




6. **Project# 1010307**
15DRB-70078 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

PRECISION SURVEYS INC agent(s) for MASTHEAD CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 3A-1A-1A, **JOURNAL CENTER** zoned IP, located on SUN AVE NE BETWEEN JEFFERSON ST NE AND SAN FRANCISCO NE containing approximately 3.689 acre(s). (D-17)**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT, AND TO PLANNING FOR APPROVED SITE DEVELOPMENT PLAN.**

7. **Project# 1009843**
15DRB-70046 MINOR - FINAL PLAT
APPROVAL 

THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19) [*Deferred from 2/11/15, 2/18/15, 2/25/15*] **THE FINAL PLAT WAS APPROVED.**

8. **Project# 1002848**
14DRB-70399 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

RIO GRANDE ENGINEERING agent(s) for MILLER FAMILY request(s) the above action(s) for all or a portion of Lot(s) 15,16,17,18, Block(s) 10, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** and TRACT A-1 & B-1, **AMERICAN TOYOTA**, zoned SU-2 FOR IP, located on ALAMEDA NE BETWEEN I-25 AND SAN PEDRO containing approximately 10.33 acre(s). (C-18) [*Deferred from 12/10/14, 12/17/14*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND TO PLANNING FOR CLARIFICATION OF VACATED EASEMENT, UTILITY COMPANIES SIGNATURES AND AGIS DXF.**

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

9. **Project# 1010373**
15DRB-70077 SKETCH PLAT REVIEW
AND COMMENT 

CARTESIAN SURVEYS INC agent(s) for HYLIN, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-A, Block(s) 109, **SNOW HEIGHTS** zoned C-1, located on MENAUL BLVD NE BETWEEN MORRIS ST NE AND PROSPECT AVE NE containing approximately 2.4165 acre(s). (H-21)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

7. **Project# 1006864**
15DRB-70060 AMENDMENT TO
PRELIMINARY PLAT
15DRB-70059 MAJOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for PULTE request(s) the above action(s) for all or a portion of Tract(s) N-2-E, **WATERSHED SUBD** zoned SU-2, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PL containing approximately 37.4647 acre(s). (H-8, 9, & J-8) **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**

8. **Project# 1009666**
02/18/2015
15DRB-70050 EXT OF MAJOR
PRELIMINARY PLAT

SURV-TEK INC agent(s) for CENTRAL PAINT AND BODY, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-9, 1-4,, Block(s) 5 & 4, Tract(s) A & B, ANDERSON ADDITION & PARIS ADDITION zoned C-2, located on 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW containing approximately .6406 acre(s). (J-14) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**





9. **Project# 1009730**
15DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70045 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS

THE GROUP agent(s) for OAKLAND INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN LOUISIANA AND QUAIL SPRINGS containing approximately .7302 acre(s). (C-19) *[Deferred from 2/11/15]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/15, AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 8/30/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED. FINAL PLAT CONDITIONS ARE TO DEFINE RIGHT-OF-WAY DEDICATION, TO DEFINE MAINTENANCE AND BENEFICIARIES RESPONSIBILITY AND HYDROLOGY COMMENTS. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**


10. **Project# 1009843**
15DRB-70046 MINOR - FINAL PLAT
APPROVAL

THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19) *[Deferred from 2/11/15]* **DEFERRED TO 2/25/15.**

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

6. **Project# 1010280**
15DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70042 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS 
- RHD ENGINEERING, LLC/CONSTRUCTION SURVEY
TECH agent(s) for JASON BUCHANON request(s) the
above action(s) for all or a portion of Tract(s) 268 B1 &
268A1A, zoned R-1, located on EDNA BETWEEN RIO
GRANDE BLVD AND RIO GRANDE RIVER containing
approximately .8 acre(s). (J-13) **THE PRELIMINARY/FINAL
PLAT WAS APPROVED WITH FINAL SIGN-OFF
DELEGATED TO PLANNING FOR SIDEWALK
EASEMENT AND CONSTRUCTION AROUND THE TWO
UTILITY POLES, AND TO ABCWUA FOR THE
ESTABLISHMENT OF WATER ACCOUNT.**
7. **Project# 1009730**
15DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70045 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS 
- THE GROUP agent(s) for OAKLAND INVESTMENTS
request(s) the above action(s) for all or a portion of Lot(s) 1,
Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3
TRACT 2**, zoned RD, located on OAKLAND BETWEEN
LOUISIANA AND QUAIL SPRINGS containing
approximately .7302 acre(s). (C-19) **DEFERRED TO
2/18/15.**
8. **Project# 1009843**
15DRB-70046 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- THE GROUP agent(s) for KASSAM LAND GROUP 18
LLC request(s) the above action(s) for all or a portion of
Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE
ACRES Unit(s) 3 TRACT 2**, zoned RD, located on
OAKLAND BETWEEN SHAHEEN AND ABIS containing
approximately .88 acre(s). (C-19) **DEFERRED TO 2/18/15.**
9. **Project# 1000870**
15DRB-70019 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- DSA ARCHITECTS agent(s) for APPLE INVESTOR
GROUP request(s) the above action(s) for all or a portion of
Tract(s) 1 AND 2, **WEST OF WESTLAND, ATRISCO
GRANT Unit(s) A**, zoned C-2, located on 98TH ST
BETWEEN AVALON AND VOLCANO containing
approximately 4.0006 acre(s). (K-9) *[Deferred from 1/28/15]*
DEFERRED TO 2/18/15.

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

10. **Project# 1004404**
15DRB-70048 SKETCH PLAT REVIEW
AND COMMENT 
- BOHANNAN HUSTON INC agent(s) for WOODMONT
PASEO, LLC request(s) the above action(s) for all or a
portion of Tract(s) 7 & 8, **THE TRAILS UNIT 3A** zoned
VTML/VTRD, located on WOODMONT AVE BETWEEN
RAINBOW BLVD AND PASEO DEL NORTE containing
approximately 30.21 acre(s). (C-9) **THE SKETCH PLAT
WAS REVIEWED AND COMMENTS WERE PROVIDED.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 6, 2015

