



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input checked="" type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

<b>APPLICATION INFORMATION</b>			
Applicant: <b>Nazish LLC</b>		Phone: <b>505-315-6563</b>	
Address: <b>8504 Waterford Pl. N.E.</b>		Email:	
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87122</b>	
Professional/Agent (if any): <b>THE Group / Ron Hensley</b>		Phone: <b>505-410-1622</b>	
Address: <b>300 Branding Iron Rd. SE</b>		Email: <b>ron@thegroup.cc</b>	
City: <b>Rio Rancho</b>	State: <b>NM</b>	Zip: <b>87124</b>	
Proprietary Interest in Site: <b>Engineer / Agent</b>		List <u>all</u> owners:	

<b>BRIEF DESCRIPTION OF REQUEST</b>
<b>Preliminary Plat</b>

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: <b>31 and 32</b>	Block: <b>5</b>	Unit: <b>3 Tract 2</b>	
Subdivision/Addition: <b>North Albuquerque Acres</b>		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <b>C-19</b>	Existing Zoning:		Proposed Zoning:
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>10</b>	Total Area of Site (acres): <b>1.56</b>	

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: <b>7001 Wilshire Ave.</b>	Between: <b>Louisiana Blvd.</b>	and: <b>Eagle Springs Dr.</b>

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>	
PR-2018-001792	
Signature:	Date: <b>3/25/19</b>
Printed Name: <b>Ron Hensley</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

**Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (7 copies, 24” x 36” folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

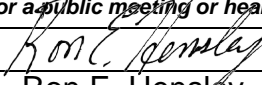

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11” by 17” maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT**

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 11/13/18
Printed Name: Ron E. Hensley	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number: _____	Case Numbers: _____
_____	_____
_____	_____
Staff Signature: _____	
Date: _____	

March 17, 2019

Kym Dicome

DRB Chairperson

Planning Department

City of Albuquerque, NM 87103

Dear Ms Dicome:

Sub: Authorization Letter for Luna Vita Subdivision- Lots 31 and 32, Block 5, Tract3, Unit 2, NAA

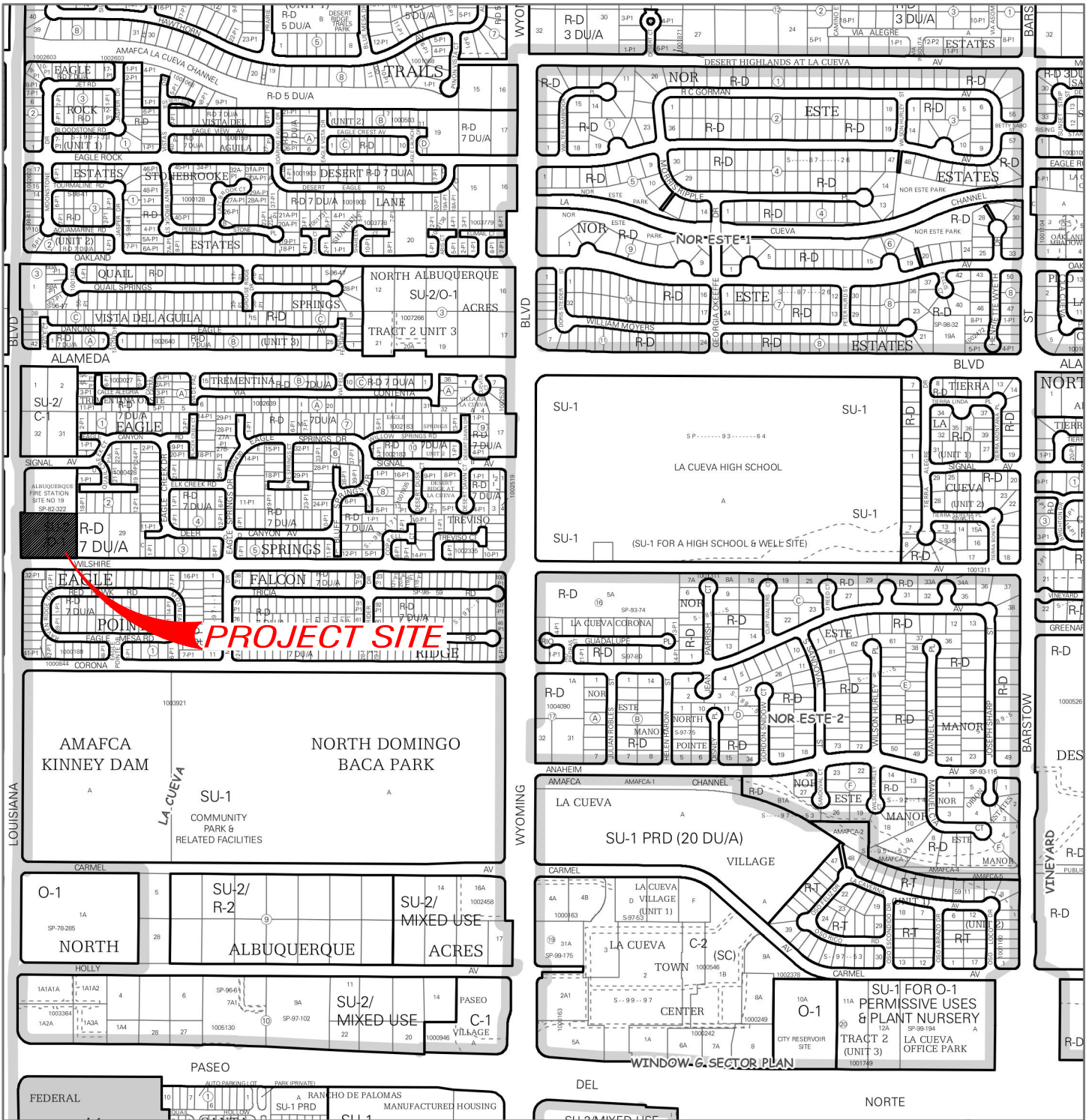
I, Subash K. Shah hereby authorize Mr. Ron Hensley to submit the preliminary plat for Luna Vita subdivision.

Thanks

A handwritten signature in black ink, appearing to read 'Subash K. Shah', with a stylized flourish at the end.

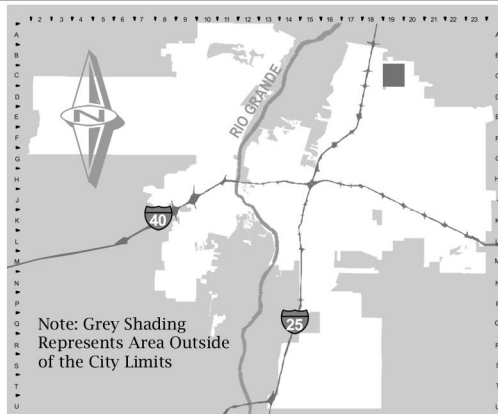
Subash K. Shah

Owner



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

Map amended through: 6/5/2009



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



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. 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 for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or 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.

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 4/8/19 To 4/24/19

5. REMOVAL

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

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

Ron E. Hensley 3/25/19  
(Applicant or Agent) (Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

