



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 22, 2014

### **Project# 1009843**

13DRB-70792 VACATION OF PUBLIC ROADWAY EASEMENT  
14DRB-70001 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  
14DRB-70003 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

THE GROUP agents for LEGACY 18 request the referenced/ above action for approximately 4 ft of excess easement for OAKLAND AVENUE adjacent to Lot 20, Block 2, Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES zoned R-D, located on the north side of OAKLAND AVE NE between SHAHEEN CT NE and ABIS CT NE. (C-19) [Deferred 1/15/14]

At the January 22, 2014 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

A modified Subdivision Design Variance from minimum DPM design standards was approved for a 4 foot Sidewalk Setback and associated reduction in Right of Way. With the signing of the infrastructure list dated 1/22/14 and with an approved grading plan engineer stamp dated 12/23/13, the preliminary plat was approved. The final plat was deferred for Completion and Acceptance of the infrastructure or for recording of the Subdivision Improvements Agreement (SIA).

### Vacation Findings

The vacation request was filed by the owners of all the frontage of land abutting the vacation.

Based on the proposed replat and existing adjacent development, the public welfare is in no way served by retaining the easement; the City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

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.
2. Zoning Note (5) shall be removed for the Final Plat.
3. The wall exhibit shall note a maximum height of 8 feet.

If you wish to appeal this decision, you must do so by February 6, 2014 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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: THE GROUP  
File

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 22, 2014  
DRB Comments**

**ITEM # 6**

**PROJECT # 1009843            APPLICATION # 13-70001/ 70003**

**RE: Lot 20, Block 2, North Albuquerque Acres Tract 2 Unit 3**


The Planning Department would consider a modified Design Variance for reduced right of way/ sidewalk setback from the curb of 4 feet.

A recorded Subdivision Improvements Agreement/ SIA or completion and acceptance of infrastructure is required for Final Plat. Please remove Zoning Note (No. 5) from Final Plat.

Please note that maximum wall height in a residential zone is 8 feet; clear sight triangles need to be demonstrated.

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

4. **Project# 1009506**  
13DRB-70752 - SITE DEVELOPMENT  
PLAN FOR SUBDIVISION  
13DRB-70753 MAJOR - PRELIMINARY  
PLAT  
13DRB-70754 & 13DRB-70756  
VACATION OF PUBLIC EASEMENTS  
13DRB-70757 VACATION OF PUBLIC  
RIGHT-OF-WAY  
13DRB-70755 - TEMP DEFR SWDK  
CONST 

BOHANNAN HU JN INC agents for PULTE HOMES OF NEW MEXICO request the referenced/ above actions for Lots 15-21, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 1)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on the west side of ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 29.54 acre(s). (D-9) *[Deferred from 12/4/13, 12/18/13, 1/8/14]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/13/14 THE PRELIMINARY PLAT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

5. **Project# 1009506**  
13DRB-70758 VACATION OF PUBLIC  
EASEMENT  
13DRB-70759 - TEMP DEFR SWDK  
CONST  
13DRB-70760 MAJOR - PRELIMINARY  
PLAT  
13DRB-70761 SITE DEVELOPMENT  
PLAN FOR SUBDIVISION  
13DRB-70762 VACATION OF PUBLIC  
RIGHT-OF-WAY

BOHANNAN HUSTON INC agents for PULTE HOMES OF NEW MEXICO request the referenced/ above actions for Lots 14-19, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 2)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 16.54 acres. (D-9) *[Deferred from 12/4/13, 12/18/13, 1/8/14]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/13/14 THE PRELIMINARY PLAT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

6. **Project# 1009843**  
13DRB-70792 VACATION OF PUBLIC  
ROADWAY EASEMENT  
14DRB-70001 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
14DRB-70003 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS 

THE GROUP agents for LEGACY 18 request the referenced/ above action for approximately 4 ft of excess easement for OAKLAND AVENUE adjacent to Lot 20, Block 2, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on the north side of OAKLAND AVE NE between SHAHEEN CT NE and ABIS CT NE. (C-19) **DEFERRED TO 1/22/14.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 15, 2014  
DRB Comments**

**ITEM # 6**

**PROJECT # 1009843**

**APPLICATION # 13-70001/ 70003**

**RE: Lot 20, Block 2, North Albuquerque Acres Tract 2 Unit 3**

The proposed Design Variance does not appear to be in accordance with accepted principles of site planning for equitable pedestrian access. The Planning Department would consider reduced right of way to minimize sidewalk setback from the curb and allow two sidewalks back to the turnaround.

A recorded Subdivision Improvements Agreement/ SIA or completion and acceptance of infrastructure is required for Final Plat, as well as owners' and City Surveyor's approval and signature. Please remove Zoning Note (No. 5) from Final Plat.

Please note that maximum wall height in a residential zone is 8 feet and minimum pilaster projection is 2 inches; clear sight triangles need to be demonstrated.

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



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

January 15, 2014

**Project# 1009843**

**13DRB-70792 VACATION OF PUBLIC ROADWAY EASEMENT**

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<b>AMAFCA</b> No comment.
<b>COG</b> No comment provided.
<b>TRANSIT</b> No comment.
<b>ZONING ENFORCEMENT</b> No comment provided.
<b>NEIGHBORHOOD COORDINATION</b>

**APS**  
**North Albuquerque Acres**, Tract 2, Unit 3, Lot 20, Block 2, is located on the north side of Oakland Ave NE between Shaheen Ct NE and Abis Ct NE. The owner of the above property requests a Vacation of Public Roadway Easement for a development that will consist of 5 single family homes. This will impact North Star Elementary, Desert Ridge Middle School, and La Cueva High School. Currently, North Star Elementary is exceeding capacity, Desert Ridge Middle School is nearing capacity, and La Cueva High School has excess capacity.

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
268	North Star ES	741	663	-78
430	Desert Ridge MS	1048	1085	37
525	La Cueva HS	1849	2000	151

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

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions

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

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

On, January 7, 2014, Kazzam Land Group 18, LLC, 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 comment provided.

**FIRE DEPARTMENT**

No comment provided.

**PNM ELECTRIC & GAS**

PNM has facilities in this portion of the ROW, we cannot support this request until the applicant has addressed this issue with PNM.

**COMCAST**

No comment provided.

**CENTURYLINK**

No comment provided.

**ENVIRONMENTAL HEALTH**

No comment provided.

**M.R.G.C.D**

No Adverse Comments.

**OPEN SPACE DIVISION**

No comment provided.

**CITY ENGINEER**

No comment provided.

**TRANSPORTATION DEVELOPMENT**

No comment provided.

**PARKS AND RECREATION**

No comments

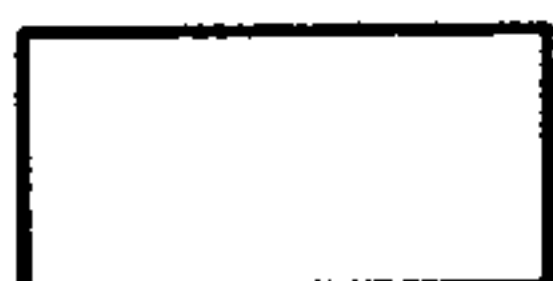
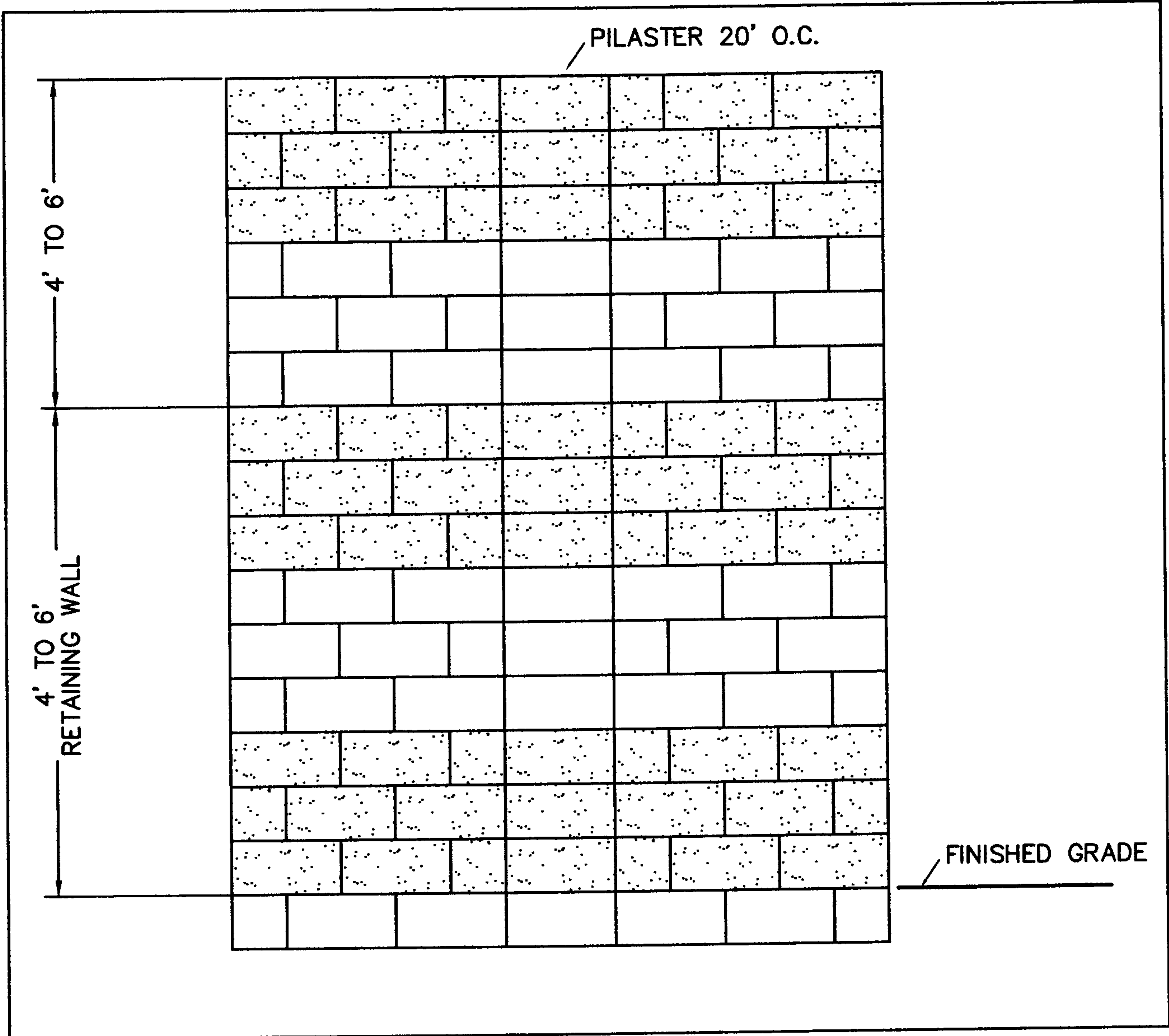
**ABCWUA**

No comment provided.

**PLANNING DEPARTMENT**

Refer to comments from affected agencies/ Transportation Development plus any public hearing comments regarding proposed vacation.

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



DARK BROWN STANDARD BLOCK



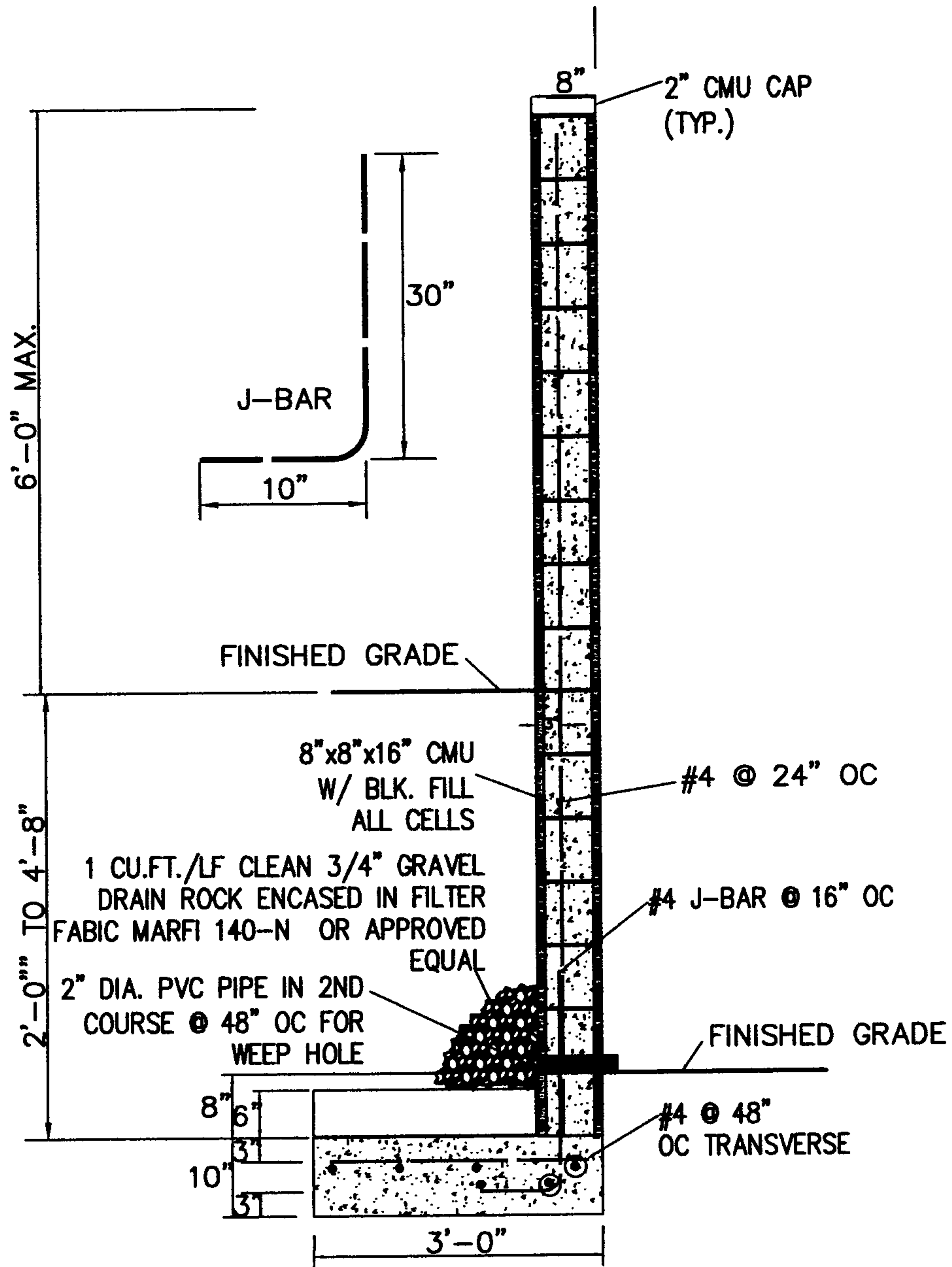
DARK BROWN SPLIT FACED BLOCK

PROJECT #: 1009843 x3  
 DATE: 1-15-14 (PEF, SDV)



300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone: (505) 514-0995

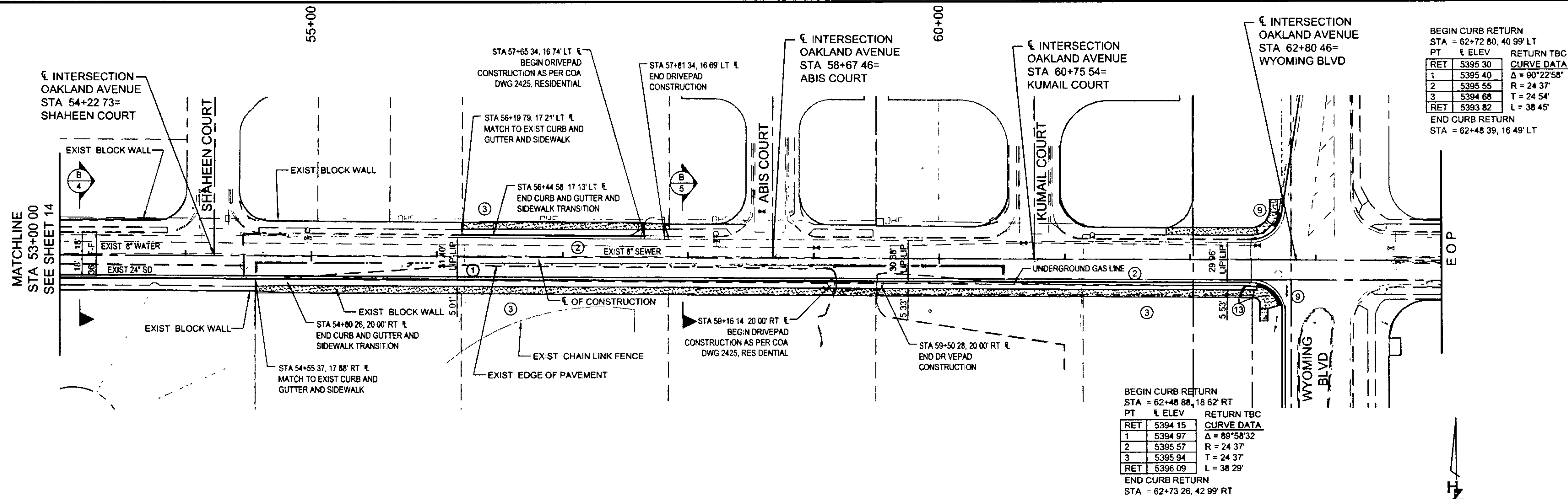




1 RETAINING WALL 2'-0" TO 4'-8" NTS



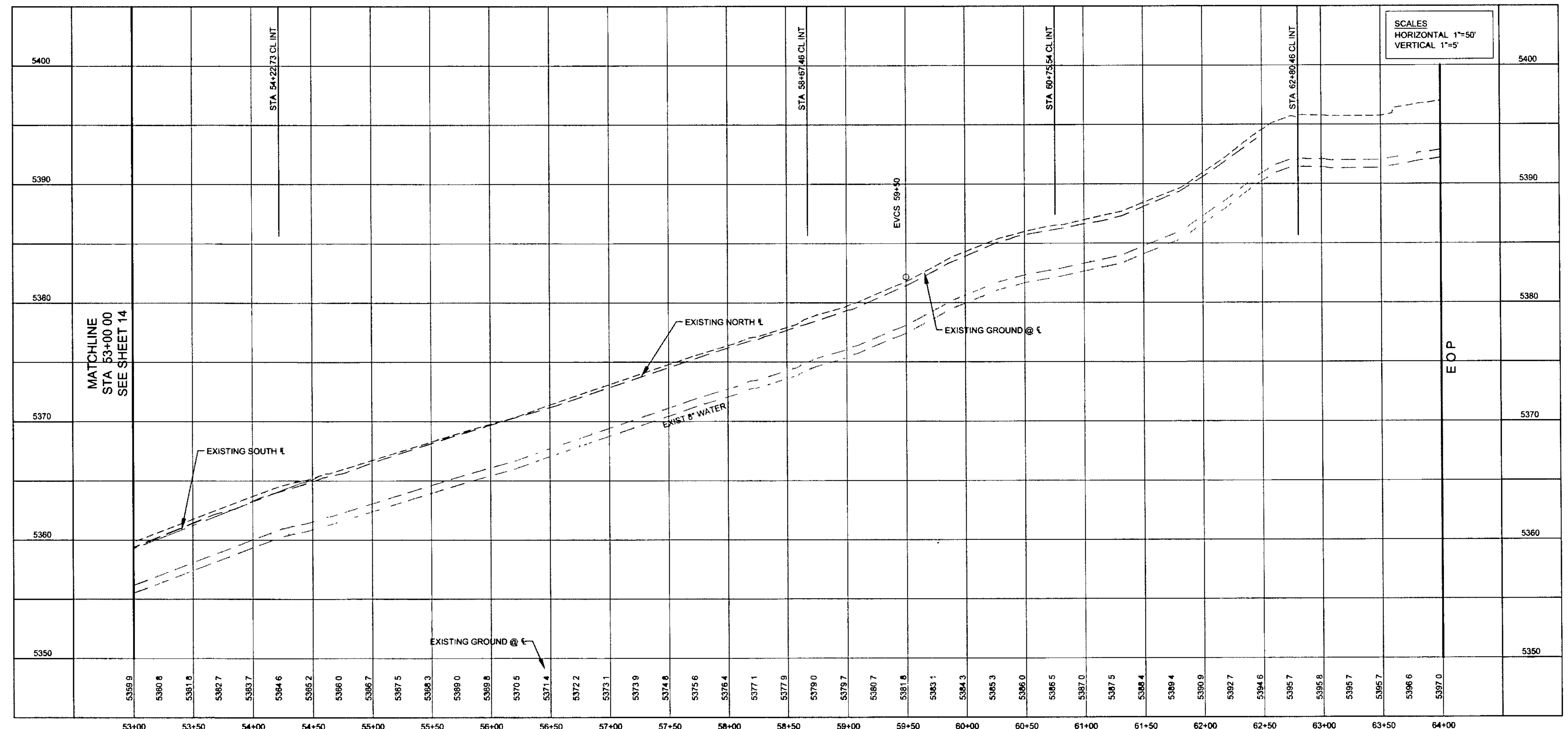
300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)514-0995



BEGIN CURB RETURN  
STA = 62+72.80, 40.99' LT  
PT & ELEV. RETURN TBC  
CURVE DATA  
1 5395.30 Δ = 90°22'58"  
2 5395.40 R = 24.37'  
3 5395.55 T = 24.54'  
RET 5394.68 L = 38.45'  
END CURB RETURN  
STA = 62+48.39, 16.49' LT

BEGIN CURB RETURN  
STA = 62+48.88, 18.62' RT  
PT & ELEV. RETURN TBC  
CURVE DATA  
1 5394.15 Δ = 89°58'32"  
2 5395.57 R = 24.37'  
3 5395.94 T = 24.37'  
RET 5396.09 L = 38.29'  
END CURB RETURN  
STA = 62+73.26, 42.99' RT

OAKLAND AVENUE N.E.