Project# 1009843

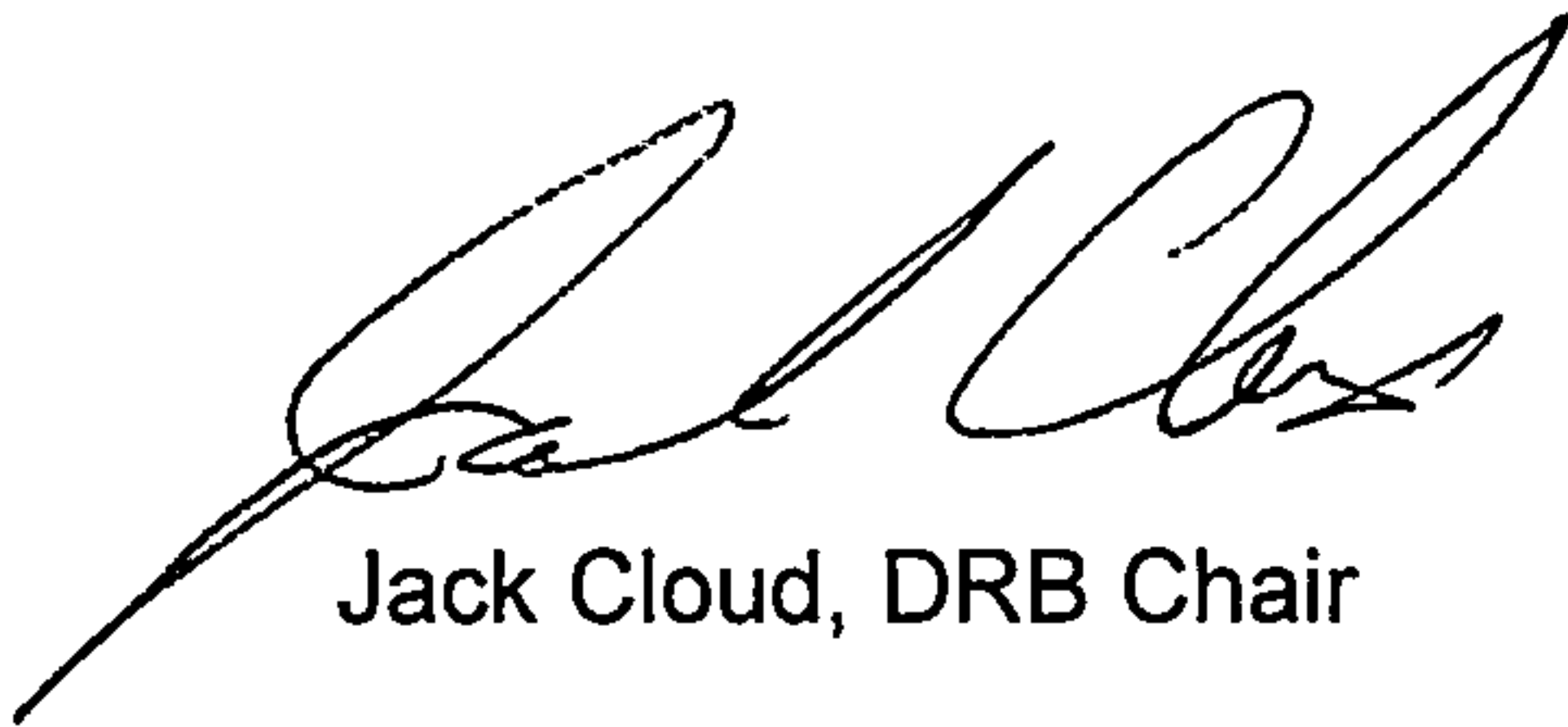
15DRB-70033 EXT OF MAJOR PRELIMINARY PLAT
15DRB-70034 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19)

At the February 6, 2015 Development Review Board meeting, the one-year extension of the preliminary plat 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.)



Jack Cloud, DRB Chair

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for 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.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1009843

15DRB-70034 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2

AGENT: THE GROUP

Your request was approved on 2-4-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

dxp ability signature

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. **Project# 1009843**
15DRB-70033 EXT OF MAJOR
PRELIMINARY PLAT
15DRB-70034 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2**, zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES AND AGIS DXF.**

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

8. **Project# 1006543**
15DRB-70029 SKETCH PLAT REVIEW
AND COMMENT 

CARTESIAN SURVEYS INC agent(s) for COORS & CENTRAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 2, **ALBERTSONS AT COORS SW** zoned C-2, located on OLD COORS AND CENTRAL containing approximately .9357 acre(s). (K-10)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

9. **Project# 1010060**
15DRB-70035 SKETCH PLAT REVIEW
AND COMMENT 

THE SKARSGARD FIRM PC agent(s) for RED SHAMROCK 10 LLC request(s) the above action(s) for all or a portion of Tract(s) A, **AIRPORT CENTER** zoned C-3, located on GIBSON BLVD BETWEEN UNIVERSITY BLVD AND MILES RD containing approximately 1.9 acre(s). (M-15) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. **Project# 1010352**
15DRB-70030 SKETCH PLAT REVIEW
AND COMMENT 

COMMUNITY SCIENCES CORPORATION agent(s) for REX PAUL WILSON request(s) the above action(s) for all or a portion of Lot(s) 14, 15 AND PORTION OF 16, Block(s) 34, **PARKLAND HILLS** zoned R-1, located on RIDGECREST BETWEEN LAUREL HILL AND SUNRISE containing approximately .4807 acre(s). (C-17) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. Other Matters:
ADJOURNED:

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for 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.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1009843

15DRB-70046 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2,

AGENT: THE GROUP

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

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.

DRB CASE ACTION LOG – BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for 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.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1009843

15DRB-70046 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2,

AGENT: THE GROUP

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

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.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): THE Group PHONE: 505-514-0995
 ADDRESS: 300 Branding Iron Rd. SE FAX: _____
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ron@thegroup.cc

APPLICANT: Kassam Land Group 18 LLC PHONE: 505-243-6000
 ADDRESS: 9501 Eagle Rock. N.E. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor subdivision creation of five 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. 20 Block: 2 Unit: 3 Tract 2
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): C-19 UPC Code: 101906420643820413

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
13DRB-700698, 13DRB-70792, PROJ. #1009843

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 5 Total site area (acres): 0.88
 LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave.
 Between: Shaheen Ct. and Abis Ct.

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

SIGNATURE Ron E. Hensley DATE 2/3/15
 (Print Name) Ron E. Hensley Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB-70046</u>	<u>FP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Feb. 11, 2015</u>			Total \$ <u>0</u>

[Signature] 2-3-15
 Staff signature & Date

Project # 1009843

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

JMS Group Ron Hensley
 Applicant name (print)
RMS 4/3/15
 Applicant signature / date

