



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

Administrative Decisions	<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)	Policy Decisions
<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)
Decisions Requiring a Public Meeting or Hearing	<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)	Appeals
<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)

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

BRIEF DESCRIPTION OF REQUEST
Preliminary Plat Extension

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 13-20	Block: 29	Unit: B Tract A
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): C-18	Existing Zoning:	Proposed Zoning:
# of Existing Lots: 8	# of Proposed Lots: 41	Total Area of Site (acres): 6.84

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: LOUISIANA BLVD.	Between: ALAMEDA BLVD.	and: SIGNAL AVE.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

18DRB-70015	
Signature: <i>Ron Hensley</i>	Date: 12/18/18
Printed Name: Ron Hensley	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public hearing schedule for hearing dates and deadlines. 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 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.

INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (10 copies, 24" x 36" folded)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List
- Cross sections of proposed streets (3 copies, 11" x 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(J)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Signed** Pre-Annexation Agreement if Annexation required
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- TIS Traffic Impact Study Form


EXTENSION OF PRELIMINARY PLAT

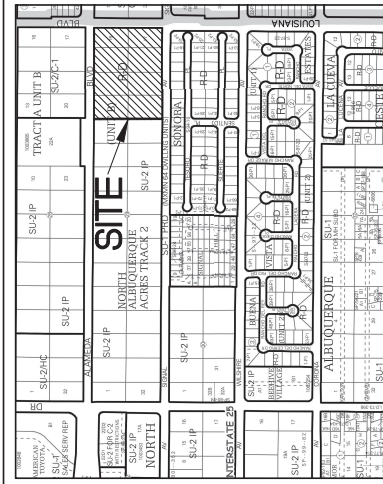
MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Proof of Pre-Application Meeting with City staff (not required for extension of an IIA)
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of DRB approved infrastructure list
- Copy of the Official DRB Notice of Decision for the original approval
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Note: Only one extension for a time not to exceed the original period of validity is allowed before re-application for a new preliminary plat.

<p><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></p>	
<p>Signature: <i>Ron E. Hensley</i></p>	<p>Date: 12-18-18</p>
<p>Printed Name: RON E. HENSLEY</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



Easement Notes

- EXISTING UTILITY EASEMENT (9/9/60, D692-289)
- EXISTING 20'20' EASEMENT AGREEMENT (5/22/2000, AS-9183)
- EXISTING RIGHT OF WAY EASEMENT (1/6/99, 7004-185)
- EXISTING US WEST & PNM EASEMENT (10/23/96, 96-28-5798)
- EXISTING 7' PNM AND M&T&T EASEMENT (10/17/79, 723-603) RELEASED BY DOCUMENT NO. _____
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- EXISTING ROADWAY EASEMENT (C/24/30, D-120) TO BE WIDENED WITH THE FILING OF THIS PLAT
- EXISTING BARRIQUETTING EASEMENT (01/09/2014, DOC. NO. 201007427)
- TRACT A, LANGUAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE ESTABLISHED
- PRIVATE ROADWAY & DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED-BLANKET ACROSS ALL OF TRACT B
- 12' PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC WATER & SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT-BLANKET ACROSS ALL OF TRACT B

Disclosure Statement

- THE PURPOSE OF THIS PLAT IS TO:
- CREATE 41 RESIDENTIAL LOTS AND 1 TRACT.
 - DEDICATE RIGHT-OF-WAY FOR ALAMEDA BLVD N.E. AND SIGNAL AVENUE, N.E.
 - GRANT EASEMENTS AS SHOWN HEREON.
 - LOT LINES TO BE ELIMINATED SHOWN AS THIS PLAT.
 - VACATE EASEMENTS AS SHOWN HEREON.
 - VACATE ROADWAY EASEMENTS AS SHOWN HEREON.