**CONSTRUCTION NOTES**

- CONSTRUCT MAJOR LOCAL PAVEMENT SECTION IN ACCORDANCE WITH COA STD DWG 2405B SEE DETAIL C ON SHEET 5
- CONSTRUCT STANDARD CURB & GUTTER IN ACCORDANCE WITH COA STD DWG 2415A
- CONSTRUCT 6" PCC SIDEWALK AT STANDARD SET BACK IN ACCORDANCE WITH COA STD DWG 2430
- NEAT CUT EXISTING PAVEMENTS
- CONSTRUCT 50' CROWN TRANSITION IN ACCORDANCE WITH COA STD DWG 2401
- CONSTRUCT PCC VALLEY GUTTER IN ACCORDANCE WITH COA STD DWG 2420
- CONSTRUCT 30" WIDE PCC DRIVEPAD IN ACCORDANCE WITH COA STD DWG 2425
- CONSTRUCT SIDEWALK AROUND POWER POLES IN ACCORDANCE WITH COA STD DWG 2431
- CONSTRUCT PCC CURB ACCESSIBLE RAMP IN ACCORDANCE WITH COA STD DWG 2441, CASE I
- TRANSITION SIDEWALK TO BACK OF CURB IN ACCORDANCE WITH COA STD DWG 2432
- CONSTRUCT STORM DRAIN INLET DOUBLE 'C' IN ACCORDANCE WITH COA STD DWG 2205 USE STORM ALTERNATE GRATE IN ACCORDANCE WITH COA STD DWG 2221 MODIFY BASE TO DISCHARGE FROM THE SIDE
- CONSTRUCT STORM DRAIN INLET DOUBLE 'C' IN ACCORDANCE WITH COA STD DWG 2205 USE STORM ALTERNATE GRATE IN ACCORDANCE WITH COA STD DWG 2221
- RELOCATE EXISTING SIGN

**AS-BUILT INFORMATION**

CONTRACTOR	DATE

**BENCH MARKS**

FOUND MONUMENT TO CIP	WORK	DATE
A CITY OF ALBUQUERQUE 3/4" ALUMINUM DISC RIVETED TO AN ALUMINUM POST		
0.1 FEET ABOVE GROUND AND IS STAMPED "10-C18 1985"		
NORTHING = 1524.23.885		
EASTING = 154255.263		
ELEVATION IS 5222.08' (NAVD 1988)		

**SURVEY INFORMATION**

FIELD NOTES	DATE

**ENGINEER'S SEAL**

Professional Engineer Seal for **ADRIAN J. HUITT**, No. 12896, dated 2/12/15.

**REVISIONS**

NO.	DATE	REVISIONS	BY

**DESIGNED BY:** KLS    **DATE:** 05-12  
**DRAWN BY:** KLS        **DATE:** 05-12  
**DWG NAME:** 15\_PP.dwg    **PROJ. #:** 17-0835-08  
**CHECKED BY:** SAE        **DATE:** 05-12

**Designed By:**  
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Albuquerque  
 6501 Americas Parkway, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

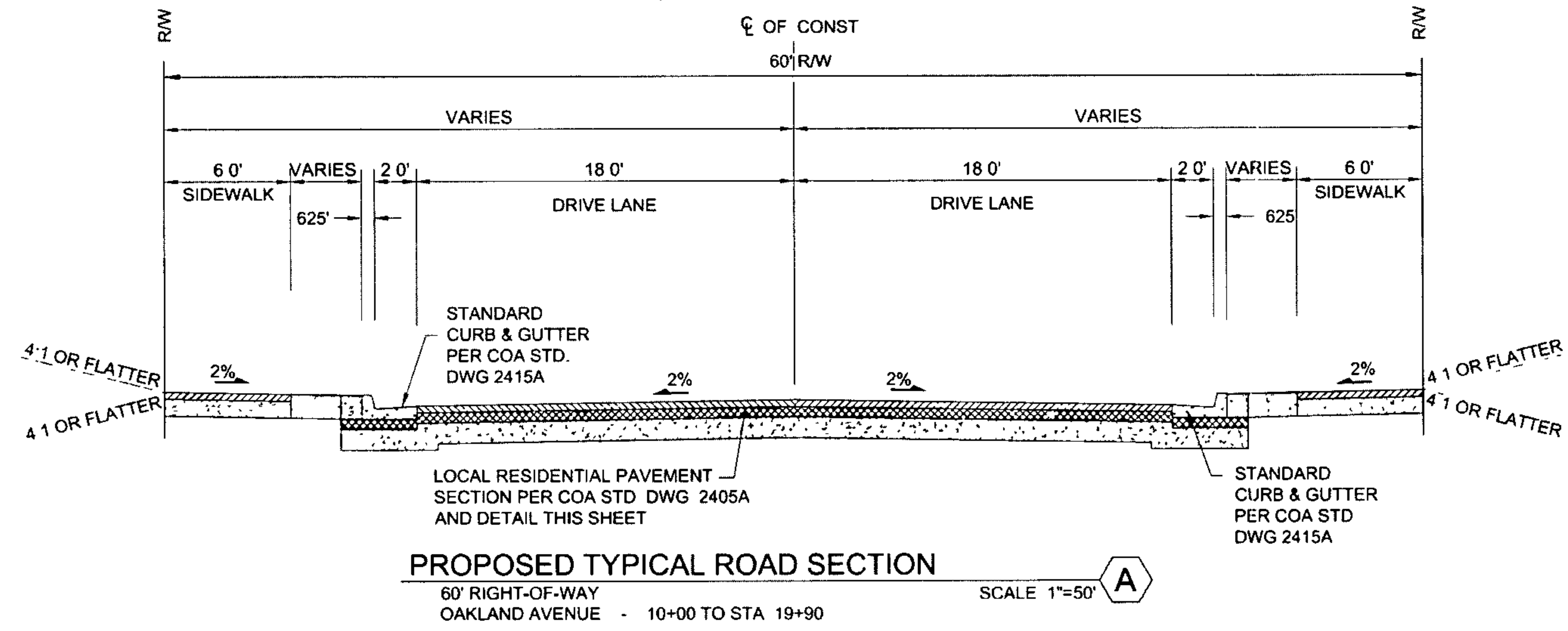
**CITY OF ALBUQUERQUE**  
**DEPARTMENT OF MUNICIPAL DEVELOPMENT**

**TITLE:**  
**OAKLAND AVENUE**  
**ROADWAY PLAN AND PROFILE**  
**STA. 53+00.00 TO STA. 64+00.00**

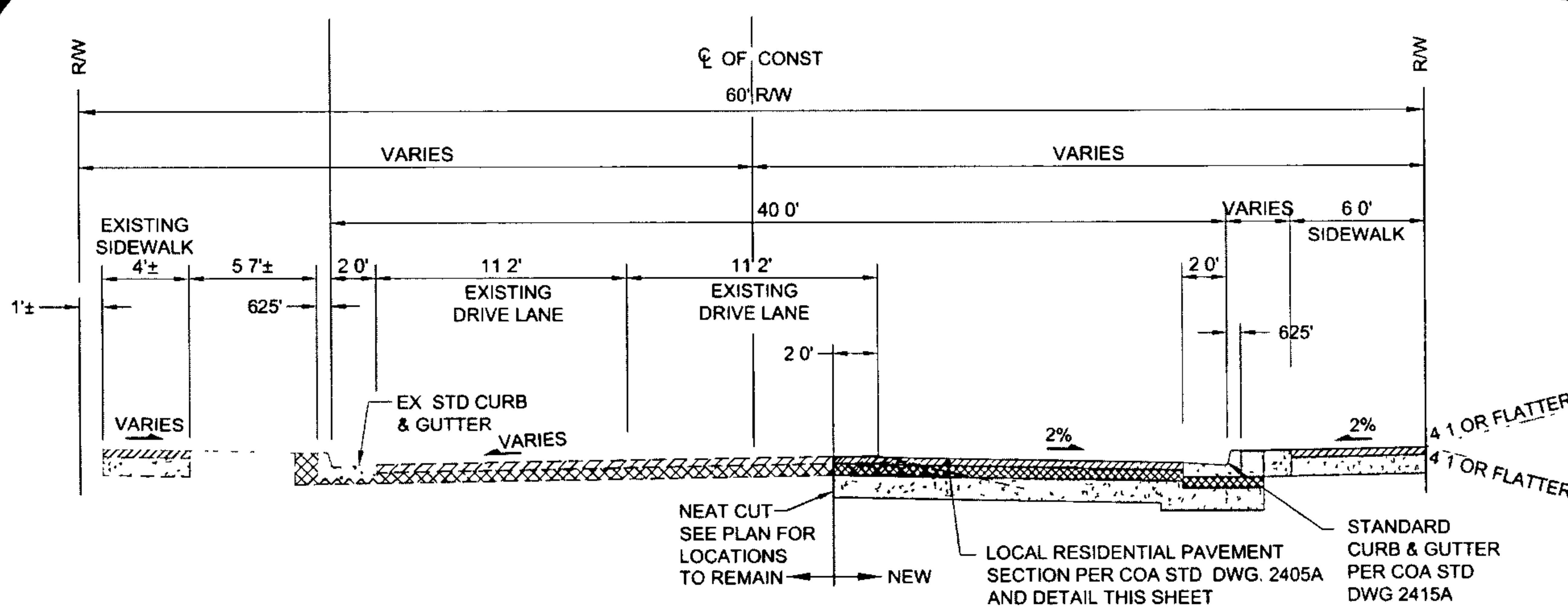
Design Review Committee	City Engineer	Mo/Day/Yr	Mo/Day/Yr

**City Project No:** 7625.91    **Zone Map No:** C-18 & 19-Z    **Sheet:** 15    **Of:** 15

Printed: 2/20/2013 10:37:27 AM By: Scharf, Karen  
 G:\proj\170835\08 OAKLAND.DWG:100% Submittal15\_PP.dwg  
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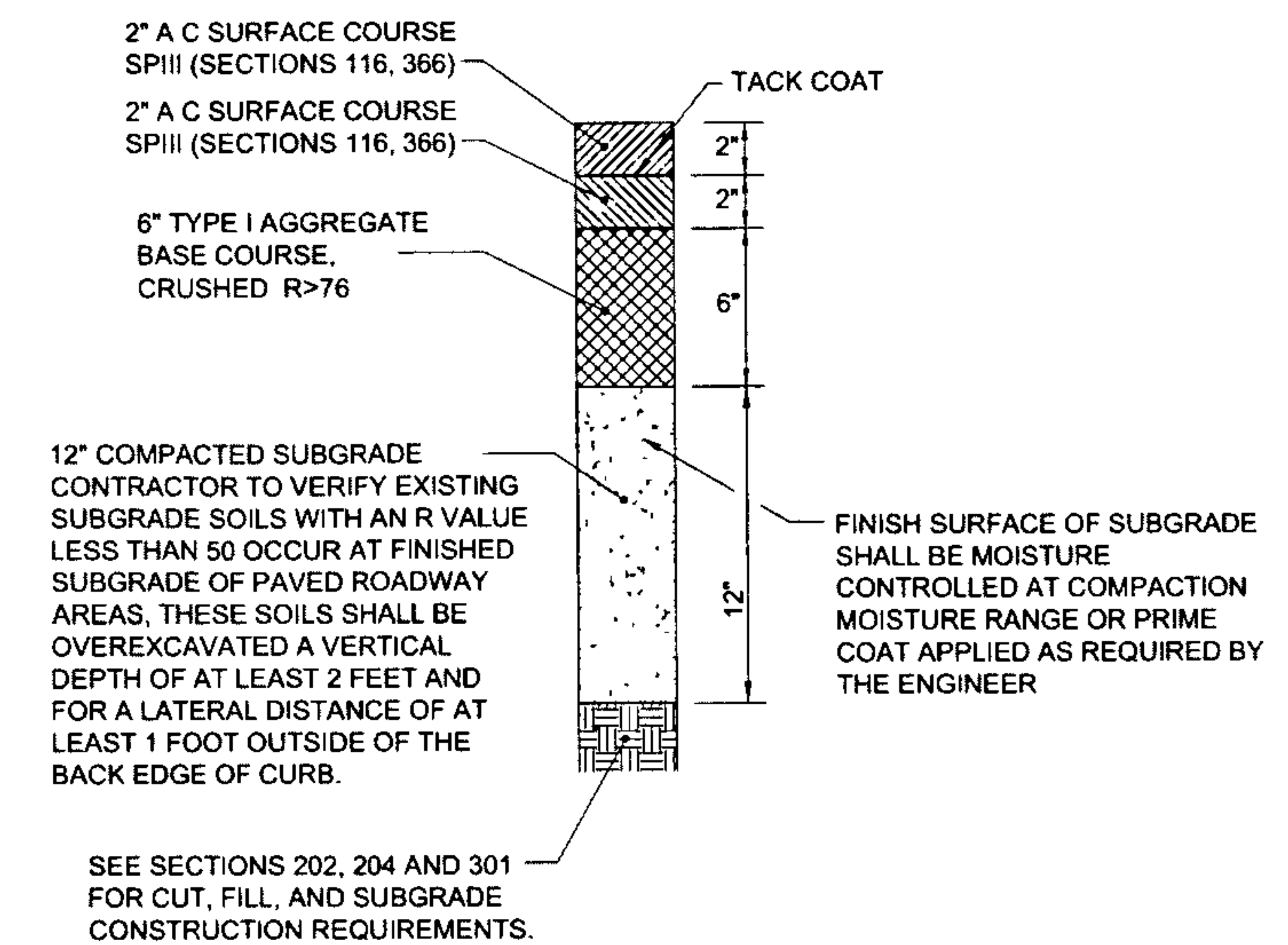


**PROPOSED TYPICAL ROAD SECTION**  
 60' RIGHT-OF-WAY  
 OAKLAND AVENUE - 10+00 TO STA 19+90  
 SCALE 1"=50' **A**



**PROPOSED TYPICAL ROAD SECTION**  
 60' RIGHT-OF-WAY  
 OAKLAND AVENUE - STA 19+90 TO STA 26+50  
 OAKLAND AVENUE - STA 29+80 TO STA 38+03  
 OAKLAND AVENUE - STA 54+55 TO WYOMING BLVD  
 SCALE: 1"=50' **B**

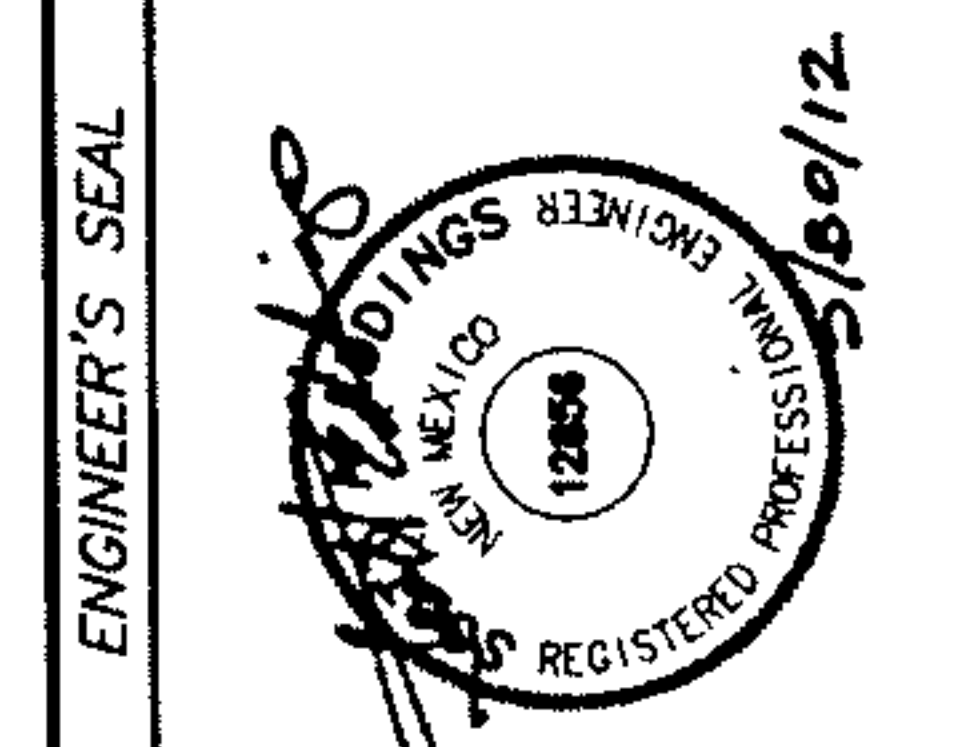
NOTE:  
 NO IMPROVEMENTS REQUIRED  
 STA. 26+50 TO STA 29+80 AND STA 38+03 TO STA 54+55



**PROPOSED PAVMENT SECTION DETAIL**  
 N T S **C**

Plotted: 2/6/2013 7:39:13 AM By: Eldridge, Scott  
 C:\p\17083509\OAKLAND\DWG\100% Submittal\5\_PTypSec.dwg  
 Last Saved: 2/4/2013 5:16:30 PM

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	FIELD NO.	DATE	NO.	DATE
WORK BY	DATE	CITY OF ALBUQUERQUE 3 1/4" ALUMINUM DISC RIVETED TO AN ALUMINUM POST	DATE	BY	DATE	BY	DATE
ACCEPTANCE BY	DATE	0' 1" FEET ABOVE GROUND AND IS STAMPED "10 C18 1985"	DATE	NO.	DATE	NO.	DATE
FIELD CHECKED BY	DATE	NORTHING = 1524123.865	DATE	NO.	DATE	NO.	DATE
DATE	DATE	EASTING = 154285.263	DATE	NO.	DATE	NO.	DATE
DATE	DATE	ELEVATION = 5222.990 (MVD 1980)	DATE	NO.	DATE	NO.	DATE
DATE	DATE		DATE	NO.	DATE	NO.	DATE



Designed By:  
**HUITT-ZOLIARS**  
 Huitt-Zoliars, Inc. Albuquerque  
 6501 America Parkway, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 TITLE: **OAKLAND AVENUE**  
 PROPOSED TYPICAL SECTIONS

Design	Review Committee	City Engineer	Me /Day/Yr	Me /Day/Yr

City Project No. 7625.91 Zone Map No. C-18 & 19-Z Sheet 5 of 15

**100% SUBMITTAL**



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)
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): 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 Plan  or Pre-application Review Team(PRT)  Review Date: 1/8/14

SIGNATURE Ron E. Hensley DATE 1/8/14

(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>13DRB - 70001</u>	<u>PTF</u>	___	\$ <u>495.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	___	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>_____ - 70003</u>	<u>SDV</u>	___	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	___	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	___	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	___	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	___	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	___	\$ _____
	Hearing date <u>Jan 15, 2014</u>			Total \$ <u>515.00</u>

[Signature]  
 Staff signature & Date 1-7-14

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

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations & cross sections of perimeter walls 3 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- N/A 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings 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.

Ron E. Hensley - THE Group

Ron E. Hensley Applicant name (print)  
1/7/14 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
13 - DRB - 70001

[Signature] 1-7-14  
 Planner signature / date  
 Project # 1009843

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
24 copies
- Application for Minor Plat on FORM S-3, including those submittal requirements.
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)** 6 copies
- 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.

Ron E. Hensley, THE Group  
 \_\_\_\_\_  
 Applicant name (print)  
*Ron E. Hensley* 1/7/14  
 \_\_\_\_\_  
 Applicant signature / date



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

Application case numbers  
 13 - DRB - 70003

Form revised 4/07

Planner signature / date  
*[Signature]* 1-7-14

Project # 1009843



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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.  
**Fees must be paid at the time of application.** Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): 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 Plan  or Pre-application Review Team (PRT)  Review Date: \_\_\_\_\_

SIGNATURE Ron E. Hensley DATE 1/8/14

(Print Name) Ron E. Hensley 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
<u>13DRB - 70001</u>	<u>DRB</u>	___	\$ <u>495.00</u>
_____	<u>CMF</u>	___	\$ <u>20.00</u>
_____	<u>SDV</u>	___	\$ _____
_____	_____	___	\$ _____
_____	_____	___	\$ _____
_____	_____	___	\$ _____
			Total
			\$ <u>515.00</u>

Hearing date Jan. 15, 2014

[Signature]

1-7-14  
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.