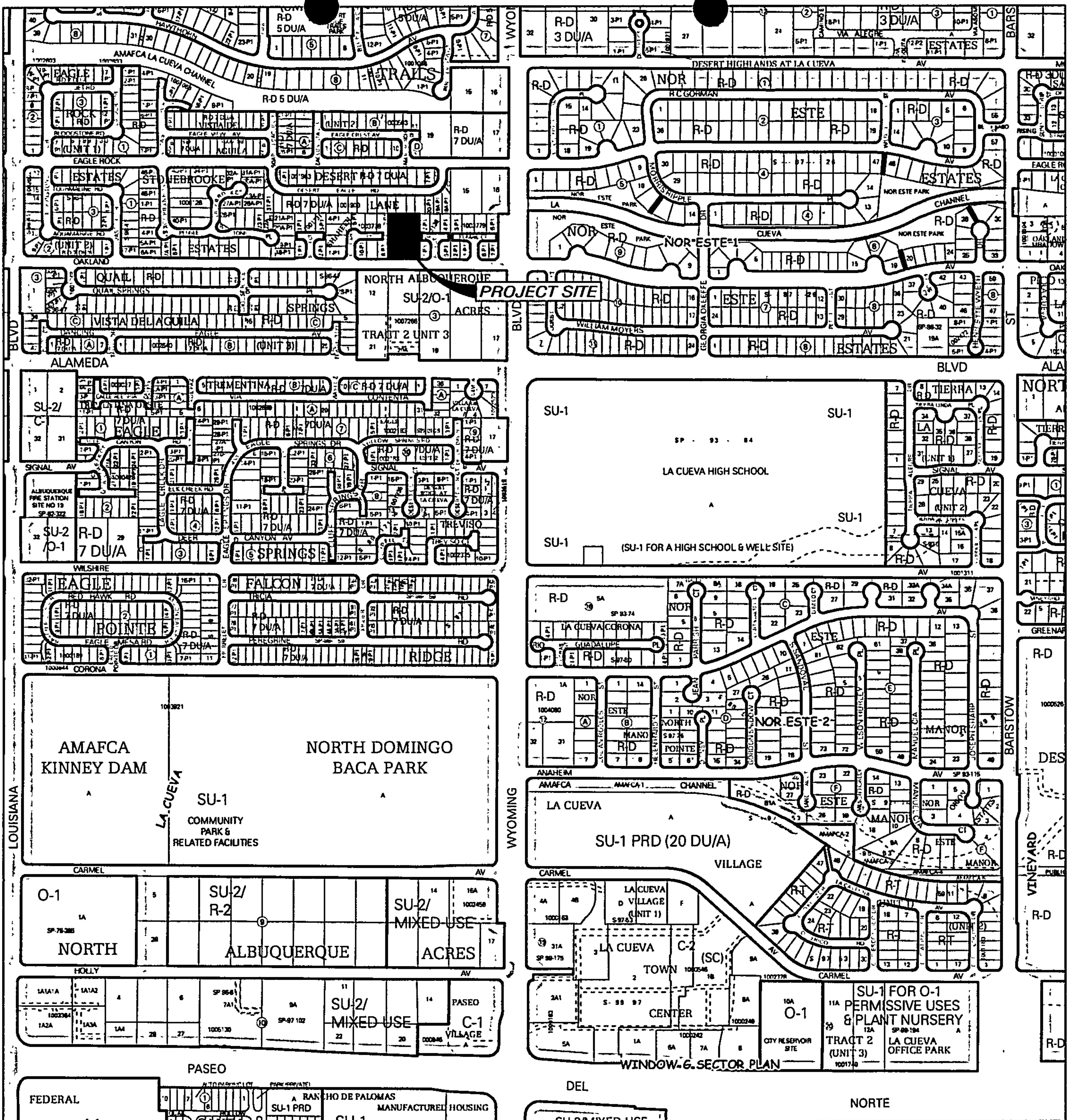


Form revised **October 2007**


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

Application case numbers
15 - DRB - 70046

[Signature] 2-3-15
 Planner signature / date
 Project # 1009843

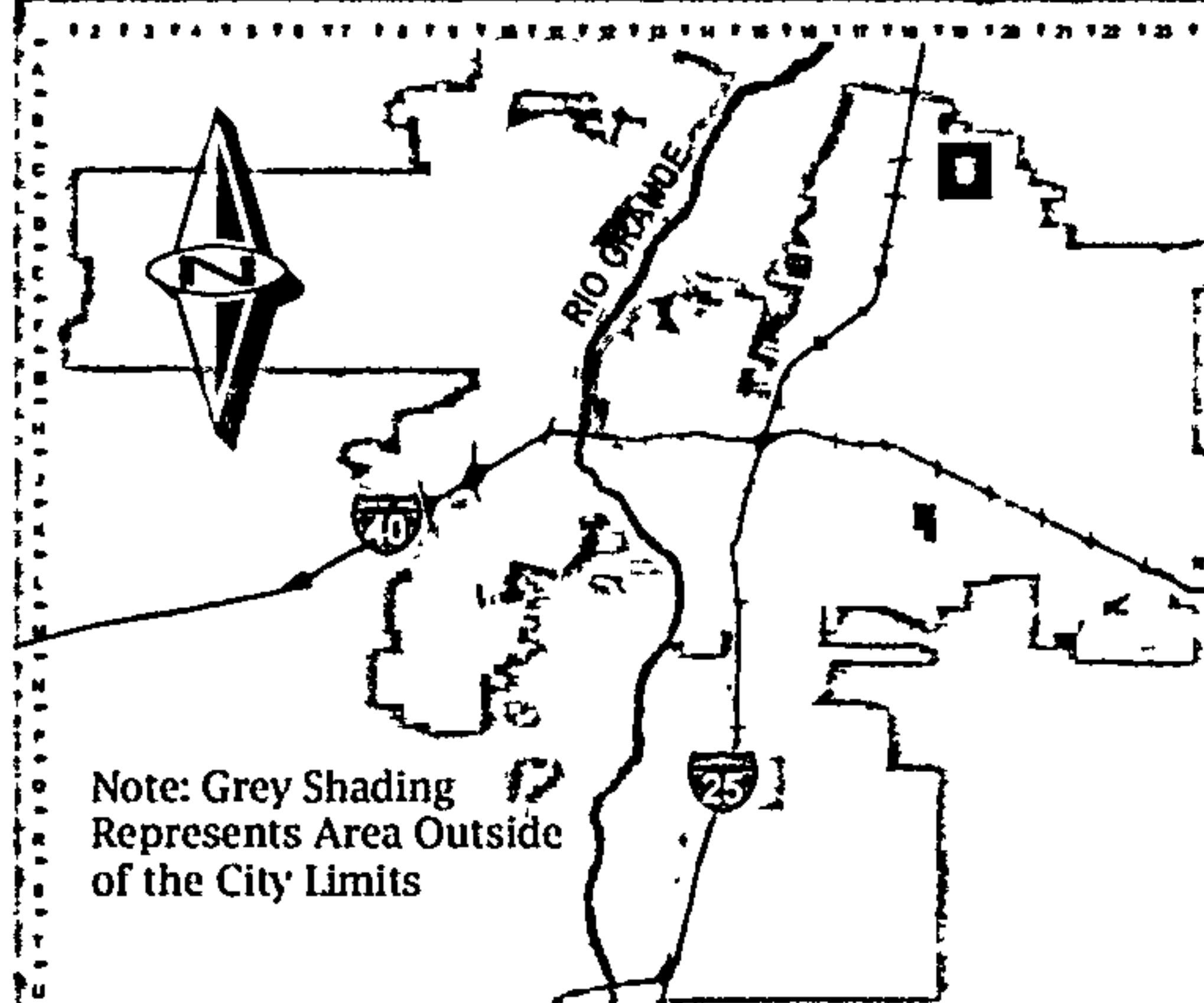


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System

Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

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

Feet

0 750 1,500



LETTER OF FINAL PROJECT ACCEPTANCE

February 2, 2015

Dr. Jane E. Rael, P.E., PhD
DRC / Construction Section Head
600 2nd St. NW
Albuquerque, NM 87102

Re: Aleesa Subdivision, CPN 715384

Dr. Rael,

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) has received a Certification of Substantial Compliance from Ron Hensley, P.E. of the firm THE Group for the above referenced project. The Water Authority has reviewed the testing and final inspection documents for the water and/or sanitary sewer infrastructure.

These facilities meet the requirements of the Water Authority and the developer has met all obligations with the Water Authority concerning said project. The Water Authority recommends project acceptance by the City Engineer and will take ownership and maintenance responsibilities for these facilities contingent upon City of Albuquerque acceptance of the project. The contractor's one (1) year warrantee period will begin from the date of that acceptance.

Sincerely,

Kristopher Cadena, P.E.
Senior Engineer
Utility Development
ABCWUA

cc: file CPN 715384 (Christiana Montoya)
Ron Hensley, P.E., THE Group



The HENSLEY ENGINEERING GROUP

February 3, 2015

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Final Plat of Aleesa Subdivision – 1009843 - 7503 Oakland Ave.

The subdivision is a replat of “Lot 20 Block 2 Unit 3 Tract 2 of North Albuquerque Acres” and is located east of the intersection of Wyoming and Oakland Avenue. The plat would create five lots from the existing site with right of way dedication.

As agent for the owners, we are requesting final plat of the proposed. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley
ron@thegroup.cc

PROJECT #

1009843

February 11. 2015

FR



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): THE Group PHONE: 505-514-0995

ADDRESS: 300 Branding Iron Rd. SE FAX: _____

CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ron@thegroup.cc

APPLICANT: Kassam Land Group 18 LLC PHONE: 505-243-6000

ADDRESS: 9501 Eagle Rock. N.E. FAX: _____

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor subdivision creation of five 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. 20 Block: 2 Unit: 3 Tract 2

Subdiv/Addn/TBKA: North Albuquerque Acres

Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____

Zone Atlas page(s): C-19 UPC Code: 101906420643820413

CASE HISTORY:

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

13DRB-700698, 13DRB-70792, PROJ. #1009843

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 5 Total site area (acres): 0.88

LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave.

Between: Shaheen Ct. and Abis Ct.