PROJECT NUMBER: 001792



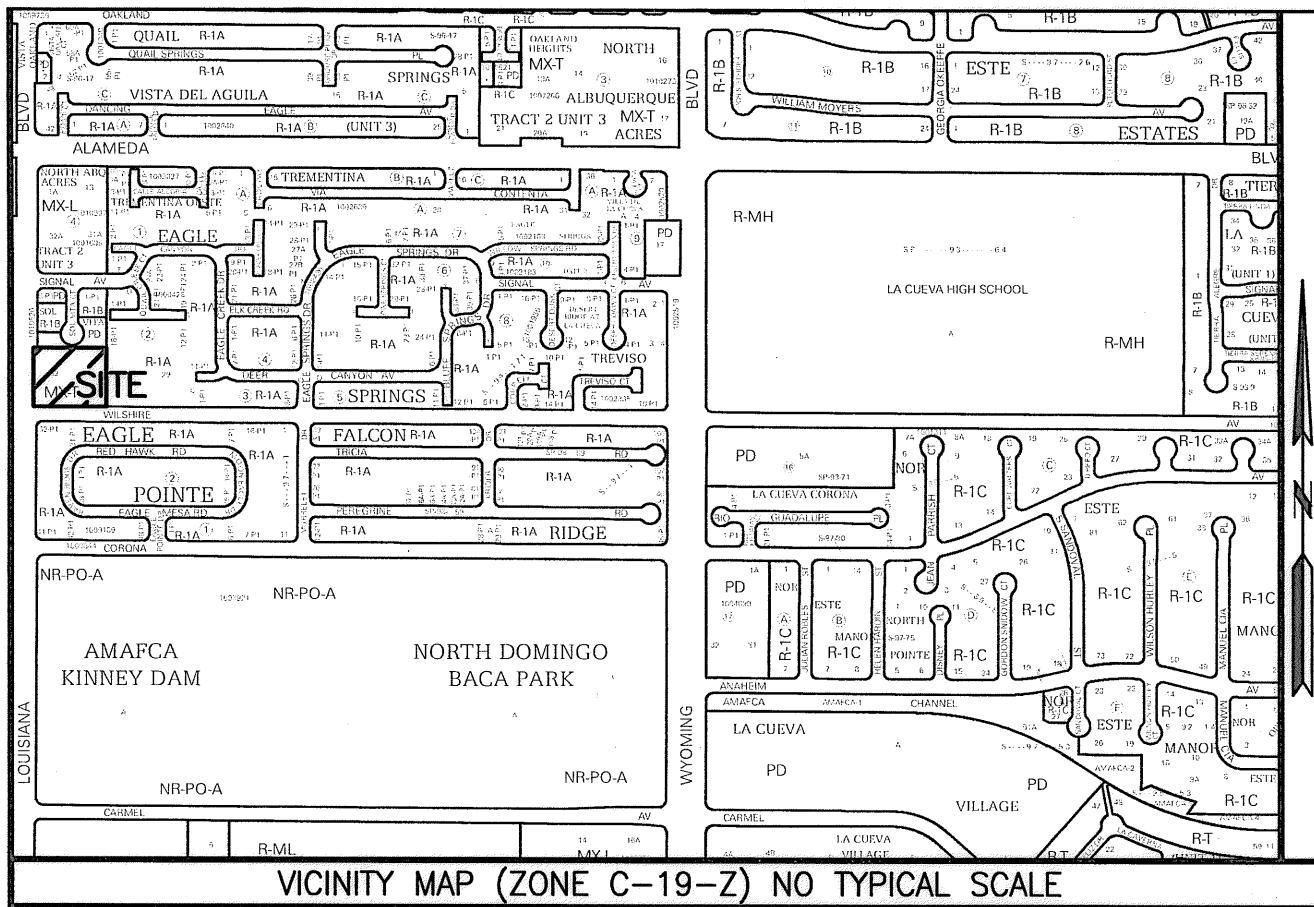
# Development Review Board

## Planning Dept. - Sketch Plat Comments

*Project #:PR-2018-001792 Application #:PS-2018-00041 11-28-2018*

---

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- The vicinity map must reflect the existing zoning categories, not the old. Needs to be revised.
- MX-T requires useable open space per lot created. Note the calcs on the plat.
- Letter states there is a design variance being requested but no other information was provided. Variance to?
- If there is IL required, would require to be processed as a major subdivision.
- Make sure to submit the required email notice as described in Section 14-16-6-4(K)

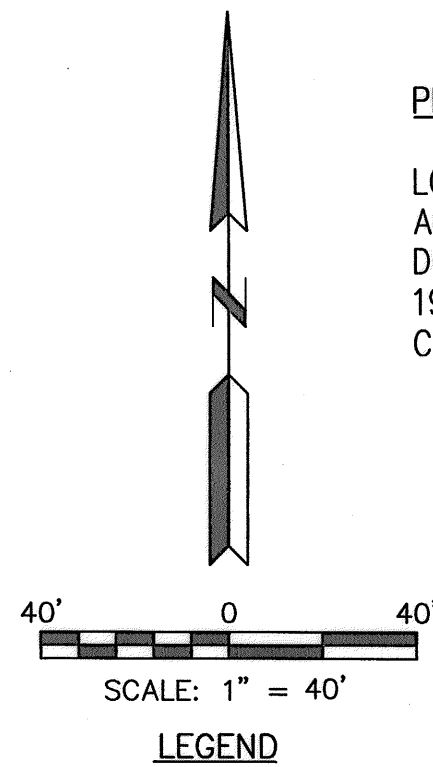


VICINITY MAP (ZONE C-19-Z) NO TYPICAL SCALE

PROPERTY DESCRIPTION

LOT 31 AND THE REMAINDER OF LOT 32, BLOCK 5 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, TRACT 2, UNIT 3 AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

PRELIMINARY PLAT OF  
**LUNA VITA SUBDIVISION**  
 SITUATE WITHIN  
**PROJECTED SECTION 18**  
**T.11N., R.4E., N.M.P.M.**  
**ELENA GALLEGOS LAND GRANT**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 MARCH 2019



LEGEND

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

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 31 AND 32 TOF BLOCK 5, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 INTO 10 LOTS AND TO DEDICATE A FULL WIDTH STREET AND TO GRANT 10' PUBLIC UTILITY EASEMENT TO SERVE THE PARCELS CREATED.

AGRS CONTROL STATION "9 C18"  
 Y=1521497.624  
 X=1542501.428  
 MAPPING ANGLE = -00°11'19.69"  
 COMBINED FACTOR=0.999664563  
 (NEW MEXICO COORDINATE SYSTEM  
 CENTRAL ZONE-NAD83)  
 ORTHO HGT.: 5232.47 (NAVD 88)

TIE: S84°00'24"W  
 2734.00'

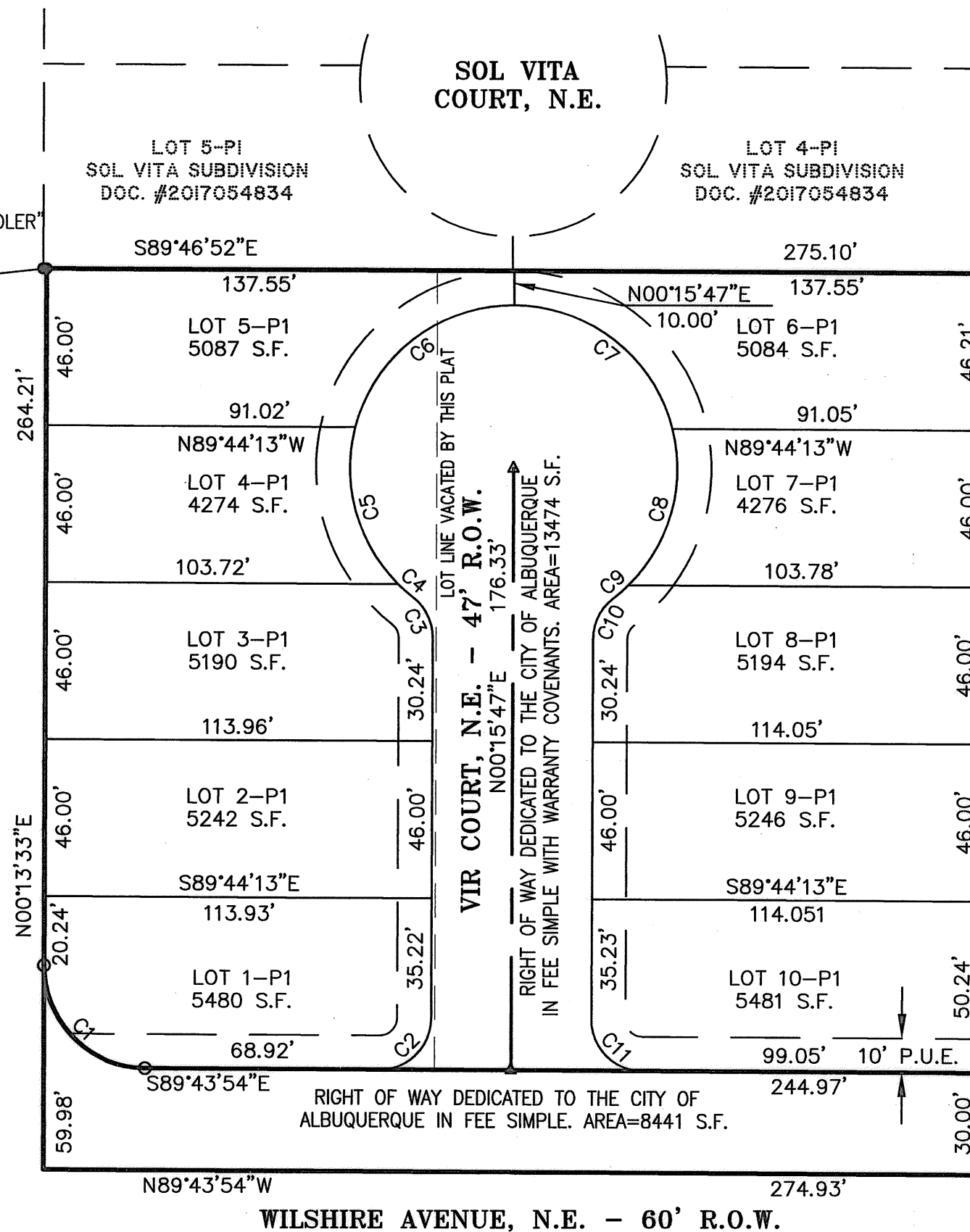
NOTES:

- 1) UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (○) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "PWT 10204".
- 2) ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (△) WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, PS #10204.
- 3) BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- 5) ALL DISTANCES SHALL BE GROUND DISTANCES.
- 6) GROSS SUBDIVISION ACREAGE 1.6689 ACRES.