Legend

- N 90°00'00" E (N 90°00'00" E)
- MEASURED BEARINGS AND DISTANCES (N 90°00'00" E)
- REVISIONS TO RECORD DISTANCES (N 90°00'00" E)
- AS SHOWN (N 90°00'00" E)
- SET BACKS AS SHOWN (N 90°00'00" E)
- SET BACKS AS SHOWN (N 90°00'00" E)
- SET CENTERLINE MONUMENT (N 90°00'00" E)
- LOT NUMBER (N 90°00'00" E)

Preliminary Plat

Sevano Place Subdivision

Comprised of
Lots 18, 19 through 20 and Remaining
Portions of Lots 14 Thru 17, Block 29, North Albuquerque
Acres, Tract A, Unit B
within
Projected Section 13, Township 11 North, Range 3 East, N1MFM
The Elena, Gallegos Grant
City of Albuquerque, Bernalillo County, New Mexico
July 2014

Legal

RECORDS OF LAND BEING COMPAKED OF LOTS 18, 19, 20 AND REMAINING PORTIONS OF LOTS 14 THROUGH 17, BLOCK 29, OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, SITUATE WITHIN SECTION 13, T11N, R3E, S12E, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AS THE SAME IS SHOWN AND DESCRIBED IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931 IN BOOK D, PAGE 130, SAID PARCEL IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL BEING MARKED WITH "PK" MONUMENT, THE POINTS, BEING 16.018 BEARS S 74°41'55" W, A DISTANCE OF 2,082.24 FEET;

THENCE, FROM SAID POINT OF BEGINNING, N 0°01'29" E, A DISTANCE OF 497.99 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED WITH A 1/2" REBAR;

THENCE, S 89°47'03" E, A DISTANCE OF 165.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 14271";

THENCE, S 0°01'29" W, A DISTANCE OF 32.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 14271";

THENCE, S 89°47'03" E, A DISTANCE OF 419.92 FEET TO A POINT OF CURVATURE, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 14271";

THENCE, 39.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF S 44°42'23.2" E, A DISTANCE OF 35.35 FEET, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 14271";

THENCE, S 0°01'43" W, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 14271";

THENCE, S 0°01'21" W, A DISTANCE OF 381.28 FEET TO A POINT OF CURVATURE, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 14271";

THENCE, 47.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF S 0°51'24" W, A DISTANCE OF 42.44 FEET, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 14271";

THENCE, S 0°01'43" W, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATTERY MARKER WITH CAP "LS 14271";

THENCE, N 89°45'29" W, A DISTANCE OF 579.92 FEET TO THE POINT OF BEGINNING, 6.6188 ACRES (288.359 SQ. FT.) MORE OR LESS.

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	CHORD BEARING
C1	39.27	25.00	S 44°42'23.2" E	35.35	24.00	S 44°42'23.2" E
C2	39.27	25.00	S 44°42'23.2" E	35.35	24.00	S 44°42'23.2" E
C3	39.27	25.00	S 44°42'23.2" E	35.35	24.00	S 44°42'23.2" E
C4	39.27	25.00	S 44°42'23.2" E	35.35	24.00	S 44°42'23.2" E
C5	39.24	25.00	S 44°42'23.2" E	35.33	24.00	S 44°42'23.2" E
C6	39.24	25.00	S 44°42'23.2" E	35.33	24.00	S 44°42'23.2" E
C7	39.24	25.00	S 44°42'23.2" E	35.33	24.00	S 44°42'23.2" E
C8	39.24	25.00	S 44°42'23.2" E	35.33	24.00	S 44°42'23.2" E
C9	39.20	25.00	S 44°42'23.2" E	35.31	24.00	S 44°42'23.2" E
C10	39.20	25.00	S 44°42'23.2" E	35.31	24.00	S 44°42'23.2" E

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NAD 1983 CENTRAL ZONE
Y=5485.723 (NAD 1983)
Z=5485.723 (NAD 1983)
Datum: GRS80-EGM96-01024.78"

ACS Monument "23_018"
NAD 1983 CENTRAL ZONE
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Y=5485.723 (NAD 1983)
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Datum: GRS80-EGM96-01024.78"

ACS Monument "7_019"
NAD 1983 CENTRAL ZONE
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Y=5485.723 (NAD 1983)
Z=5485.723 (NAD 1983)
Datum: GRS80-EGM96-01024.78"

ACS Monument "9_018"
NAD 1983 CENTRAL ZONE
NAD 1983 CENTRAL ZONE
Y=5485.723 (NAD 1983)
Z=5485.723 (NAD 1983)
Datum: GRS80-EGM96-01024.78"