- N/A 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings 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.

Ron E. Hensley - THE Group

Ron E. Hensley Applicant name (print)  
1/7/14 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
13 - DRB - 70001

[Signature] 1-7-14  
 Planner signature / date  
 Project # 1009843



FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
 \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**  
 \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.  
 \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**  
 **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**  
 \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
 (Not required for City owned public right-of-way.)  
 \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the request  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**  
 **SIDEWALK WAIVER (DRB21)**  
 \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)** **6 copies**  
~~\_\_\_~~ 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  
 N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 N/A Sign Posting Agreement  
 N/A 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.

Ron E. Hensley, THE Group  
 \_\_\_\_\_  
 Applicant name (print)  
*Ron E. Hensley* 1/7/14  
 \_\_\_\_\_  
 Applicant signature / date



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

Application case numbers  
 13 - DRB - 70003  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised 4/07  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1009843

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

PLANNING DEPARTMENT

### STANDARD APPLICATION, Paper Plans Required

#### DEVELOPMENT REVIEW BOARD

01/07/2014 Issued By: BLDAVM 221095

Category Code **910**  
**2014 070 001**

**Application Number:** 14DRB-70001, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** OAKLAND BEWTEEN SHAHEEN AND ABIS

**Project Number:** 1009843

#### Applicant

KASSAM LAND GROUP 18 LLC

9501 EAGLE ROCK NE  
ALBUQUERQUE NM 87113

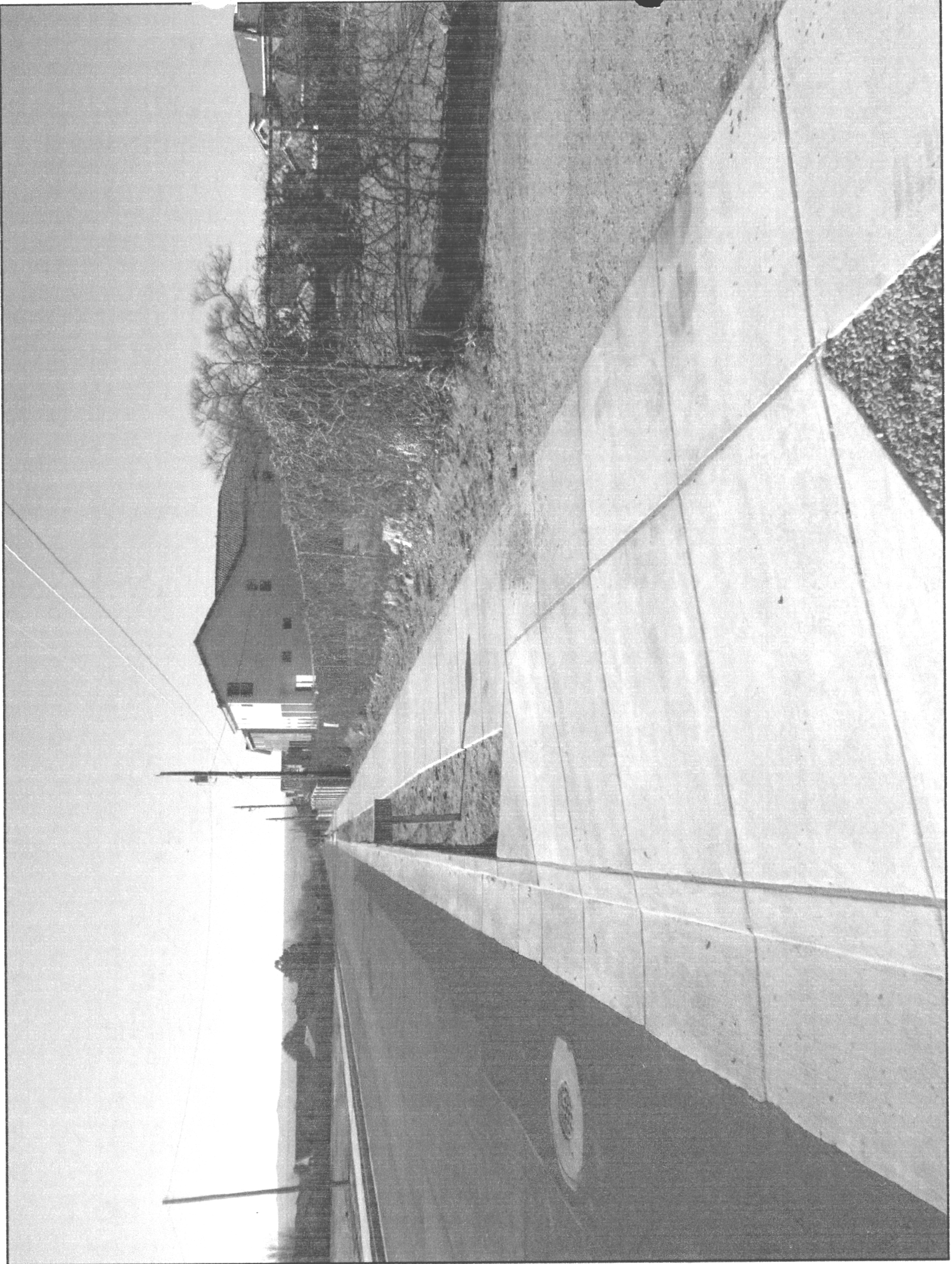
#### Agent / Contact

THE GROUP  
RON E HENSLEY  
300 BRANDING IRON RD SE  
RIO RANCHO NM 87124  
5055140995

Application Fees	
APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	\$495.00
<b>TOTAL:</b>	<b>\$515.00</b>

City of Albuquerque Treasury  
Date: 1/7/2014 Office: ANNEX  
Stat ID: W5000007 Cashier: TRSDLF  
Batch: 3077 Trans #: 23  
Permit #: 2014070001  
Receipt Num 00170762  
Payment Total: \$515.00  
0901 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$495.00  
Check Tendered : \$515.00

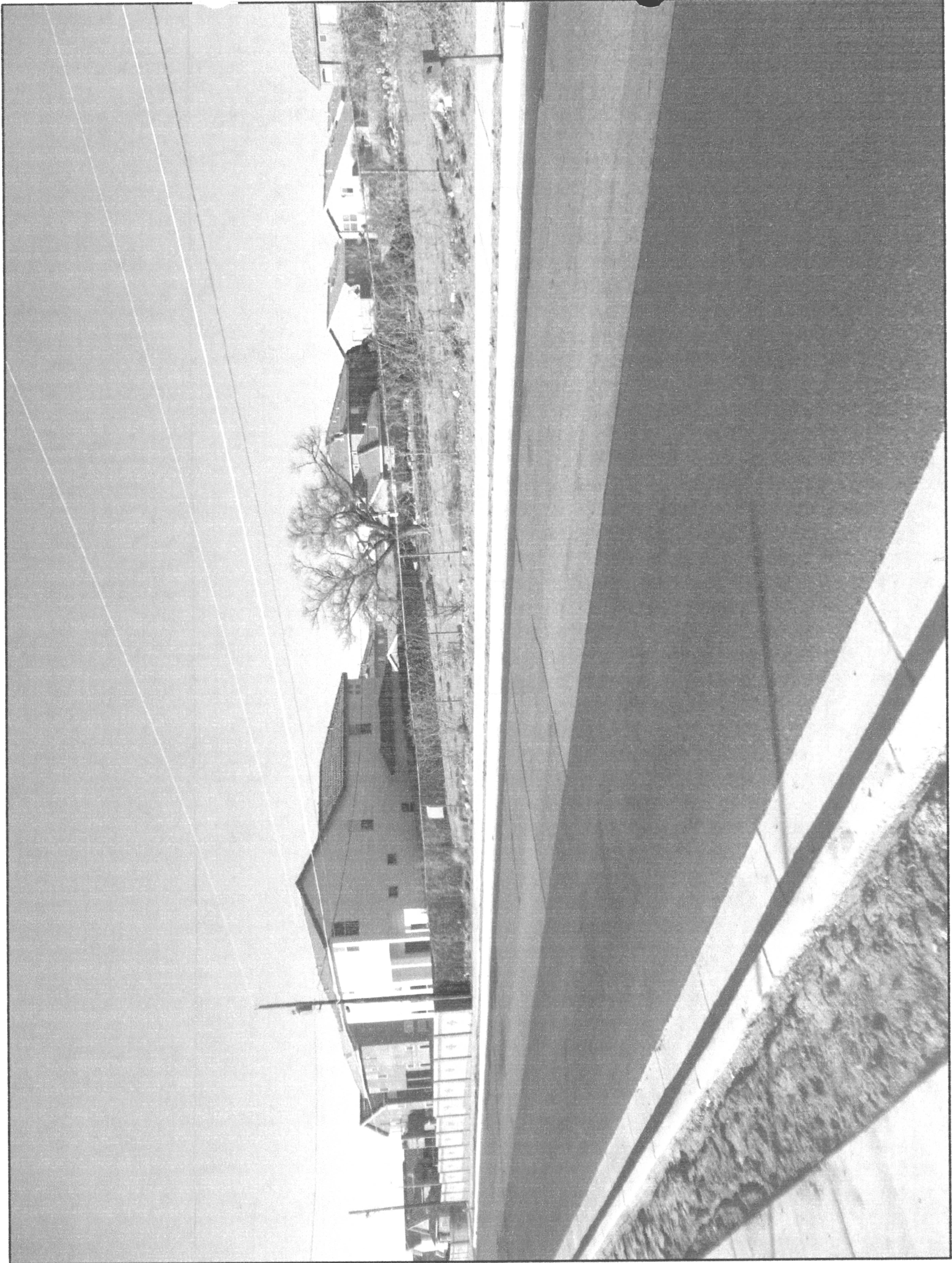
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300 Branding Iron Rd. S.E.  
RIO RANCHO, NEW MEXICO 87124  
Phone:(505)514-0995

SHEET 1 OF 3

TITLE: ALEESA SUBDIVISION  
STREET EXHIBIT  
EXISTING CONDITIONS



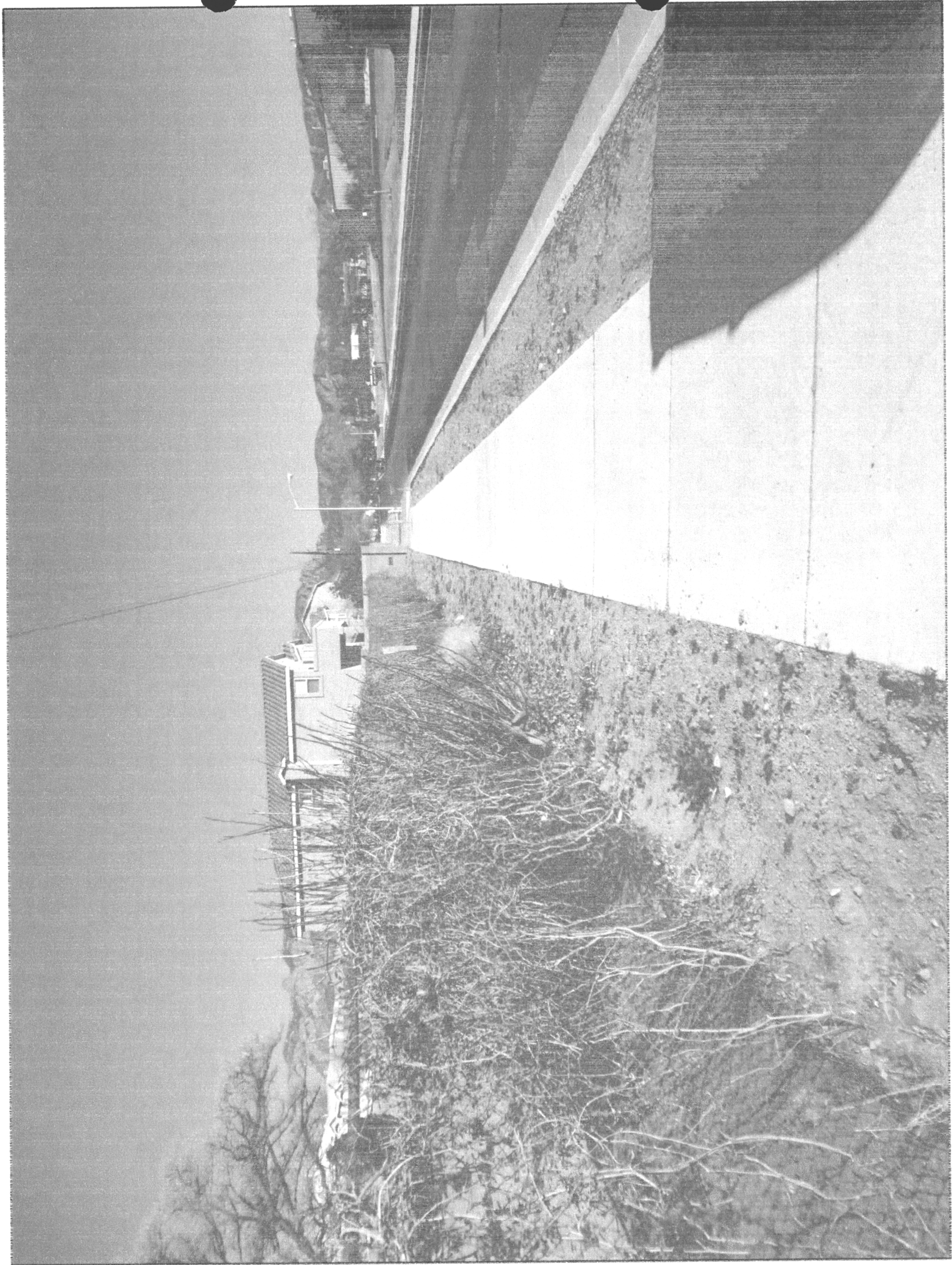
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300 Branding Iron Rd. S.E.  
RIO RANCHO, NEW MEXICO 87124  
Phone:(505)514-0995

SHEET 2 OF 3

TITLE: ALEESA SUBDIVISION  
STREET EXHIBIT  
EXISTING CONDITIONS



00000000



300 Branding Iron Rd. S.E.  
RIO RANCHO, NEW MEXICO 87124  
Phone:(505)514-0995

SHEET 3 OF 3

TITLE: ALEESA SUBDIVISION  
STREET EXHIBIT  
EXISTING CONDITIONS

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev 9-05)

**EXHIBIT "A"**

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

**Aleesa Subdivision**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted \_\_\_\_\_  
Date Site Plan Approved \_\_\_\_\_  
Date Preliminary Plat Approved \_\_\_\_\_  
Date Preliminary Plat Expires \_\_\_\_\_  
DRB Project No.: **1009843**  
DRB Application No.: \_\_\_\_\_

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		28' FF	<b>Paving</b> Res. Pvmnt. w/ Mountable Curb (Both Sides & Cul De Sac)	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		4'	Sidwalk East & West Side	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		STD	Curb & Gutter Replacement w/ 6' Sidewalk as necessary	Oakland Ave.	East PL	West PL	/	/	/
		6"	<b>Water</b> Water Line and Services W/ Fire Hydrant and Appurtances	Aleesa Ct.	Oakland Ave	Cul-De-Sac	/	/	/
		8"	<b>Sanitary Sewer</b> 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	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

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

1  
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3

**AGENT / OWNER**

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

THE Group  
FIRM

\_\_\_\_\_  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & GENERAL RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009843

TO: Application No. 13DRB-70001

- 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: 1/22/14

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Oakland Ave. Plans & Pics

wall drawings, infrastructure list, plat

CONTACT NAME: Ron Hensley

TELEPHONE: 410-1622 EMAIL: ron@thegroup.cc

580



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No: **1009843**  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev 9-05)

**EXHIBIT "A"**

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

**Aleesa Subdivision**

PROPOSED NAME OF PLAT AND/OR SITE 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 guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

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

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		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:

Impact Fee Administrator Signature      Date

Approval of Creditable Items:

pt. Signature      Date

**NOTES**

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

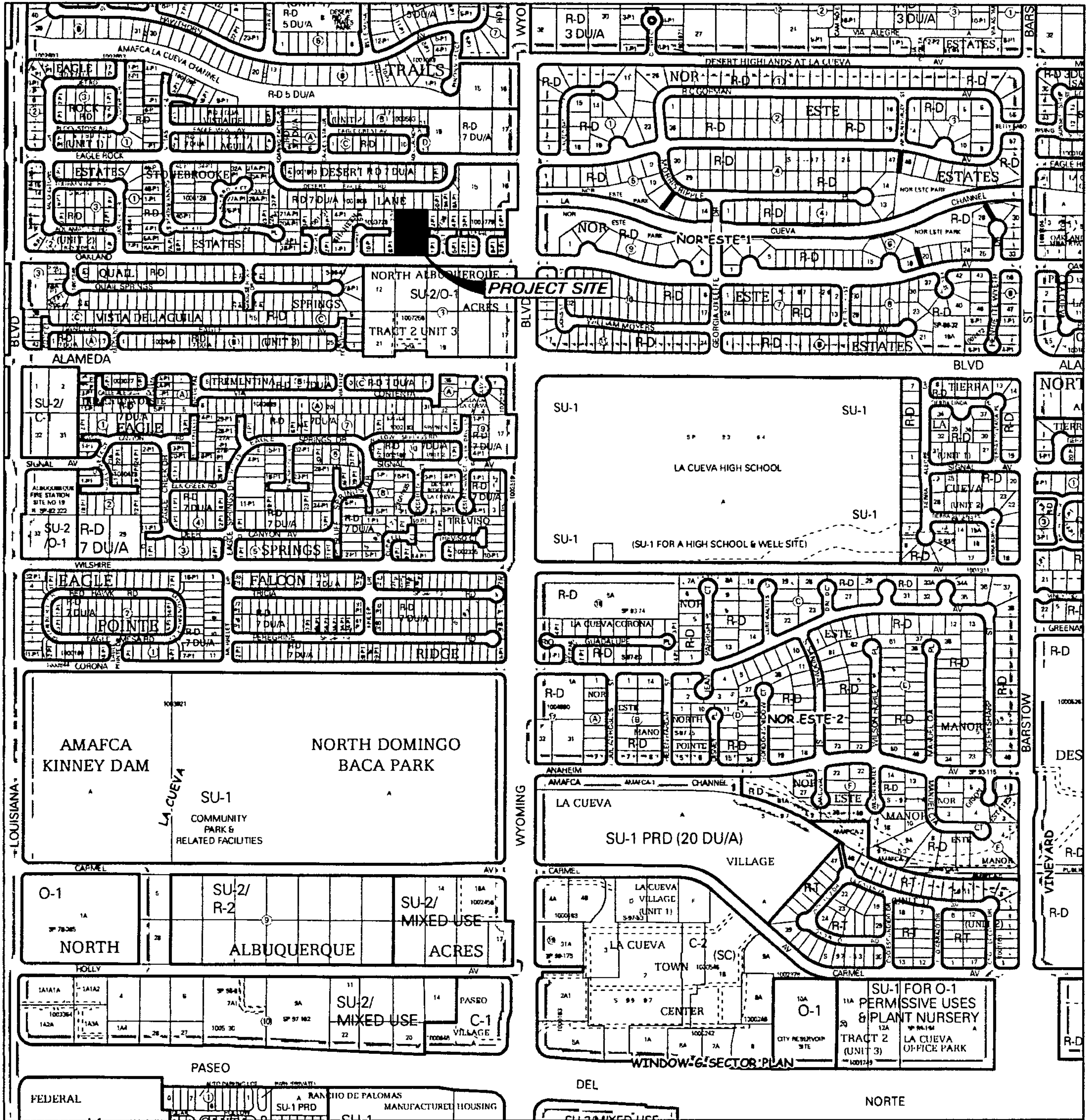
- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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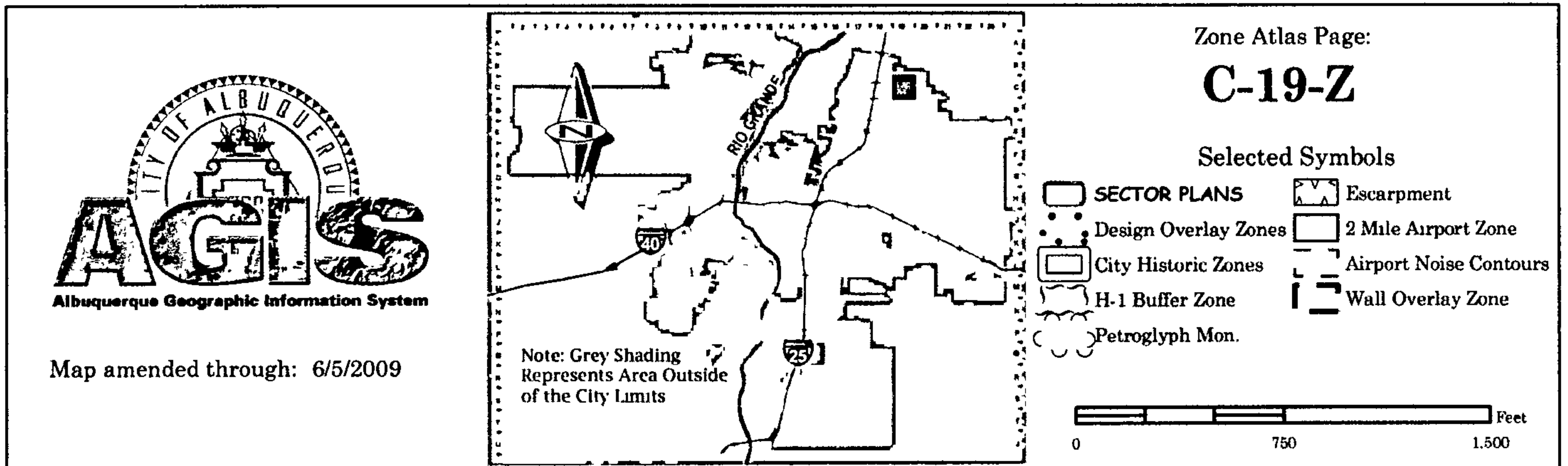
<p><u>Ron E. Hensley P.E.</u> NAME (print)</p> <p><u>THE Group</u> FIRM</p> <p>_____ SIGNATURE - date</p>	<p>_____ DRB CHAIR - date</p> <p>_____ TRANSPORTATION DEVELOPMENT - date</p> <p>_____ UTILITY DEVELOPMENT - date</p> <p>_____ CITY ENGINEER - date</p>	<p>_____ PARKS &amp; GENERAL RECREATION - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>	
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DESIGN REVIEW COMMITTEE REVISIONS
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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