USABLE OPEN SPACE PER THE PROVISIONS OF SECTION 2-4(A)(2)  
 Table 2-4-1: MX-T Zone District Dimensional Standards Summary:

- ≤1 BR: 200 sq. ft./unit
- 2 BR: 250 sq. ft./unit
- ≥3 BR: 300 sq. ft./unit

LOUISIANA BOULEVARD, N.E. - R.O.W. VARIES



LOT 18-P1  
 BLOCK 2  
 EAGLE SPRINGS  
 (03/11/2002; 2002C - 82)  
 FD. #5 REBAR

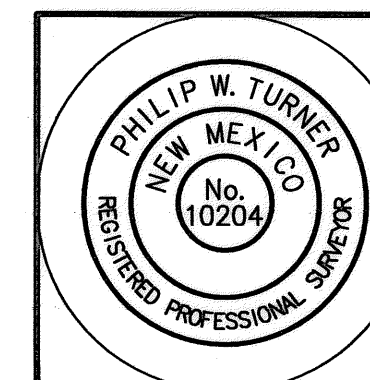
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Length
C8	49.95'	48.00'	59°37'33"	S15°43'45"W	47.73'
C7	63.38'	48.00'	75°39'11"	S51°54'38"S	58.87'
C6	63.38'	48.00'	75°39'11"	N52°26'11"E	58.87'
C5	49.95'	48.00'	59°37'33"	S15°12'11"E	47.73'
C4	5.91'	48.00'	7°03'04"	N48°32'30"W	5.90'
C1	47.10'	30.00'	89°57'28"	S44°45'11"E	42.41'
C9	5.91'	48.00'	7°03'04"	S49°04'03"W	5.90'
C3	13.70'	15.00'	52°19'48"	N25°54'07"W	13.23'
C10	13.70'	15.00'	52°19'48"	S26°25'41"W	13.23'
C11	23.56'	15.00'	90°01'19"	S44°44'04"E	21.21'
C2	23.56'	15.00'	89°59'41"	N45°15'56"E	21.21'

LOT 30  
 BLOCK 5  
 TRACT 2, UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 (09/10/1931; D-121)  
 FD. #4 REBAR/CAP

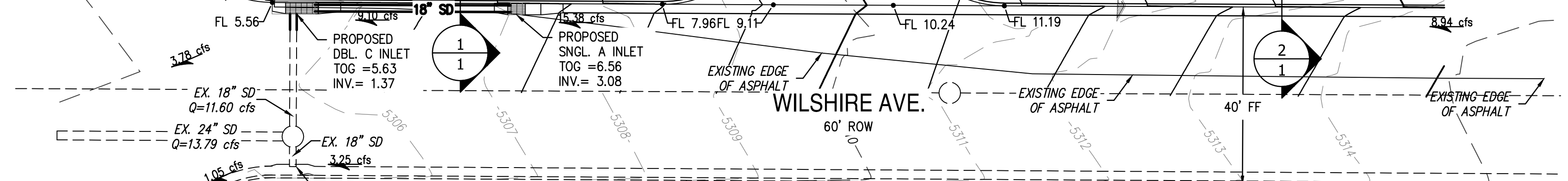
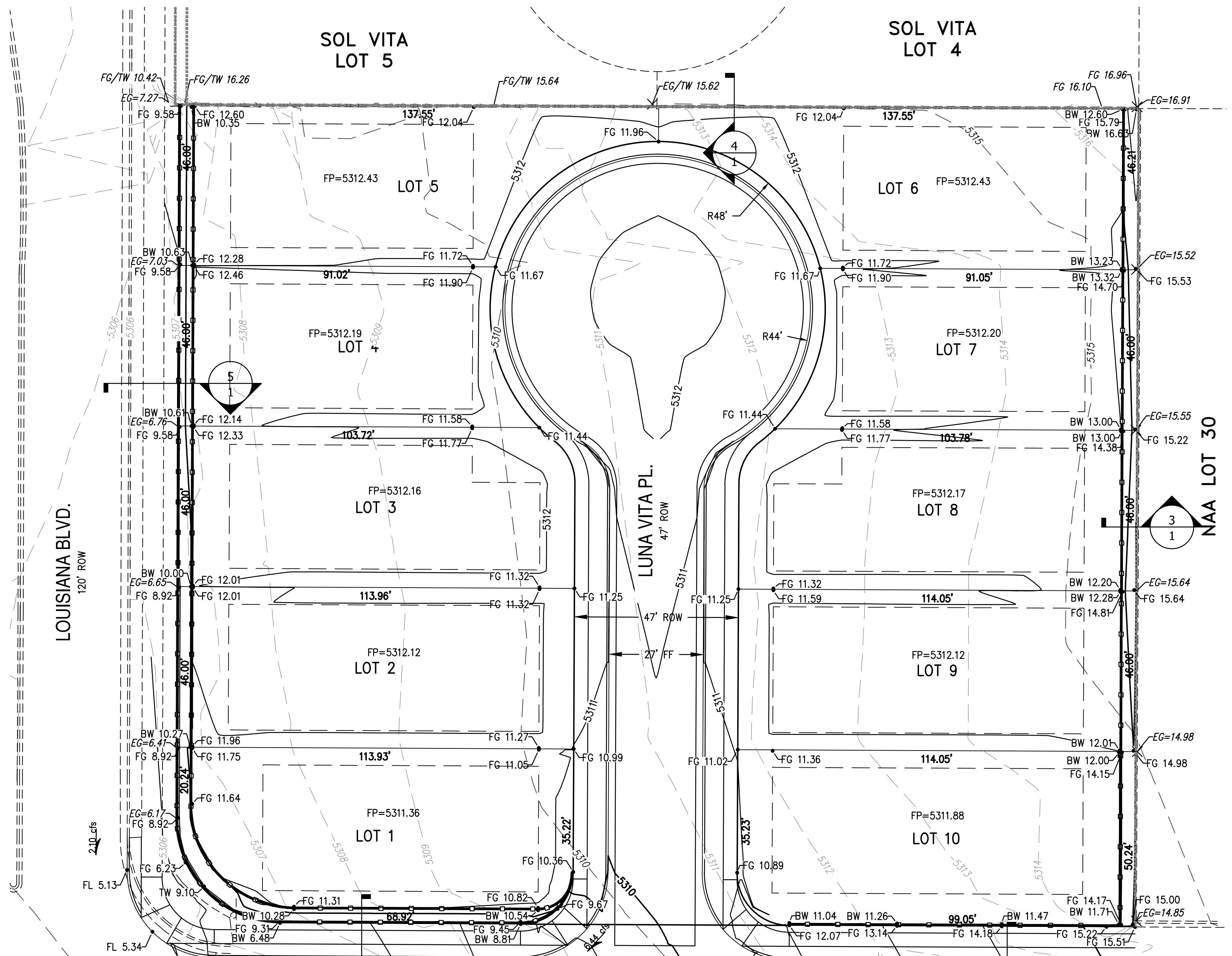
*Steven M. Rianchover* P.S. 3/20/19  
 CITY SURVEYOR, CITY OF ALBUQUERQUE DATE

*K. Shah*  
 SUBHAS K. SHAH - OWNER DATE 3/19/19

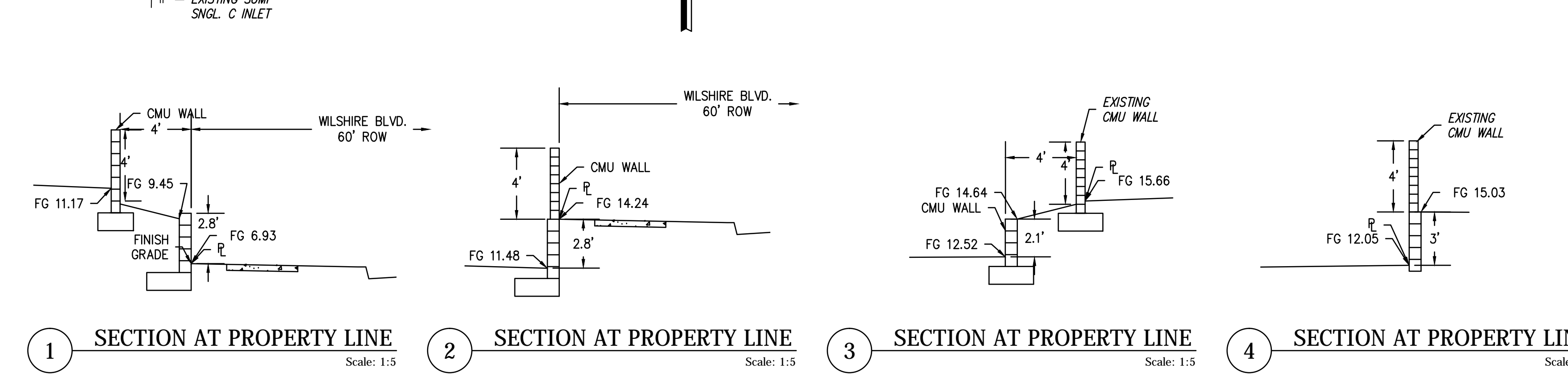
No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))