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

SIGNATURE Ron E. Hensley DATE 1/27/15

(Print Name) Ron E. Hensley Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>15 DRB - 70034</u>	<u>P&F</u>	_____	<u>\$215.00</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$235.00</u>

Hearing date Jan. 4, 2015

[Signature]
Staff signature & Date

Project # 1009843

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
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- 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**
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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.

Ron E. Hensley - THE Group

Ron E. Hensley Applicant name (print)
1/27/15 Applicant signature / date

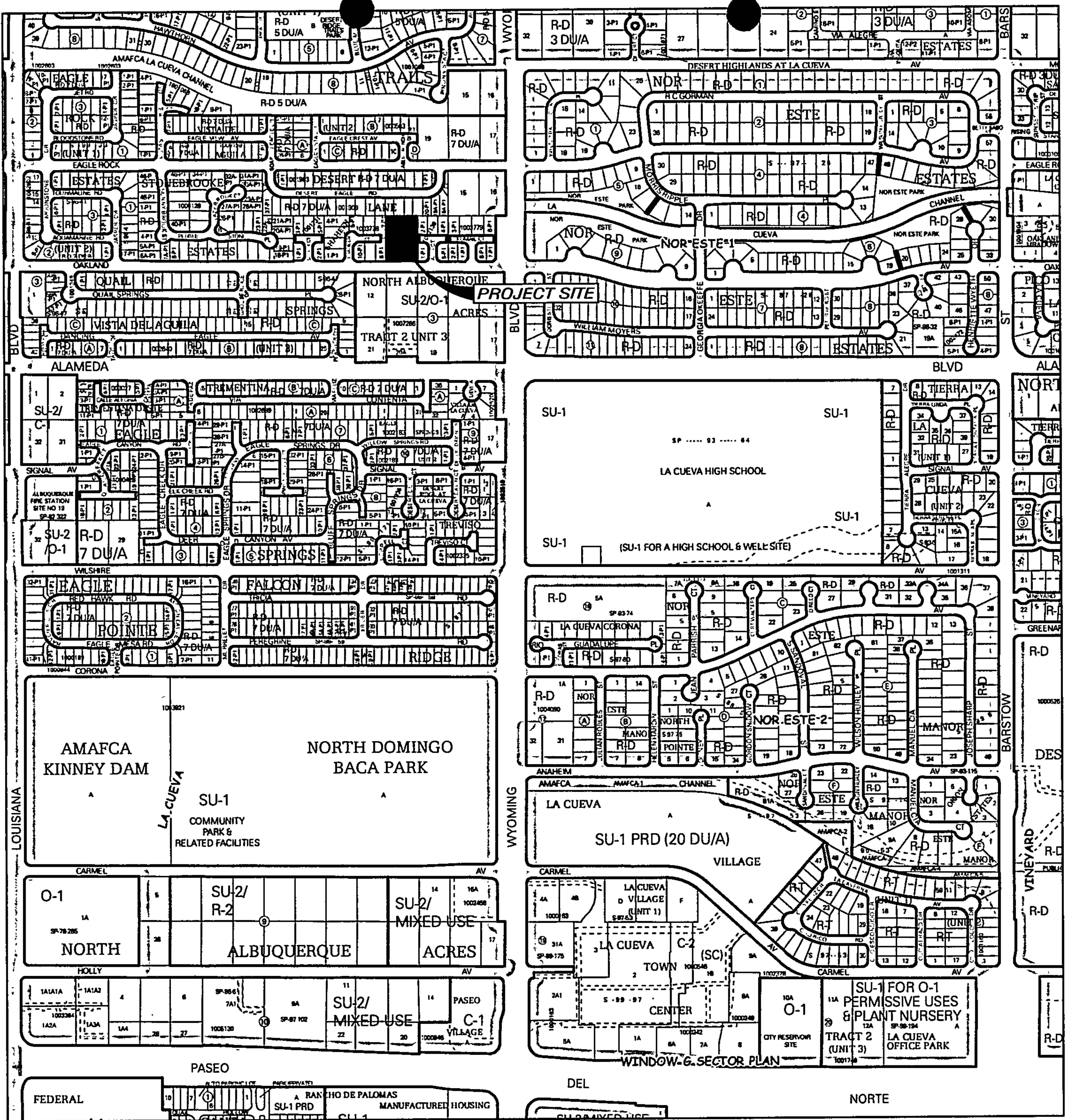


Form revised October 2007


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

Application case numbers
15 - DRB - 70034

[Signature] 1-27-15
 Planner signature / date
 Project # 1009843

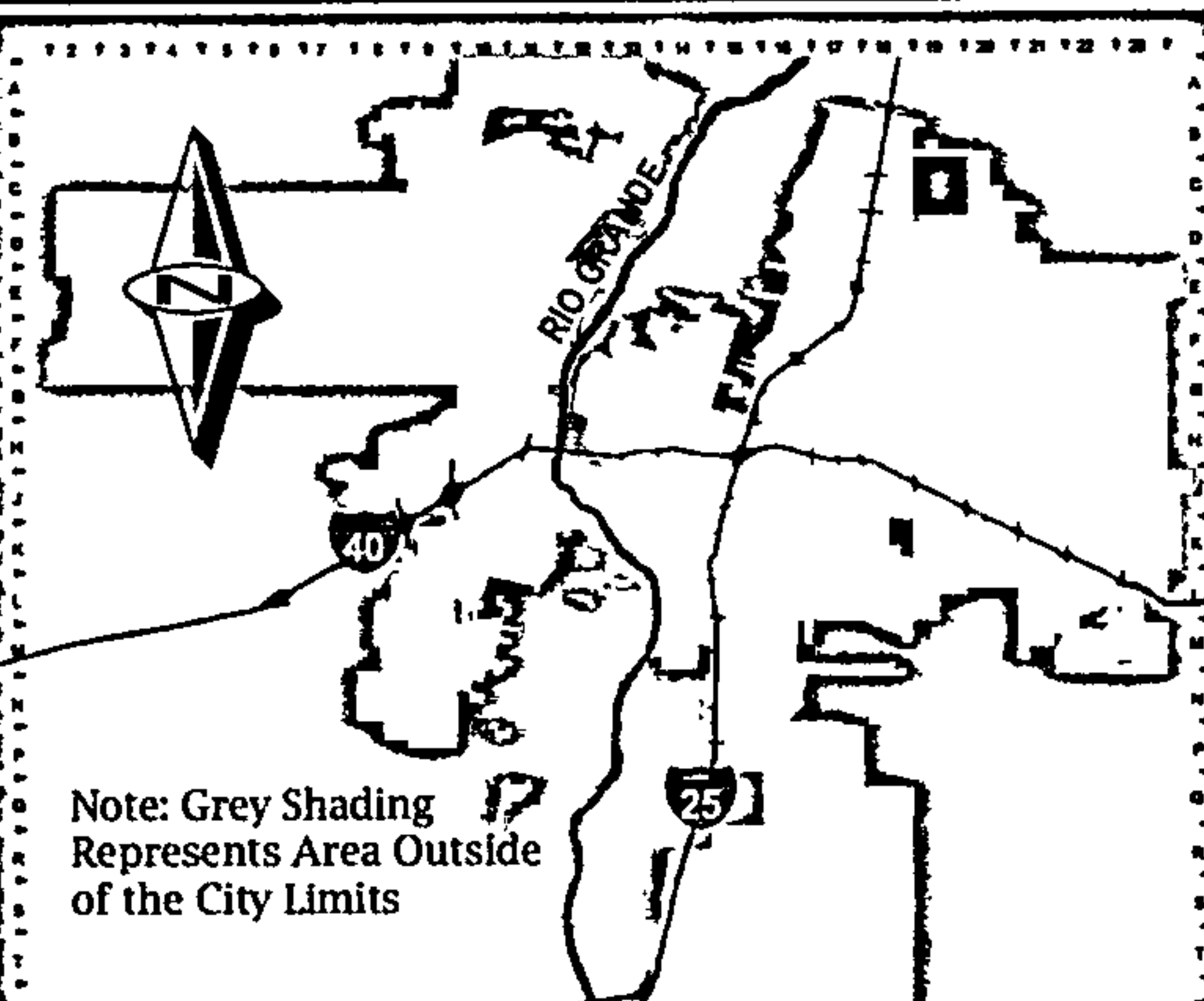


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System

Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

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

0 750 1,500 Feet



The HENSLEY ENGINEERING GROUP

January 26, 2015

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Plat of Easement Vacation – 7503 Oakland Ave.

