmt	Florence Ave.	Boxwood Ave.	/	/	/

NOTE

△2 ~~Louisiana Blvd Improvements See sheet 7 of 8~~
off-site mitigation per TIS $ 19.842.00

△3 ~~Florence Ave. Improvements See sheet 6 of 8~~

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chief Engineer
			Water						
		6" 4ER	PVC Waterline	15' Waterline Esmt east	S. side La Cueve Ch (Existing 6"	N. side La Cueva Channel	/	/	/
		6" 4ER	PVC Waterline	20' Public WL Esmt at Blue Mesa Dr.	N. side La Cueva Channel	Hawthorn Ave			
		8" 3E	PVC Waterline	Boxwood Ave	Palm Yucca Dr.	Canyon Sage Dr.	/	/	/
		6" 3E	PVC Waterline	15' Waterline Esmt west	S. side La Cueva Channel	N. side La Cueva Channel	/	/	/
		6" 3E	PVC Waterline	20' Public Trail, WL and Drainage Esmt AT Prairie Vista Dr.	N. side La Cueva Ch	Hawthorn Ave	/	/	/
		6" 4ER	PVC Waterline	Boxwood Ave	Canyon Sage Dr.	Autumn Rose Dr.	/	/	/
		6" 3E	PVC Waterline	Wild Olive Ave	Palm Yucca Dr.	Canyon Sage Dr.	/	/	/
		6" 3E	PVC Waterline	Blue Cypress Ave	Prairie Vista Dr.	Blue Mesa Dr.	/	/	/
		6" 4ER - 8" ok	PVC Waterline	Blue Cypress Ave	Autumn Rose Dr.	Wyoming Blvd E. side	/	/	/
		8" 3E	PVC Waterline	Hawthorn Ave	Silver Sage Dr.	Blue Mesa Dr.	/	/	/
		6" 4ER	PVC Waterline	Hawthorn Ave	Blue Mesa Dr.	Autumn Rose Dr.	/	/	/
		6" 3E	PVC Waterline	Copper Grass Ct.	Palm Yucca Dr.	Terminus	/	/	/
		6" 4ER	PVC Waterline	Blue Holly Ct	Terminus	Autumn Rose Dr.	/	/	/
		6" 3E	PVC Waterline	Palm Yucca Dr.	Boxwood Ave	Hawthorn Ave.	/	/	/
		6" 3E	PVC Waterline	Prairie Vista Dr.	Wild Olive Ave	Hawthorn Ave.	/	/	/
		8" 4ER	PVC Waterline	Blue Mesa Dr.	Blue Cypress Ave	Hawthorn Ave.	/	/	/
		8" 3E	PVC Waterline	Blue Mesa Dr.	Blue Cypress Ave	Hawthorn Ave.	/	/	/
		6" 4ER	PVC Waterline	Pinon Vista Ct.	Hawthorn Ave	Terminus	/	/	/
		8" 4ER	PVC Waterline	Canyon Sage DR.	Florence Ave.	~~Blue Cypress Ave~~ Boxwood	/	/	/
		8" 3E	PVC Waterline	Canyon Sage DR.	Florence Ave.	Blue Cypress Ave.	/	/	/
		6" 4ER	PVC Waterline	Autumn Rose Dr.	Boxwood Ave	Hawthorn Ave.	/	/	/
		14"3E	PVC Waterline	Louisiana Blvd	Modesto Ave	Florence Ave	/	/	/
		10"4ER	PVC Waterline	Wyoming Blvd	Modesto Ave	~~Blue Cypress Ave.~~ Florence	/	/	/
		8"3E	PVC Waterline	Florence Ave	Louisiana Blvd	Canyon Sage Dr.	/	/	/
		8"4ER	PVC Waterline	Florence Ave	Canyon Sage Dr.	Wyoming Blvd	/	/	/
		8"3E	PVC Waterline	Blue Cypress Ave	Blue Mesa Dr.	Canyon Sage Dr.	/	/	/
		6"4ER	PVC Waterline	Blue Cypress Ave	Blue Mesa Dr.	Autumn Rose Dr.	/	/	/
		6" 4ER	PVC Waterline	Canyon Sage	~~Florence~~ Boxwood	Blue Cypress			

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	Client Engineer
		8" ⚠	Sanitary Sewer SAS Gravity Line	Silverwood	Boxwood	Wild Olive			
		8"	SAS Gravity Line	Boxwood Ave	Silverwood Dr.	Autumn Rose Dr.	/	/	/
		8"	SAS Gravity Line	Wild Olive Ave	Silverwood Dr.	Canyon Sage Dr.	/	/	/
		8"	SAS Gravity Line	Blue Cypress Ave	Prairie Vista Dr.	Wyoming Blvd	/	/	/
		8"	SAS Gravity Line	Hawthorn Ave	Silver Sage Dr.	Autumn rose Dr.	/	/	/
		8"	SAS Gravity Line	Copper Grass Ct.	Palm Yucca Dr.	Terminus	/	/	/
		8"	SAS Gravity Line	Blue Holly Ct.	Terminus	Autumn Rose Dr.	/	/	/
		8"	SAS Gravity Line	Palm Yucca Dr.	Wild Olive Ave	Hawthorn Ave	/	/	/
		8" 10" ⚠	SAS Gravity Line	Prairie Vista Dr.	Wild Olive Ave	⚠ Blue Cypress ~~Hawthorn Ave~~	/	/	/
		8" 8" ⚠	SAS Gravity Line SAS Gravity Line	Prairie Vista	Blue Cypress	Hawthorn	/	/	/
		8"	SAS Gravity Line	Blue Mesa Dr.	Blue Cypress Ave	Hawthorn Ave	/	/	/
		8"	SAS Gravity Line	Pinon Vista Ct	Hawthorn Ave	Terminus	/	/	/
		8"	SAS Gravity Line ⚠ See below	Canyon Sage Dr.	Boxwood Ave.	Blue Cypress Ave	/	/	/
		~~8"~~	~~SAS Gravity Line~~	~~Autumn Rose Dr.~~	~~Boxwood Ave.~~	~~Hawthorn Ave~~	/	/	/
		8" 10" ⚠	SAS Gravity Line	Silverwood Dr.	Lot 6, Blk 10	~~Hawthorn Ave~~ Wild Olive ⚠	/	/	/
		18"	SAS Gravity Line	Glendale Ave	San Pedro Blvd	Louisiana Blvd	/	/	/
		8"	SAS Gravity Line	Louisiana Blvd	Glendale Ave	Florence Ave	/	/	/
		12"	SAS Gravity Line	Wyoming Blvd	Modesto Ave	Blue Cypress Ave	/	/	/
		8"	SAS Gravity Line	Florence Ave	Wyoming Blvd	⚠ Lot ~~75~~ 3, Blk ~~8~~ 1 (Blk 11)	/	/	/
		8"	SAS Gravity Line	(30' Public SAS Drainage & Pedestrian Access Esmt)	Silverwood Dr.	Louisiana Blvd	/	/	/
		⚠ (delete)	STORMDRAIN						
		~~18"~~	~~RCP Stormdrain~~	~~Pinon Vista Ct~~	~~Guide Sac~~	~~La Cueva Channel~~	/	/	/
		18"	RCP Stormdrain	Boxwood Ave	Canyon Sage Dr.	20' Public Trail Esmt	/	/	/
		24"	RCP Stormdrain	Boxwood Ave	20' Public Trial E	⚠ Lot 64, Blk 8 ~~Palm Yucca Dr.~~	/	/	/
		18"	RCP Stormdrain	Blue Cypress Ave.	Blue Mesa Dr.	Prairie Vista ~~Palm Yucca Dr.~~	/	/	/
		18"	RCP Stormdrain	Prairie Vista Dr.	At Intersection of Wilde Olive Ave.		/	/	/
		24"	RCP Stormdrain	Prairie Vista Dr.	Blue Cypress AVE	Lot 22, Blk 12	/	/	/
		30"	RCP Stormdrain	Prairie Vista Dr.	Lot 22, Blk 12	Hawthorn Ave	/	/	/
		30"	RCP Stormdrain	Hawthorn Ave	Prairie Vista Dr.	Palm Yucca Dr.	/	/	/
		30"	RCP Stormdrain	20' Public Trail and Drainage Easment	Hawthorne Ave	La Cueva Channel	/	/	/
		~~9~~ ~~10'~~ 9' ⚠	Conc. Channel	10' Public Drain Esment	Boxwood Ave	Blue Holly Ct.	/	/	/
		30" 18"	RCP Stormdrain	Boxwood Ave Wild Olive	⚠ Lot 64, Blk 8 ~~Palm Yucca Dr.~~ Prairie Vista	Silverwood Dr. Palm Yucca	/	/	/
		24"	RCP Stormdrain	Wild Olive Ave	Palm Yucca Dr.	Lot 12, Block 9	/	/	/
		30"	RCP Stormdrain	Wild Olive Ave	Lot 12, Block 9	Lot 18, Block 9	/	/	/
		~~30"~~ 42" ⚠	RCP Stormdrain	Wild Olive Ave	Lot 18, Block 9	Silverwood Dr.	/	/	/
		36"	RCP Stormdrain	Silverwood Dr.	Boxwood Ave	⚠ Lot 50, Blk 8 ~~Wild Olive Ave~~	/	/	/
		~~54"~~ 48" ⚠	RCP Stormdrain	Silverwood Dr.	Wild Olive Ave	⚠ Lot 50, Blk 8 ~~Lot 7, Blk 10~~	/	/	/
		60"	RCP Stormdrain	Silverwood Dr.	⚠ ~~Lot 7, Blk 10~~ Wild Olive	30' Public SAS & drainage Easemtn Ped access ease	/	/	/
		60"	RCP Stormdrain	30' Public SAS & Drainage ESMT	Silverwood Dr.	Louisiana Blvd "	/ /	/ /	/ /
		60"	RCP Stormdrain	Louisiana Blvd.	30' Public SAS Drainage & Pedestran Access Esmt	La Cueva Channel	/	/	/
		36"	RCP Stormdrain	Florence Ave	Wyoming Blvd.	Louisiana Blvd	/ /	/ /	/ /

⚠ Financially guaranteed CPN 675483, DRB 1001376

⚠ TEMP POND UNTIL DRAINAGE CONNECTION TO CHANNEL IS ESTABLISHED collection & erosion ponds W. of Unit 1 to be determined @ DRC

⚠ 8"	SAS Gravity Line	Autumn Rose	Boxwood	Lot 13 Blk 13 ~~Blue Holly Ct.~~
⚠ 8"	SAS Gravity Line	Autumn Rose	Blue Cypress	Hawthorn

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Unit ~~PHASE~~ 2 4						
			Paving	Boxwood Ave	Silverwood Dr.	Lot 4, Block 2			
		32' FF	Res Pvmt 4' Sdwk (both Sides) * Std C & G (both sides)				/	/	/
		32' FF	Res Pvmt 4' Sdwk (both Sides) * Std C & G (both sides)	Wild Olive Ave	Silverwood Dr.	Palm Yucca Dr.	/	/	/
		32' FF	Res Pvmt 4' Sdwk (both sides) * Std C & G (both sides)	Hawthorn Ave	Silver Sage Dr.	Lot 16, Blk 12	/	/	/
		32' FF	Res Pvmt 4' Sdwk (both sides) * Std C & G (both sides)	Silverwood Dr.	Boxwood Ave	Lot 6, Blk 10	/	/	/
		28' FF	Res Pvmt 4' Sdwk (both sides) * Mnt C & G (both sides)	Silver Sage Dr.	Wild Olive Ave	Hawthorn Ave.	/	/	/
		32' FF	Res Pvmt 4' sdwk (north side) * 10' trail (southside) 1 Std Curb ~~type~~ + G (both sides)	Wild Olive Ave	Palm Yucca Dr.	Lot 2 block 12	/	/	/
		28' FF	Res Pvmt 1 4' sdwk (~~north~~ both sides) * Mnt C & G (both sides)	Palm Yucca dr.	Boxwood Ave	Wild Olive 1 ~~Wild Olive Ave~~ ~~Copper Grass Court~~	/	/	/
		24' FE	Perm Pvmt Std C & G (s. side) 4' Sdwk (s side)	Florence Ave	Lot 7, blk 1	Louisiana Blvd	/	/	/
		40' FF	Perm Pvmt 1 Std Mnt C & G (both sides) 4' Sdwk (both sides) *	Palm Yucca Dr.	Florence Ave	Boxwood Ave.	/	/	/
		10'	Asphalt Trail	30' Public SAS Drainage and Pedestrian Access Easement	Louisiana Blvd	Silverwood Dr.	/ /	/ /	/ /
		10'	Asphalt Trail	North side of La Cueva Channel	Lot 26, Blk 8	Louisiana Blvd	/	/	/

2 ~~IMPROVEMENTS FOR UNIT 1~~

NOTES

OFFSITE MITIGATION PER TIS $ 10, 158.00

PAGE __6__ OF __8__

1 28' F-F Res Pvmt
4' Sdwk (both sides)*
Std C+G — Palm Yucca Dr. — Wild Olive — Copper Grass Ct.

ORIGINAL

COA DRC	Size	Type of Improvement	Location	From	To	Private	City	City Cost
	8" 1							
	6"3E	PVC Waterline	Boxwood Ave	Silverwood Dr.	Palm Yucca Dr.			
	6" 3E	PVC Waterline	Wild Olive Ave	Silverwood Dr.	Palm Yucca Dr.	/	/	/
	~~8"3E~~	~~PVC Waterline~~	~~Hawthorn Ave~~	~~Silver Sage Dr.~~	~~Palm Yucca Dr.~~ 1			
	8" 3E	PVC Waterline	Silverwood Dr.	Boxwood Ave	Lot 6, Blk 10			
	6"3E	PVC Waterline	Silver Sage Dr.	Wild Olive Ave	Hawthorn Ave	/	/	/
	8"3E	PVC Waterline	15' WL Esmt	Louisiana Blvd	Silverwood Dr			
		~~WATER~~ SEWER						
	8"	SAS Gravity Line	Silver Sage Dr.	Wild Olive Ave	Hawthorn Ave			
	8"	SAS Gravity Line	Palm Yucca Dr.	Boxwood ave	Wild Olive Ave	/	/	/
	8"	SAS Gravity Line	Florence Ave	Lot ~~15~~ 3, blk ~~6~~ 1 1	Louisiana Blvd			
	8" 1	SAS Gravity Line	Silverwood	Boxwood	Wild Olive			
			Unit ~~PHASE~~ 3 4					
		PAVING						
	32' FF	Res Pvmt 4' Sdwk (both side) * Std C & G (both sides)	Hawthorn Ave	Silverwood Dr.	Silver Sage Dr.	/	/	/
	32' FF	Res Pvmt 4' Sdwk (both sides) * Std C & G (both sides)	Silverwood Dr.	Lot 6, blk 10	Hawthorn Ave.	/	/	/
	31' FF	Art Pvmt Std C & G (e. side) 6' Sdwk (e. side)	Louisiana ~~Blvd~~ Blvd	Modesto Ave	Florence Ave.			
		2 ~~IMPROVEMENTS FOR UNIT 1~~						
		WATER						
	8" 3E	PVC Waterline	Hawthorn Ave	Silverwood dr.	Silver Sage Dr.			
	8" 3E	PVC Waterline	Silverwood Dr.	Lot 6, Blk 10	Hawthorn Ave	/	/	/
	~~16" 4ER~~	~~PVC Waterline~~	~~Wyoming Blvd~~	~~Blue Cypress Ave~~	~~Florence Ave~~ 1			
		SANITARY SEWER						
	8"	SAS Gravity Line	Hawthorn Ave	Silverwood Dr.	SilverSage Dr.	/	/	/
	8"	SAS Gravity Line	Silverwood Dr.	Lot 6, Blk 10	Hawthorn Ave.			

Notes

revised 07/01/01

ORIGINAL

Desert Ridge Trail

* Sidewalk Deferral

** Stormdrain Deferal Defered stormdrain construction to be financally guaranteed

3 Financially guaranteed EPN #675483, DRB 1001376

LOMR completed & approved by FEMA (requires retaining 30% of total SD Infrastructure List Financial guarantees until completion of LOMR

Final plat approval to be withheld until AMAFCA awards construction contract for La Cueva Channel and Camino Diversion Channel.

Stormdrain to include manholes, inlets, riprap and outfall.

Grading and Drainage Certification for each unit and the Park Site (Tract B) per DPM including Perimeter Walls and Retaining Walls

Retaining Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees.

Water infrastructure to include valves, fittings, valveboxes and fire hydrants.

Sanitary sewer to include manholes and service connections.

Street lights per DPM

4 Financial Guaranties for final Construction of Units 2 & 3 may be held under the financial Guarantee for Unit 1 for LOMAR and Construction Close out

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Gregory J. Krenik, PE NAME (print)	12/20/01 DRB CHAIR - date	Adrienne E. Candelaria 12/12/01 PARKS & ~~GENERAL SERVICES~~ Recreation
Mark Goodwin & Associates, PA FIRM	12-20-01 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
12-12-01 SIGNATURE - date	Roger A Green 12/12/01 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: MG 12/20/01	Brad L Bujo 12-12-01 CITY ENGINEER - date	_____ - date

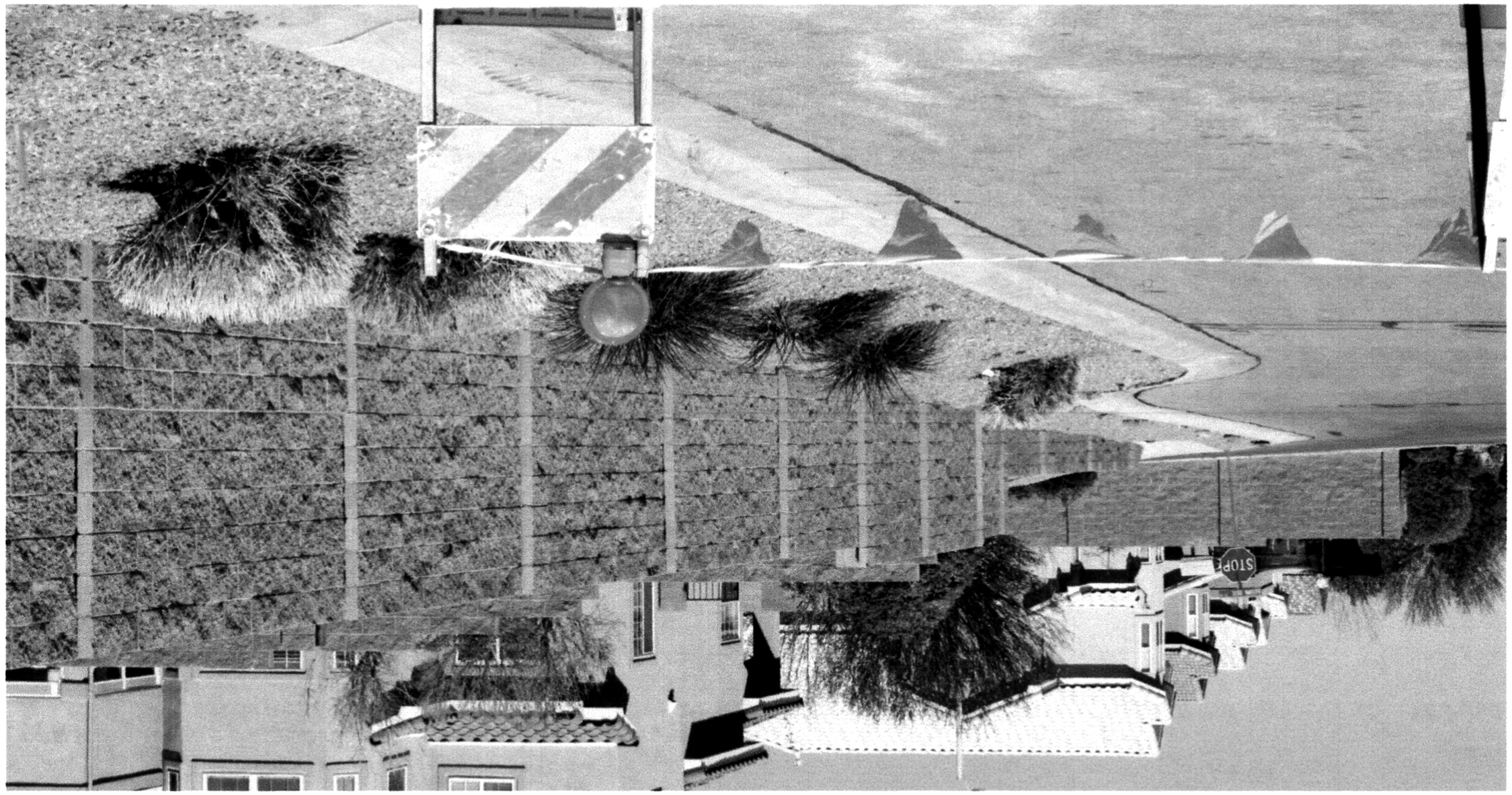
NEW COMMITTEE REVISIONS

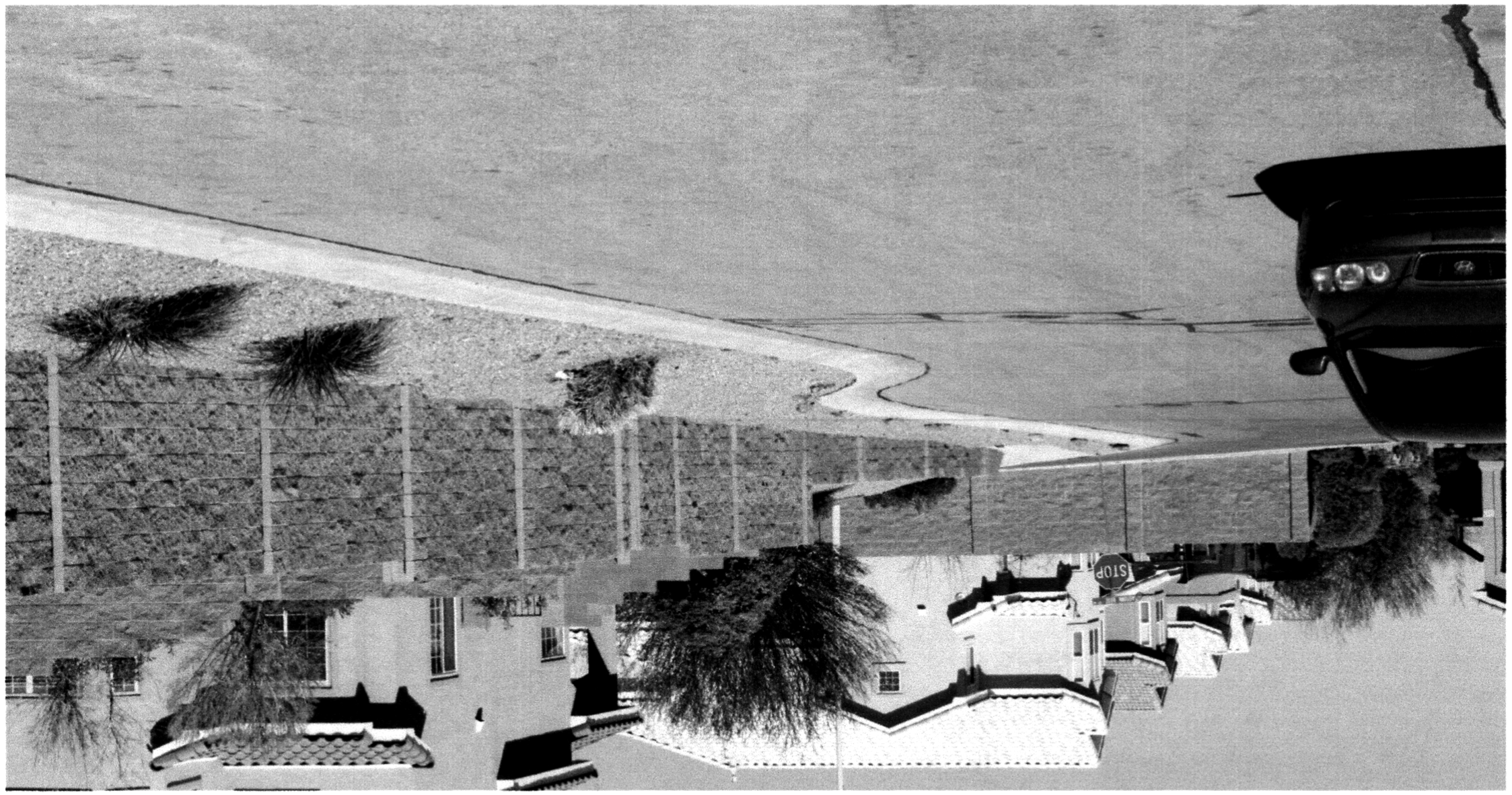
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	OWNER
1	02/01/2002			
2	02/21/2002			
3	07/10/03		Brad Bujo	
4	10/7/03		Roger Green for Brad Bujo	