ACS Monument "13_018"
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Y=5485.723 (NAD 1983)
Z=5485.723 (NAD 1983)
Datum: GRS80-EGM96-01024.78"

ACS Monument "18_018"
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Y=5485.723 (NAD 1983)
Z=5485.723 (NAD 1983)
Datum: GRS80-EGM96-01024.78"

ACS Monument "19_018"
NAD 1983 CENTRAL ZONE
NAD 1983 CENTRAL ZONE
Y=5485.723 (NAD 1983)
Z=5485.723 (NAD 1983)
Datum: GRS80-EGM96-01024.78"

ACS Monument "20_018"
NAD 1983 CENTRAL ZONE
NAD 1983 CENTRAL ZONE
Y=5485.723 (NAD 1983)
Z=5485.723 (NAD 1983)
Datum: GRS80-EGM96-01024.78"

ACS Monument "21_018"
NAD 1983 CENTRAL ZONE
NAD 1983 CENTRAL ZONE
Y=5485.723 (NAD 1983)
Z=5485.723 (NAD 1983)
Datum: GRS80-EGM96-01024.78"

ACS Monument "22_018"
NAD 1983 CENTRAL ZONE
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Y=5485.723 (NAD 1983)
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Datum: GRS80-EGM96-01024.78"

ACS Monument "23_018"
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Y=5485.723 (NAD 1983)
Z=5485.723 (NAD 1



The **H**ENSLEY **E**NGINEERING **G**ROUP

December 13, 2018

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Sevano Place Subdivision Preliminary Plat Extension

Attached is a preliminary plat extension request for a subdivision located within zone atlas page C-18.

The subdivision is a replat of “Lot 13-20 Block 29 Tract A Unit B of North Albuquerque Acres” and is located west of the Louisiana Boulevard between Alameda Boulevard and Signal Avenue. The plat creates 41 lots and 1 tract from the existing site with right of way dedication.

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

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc

Current DRC
Project Number: **582382**

FIGURE 12

Date Submitted:

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Date Site Plan Approved: **9-17-17**
Date Preliminary Plat Approved: **8-17-17**
Date Preliminary Plat Expires: **8-17-17**

DRB Project No.: **1005191**
DRB Application No.:

Lots 13 - 20 Block 29 Tract A Unit B 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 applicant 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 applicant 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	Private Paving Res. Pymt. w/ 4' Sidewalk ** w/ Mountable C & G	Sevano Circle	Entrance	Entire Circle	/	/	/
		46 FF	Res. Pymt. w/ 4' Sidewalk Mountable C & G and Median	Entrance	Signal	Sevano Circle	/	/	/
		22 FF	Res. Pymt. w/ 4' Sidewalk one side Mountable C & G	NE Stub Street	Sevano Circle	Lot 18	/	/	/
		23 FF	Res. Pymt. w/ 4' Sidewalk one side Mountable C & G	SE Stub Street	Sevano Circle	Lot 27	/	/	/
		22 FF	Res. Pymt. w/ 4' Sidewalk one side Mountable C & G	NW Stub Street	Sevano Circle	NORTH PL	/	/	/
		23 FF	Res. Pymt. w/ 4' Sidewalk one side Mountable C & G	SW Stub Street	Sevano Circle	SOUTH PL	/	/	/
		24"	Storm Drain W/ Type Sag A Inlet	West Sevano Circle	West Sevano	Alameda	/	/	/
		0-24' Wide	Public Paving Art. Pymt. Section to complete Southern half of pavement (42' F-F) w/ standard C&G and 6' sidewalk	Alameda Blvd.	West P/L	Louisiana	/	/	/

