



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- V**  EPC Submittal
- Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Developmen Plans)
- P**  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
- D**  Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): 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: SENEMAR, 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: SENEMAR, LLC

DESCRIPTION OF REQUEST: 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: 1 Unit: Tract 2, Unit 3  
 Subdiv/Addn/TBKA: North Albuquerque Acre TBK AS LOTS 1-P1 THRU 4-P1, 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.): \_\_\_\_\_

**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 06-07-2016

(Print) Shawn Baizar, Managing Member

Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

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 MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

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

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

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

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

- NA** 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**
- NA** 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
- NA** 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.

SHAWN BLAZAR  
Applicant name (print)  
[Signature]  
Applicant signature / date



Form revised **October 2007**

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

Application case numbers	_____
	_____
	_____
	_____

Project # \_\_\_\_\_  
Planner signature / date \_\_\_\_\_

# *SBS CONSTRUCTION AND ENGINEERING, LLC*

June 7, 2016

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

RE: Preliminary Plat Approval Request for Lots 17, Block 1, Tract 2, Unit 3, North Albuquerque Acres, To Be Known as Lots 1-P1 Thru 4-P1, Rohan Subdivision 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 Preliminary Plat Review and approval for the above referenced site. The site contains 1.0034 acre and is located at Northwest corner of Wyoming Blvd., NE and Eagle Rock Ave., NE. The property owner is proposing to replat exist lot into 4 new residential lots. Attached find copies of plat.

I have also attached an infrastructure list showing reacquired improvements for the site. We are building half of Wyoming Blvd., NE and Eagle Rock Ave., NE along the proposed lots. The property owner is also building half of Wyoming Blvd., NE to the north connecting to existing permanent paving on Wyoming.

Thank you for your attention regarding this sketch plat. 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 hand-drawn oval.

Shahram (Shawn) Biazar, Managing Member

Enclosures  
JN: 201605

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

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

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**  
Rohan Subdivision

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**  
Lots 17, Block 1, Unit 3, Tract 2 NAA

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

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18' F-CL	Residential Pavement C&G ON NORTH SIDE ONLY 4' SD/WK ON NORTH SIDE ONLY	<b>PAVING</b>	Eagle Rock Ave., NE	West Prop. Line	/	/	/
		30' F-CL Perm.	Arterial Pavement C&G ON WEST SIDE ONLY 6' SD/WK ON WEST SIDE ONLY		Wyoming Blvd., NE	North Prop. Line	/	/	/
		26.75 F-F	Residential Pavement (PRIVATE) C&G ON BOTH SIDES 4' SD/WK ON EAST SIDE ONLY		Private Access Ease	Eagle Rock Ave., NE Lot 4-P1	/	/	/
<b>STORM SEWER</b>									
<b>WATERLINE</b>									
		3/4" Service	4 New Services		4 Lots Service	Eagle Rock Ave., NE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
<b>SANITARY SEWER</b>									
		4"	4 Lots Services		4 Lots Service Only	Wyoming Blvd., NE	/	/	/

SIA COA DRC  
 Sequence # \_\_\_\_\_ Project # \_\_\_\_\_

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

**NOTES**

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Residential Street Lights Per DPM
- 5 Certified Grading and Drainage and wall for SIA/Financial Release
- 6 Sidewalks which front the lots will be deferred and built during the construction of the individual houses
- 7 Landscape Maintenance Agreement for landscaping in the Public Right of Way
- 8 Perimeter Wall per DRB Approved Perimeter Wall Design
- 9 Wall and Landscaping Certification from Registered Engineer and/or Registered Landscape Architect Prior to Release of Financial Guarantees
- 10

**AGENT/OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Shahram (Shawn) Bizar \_\_\_\_\_ DRB CHAIR - date \_\_\_\_\_ PARKS & RECREATION DEPT. - date \_\_\_\_\_

NAME (print) \_\_\_\_\_

SBS Construction & Eng., LLC \_\_\_\_\_ TRAFFIC ENG. TRANSPORTATION DIVISION - date \_\_\_\_\_ AMAFCA - date \_\_\_\_\_