Attached is the plat for the easement vacation submission for a portion of the easement within Oakland Ave. located within zone atlas page C-19. The location of the vacation is “Lot 20 Block 2 Unit 3 Tract 2 of North Albuquerque Acres” and is located at 7503 Oakland Avenue between Shaheen Court and Abis Court. The vacation aligns the easement with the adjacent properties..

As agent for the owners, we are requesting the referenced vacation. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley
ron@thegroup.cc



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
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S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

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Lot or Tract No. 20 Block: 2 Unit: 3 Tract 2

Subdiv/Addn/TBKA: North Albuquerque Acres

Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____

Zone Atlas page(s): C-19 UPC Code: 101906420643820413

CASE HISTORY:

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

13DRB-700698, 13DRB-70792, PROJ. #1009843

CASE INFORMATION:

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No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.88

LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave.

Between: Shaheen Ct. and Abis Ct.

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

SIGNATURE Ron E. Hensley DATE 1/27/15

(Print Name) Ron E. Hensley Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70033</u>	<u>EPP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
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<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$ 70.00</u>

Hearing date Feb. 4, 2015

[Signature]
1-27-15
Staff signature & Date

Project # 1009843

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

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MINOR

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Ron E. Hensley - THE Group
 Applicant name (print)
Ron E. Hensley
 Applicant signature / date