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"/>	4'	Sidewalk	Signal Ave.	West P/L	Louisiana Blvd.	/	/	/
<input type="text"/>	<input type="text"/>	Taper	Art. Pvm't; W/ Asphalt Curb	Alameda Blvd.	Lot 12	West P/L	/	/	/
<input type="text"/>	<input type="text"/>	12'	Temp. Pvm't; W/ Asphalt Curb	Signal Ave.	Lot 22	Inlet	/	/	/
<input type="text"/>	<input type="text"/>	20' F-E	Pavement and Standard C&G	Signal Ave.	West P/L	Louisiana Blvd.	/	/	/
<input type="text"/>	<input type="text"/>	6'	Concrete Sidewalk Pedestrian Connection	NE Stub Street	End of Stub Street	Alameda Blvd.	/	/	/
<input type="text"/>	<input type="text"/>	24"	Storm Drain W/ Type C Inlet	West Sevano Circle	West Sevano	Alameda Blvd.	/	/	/
<input type="text"/>	<input type="text"/>	24"	Storm Drain W/ Type C Inlet	Alameda Blvd.	West Sevano	185' West of W. Sevano	/	/	/
<input type="text"/>	<input type="text"/>	24"	Storm Drain & Manhole W/ Type AA Inlet	Signal Ave.	North Curb	Connection.	/	/	/
<input type="text"/>	<input type="text"/>	3	2' Sidewalk Culverts	Signal Ave.	West Sevano	Signal Ave.	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water Water Line W/ Fire Hydrants W/ Appurtances and Services	Sevano Circle	Sevano Circle	Entire Circle	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water Line W/ Appurtances	West Sevano Circle	Signal	West Sevano Cir.	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water Line W/ Appurtances, Services and Required Asphalt R & R	West Sevano Circle	Alameda	West Sevano Cir.	/	/	/
<input type="text"/>	<input type="text"/>	4"	Water Line W/ Appurtances, Services and Required Asphalt R & R Sanitary Sewer	Stub Streets	Sevano Circle	Stub Streets	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS & Manholes W/ Appurtances	West Sevano Circle	Signal	West Sevano Cir.	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS & Manholes W/ Appurtances and Services	Sevano Circle	West Sevano Cir.	Entire Circle	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Crst Engineer
		4'-5'	Retaining Wall	East Boundary	North PL Lot 18	South PL Lot 27	/	/
			CMU Retaining Wall				/	/
							/	/

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.

** Portions of sidewalk deferred in accordance with sidewalk exhibit

NOTES

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

2 Payment of Pro-Rata on 8" waterline per CPN 582383 along Alameda Blvd. from Site west boundary to Louisiana
 Payment of existing Pro-Rata on Lot 17 (\$1,242.00 water, \$1,499.85), Lot 18 (\$1,518.00 water, \$1,833.15), Lot 19 (\$1,518.00 water, \$1,833.15), Lot 20 (\$1,518.00 water, \$1,833.15)

3 ENGINEERS CERTIFICATION OF THE GRADING PLAN REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES AND SIA
 ALL RESIDENTIAL LIGHTING PER DPM

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ron E. Hensley P.E. DRB CHAIR - date 8-17-16 Carol S. Demond 8/17/16
 NAME (print) PARKS & RECREATION RECREATION - date

THE GROUP EIRM SIGNATURE date 8/17/16 AMAFCA - date
 SIGNATURE date 9-17-16 UTILITY DEVELOPMENT - date

CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 24, 2018

Project# 1005191

18DRB-70015 EXT OF MAJOR PRELIMINARY PLAT

THE GROUP agent(s) for SEVANO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 13-20A, Block(s) 29, **NORTH ALBUQUERQUE ACRES TRACT A Unit B**, zoned SU-2/RD or SU-2/NC, located on LOUISIANA BLVD NE between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 6.84 acre(s). (C-18)

At the January 24, 2018 Development Review Board meeting, a one year extension of the preliminary plat was approved.

The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by February 8, 2018 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).

A handwritten signature in black ink, appearing to read "Kym Dicome".