FIRM \_\_\_\_\_

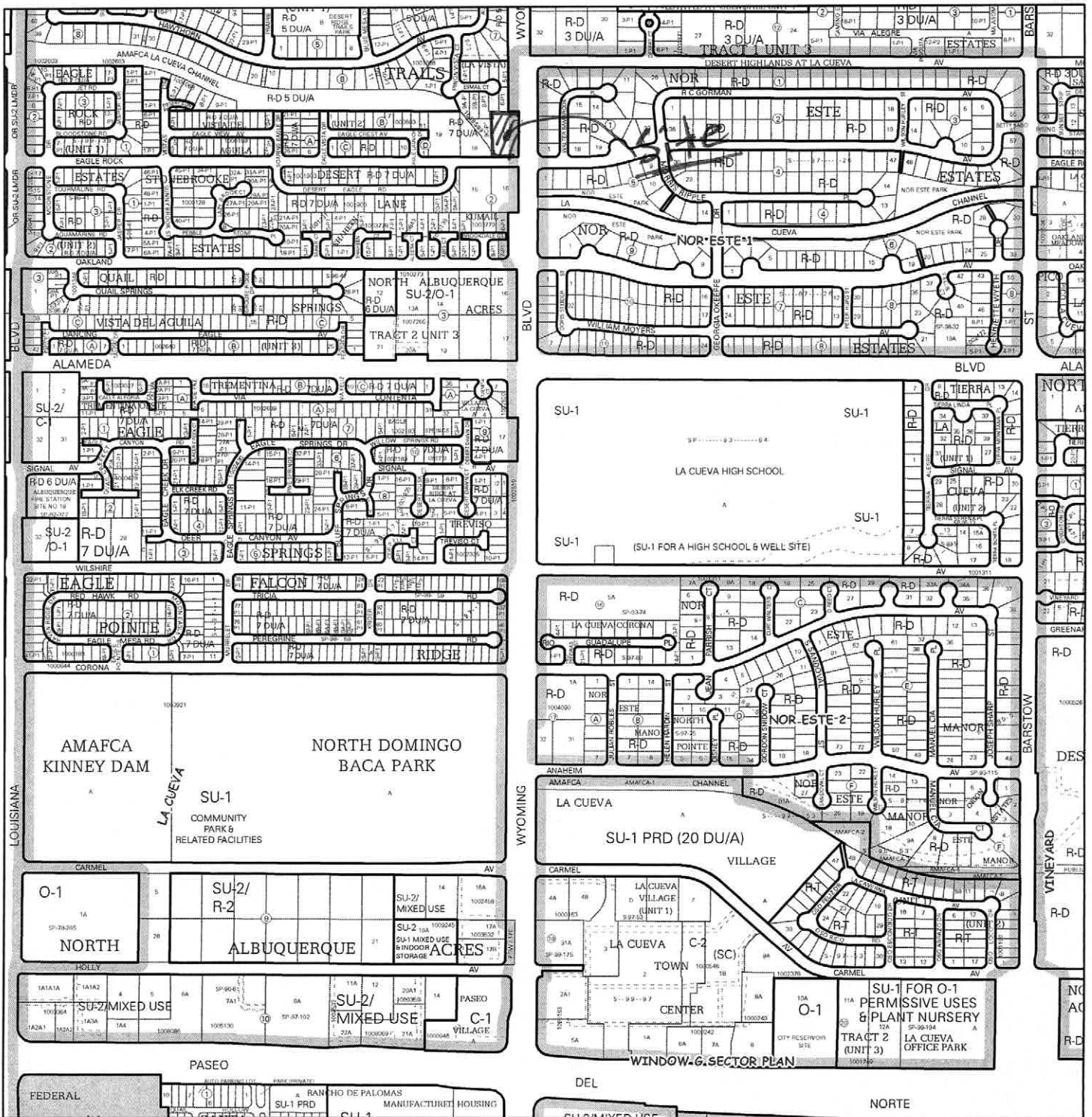
SIGNATURE - date \_\_\_\_\_ ABCWUA - date \_\_\_\_\_ - date \_\_\_\_\_

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB CITY ENGINEER - date \_\_\_\_\_ - date \_\_\_\_\_

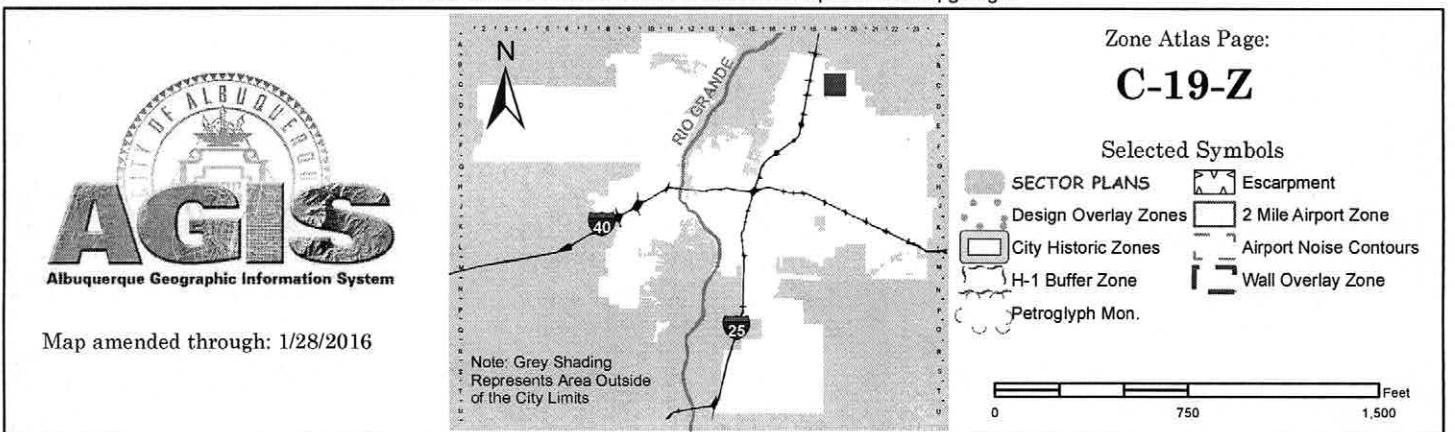
EXTENSION: \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