Zone Atlas Page:

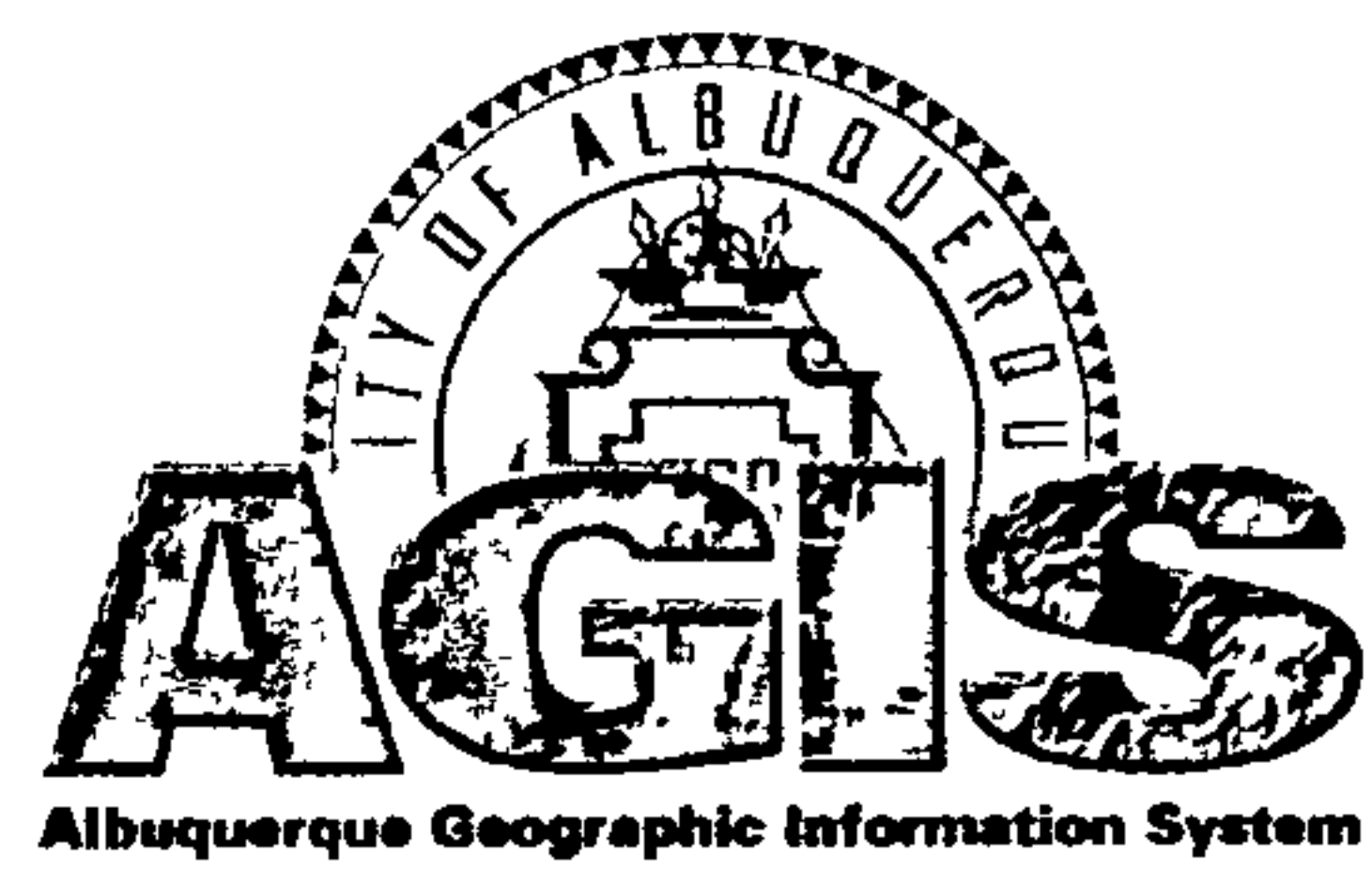
**C-19-Z**

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 1500 Feet

Note: Grey Shading Represents Area Outside of the City Limits



Map amended through: 6/5/2009



The HENSLEY ENGINEERING GROUP

January 6, 2014

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

Re: Jasmine Subdivision Preliminary Plat and Design Variance

Attached is a preliminary plat and design variance submittal 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 Ventura Boulevard and Carmel Avenue. The plat would create five lots from the existing site with right of way dedication.

As part of this request, the applicant is requesting a design variance. The variance requested is for the reduction in ROW width to 42' and sidewalk on one side. The minimal pedestrian traffic into the site should not require the installation of sidewalks on both sides of the street. The elimination of the sidewalk would allow for the 5' reduction in ROW width.

As agent for the owners, we are requesting a design variance, preliminary plat approval and final plat delegation of the proposed subdivision. 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](mailto:ron@thegroup.cc)

DRB Project # 1009843

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 **KASSAM LAND**

**GROUP 18 LLC** ("Developer") effective as of this 6th day of January, 2014 and pertains to the subdivision commonly known as JASMINE SUBDIVISION, and more particularly described as Lots 1-5 being a replat of Lot 20, Block 2, Unit 3, Tract 2, North Albuquerque Acres  
(use new legal description of subdivision) (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
  - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling
  -

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).

Doc# 2014001188

01/07/2014 10:48 AM Page 1 of 3  
AGRE R \$25.00 M Toulouse Oliver, Bernalillo County



- 3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
- 4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
- 5 . This contract may be recorded in the office 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 Acknowledgement 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.

DRB Project # 1009843

APS Cluster La Cueva

[Signature]  
Signature

Shakael Rizvi

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan 7, 2013, by Shakael Rizvi as Developer of \_\_\_\_\_, a corporation.

(Seal)

[Signature]

Notary Public

My commission expires: May 31, 2015

ALBUQUERQUE PUBLIC SCHOOLS

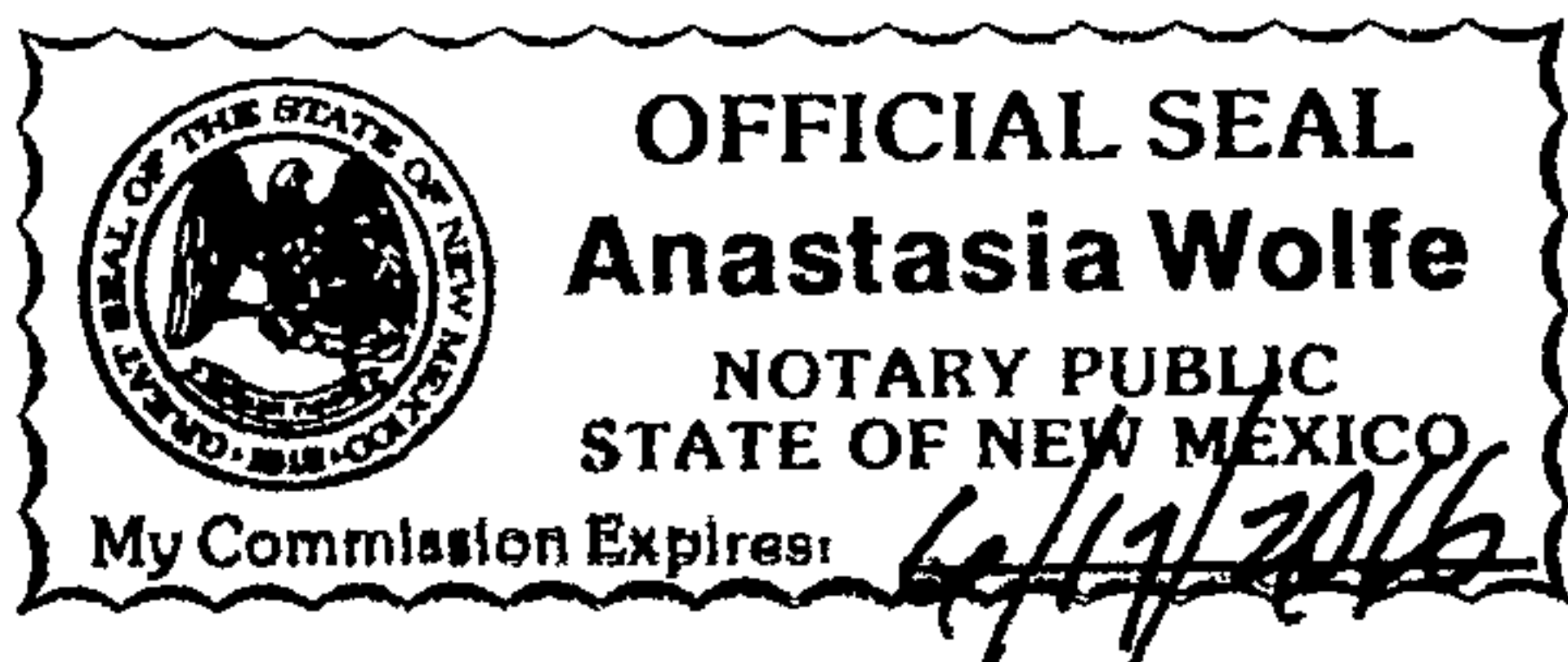
By: [Signature]  
Signature

Planner / Demographer  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 7th / January, by Elvira Lopez as Planner Demographer of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal)



[Signature]  
Notary Public

My commission expires: 6/17/2016

**Kassam Land Group 18 LLC**

6501 Eagle Rock, NE  
Suite B-5  
Albuquerque, NM 87113  
505-243-6000

December 13, 2013  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

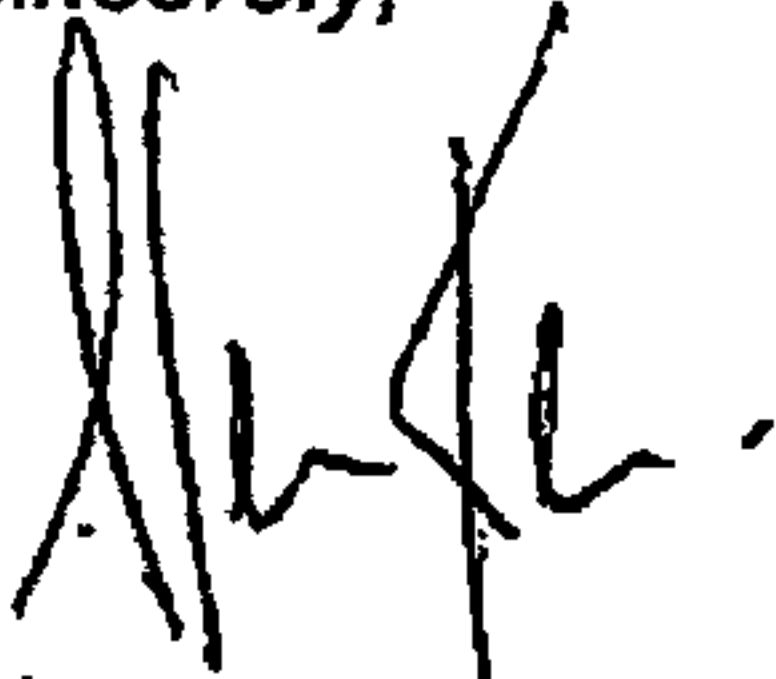
**Re: LOT 20, BLOCK 2, UNIT 3, TRACT 2 North Albuquerque Acres**

*To Whom It May Concern:*

*Please be advised that THE Group / Ron Hensley , Professional Engineer, is hereby authorized to act on behalf of Kassam Land Group 18 LLC for the Vacation on Oakland Avenue , Preliminary and Final Plat and Variance submittal for the referenced project.*

*Please contact our office if you have any questions.*

*Sincerely,*



**Aleem Kassam**  
**President**  
**Kassam Land Group 18 LLC**



Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: **1009843**  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev 9-05)

**EXHIBIT "A"**

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

**Jasmine Subdivision**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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							Private Inspector	P.E.	City Cnst Engineer
		28' FF	<b>Paving</b> Res. Pvmnt. w/ Mountable Curb (Both Sides & Cul De Sac)	Jasmine Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		4'	Sidewalk (East Side)	Jasmine Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		STD	Curb & Gutter Replacement w/ 6' Sidewalk as necessary	Oakland Ave.	East PL	West PL	/	/	/
			<b>Water</b>						
		6"	Water Line W/ Fire Hydrant and Appurtances	Jasmine Ct.	Oakland Ave.	Hydrant	/	/	/
		4"	Water Line W/ Appurtances and Services	Jasmine Ct.	Hydrant	Cul-De-Sac	/	/	/
			<b>Sanitary Sewer</b>						
		8"	SAS W/ Appurtances and Services	Jasmine 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	Inspection		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							Signature		Date

**NOTES**

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Ron E. Hensley P.E.

NAME (print)

THE Group

FIRM

\_\_\_\_\_  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & GENERAL RECREATION - date

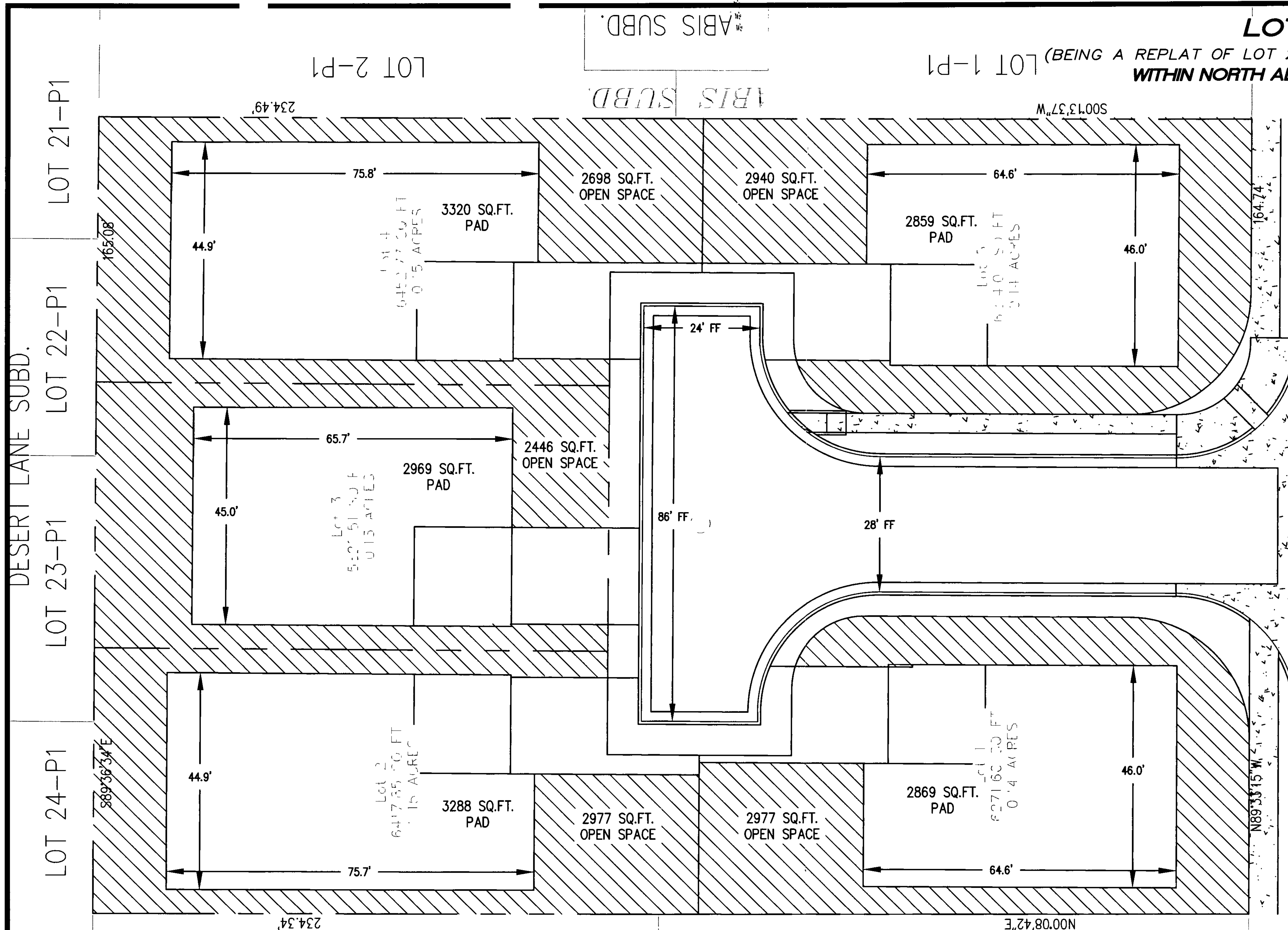
\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

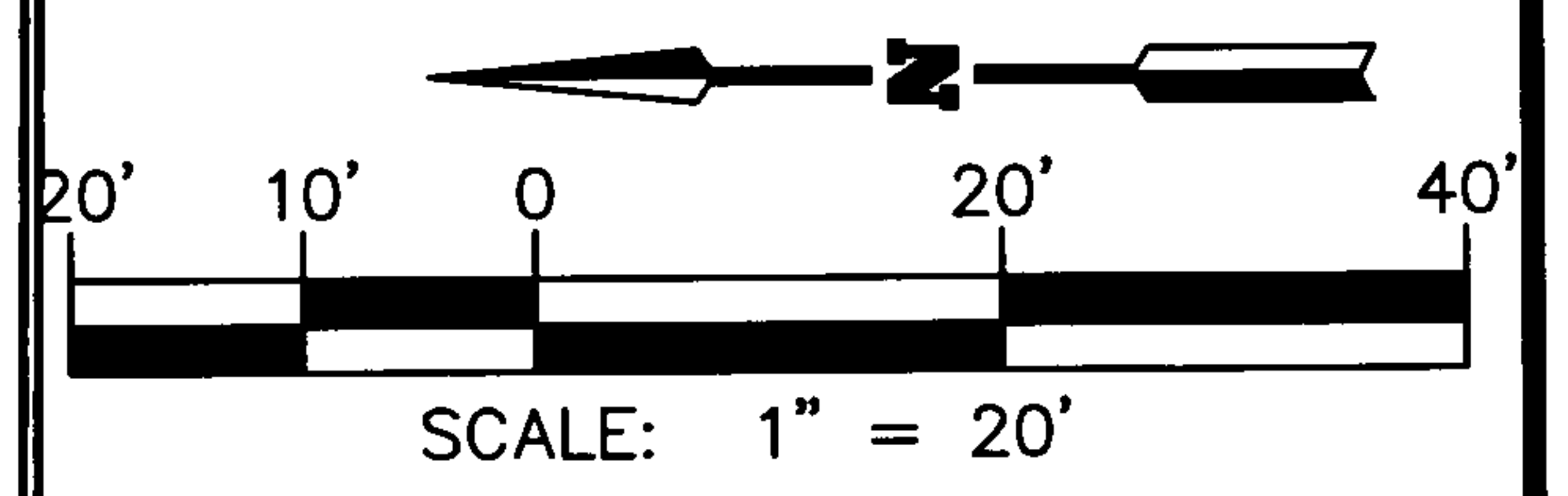
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



**OTS 1**  
 (BEING A REPLAT OF LOT 20, BLOCK 2, UNIT 3, TRACT 2)  
 WITHIN NORTH ALBUQUERQUE ACRES

PROJECT#: 1009843  
 DATE: 1-15-11 (P.L.F., SW)

OAKLAND AVENUE - 56' ROW



**OPEN SPACE EXHIBIT**  
**DRB #1009843**

**THE Group**  
 300 Branding Iron Rd SE  
 Rio Rancho, New Mexico 87124  
 Phone (505)514-0995

LOT 2-P1

ABIS SUBD.