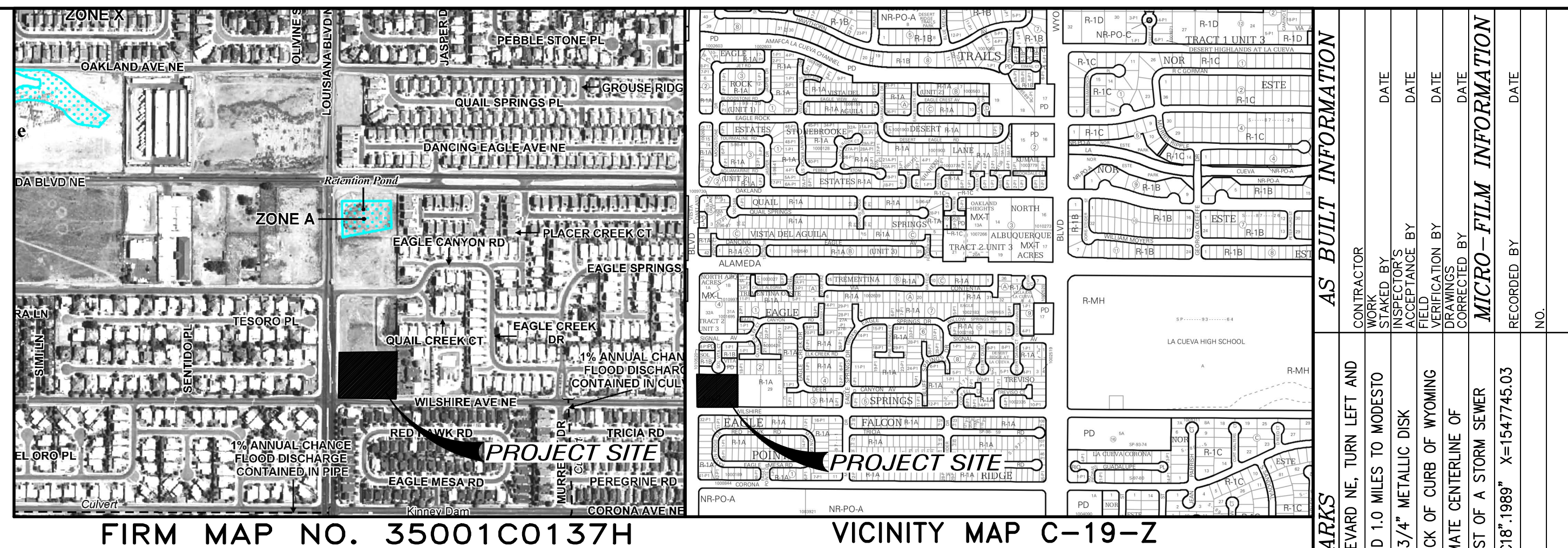
PLAT AND SURVEY BY:  
**TERRAMETRICS NM LLC**  
**PROFESSIONAL LAND SURVEYING**  
 3009 LOUISIANA BOULEVARD, N.E.  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE: (505) 881-2903



**LEGAL DESCRIPTION**  
 LUNA VITA SUBDIVISION  
 (BEING A REPLAT OF LOT 31 AND 32, BLOCK 3, 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



1 SECTION AT PROPERTY LINE Scale: 1:5  
 2 SECTION AT PROPERTY LINE Scale: 1:5  
 3 SECTION AT PROPERTY LINE Scale: 1:5  
 4 SECTION AT PROPERTY LINE Scale: 1:5  
 5 SECTION AT PROPERTY LINE Scale: 1:5



**DRAINAGE INFORMATION**  
 LOCATION & DESCRIPTION

THE PROPOSED SITE IS 1.48 ACRES LOCATED ON THE SOUTH SIDE OF WILSHIRE AVENUE EAST OF LOUISIANA BLVD. AS SEEN ON THE VICINITY MAP. THE SITE IS UNDEVELOPED. THE ADJACENT PROPERTIES TO THE EAST AND WEST ARE DEVELOPED HIGHER DENSITY WALLED COMMUNITIES. THE PROPOSED DEVELOPMENT WILL BE TEN (10) SINGLE FAMILY RESIDENTIAL LOTS ON A CUL-DE-SAC.

**FLOODPLAIN STATUS**

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137H, DATED AUGUST, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

**METHODOLOGY**

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

**PRECIPITATION**

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

**EXISTING DRAINAGE**

THE ALLOWABLE FLOWS IN THE STORM DRAIN IS TAKEN FROM THE REFERENCED PROJECT AND EXISTING FLOWS ARE FROM ADJACENT DRAINAGE PLANS C190201 AND C190206. THE STORM DRAIN COMPLETED WITH COA PROJECT #600481 COMPLETES THE DOWNSTREAM FACILITIES AND ALLOWS FOR AN INLET CAPTURE OF 20.3 CFS FROM WILSHIRE AVE. OF WHICH, 17.1 CFS IS ALLOCATED TO THE NORTH INLETS. THIS SITE DRAINS SURFACE DRAINS TO THE EXISTING CURB AND GUTTER AND INLET IN WILSHIRE AVE.

**DEVELOPED CONDITION**

THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF. THE RUNOFF WILL FREE DISCHARGE INTO WILSHIRE AVENUE. WILSHIRE AVENUE WILL CONVEY FLOW ALONG THE CURB TO THE PROPOSED INLETS LOCATED IN WILSHIRE AVENUE. WITH A FLOW DEPTH OF 0.30 FT THE CAPACITY OF THE 3 GRATES OF THE PROPOSED INLETS IS 11.6 CFS WITH AN ADDITIONAL 2.2 CFS IN THE EXISTING INLET FOR A TOTAL OF 13.8 CFS. PER C19-D21 EAGLE POINT, THE REMAINING FLOW IS ALLOWED TO BYPASS TO THE INLET IN LOUISIANA BLVD. PER C19-D21 THIS INLET WAS TO CAPTURE 6.22 CFS FROM WILSHIRE AVE. THE PROPOSED FLOW FROM WILSHIRE AVE. IS 4.83 CFS. THE [R]P[SE]D 6.4 CFS DISCHARGE FROM THE SITE, FOR THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT CAN BE ACCOMMODATED BY THE STORM DRAIN AND DOWNSTREAM FACILITIES.

**HYDROLOGIC DATA - NAADMP**

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q <sub>100</sub> (cfs)	V <sub>100-24</sub> (acft)
		A	B	C	D			
SITE	1.48	0	34	16	50	3.17	4.68	0.164
WILSHIRE	0.73	0	0	10	90	4.59	6.70	0.153

**HYDROLOGIC DATA - PROPOSED**

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q <sub>100</sub> (cfs)	V <sub>100-24</sub> (acft)
		A	B	C	D			
SITE	1.48	0	18	10	72	4.37	6.44	0.288
WILSHIRE	0.73	0	0	10	90	4.59	6.70	0.153

**REQUIRED WATER QUALITY VOLUME**

CASH IN LIEU WILL BE UTILIZED FOR FIRST FLUSH RUNOFF REQUIREMENTS. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA \* (0.44-0.10)/12 IN CUBIC FEET.  
 IMPERVIOUS AREA = 0.72 \* 64,469 SQ.FT. = 46,418  
 REQUIRED VOLUME = 46,418 \* (0.44-0.10)/12 = 1,315 CU.FT.

PRIOR TO WORK ORDER, OWNER WILL MAKE PAYMENT IN LIEU FOR THE REQUIRED STORM WATER QUALITY VOLUME IN THE AMOUNT OF \$7,890.98.