revised 07/01/01

Hazardous

a Hazard To the

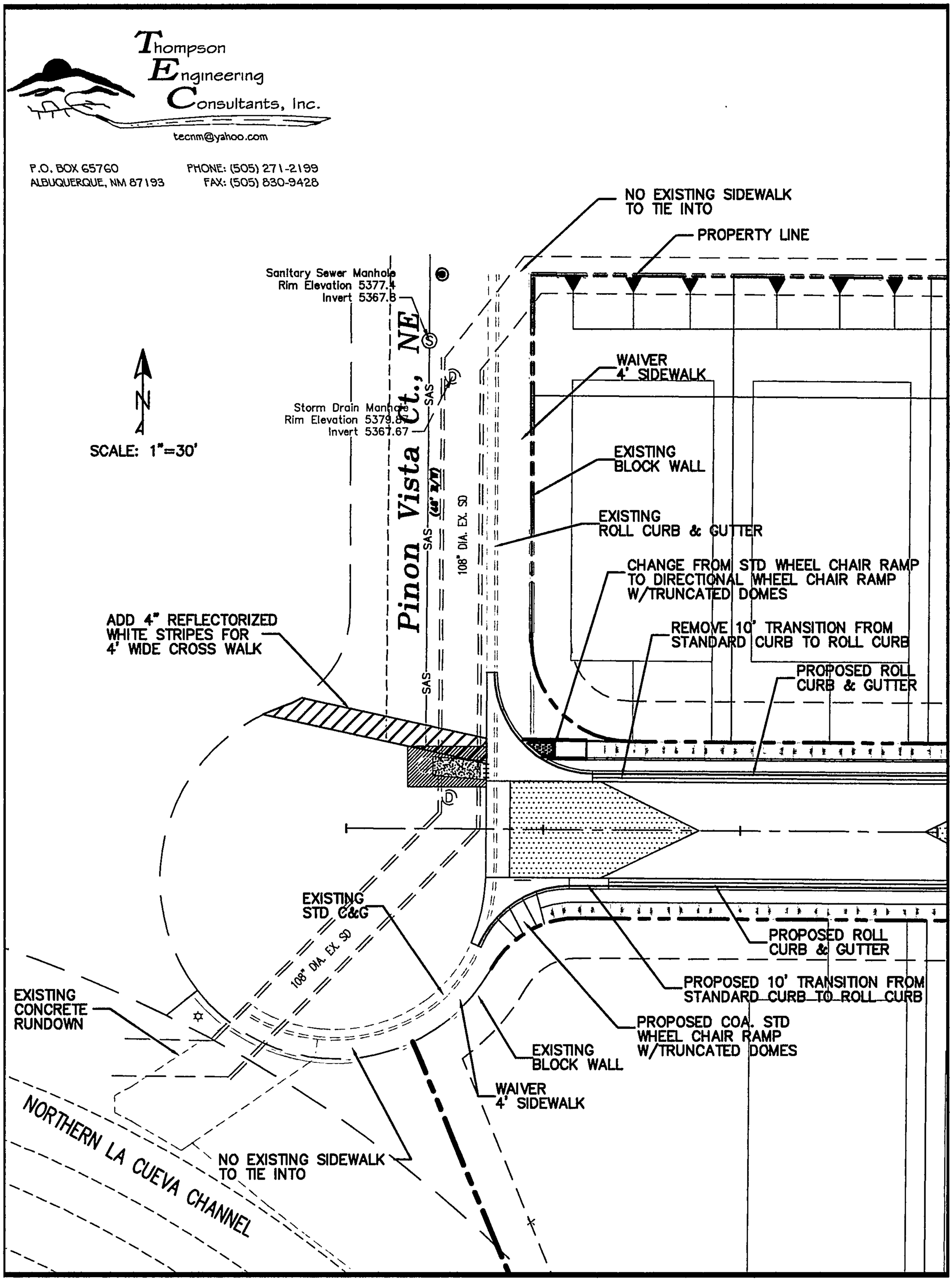

STOP


STOP

Thompson
Engineering
Consultants, Inc.
tecnm@yahoo.com

P.O. BOX 65760
ALBUQUERQUE, NM 87193

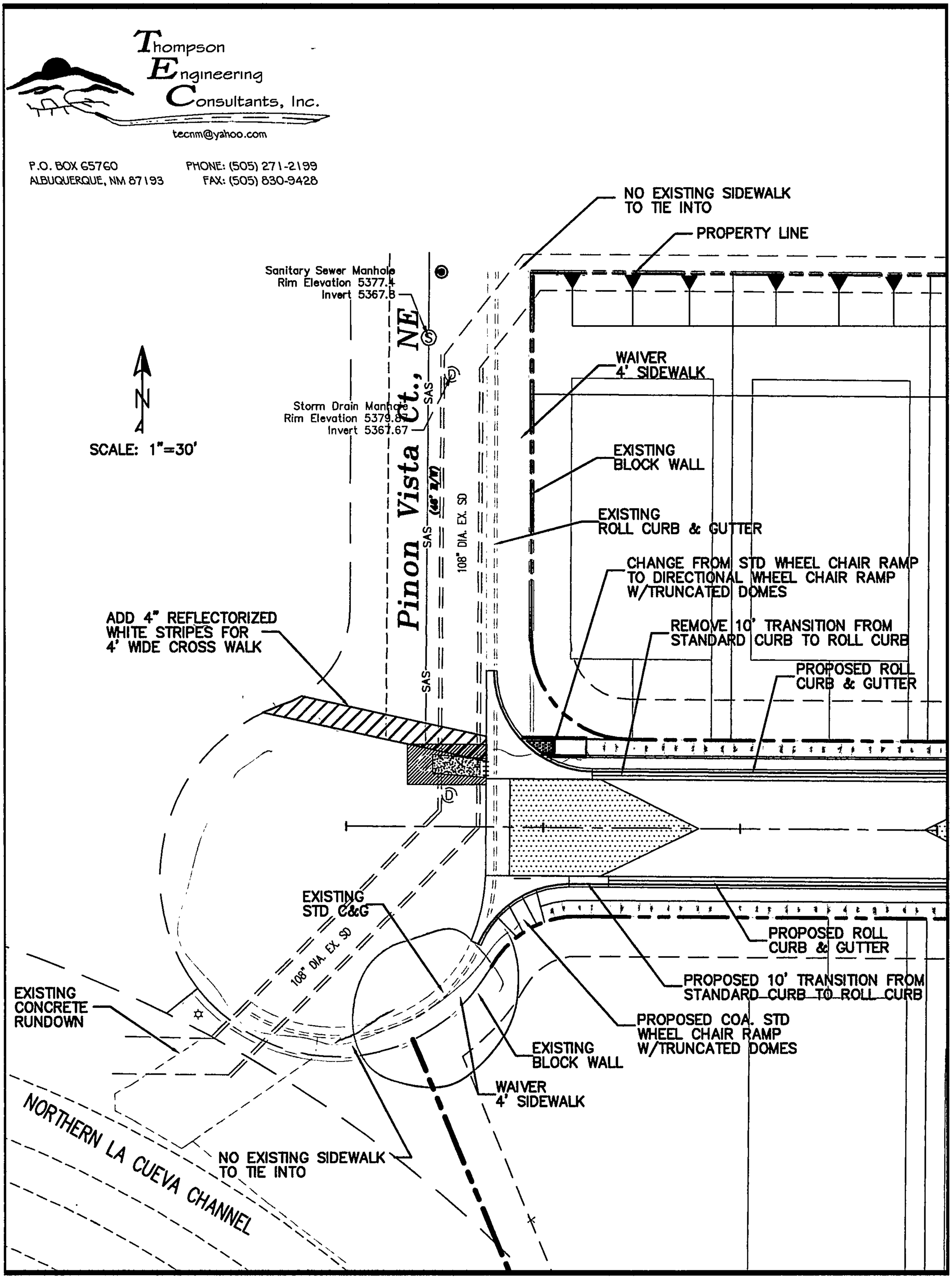
PHONE: (505) 271-2199
FAX: (505) 830-9428



Thompson
Engineering
Consultants, Inc.
tecnm@yahoo.com

P.O. BOX 65760
ALBUQUERQUE, NM 87193

PHONE: (505) 271-2199
FAX: (505) 830-9428



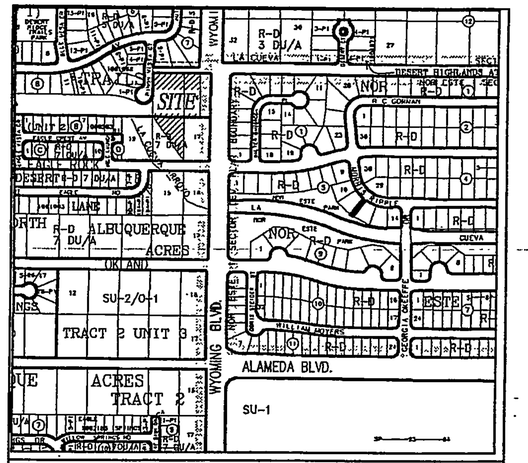
Preliminary Plat for
La Vista at Desert Ridge Trails

(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

December 2010



Vicinity Map
(NOT TO SCALE)

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_D20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument–Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C–19–Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

Disclosure Statement

The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.

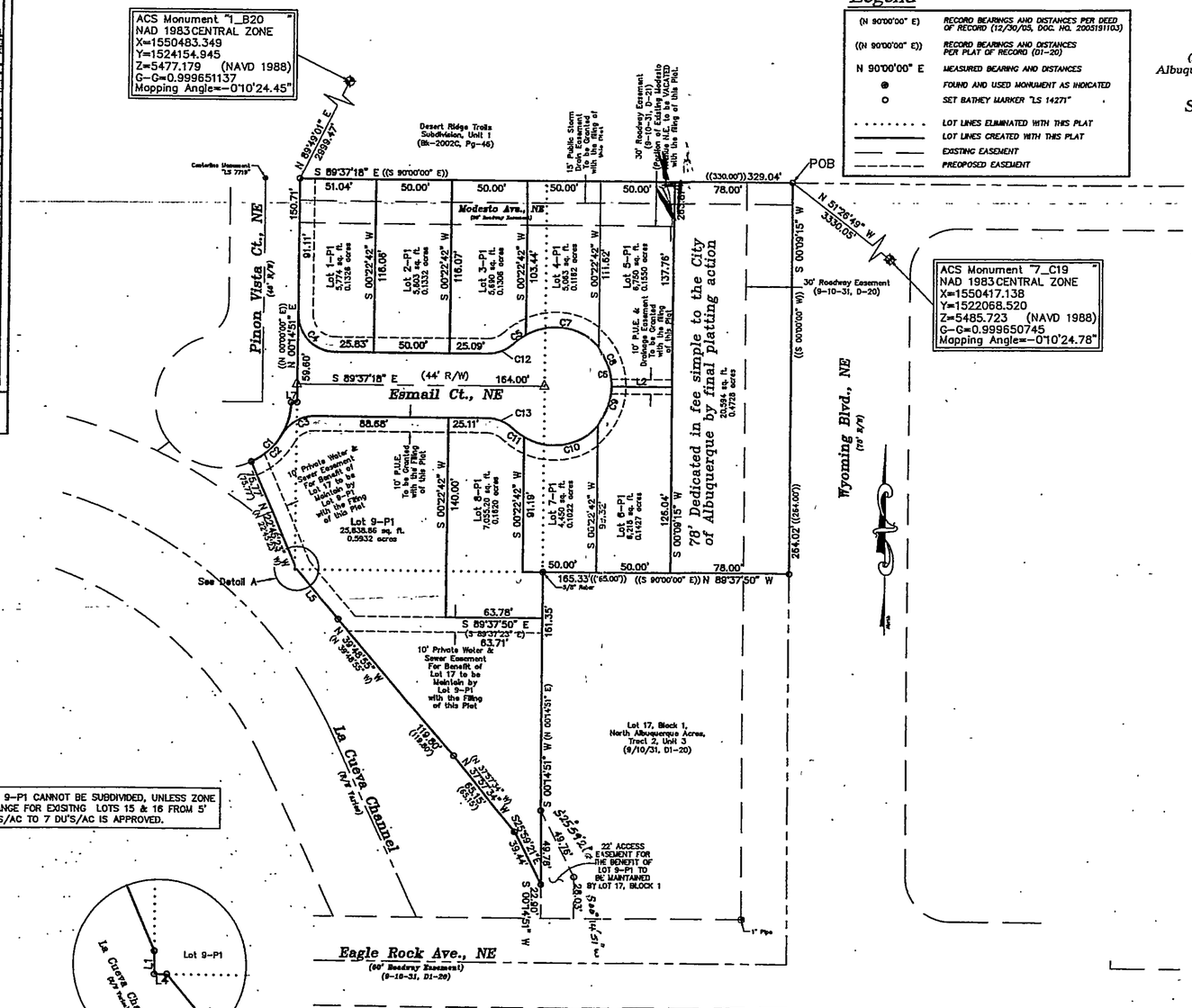
b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.

c. Dedicate public right of way as shown hereon.

d. Grant the new public utility easements as shown hereon.

Esmail Haidari MAR 03/2011
ESMAIL HAIDARI Date

3-3-11
City Surveyor Date



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1–20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
. . . . .	LOT LINES ELIMINATED WITH THIS PLAT
———	LOT LINES CREATED WITH THIS PLAT
— — —	EXISTING EASEMENT
- - - - -	PROPOSED EASEMENT

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON–TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

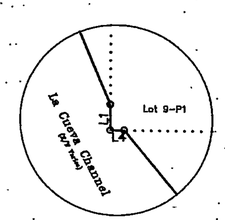
THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.



Detail A

Deferral of Internal Sidewalks

Exhibit C

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

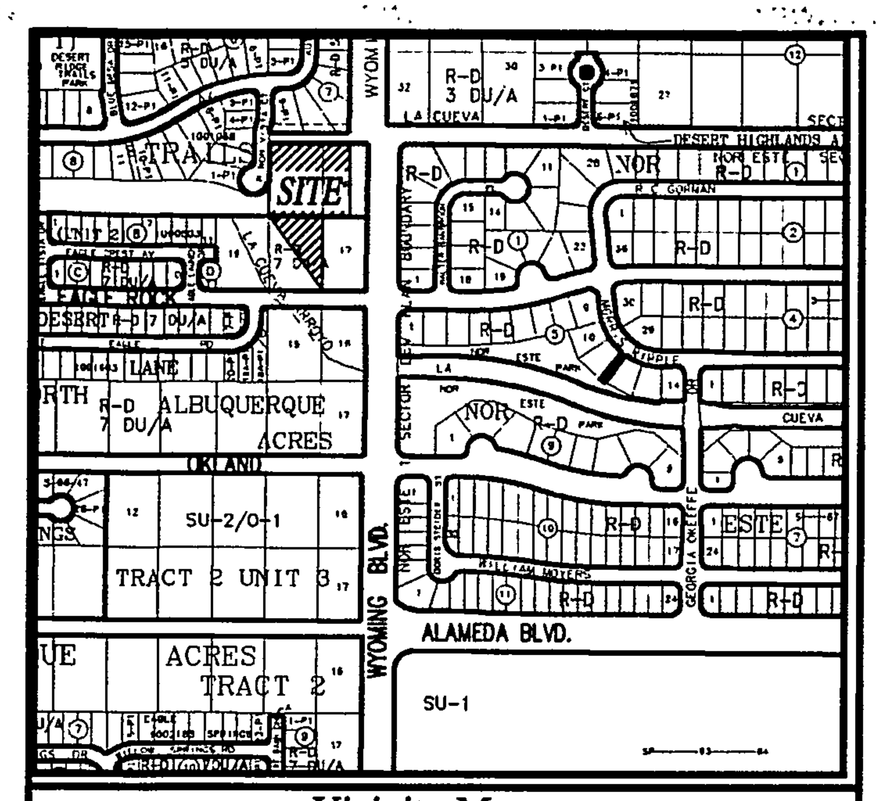
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°45'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

Esmail Haidari
250-6088

DRB # 1008589

C-19



Vicinity Map

(NOT TO SCALE)

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus ⚠. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument–Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 11
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C–19–Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus. . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

Disclosure Statement

The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.

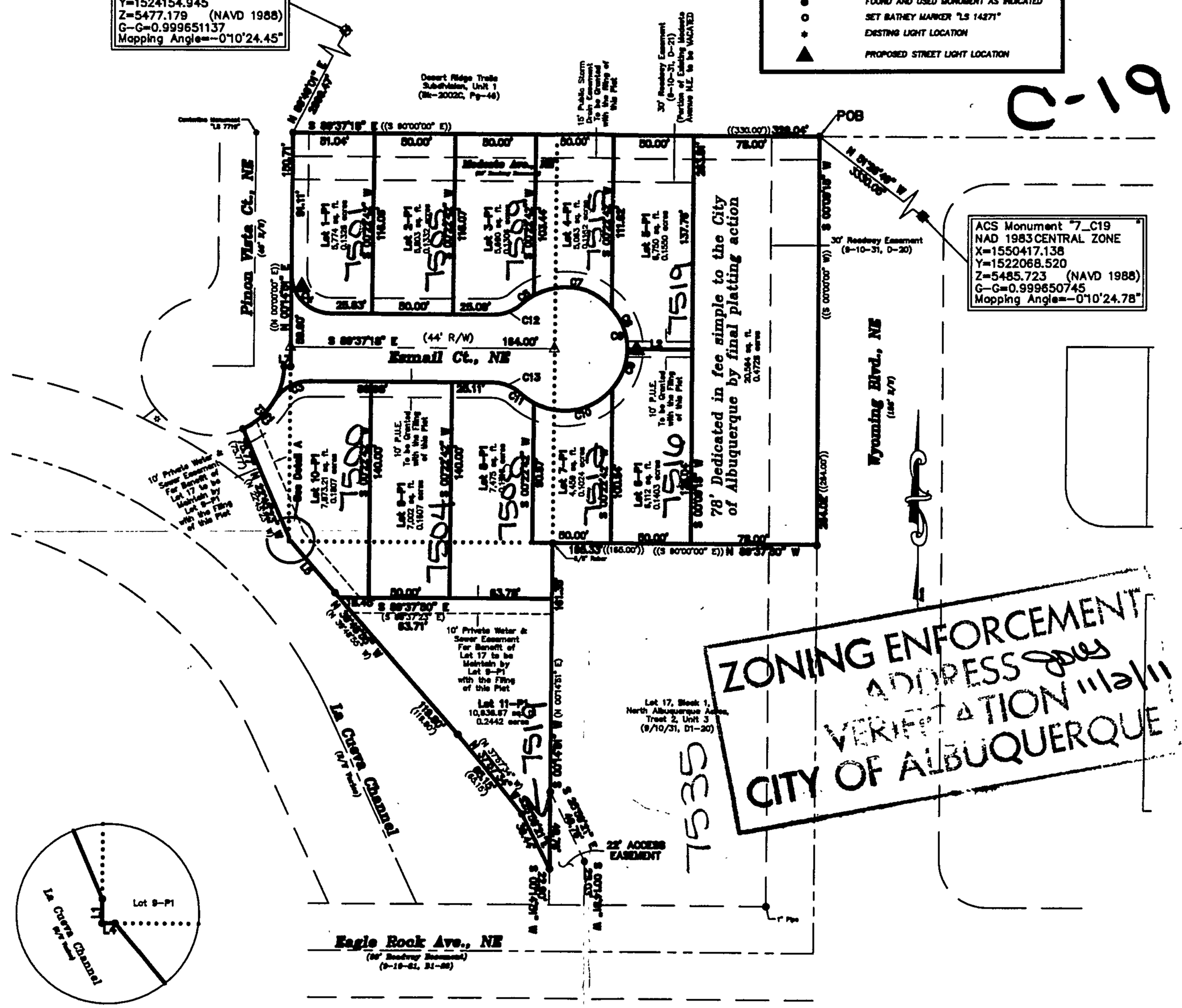
b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.

c. Dedicate public right of way as shown hereon.

d. Grant the new public utility easements as shown hereon.

ESMAIL HADARI — Date

City Surveyor — Date



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W(N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W(N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E(S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	188.67'	40.00	287°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'38" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

Preliminary Plat for
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
February 2011

PRELIMINARY

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 284.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON–TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Sheet 1 of 1
031741

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008589

Application No. 12DRB-70103

TO:
✓ **ALL MEMBERS**
___ **Jack Cloud, DRB Chairman, Planning Department**
___ **Curtis Cherne, P.E., Hydrology**
___ **Kristal Metro, P.E. , Transportation Development**
___ **Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___ **Carol Dumont, Parks/Municipal Development**

NEXT HEARING DATE: Apr 04, 2012

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Sidewalk variance and wall on wyoming

CONTACT NAME: Esmail Haidari

TELEPHONE: 250 6088 EMAIL: esmailhaidari@yahoo.com

Project Number:

FIGURE 12

Date Submitted: 03/30/2012
Date Site Plan Approved:
Date Preliminary Plat Approved: 3-9-11
Date Preliminary Plat Expires: 3-9-12
DRB Project No.:
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

La Vista at Desert Ridge Trais Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	residential pavement, Curb and Gutter	Esmail Court	West PL	Culde Sac	/	/	/
		4'	Side walks both sides	Esmail Court	West PL	Culde Sac	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	End of Culde Sac	/	/	/
		6"	Water line	Esmail Court	Wyoming Blvd	5' West of lot 1,East PL	/	/	/
		2500	Earth Work	Entire Subdivision			/	/	/
		80 LF	5' Retaining Wall	Wyoming	NE Cor	SE Cor	/	/	/
		4'	Side walk	Starts from beginning of the South property line around Culde Sac on Pinon Ct. to the existing side walk			/	/	/
		30' F-F	Perm pavement Curb and Gutter 6' side walk West side	Wyoming	NE Cor	SE Cor	/	/	/
			Side walk deferred				/	/	/

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

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

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

NOTES

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

Street lights per City rquirements.

1

2

3

AGENT / OWNER

Esmail Haidari

NAME (print)

FIRM

Esmail Haidari

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Jerry 768-3083

----- Forwarded Message -----
From: esmail haidari <esmailhaidari@yahoo.com>
To: "Cherne, Curtis " <CCherne@cabq.gov>; "Metro, Kristal D." <KMetro@cabq.gov>
Cc: "Ennen, Peter M." <PEnnen@cabq.gov>; esmail haidari <esmailhaidari@yahoo.com>
Sent: Friday, March 30, 2012 8:12 AM
Subject: Re: 120329 DRB review of Esmail's private wall - update

good morning every one,
would you please confirm and enable me to build the wall.
Thanks,
Esmail Haidari.

From: "Francis, Jerry" <jfrancis@cabq.gov>
To: "Cherne, Curtis " <CCherne@cabq.gov>; "Metro, Kristal D." <KMetro@cabq.gov>
Cc: "Ennen, Peter M." <PEnnen@cabq.gov>; esmailhaidari@yahoo.com
Sent: Thursday, March 29, 2012 3:22 PM
Subject: 120329 DRB review of Esmail's private wall - update

Curtis,
This email is sent regarding the development of property adjacent to Wyoming and Pinon Vista. I believe the City Project Number is 784882.
I visited with Esmail Haidari today at 11:30 about the DRB's concern on the safety of the private wall intersection with the existing private wall.
The wall in question is located on the east side of the private property and adjacent to the City right-of-way and future sidewalk west of Wyoming.
My suggestion to Mr. Haidari was to provide additional wall at an angle of approximately 2x the width of the sidewalk barrier so that the flat portion of the wall will not interfere with egress on the sidewalk.
I do not know if this will impede onto City of Albuquerque right of way for Wyoming or if there are other issues that the DRB has with this item.
A simpler solution would be for the rerouting of the sidewalk so that it angles or curves to the alignment of the new wall.
This will require the removal and replacement of some of the existing sidewalk stones.
Please let me know if you need anything else from me on this.
Thanks,

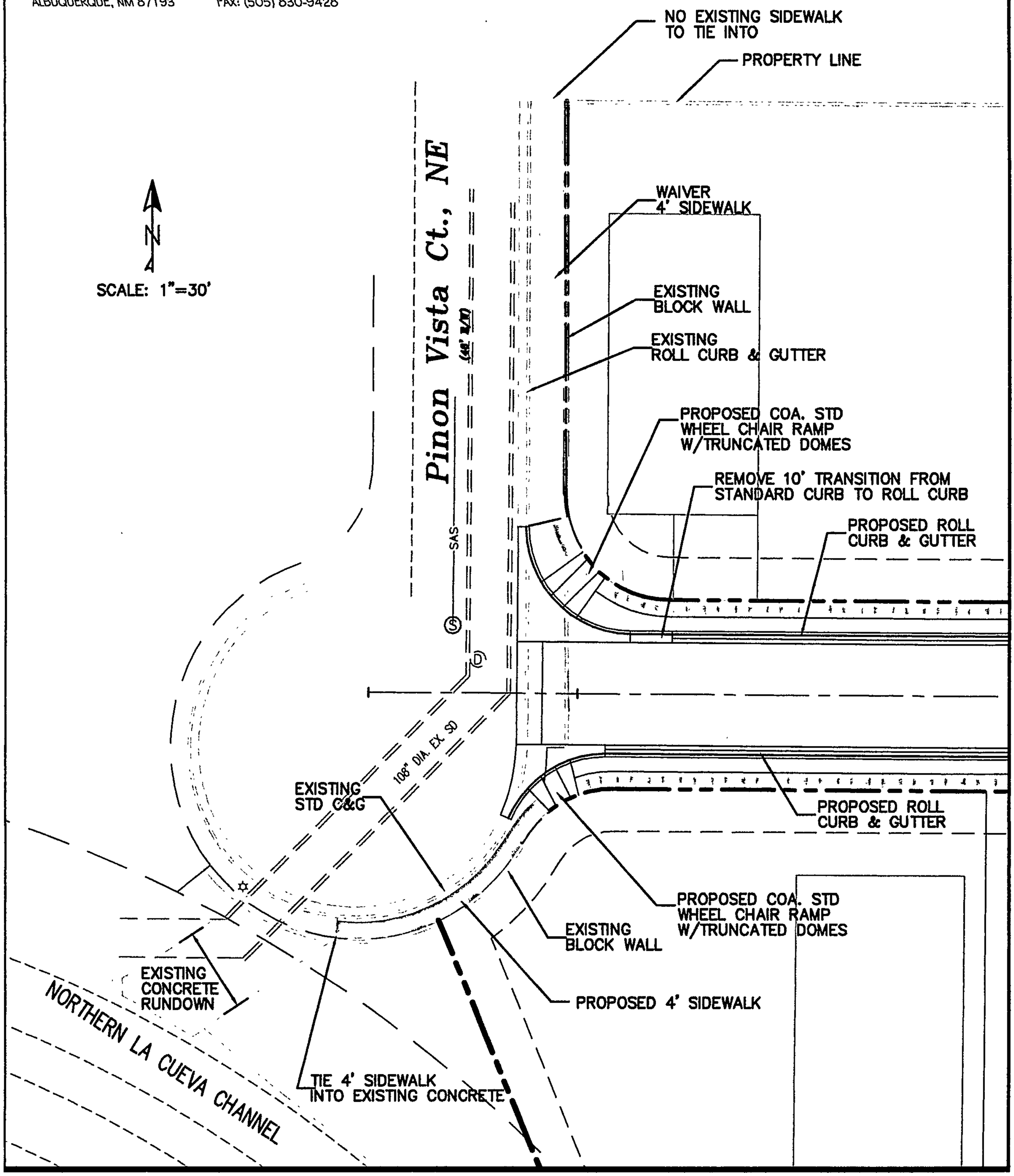
Jerry Francis, RA
Architect/Project Manager
CITY OF ALBUQUERQUE
Department of Municipal Development
p 505.768.3083 f 768.2310
jfrancis@cabq.gov

Thompson
Engineering
Consultants, Inc.
tecnm@yahoo.com

P.O. BOX 65760
ALBUQUERQUE, NM 87193

PHONE: (505) 271-2199
FAX: (505) 830-9428

EXHIBIT "A"



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008589

Application No. _____

TO:
X **ALL MEMBERS**
X **Jack Cloud, DRB Chairman, Planning Department**
___**Curtis Cherne, P.E., Hydrology**
___**Kristal Metro, P.E. , Transportation Development**
___**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___**Carol Dumont, Parks/Municipal Development**

NEXT HEARING DATE: APR 17, 2012

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Infrastructur List

RECEIVED
APR 17 2012
HYDROLOGY SECTION

CONTACT NAME: Esmail Haidari

TELEPHONE: 2506088 EMAIL: esmailhaidari@yahoo.com

Project Number:

FIGURE 12

Date Submitted: 03/30/2012
Date Site Plan Approved:
Date Preliminary Plat Approved: 3-9-11
Date Preliminary Plat Expires: 3-9-12
DRB Project No.:
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

La Vista at Desert Ridge Trais Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'	Sidewalk (Remove Existing)	Wyoming	2 Stones (Approx. 9 ft) N of lot 16	Lot 16	/	/	/
							/	/	/
		Varies	Landscaping - details at DRC	Wyoming	2 Stones (Approx. 9 ft) N of lot 16	lot 16	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

PAGE ____ OF ____

(rev. 9-20-05)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

NAME (print)

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008589

Application No. 12DRB-70103

TO:
✓ **ALL MEMBERS**

___ **Jack Cloud, DRB Chairman, Planning Department**

___ **Curtis Cherne, P.E., Hydrology**
___ **Kristal Metro, P.E. , Transportation Development**
___ **Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___ **Carol Dumont, Parks/Municipal Development**