LOT 1-P1

# JASMINE SUBDIVISION

(BEING A REPLAT OF LOT 20, BLOCK 2, UNIT 3, TRACT 2)

WITHIN NORTH ALBUQUERQUE ACRES

LOT 21-P1

LOT 22-P1

LOT 23-P1

LOT 24-P1

### NOTES:

THE PROPOSED SITE IS 0.88 ACRES LOCATED ON THE NORTH SIDE OF OAKLAND AVENUE WEST OF WYOMING BLVD. THE SITE IS CURRENTLY DEVELOPED AS A SINGLE FAMILY RESIDENCE WITH HIGHER DENSITY WALLED COMMUNITIES ADJACENT TO THE SITE. THE PROPOSED DEVELOPMENT WILL BE FIVE (5) SINGLE FAMILY RESIDENTIAL LOTS ON A CUL-DE-SAC.

### DRAINAGE:

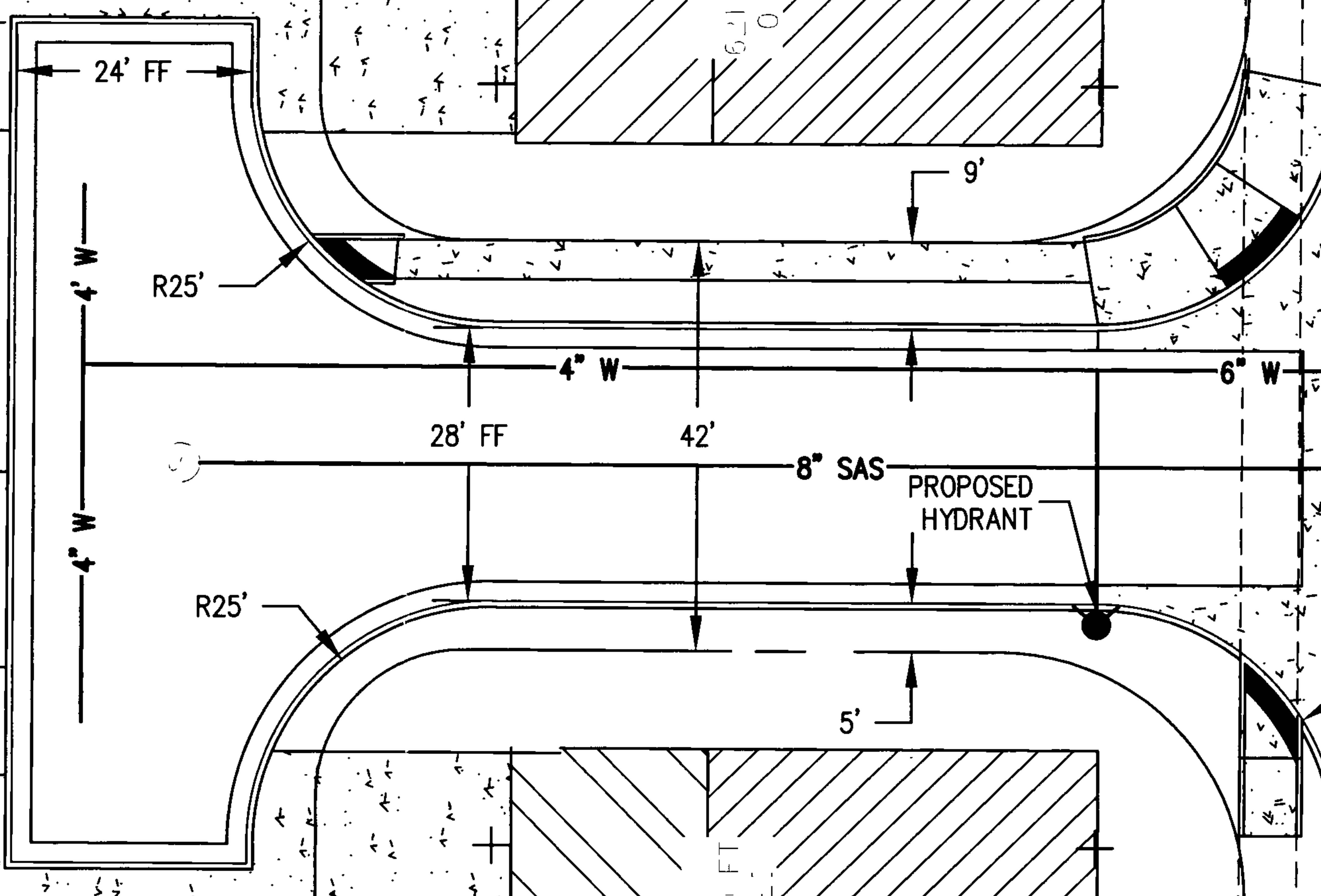
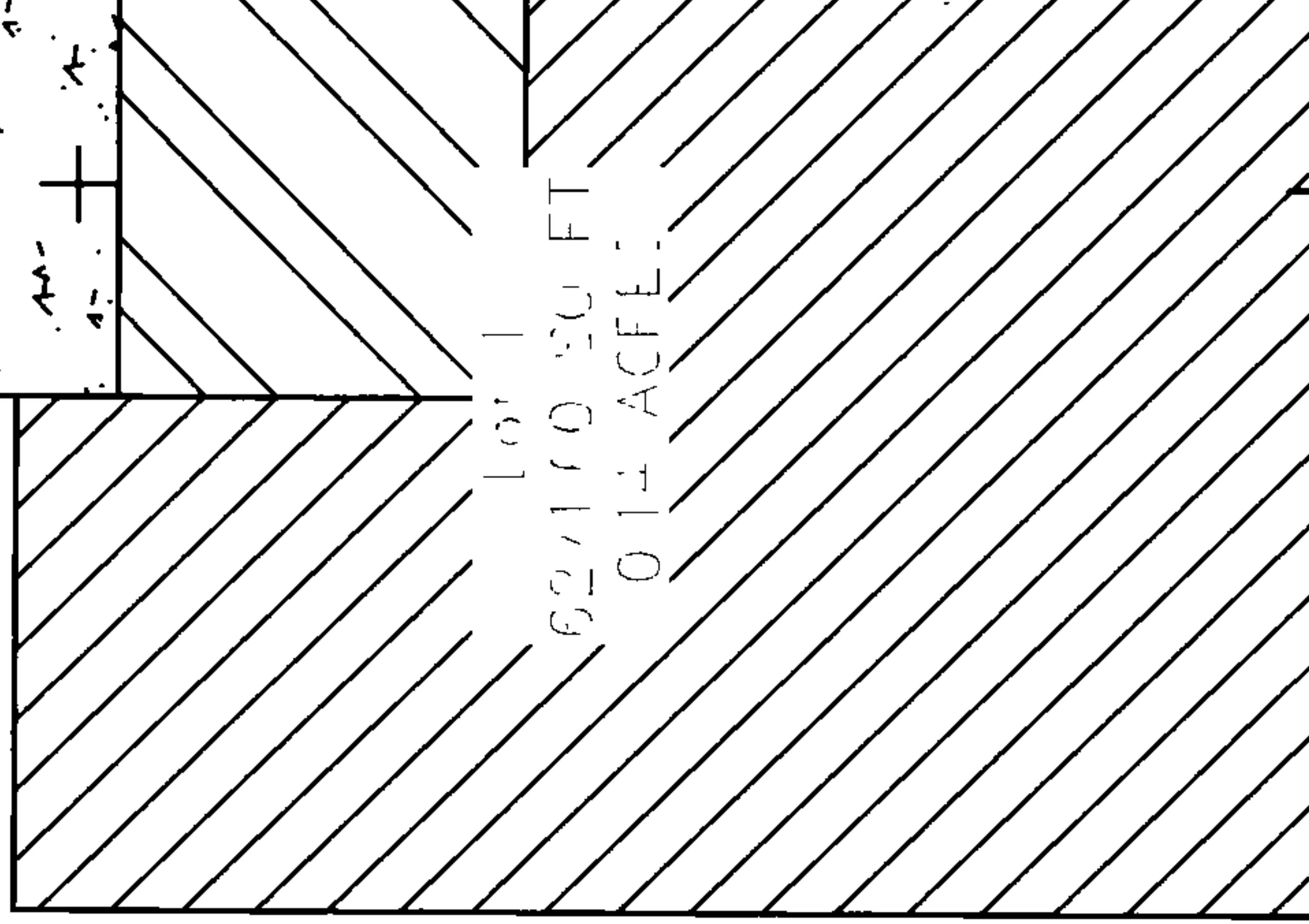
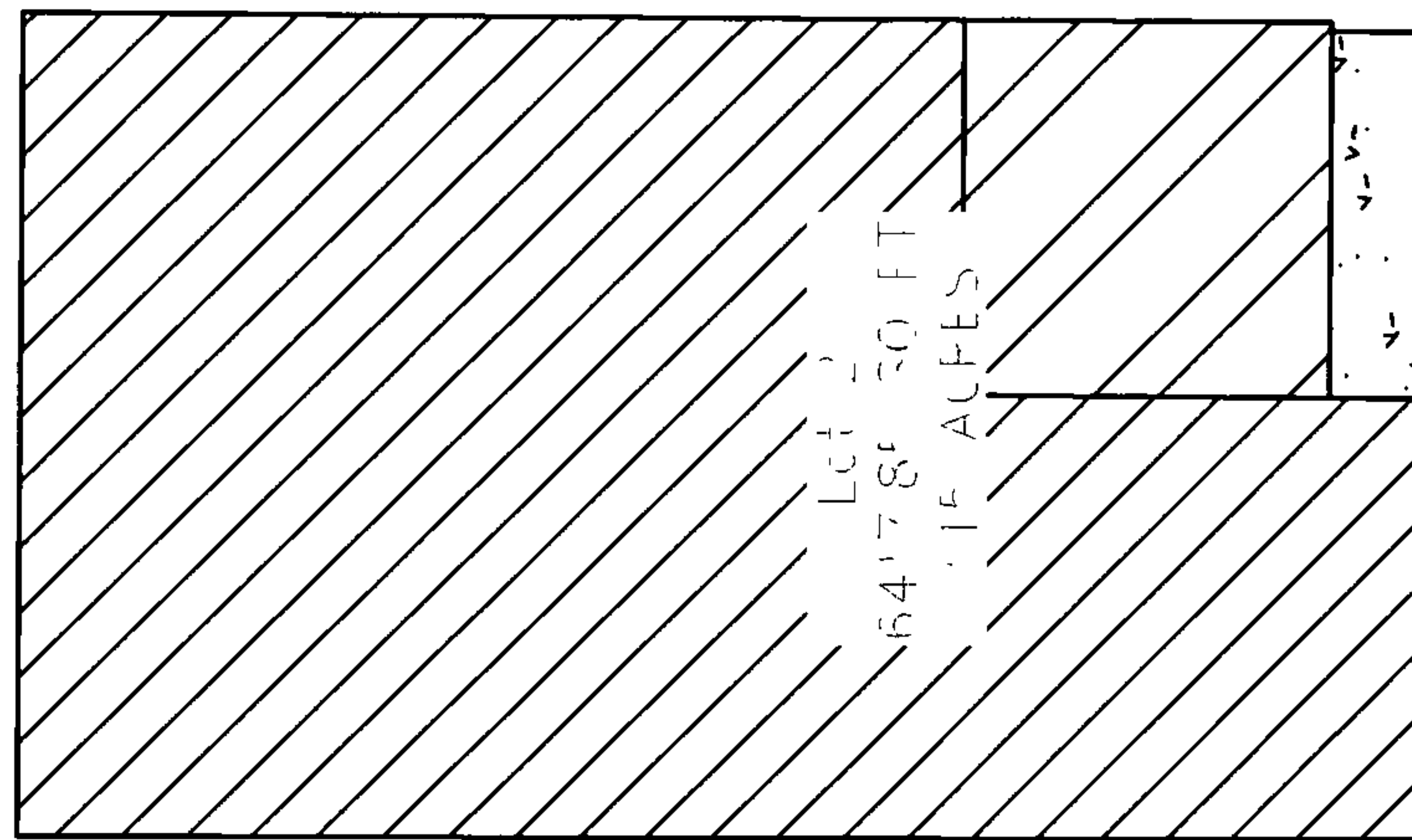
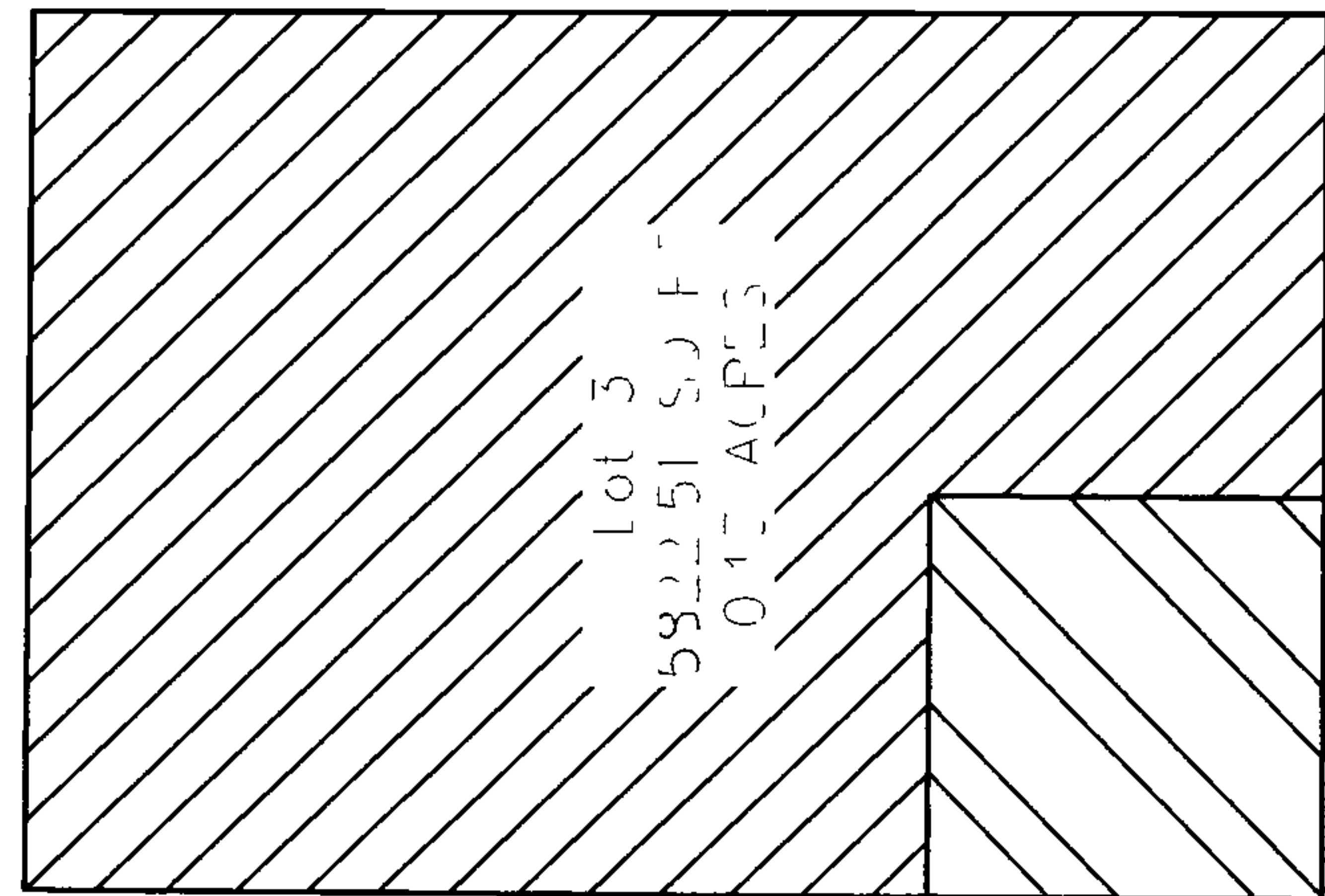
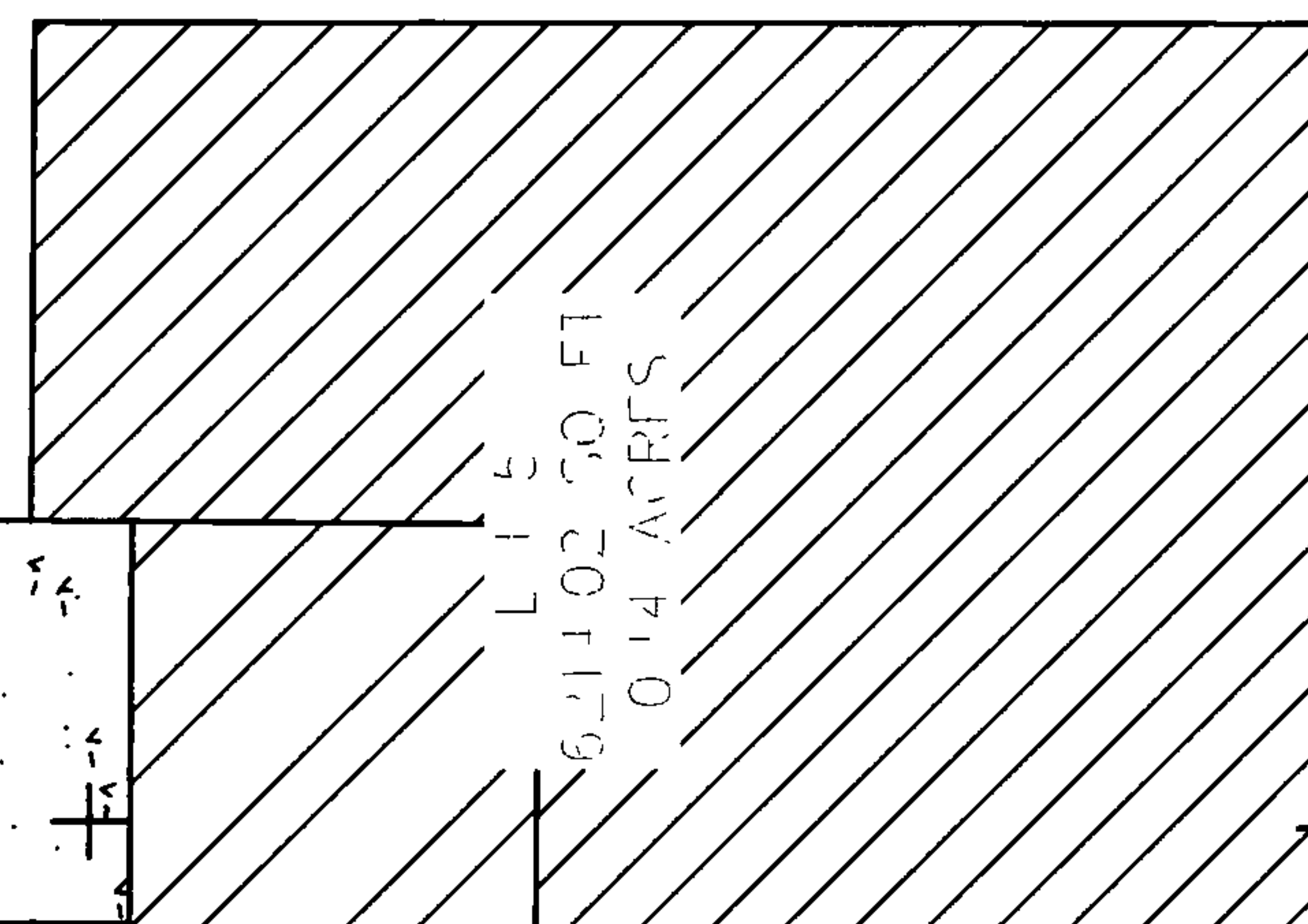
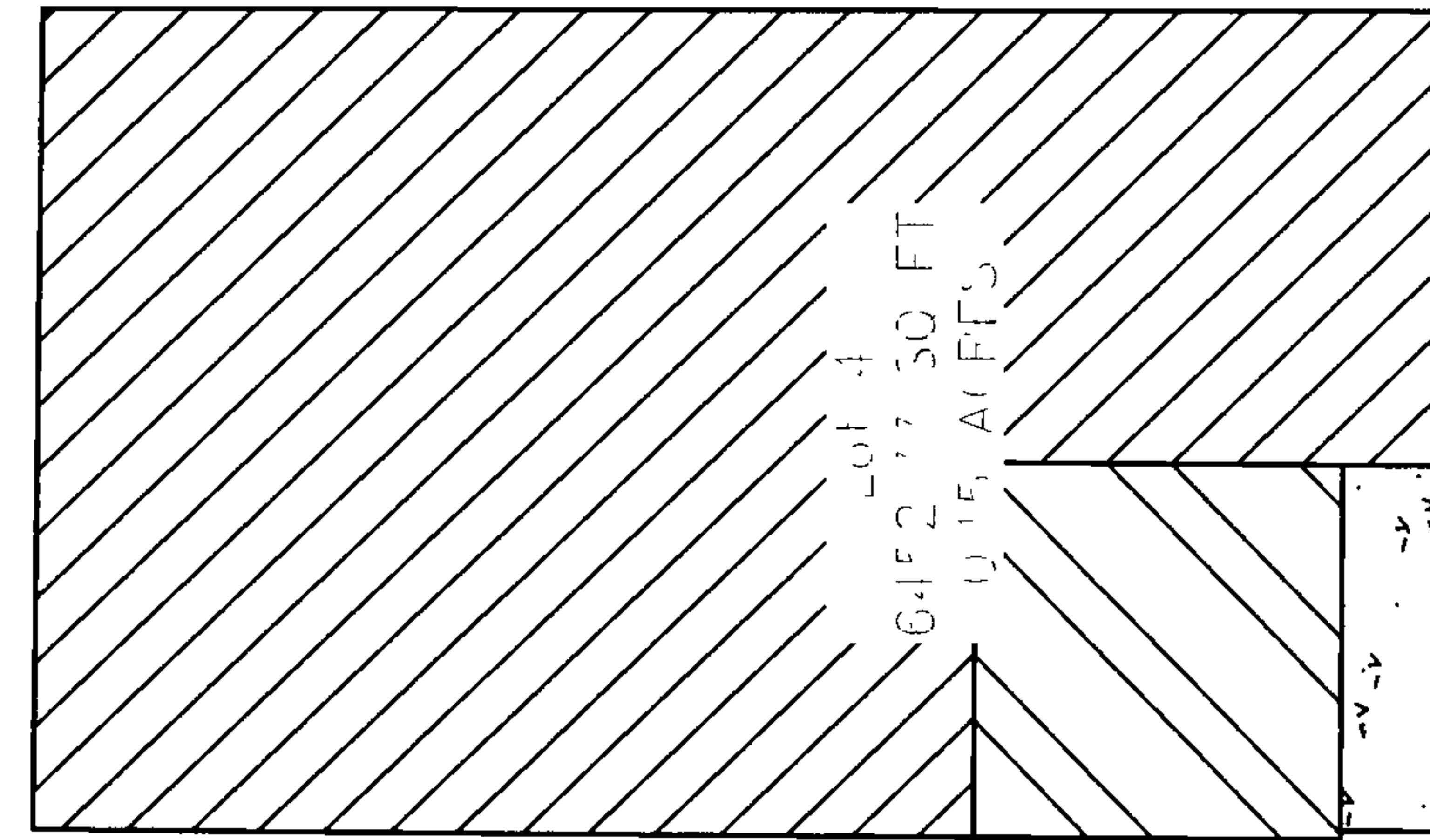
THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF. THE RUNOFF WILL FREE DISCHARGE INTO OAKLAND AVENUE.