**NOTES**

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

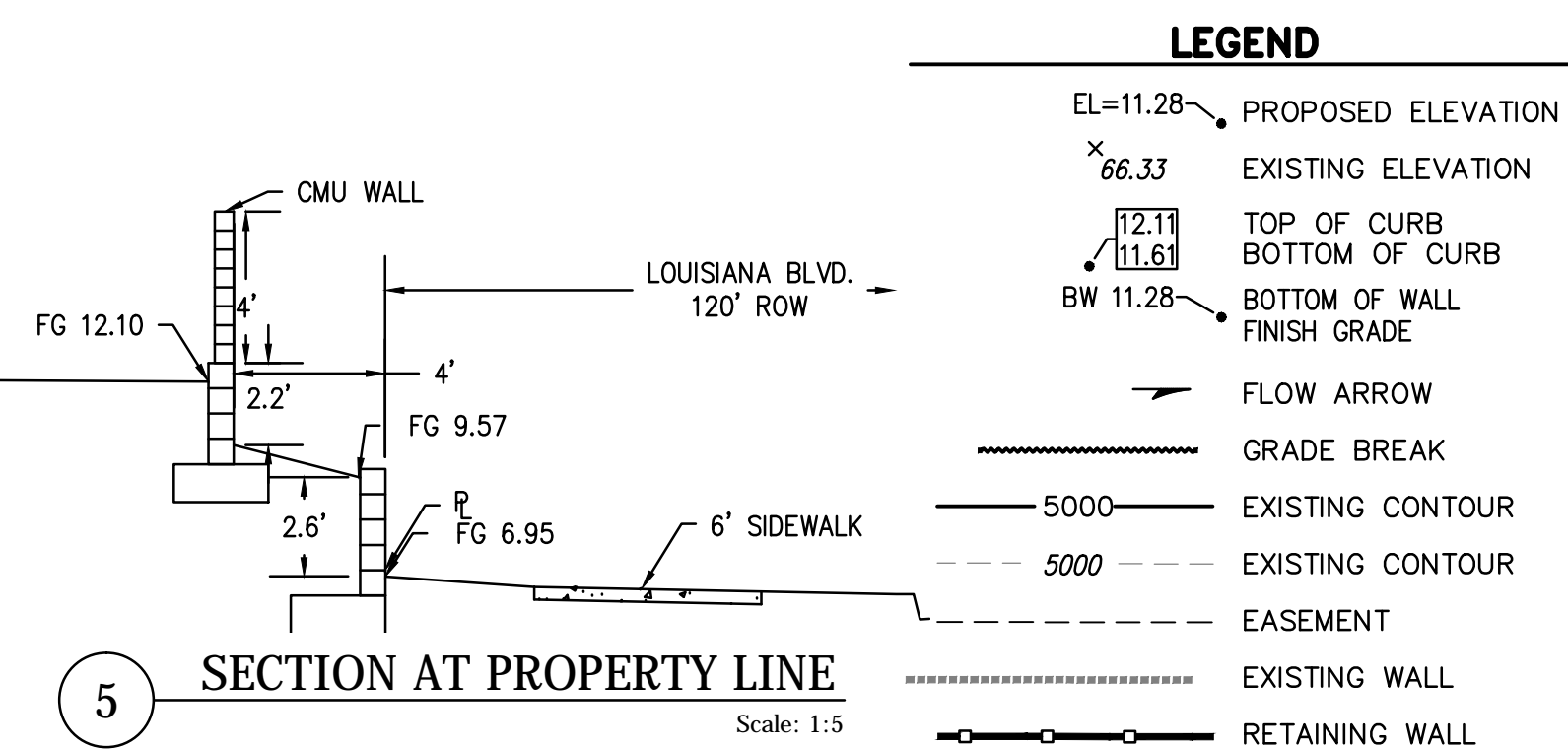
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

**GENERAL NOTES:**

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEED OR LANDSCAPED.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LAND LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	BY
INSPECTOR'S	DATE	*ACS BM 20-C18*	DATE	DATE	DATE	DATE	DATE
FIELD DISTANCE	DATE	AVENUE NE, THE BENCHMARK IS A 1.3/4" METALLIC DISK	DATE	BOULEVARD, NORTH OF THE WEST BACK OF CURB OF WYOMING	REVISIONS	DESIGNED BY	REH
VERIFICATION BY	DATE	BOULEVARD, NORTH OF THE APPROXIMATE CENTERLINE OF	DATE	MO. / DAY / YR.	DATE	DRAWN BY	REH
CORRECTED BY	DATE	MODESTO AVENUE, 19.0 FEET NORTHWEST OF A STORM SEWER	DATE	Mo. / DAY / Yr.	DATE	CHECKED BY	REH
		MANHOLE LID, STAMPED "ACS BM 20-C18" 1989" X=1547745.03					
		Y=1547745.68 (NAD 83)					
		ELEV=5393.48 (NAVD 1988)					
<p><b>THE Group</b>            300 Branding Iron Rd. SE            Rio Rancho, New Mexico 87124            Phone: (505) 514-0995</p>				<p>CITY OF ALBUQUERQUE            PUBLIC WORKS DEPARTMENT            ENGINEERING DEVELOPMENT GROUP</p>			
<p><b>LUNA VITA SUBDIVISION</b>            A REPLAT OF LOTS 31-32, BLOCK 3, UNIT 2, TRACT 2, NAA            GRADING &amp; DRAINAGE PLAN</p>				<p>DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL</p>			
DRB No. PR-2018-001792		CITY PROJECT No. C-19-Z		SHEET 1 OF 1			



**INFRASTRUCTURE LIST**  
(Rev. 9-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Luna Vita Subdivision**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lots 31 & 32 Block 5 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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		27' FF	<b>Paving</b> Res. Pvm. w/ Mountable Curb (Both Sides & Cul De Sac)	Luna Vita Court	Wilshire Ave.	Cul-De-Sac	/	/	/
		4'	Sidwalk East / West Side and Cul De Sac (Deferred)	Luna Vita Court	Wilshire Ave.	Cul-De-Sac	/	/	/
		20' FE	Res. Pvm. w/ Standard Curb and 4' Sidewalk (South Side)	Wilshire Ave.	Louisiana Blvd.	East PL	/	/	/
		6"	<b>Water</b> Water Line, Hydrant and Services and Appurtances	Luna Vita Court	Wilshire Ave.	Cul-De-Sac	/	/	/
		8"	<b>Sanitary Sewer</b> SAS W/ Appurtances and Services	Luna Vita Court	Wilshire Ave.	Cul-De-Sac	/	/	/
		18"	<b>Storm Drain</b> Storm Drain W/ Type Dbl. C & Sngl. A Inlets	Wilshire Ave.	Existing SD	30' East.	/	/	/
							/	/	/
							/	/	/
							/	/	/

listing. The Items listed below are subject to the standard SIA requirements.							Construction Certification			
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Private		City Cnst Engineer	
							Inspector	P.E.		
<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 \_\_\_\_\_  
\_\_\_\_\_
- 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

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: LUNA VITA SUBDIVISION

AGIS MAP # C-19

LEGAL DESCRIPTIONS: LOTS 31 AND 32 BLOCK 5  
TRACT 3 UNIT 2 of NORTH ALBUQUERQUE ACRES

**DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 1/23/19 (date).

Ron E. Rowley  
Applicant/Agent

3/25/19  
Date

Renee Brisseto  
Hydrology Division Representative

3/25/19  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 3/16/19 (date).