NEXT HEARING DATE: APr 04, 2012

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

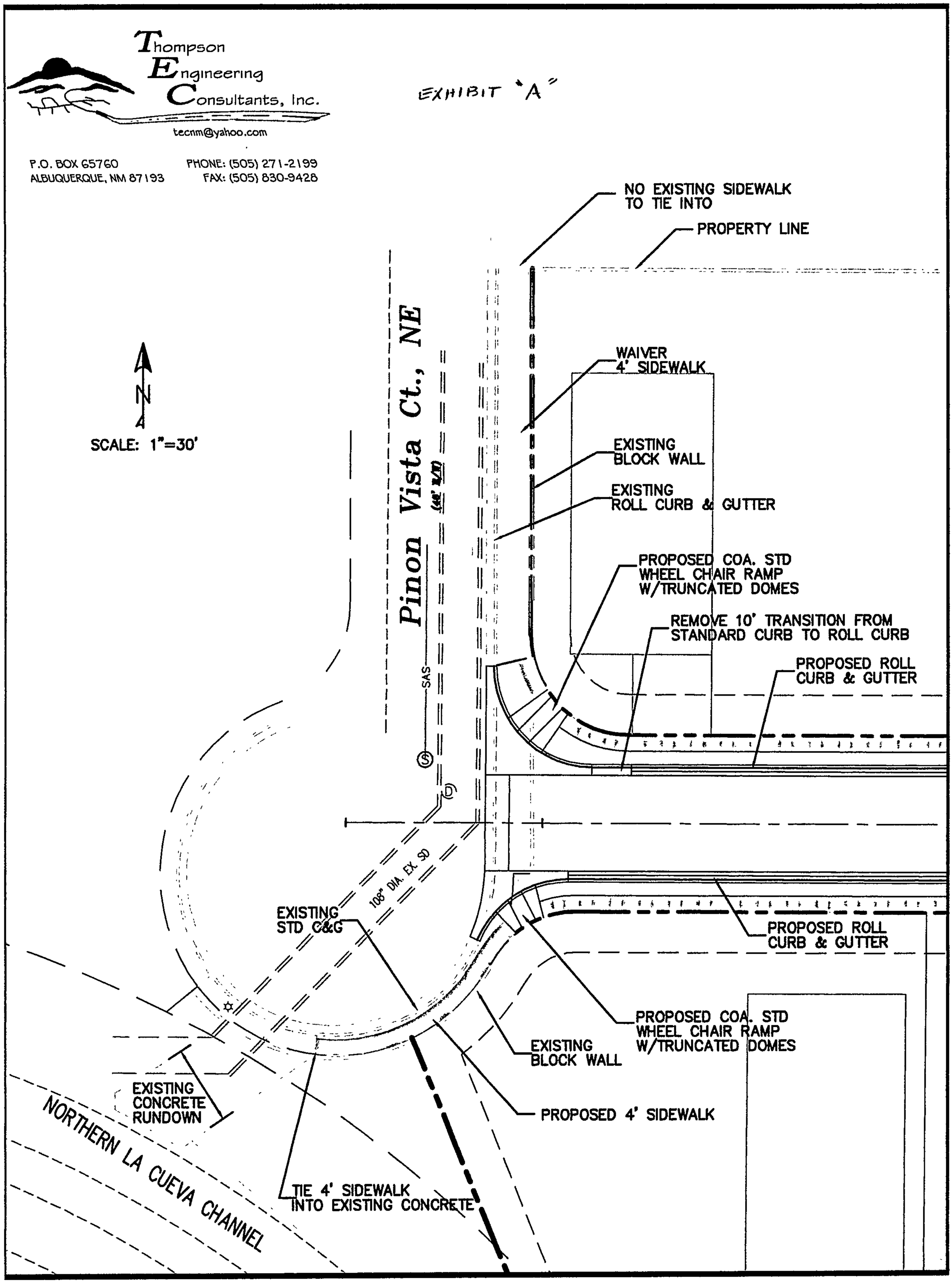
SUBMITTAL DESCRIPTION: Sidewalk variance and wall on wyoming

CONTACT NAME: Esmail Haidari

TELEPHONE: 250 6088 EMAIL: esmailhaidari@yahoo.com

Thompson
Engineering
Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9428

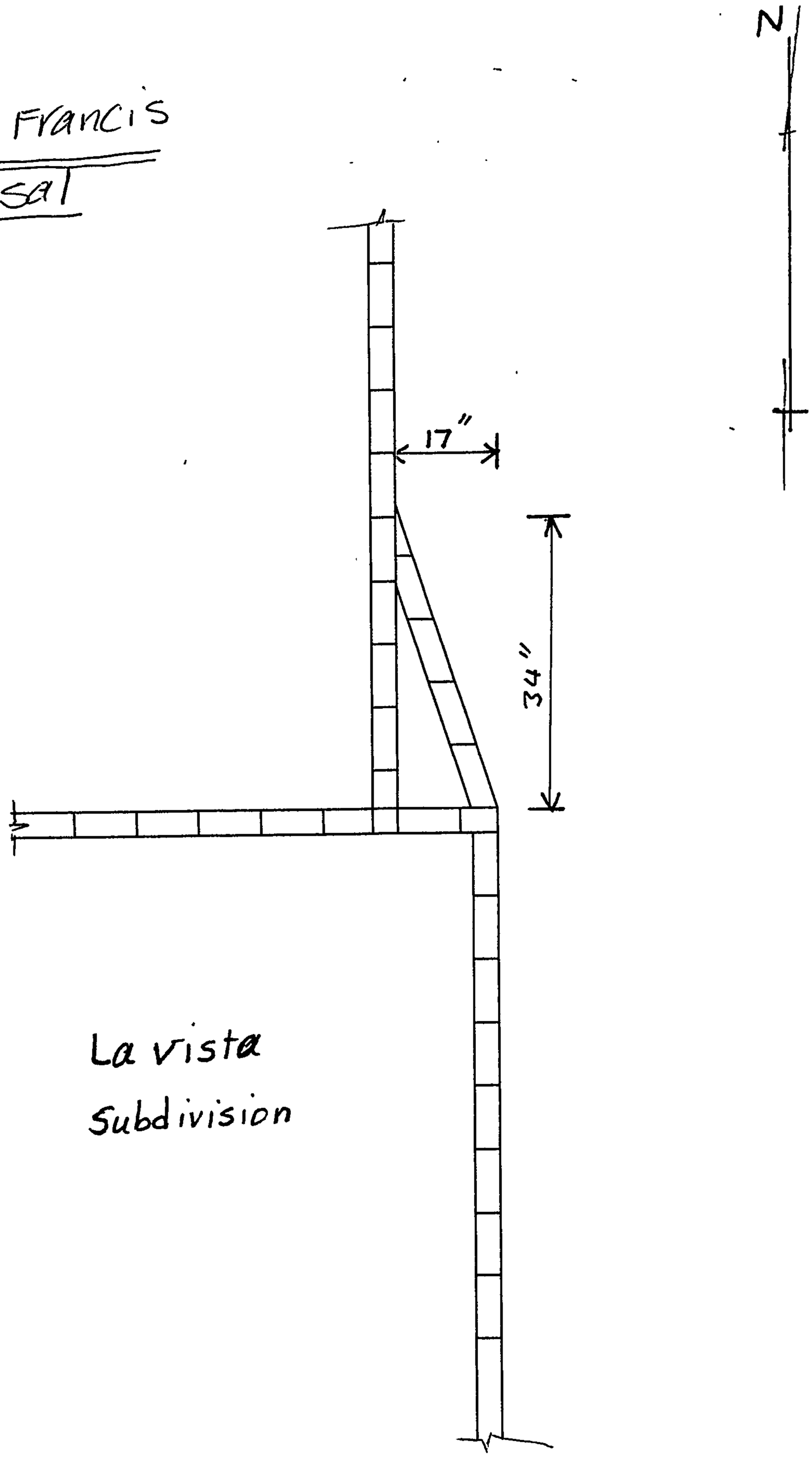
EXHIBIT "A"



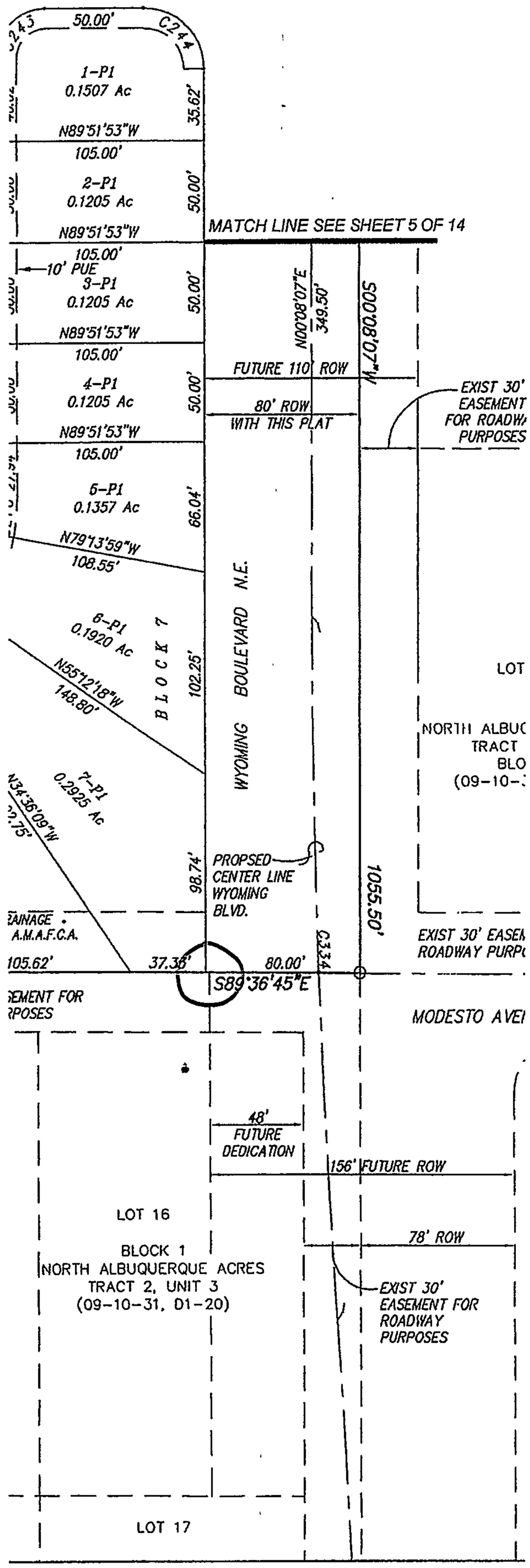
AUTUMN ROSE
HAWTHORN
PINON VISTA
WYOMING
LA CUEVA CHANNEL
0
0.026mi

Mr. Jerry Francis

Proposal



La vista
Subdivision


50.00'
C243
C244
1-P1
0.1507 Ac
35.62'
N89°51'53"W
105.00'
2-P1
0.1205 Ac
50.00'
N89°51'53"W
MATCH LINE SEE SHEET 5 OF 14
105.00'
10' PUE
3-P1
0.1205 Ac
50.00'
N89°51'53"W
N00°08'07"E
349.50'
S00°08'07"W
105.00'
4-P1
0.1205 Ac
50.00'
N89°51'53"W
FUTURE 110' ROW
80' ROW
WITH THIS PLAT
EXIST 30' EASEMENT FOR ROADWAY PURPOSES
105.00'
5-P1
0.1357 Ac
66.04'
N79°13'59"W
108.55'
6-P1
0.1920 Ac
N55°12'18"W
148.80'
BLOCK 7
102.25'
WYOMING BOULEVARD N.E.
LOT
NORTH ALBUQ
TRACT
BLO
(09-10-
7-P1
0.2925 Ac
N34°36'09"W
98.74'
PROPSED CENTER LINE WYOMING BLVD.
1055.50'
DRAINAGE
A.M.A.F.C.A.
105.62'
37.36'
80.00'
C334
S89°36'45"E
EXIST 30' EASEM
ROADWAY PURPO
EMENT FOR
RPOSES
MODESTO AVE
48'
FUTURE DEDICATION
156' FUTURE ROW
LOT 16
BLOCK 1
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3
(09-10-31, D1-20)
78' ROW
EXIST 30' EASEMENT FOR ROADWAY PURPOSES
LOT 17

2'

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

S Z **ZONING & PLANNING**
- ___ Annexation

V
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)

P
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan

D
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): Esmail Haidari PHONE: 250-6088
ADDRESS: 12008 Gazelle Place NE FAX:
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: esmailhaidari@yahoo.com

APPLICANT: Owner - Agent PHONE:
ADDRESS: Same as above FAX:
CITY: STATE ZIP E-MAIL:
Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: Extension of Preliminary Plat - approved 3-11-2011., vaction of Public Right of way and Drainage easements

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. Lots 15, 16 and Portion of 18 Block: 1 Unit: Tr 2, Unit 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: R-D/7DU/AC, +5DU/AC Proposed zoning: RD MRGCD Map No
Zone Atlas page(s): C-19 UPC Code: 101906423851521918
101906425351521917
101906425349221

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
05 DRB-01833, DRB-1008589

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 2 No. of proposed lots: 9 Total site area (acres): 2.40 Ac
LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd
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 02-09-2012
(Print Name) Esmail Haidari Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers		Action	S.F.	Fees
12DRB	-70039	VPE		$45.00
12DRB	-70040	VPR		$300.00
[redacted]		[redacted]		$ [redacted]
12DRB	-70042	EPP		$50.00
		ADV		$75.00
		CMF		$20.00
				Total $

Hearing date March 7 2012

2-9-12
Staff signature & Date

Project # 1008589

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.**

X Preliminary Plat reduced to 8.5" x 11"
X Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
X Copy of DRB approved infrastructure list
X 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.**

X 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.

Esmail Haidari
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case number
12DRB - ____ - 70042

2-9-12
Planner signature / date

Project # 1008589

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)** (1) Easement of Both
☒ **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.

3 ☐ **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.

Esmail Haidari
Applicant name (print)

Applicant signature / date

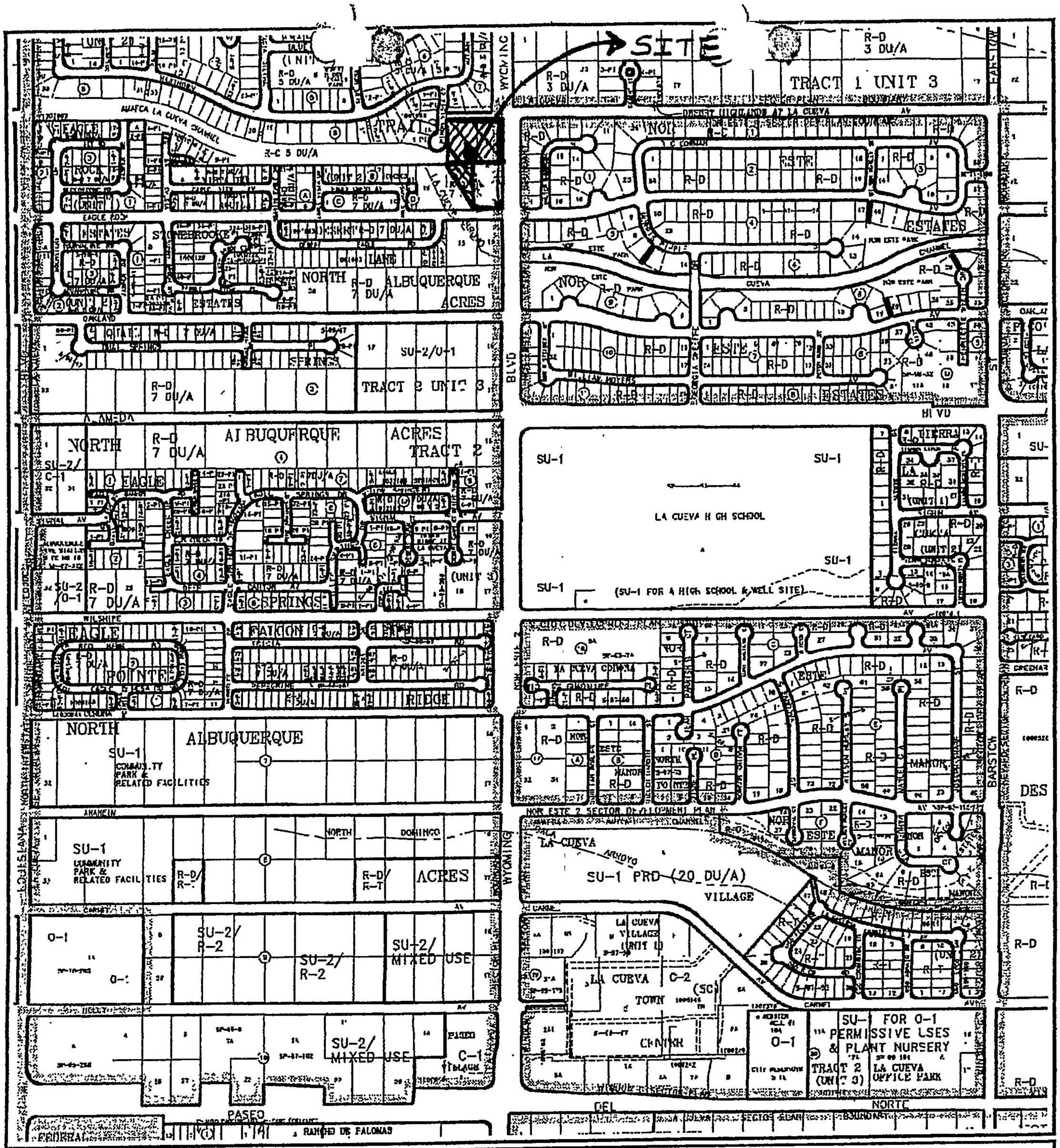
Form revised 4/07

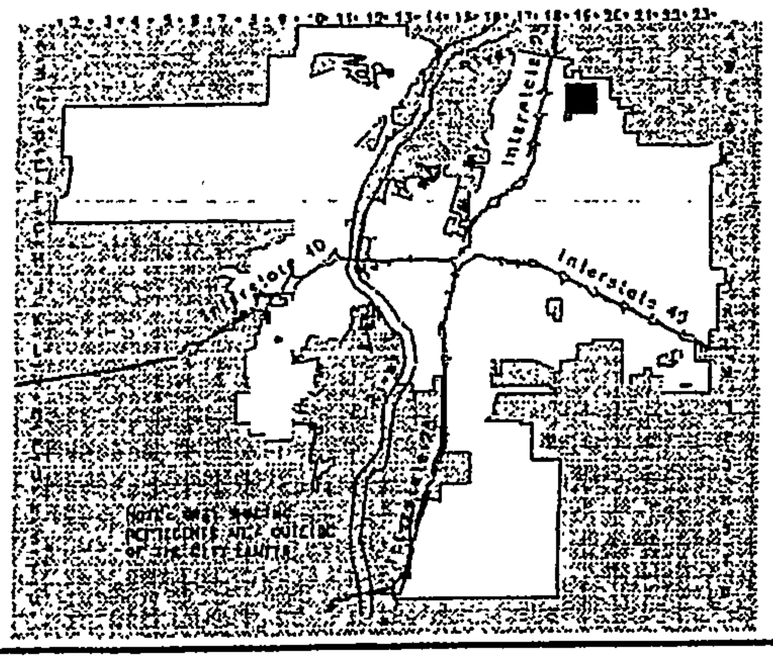
☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
12DRB - - 70039
RDRB - - 70040

2-9-12
Planner signature / date

Project # 1008589





City of Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

Mr Jack Cloud 02-09-2012
DRB Chairman
City of Albuquerque
P.O.Box 1293
Albuquerque, New Mexico 87102

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1008589
Request for Extension of Preliminary Plat, Vacation of Public Right of Way and Vacation of Public Drainage Easement.

Dear Mr. Cloud:

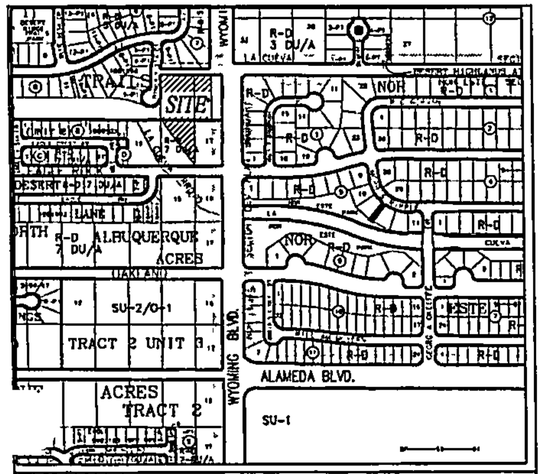
I am hereby requesting Extension of Preliminary Plat, Vacation of Public Right of Way and Vacation of Public Drainage Easement for the above referenced project – DRB Case No: 1008589.

All of the above request, including the infrastructure list, was approved in 2011 and expires on March 11, 2012. The Design Review Committee (DRC) have signed off on the final construction plans and I am awaiting a City Work Order to complete the remaining infrastructure work. All of the site grading, retaining and perimeter walls within the project scope have been completed. My anticipated date of final completion of the entire project is April 2012.

If you have any questions or require additional information please me at 505-250-6088 or Adil Rizvi at 505-315-6484.

Sincerely,

Esmail Haidari
12008 Gazelle Place NE
Albuquerque
NM 87111



Vicinity Map

(NOT TO SCALE)

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus ⊙. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C-19-Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271"
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

Disclosure Statement

The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.

b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.

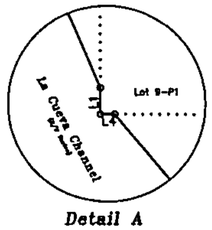
c. Dedicate public right of way as shown hereon.

d. Grant the new public utility easements as shown hereon.

Esmail Haidari JAN 31, 2012
ESMAIL HAIDARI Date

1-31-12
City Surveyor Date

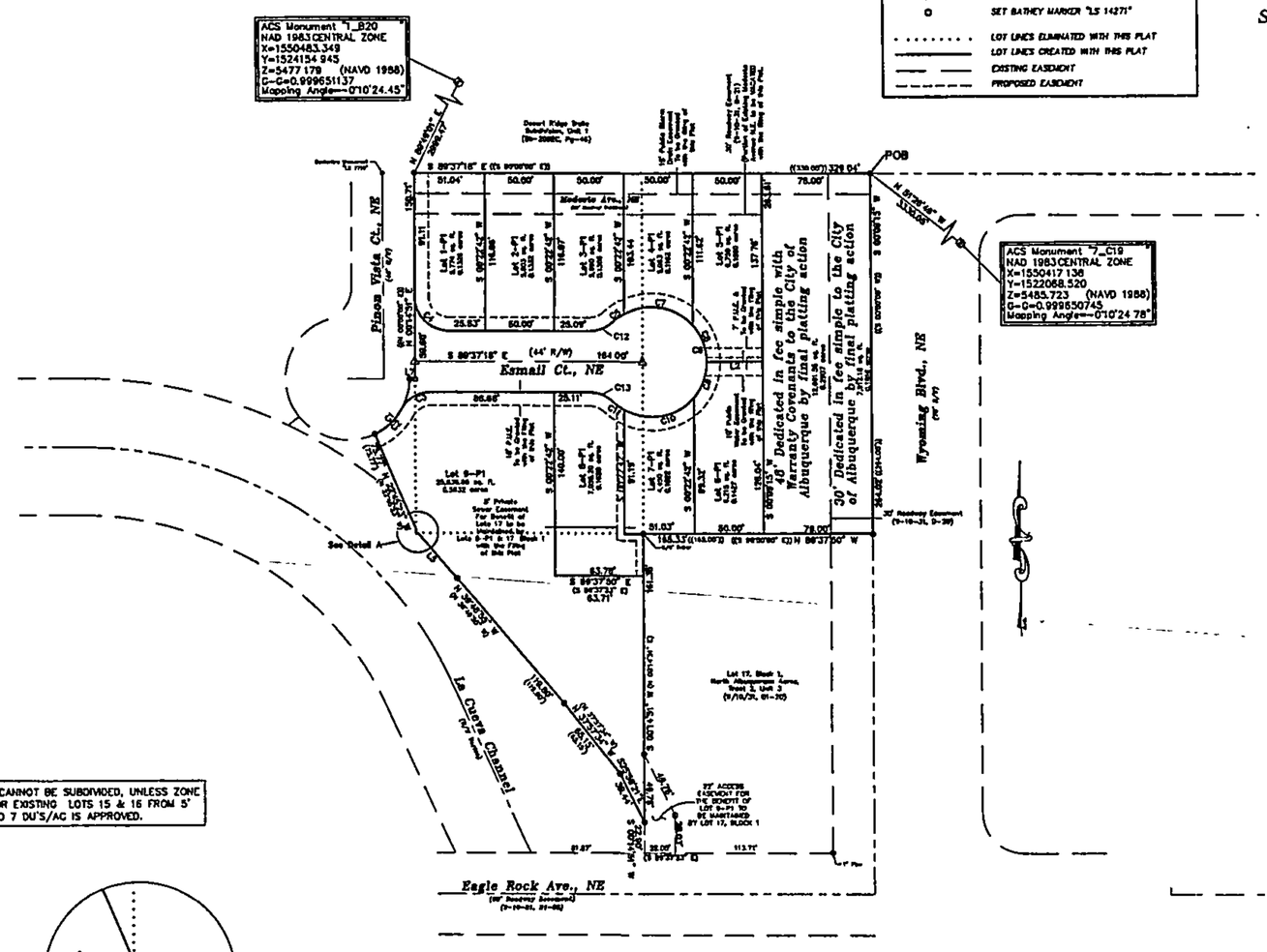
LOT 9-P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISTING LOTS 15 & 16 FROM 5 DU'S/AC TO 7 DU'S/AC IS APPROVED.



Detail A

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
. . . . .	LOT LINES ELIMINATED WITH THIS PLAT
———	LOT LINES CREATED WITH THIS PLAT
———	EXISTING EASEMENT
- - - - -	PROPOSED EASEMENT



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°30'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W(N 39°39'16" W)
L6	39.44 (39.44')	N 25°59'21" W(N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E(S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'29"	27.04'	N 47°14'07" E
C3	26.48'	25.00	60°38.29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	188.67'	40.00	267°22'51"	57.85'	N 00°22.41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.73	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°38'18" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.08'	25.00	43°40'44"	18.60'	N 67°46'15" W

Amended Preliminary Plat for 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.P.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

December 2010

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 568, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET,

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 185.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271,

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271,

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271,

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271,

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271,

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271,

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271,

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES.

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271,

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271,

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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.

February 8, 2012

Esmail Haidari
12008 Gazelle Place NE
Phone: 505-250-6088

Dear Esmail:

Thank you for your inquiry of February 8, 2012 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) – LOTS 15, 16 AND PORTION 18, BLOCK 1, TRACT 2, UNIT 3, LOCATED ON WYOMING BOULEVARD NE BETWEEN EAGLE ROCK NE AND MODESTO NE** Zone Map: **C-19.**

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

NOR ESTE N.A. (NRE) "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)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Acting Division Manager
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(01/03/12)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

[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: **02/08/12** Time Entered: **12 p.m.** ONC Rep. Initials: **siw**

Mr Jeff Peterson PE
7800 Eagle Rock NE
Albuquerque
New Mexico 87122

02-09-2012

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1008589
Request for Extension of Preliminary Plat and Vacation of Public Right of Way on Modesto Ave NE.

Dear Mr Peterson:

I am hereby requesting Extension of Preliminary Plat, Vacation of Public Right of Way on Modesto Ave NE for the above referenced project – DRB Case No: 1008589.

All of the above request, including the infrastructure list, was approved in 2011 and expires on March 11, 2012. The Design Review Committee (DRC) have signed off on the final construction plans and I am awaiting a City Work Order to complete the remaining infrastructure work. All of the site grading, retaining and perimeter walls within the project scope will be been completed by the end of this month. My anticipated date of final completion is April 2012.

If you have any questions or require additional information please me at 505-250-6088 or Adil Rizvi at 505-315-6484.

Sincerely,

Esmail Haidari
12008 Gazelle Place NE
Albuquerque
NM 87111

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

02-09-2012

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1008589
Request for Extension of Preliminary Plat and Vacation of Public Right of Way on Modesto Ave NE.

Dear Mr Yardumain:

I am hereby requesting Extension of Preliminary Plat, Vacation of Public Right of Way on Modesto Ave NE for the above referenced project – DRB Case No: 1008589.

All of the above request, including the infrastructure list, was approved in 2011 and expires on March 11, 2012. The Design Review Committee (DRC) have signed off on the final construction plans and I am awaiting a City Work Order to complete the remaining infrastructure work. All of the site grading, retaining and perimeter walls within the project scope will be been completed by the end of this month. My anticipated date of final completion is April 2012.

If you have any questions or require additional information please me at 505-250-6088 or Adil Rizvi at 505-315-6484.