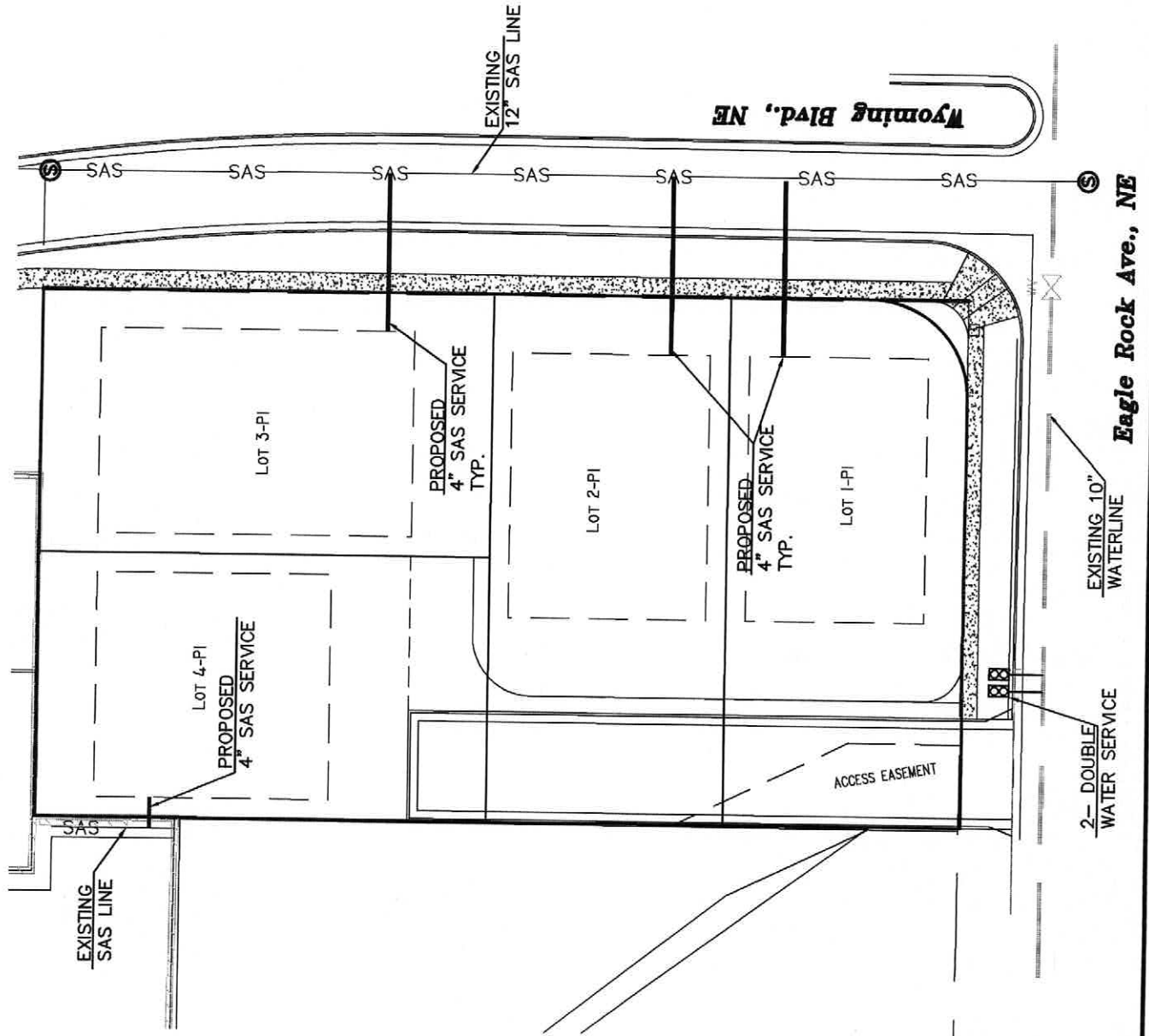
REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER



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



# WATER AND SEWER SERVICE EXHIBIT FOR ROHAN SUBDIVISION



GRAPHIC SCALE



SCALE: 1"=40'