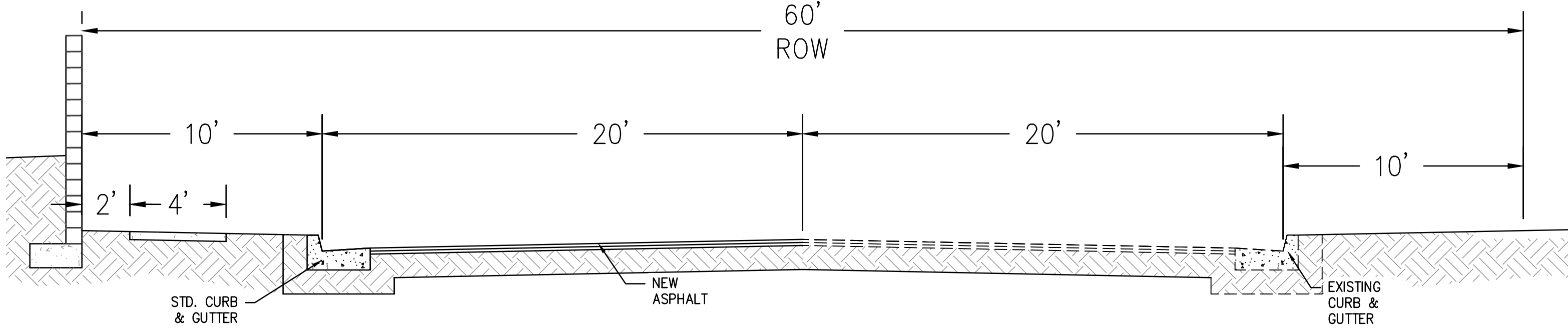
Ron E. Rowley  
Applicant/Agent

3/25/19  
Date

[Signature]  
ABCWUA Representative

03/25/19  
Date

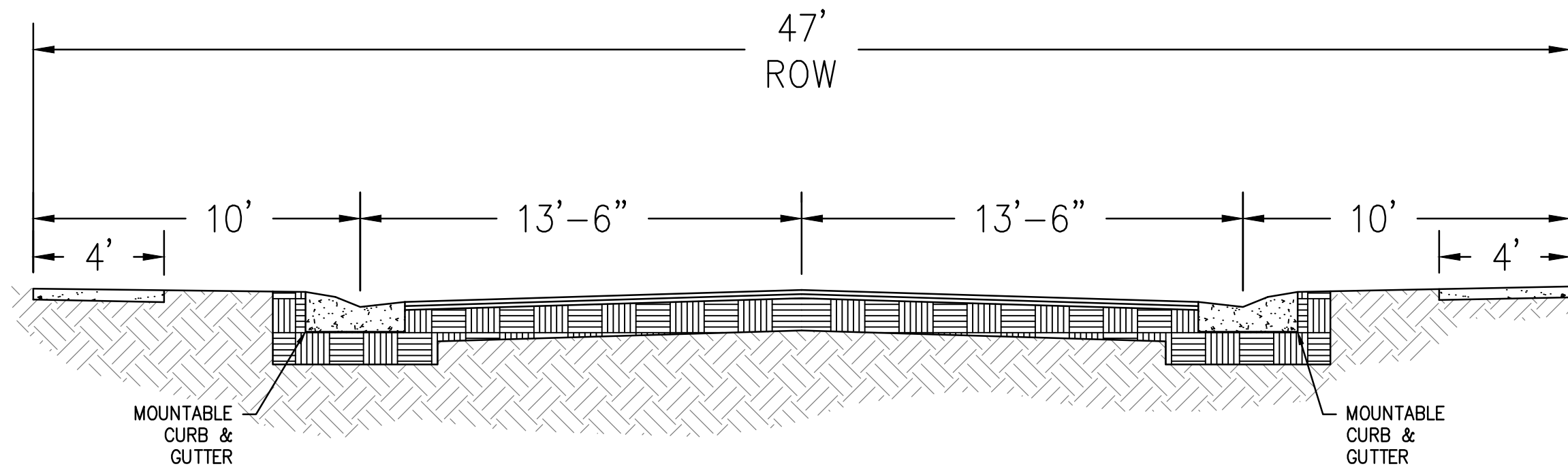
PROJECT # 001792



300 Branding Iron Rd. S.E.  
 RIO RANCHO, NEW MEXICO 87124  
 Phone:(505)410-1622

**TITLE:** LUNA VITA SUBDIVISION  
 STREET SECTIONS  
 WILSHIRE AVENUE

**SHEET** 1 **OF** 2



300 Branding Iron Rd. S.E.  
RIO RANCHO, NEW MEXICO 87124  
Phone:(505)410-1622

**TITLE:** LUNA VITA SUBDIVISION  
STREET SECTIONS  
LUNA VITA COURT

**SHEET 2 OF 2**



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

March 16, 2019

DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Luna Vita Subdivision Preliminary Plat

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 “Lots 31 and 32 Block 3 Unit 3 Tract 2 of North Albuquerque Acres” and is located at the intersection of Louisiana Boulevard and Wilshire Avenue. The plat would create ten lots from the existing site.

The Plat is consistent with the ABC Comp Plan, and complies with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property.

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

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

## Ron Hensley

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Monday, March 18, 2019 10:59 AM  
**To:** 'ron@thegroup.cc'  
**Subject:** Public Notice Inquiry\_7001 Wilshire Ave. N.E\_DRB  
**Attachments:** 7001 Wilshire -ZAP.PDF; Public Notice Inquiry\_7001 Wilshire Ave. N.E\_DRB.xlsx

Ron,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Alternative Email	Address Line 1
West La Cueva NA	Michael	Gonzales	<a href="mailto:michaelnmi@msn.com">michaelnmi@msn.com</a>		8201 La Milpita Street NE
West La Cueva NA	Peggy	Neff	<a href="mailto:peggyd333@yahoo.com">peggyd333@yahoo.com</a>		8305 Calle Soquella NE
North Domingo Baca NA	Judie	Pellegrino	<a href="mailto:judiepellegrino@gmail.com">judiepellegrino@gmail.com</a>		8515 Murrelet NE
North Domingo Baca NA	Lorna	Howerton			8527 Murrelet NE
Sonora HOA	Joletha	Sturdy	<a href="mailto:j6sturdy@msn.com">j6sturdy@msn.com</a>		6915 Suerte Place NE
Sonora HOA	W. Chris	Davis	<a href="mailto:wchrisdavis@gmail.com">wchrisdavis@gmail.com</a>		6604 Tesoro Place NE

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

---

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**  
[webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Friday, March 15, 2019 4:43 PM

**To:** Office of Neighborhood Coordination <[ron@thegroup.cc](mailto:ron@thegroup.cc)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ron Hensley

Telephone Number

5054101622

Email Address

[ron@thegroup.cc](mailto:ron@thegroup.cc)

Company Name

THE Group

Company Address

300 Branding Iron Rd. SE

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Lots 31 and 32 Block 5 Unit 3 Tract 2 North Albuquerque Acres

Physical address of subject site:

7001 Wilshire Ave. N.E.

Subject site cross streets:

Louisiana and Wilshire

Other subject site identifiers:

This site is located on the following zone atlas page:

C-19

=====  
This message has been analyzed by Deep Discovery Email Inspector.



## Ron Hensley

---

**From:** Ron Hensley <ron@thegroup.cc>  
**Sent:** Friday, March 22, 2019 10:25 AM  
**To:** peggyd333@yahoo.com; michaelnmi@msn.com  
**Cc:** ron@thegroup.cc  
**Subject:** West La Cueva Notice - Preliminary Plat Application for Luna Vita Subdivision  
**Attachments:** 7001 Wilshire -ZAP.pdf



Peggy Neff  
West La Cueva NA  
8305 Calle Soquelle NE  
Albuquerque, NM 87113  
[peggyd333@yahoo.com](mailto:peggyd333@yahoo.com)

Michael Gonzales  
West La Cueva NA  
8201 La Milpita Street NE  
Albuquerque, NM 87113  
[michaelnmi@msn.com](mailto:michaelnmi@msn.com)

RE: Preliminary Plat Application for Luna Vita Subdivision

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting **approval** of the preliminary plat of the proposed subdivision.

1. Property Owner – Nazish LLC
2. Agent – THE Group
3. Subject Property Location – Intersection of Louisiana Blvd. and Wilshire Ave.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at [ron@thegroup.cc](mailto:ron@thegroup.cc).

Sincerely,  
Ron E. Hensley P.E.

## Ron Hensley

---

**From:** Ron Hensley <ron@thegroup.cc>  
**Sent:** Friday, March 22, 2019 10:25 AM  
**To:** peggyd333@yahoo.com; michaelnmi@msn.com  
**Cc:** ron@thegroup.cc  
**Subject:** West La Cueva Notice - Preliminary Plat Application for Luna Vita Subdivision  
**Attachments:** 7001 Wilshire -ZAP.pdf



Peggy Neff  
West La Cueva NA  
8305 Calle Soquelle NE  
Albuquerque, NM 87113  
[peggyd333@yahoo.com](mailto:peggyd333@yahoo.com)

Michael Gonzales  
West La Cueva NA  
8201 La Milpita Street NE  
Albuquerque, NM 87113  
[michaelnmi@msn.com](mailto:michaelnmi@msn.com)

RE: Preliminary Plat Application for Luna Vita Subdivision

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting **approval** of the preliminary plat of the proposed subdivision.

1. Property Owner – Nazish LLC
2. Agent – THE Group
3. Subject Property Location – Intersection of Louisiana Blvd. and Wilshire Ave.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at [ron@thegroup.cc](mailto:ron@thegroup.cc).

Sincerely,  
Ron E. Hensley P.E.

## Ron Hensley

---

**From:** Ron Hensley <ron@thegroup.cc>  
**Sent:** Friday, March 22, 2019 10:37 AM  
**To:** judiepellegrino@gmail.com  
**Cc:** ron@thegroup.cc  
**Subject:** North Domingo Baca Notice - - Preliminary Plat Application for Luna Vita Subdivision  
**Attachments:** 7001 Wilshire -ZAP.pdf



Judie Pellegrino  
North Domingo Baca NA  
8515 Murrelet N.E.  
Albuquerque, NM 87113  
[judiepellegrino@gmail.com](mailto:judiepellegrino@gmail.com)

Lorna Howerton  
North Domingo Baca NA  
8527 Murrelet N.E.  
Albuquerque, NM 87113

RE: Preliminary Plat Application for Luna Vita Subdivision

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting **approval** of the preliminary plat of the proposed subdivision.

1. Property Owner – Nazish LLC
2. Agent – THE Group
3. Subject Property Location – Intersection of Louisiana Blvd. and Wilshire Ave.