Sincerely,

Esmail Haidari
12008 Gazelle Place NE
Albuquerque
NM 87111

7011 2970 0000 5103 2684

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

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

ALBUQUERQUE, NM 87122 OFFICIAL USE

Postage	$ $0.45	0101
Certified Fee	$2.95	
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	02/09/2012

NM 09 FEB 9 2012

Sent To Mr Jeff Peterson, P.E.
Street, Apt. No.; or PO Box No. 7800 Eagle Rock NE
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

7011 2970 0000 5103 2677

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

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

ALBUQUERQUE, NM 87122 OFFICIAL USE

Postage	$ $0.45	0101
Certified Fee	$2.95	09
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	02/09/2012

NM 87122 FEB 9 2012

Sent To Mr Joe Yardumian
Street, Apt. No.; or PO Box No. 7801 R.C. Gorman Ave NE
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

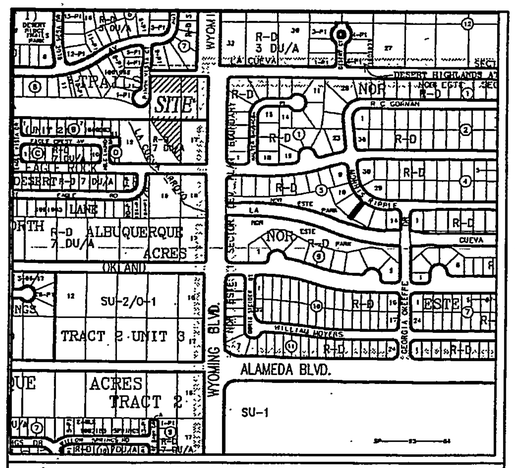
Preliminary Plat for
La Vista at Desert Ridge Trails

(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)

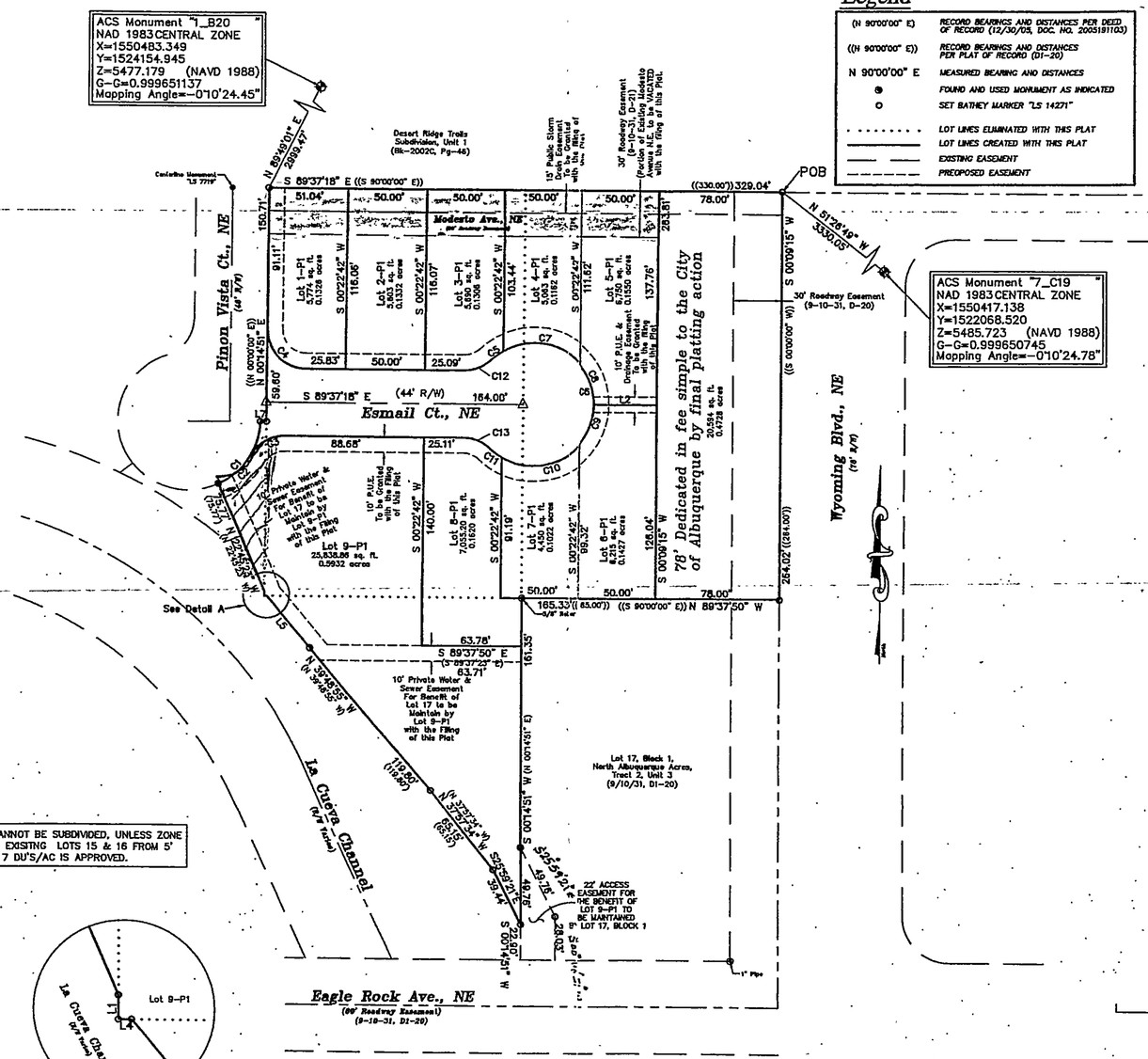
Within

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

December 2010



Vicinity Map
(NOT TO SCALE)



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊗	FOUND AND USED MONUMENT AS INDICATED
O	SET BATHEY MARKER "LS 14271"
· · · · · · · ·	LOT LINES ELIMINATED WITH THIS PLAT
———	LOT LINES CREATED WITH THIS PLAT
— — —	EXISTING EASEMENT
- - - - -	PREOPOSED EASEMENT

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument–Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C-19-Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

LOT 9-P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISITNG LOTS 15 & 16 FROM 5' DU'S/AC TO 7 DU'S/AC IS APPROVED.

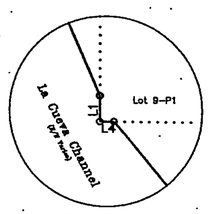
Disclosure Statement

The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.
b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.
c. Dedicate public right of way as shown hereon.
d. Grant the new public utility easements as shown hereon.

Esmail Haidari — MAR 03/2011
ESMAIL HAIDARI — Date

3-3-11
City Surveyor — Date



Detail A

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

Vacation of Public Easement
Vacation of Drainage Easement (AR)

Exhibit B

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

031741

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 February 22, 2012 To March 7, 2012

5. REMOVAL

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

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

[signature] Feb 09, 2012
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2-9-12 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 10086589

Rev. 1/11/05

Current DRC
Project Number:

Original ORIGINAL

FIGURE 12

Date Submitted: 01/25/2012
Date Site Plan Approved:
Date Preliminary Plat Approved: 3-9-11
Date Preliminary Plat Expires: 3-9-12
DRB Project No.: 1008589
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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/OR SITE DEVELOPMENT PLAN

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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential pavement, Curb and Gutter	Esmail Court	West PL	Culde Sac	/	/	/
		4'	Side walks both sides	Esmail Court	West PL	Culde Sac East	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	End of Culde Sac	/	/	/
		6"	Water line	Esmail Court	Wyoming Blvd	East end of Culde Sac	/	/	/
		6"	Water line	Esmail Court	East end of culde Sac	5' West of lot 1, East PL	/	/	/
		2500	Earth work	Entire subdivision			/	/	/
		80 LF	5' Retaining wall	Wyoming	NE Cor	SE Cor	/	/	/
		4'	Side walk (East side) Only	Pinon Vista Court	North PL	South PL	/	/	/
		30' F-F	Perm pavement Curb and Gutter 6' side walk West side only	Wyoming	NE Cor	SE Cor	/	/	/

Original

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
		☆	Side walk deferred				/	/	/

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Engineer's certification of grading plan required for release of SIA and financial guarantees

2

3

AGENT / OWNER

Esmail Haidari
NAME (print)

FIRM

Esmail Haidari
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

2-1-12
DRB CHAIR - date

02-01-12
TRANSPORTATION DEVELOPMENT - date

02/01/12
UTILITY DEVELOPMENT - date

2-1-12
CITY ENGINEER - date

Carol S. Dumont 2-1-12
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	2-2-2012			

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 DEFERAL 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.

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

The Board found evidence of similar non-uniform lots in blocks 3 and 6 of adjacent Desert Ridge Trails Unit 1 Subdivision as proposed with this subdivision. With an approved grading and drainage plan engineer stamp dated March 1, 2011 and with the signing of the infrastructure list dated March 9, 2011 the preliminary plat was approved.

CONDITIONS:

1. Detached open space shall be calculated and compliance with Section 14-16-3-8 (A) of the Zoning Code shall be noted on the Final plat; this may require cash payment to be received prior to Final plat.

2. The proposed Lot 9P-1 shall be designated as "Tract" or "Parcel" on the Final plat, and restrictions on further platting of this Tract or Parcel shall be prominently noted on the Final plat.

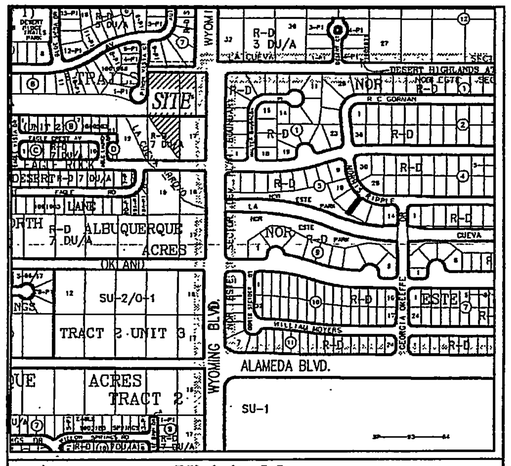
If you wish to appeal this decision, you must do so by March 24, 2011 in the manner described below.

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; 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Esmail Haidari – 12008 Gazelle Place NE – Albuquerque, NM 87111
Cc: Steve Marcum Managing Member – SBAlb Real Estate Holdings, LLC. – 219 Central Ave. NW Ste. 100 – Albuquerque, NM 87102
Marilyn Maldonado
Scott Howell
File



Vicinity Map

(NOT TO SCALE)

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C-19-Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

Disclosure Statement

The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.

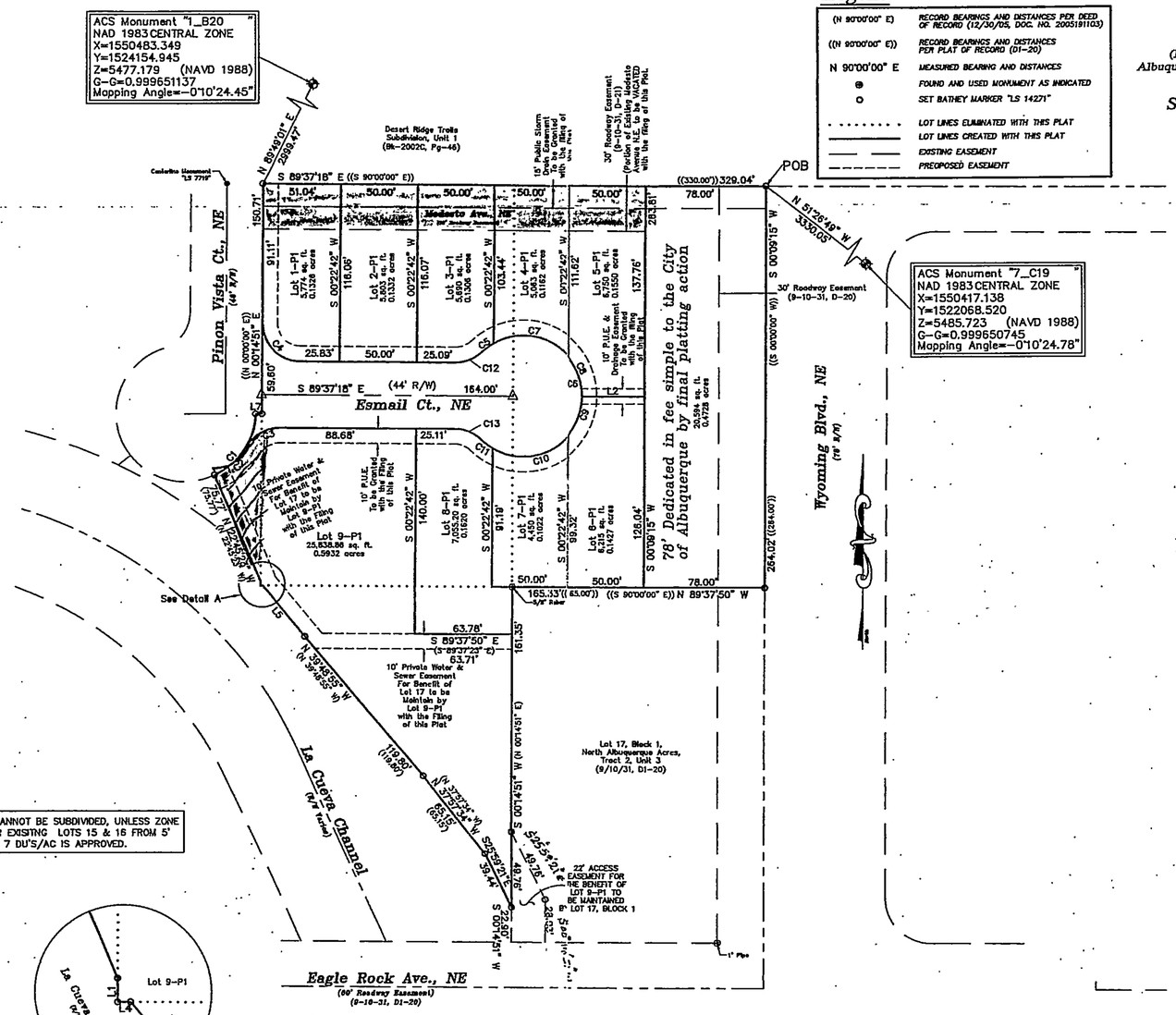
b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.

c. Dedicate public right of way as shown hereon.

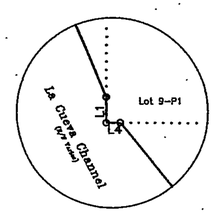
d. Grant the new public utility easements as shown hereon.

Esmail Haidari MAR 03/2011
ESMAIL HAIDARI Date

3-3-11
City Surveyor Date



LOT 9-P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISITNG LOTS 15 & 16 FROM 5' DU'S/AC TO 7 DU'S/AC IS APPROVED.



Detail A

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00'(45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 87°46'15" W

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊕	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
. . . . .	LOT LINES ELIMINATED WITH THIS PLAT
———	LOT LINES CREATED WITH THIS PLAT
— — —	EXISTING EASEMENT
- - - -	PROPOSED EASEMENT

Preliminary Plat for 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

December 2010

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 284.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

Vacation of Public Easement
Vacation of Drainage Easement (AR)

Exhibit B

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Sheet 1 of 1
031741

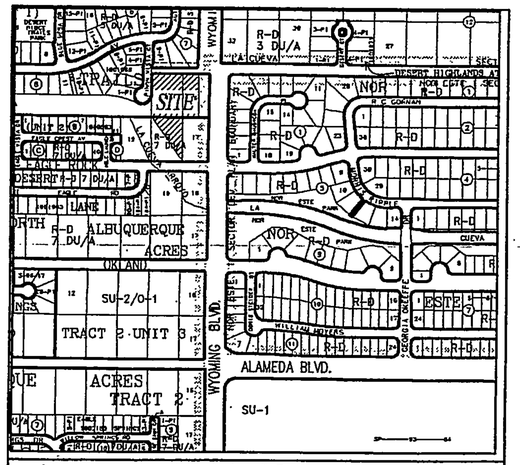
Preliminary Plat for
La Vista at Desert Ridge Trails

(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)

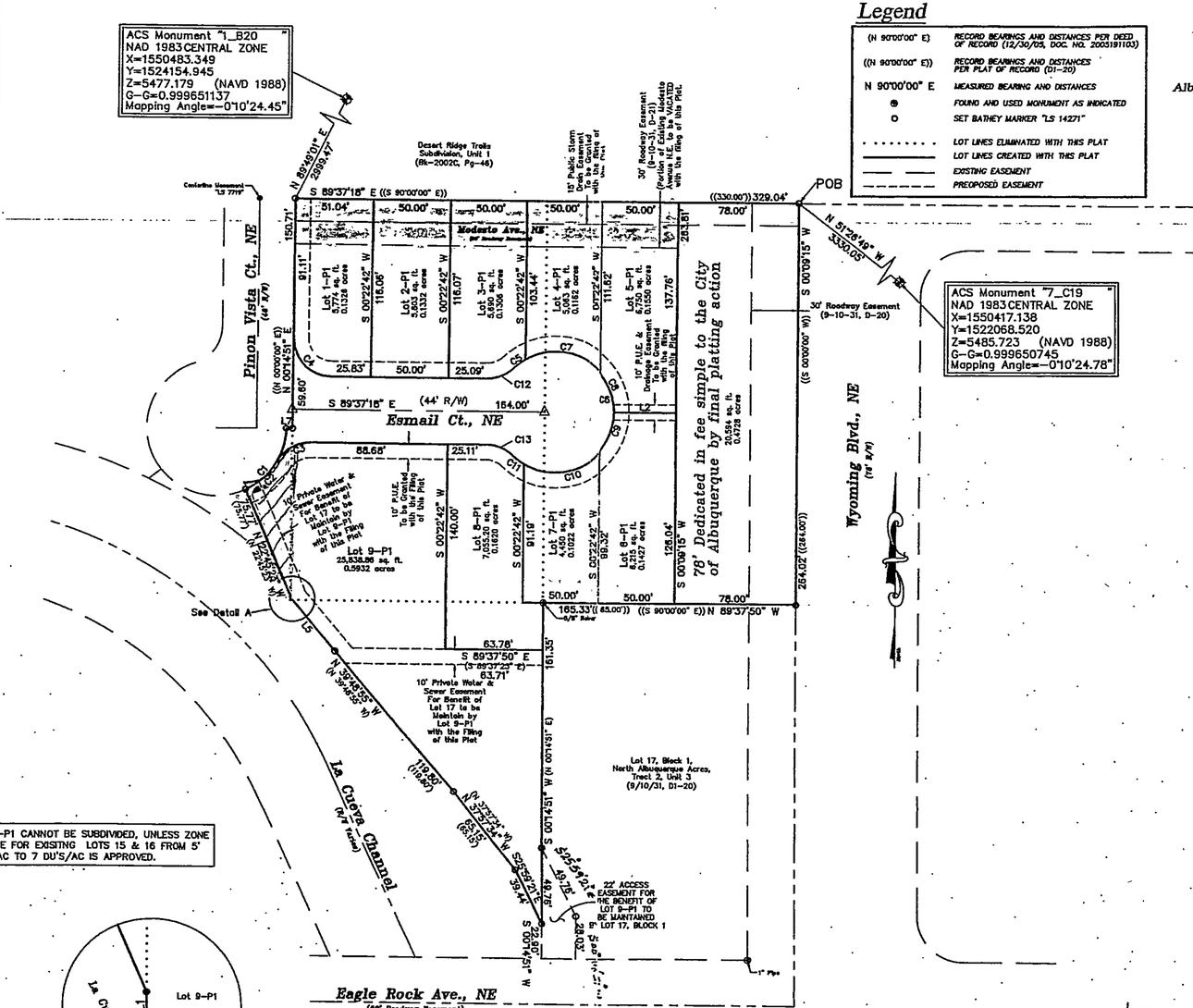
Within

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

December 2010



Vicinity Map
(NOT TO SCALE)



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊗	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
· · · · · · · ·	LOT LINES ELIMINATED WITH THIS PLAT
———	LOT LINES CREATED WITH THIS PLAT
———	EXISTING EASEMENT
— — —	PROPOSED EASEMENT

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument–Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C-19-Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

LOT 9-P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISTING LOTS 15 & 16 FROM 5' DU'S/AC TO 7 DU'S/AC IS APPROVED.

Disclosure Statement

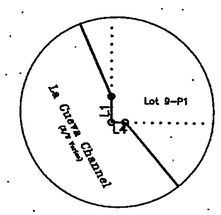
The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.

b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.

c. Dedicate public right of way as shown hereon.

d. Grant the new public utility easements as shown hereon.



Detail A

Esmail Haidari MAR 03/2011
ESMAIL HAIDARI Date

3-3-11
City Surveyor Date

Vacation of Public Easement
Vacation of Drainage Easement (AR)

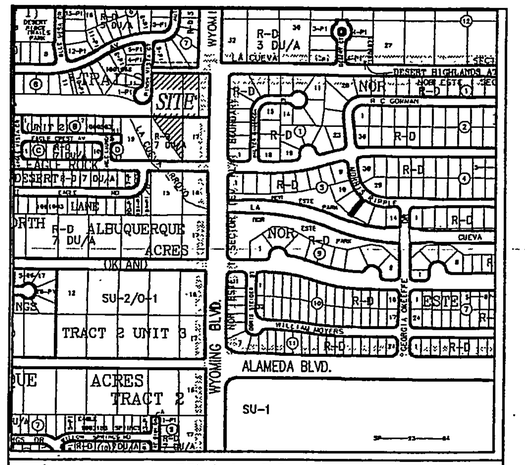
Exhibit B

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

Sheet 1 of 1
031741



Vicinity Map

(NOT TO SCALE)

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument–Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C–19–Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus. . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

Disclosure Statement

The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.

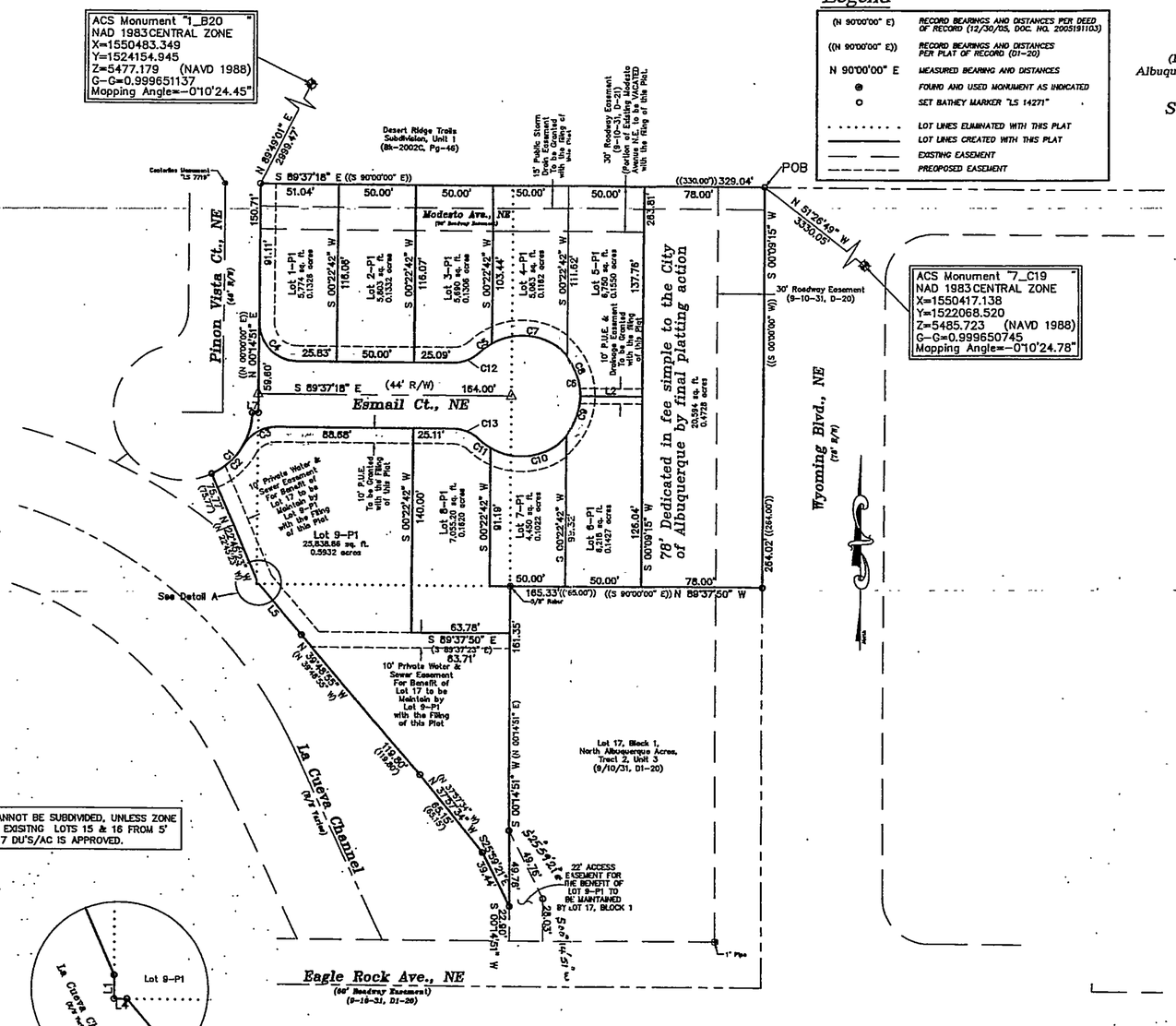
b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.

c. Dedicate public right of way as shown hereon.

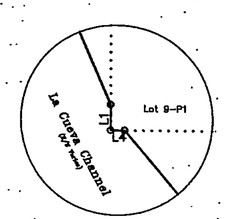
d. Grant the new public utility easements as shown hereon.

Esmail Haidari MAR 03/2011
ESMAIL HAIDARI Date

3-3-11
City Surveyor Date



LOT 9–P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISITNG LOTS 15 & 16 FROM 5' DU'S/AC TO 7 DU'S/AC IS APPROVED.



Detail A

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 80°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'38" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1–20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊗	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
. . . . .	LOT LINES ELIMINATED WITH THIS PLAT
———	LOT LINES CREATED WITH THIS PLAT
———	EXISTING EASEMENT
– – – –	PROPOSED EASEMENT

Preliminary Plat for 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

December 2010

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON–TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

Deferral of Internal Sidewalks

Exhibit C

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Sheet 1 of 1
031741

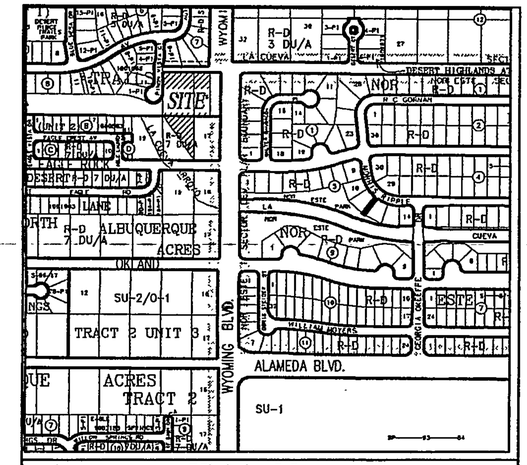
Preliminary Plat for
La Vista at Desert Ridge Trails

(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

December 2010



Vicinity Map

(NOT TO SCALE)

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument–Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C–19–Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

Disclosure Statement

The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.

b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.

c. Dedicate public right of way as shown hereon.