Kym Dicome, Acting DRB Chair

Ron Hensley

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, December 12, 2018 2:23 PM
To: 'ron@thegroup.cc'
Subject: Public Notice Inquiry_Alameda and Louisiana_DRB
Attachments: 1005191 C-18 ZAP.PDF; Public Notice Inquiry_Alameda and Louisiana_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	Address Line 1	City	State	Zip	Mobile Phone	Phone
West La Cueva NA	Peggy	Neff	peggyd333@yahoo.com	8305 Calle Soquelle NE	Albuquerque	NM	87113	5059778903	
West La Cueva NA	Michael	Gonzales	michaelnmi@msn.com	8201 La Milpita Street NE	Albuquerque	NM	87113	5057203956	
Sonora HOA	W. Chris	Davis	wchrisdavis@gmail.com	6604 Tesoro Place NE	Albuquerque	NM	87113		5055546987
Sonora HOA	Joletha	Sturdy	j6sturdy@msn.com	6915 Suerte Place NE	Albuquerque	NM	87113		
Nor Este NA	Jason	Young	jretro54@comcast.net	6901 Schist Avenue NE	Albuquerque	NM	87113	5054802575	
Nor Este NA	Jim	Griffiee	jgriffiee@noreste.org	PO Box 94115	Albuquerque	NM	87199		5052968129

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

Ron Hensley

From: Ron Hensley <ron@thegroup.cc>
Sent: Thursday, December 13, 2018 12:15 PM
To: 'wchrisdavis@gmail.com'; 'j6sturdy@msn.com'
Subject: Sonora HOA Notice - Preliminary Plat Extension for Sevano Place Subdivision



W. Chris Davis
Sonora HOA
6604 Tesoro Place NE
Albuquerque, NM 87113
wchrisdavis@gmail.com

Joletha Sturdy
Sonora HOA
6915 Suerte Place NE
Albuquerque, NM 87113
j6sturdy@msn.com

RE: Preliminary Plat Extension for Sevano Place 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 an extension of the preliminary plat of the proposed subdivision.

1. Property Owner – Nazish LLC
2. Agent – THE Group
3. Subject Property Location – West of Louisiana between Signal Ave. and Alameda Blvd.

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 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.

Sincerely,
Ron E. Hensley P.E.

Ron Hensley

From: Ron Hensley <ron@thegroup.cc>
Sent: Thursday, December 13, 2018 12:11 PM
To: 'peggyd333@yahoo.com'; 'michaelnmi@msn.com'
Subject: West La Cueva Notice - Preliminary Plat Extension for Sevano Place Subdivision



Peggy Neff
West La Cueva NA
8305 Calle Soquella NE
Albuquerque, NM 87113
peggyd333@yahoo.com

Michael Gonzales
West La Cueva NA
8201 La Milpita Street NE
Albuquerque, NM 87113
michaelnmi@msn.com

RE: Preliminary Plat Extension for Sevano Place Subdivision

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,
Ron E. Hensley P.E.

Ron Hensley

From: Ron Hensley <ron@thegroup.cc>
Sent: Thursday, December 13, 2018 12:18 PM
To: 'jretro54@comcast.net'; 'jgriffee@noreste.org'
Subject: Nor Este Notice - Preliminary Plat Extension for Sevano Place Subdivision



Jason Young
Nor Este NA
6901 Schist Avenue NE
Albuquerque, NM 87113
jretro54@comcast.net

Jim Griffee
Nor Este NA
PO Box 94115
Albuquerque, NM 87199
jgriffee@noreste.org

RE: Preliminary Plat Extension for Sevano Place Subdivision

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,
Ron E. Hensley P.E.

December 13, 2018

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

Re: Sevano Place Subdivisión

Dear Peggy Neff,

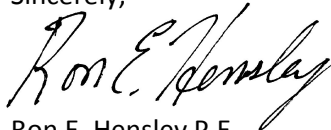
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

December 13, 2018

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

Re: Sevano Place Subdivisión

Dear Michael Gonzales,

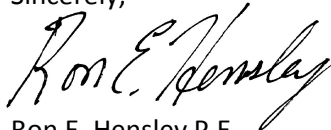
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

December 13, 2018

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

Re: Sevano Place Subdivisión

Dear W. Chris Davis,

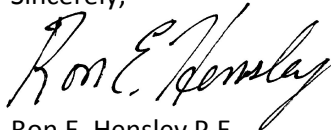
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

December 13, 2018

Joletha Sturdy
Sonora HOA
6915 Suerte Place NE
Albuquerque, NM 87113

Re: Sevano Place Subdivisión

Dear Joletha Sturdy,

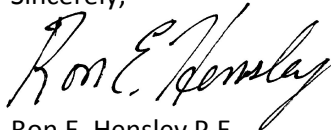
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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,



Ron E. Hensley P.E.

