

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SBS Construction and Engineering, LLC PHONE: (505) 804-5013

ADDRESS: 10209 Snowflake Ct., NW

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: aecllc@aol.com

APPLICANT: SENMAR, LLC PHONE: (505) 250-6088

ADDRESS: 12008 Gazelle Pl., NE FAX _____

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: Owner List all owners: SENMAR, LLC

DESCRIPTION OF REQUEST: One Year Extension for Preliminary/Final Plat

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

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

Lot or Tract No: Lot 17 Block: I Unit: Tract 2, Unit 3

Subdiv/Addn/TBKA: North Albuquerque Acre TBK AS LOTS 1- THRU 4-, ROHAN SUBDIVISION

Existing Zoning: R-D (7du/acre) Proposed zoning: The Same MRGCD Map No: _____

Zone Atlas page(s): C-19-Z UPC No. 101406047502440601

CASE HISTORY:

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

1003655

CASE INFORMATION:

Within city limits? Yes

Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 4 Total area of site (acres): 1.0034 Acre

LOCATION PROPERTY BY STREETS: On or Near: Wyoming Blvd., NE (NW corner Woming and Eagle Rock)

Between: Eagle Rock Ave., NE and Claremont Ave., NW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE

DATE 06-27-2017

(Print) Shawn Baizar, Managing Member

Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Action

Form revised 4/07

S.F.

Fees

Total

Hearing date _____

Project # _____

Planner signature / date _____

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

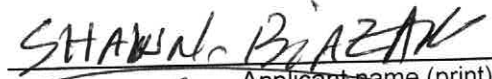

- EXTENSION OF ^{minor} MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- required.
- ✓ Preliminary Plat reduced to 8.5" x 11"
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Copy of DRB approved infrastructure list
 - ✓ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ✓ List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

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

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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


 Applicant name (print)

 Applicant signature / date



Form revised October 2007

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ |
| <input type="checkbox"/> Case #s assigned | _____ |
| <input type="checkbox"/> Related #s listed | _____ |

_____ Planner signature / date

Project # _____

SBS CONSTRUCTION AND ENGINEERING, LLC

June 27, 2017

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: Request One Year Extension for Approved Preliminary Plat, Lots 1-P1 Thru 4-P1, Rohan
Subdivision, DRB Case #1003655
Containing 1.0034 Acre, Zone Atlas Page C-19-Z

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting a one year extension for Preliminary Plat approval. We were trying to complete the construction of the infrastructure before the expiration of preliminary plat. However at this time completion of the construction won't be possible. Therefore we request a one year extension to approved preliminary plat

Thank you for your attention regarding this request. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Shahram Biazar", enclosed within a large, hand-drawn oval.

Shahram (Shawn) Biazar, Managing Member

Enclosures
JN: 201605