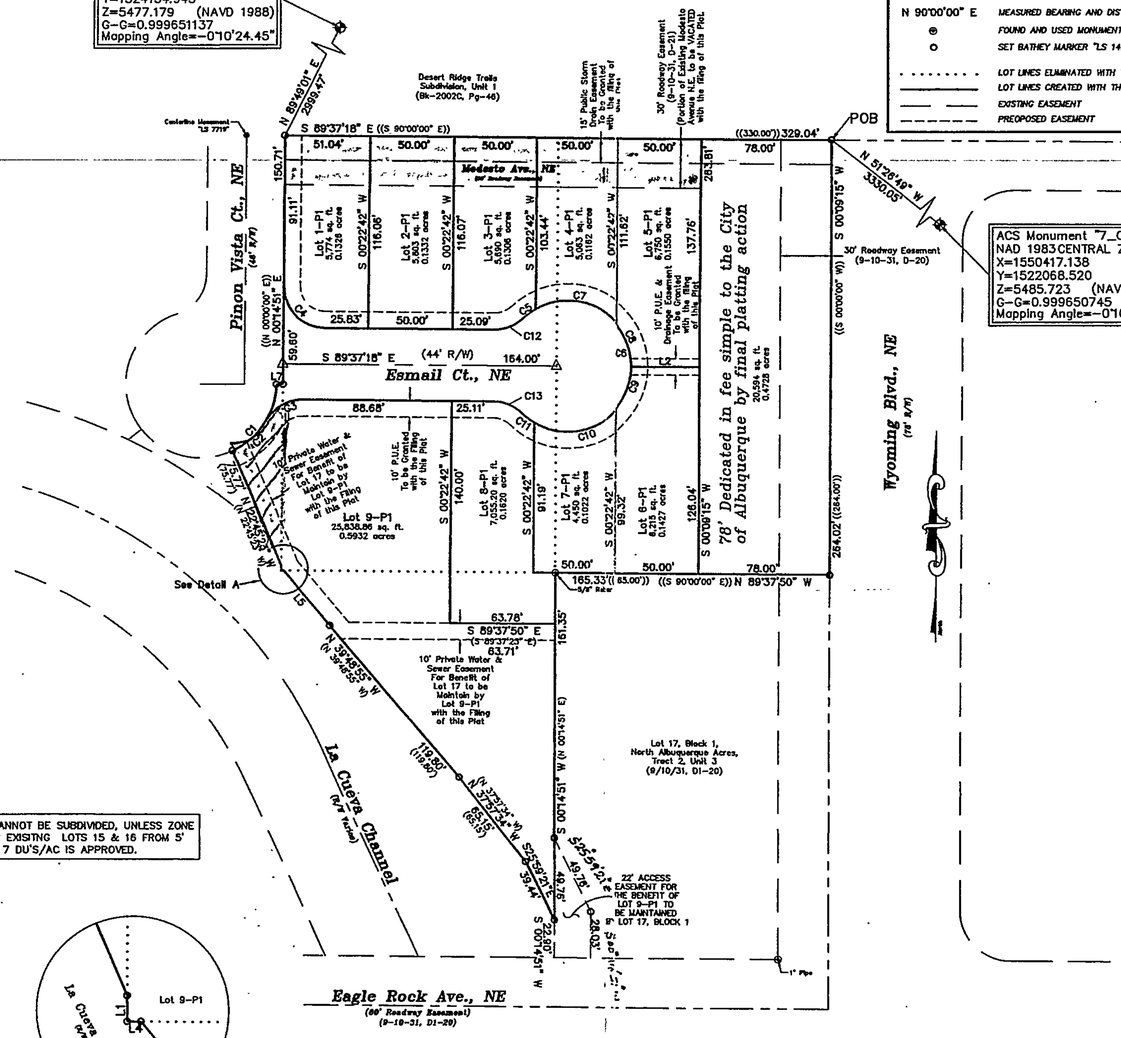
d. Grant the new public utility easements as shown hereon.

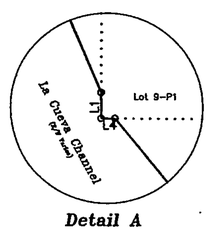
Esmail Haidari MAR 03/2011
ESMAIL HAIDARI Date

3-3-11
City Surveyor Date

ACS Monument "1_B20"
NAD 1983 CENTRAL ZONE
X=1550483.349
Y=1524154.945
Z=5477.179 (NAVD 1988)
G-G=0.999651137
Mapping Angle=–0°10'24.45"

LOT 9–P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISTING LOTS 15 & 16 FROM 5' DU'S/AC TO 7 DU'S/AC IS APPROVED.





Detail A

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊕	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
. . . . .	LOT LINES ELIMINATED WITH THIS PLAT
———	LOT LINES CREATED WITH THIS PLAT
— — —	EXISTING EASEMENT
- - - - -	PROPOSED EASEMENT

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON–TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

Vacation of Public Easement
Vacation of Drainage Easement (AR)

Exhibit B

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008589

Application No. _____

TO:

✓ **ALL MEMBERS**

___ **Jack Cloud, DRB Chairman, Planning Department**

___ **Curtis Cherne, P.E., Hydrology**
___ **Kristal Metro, P.E. , Transportation Development**
___ **Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___ **Carol Dumont, Parks/Municipal Development**

NEXT HEARING DATE: _____

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revisions to Infra Structure list and Plat showing. WL easement

RECEIVED
JAN 18 2012 12:00
HYDROLOGY SECTION

CONTACT NAME: Esmail Haidari

TELEPHONE: 2506088 EMAIL: esmailhaidari@yahoo.com

Current DRC
Project Number:

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date submitted 01-18,2012
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1008589
DRB Application No.:

La Vista at Desert Ridge Trails Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 15 And 16, Block 1, Tract 2, unit 3, NAA and A Portion of lot 18, Block 1, Tract 2, Unit3 - 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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential pavement, Curb and Gutter	Esmail Court	West PL	Culde Sac	/	/	/
		4'	Side walk both sides ☆	Esmail Court	West PL	Culde Sac East	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	End of Culde Sac	/	/	/
		6"	Water line	Esmail Court	Wyoming Blvd	East end of Culde Sac	/	/	/
		4"	Water line	Esmail Court	East end of Culde Sac	5' West of lot 1, East PL	/	/	/
		2500	Earth work	Entire Subdivision			/	/	/
		80 LF	5' Retaining wall	Wyoming	NE Cor	SE Cor	/	/	/
		4'	Side Walk (East side) only	Pinon Vista court	North PL	South PL	/	/	/
		30' F-F	Perm pavement Curb and Cutter 6' Side walk West side only	Wyoming Blvd	NE COV	SE COV	/	/	/

PAGE ___ OF ___

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		2'	Side walk Culvert and chanel	Esmail Court	East end	End of wall	/	/	/
		☆	Side walk defferd				/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Engineer's certification of Grading plan required for release of SIA and Financial Guarantees

2

3

AGENT / OWNER

Esmail Haidari

NAME (print)

FIRM

Esmail Haidari 01-18-2012

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9 20-05)

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ____ Major subdivision action
- ____ Minor subdivision action
- ____ Vacation — V
- ____ Variance (Non-Zoning)

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

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

ZONING & PLANNING — Z
- ____ Annexation
- ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- ____ Sector Plan (Phase I, II, III)
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): 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: Ammendment to infrastructure list approved on 3-19-2011

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. Lots 15 and 16 and Portion of Lot 18 Block: 1 Unit: TR2, Unit 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: R-D/ 7 Du/Ac Proposed zoning: RD MRGCD Map No
Zone Atlas page(s): C-19 UPC Code: 101906423851521918
101906423551521917

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, 1008590 and 1008589

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 2.5 No. of proposed lots: 9 Total site area (acres): 2.10 Ac
LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming
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 1-3-2012
(Print Name) Esmail Haidari Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
11DRB - 70001	APP		$ 50.00
			$ 20.00
			$
			$
			$
		Total	$ 70.00

Hearing date Jan. 11, 2012

1-3-12
Staff signature & Date

Project # 1008589

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.

X Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
X 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
X 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
X 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.

Esmail Haidari
Applicant name (print)

Esmail Haidari
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11 - DRB - 70001
___ - ___ - ___
___ - ___ - ___

1-3-12
Planner signature / date

Project # 1008589

Mr Jack Cloud AICP
Planning Manager
Chair, Development Review Board
600 2nd st NW
Albuquerque, NM 87102

Jan 3, 2012

Dear Mr Cloud:

DRB - No 1008589 - Request to ammend Infrastructure List.

I am hereby requesting to ammend the infra structure list which was approved on 3-9-2011.

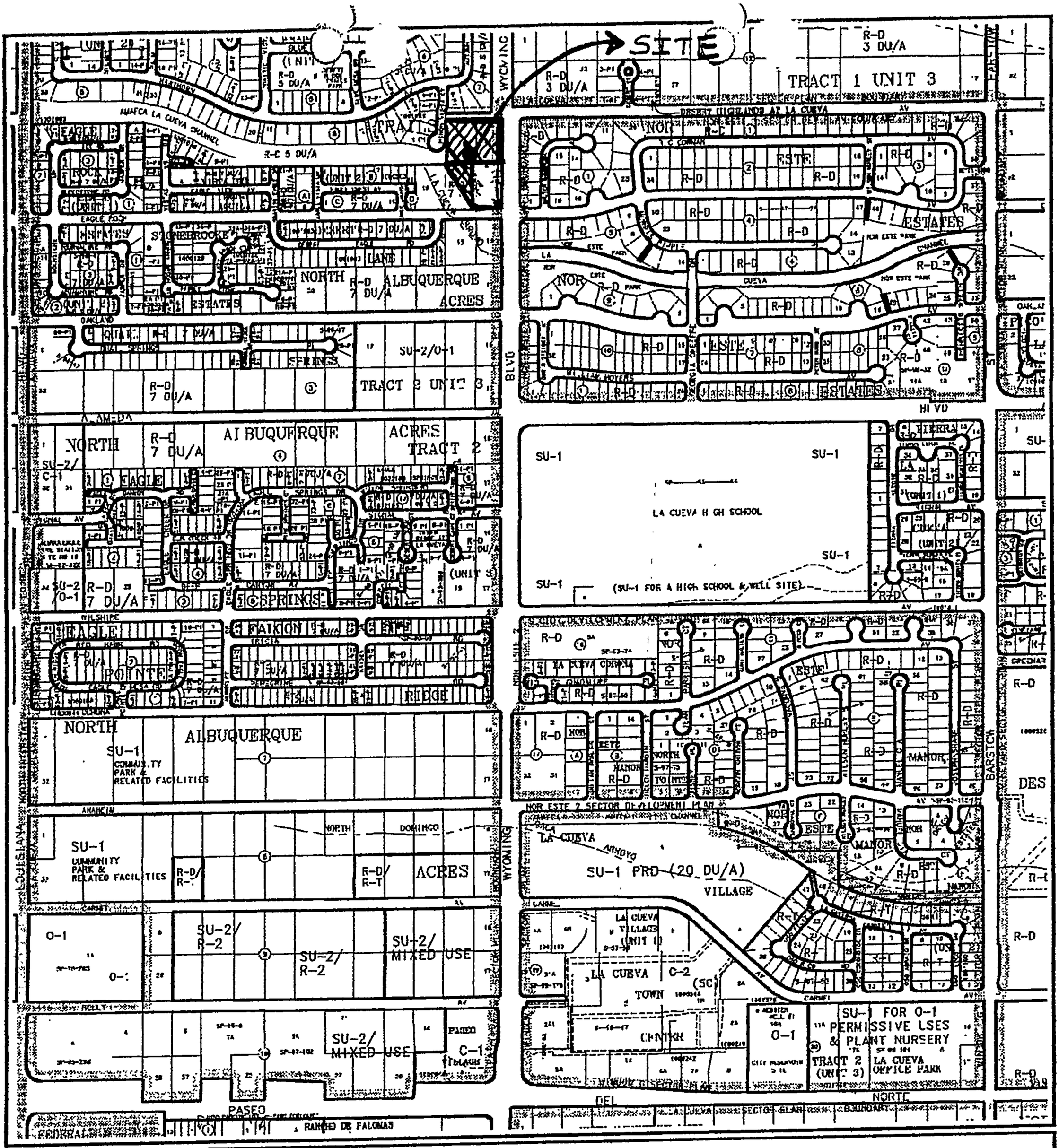
The changes to the current list include a new 6" Water Line from Wyoming Blvd into Esmail Court. and sidewalk along Piñon Court.

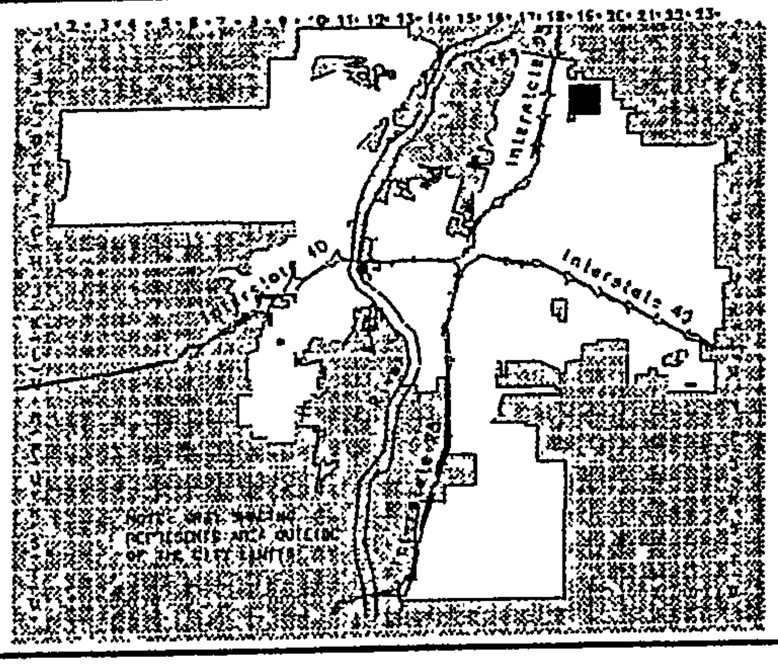
The revisions to the infrastructure list are base on comments received from DRC members on 12-29-2011.

Please call me or Esmail Haidari at 250-6088 if you have any questions.

Sincerely,

Adil Rizvi - 315-6484.





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.: 1008589

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Residential pavement, curb and Gutter	Esmail Court	West PL	Cul De Sac	/	/	/
		4'	Sidewalk both sides	Esmail Court	West PL	Cul De Sac	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	End of Cu De Sac	/	/	/
		6"	Water line	Esmail Court	Wyoming Blvd	5' West of lot 1, East PL	/	/	/
		2500	Earth Work	Entire Subdivision			/	/	/
		264 LF	4' Garden wall (Varies in Height)	Wyoming	NE Cor	SE Cor	/	/	/
		80 LF	5' Retaining Wall	Wyoming	NE Cor	SE Cor	/	/	/
		4'	Sidewalk	Pinon Vista CT Cul De Sac	Esmail CT SE	Existing sidewalk (Approx 10' west of rundown)	/	/	/
		30' F-F	Perm pavement Curb and gutter 6' sidewalk West side	Wyoming	NE Cor	SE Cor	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Sidewalk Deferred				/	/	/
		6'	Sidewalk (remove Existing)	Wyoming	2 Stones (Approx. 9 ft) N. of lot 16	Lot 16	/	/	/
		Varies	Landscaping-Details at DRC	Wyoming	2 Stones (Approx. 9 ft) N. of lot 16	lot 16	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1

2

3

~~AGENT~~ OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Esmail Haidari NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
Owner FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

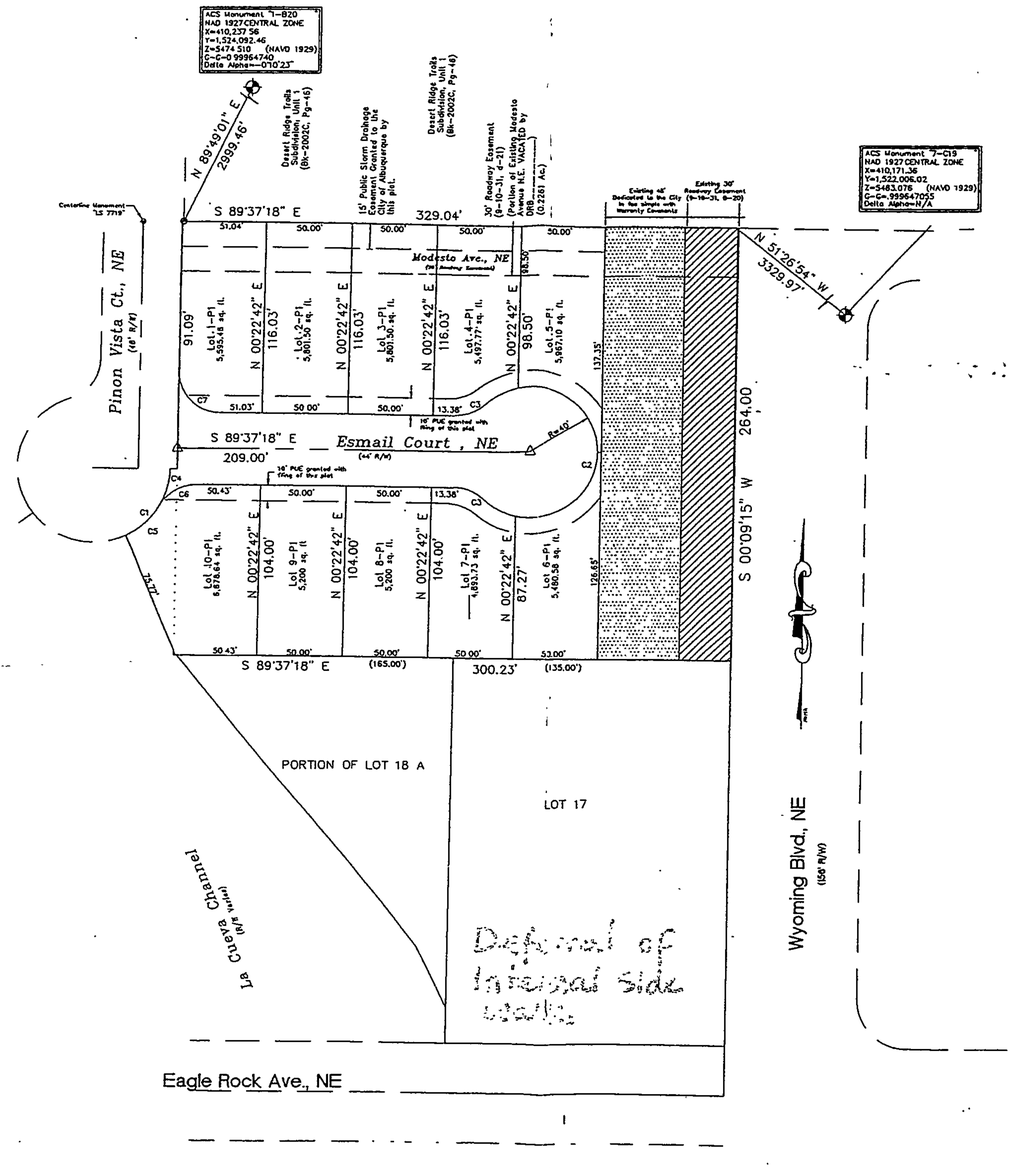
(Attachment A)

PRELIMINARY PLAT FOR

LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 AND 16
BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A

WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE
4 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
November 2010



SCALE 1" = 40'

VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1-B20" (NAD 1927).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △ All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument– Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 2
5. Total number of Lots created: 10
6. Total mileage of full width streets created: 0.04 mile
7. City of Albuquerque Zone Atlas Page: C-19-Z
8. Lot lines eliminated with the filing of this Plat Shown Thus . . . .
9. Total area 2.0000 acres.

LEGAL

LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20 TOGETHER WITH A PORTION OF THE TRACT DESIGNATED AS "ADDITIONAL DRAINAGE R.O.W. DEDICATED TO A.M.A.F.C.A. BY THIS PLAT 0.0590 ACRES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "DESERT RIDGE TRAILS SUBDIVISION UNIT 1", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 8TH, 2002 IN PLAT BOOK 2002C, PAGE 46, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, WHENCE, A TIE TO ACS MONUMENT "1-B20" BEARS N 89°49'01" E, AND A DISTANCE OF 2999.46 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°09'15" W, A DISTANCE OF 264.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°37'18" W, A DISTANCE OF 330.23 FEET;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF PINON VISTA CT., N.E.;

THENCE, COINCIDENTAL WITH SAID RIGHT OF WAY FOR THE FOLLOWING THREE COURSES,

50.55 FEET ALONG AN ARC OF A CURVE NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 45.00 FEET, A DELTA OF 64°21'30" AND A CHORD OF N 32°32'36" E, A DISTANCE OF 47.93 FEET TO A POINT OF TANGENCY;

THENCE, S 89°37'35" E, A DISTANCE OF 4.00 FEET;

THENCE, N 00°14'51" E, A DISTANCE OF 150.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1424 ACRES (93,321.50 SQ. FT.) MORE OR LESS.

DISCLOSURE STATEMENT

The Purpose of this plat is to:

a. Show the Public right of way vacated by DRB 04_____

b. Eliminate the existing interior lot lines and create the 10 new residential lots .

c. Dedicate the additional new public street right of ways as as shown hereon to the City of Albuquerque in fee simple .

d. Grant the new public utility easements as shown hereon.

Owner – Esmail Haidari Date

City Surveyor Date

LEGEND

N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
⊕ FOUND AS INDICATED
○ SET BATHEY MARKER "LS 14271"
▲ SET CENTERLINE MONUMENT "LS 14271"
DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS
DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	45.00'	50.55'	64°21'30"	N 32°32'36" E	47.93'
C2	40.00'	186.67'	242°28'01"	N 23°55'15" E	68.40'
C3	25.00'	19.06'	90°13'22"	N 45°15'56" E	35.42'
C4	45.00'	23.06'	29°21'36"	N 15°02'39" E	22.81'
C5	45.00'	27.49'	34°59'56"	N 47°13'24" E	27.06'
C6	25.00'	26.47'	60°39'16"	S 60°03'04" W	25.25'
C7	25.00'	39.21'	89°52'09"	S 44°41'13" E	35.31'

Current DRC
Project Number:

Original ORIGINAL

FIGURE 12

Date Submitted: 01/25/2012
Date Site Plan Approved:
Date Preliminary Plat Approved: 3-9-11
Date Preliminary Plat Expires: 3-9-12
DRB Project No.: 1008589
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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/OR SITE DEVELOPMENT PLAN

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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential pavement, Curb and Gutter	Esmail Court	West PL	Culde Sac	/	/	/
		4'	Side walks both sides	Esmail Court	West PL	Culde Sac East	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	End of Culde Sac	/	/	/
		6"	Water line	Esmail Court	Wyoming Blvd	East end of Culde Sac	/	/	/
		6"	Water line	Esmail Court	East end of culde Sac	5' West of lot 1, East PL	/	/	/
		2500	Earth work	Entire subdivision			/	/	/
		80 LF	5' Retaining wall	Wyoming	NE Cor	SE Cor	/	/	/
		4'	Side walk (East side) Only	Pinon Vista Court	North PL	South PL	/	/	/
		30' F-F	Perm pavement Curb and Gutter 6' side walk West side only	Wyoming	NE Cor	SE Cor	/	/	/

Original

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
		☆	Side walk deferred				/	/	/

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Engineer's certification of grading plan required for release of SIA and financial guarantees

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Esmail Haidari	2-1-12	Carol S. Dumont 2-1-12
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
	02-01-12	
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Esmail Haidari	02/01/12	
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	2-1-12	
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	2-2-2012			

(rev. 9-20-05)

Current DRC
Project Number:

Original ORIGINAL

FIGURE 12

Date Submitted: 01/25/2012
Date Site Plan Approved:
Date Preliminary Plat Approved: 3-9-11
Date Preliminary Plat Expires: 3-9-12
DRB Project No.: 1008589
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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/OR SITE DEVELOPMENT PLAN

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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential pavement, Curb and Gutter	Esmail Court	West PL	Culde Sac	/	/	/
		4'	Side walks both sides	Esmail Court	West PL	Culde Sac East	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	End of Culde Sac	/	/	/
		6"	Water line	Esmail Court	Wyoming Blvd	East end of Culde Sac	/	/	/
		4"	Water line	Esmail Court	East end of culde Sac	5' West of lot 1, East PL	/	/	/
		2500	Earth work	Entire subdivision			/	/	/
		80 LF	5' Retaining wall	Wyoming	NE Cor	SE Cor	/	/	/
		4'	Side walk (East side) Only	Pinon Vista Court	North PL	South PL	/	/	/
		30' F-F	Perm pavement Curb and Gutter 6' side walk West side only	Wyoming	NE Cor	SE Cor	/	/	/

Original

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
			Side walk deferred				/	/	/

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Engineer's certification of grading plan required for release of SIA and financial guarantees

2

3

AGENT / OWNER

Esmail Haidari
NAME (print)

FIRM

Esmail Haidari
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

2-1-12
DRB CHAIR - date

02-01-12
TRANSPORTATION DEVELOPMENT - date

02/01/12
UTILITY DEVELOPMENT - date

2-1-12
CITY ENGINEER - date

Carol S. Dumont 2-1-12
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 11, 2012
DRB Comments

ITEM # 8

PROJECT # 1008589 **APPLICATION # 12-70001**

RE: Lots 15, 16 & 18, Block 1, North Albuquerque Acres Tract 2 Unit 3

Proposed waterline connection to Wyoming would require an amendment to the approved Preliminary Plat, to add a Public Waterline Easement.