### TRANSPORTATION:

THE DEPICTED STANDARD STREET WIDTHS WILL BE CONSTRUCTED. CURB AND 6' SIDEWALK IS EXISTING IN OAKLAND AVENUE. THE PROPOSED STREET WILL BE CONSTRUCTED WITH A 4' SIDEWALK ON ONE SIDE.

### UTILITIES:

THE PROPOSED UTILITY IMPROVEMENTS WILL CONNECT TO EXISTING INFRASTRUCTURE IN OAKLAND AVENUE. AN 8" SANITARY SEWER LINE WITH SERVICES WILL BE CONSTRUCTED. A 6" WATER LINE WITH SERVICES AND A NEW HYDRANT WILL BE CONSTRUCTED.



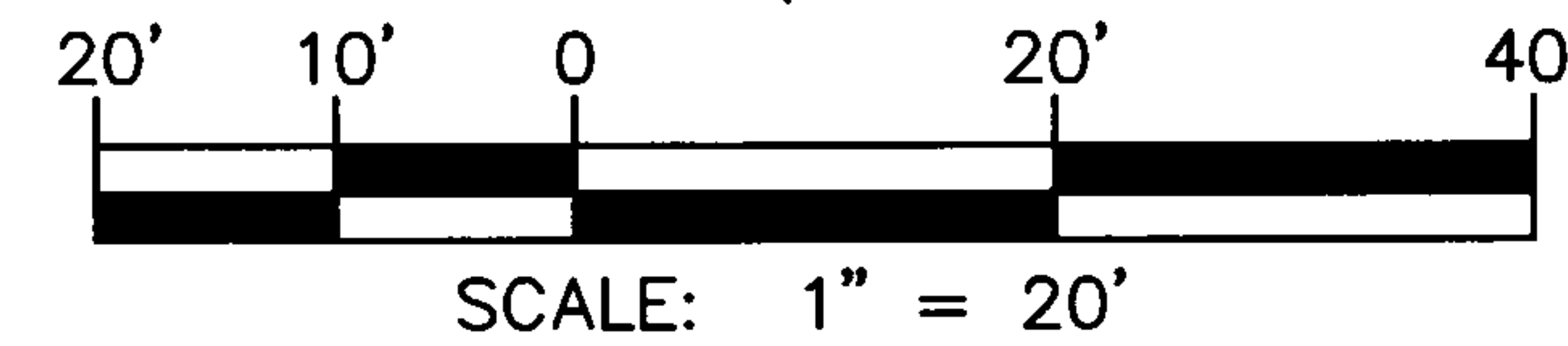
EXIST. 8" W

R25'

OAKLAND AVENUE, N.E. (56' R.O.W.)

EXIST. 8" W

PROJECT #: 1009843  
DATE: 1-15-14 (P.F.SOV)



CONCEPTUAL SITE  
& VARIANCE EXHIBIT  
DRB #1009843

**THE Group**  
300 Branding Iron Rd. SE  
Rio Rancho, New Mexico 87124  
Phone (505)514-0995

January 15. 2014

(P: F, SDV)



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action		
<input checked="" type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	
<input type="checkbox"/> for Subdivision		
<input type="checkbox"/> for Building Permit		
<input type="checkbox"/> Administrative Amendment/Approval (AA)		
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)		
<b>STORM DRAINAGE (Form D)</b>	<b>D</b>	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		
	<b>L A</b>	<b>APPEAL / PROTEST of...</b>
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): 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: Legacy 18 PHONE: 505-315-6563  
 ADDRESS: 8504 Waterford Pl. N.E. FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87122 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 - 70698 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 12/15/13  
 (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>13DRB - 70792</u>	<u>VPE</u>		<u>300.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>26.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Jan. 15, 2014</u>			Total
	<u>12-15-13</u>			<u>395.00</u>
	Staff signature & Date	Project # <u>1009843</u>		

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)  
 \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies  
 \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.  
 \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**  
 **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**  
 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
 (Not required for City owned public right-of-way.)  
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**  
 Zone Atlas map with the entire property(ies) clearly outlined  
 Letter briefly describing, explaining, and justifying the request  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**  
 **SIDEWALK WAIVER (DRB21)**  
 \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**  
 \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the variance  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 \_\_\_ Sign Posting Agreement  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**  
 **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**  
 \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension  
 \_\_\_ List any original and/or related file numbers on the cover application  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**  
 **VACATION OF RECORDED PLAT (DRB29)**  
 \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**  
 \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**  
 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
 \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**  
 \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Ron E. Hensley - THE Group  
 Applicant name (print)  
*Ron E. Hensley* 12/15/13  
 Applicant signature / date



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

Application case numbers  
13 - DRB - 70792  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised 4/07  
*[Signature]* 12-15-13  
 Planner signature / date  
 Project # 1009843

# 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 Dec. 31, 2013 To Jan. 15, 2014

5. REMOVAL

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

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

Romeo [Signature]  
(Applicant or Agent)

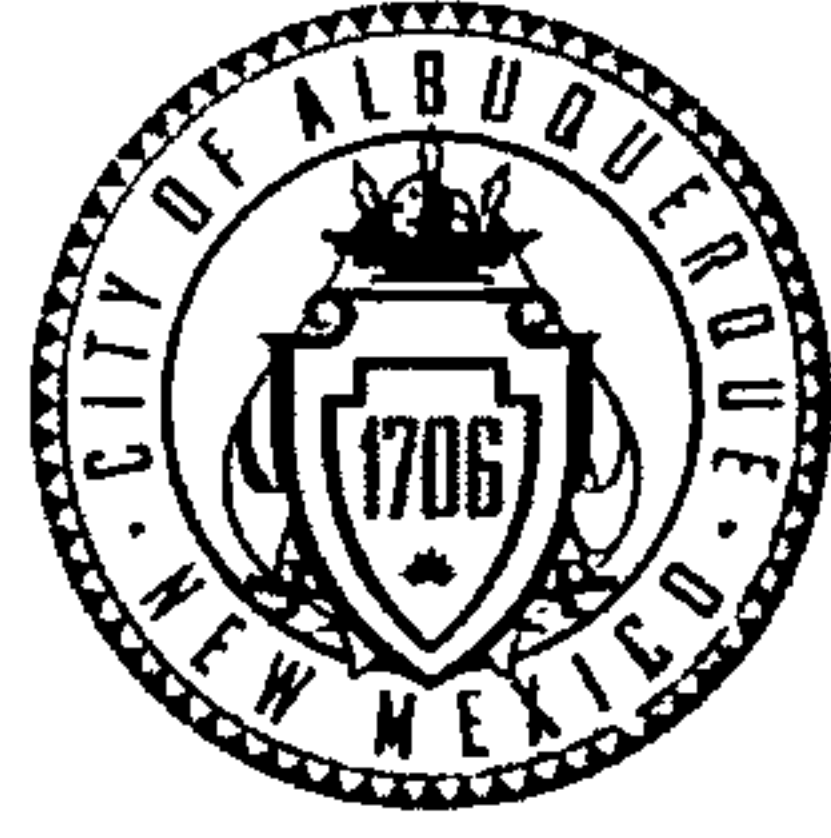
12/15/13  
(Date)

I issued 1 signs for this application, 12-15-13  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1009843





**INTER-OFFICE MEMORANDUM**

**COMMENTING AGENCIES**

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

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

PROJECT # 1009843

**WEDNESDAY, January 15, 2014**

Comments must be received by:

**Monday, January 13, 2014**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-**

**3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**



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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): 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: Legacy 18 PHONE: 505-315-6563  
 ADDRESS: 8504 Waterford Pl. N.E. FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87122 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-70698 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 12/15/13  
 (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>13DRB - 70792</u>	<u>VPE</u>		<u>300.00</u>
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<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>395.00</u>

Hearing date Jan. 15, 2013

12-15-13  
Staff signature & Date

Project # 1009843

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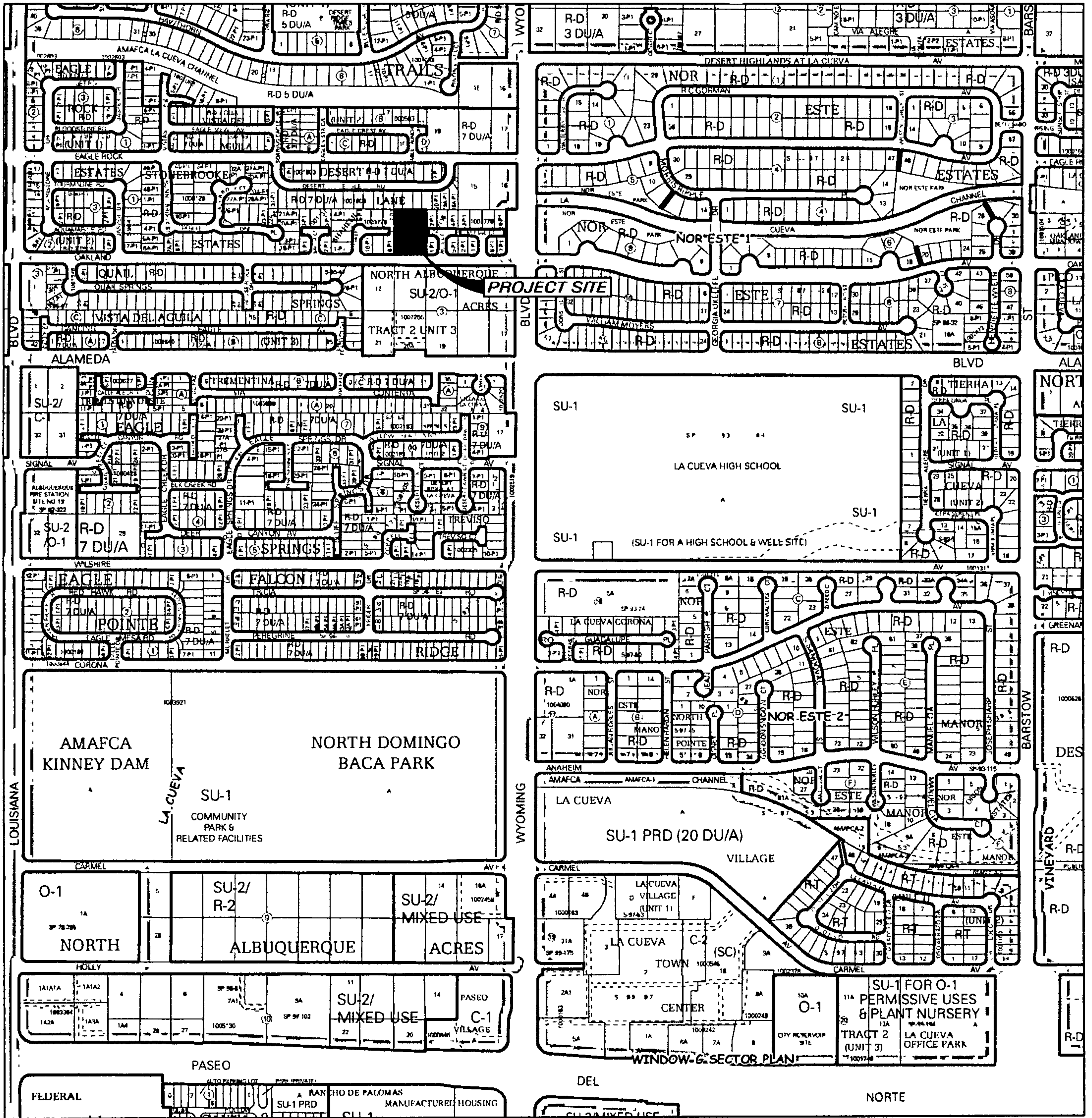
Ron E. Hensley - THE Group  
 Ron E. Hensley 12/15/13  
 Applicant name (print)  
 Applicant signature / date



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

Application case numbers  
 13 - DRB - 70792

Form revised 4/07  
 [Signature] 12-15-13  
 Planner signature / date  
 Project # 1009843



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

0 750 1.500 Feet



**The HENSLEY ENGINEERING GROUP**

December 6, 2013

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

Re: Easement Vacation – 7503 Oakland Ave.

Attached is an easement vacation submission for a portion of the easement within Oakland Ave. subdivision 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 would align 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](mailto:ron@thegroup.cc)

# TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES

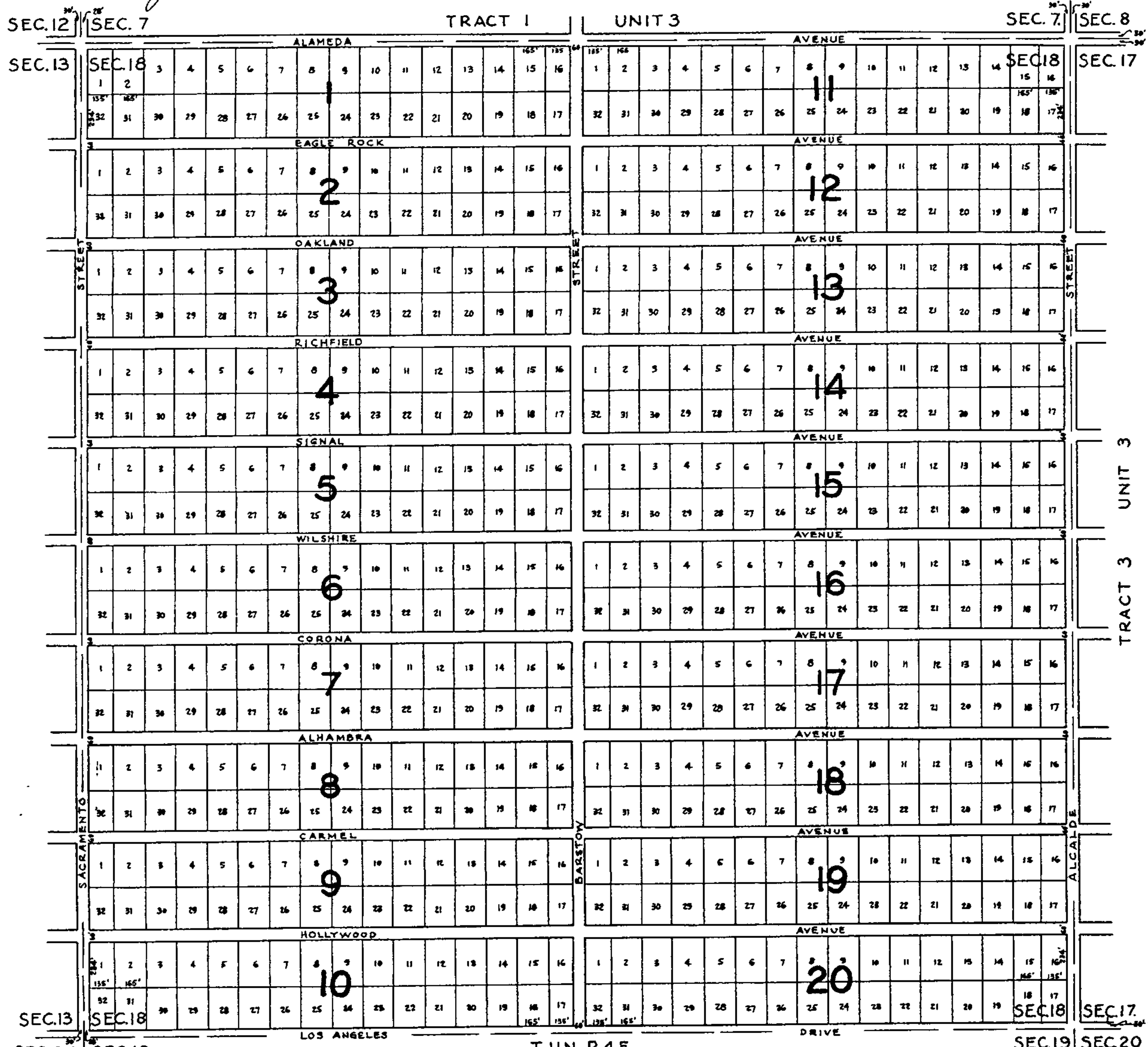
## ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO

SCALE: 1 INCH = 400 FEET

EACH LOT INCLUDING TO CENTER OF  
ADJOINING STREET IS ONE ACRE.

This instrument was filed for record on the 10th day  
of September 1931 at 11:30  
o'clock P. M. Recorded in Vol  
of Records of said County Folio  
3. Mrs. Mill Rogers Clerk & Recorder  
Deputy Clerk

10 September 1931  
*Louise N. Welty*



T. 11 N. R. 4 E.  
N.M.P.M.

The above and foregoing subdivision of that certain tract of land in School District No. 3, Bernalillo County, New Mexico within the Elena Gallegos Grant Being all of Section 18, Township 11 North, Range 4 East, N.M.P.M. (as defined by projection of existing public survey lines). Surveyed, platted and subdivided as hereon shown, comprising Blocks 1 to 20 inclusive of Tract 2 Unit 3, North Albuquerque Acres, is with the free consent and in accordance with the desire of the undersigned owner and proprietor thereof.

ATTEST: S/ J. W. Dewey, Secretary.

NORINS REALTY COMPANY, INC. Owner and proprietor.  
by S/ M. Norins, President.

State of California )  
County of Los Angeles )  
On this 4th day of Sept., 1931, before me, a Notary Public in and for said county, personally appeared M. Norins and J. W. Dewey, both to me personally known, who being duly sworn by me according to law, did say that they are President and Secretary, respectively of the Norins Realty Company, Inc., and that the seal affixed to the foregoing instrument is the Corporate Seal of said corporation and that said instrument was signed and said seal affixed thereto in behalf of said corporation by authority of its Board of Directors, and said M. Norins did acknowledge said instrument to be the free act and deed of said corporation.