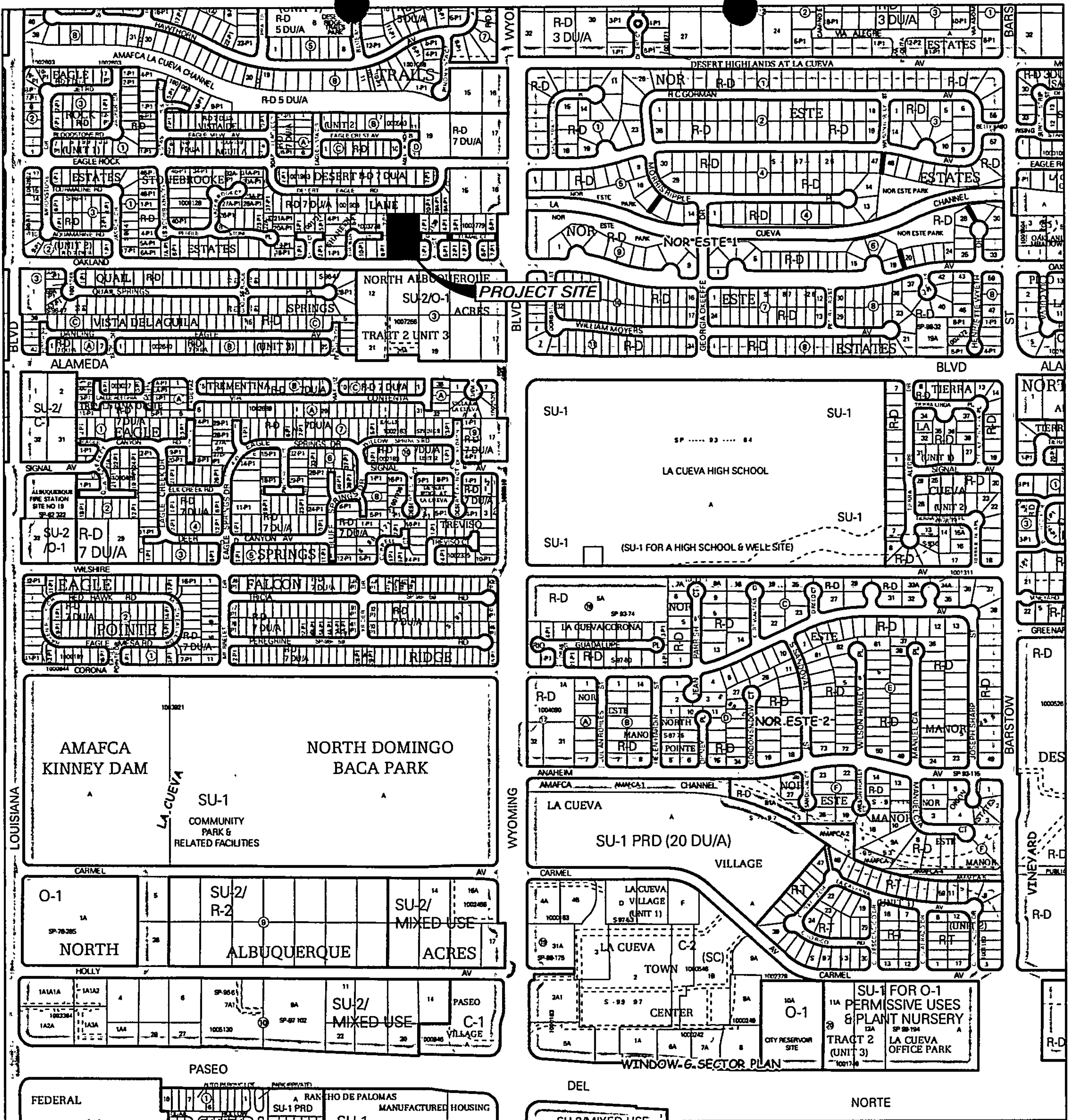
Form revised October 2007

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

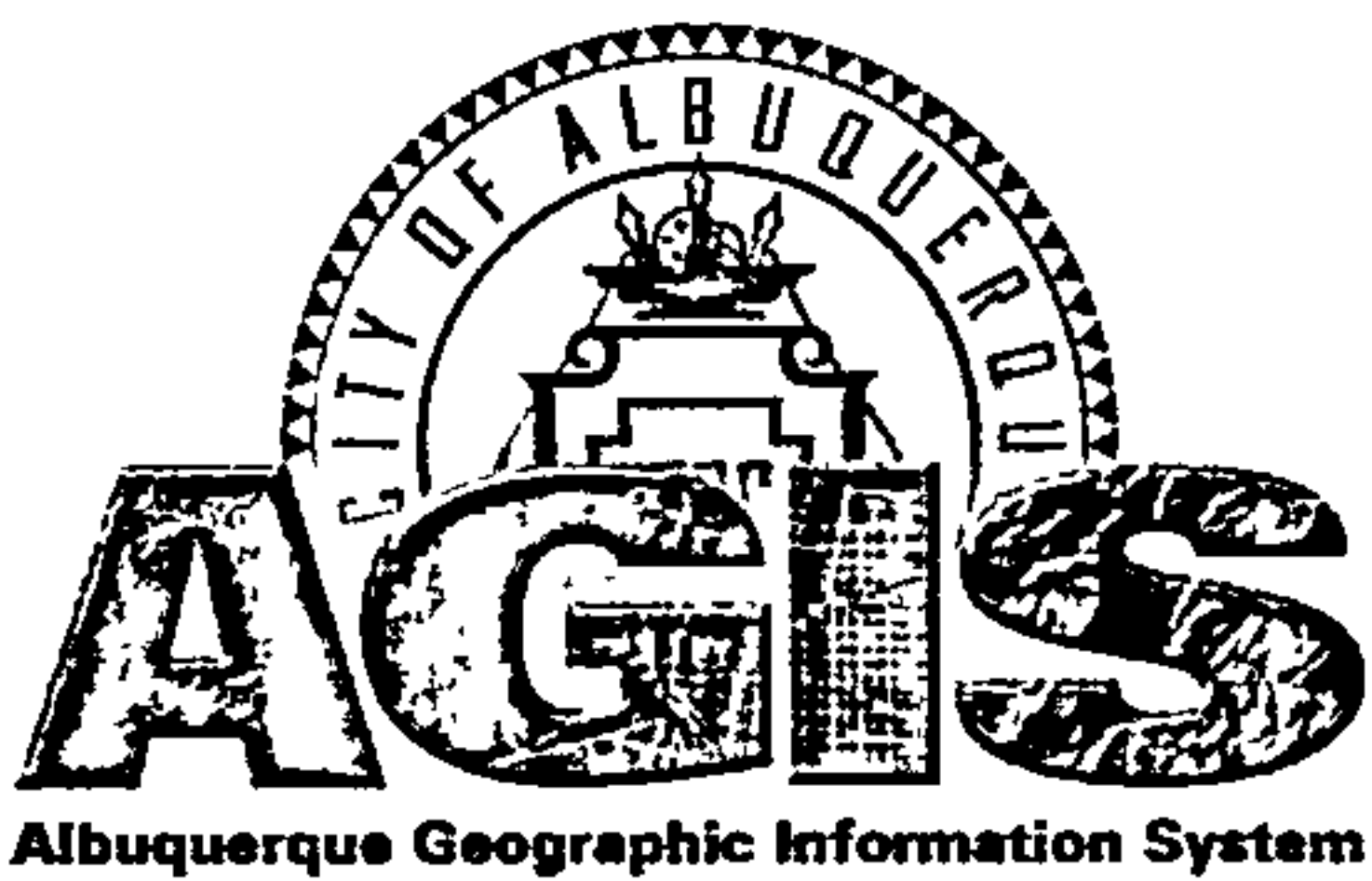
Application case numbers
15 - DRB - 70033

[Signature]
 Planner signature / date
 Project # 1009843

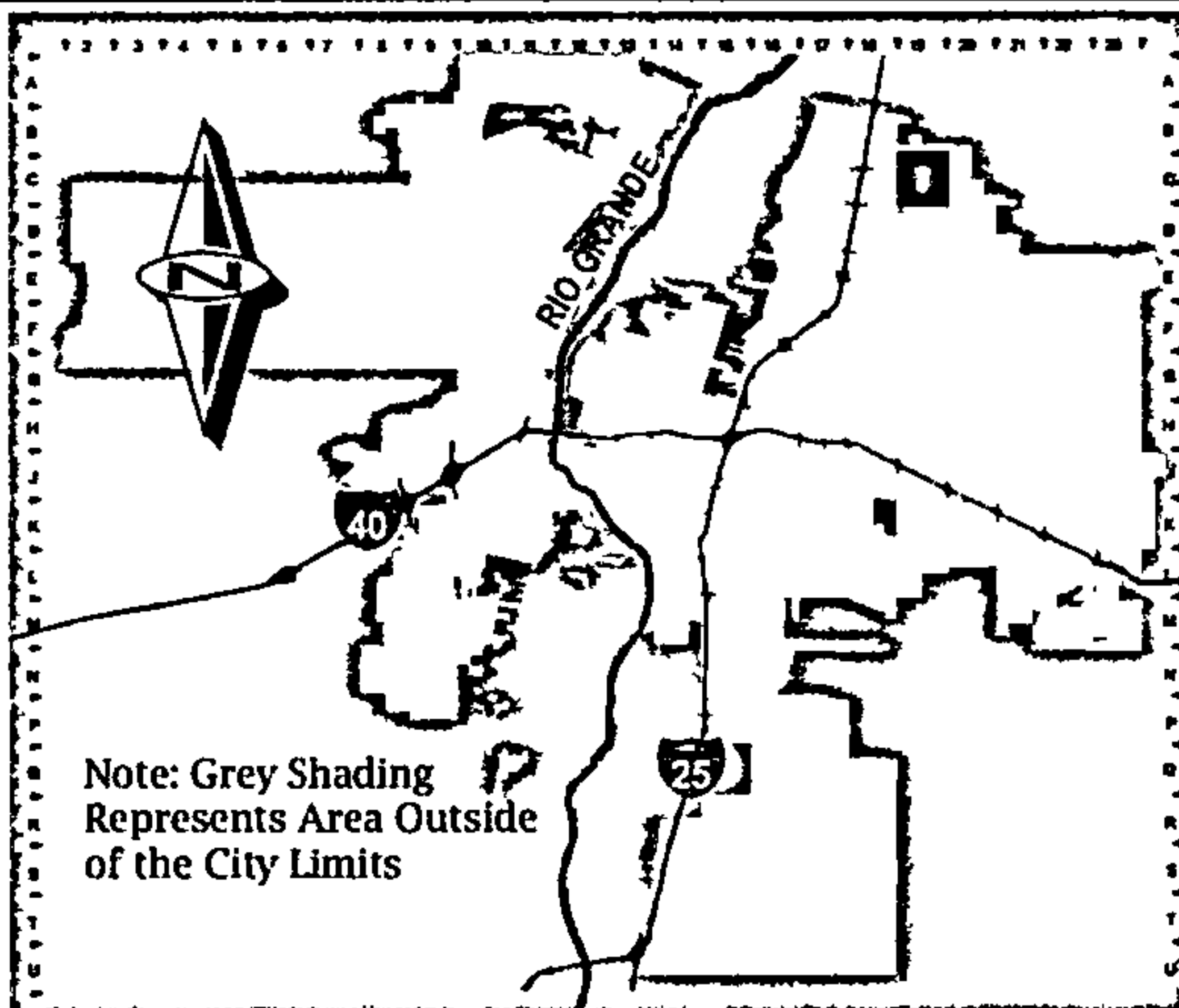
1-27-15



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



Map amended through: 6/5/2009



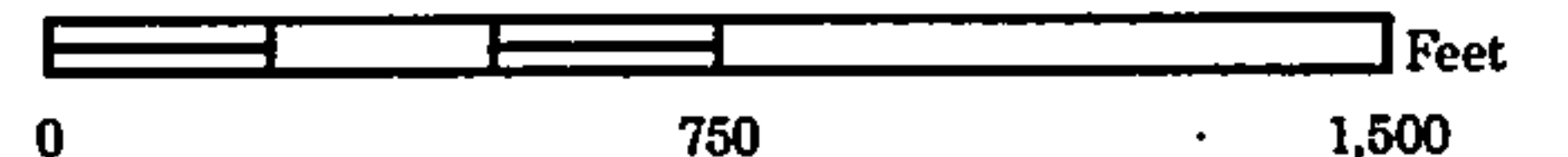
Note: Grey Shading Represents Area Outside of the City Limits