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

Current DRC
Project Number:

Original

FIGURE 12

Date Submitted: 01/25/2012
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1008589
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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/OR SITE DEVELOPMENT PLAN

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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential pavement, Curb and Gutter	Esmail Court	West PL	Culde Sac	/	/	/
		4'	Side walks both sides	Esmail Court	West PL	Culde Sac East	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	End of Culde Sac	/	/	/
		6"	Water line	Esmail Court	Wyoming Blvd	East end of Culde Sac	/	/	/
		4"	Water line	Esmail Court	East end of culde Sac	5' West of lot 1, East PL	/	/	/
		2500	Earth work	Entire subdivision			/	/	/
		80 LF	5' Retaining wall	Wyoming	NE Cor	SE Cor	/	/	/
		4'	Side walk (East side) Only	Pinon Vista Court	North PL	South PL	/	/	/
		30' F-F	Perm pavement Curb and Gutter 6' side walk West side only	Wyoming	NE Cor	SE Cor	/	/	/

Original

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
		☆	Side walk deferred				/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Engineer's certification of grading plan required for release of SIA and financial guarantees

2

3

AGENT / OWNER

Esmail Haidari

NAME (print)

FIRM

Esmail Haidari

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008589

Application No. _____

TO:

✓ **ALL MEMBERS**

___**Jack Cloud, DRB Chairman, Planning Department**

___**Curtis Cherne, P.E., Hydrology**
___**Kristal Metro, P.E. , Transportation Development**
___**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___**Carol Dumont, Parks/Municipal Development**

NEXT HEARING DATE: _____

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revisions to Infra Structure List and Plat showing WL easement

RECEIVED
JAN 18 2012 12:00
HYDROLOGY SECTION

CONTACT NAME: Esmail Haidari

TELEPHONE: 2506088 EMAIL: esmailhaidari@yahoo.com

Current DRC
Project Number_____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date submitted 01-18,2012
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1008589
DRB Application No.:_____

La Vista at Desert Ridge Trails Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 15 And 16, Block 1, Tract 2, unit 3, NAA and A Portion of lot 18, Block 1, Tract 2, Unit3 - 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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential pavement, Curb and Gutter	Esmail Court	West PL	Culde Sac	/	/	/
		4'	Side walk both sides ☆	Esmail Court	West PL	Culde Sac East	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	End of Culde Sac	/	/	/
		6"	Water line	Esmail Court	Wyoming Blvd	East end of Culde Sac	/	/	/
		4"	Water line	Esmail Court	East end of Culde Sac	5' West of lot 1, East PL	/	/	/
		2500	Earth work	Entire Subdivision			/	/	/
		80 LF	5' Retaining wall	Wyoming	NE Cor	SE Cor	/	/	/
		4'	Side Walk (East side) only	Pinon Vista court	North PL	South PL	/	/	/
		30' F-F	Perm pavement Curb and Cutter 6' Side walk West side only	Wyoming Blvd	NE Cor	SE Cor	/	/	/

PAGE ____ OF ____

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		2'	Side walk Culvert and chanel	Esmail Court	East end	End of wall	/	/	/
		☆	Side walk defferd				/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Engineer's certification of Grading plan required for release of SIA and Financial Guarantees

2

3

AGENT / OWNER

Esmail Haidari

NAME (print)

FIRM

Esmail Haidari 01-18-2012

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

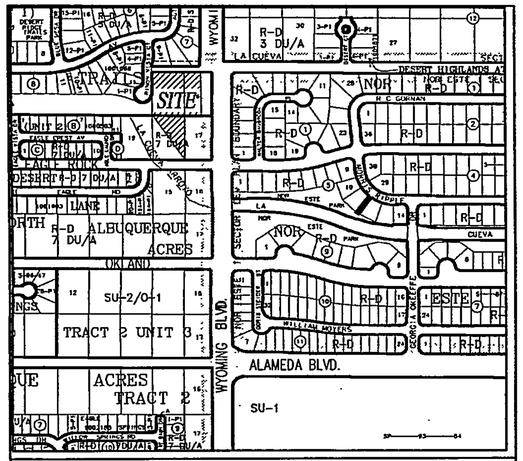
(rev 9 20-05)

Preliminary Plat for
La Vista at Desert Ridge Trails

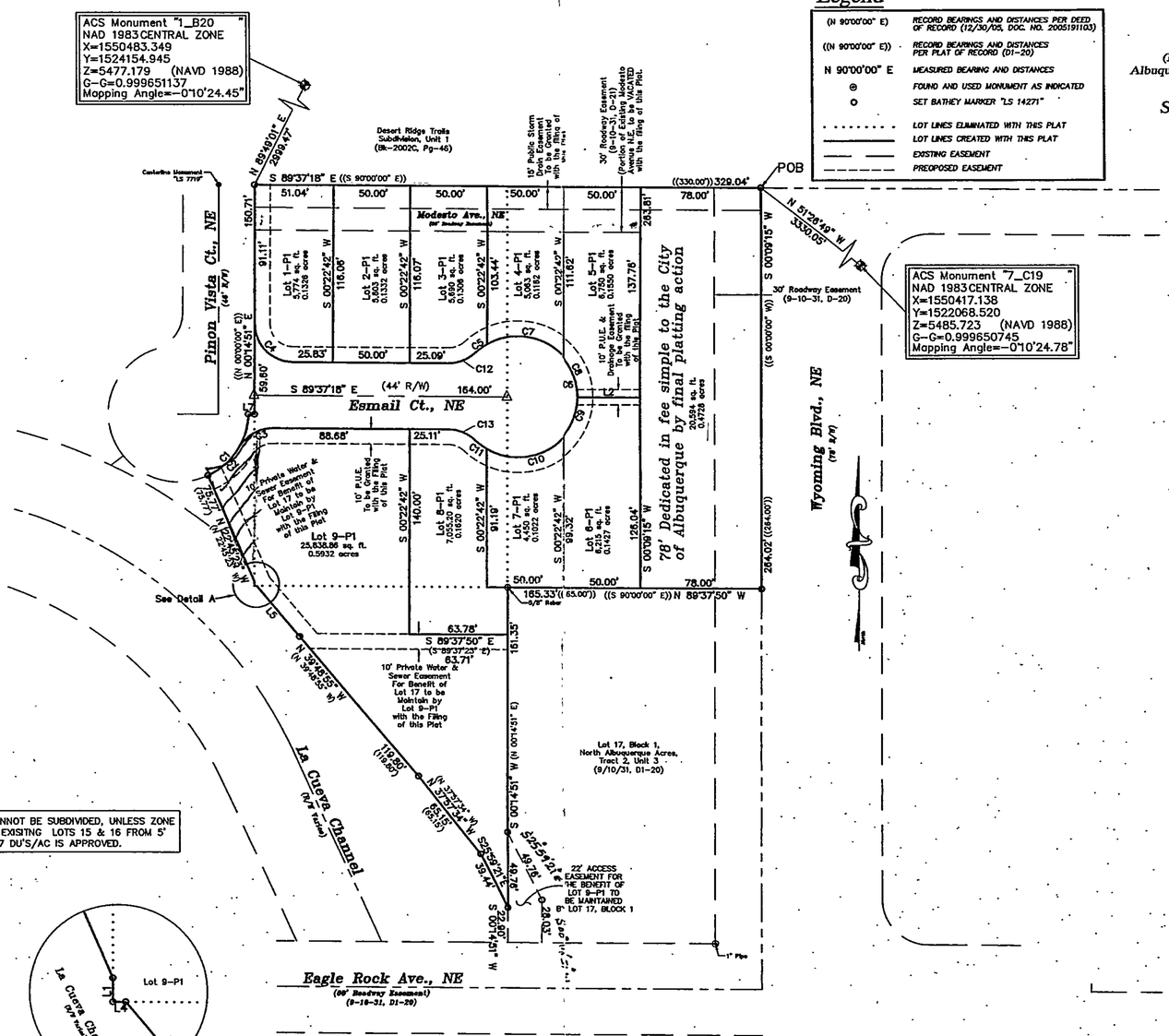
(Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and A Portion of A.M.A.F.C.A. Right of Way)

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
December 2010



Vicinity Map
(NOT TO SCALE)



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊕	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
. . . . .	LOT LINES ELIMINATED WITH THIS PLAT
———	LOT LINES CREATED WITH THIS PLAT
———	EXISTING EASEMENT
- - - - -	PREOPOSED EASEMENT

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C-19-Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

LOT 9-P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISITNG LOTS 15 & 16 FROM 5 DU'S/AC TO 7 DU'S/AC IS APPROVED.

Disclosure Statement

The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.

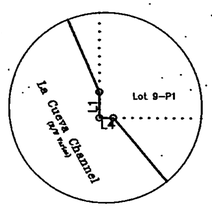
b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.

c. Dedicate public right of way as shown hereon.

d. Grant the new public utility easements as shown hereon.

Esmail Haidari — MAR 03/2011
ESMAIL HAIDARI — Date

3-3-11
City Surveyor — Date



Detail A

Vacation of Public Easement
Vacation of Drainage Easement (AR)

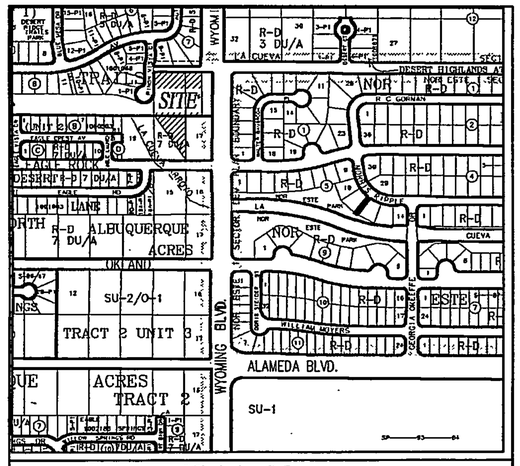
Exhibit B

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°48'15" W

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Sheet 1 of 1
031741



Vicinity Map

(NOT TO SCALE)

Notes

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument–Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C–19–Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

LOT 9–P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISTING LOTS 15 & 16 FROM 5' DU'S/AC TO 7 DU'S/AC IS APPROVED.

Disclosure Statement

The Purpose of this plat is to:

a. Show the Public right of way vacated as shown hereon.

b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.

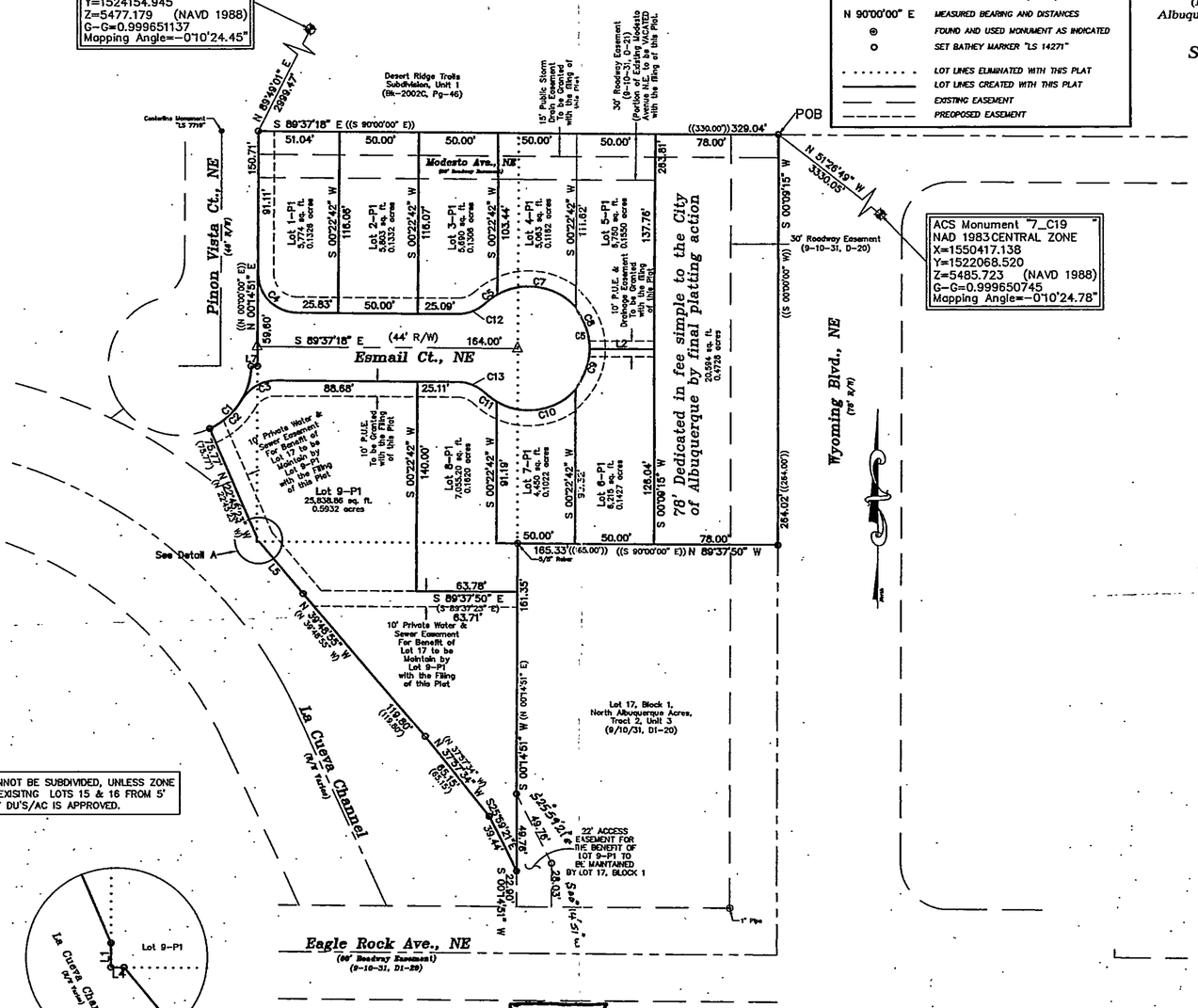
c. Dedicate public right of way as shown hereon.

d. Grant the new public utility easements as shown hereon.

Esmail Haidari — Mar 03/2011
ESMAIL HAIDARI — Date

3-3-11
City Surveyor — Date

ACS Monument "1_B20"
NAD 1983 CENTRAL ZONE
X=1550483.349
Y=1524154.945
Z=5477.179 (NAVD 1988)
G–G=0.999651137
Mapping Angle=–0°10'24.45"



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1–20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊗	FOUND AND USED MONUMENT AS INDICATED
o	SET BATHEY MARKER "LS 14271"
. . . . .	LOT LINES ELIMINATED WITH THIS PLAT
———	LOT LINES CREATED WITH THIS PLAT
———	EXISTING EASEMENT
– – – –	PROPOSED EASEMENT

Preliminary Plat for 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

December 2010

Legal

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON–TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

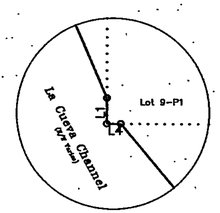
THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.



Detail A

Deferral of Internal Sidewalks

Exhibit C

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W(N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W(N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E(S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Sheet 1 of 1
031741

Current DRC
Project Number:

FIGURE 12

Date Submitted: 1-3-2012
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1008589
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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/OR SITE DEVELOPMENT PLAN

LOTS 15 AND 16, BLOCK 1, TRACT 2, UNIT 3, NAA AND A PORTION OF LOT 18, B1, TR 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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential Pavement, Curb+ Gutter	Esmail Court	West PL	Culde Sac.	/	/	/
		4'	Sidewalk both sides *	Esmail Court	West PL	Culdesac	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	East end of Culde Sac.	/	/	/
		6"	Water Line	Esmail Court	Wyoming Blvd	East end of Culde Sac	/	/	/
		4"	Water Line	Esmail Court	East end of Culde Sac.	5' west of Lot 1, East PL	/	/	/
		2500	Earthwork	Entire Subdivision			/	/	/
		80 LF	5' Retaining Wall	Wyoming	NE Cor	SE Cor	/	/	/
		4'	Sidewalk (East Side) only	Pinon Vista Court	North PL	South PL	/	/	/
		30' F-F	Perm Pavement Std Curb and Gutter 6' sidewalk west side only * *	Wyoming	NE Cor	SE Cor	/	/	/

PAGE ___ OF ___

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		*	Sidewalk deferred				/	/	/
		**	Wyoming Improvements deferred				/	/	/

Approval of Creditable Items: Impact Fee Admistrator Signature Date

Approval of Creditable Items: City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Engineer's Certification of Grading Plan required for release of SIA and Financial guarantees.

2

3

AGENT / ~~OWNER~~

ADIL RIZVI
NAME (print)

FIRM

1-3-2012
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 3-4-2011
Date Site Plan Approved:
Date Preliminary Plat Approved: 3-9-11
Date Preliminary Plat Expires: 3-9-12
DRB Project No.: 1008589
DRB Application No.:

LA VISTA AT DESERT RIDGE TRAILS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 15 AND 16, BLOCK 1, TRACT 2, UNIT 3, NAA AND A PORTION OF LOT 18
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION BLOCK 1, TRACT 2, UNIT 3 - NAA

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential Pavement, Std curb & Gutter	Esmail Court	West PL	Culde Sac	/	/	/
		4'	Side walk both sides	Esmail Court	West PL	Culdesac	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	℄ Culdesac	/	/	/
		6"	Water Line	Esmail Court	West PL	℄ Culdesac	/	/	/
		4'	Side walk - East side only	Piñon Vista Court	South PL		/	/	/
		30' F-F	Perm Pavement, Std curb and Gutter, 6' side walk west side only **	Wyoming	NE Cor	SE Cor	/	/	/
		80 LF	5' Retaining wall	Wyoming	NE Cor	SE Cor	/	/	/
		2'	Sidewalk Culvert	Esmail Court	East End	End of Wall	/	/	/
		2500 CY	Earthwork	ENTIRE	SUBDIVISION		/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		*	SIDEWALK DEFERRED				/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 ENGINEER'S CERTIFICATION OF GRADING PLAN REQUIRED FOR RELEASE OF SIA AND FINANCIAL GUARANTEES

2

3

AGENT / OWNER

ADIL RIZVI
NAME (print)

FIRM

3-4-2011
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

3-7-11
DRB CHAIR - date

03-09-11
TRANSPORTATION DEVELOPMENT - date

03/09/11
UTILITY DEVELOPMENT - date

3-9-11
CITY ENGINEER - date

3/9/11
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Current DRC
Project Number:

FIGURE 12

Date Submitted: 10-19-2010
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1003655
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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/OR SITE DEVELOPMENT PLAN

LOTS 15 AND 16, 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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential Pavement, Std curb & Gutter	Esmail Court	West PL	Culdesac	/	/	/
		4'	Sidewalk both sides	Esmail Court	West PL	Culdesac	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	℄ Culdesac	/	/	/
		6"	Water Line	Esmail Court	West PL	℄ culdesac	/	/	/
		4'	Sidewalk - East side only	Pinon Vista Court	South PL		/	/	/
		30' F-F	Perm. Pavement, std curb and gutter, 4' west side only.	Wyoming	North PL	South PL	/	/	/
		150 LF	3' Retaining Wall	Lots 1,2,3	NW PL	Lot 4	/	/	/
		180 LF	2' Retaining Wall	Lots 8,9,10	Lot 7	End of Wall	/	/	/
		80 LF	2' Retaining Wall	East PL	NE COR	SE COR	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		1 LF	Side Walk Culvert	Esmail Ct	NE Cor	End of Wall	/	/	/
		2500 CY	Earthwork				/	/	/

Approval of Creditable Items: Impact Fee Admistrator Signature Date

Approval of Creditable Items: City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 THESE ITEMS WILL BE FINANCIALLY GUARANTEED

2 ENGINEER'S CERTIFICATION OF GRADING PLAN REQUIRED FOR RELEASE OF SIA and FINANCIAL GUARANTEES

3 PUBLIC ROADWAY

AGENT / ~~OWNER~~

ADIL RIZVI
NAME (print)

FIRM

11-19-2010
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Current DRC
Project Number:

FIGURE 12

Date Submitted: 10-19-2010
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1003655
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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/OR SITE DEVELOPMENT PLAN

LOTS 15 AND 16, 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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential Pavement, Std curb & Gutter	Esmail Court	West PL	Culdesac	/	/	/
		4'	Sidewalk both sides	Esmail Court	West PL	Culdesac	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	℄ Culdesac	/	/	/
		6"	Water Line	Esmail Court	West PL	℄ culdesac	/	/	/
		4'	Sidewalk - East side only	Pinon Vista Court	South PL		/	/	/
		30' F-F	Perm. Pavement, std curb and gutter, 4' west side only.	Wyoming	North PL	South PL	/	/	/
		150 LF	3' Retaining Wall	Lots 1,2,3	NW PL	Lot 4	/	/	/
		180 LF	2' Retaining Wall	Lots 8,9,10	Lot 7	End of Wall	/	/	/
		80 LF	2' Retaining Wall	East PL	NE COR	SE COR	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		1 LF	Side Walk	Esmail Ct	NE Cor	End of Wall	/	/	/
			Culvert						
		2500 CY	Earthwork				/	/	/

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 THESE ITEMS WILL BE FINANCIALLY GUARANTEED

2 ENGINEER'S CERTIFICATION OF GRADING PLAN REQUIRED FOR RELEASE OF SIA and FINANCIAL GUARANTEES

3 PUBLIC ROADWAY

AGENT / ~~OWNER~~

ADIL RIZVI
NAME (print)

FIRM

11-19-2010
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Current DRC / /
Project Number:

FIGURE 12

Date Submitted: ~~10-19-2010~~
Date Site Plan Approved: 12-30-2010
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1003655
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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/OR SITE DEVELOPMENT PLAN

LOTS 15 AND 16, BLOCK 1, TRACT 2, UNIT 3, NAA AND

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION PORTION OF ~~18~~ LOT 18, B1, T2, U3

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential Pavement, Std curb & Gutter	Esmail Court	West PL	Culdesac	/	/	/
		4'	Sidewalk both sides	Esmail Court	West PL	Culdesac	/	/	/
		8"	Sanitary Sewer	Esmail Court	West PL	℄ Culdesac	/	/	/
		6"	Water Line	Esmail Court	West PL	℄ culdesac	/	/	/
		4'	Sidewalk - East side only	Pinon Vista Court	South PL		/	/	/
		30' F-F	Perm. Pavement, std curb and gutter, 4' west side only.	Wyoming	North PL	South PL	/	/	/
		80 LF	3' Retaining Wall	Wyoming	NE COR	SE COR	/	/	/
		1 LF	Sidewalk Culvert	Esmail Court	NE COR	END OF culdesac	/	/	/
		2500 CY	Earthwork	ENTIRE SUBDIVISION			/	/	/

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

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

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 THESE ITEMS WILL BE FINANCIALLY GUARANTEED

2 ENGINEER'S CERTIFICATION OF GRADING PLAN REQUIRED FOR RELEASE OF SIA and FINANCIAL GUARANTEES

3 PUBLIC ROADWAY

AGENT / ~~OWNER~~

ADIL RIZVI
NAME (print)

FIRM

12-30-2010
~~1-19-2010~~
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

SUNRISE BANK
OF ALBUQUERQUE

January 5, 2011

Jack Cloud, AICP
Planning Manager Chair
Development Review Board

Planning Department Development & Building Services Division
600 2nd Street NW
Albuquerque, NM 87102

Re: Preliminary Plat for La Vista at Desert Ridge Trails ("Preliminary Plat")
Project # 1008589
10DRB-70330
(Attachment A)

On March 26, 2010, Sunrise Bank of Albuquerque acquired the adjacent lot referred to as "Portion of Lot 18 A" ("Lot 18") on the Preliminary Plat by means of a Special Master's Deed (Attachment B), obtained in connection with a foreclosure action brought by the bank. The former owner of Lot 18 is a relative of the current owner of the property that is the subject of the Preliminary Plat. The current owner has at all times been aware of Lot 18 and the need to provide access to Lot 18.

Sunrise Bank transferred ownership of Lot 18 to SBAlb Real Estate Holdings, LLC (Attachment C) which is the current owner of record.

SBAlb Real Estate Holdings, LLC protests the Preliminary Plat, based on the belief that if the plat is approved, Lot 18 will be landlocked. This would render Lot 18 worthless or nearly so. SBAlb Real Estate Holdings has addressed these concerns to the owner of the adjacent property, but to date the owner has ignored these concerns.

Sincerely,

Steve Marcum
Managing Member
SBAlb Real Estate Holdings, LLC.
219 Central Ave. NW Ste. 100
Albuquerque, NM 87102

505-244-8001
Steve.marcum@sunrisebankabq.com

Hachment B

HAIDARI/SAFAR

COPY

ORIGINAL IN VAULT

SPECIAL MASTER'S DEED

THIS SPECIAL MASTER'S DEED, executed this 26th day of March, 2010, by Alfred Sanchez Special Master (the "Grantor"), in favor of Sunrise Bank of Albuquerque, whose address is 219 Central Ave NW, Suite 100, Albuquerque, NM 87102 (the "Grantee"),

WITNESSETH:

Grantor was appointed Special Master in cause No. D-0202-CV 200910873, Second Judicial District Court, Bernalillo County, State of New Mexico, captioned *Sunrise Bank of Albuquerque v. Esmail Haidari, et. al* (the "Foreclosure Action").

Pursuant to the Summary Judgment and Decree of Foreclosure entered on January 29, 2010 in the Foreclosure Action (the "Judgment"), a Notice of Foreclosure Sale was published and, in accordance with such notice, Grantor held a public sale at 11:00 a.m. on March 3, 2010, at the Bernalillo County Courthouse, Albuquerque, New Mexico. A report of the Special Master's sale has been made to the Court, the sale has been confirmed and approved by the Court, and Grantor hereby executes and delivers this Deed, in accordance with the direction of the Court.

WHEREFORE, in consideration of the premises and for consideration paid and in compliance with the laws of the state of New Mexico, Grantor hereby grants to Grantee, its successors and assigns, all right, title, and interest of the parties to the Foreclosure Action in and to the following described real property in Bernalillo County, New Mexico:

> A portion of Lot numbered Eighteen (18) in Block numbered One (1), Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, 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 10, 1931.

together with all improvements and other property and property interests appurtenant thereto (the "Property").

Doc# 2010027213

03/31/2010 02:46 PM Page: 1 of 2
SPMD R:$11.00 M. Toulouse Oliver, Bernalillo County

The conveyance of the Property is subject to any existing and prior patents, reservations, restrictions, easements, rights-of-way, if any; and accrued and unpaid ad valorem taxes, if any, owed on the Property.

Alfred Sanchez, Special Master
301 Gold Ave. NE, #202
Albuquerque, New Mexico 87102

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this 26th day of March 2010, by Alfred Sanchez, as Special Master.

Notary Public

My commission expires: 2/25/2010

OFFICIAL SEAL
Jill Ann Lamm
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

A chment C

ORIGINAL IN VAULT

QUITCLAIM DEED

Sunrise Bank of Albuquerque, a state chartered bank, whose address is 219 Central Ave NW, Suite 100, Albuquerque, NM 87102 (the "Grantor"), for consideration paid, hereby quitclaims and grants to SBAlb Real Estate Holdings, LLC, a New Mexico limited liability company, whose address is 219 Central Ave NW, Suite 100, Albuquerque, NM 87102 (the "Grantee"), the following-described real property in Bernalillo County, New Mexico:

> A portion of Lot numbered Eighteen (18) in Block numbered One (1), Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, 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 10, 1931,

commonly known as NW Corner of Wyoming Blvd and Eagle Rock Ave NE, Albuquerque, NM 87113 ("Property 6");

together with all improvements thereon and all other property and property interests appurtenant thereto.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed to Grantee, its successors and assigns, this 5th day of November, 2010.

SUNRISE BANK OF ALBUQUERQUE

By: _____
Steve Marcum, President

ACKNOWLEDGMENT

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

This instrument was acknowledged before me on this 5th day of November, 2010, by Steve Marcum, as president of Sunrise Bank of Albuquerque.

My Commission Expires on:

OFFICIAL SEAL
LENORA MARIE BEGAY
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 05/06/2012

_____
Notary Public

Doc# 2010113416

11/08/2010 11:54 AM Page: 1 of 1
QCD R:$9 00 M. Toulouse Oliver, Bernalillo County

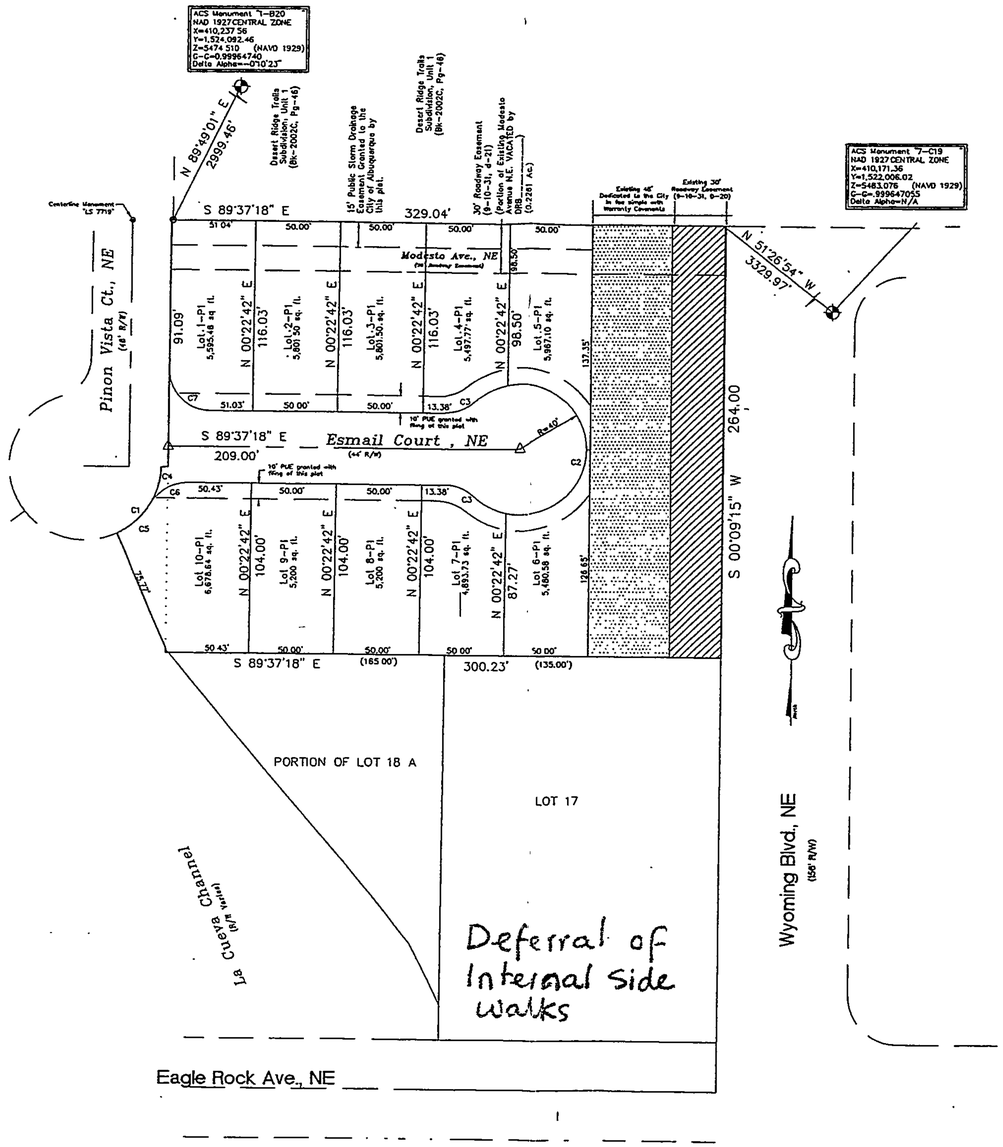
(Attachment A)

PRELIMINARY PLAT FOR

LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 AND 16
BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A

WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE
4 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
November 2010



VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1-B20" (NAD 1927).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 2
5. Total number of Lots created: 10
6. Total mileage of full width streets created: 0.04 mile
7. City of Albuquerque Zone Atlas Page: C-19-Z
8. Lot lines eliminated with the filing of this Plat Shown Thus . . .
9. Total area 2.0000 acres.