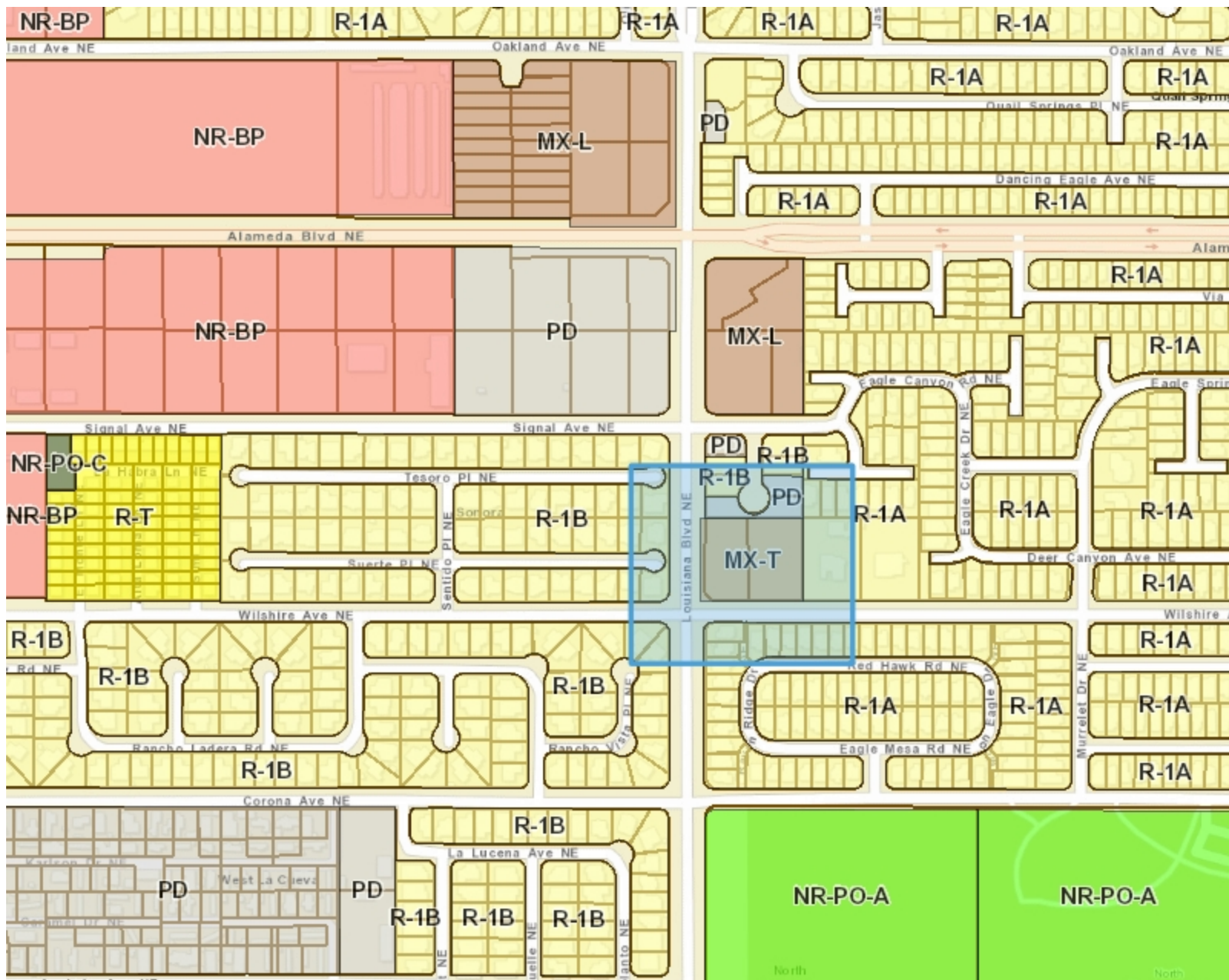
NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at [ron@thegroup.cc](mailto:ron@thegroup.cc).

Sincerely,  
Ron E. Hensley P.E.



# BUFFER MAP



## Legend

### IDO Zoning

- R-A
- R-1A
- R-1B
- R-1C
- R-1D
- R-T
- R-MC
- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D
- PD
- PC
- UNCL
- Bernalillo County Parcels
- Municipal Limits

## Notes

834 0 417 834 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
3/16/2019 © City of Albuquerque

1: 5,007

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	SITUS Address	SITUS Addr Legal Description
101906403332421410	KNEE DANIELE B & NICHOLAS	8605 QUAIL CREEK CT NE	ALBUQUER LT 17-P1 BLK 2 PLAT FOR EAGLE SPRINGS
101806451927210156	TRAVIS HENRY D & PAULA H ARCHULETA DANIEL & MARTHA M	6920 SUERTE PL NE	ALBUQUER LT 52-P2 SONORA SUBD FORMERLY LTS 9 LOT 30-P1 BLOCK 1 PLAT OF EAGLE POINT
101906401728430537	TRUSTEES ARCHULETA FAMILY TRUST	7005 RED HAWK RD NE	ALBUQUER SUBDIVISIONCONT .0990 AC
101806452623741410	PATTERSON JAMES S	6912 RANCHO VISTA PL NE	ALBUQUER LT 20P1 BLK 1 PLAT FOR BUENA VISTA
101906400428730534	PANNAH SHARIF	8539 RAVEN RIDGE RD NE	ALBUQUER LOT 32-P1 BLOCK 1 PLAT OF EAGLE POINT LOT 31-P1 BLOCK 1 PLAT OF EAGLE POINT
101906401228430536	RUBERSON CHARLES A & WHITE JOYCE E	7001 RED HAWK RD NE	ALBUQUER SUBDIVISIONCONT .1210 AC
101806451128610154	STURDY JOHN T & JOLETHA N	6915 SUERTE PL NE	ALBUQUER LT 50-P1 SONORA SUBD FORMERLY LTS 9
101806451928610155	NGUYEN NI NI T	6919 SUERTE PL NE	ALBUQUER LT 51-P2 SONORA SUBD FORMERLY LTS 9
101806452024341411	SKINNER BRADFORD G & PATRICIA G	6916 RANCHO VISTA PL NE	ALBUQUER LT 19P1 BLK 1 PLAT FOR BUENA VISTA
101806451127210157	GREEN DIANE A	6916 SUERTE PL NE	ALBUQUER LT 53-P1 SONORA SUBD FORMERLY LTS 9
101906400328230533	MAIER JOHN S	8535 RAVEN RIDGE RD NE	ALBUQUER LOT 33-P1 BLOCK 1 PLAT OF EAGLE POINT
101806451929610138	LEYBA RICHARD A & BARBARA J	6920 TESORO PL NE	ALBUQUER LT 20-P2 SONORA SUBD FORMERLY LTS 9
101806451129610139	BUI LE T & PHAN LOI H & BUI CAM	6916 TESORO PL NE	ALBUQUER LT 21-P1 SONORA SUBD FORMERLY LTS 9
101906402128430538	HALL PAMELA R	7009 RED HAWK RD NE	ALBUQUER LOT 29-P1 BLOCK 1 PLAT OF EAGLE POINT
101906403028430540	DORNELLAS MARY	7019 RED HAWK RD NE	ALBUQUER LOT 27-P1 BLOCK 1 PLAT OF EAGLE POINT
101906402628430539	MAYBERRY-JOHNSON ELIZABETH A	7015 RED HAWK RD NE	ALBUQUER LOT 28-P1 BLOCK 1 PLAT OF EAGLE POINT
101906400226630569	D R HORTON INC		ALBUQUER TR D PLAT OF EAGLE POINTE SUBDIVISION
101906403528430541	HAIRSTON CLARENCE C & MYRTLE F EAGLE POINT HOME OWNERS	7023 RED HAWK RD NE	ALBUQUER LOT 26-P1 BLOCK 1 PLAT OF EAGLE POINT TRACT A BLOCK 1 PLAT OF EAGLE POINT
101906400928130535	ASSOCIATION C/O ENTRUST ASSOCIATION		ALBUQUER SUBDIVISIONCONT .0468 AC
101906401128121401	SHAH SUBHAS & CHANDRIKA S	6901 WILSHIRE AV NE	ALBUQUER LT 32 BLK 5 NORTH ALBUQUERQUE ACRES
101906402428021402	SHAH SUBHAS & CHANDRIKA S ROGULICH ANDREW JOHN & DEBORAH	6921 WILSHIRE AV NE	ALBUQUER LT 31 BLK 5 NORTH ALBUQUERQUE ACRES LT 30 BLK 5 NORTH ALBUQUERQUE ACRES
101906404028021403	JANE - CO-TRUSTEES ROGULICH FAMILY	7021 WILSHIRE AV NE	ALBUQUER UNIT 3 TRACT 2CONT .8863 AC
101906402832421411	POTAPOV YURIY	8609 QUAIL CREEK CT NE	ALBUQUER LT 18-P1 BLK 2 PLAT FOR EAGLE SPRINGS
101906402729421417	CARPENTER JOHN H & AMBER E	SOL VITA CT NE	ALBUQUER LT 3-P1 PLAT OF SOL VITA SUBDIVISION
101906402828821418	NAZISH LLC	SOL VITA CT NE	ALBUQUER LT 4-P1 PLAT OF SOL VITA SUBDIVISION
101906401028821419	NAZISH LLC	SOL VITA CT NE	ALBUQUER LT 5-P1 PLAT OF SOL VITA SUBDIVISION
101906401129421420	STILLBROOKE HOMES INC	SOL VITA CT NE	ALBUQUER LT 6-P1 PLAT OF SOL VITA SUBDIVISION

March 25, 2019

ARCHULETA DANIEL & MARTHA M TRUSTEES ARCHULETA FAMILY TRUST  
7005 RED HAWK RD NE  
ALBUQUERQUE NM 87113

Re: Luna Vita Subdivision

ARCHULETA DANIEL & MARTHA M TRUSTEES ARCHULETA FAMILY TRUST,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as an adjacent property owner, will be submitting an application(s) for Subdivision of Land – Major to be reviewed and decided by the Development Review Board. The application is for requesting a subdivision creating 10 lots from the existing lots.