In Witness whereof I have hereunto set my hand and seal the day and date last above written.

S/ Louise N. Welty - Notary Public

My commission expires April 30, 1935.

I, C. B. BEYER, County Surveyor of Bernalillo County New Mexico, hereby certify that I have examined the plat of Tract 2, Unit 3, North Albuquerque Acres, upon which this certificate appears and have approved the same this 2nd day of Sept., 1931.

S/ C. B. Beyer, County Surveyor.

- Alhambra Avenue # Anaheim Avenue
- Hollywood Avenue # Holly Avenue
- Alcalde Street # Wyoming Street
- Sacramento Street # Louisiana Street

1931091031

25-P1

LOT 24-P1

DESERT LANE SUBD.

LOT 23-P1

LOT 22-P1

LOT 21-P1

LOT 7-P1

LOT 2-P1

SHAHEEN SUBD.

ABIS SUBD.

LOT 20  
BLOCK 2

LOT 8-P1

LOT 1-P1

ROW TO BE  
VACATED

OAKLAND AVENUE - 56' ROW



SCALE: 1" = 30'

VACATION EXHIBIT

**THE Group**  
 300 Branding Iron Rd. SE  
 Rio Rancho, New Mexico 87124  
 Phone (505)514-0995





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 26, 2013

Ron Hensley  
THE Group  
300 Branding Iron Rd. SE  
Rio Rancho, NM 87124  
Phone: 505-814-0995  
E-mail: [ron@thegroup.cc](mailto:ron@thegroup.cc)

Dear Ron

Thank you for your inquiry of **November 26, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 20, BLOCK 2, UNIT 3, TRACT 2 OF NORTH ALBUQUERQUE ACRES LOCATED AT 7503 OAKLAND AVENUE NE, BETWEEN SHAHEEN COURT NE AND ABIS COURT 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. "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)

#### **THE QUAIL SPRINGS N.A. "R"**

Dr. Betty J. Fisher, 7311 Quail Springs Pl. NE/87113 797-4852 (h)  
Goldialu Stone, 7116 Quail Springs Pl. NE/87113 797-5597 (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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,  
*Stephani Winklepleck*  
Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

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

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: **11/26/13** Time Entered: **4:05 p.m.** ONC Rep. Initials: **siw**

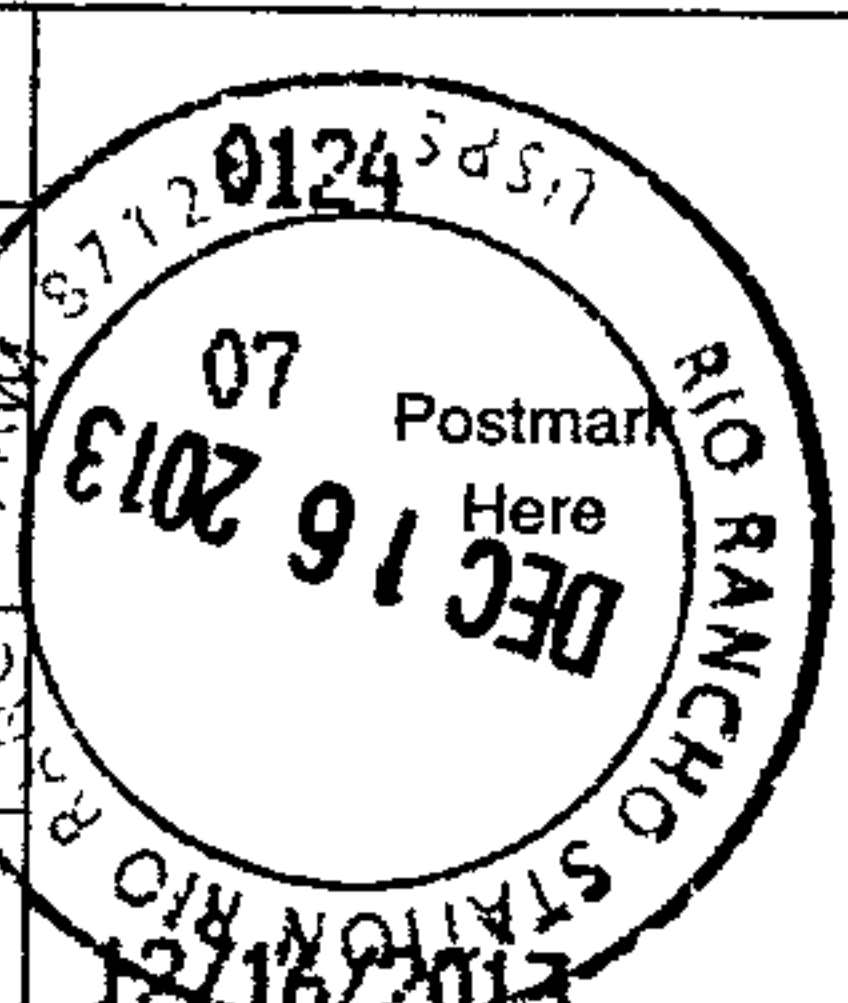
7012 1640 0001 4057 1647

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



Sent To Joe Yardenian  
 Street, Apt. No., or PO Box No. 7801 RC Gorman Ave. N.E.  
 City, State, ZIP+4 Albuquerque, NM 87122-2723  
 PS Form 3800, August 2006 See Reverse for Instructions

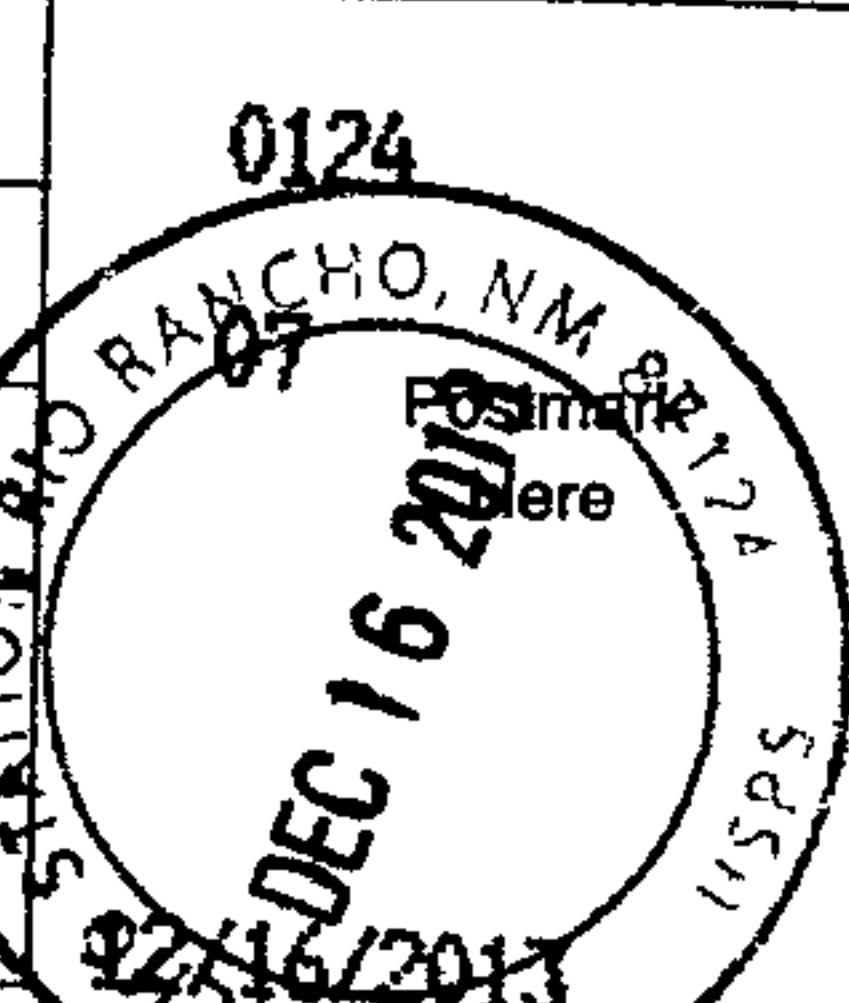
7012 1640 0001 4057 1630

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



Sent To Jeff Peterson  
 Street, Apt. No., or PO Box No. 7800 Eagle Rock Ave. NE  
 City, State, ZIP+4 Albuquerque, NM 87122-2723  
 PS Form 3800, August 2006 See Reverse for Instructions

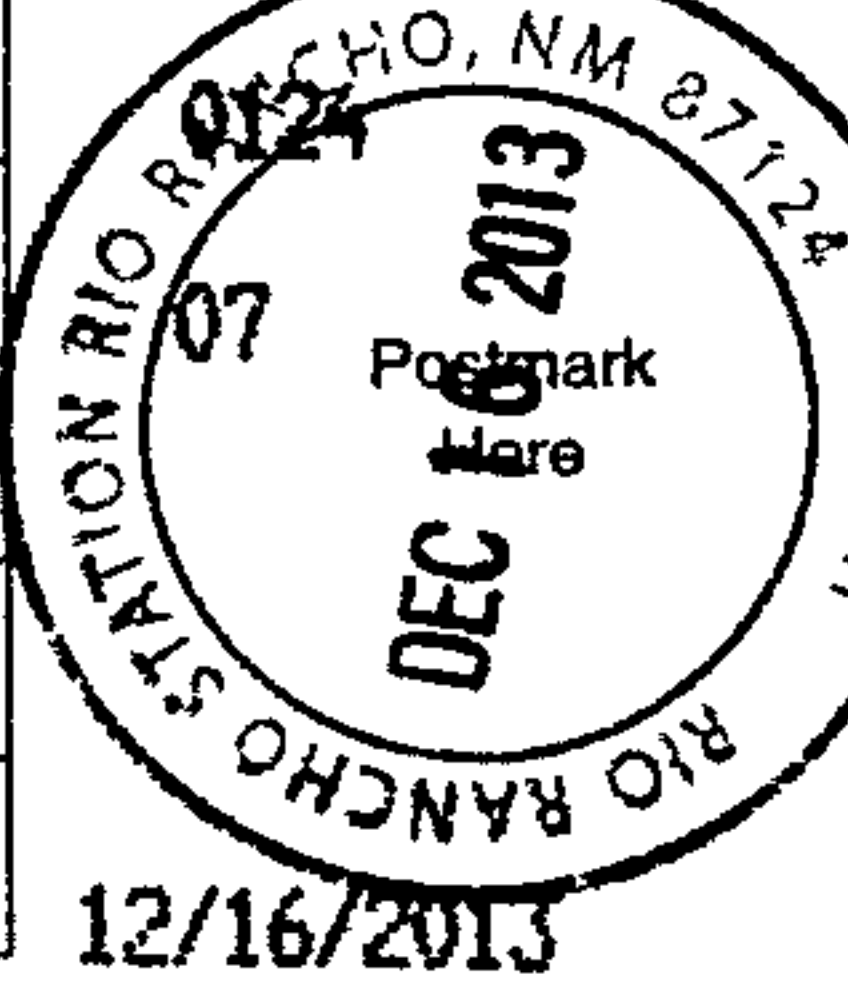
7012 1640 0001 4057 1661

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 87113 **OFFICIAL USE**

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



Sent To Goldiana Stone  
 Street, Apt. No., or PO Box No. 7116 Quail Springs Pl. NE  
 City, State, ZIP+4 Albuquerque, NM 87113  
 PS Form 3800, August 2006 See Reverse for Instructions

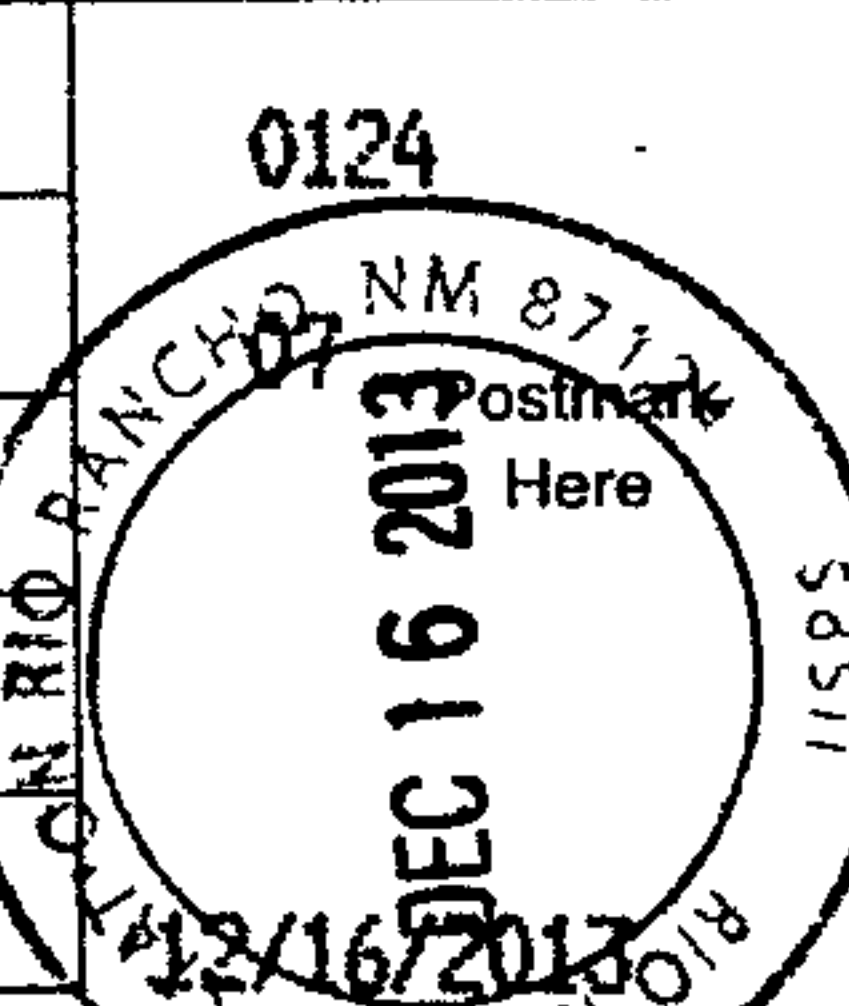
7012 1640 0001 4057 1654

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

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



Sent To Dr. Betty Fisher  
 Street, Apt. No., or PO Box No. 7311 Quail Springs Pl. NE  
 City, State, ZIP+4 Albuquerque, NM 87113  
 PS Form 3800, August 2006 See Reverse for Instructions



## The HENSLEY ENGINEERING GROUP

December 13, 2013

Dr. Betty J. Fisher  
The Quail Springs Neighborhood Association  
7311 Quail Springs Pl, NE  
Albuquerque, NM 87113

Goldialu Stone  
The Quail Springs Neighborhood Association  
7116 Quail Springs Pl, NE  
Albuquerque, NM 87113

Re: Portion of Public Easement Vacation – Lot 20, Block 2, Unit 3, Tract 2 of North Albuquerque  
Acres located at 7503 Oakland Ave. NE

Dear Dr. Fisher and Ms. Stone

Enclosed please find a copy of the DRB Exhibit requesting a vacation of easement / ROW for the referenced project. The anticipated date to be heard is January 15, 2014.

If there is any additional information that you feel should be provided or if you have any questions, please call.

Sincerely,

Ron E. Hensley  
410-1622



# The HENSLEY ENGINEERING GROUP

December 13, 2013

Jeff Peterson  
Nor Este Neighborhood Association  
7800 Eagle Rock Ave. NE  
Albuquerque, NM 87122-2723

Joe Yardumian  
Nor Este Neighborhood Association  
7801 R.C. Gorman Ave. NE  
Albuquerque, NM 87122-2723

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Acres located at 7503 Oakland Ave. NE

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Sincerely,

Ron E. Hensley  
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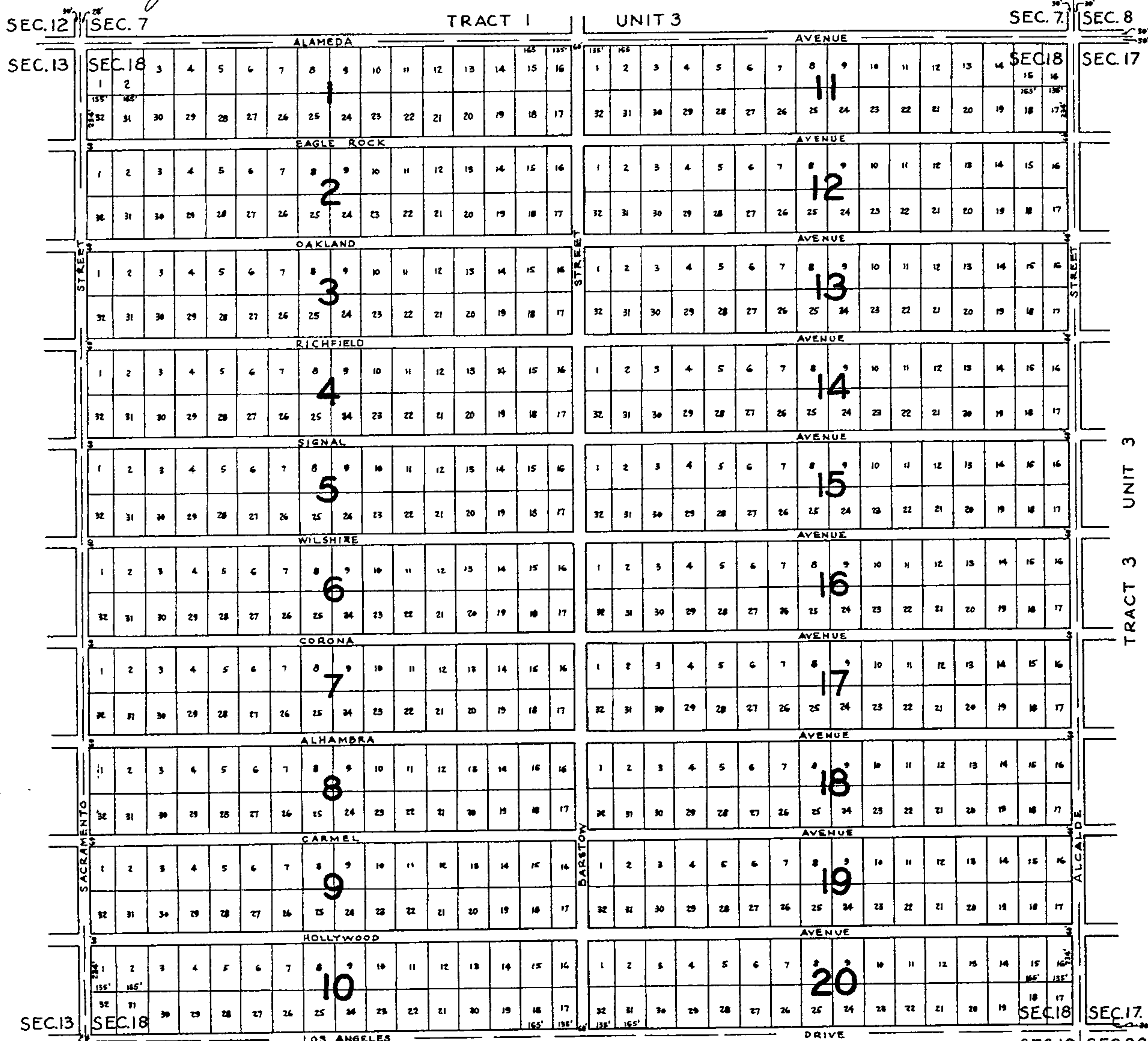
# TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO

This instrument was filed for record on the 10th day of September, 1931, at 1:30 o'clock P. M. Recorded in Vol. of Records of said County, Folio of 3.  
Mrs. Will Rogers Clerk & Recorder  
Deputy Clerk

*Louise N. Selty*  
10 September 1931

SCALE: 1 INCH = 400 FEET

EACH LOT INCLUDING TO CENTER OF ADJOINING STREET IS ONE ACRE.



SEC. 12 SEC. 13 SEC. 17 SEC. 18 SEC. 19 SEC. 20  
 T. 11 N. R. 4 E.  
 N.M.P.M.

The above and foregoing subdivision of that certain tract of land in School District No. 3, Bernalillo County, New Mexico within the Elena Gallegos Grant Being all of Section 13, Township 11 North, Range 4 East, N.M.P.M. (as defined by projection of existing public survey lines). Surveyed, platted and subdivided as hereon shown, comprising Blocks 1 to 20 inclusive of Tract 2 Unit 3, North Albuquerque Acres, is with the free consent and in accordance with the desire of the undersigned owner and proprietor thereof.

NORINS REALTY COMPANY, INC. Owner and proprietor.  
 by S/ M. Norins, President.

WITNES: S/ J. W. Dewey, Secretary.