LEGAL

LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20 TOGETHER WITH A PORTION OF THE TRACT DESIGNATED AS "ADDITIONAL DRAINAGE R.O.W. DEDICATED TO A.M.A.F.C.A. BY THIS PLAT 0.0590 ACRES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "DESERT RIDGE TRAILS SUBDIVISION UNIT 1", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 8TH, 2002 IN PLAT BOOK 2002C, PAGE 46, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, WHENCE, A TIE TO ACS MONUMENT "1-B20" BEARS N 89°49'01" E, AND A DISTANCE OF 2999.46 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°09'15" W, A DISTANCE OF 264.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°37'18" W, A DISTANCE OF 330.23 FEET;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF PINON VISTA CT., N.E.;

THENCE, COINCIDENTAL WITH SAID RIGHT OF WAY FOR THE FOLLOWING THREE COURSES,

50.55 FEET ALONG AN ARC OF A CURVE NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 45.00 FEET, A DELTA OF 64°21'30" AND A CHORD OF N 32°32'36" E, A DISTANCE OF 47.93 FEET TO A POINT OF TANGENCY;

THENCE, S 89°37'35" E, A DISTANCE OF 4.00 FEET;

THENCE, N 00°14'51" E, A DISTANCE OF 150.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1424 ACRES (93,321.50 SQ. FT.) MORE OR LESS.

DISCLOSURE STATEMENT

The Purpose of this plat is to:

a. Show the Public right of way vacated by DRB 04_____

b. Eliminate the existing interior lot lines and create the 10 new residential lots .

c. Dedicate the additional new public street right of ways as as shown hereon to the City of Albuquerque in fee simple .

d. Grant the new public utility easements as shown hereon.

Owner – Esmail Haidari Date

City Surveyor Date

LEGEND

N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
⊕ FOUND AS INDICATED
○ SET BATHEY MARKER "LS 14271"
▲ SET CENTERLINE MONUMENT "LS 14271"
DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS
DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	45.00'	50.55'	64°21'30"	N 32°32'36" E	47.93'
C2	40.00'	186.67'	267°28'01"	N 23°55'15" E	68.40'
C3	25.00'	19.06'	90°13'22"	N 45°15'56" E	35.42'
C4	45.00'	23.06'	29°21'36"	N 15°02'39" E	22.81'
C5	45.00'	27.49'	34°59'56"	N 47°13'24" E	27.06'
C6	25.00'	26.47'	60°39'16"	S 60°03'04" W	25.25'
C7	25.00'	39.21'	89°52'09"	S 44°41'13" E	35.31'

SCALE 1" = 40'

SUNRISE BANK
OF ALBUQUERQUE
219 Central Ave. NW, Suite 100 • Albuquerque, NM 87102

Hand Delivered
on 1/7/2011

Jack Cloud, AICP
Planning Manager Chair
Development Review Board

Planning Department Development & Building
Services Division
600 2nd Street NW

SUNRISE BANK
OF ALBUQUERQUE

January 5. 2011

Jack Cloud. AICP
Planning Manager Chair
Development Review Board

Planning Department Development & Building Services Division
600 2nd Street NW
Albuquerque, NM 87102

Re: Preliminary Plat for La Vista at Desert Ridge Trails ("Preliminary Plat")
Project # 1008589
10DRB-70330
(Attachment A)

On March 26, 2010, Sunrise Bank of Albuquerque acquired the adjacent lot referred to as "Portion of Lot 18 A" ("Lot 18") on the Preliminary Plat by means of a Special Master's Deed (Attachment B). obtained in connection with a foreclosure action brought by the bank. The former owner of Lot 18 is a relative of the current owner of the property that is the subject of the Preliminary Plat. The current owner has at all times been aware of Lot 18 and the need to provide access to Lot 18.

Sunrise Bank transferred ownership of Lot 18 to SBAlb Real Estate Holdings. LLC (Attachment C) which is the current owner of record.

SBAlb Real Estate Holdings, LLC protests the Preliminary Plat. based on the belief that if the plat is approved, Lot 18 will be landlocked. This would render Lot 18 worthless or nearly so. SBAlb Real Estate Holdings has addressed these concerns to the owner of the adjacent property, but to date the owner has ignored these concerns.

Sincerely,

Steve Marcum
Managing Member
SBAlb Real Estate Holdings, LLC
219 Central Ave. NW Ste. 100
Albuquerque. NM 87102

505-244-8001
Steve.marcum@sunrisebankabq.com

Attachment B

HAIDARI/SAPAR

COPY

ORIGINAL IN VAULT

SPECIAL MASTER'S DEED

THIS SPECIAL MASTER'S DEED, executed this 26th day of March, 2010, by Alfred Sanchez Special Master (the "Grantor"), in favor of Sunrise Bank of Albuquerque, whose address is 219 Central Ave NW, Suite 100, Albuquerque, NM 87102 (the "Grantee"),

WITNESSETH:

Grantor was appointed Special Master in cause No. D-0202-CV 200910873, Second Judicial District Court, Bernalillo County, State of New Mexico, captioned *Sunrise Bank of Albuquerque v. Esmail Haidari, et. al* (the "Foreclosure Action").

Pursuant to the Summary Judgment and Decree of Foreclosure entered on January 29, 2010 in the Foreclosure Action (the "Judgment"), a Notice of Foreclosure Sale was published and, in accordance with such notice, Grantor held a public sale at 11:00 a.m. on March 3, 2010, at the Bernalillo County Courthouse, Albuquerque, New Mexico. A report of the Special Master's sale has been made to the Court, the sale has been confirmed and approved by the Court, and Grantor hereby executes and delivers this Deed, in accordance with the direction of the Court.

WHEREFORE, in consideration of the premises and for consideration paid and in compliance with the laws of the state of New Mexico, Grantor hereby grants to Grantee, its successors and assigns, all right, title, and interest of the parties to the Foreclosure Action in and to the following described real property in Bernalillo County, New Mexico:

> A portion of Lot numbered Eighteen (18) in Block numbered One (1), Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, 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 10, 1931.

together with all improvements and other property and property interests appurtenant thereto (the "Property").

Doc# 2010027213

03/31/2010 02:46 PM Page: 1 of 2
SPMD R:$11.00 M. Toulouse Oliver, Bernalillo County

The conveyance of the Property is subject to any existing and prior patents, reservations, restrictions, easements, rights-of-way, if any; and accrued and unpaid ad valorem taxes, if any, owed on the Property.

Alfred Sanchez, Special Master
301 Gold Ave. NE, #202
Albuquerque, New Mexico 87102

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this 26th day of March 2010, by Alfred Sanchez, as Special Master.

Notary Public

My commission expires: 2/25/2010

OFFICIAL SEAL
Jill Ann Lamm
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

Attachment C

ORIGINAL IN VAULT

QUITCLAIM DEED

Sunrise Bank of Albuquerque, a state chartered bank, whose address is 219 Central Ave NW, Suite 100, Albuquerque, NM 87102 (the "Grantor"), for consideration paid, hereby quitclaims and grants to SBAlb Real Estate Holdings, LLC, a New Mexico limited liability company, whose address is 219 Central Ave NW, Suite 100, Albuquerque, NM 87102 (the "Grantee"), the following-described real property in Bernalillo County, New Mexico:

> A portion of Lot numbered Eighteen (18) in Block numbered One (1), Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, 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 10, 1931,

commonly known as NW Corner of Wyoming Blvd and Eagle Rock Ave NE, Albuquerque, NM 87113 ("Property 6");

together with all improvements thereon and all other property and property interests appurtenant thereto.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed to Grantee, its successors and assigns, this 5th day of November, 2010.

SUNRISE BANK OF ALBUQUERQUE

By: _____
Steve Marcum, President

ACKNOWLEDGMENT

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

This instrument was acknowledged before me on this 5th day of November, 2010, by Steve Marcum, as president of Sunrise Bank of Albuquerque.

My Commission Expires on:

OFFICIAL SEAL
LENORA MARIE BEGAY
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 05/06/2012

_____
Notary Public

Doc# 2010113416

11/08/2010 11:54 AM Page: 1 of 1
QCD R:$9 00 M. Toulouse Oliver, Bernalillo County

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

ZONING & PLANNING — 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

V D L

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): Esmail Haidari PHONE: ~~480-2533~~ 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: Preliminary Plat Approval, vacation of Public Right of way and vaction of Public Drainage Easements

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. Lots 15 and 16 and Portion of 18 Block: 1 Unit: Tr 2, U3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: R-D / 7 Du / Acre Proposed zoning: RD MRGCD Map No ___
Zone Atlas page(s): C-19 + RD 5/Du/Ac 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
OS DRB -01833

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 2 No. of proposed lots: ~~10~~ 9 Total area of site (acres): 2.40 Ac
LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming
Between: Eagle Rock NE and Modesto NE

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

SIGNATURE Adil Rizvi for Esmail Haidari DATE 12-29-2010
(Print) ADIL RIZVI Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
10DRB - ___ - 70330	___	___	$ ___
___ - ___ - ___	ADV	___	$ 75.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total
Hearing date 1			$ ___

12-30-10
Planner signature / date

Project # ~~1008585~~ 1008589

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

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

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

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

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

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

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

For Esmail Haidari
Applicant name (print)

12/30/2010
Applicant signature / date

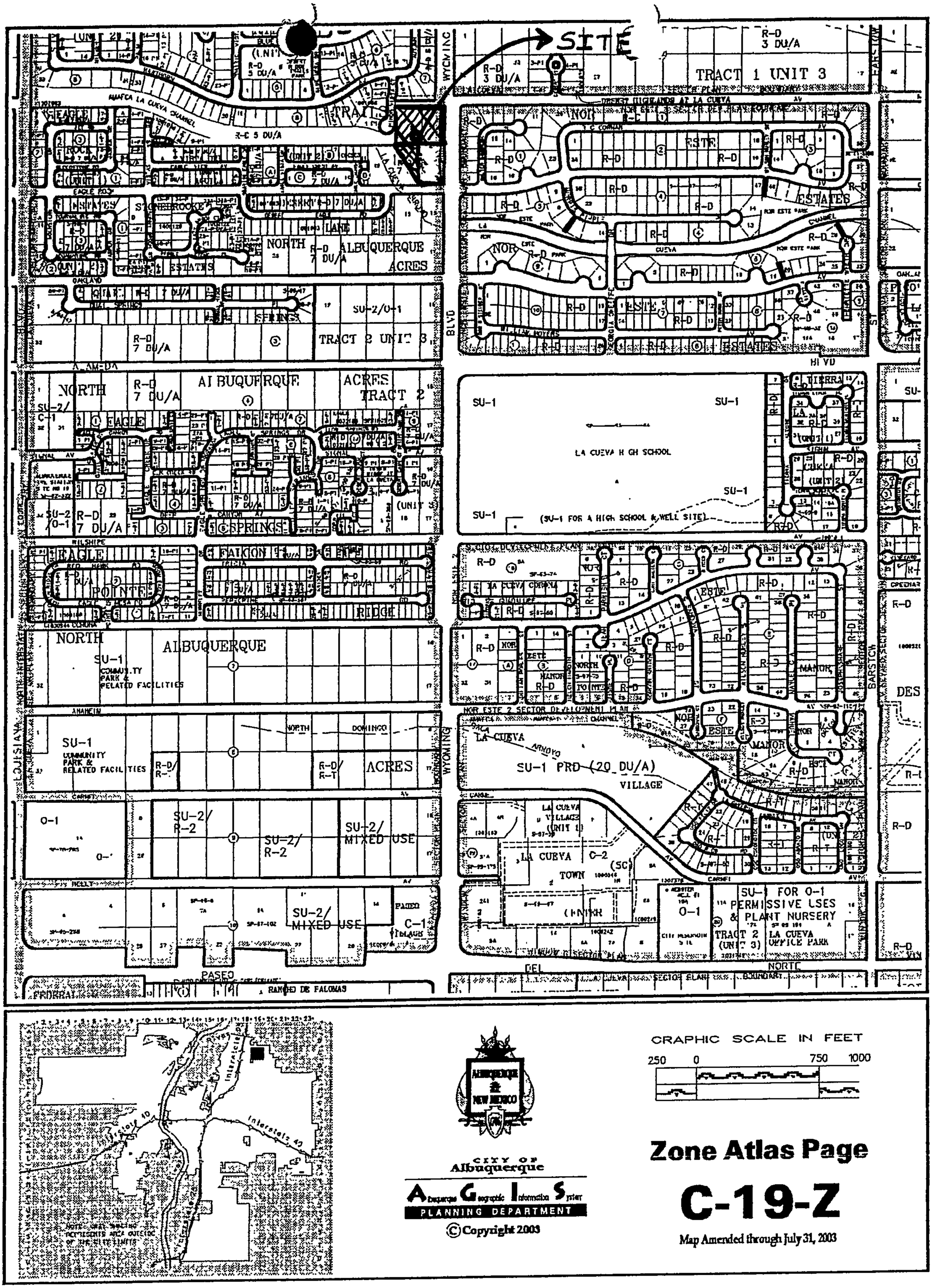
Form revised **October 2007**

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

Application case numbers
10DRB - - 70330
- -
- -

Planner signature / date

Project # 1008589



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

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

12-30-2010

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1008589
Request for Preliminary, Vacation of Public Right of Way and Vacation of Public Drainage Easement.

Dear Mr Cloud:

Based on the DRB comments received on December 22, 2010. We have revised the Preliminary Plat to include portion of Lot 18, which is identified as "Parcel 2, a portion of lot 18 "on the Preliminary Plat. The area of Parcel 2 is 15,945.79 SF.

The Preliminary Plat has also been revised to meet the current zoning of 5 du / ac for lots 15 and 16 and 7 du / ac for lot 18 A (Parcel 2). Hence we have reduced the number of lots from 10 to 9 and have also increased the boundaries of the subdivision to meet the zoning requirements.

We have reviewed the comments from the Transportation Department – Ms Kristal Metro and we will address all of her comments prior to the next DRB hearing.

If you have any questions please call me at 315-6484 or Mr Esmail Haidari at 480-2533

Sincerely,

Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113

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.

City of Albuquerque

Date: 12-29-10

TO CONTACT NAME: Adil Rizvi
COMPANY/AGENCY:
ADDRESS/ZIP: 7515 Treviso N.E
PHONE/FAX #: 315-6788

Thank you for your inquiry of 12/29/10 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 15 & 16 Tract 2, Unit 3, North Albuq. Acres located on Wyoming.
zone map page(s) C-19.

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

Nor Este	District 1 Coalition
Neighborhood or Homeowner Association	**Neighborhood or Homeowner Association**
Contacts:	Contacts:

List attached

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,

Patrick Montoya
OFFICE OF NEIGHBORHOOD COORDINATION

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

Planningnacontactformltr (12/03/07)

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 Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

[X] EPC Submittal [X] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal

[ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal

CONTACT NAME: Adil Rizvi

COMPANY NAME: –

ADDRESS/ZIP: 7515 Treviso NE

PHONE: 315-6484 FAX:

LEGAL DESCRIPTION INFORMATION

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

Lots 15 & 16 Tract 2, Unit 3,
North Albuquerque Acres.

LEGAL DESCRIPTION

LOCATED ON Wyoming

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Modesto AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Eagle Rock

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C 19).

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

(Zone Map MUST be provided with request)

developinquirysheet (03/24/10)

NOR ESTE N.A. (NRE) "R"
***Jeff Peterson** *e-mail:* ainsleyann@msn.com
7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)
Joe Yardumian *e-mail:* jjyard@q.com
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)
Website: www.noreste.org

Council District: 4
County District: 4
Police Beat: 433/NE
Zone Map #: B-C-18-19, D-19

DISTRICT 4 COALITION OF N.A.'S
***Amy Whitling**, P.O. Box 91343/87199-1343 440-7028 (c) *e-mail:* abqdelreyna@aol.com
Erica Vasquez, P.O. Box 92315/87199 681-7286 (h) *e-mail:* sect.dist4@gmail.com
Website: www.d4c-abq.info

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

12-30-2010

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1008589
Request for Preliminary and Final Plat approval, Vacation of Public Right of Way and Vacation of Public Drainage Easement.

Dear Mr Yardumain:

Based on the DRB comments received on December 22, 2010. We have revised the Preliminary Plat to include portion of Lot 18, which is identified as "Parcel 2, a portion of lot 18 "on the Preliminary Plat. The area of Parcel 2 is 15,945.79 SF.

The Preliminary Plat has also been revised to meet the current zoning of 5 du / ac for lots 15 and 16 and 7 du / ac for lot 18 A (Parcel 2). Hence we have reduced the number of lots from 10 to 9 and have also increased the boundaries of the subdivision to meet the current zoning requirements.

I shall send you a PDF copy of the signed preliminary plat as soon as it is signed by the City Surveyor.

If you have any questions please call Mr Esmail Haidari (owner) at 480-2533 or me at 315-6484.

Sincerely,

Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113

Mr Jeff Peterson, PE.
7800 Eagle Rock NE
Albuquerque
New Mexico 87122

12-20-2010

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1008589
Request for Preliminary and Final Plat approval, Vacation of Public Right of Way and Vacation of Public Drainage Easement.

Dear Mr Peterson:

Based on the DRB comments received on December 22, 2010. We have revised the Preliminary Plat to include portion of Lot 18, which is identified as "Parcel 2, a portion of lot 18 "on the Preliminary Plat. The area of Parcel 2 is 15,945.79 SF.

The Preliminary Plat has also been revised to meet the current zoning of 5 du / ac for lots 15 and 16 and 7 du / ac for lot 18 A (Parcel 2). Hence we have reduced the number of lots from 10 to 9 and have also increased the boundaries of the subdivision to meet the current zoning requirements.

I shall send you a PDF copy of the signed preliminary plat as soon as it is signed by the City Surveyor.

If you have any questions please call Mr Esmail Haidari (owner) at 480-2533 or me at 315-6484.

Sincerely,

Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113

7009 3410 0000 0904 9496

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

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

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.44
Certified Fee	$2.80
Return Receipt Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.54

0101
08

ALBUQUERQUE NM 87101 DEC 30 2010 Postmark Here USPS

12/30/2010

Sent To MR. JEFF PETERSON, P.E.
Street, Apt. No.; or PO Box No. 7800 EAGLE ROCK, NE.
City, State, ZIP+4 ALBUQUERQUE, NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

7009 3410 0000 0904 9502

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

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

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.44
Certified Fee	$2.80
Return Receipt Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.54

0101
08

ALBUQUERQUE NM 87101 DEC 30 2010 Postmark Here USPS

12/30/2010

Sent To MR. JOE YARDUMAIN
Street, Apt. No.; or PO Box No. 7801 R. C. GORMAN AVE., NE
City, State, ZIP+4 ALBUQUERQUE, NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

SUNRISE BANK OF ALBUQUERQUE

February 9, 2011

Jack Cloud, AICP
Planning Manager Chair
Development Review Board

Planning Department Development & Building Services Division
600 2nd Street NW
Albuquerque, NM 87102

Re: Preliminary Plat for La Vista at Desert Ridge Trails ("Preliminary Plat")
Project # 1008589
10DRB-70330

This letter follows up on my letter dated January 5, 2011 regarding the above-referenced Preliminary Plat. SBAlb Real Estate Holdings, LLC ("SBAlb") has reached an agreement with Esmail Haidari to sell the real property described as a "Portion of Lot 18 A" ("Lot 18") on the Preliminary Plat. SBAlb currently owns Lot 18. Closing of the sale will be in about 120 days. Under the agreement, SBAlb has agreed to withdraw its objection to the Preliminary Plat, conditioned upon and with the understanding that:

-- There will be no final approval of the Plat unless the sale transaction closes; and

-- In the event the sales transaction does not timely close through no fault of SBAlb, SBAlb may record an easement granting access to Lot 18 from Eagle Rock Avenue over a portion of lot 17.

Based upon the foregoing, SBAlb withdraws its objection to the Preliminary Plat.

Please let me know if the Board has any questions or comments.

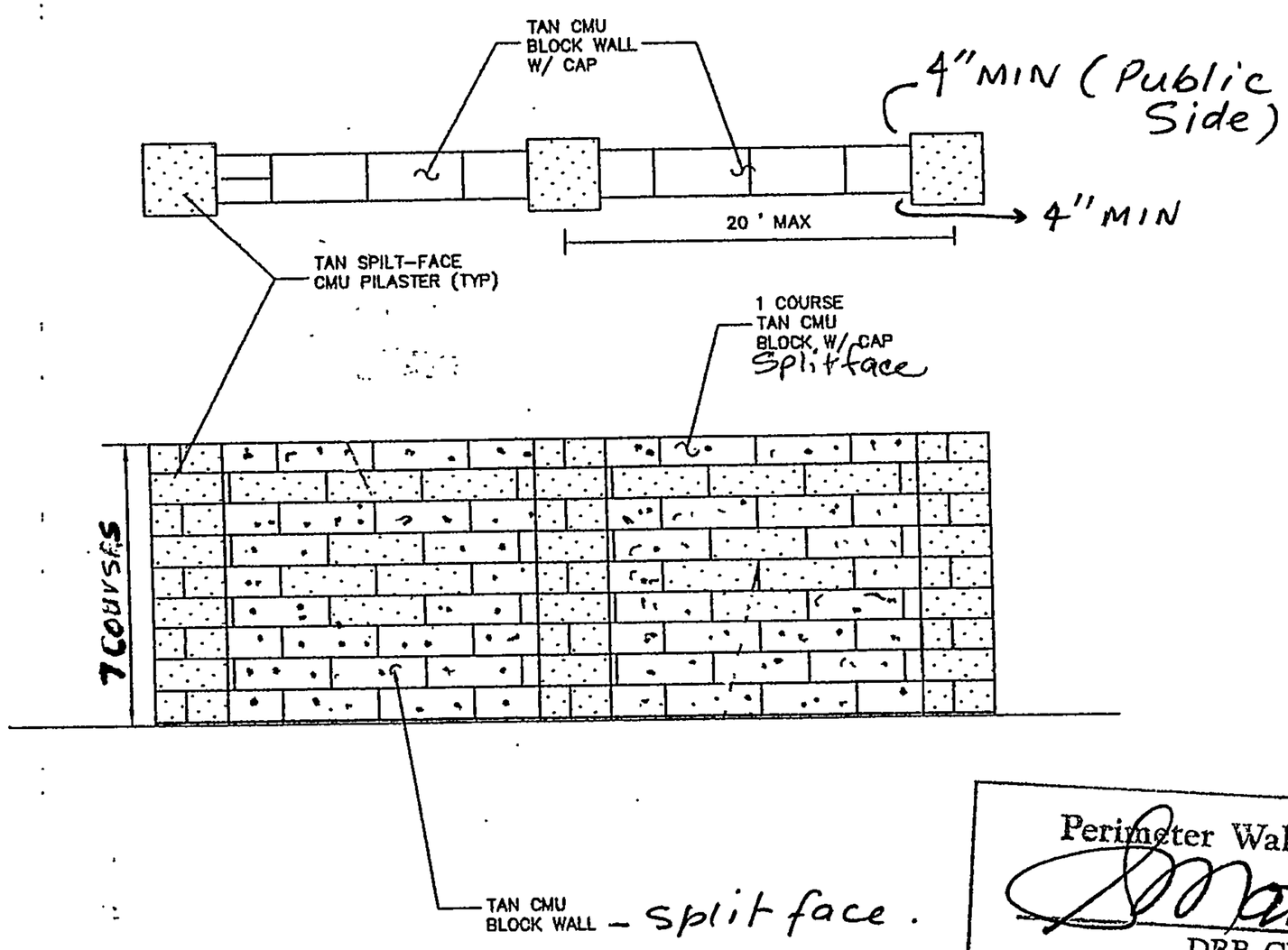
Sincerely,

Steve Marcum
Managing Member
SBAlb Real Estate Holdings, LLC.
219 Central Ave. NW Ste. 100
Albuquerque, NM 87102
505-244-8001
Steve.marcum@sunrisebankabq.com

PERIMETER WALL DETAIL FOR La vista Desert Ridge Trail

DRB NO : 1008588--- ZONE ATLAS PAGE C-20

LOCATION : wyoming AND Eagle rock NE



Perimeter Wall Approved

DRB Chair

3/15/05

Date

NOTES:

1. MAXIMUM WALL HEIGHT INCLUDING RETAINING WALL SHALL NOT EXCEED EIGHT FEET

Wall

2: cap shall protude min 2" on the public wall.

CITY OF ALBUQUERQUE

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

APPLICANT: ADIL RIZVI DATE OF REQUEST: 12/29/2010 ZONE ATLAS PAGE(S): C-19

CURRENT:
ZONING RD 5 DU/AC
PARCEL SIZE (AC/SQ. FT.) 2.0 AC

LEGAL DESCRIPTION:
LOT OR TRACT # 15 & 16 BLOCK # 2, TR2, U3
SUBDIVISION NAME La Vista @ Desert Trails

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:			
COMP. PLAN	[ ]	ZONE CHANGE	[X]	A) SUBDIVISION	[ ]	BUILDING PERMIT	[ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES	[ ]	ACCESS PERMIT	[ ]
		To RD 7DU/AC		C) AMENDMENT	[ ]	OTHER	[ ]

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [X]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]
OF UNITS: _____
BUILDING SIZE: _____(sq. ft.)

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 12/29/2010
(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] 12-29-10
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 [X]

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

[signature] 12/29/2010
APPLICANT DATE

Required TIS and/or AQIA <u>must be completed prior to applying to the EPC.</u> 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

PRELIMINARY PLAT FOR

LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 AND 16
BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A

WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE
4 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
November 2010

VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1-B20" (NAD 1927).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △ All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 2
5. Total number of Lots created: 10
6. Total mileage of full width streets created: 0.04 mile
7. City of Albuquerque Zone Atlas Page: C-19-Z
8. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
9. Total area 2.0000 acres.