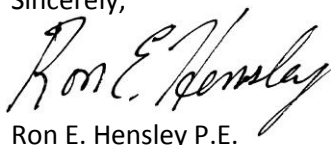
1. Property Owner – Nazish LLC
2. Agent – THE Group
3. Subject Property Location – Louisiana at Wilshire Avenue.
4. Zone Atlas Page – C-19
5. Legal Description – Lots 31 and 32 Block 5 Tract 3 Unit 2 of North Albuquerque Acres
6. Area of Property – 1.56 acres

The anticipated public hearing for this request will be on 4/24/2019 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2<sup>nd</sup> St NW, Albuquerque, NM 87102. \* You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 410-1622 or via email at [ron@thegroup.cc](mailto:ron@thegroup.cc).

Sincerely,



Ron E. Hensley P.E.



UNITED STATES  
POSTAL SERVICE®

Certificate Of

This C  
This f



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To:

Michael Gonzales  
West La Cueva NA  
8201 La Milpita Street NE  
Albuquerque, NM 87113

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

Certificate Of M

This C  
This f



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To:

Joletha Sturdy  
Sonora HOA  
6915 Suerte Place NE



UNITED STATES  
POSTAL SERVICE®

Certifica

This C  
This f



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To:

Peggy Neff  
West La Cueva NA  
8305 Calle Soquelle NE  
Albuquerque, NM 87113

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

Certificate Of

This C  
This f



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To:

Lorna Howerton  
North Domingo Baca NA  
8527 Murrelet NE  
Albuquerque, NM 87113

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

Certificate Of M

This C  
This f



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To:

Judie Pellegrino  
North Domingo Baca NA  
8515 Murrelet NE



UNITED STATES  
POSTAL SERVICE®

Certificate Of Mail

This C  
This f



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To:

W. Chris Davis  
Sonora HOA  
6604 Tesoro Place NE  
Albuquerque, NM 87113

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

1000

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

1000

Postmark Here



UNITED STATES  
POSTAL SERVICE®

1000

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065



1000

Postmark Here



UNITED STATES  
POSTAL SERVICE®

1000

Postmark Here



UNITED STATES  
POSTAL SERVICE®

1000

Postmark Here





Certificate of M

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

1000

- 300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: SKINNER BRADFORD G & PATRICIA G  
6916 RANCHO VISTA PL NE  
ALBUQUERQUE NM 87113-1788



Certificate of M

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

1000

- 300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424
- SHAH SUBHAS & CHANDRIKA S  
6901 WILSHIRE AVE NE  
ALBUQUERQUE NM 87113



Certificate of M

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

1000

- 300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: RUBERSON CHARLES A & WHITE JOYCE E  
7001 RED HAWK RD NE  
ALBUQUERQUE NM 87113



Certificate of M

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

1000

- 300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: STURDY JOHN T & JOLETHA N  
6915 SUERTE PL NE  
ALBUQUERQUE NM 87113



Certificate of M

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

1000

- 300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: TRAVIS HENRY D & PAULA H  
1067 PARKWAY DR  
PEBBLE BEACH CA 93953



Certificate of M

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

1000

- 300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: STILLBROOKE HOMES INC  
8801 JEFFERSON ST NE BLDG A  
ALBUQUERQUE NM 87113-2439







Certificate of Mailing

This Certificate is for mailing

From:



THE HENSLEY ENGINEERING GROUP

1000

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: KNEE DANIELE B & NICHOLAS  
8605 QUAIL CREEK CT NE  
ALBUQUERQUE NM 87113



Certificate of Mailing

This Certificate is for mailing

From:



THE HENSLEY ENGINEERING GROUP

1000

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: HALL PAMELA R  
7009 RED HAWK RD NE  
ALBUQUERQUE NM 87113



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate of Mailing

This Certificate is for mailing

From:



THE HENSLEY ENGINEERING GROUP

1000

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: HAIRSTON CLARENCE C & MYRTLE F  
7023 RED HAWK RD NE  
ALBUQUERQUE NM 87113-2141



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate of Mailing

This Certificate is for mailing

From:



THE HENSLEY ENGINEERING GROUP

1000

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: MAYBERRY-JOHNSON ELIZABETH A  
7015 RED HAWK RD NE  
ALBUQUERQUE NM 87113



Certificate of Mailing

This Certificate is for mailing

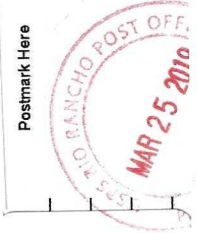
From:



THE HENSLEY ENGINEERING GROUP

1000

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424  
To: MAIER JOHN S  
8535 RAVEN RIDGE DR NE  
ALBUQUERQUE NM 87113-2148



Certificate of Mailing

This Certificate is for mailing

From:



THE HENSLEY ENGINEERING GROUP

1000

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424  
To: LEYBA RICHARD A & BARBARA J  
6920 TESORO PL NE  
ALBUQUERQUE NM 87113-1969

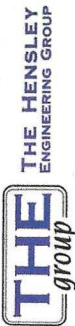


PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate of Mail

This C  
This f



300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: D R HORTON INC  
4400 ALAMEDA BLVD NE SUITE B  
ALBUQUERQUE NM 87113



1000

Postmark Here



Certificate of Mail

This C  
This f



300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: CARPENTER JOHN H & AMBER E  
8624 SOL VITA CT NE  
ALBUQUERQUE NM 87113



1000

Postmark Here



Certificate of Mail

This C  
This f



300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: BUI LE T & PHAN LOI H & BUI CAM  
6916 TESORO PL NE  
ALBUQUERQUE NM 87113



1000

Postmark Here



Certificate of Mail

This C  
This f



300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: GREEN DIANE A  
6916 SUERTE PL NE  
ALBUQUERQUE NM 87113



1000

Postmark Here



Certificate of Mail

This C  
This f



300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: EAGLE POINT HOME OWNERS  
ASSOCIATION C/O ENTRUST  
ASSOCIATION MANAGEMENT  
2823 RICHMOND DR NE  
ALBUQUERQUE NM 87107-1918



1000

Postmark Here



Certificate of Mail

This C  
This f



300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: DORNELLAS MARY  
7019 RED HAWK RD NE  
ALBUQUERQUE NM 87113-2141



1000

Postmark Here





UNITED STATES  
POSTAL SERVICE®

Certificate

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: PANNAH SHARIF

8539 RAVEN RIDGE DR NE  
ALBUQUERQUE NM 87113

Postmark Here



1000

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

Certificate C

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: NGUYEN NI NIT

6919 SUERTE PL NE  
ALBUQUERQUE NM 87113

Postmark Here



1000



UNITED STATES  
POSTAL SERVICE®

Certificate Of IV

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: NAZISH LLC

8504 WATERFORD NE  
ALBUQUERQUE NM 87122

Postmark Here



1000



UNITED STATES  
POSTAL SERVICE®

Certificate O

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: ROGULICH ANDREW JOHN & DEBORAH  
JANE - CO-TRUSTEES ROGULICH FAMILY  
RVT

7021 WILSHIRE AVE NE  
ALBUQUERQUE NM 87113

Postmark Here



1000



UNITED STATES  
POSTAL SERVICE®

Certificate C

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

To: POTAPOV YURIY

8609 QUAIL CREEK CT NE  
ALBUQUERQUE NM 87113

Postmark Here



1000



UNITED STATES  
POSTAL SERVICE®

Certificate Of

This C  
This f

From



THE HENSLEY  
ENGINEERING GROUP

300 Branding Iron Rd. SE  
Rio Rancho, NM, 871424

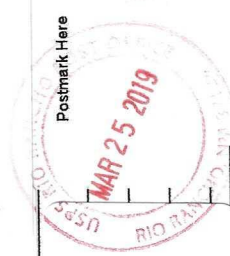
To: PATTERSON JAMES S

6912 RANCHO VISTA PL NE  
ALBUQUERQUE NM 87113

Postmark Here



1000



PS Form 3817, April 2007 PSN 7530-02-000-9065

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mail

This Certificate is for the use of the United States Postal Service only. It is not valid for any other purpose.

From:



- 300 Branding Iron Rd. SE
- Rio Rancho, NM, 871424

To:

- ARCHULETA DANIEL & MARTHA M
- TRUSTEES ARCHULETA FAMILY TRUST
- 7005 RED HAWK RD NE
- ALBUQUERQUE NM 87113

PS Form 3817, April 2007 PSN 7530-02-000-9065



1000



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: NAZISH LLC DATE OF REQUEST: 3/25/19 ZONE ATLAS PAGE(S): C-19

**CURRENT:**

ZONING MX-T  
PARCEL SIZE (AC/SQ. FT.) 1.56 AC

**LEGAL DESCRIPTION:**

LOT OR TRACT # 31 - 32 BLOCK # 5 TR 3 U 2  
SUBDIVISION NAME NORTH ALBUQUERQUE ACRES

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\*  AMENDMENT [ ]  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [ ]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: 10 Residential  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE *Ron E. Dowling* DATE 3/25/19

(To be signed upon completion of processing by the Traffic Engineer)

**Planning Department, Development & Building Services Division, Transportation Development Section -**  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO  BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO  MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: Does not meet threshold

**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

*[Signature]*  
TRAFFIC ENGINEER

3/25/19  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_