State of California )  
 County of Los Angeles )

On this 4th day of Sept., 1931, before me, a Notary Public in and for said county, personally appeared M. Norins and J. W. Dewey, both to me personally known, who being duly sworn by me according to law, did say that they are President and Secretary, respectively of the Norins Realty Company, Inc., and that the seal affixed to the foregoing instrument is the Corporate Seal of said corporation and that said instrument was signed and said seal affixed thereto in behalf of said corporation by authority of its Board of Directors, and said M. Norins did acknowledge said instrument to be the free act and deed of said corporation.

In Witness whereof I have hereunto set my hand and seal the day and date last above written.

S/ Louise N. Selty - Notary Public

My commission expires April 30, 1931.

I, C. B. BEYER, County Surveyor of Bernalillo County New Mexico, hereby certify that I have examined the plat of Tract 2, Unit 3, North Albuquerque Acres, upon which this certificate appears and have approved the same this 2nd day of Sept., 1931.

S/ C. B. Beyer, County Surveyor.

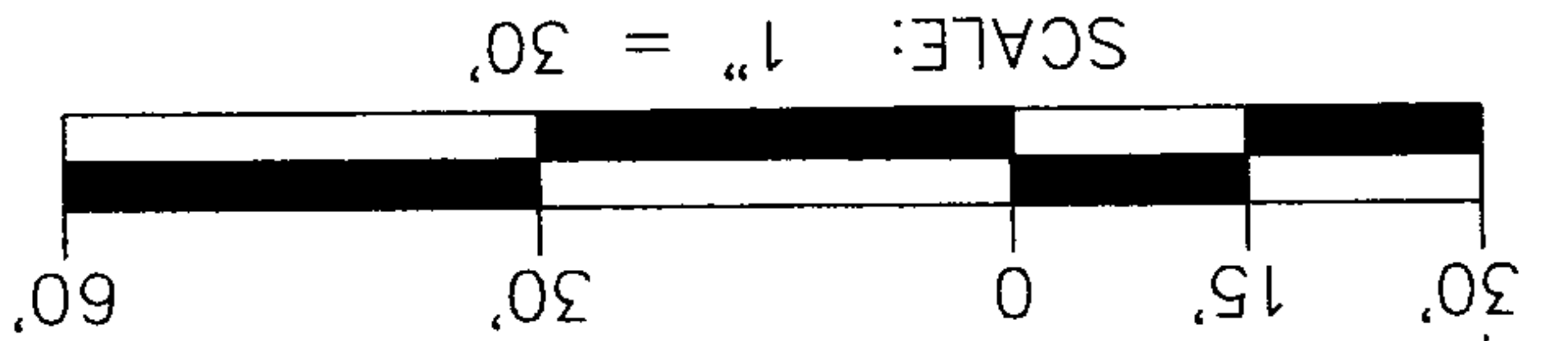
Map of the County of Bernalillo, New Mexico, as shown on page 2 of the County Surveyor's Report of 1930, the same being the same as shown on page 2 of the County Surveyor's Report of 1930.

Alhambra Avenue \* Anaheim Avenue  
 Hollywood Avenue \* Holly Avenue  
 Alcalde Street \* Wyoming Street  
 Sacramento Street \* Louisiana Street

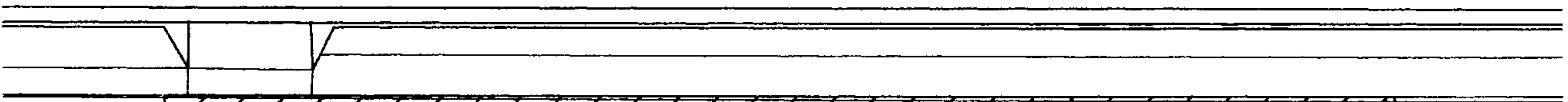
1931091031

THE Group  
300 Branding Iron Rd. SE  
Rio Rancho, New Mexico 87124  
Phone: (505) 514-0996

VACATION EXHIBIT



OAKLAND AVENUE - 56' ROW



ROW TO BE  
VACATED

LOT 1-P1

ABIS SUBD.

LOT 2-P1

LOT 8-P1

SHAHEEN SUBD.

LOT 7-P1

LOT 20  
BLOCK 2

LOT 21-P1

LOT 22-P1

LOT 23-P1

LOT 24-P1

25-P1

DESERT LANE SUBD.

January 15, 2014

(VFE)





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): 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: Navish LLC PHONE: 505-315-6563  
 ADDRESS: 8504 Waterford Pl. N.E. FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87122 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.): \_\_\_\_\_

**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 10/1/2013

(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>13DRB - 70698</u>	<u>SP</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 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>Oct. 9, 2013</u>				Total \$ <u>0</u>

[Signature]  
 Staff signature & Date 10-1-13

Project # 1009843

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
  - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
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- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
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  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) clearly outlined
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  - Copy of the document delegating approval authority to the DRB
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  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
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- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
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- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ron Hensley - THE Group  
 \_\_\_\_\_  
 Applicant name (print)  
*Ron Hensley* 10/11/13  
 \_\_\_\_\_  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
 13 - DRB - 10098  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ 10-1-13  
 Planner signature / date  
 Project # 1009843



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
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 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 10/1/2013  
 (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
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Hearing date Oct. 9, 2013

[Signature]  
 Staff signature & Date 10-1-13

Project # 1009843

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  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Ron Hensley -THE Group

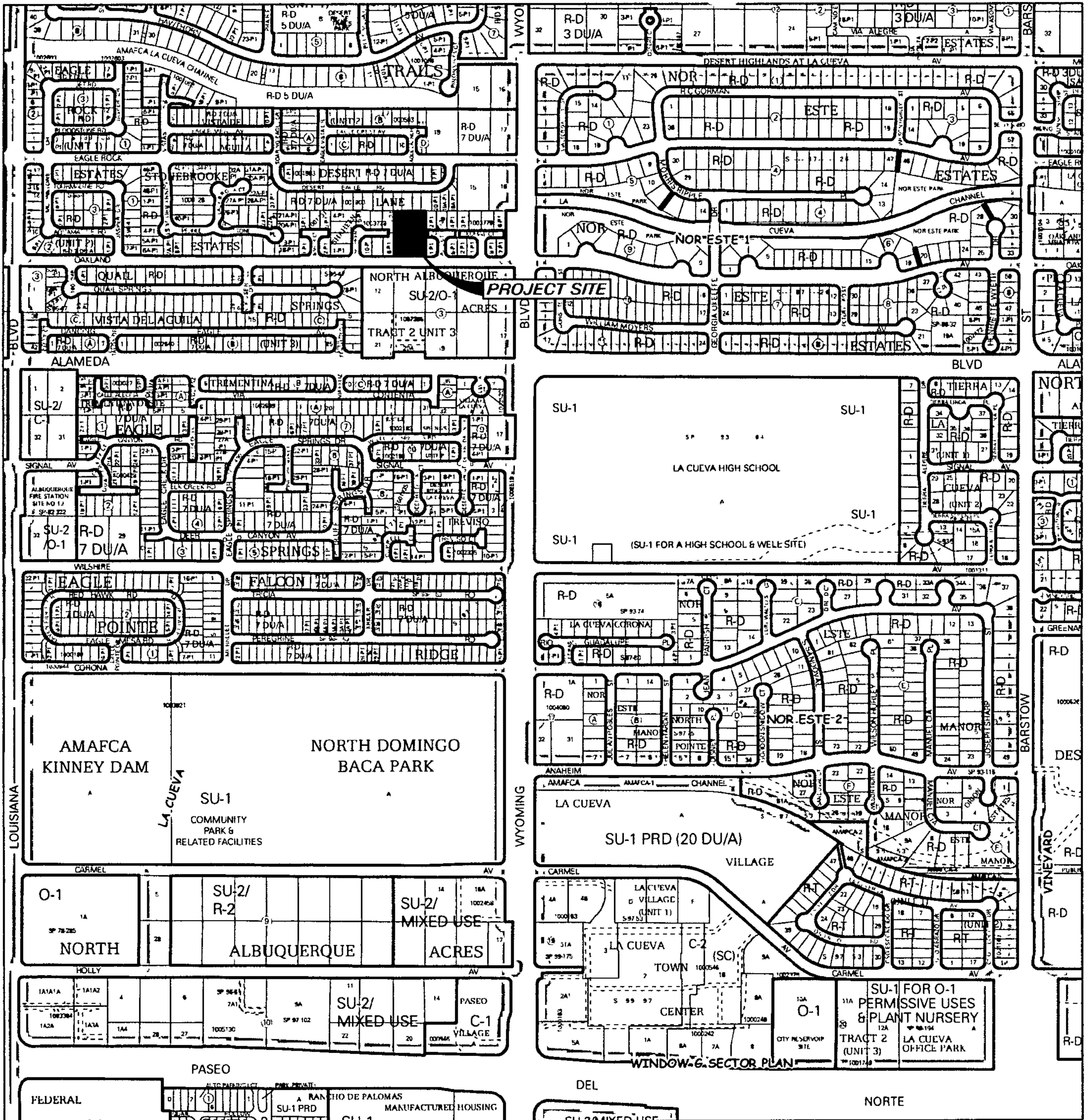
Ron Hensley 10/1/13  
Applicant name (print)  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
13 - DRB - 10098

[Signature] 10-1-13  
Planner signature / date  
Project # 1009843



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		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 1500 Feet



**The HENSLEY ENGINEERING GROUP**

October 1, 2013

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

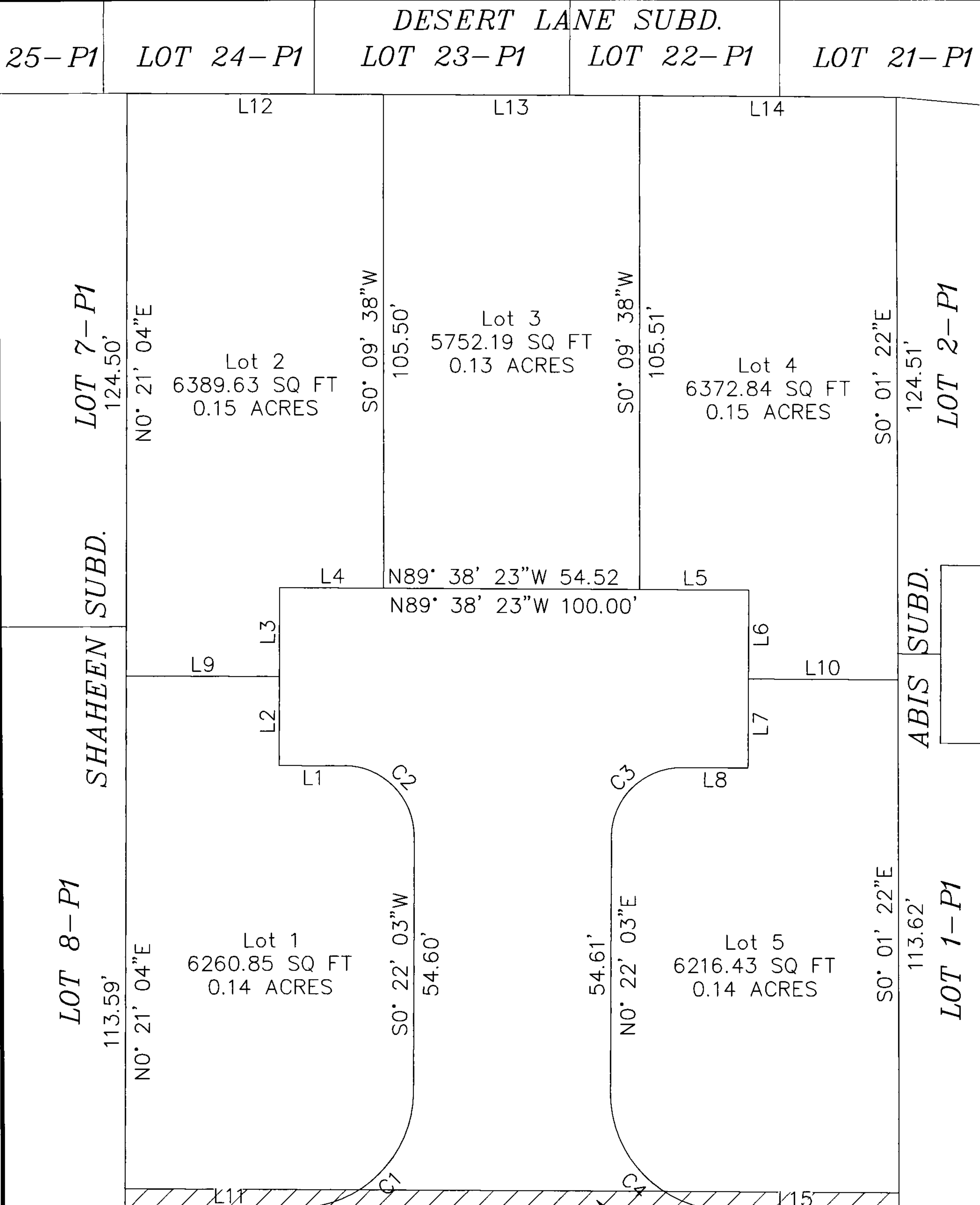
Re: North Oakland Subdivision Sketch Plat Review

Attached is a sketch plat submission 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 on Oakland Avenue between Shaheen Court and Abis Court. The plat would create five lots from the existing site.

As agent for the owners, we are requesting a review of the lot configuration, access, public utilities and any additional comments on the development of the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

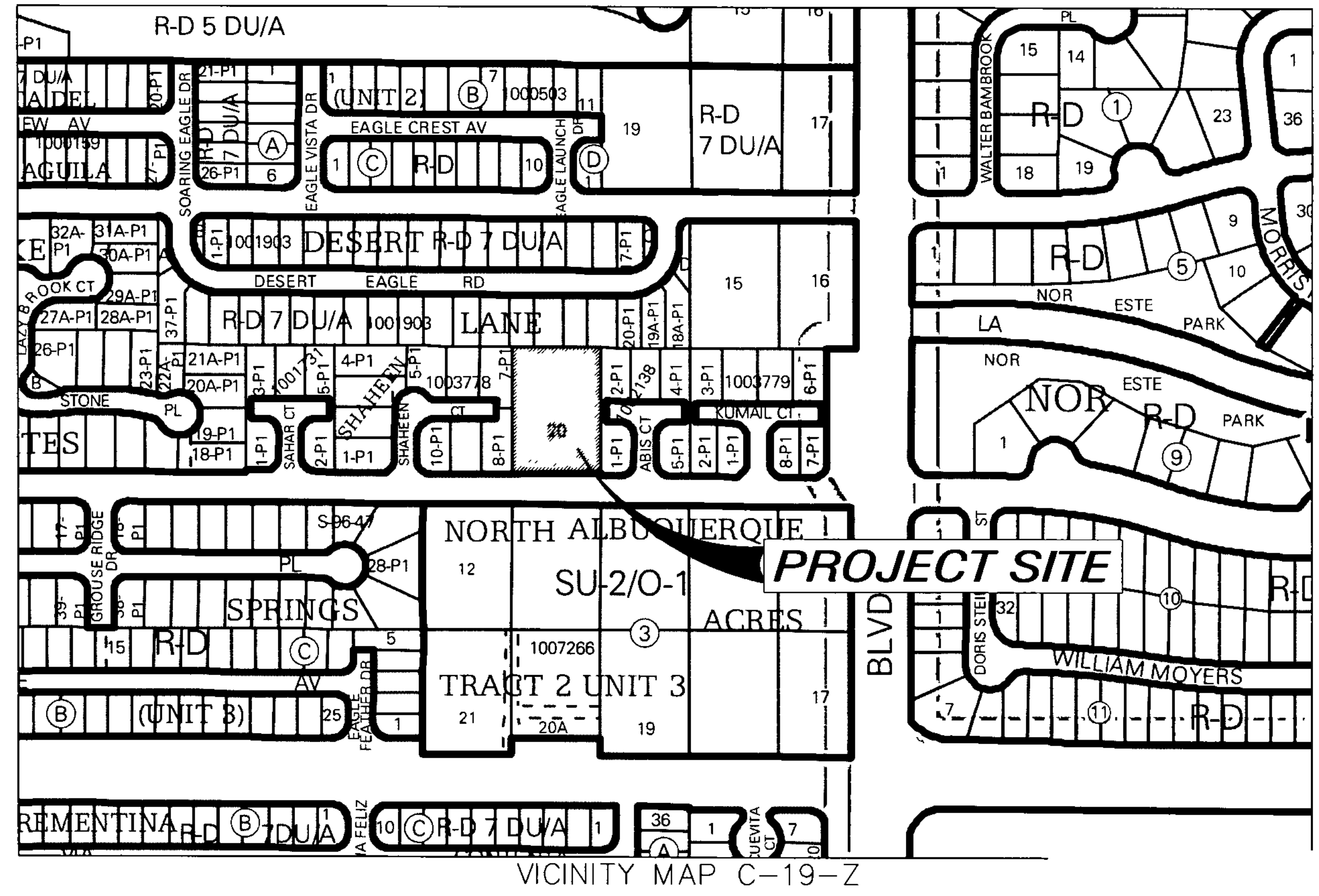
Ron E. Hensley  
[ron@thegroup.cc](mailto:ron@thegroup.cc)



Parcel Line Table

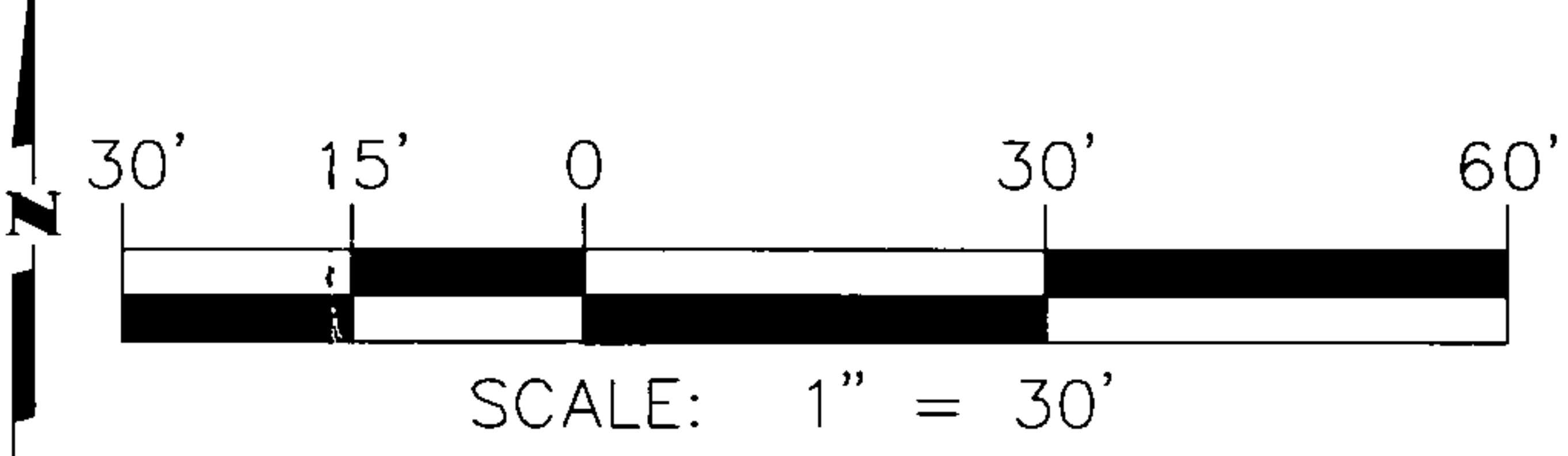
Line #	Length	Direction
L1	14.00	S89° 38' 48.16"E
L2	19.00	S0° 22' 02.62"W
L3	19.00	S0° 22' 02.62"W
L4	22.28	N89° 38' 22.77"W
L5	23.20	N89° 38' 22.77"W
L6	18.99	N0° 22' 02.62"E
L7	18.99	N0° 22' 02.62"E
L8	14.00	S89° 38' 48.16"E
L9	32.59	S89° 38' 35.46"E
L10	31.78	S89° 38' 35.46"E
L11	36.56	N89° 37' 57.38"W
L12	54.52	S89° 38' 48.16"E
L13	54.52	S89° 38' 48.16"E
L14	54.52	S89° 38' 48.16"E
L15	36.56	N89° 37' 57.38"W

**NORTH OAKLAND SUBDIVISION**  
 (BEING A REPLAT OF LOT 20, BLOCK 2, UNIT 3, TRACT 2)  
 WITHIN  
 NORTH ALBUQUERQUE ACRES  
 IN  
 PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
 ELENA GALLEGOS LAND GRANT  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2013



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90.00	S45° 22' 02"W	35.36
C2	23.57	15.00	90.01	S44° 38' 23"E	21.22
C3	23.56	15.00	89.99	N45° 21' 37"E	21.21
C4	39.27	25.00	90.00	N44° 37' 57"W	35.36



SKETCH PLAT

PROJECT # 1009843  
 13-70698 (SK)  
 10-9-13

October 9. 2013

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