December 13, 2018

Jason Young
Nor Este NA
6901 Schist Avenue NE
Albuquerque, NM 87113

Re: Sevano Place Subdivisión

Dear Jason Young,

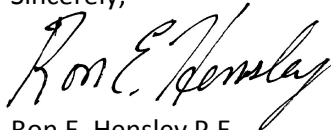
In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative, will be submitting an application(s) for Subdivision of Land – Major to be reviewed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

1. Property Owner – Nazish LLC
2. Agent – THE Group
3. Subject Property Location – West of Louisiana between Signal Ave. and Alameda Blvd.

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 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.

Sincerely,



Ron E. Hensley P.E.

December 13, 2018

Jim Griffiee
Nor Este NA
PO Box 94115
Albuquerque, NM 87199

Re: Sevano Place Subdivisión

Dear Jim Griffiee,

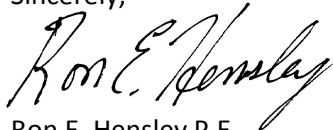
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Sincerely,



Ron E. Hensley P.E.

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Jason Young
Nor Este NA
6901 Schist Avenue NE
Albuquerque, NM 87113



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



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Jim Griffee
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PO Box 94115
Albuquerque, NM 87199



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Joletha Sturdy
Sonora HOA
6915 Suerte Place NE
Albuquerque, NM 87113



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



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



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Albuquerque, NM 87113



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Ron Hensley

From: Peggy Neff <peggyd333@yahoo.com>
Sent: Saturday, December 15, 2018 12:27 PM
To: Ron Hensley
Cc: Michael Gonzales; Erica Vasquez; Terry Daughton
Subject: Re: West La Cueva Notice - Preliminary Plat Extension for Sevano Place Subdivision

Hi Ron,

I spoke with Mr. Rizi (?) a week ago and asked if we could meet.

My NA team is overworked and underpaid so it may just be me. But I don't see any issues directly associated and we'd love to learn more about the Alameda improvement plans. Please let me know if any of the following dates/times would work for you:

Tuesday the 18th 11am, 5:30 pm

Wednesday the 20th 10am

Friday the 22nd 10 am, 5:30 pm

We would only need an hour, we can meet at my home at 8305 Calle Soquelle NE. 87113.

Thanks,

Peggy

Peggy Neff Other Path LLC 505-977-8903

On Thursday, December 13, 2018, 12:11:12 PM MST, Ron Hensley <ron@thegroup.cc> wrote:



Peggy Neff

West La Cueva NA

8305 Calle Soquelle NE

Albuquerque, NM 87113

peggyd333@yahoo.com

Michael Gonzales

West La Cueva NA

8201 La Milpita Street NE

Albuquerque, NM 87113

michaelnmi@msn.com

RE: Preliminary Plat Extension for Sevano Place 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 an extension of the preliminary plat of the proposed subdivision.

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Please contact me with any questions or concerns at 410-1622 or via email at ron@thegroup.cc.

Sincerely,

Ron E. Hensley P.E.



THE HENSLEY ENGINEERING GROUP
CONSULTING ENGINEERS
300 Branding Iron Road S.E., Rio Rancho, New Mexico 87124
Office: (505)514-0995 Cell:(505)410-1622

1005191 SEVANO PLACE SUBDIVISION
West La Cueva NA (Association) Meeting

DATE: 12/19/2018

TIME: 10:00 AM

LOCATION: 8305 Calle Soquelle NE. – Residence of Association Contact

DISCUSSION SUMMARY:

At the meeting with the Association, the Agent / Applicant provided drawings and information about the proposed project. The information included the scope of uses, approximate square footages, general site layout, design guidelines, architectural style, conceptual elevations, and conceptual landscaping plans.

The Association representative had no objections to the development, but questions were expressed about the construction of Alameda Blvd. The concerns were focused on the type of ROW improvements, the extent of the improvements and the time frame for construction.

These questions were addressed with a discussion of the presented materials and the proposed plan for timely construction of Alameda Blvd.