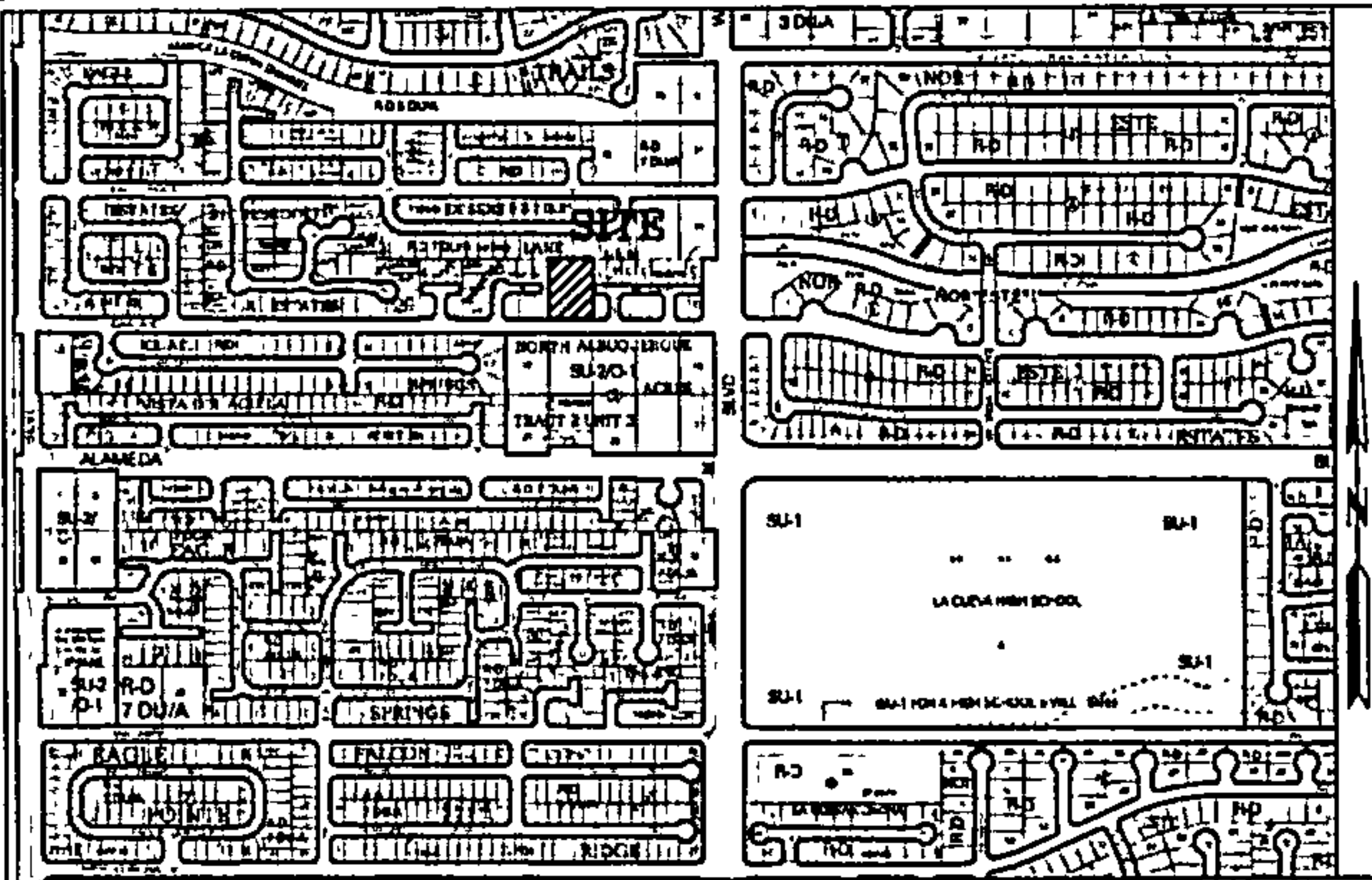
Zone Atlas Page:

C-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





VICINITY MAP (ZONE C-19-Z) NO TYPICAL SCALE

SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. C-19.
- 3) GROSS SUBDIVISION AREA: 0.6173 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 5 LOTS
- 5) DRB PROJECT No. 1009843
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.02

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
 AND PAID ON UPC # 101906420643820413
 PROPERTY OWNER OF RECORD KASSAM LAND GROUP 18 LLC

 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
ALEESA SUBDIVISION
 SITUATE WITHIN
PROJECTED SECTION 18
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2014

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1009843 APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
PNM ELECTRIC SERVICES COMPANY	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
COMCAST CABLE	DATE

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 20 OF BLOCK 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2 INTO 5 RESIDENTIAL LOTS AND TO GRANT EASEMENTS DEDICATE AND VACATE RIGHTS OF WAY AS NECESSARY TO SERVE THE PARCELS CREATED.

UTILITY NOTE:

PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND VISTA OAKLAND COURT AND IS GRANTED FOR THE JOINT AND COMMON USE OF:

- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
- B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 20 OF BLOCK 2 OF TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING ALSO THE NORTHWEST CORNER OF ABIS SUBDIVISION (BOOK 2004C, PAGE 90, RECORDS OF BERNALILLO COUNTY), WHENCE THE AGRS CONTROL STATION 1_B20 BEARS N75°49'22"W AND 3267.04 FEET DISTANT; THENCE S00°13'37"W ALONG THE WEST LINE SAID ABIS SUBDIVISION A DISTANCE OF 264.49 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE CENTERLINE OF OAKLAND AVENUE, NORTHEAST; THENCE N89°33'15"W ALONG THE CENTERLINE OF SAID OAKLAND AVENUE, NORTHEAST A DISTANCE OF 164.70 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N00°08'42"E A DISTANCE OF 264.34 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY LINE OF DESERT LANE SUBDIVISION (BOOK 2003C, PAGE 18, RECORDS OF BERNALILLO COUNTY); THENCE S89°36'34"E ALONG SAID SOUTHERLY LINE OF DESERT LANE SUBDIVISION A DISTANCE OF 165.08 FEET TO NORTHEAST CORNER AND POINT OF BEGINNING, AND CONTAINING 43599 SQUARE FEET (1.0009 ACRE), MORE OR LESS.

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND THAT I AM GRANTING ALL EASEMENTS SHOWN AND THAT I AM DEDICATING THE SOUTHERLY TWENTY-SIX FEET (26') OF THE NORTHERLY THIRTY FEET (30') OF OAKLAND AVENUE RIGHT OF WAY IN FEE SIMPLE AND THE RIGHT OF WAY OF ALEESA COURT, N.E. IN FEE SIMPLE WITH WARRANTY COVENANTS. IN WITNESS THEREOF I HEREBY AFFIX MY HAND.

 ALEEM KASSAM FOR KASSAM LAND GROUP 18 LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014, BY ALEEM KASSAM FOR KASSAM LAND GROUP LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

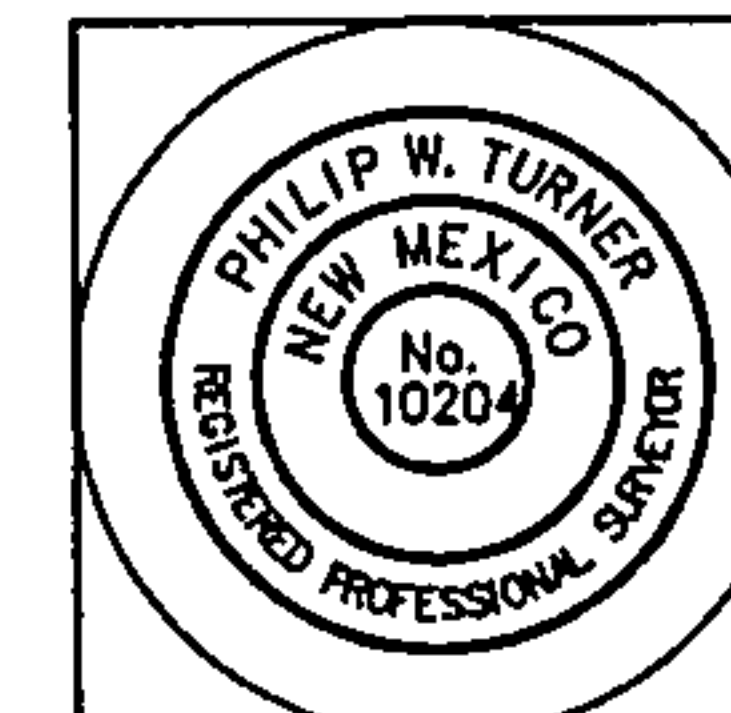
 NOTARY PUBLIC

MY COMMISSION EXPIRES / /

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON NOVEMBER 1, 2013, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:

TERRAMETRICS NM

4175 MONTGOMERY BLVD., NE
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: (505) 881-2903

PLAT OF
ALEESA SUBDIVISION
 SITUATE WITHIN
PROJECTED SECTION 18
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2014

NOTES:

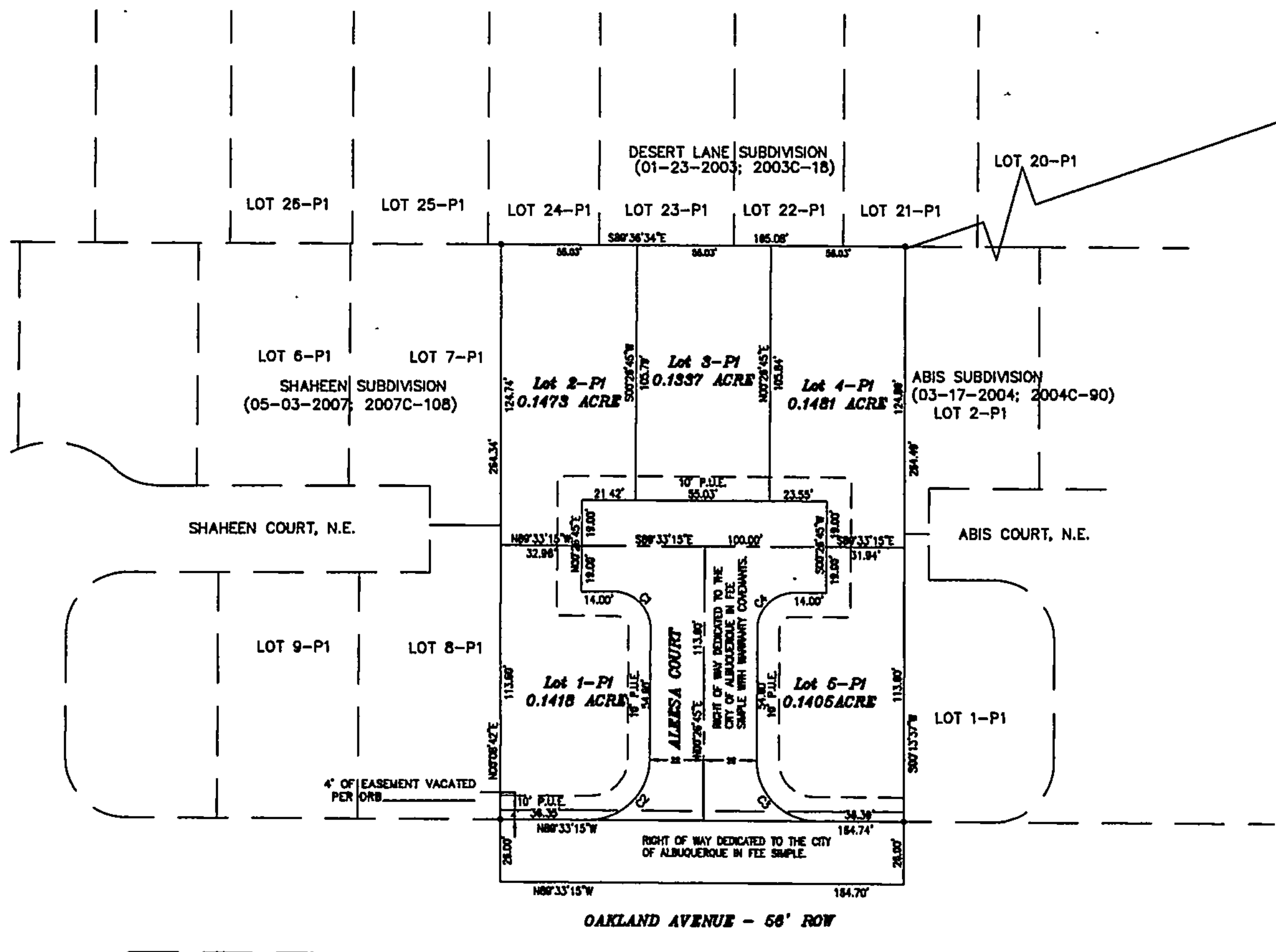
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) A LETTER OF WATER AVAILABILITY; ABCWUA WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED R-D (CITY).
- 6) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
- 7) OPEN SPACE OF 2400 SQUARE FEET OR MORE PER DWELLING SHALL BE PRESERVED ON EACH LOT PER THE PROVISIONS OF SECTION 14-16-3-8(o)(3).
- 8) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED _____
 BERNALILLO COUNTY DOCUMENT # _____

AGRS CONTROL STATION "1 B20"
 Y=1524154.845
 X=1550483.348
 MAPPING ANGLE = -00°10'24.45"
 COMBINED FACTOR=0.999951137
 (NEW MEXICO COORDINATE SYSTEM
 CENTRAL ZONE-NAD83)
 ORTHO HGT.: 5477.178 (NAVD 88)
 TIE: N75°49'22"E
 3287.04'



LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- #5 REBAR WITH CAP "PWT 10204"
- △ CITY CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT



No property within the area of requested final action plat shall at any time be subject to 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 or site development plan for subdivision. (Section 14-14-4-7(B))

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	23.56'	15.00'	90°00'00"	N44°33'15"W	21.21'
C2	39.27'	25.00'	90°00'00"	N45°26'45"E	35.36'
C3	39.27'	25.00'	90°00'00"	S44°33'15"E	35.36'
C4	23.56'	15.00'	90°00'00"	S45°26'45"W	21.21'

PLAT AND SURVEY BY:
TERRAMETRICS NM
 4175 MONTGOMERY BLVD., NE
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: (505) 881-2903



The HENSLEY ENGINEERING GROUP

January 26, 2015

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Aleesa Subdivision Preliminary Plat Extension

Attached is a preliminary plat extension request for a subdivision located within zone atlas page C-19.

The subdivision is a replat of "Lot 20 Block 2 Unit 3 Tract 2 of North Albuquerque Acres" and is located east of the intersection of Wyoming and Oakland Avenue. The plat would create five lots from the existing site with right of way dedication.

As agent for the owners, we are requesting an extension of the preliminary plat of the proposed subdivision to allow for completion of infrastructure construction. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.
ron@thegroup.cc

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1-22-14

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 1-22-14

Date Preliminary Plat Expires: 1-22-15

DRB Project No.: 1009843

DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-05)

EXHIBIT "A"

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

Aleesa Subdivision

PROPOSED NAME OF PLAT AND/OR ~~SEE DEVELOPMENT PLAN~~

Lot 20 Block 2 Unit 3 Tract 2 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		28' FF	Paving Res. Pvmnt. w/ Mountable Curb (Both Sides & Cui De Sac)	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		4'	Sidwalk (East Side)	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		STD	Curb & Gutter Replacement w/ 6' Sidwalk as necessary	Oakland Ave.	East PL	West PL	/	/	/
		6"	Water Water Line and Services W/ Fire Hydrant and Appurtances	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtances and Services	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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	Approval of Creditable Items:				
							Impact Fee Administrator Signature	Date	City Engineer Signature	Date	
<input type="checkbox"/>	<input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>										

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ron E. Hensley P.E.
NAME (print)

THE GROUP
FIRM

Ron E. Hensley
SIGNATURE - date

DREB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

Carl S. Dumont
UTILITY DEVELOPMENT - date
CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

Carl S. Dumont
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PROJECT #

1009843

February 4, 2015

FF
FF