LEGAL

LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20 TOGETHER WITH A PORTION OF THE TRACT DESIGNATED AS "ADDITIONAL DRAINAGE R.O.W. DEDICATED TO A.M.A.F.C.A. BY THIS PLAT 0.0590 ACRES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "DESERT RIDGE TRAILS SUBDIVISION UNIT 1", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 8TH, 2002 IN PLAT BOOK 2002C, PAGE 46, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, WHENCE, A TIE TO ACS MONUMENT "1-B20" BEARS N 89°49'01" E, AND A DISTANCE OF 2999.46 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°09'15" W, A DISTANCE OF 264.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°37'18" W, A DISTANCE OF 330.23 FEET;

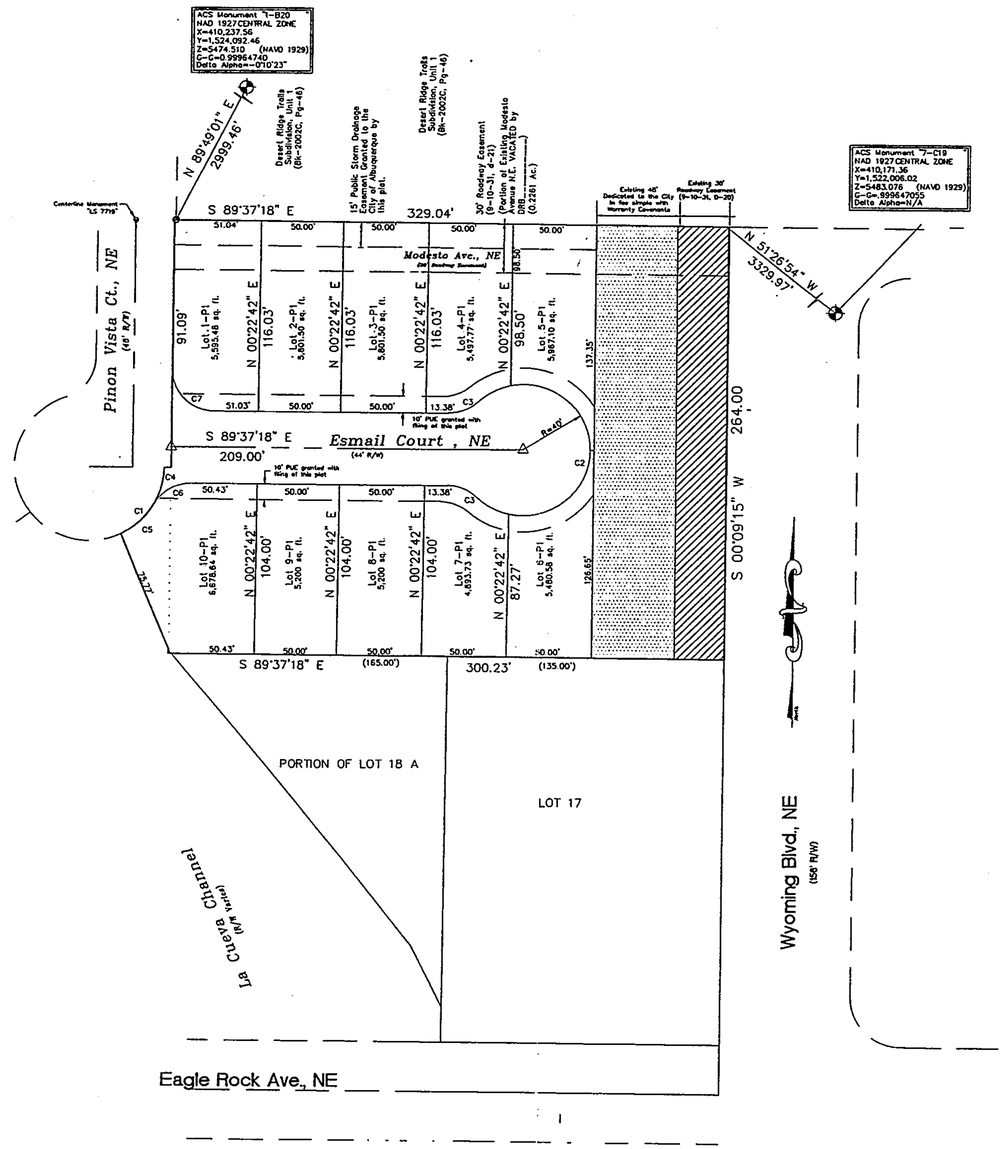
THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF PINON VISTA CT., N.E.;

THENCE, COINCIDENTAL WITH SAID RIGHT OF WAY FOR THE FOLLOWING THREE COURSES,

50.55 FEET ALONG AN ARC OF A CURVE NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 45.00 FEET, A DELTA OF 64°21'30" AND A CHORD OF N 32°32'36" E, A DISTANCE OF 47.93 FEET TO A POINT OF TANGENCY;

THENCE, S 89°37'35" E, A DISTANCE OF 4.00 FEET;

THENCE, N 00°14'51" E, A DISTANCE OF 150.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1424 ACRES (93,321.50 SQ. FT.) MORE OR LESS.



SCALE 1" = 40'

DISCLOSURE STATEMENT

The Purpose of this plat is to:

a. Show the Public right of way vacated by DRB 04_____

b. Eliminate the existing interior lot lines and create the 10 new residential lots .

c. Dedicate the additional new public street right of ways as as shown hereon to the City of Albuquerque in fee simple .

d. Grant the new public utility easements as shown hereon.

Owner – Esmail Haidari Date

City Surveyor Date

LEGEND

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
⊖	FOUND AS INDICATED
O	SET BATHEY MARKER "LS 14271"
▲	SET CENTERLINE MONUMENT "LS 14271"
	DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS
	DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	45.00'	50.55'	64°21'30"	N 32°32'36" E	47.93'
C2	40.00'	186.67'	242°28'01"	N 23°55'15" E	68.40'
C3	25.00'	19.06'	90°13'22"	N 45°15'56" E	35.42'
C4	45.00'	23.06'	29°21'36"	N 15°02'39" E	22.81'
C5	45.00'	27.49'	34°59'56"	N 47°13'24" E	27.06'
C6	25.00'	26.47'	60°39'16"	S 60°03'04" W	25.25'
C7	25.00'	39.21'	89°52'09"	S 44°41'13" E	35.31'

Vacation of Public Easement

PRELIMINARY PLAT FOR

LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 AND 16
BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A

WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE
4 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
November 2010

VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1–B20" (NAD 1927).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △ All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument– Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.
3. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
4. Total number of existing Lots: 2
5. Total number of Lots created: 10
6. Total mileage of full width streets created: 0 04 mile
7. City of Albuquerque Zone Atlas Page: C–19–Z
8. Lot lines eliminated with the filing of this Plat Shown Thus
9. Total area 2.0000 acres.

LEGAL

LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20 TOGETHER WITH A PORTION OF THE TRACT DESIGNATED AS "ADDITIONAL DRAINAGE R.O.W. DEDICATED TO A.M.A.F.C.A. BY THIS PLAT 0.0590 ACRES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "DESERT RIDGE TRAILS SUBDIVISION UNIT 1", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 8TH, 2002 IN PLAT BOOK 2002C, PAGE 46, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, WHENCE, A TIE TO ACS MONUMENT "1–B20" BEARS N 89°49'01" E, AND A DISTANCE OF 2999 46 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°09'15" W, A DISTANCE OF 264.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°37'18" W, A DISTANCE OF 330 23 FEET;

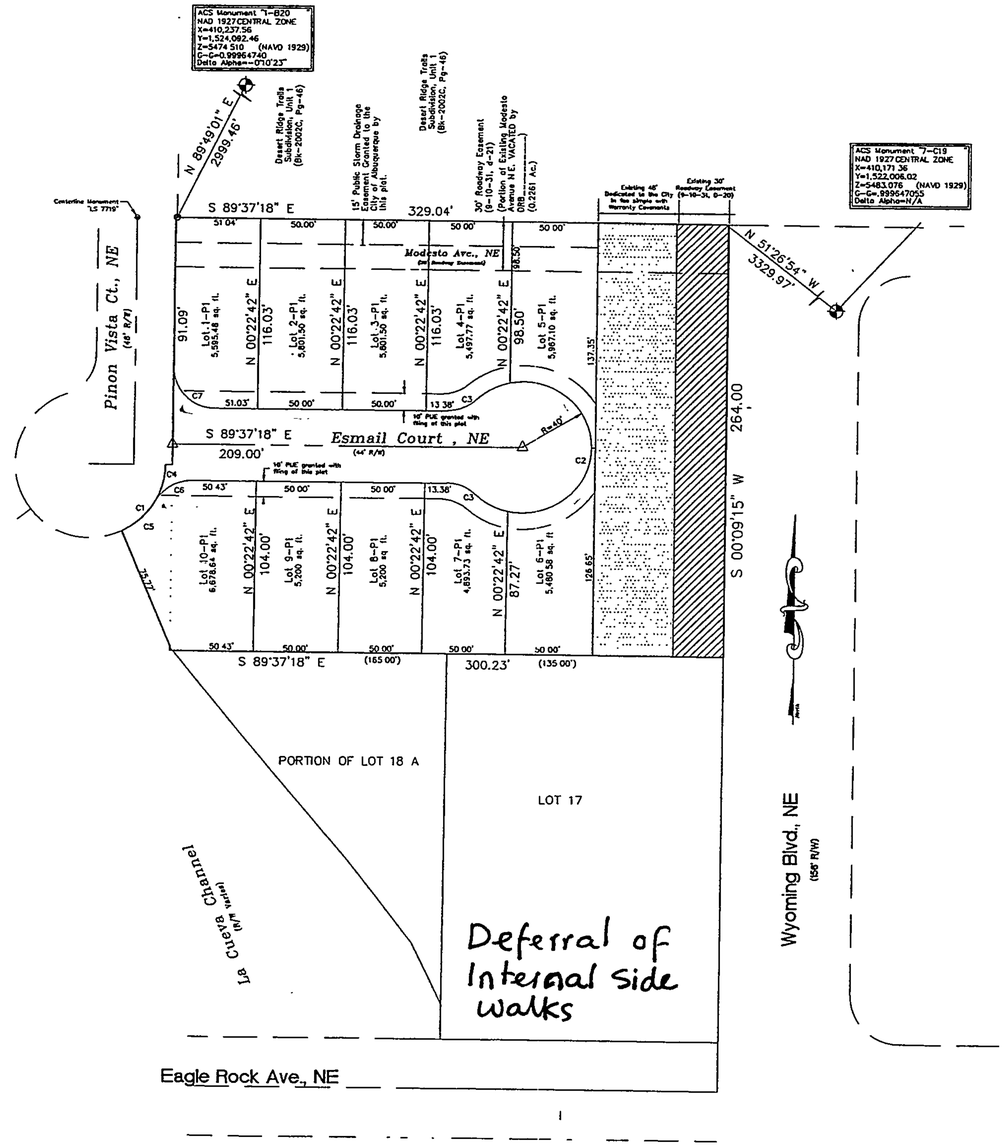
THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF PINON VISTA CT., N.E.,

THENCE, COINCIDENTAL WITH SAID RIGHT OF WAY FOR THE FOLLOWING THREE COURSES,

50.55 FEET ALONG AN ARC OF A CURVE NON–TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 45 00 FEET, A DELTA OF 64°21'30" AND A CHORD OF N 32°32'36" E, A DISTANCE OF 47.93 FEET TO A POINT OF TANGENCY;

THENCE, S 89°37'35" E, A DISTANCE OF 4.00 FEET;

THENCE, N 00°14'51" E, A DISTANCE OF 150.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1424 ACRES (93,321.50 SQ. FT.) MORE OR LESS.



SCALE 1" = 40'

DISCLOSURE STATEMENT

The Purpose of this plat is to:

a. Show the Public right of way vacated by DRB 04_____

b. Eliminate the existing interior lot lines and create the 10 new residential lots .

c. Dedicate the additional new public street right of ways as as shown hereon to the City of Albuquerque in fee simple .

d. Grant the new public utility easements as shown hereon.

Owner – Esmail Haidari Date

City Surveyor Date

LEGEND

N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
⊕ FOUND AS INDICATED
○ SET BATHEY MARKER "LS 14271"
▲ SET CENTERLINE MONUMENT "LS 14271"
DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS
DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	45.00'	50.55'	64°21'30"	N 32°32'36" E	47.93'
C2	40.00'	186.67'	242°28'01"	N 23°55'15" E	68.40'
C3	25.00'	19.06'	90°13'22"	N 45°15'56" E	35.42'
C4	45.00'	23.06'	29°21'36"	N 15°02'39" E	22.81'
C5	45.00'	27.49'	34°59'56"	N 47°13'24" E	27.06'
C6	25.00'	26.47'	60°39'16"	S 60°03'04" W	25.25'
C7	25.00'	39.21'	89°52'09"	S 44°41'13" E	35.31'

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- X 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

V
- ___ Zone Map Amendment (Establish or Change Zoning)

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): Esmail Haidari PHONE: ~~480-2633~~ 250-6088 237-2965

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: Preliminary Plat Approval, vacation of Public Right of way

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. Lots 15 and 16 Block: 1 Unit: Tr 2, U3

Subdiv/Addn/TBKA: North Albuquerque Acres

Existing Zoning: R-D / 7 Du / Acre 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 OS DRB -01833

CASE INFORMATION:

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

No. of existing lots: 2 No. of proposed lots: 10 Total area of site (acres): 2.10 Ac

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming

Between: Eagle Rock NE and Modesto NE

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

SIGNATURE Esmail Haidari DATE 10-19-2010

(Print) Esmail Haidari 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 - 70327	VROW		$300.00
10DRB - 70328	VPE		$45.00
10DRB - 70329	TDS		$ Ø
10DRB - 70330	PP		$715.00
	ADV		$75.00
	CMF		20.00
			Total $1,155.00

Hearing date December 22, 2010

11-22-10
Planner signature / date

Project # ~~1003655~~ 1008589

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)**

NA ☒ 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

NA ✓ **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.

Esmail Haidari
Applicant name (print)

Esmail Haidari Nov 22, 10
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
10DRB - _____ - 70330
_____ - _____ - _____
_____ - _____ - _____

11-22-10
Planner signature / date

Project # 1008589

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)** (1) Easement of Both
☒ **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.

Esmail Haidari
Applicant name (print)

Esmail Haidari, Nov 22, 10
Applicant signature / date

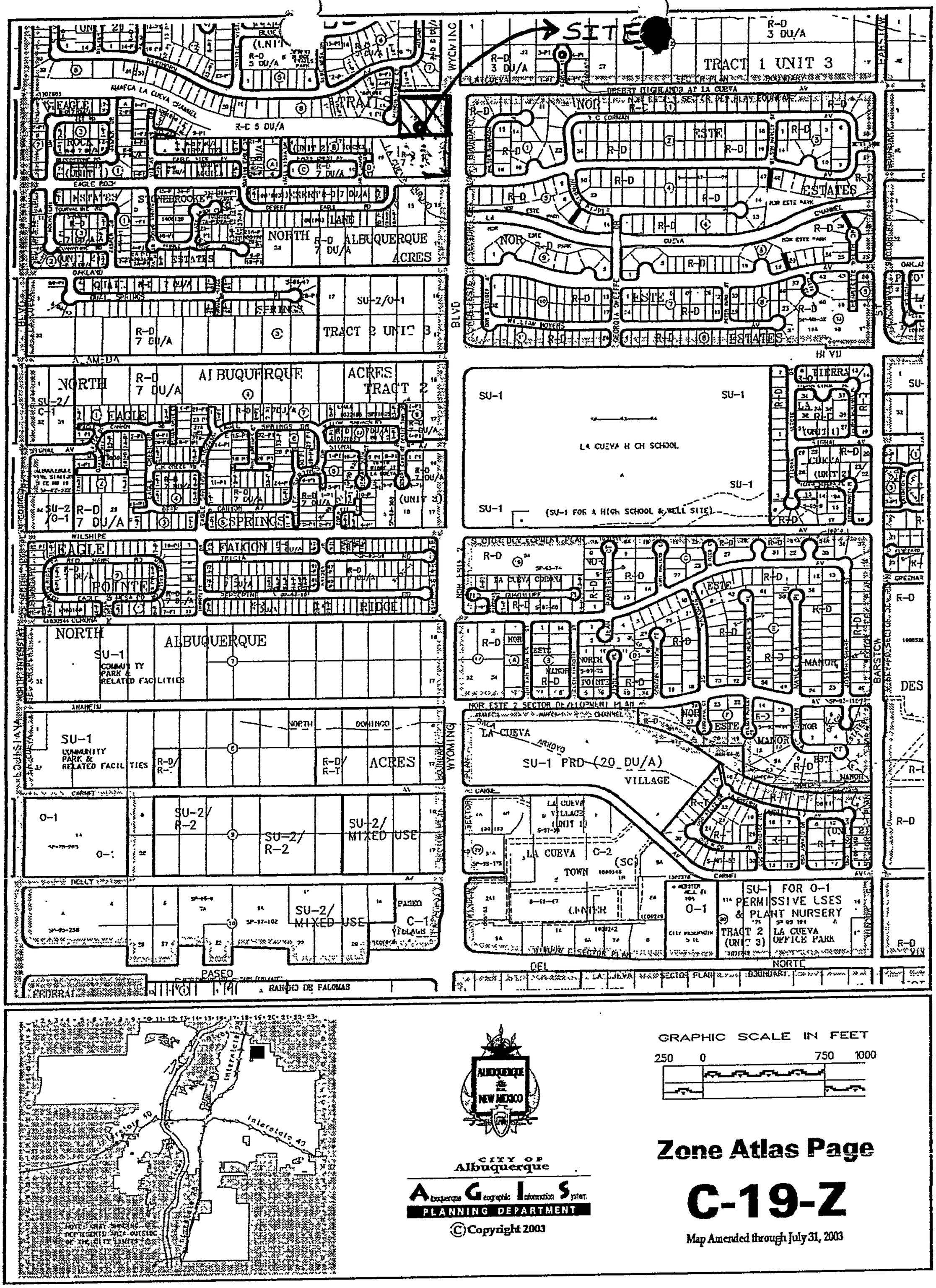
Form revised 4/07

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

Application case numbers
10DRB - - 70327
10DRB - - 70328
10DRB - - 70329

11-22-10
Planner signature / date

Project # 10085589



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

Mr Jack Cloud 11-19-2010
DRB Chairman
City of Albuquerque
P.O.Box 1293
Albuquerque, New Mexico 87102

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1003655
Request for Preliminary and Final Plat approval, Vacation of Public Right of Way and Vacation of Public Drainage Easement.

Dear Mr Cloud:

On behalf of the owner of La Vista Subdivision – Mr Esmail Haidari, I am requesting Preliminary Plat Approval , Vacation of Public Right of Way and Drainage Easement on Modesto .

All of the above request, including the infra – structure list, was approved in 2005. The preliminary plat was extended in 2006 , 2007 , 2008 and 2009 .

Please find enclosed the following documents for your review and comments:
Approved infra –structure list signed in 2005
Letter Requesting Vacation of Public Right of Way.

If you have any questions please call me at 315-6484 or Mr Esmail Haidari at 480-2533

Sincerely,

Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113

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.

City of Albuquerque

Date: November 17, 2010

TO CONTACT NAME: Adil Rizvi
COMPANY/AGENCY: —
ADDRESS/ZIP: 7515 Treviso NE
PHONE/FAX #: 315-6484

Thank you for your inquiry of 11-17-10 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 15 & 16, Tract 2, Unit 3, North Albuquerque Acres located on Wyoming.
zone map page(s) C-19.

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

Nor Este

Neighborhood or Homeowner Association
Contacts: Jeff Peterson
7800 Eagle Rock Ave. NE
797-3477(h) 87122-2723
Joe Yardumian
7801 R.C. Gorman Ave. NE
797-1851 (h) 87122-2748

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,

Dalaina Ramona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Planningnacontactformltr (12/03/07)

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in <u>each</u> 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 Homeowner Associations *(if there are associations).* A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner 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.**

* *

(Below this line for ONC use only)

Date of Inquiry: 11-17-10 Time Entered: 11:45am ONC Rep. Initials: DC

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 Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

[ ] EPC Submittal [✓] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal

[ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal

CONTACT NAME: Adil Rizvi

COMPANY NAME: –

ADDRESS/ZIP: 7515 Treviso NE

PHONE: 315-6484 FAX:

LEGAL DESCRIPTION INFORMATION

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

Lots 15 & 16 Tract 2, Unit 3,
North Albuquerque Acres.

LEGAL DESCRIPTION

LOCATED ON Wyoming

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Modesto AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Eagle Rock

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C 19).

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

(Zone Map MUST be provided with request)

developinquirysheet (03/24/10)

7010 1870 0000 7483 7032

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

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

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.44
Certified Fee	$2.80
Return Receipt Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.54

0101 87101 08 Postmark Here NOV 19 2010 USPS ALBUQUERQUE NM 11/19/2010

Sent To Mr Joe Yardumian
Street, Apt. No.; or PO Box No. 7801 R.C. Gorman NE
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

7010 1870 0000 7483 7025

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

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

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.44
Certified Fee	$2.80
Return Receipt Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.54

0101 87101 08 Postmark Here NOV 19 2010 USPS ALBUQUERQUE NM 11/19/2010

Sent To Mr Jeff Peterson
Street, Apt. No.; or PO Box No. 7800 Eagle Rock NE
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

Mr Jeff Peterson PE
7800 Eagle Rock NE
Albuquerque
New Mexico 87122

11-19-2010

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1003655
Request for Preliminary and Final Plat approval, Vacation of Public Right of Way.

Dear Mr Peterson:

The Owner of Lots 15 and 16, Tract 2, Unit 3, North Albuquerque Acres is proposing a 10 lot subdivision. This project would include partial vacation of Public Right of Modesto Avenue NE , West of Wyoming Blvd. Attached is a Zone Atlas Page identifying the related parcels.

Please Note that all of the above request, including the infra – structure list, was approved in 2005. The preliminary plat was extended in 2006 , 2007 , 2008 and 2009 .

If you have any questions please call Mr Esmail Haidari (owner) at 480-2533 or me at 315-6484.

Sincerely,

Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113

Mr Jeff Peterson PE
7800 Eagle Rock NE
Albuquerque
New Mexico 87122

11-19-2010

La Vista @ Desert Ridge Trails Subdivision: DRB NO: 1003655
Request for Preliminary and Final Plat approval, Vacation of Public Right of Way.

Dear Mr Peterson:

The Owner of Lots 15 and 16, Tract 2, Unit 3, North Albuquerque Acres is proposing a 10 lot subdivision. This project would include partial vacation of Public Right of Modesto Avenue NE , West of Wyoming Blvd. Attached is a Zone Atlas Page identifying the related parcels.

Please Note that all of the above request, including the infra – structure list, was approved in 2005. The preliminary plat was extended in 2006 , 2007 , 2008 and 2009 .

If you have any questions please call Mr Esmail Haidari (owner) at 480-2533 or me at 315-6484.

Sincerely,

Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113

CITY OF ALBUQUERQUE

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

APPLICANT: Adil Rizvi DATE OF REQUEST: 11/19/10 ZONE ATLAS PAGE(S): C-19

CURRENT:

ZONING RD

PARCEL SIZE (AC/SQ. FT.) 2.10 AC

43560 x 2 =

LEGAL DESCRIPTION:

LOT OR TRACT # 15&16 BLOCK # 1, Tr 2, U3

SUBDIVISION NAME La Vista @ Desert Ridge Trail

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [X]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 10 Lots

BUILDING SIZE: _____(sq. ft.)

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 11/19/2010

(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 [ ] 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.***

Tony [signature] 11-19-10

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 [X]

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

[signature] 11/19/2010

APPLICANT DATE

Required **TIS** and/or **AQIA** <u>**must be completed prior to applying to the EPC.**</u> 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

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

PROJECT NAME: La Vista @ Desert Ridge Trails

AGIS MAP # C-19

LEGAL DESCRIPTIONS: Lot 15 & 16, Block 1, Tract 2, Unit 3

___ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 11-19-2010 (date).

Applicant/Agent — Date: 11-19-2010

Hydrology Division Representative — Date: 11-19-10

___ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 11-19-2010 (date).

Applicant/Agent — Date: 11-19-2010

Utilities Division Representative (Rec on Signed infra list) — Date: 19 Nov 2010

PROJECT # _____

Revised 4/03

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 December 7, 2010 To December 22, 2010

5. REMOVAL

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

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

Esmi Haidari — (Applicant or Agent)

Nov 22, 10 — (Date)

I issued 2 signs for this application, 11-22-10 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1008589

Rev. 1/11/05

B Project #_____

APS Cluster La Cueva

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Esmail Haidari ("Developer") effective as of this 19 day of November, 2010, and pertains to the subdivision commonly known as _____, and more particularly described as La Vista @ Desert Ridge Trails, Lots 15 & 16, Block 1, Tr 2, Unit 3, North Albuq. Acres (lots 1-P1 thru 10-P1 La Vista @ Desert Ridge) (the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

See attached sheet of Subdivision Plat-

DocH 2010118218
11/22/2010 11:01 AM Page: 1 of 4
AGRE R:$15.00 M. Toulouse Oliver, Bernalillo County

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

WHEREAS, Developer is proposing the development of a new 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;

B Project #_____

APS Cluster La Cueva

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- 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 shall 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.

Project #_____

APS Cluster La Cueva

Esmail Haidari

Signature

Esmail Haidari owner

Name (typed or printed) and title

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on NOV. 19, 2010 by Esmail Haidari _____ as property owner of _____, a corporation.

April L. Whitten

(Seal) Notary Public

My commission expires: May 18, 2011

ALBUQUERQUE PUBLIC SCHOOLS

By: _____

Signature

RUJI RAJBHANDARI, PLANNER

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

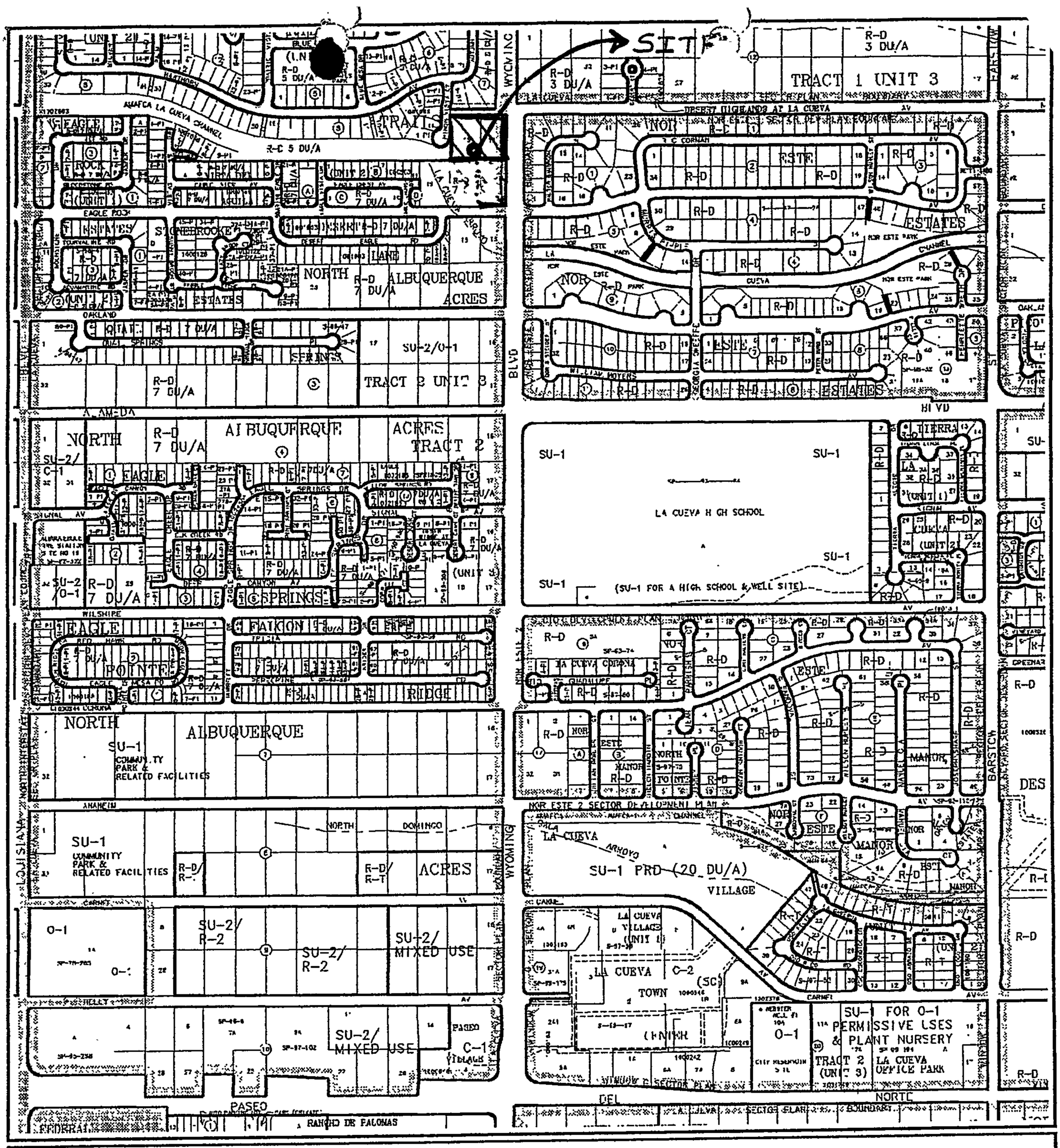
This instrument was acknowledged before me on NOV. 19, 2010, by Ruji Rajbhandari _____ as Demographer/APS Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Anastasia Wolfe

(Seal) Notary Public

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6-17-2012

My commission expires: June 17, 2012



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003