



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 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 FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: aecllc@aol.com
 APPLICANT: Sharif A. rabadi PHONE: (505) 463-4021
 ADDRESS: 120 Wyoming Blvd., SE FAX _____
 CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: Owners List all owners: Sharif and Samia Rabadi and State of NM

DESCRIPTION OF REQUEST: Preliminary/Final Plat Request

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 A-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Joseph Reay Tract
 Existing Zoning: C-2/C-1 Proposed zoning: The Same MRGCD Map No: _____
 Zone Atlas page(s): H-16-Z UPC No. 101605949725241724 and 101605949523341722

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: 2 Total area of site (acres): 2.0686 Acres
 LOCATION PROPERTY BY STREETS: On or Near: Menaul Blvd, NE
 Between: Carlisle Blvd., NEW and Wellesle Ave., NE
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 04-29-2013

(Print) Shawn Baizar, Managing Member Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>B - DRB - 70527</u>	<u>PIF</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				<u>\$ 305.00</u>

Hearing date May 8, 2013

4-29-13
Planner signature / date

Project # 1009683

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
 - ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - ~~NA~~ 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
 - ~~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
 - ~~NA~~ Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

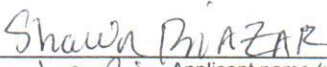
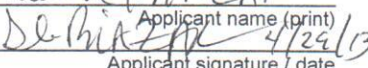
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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

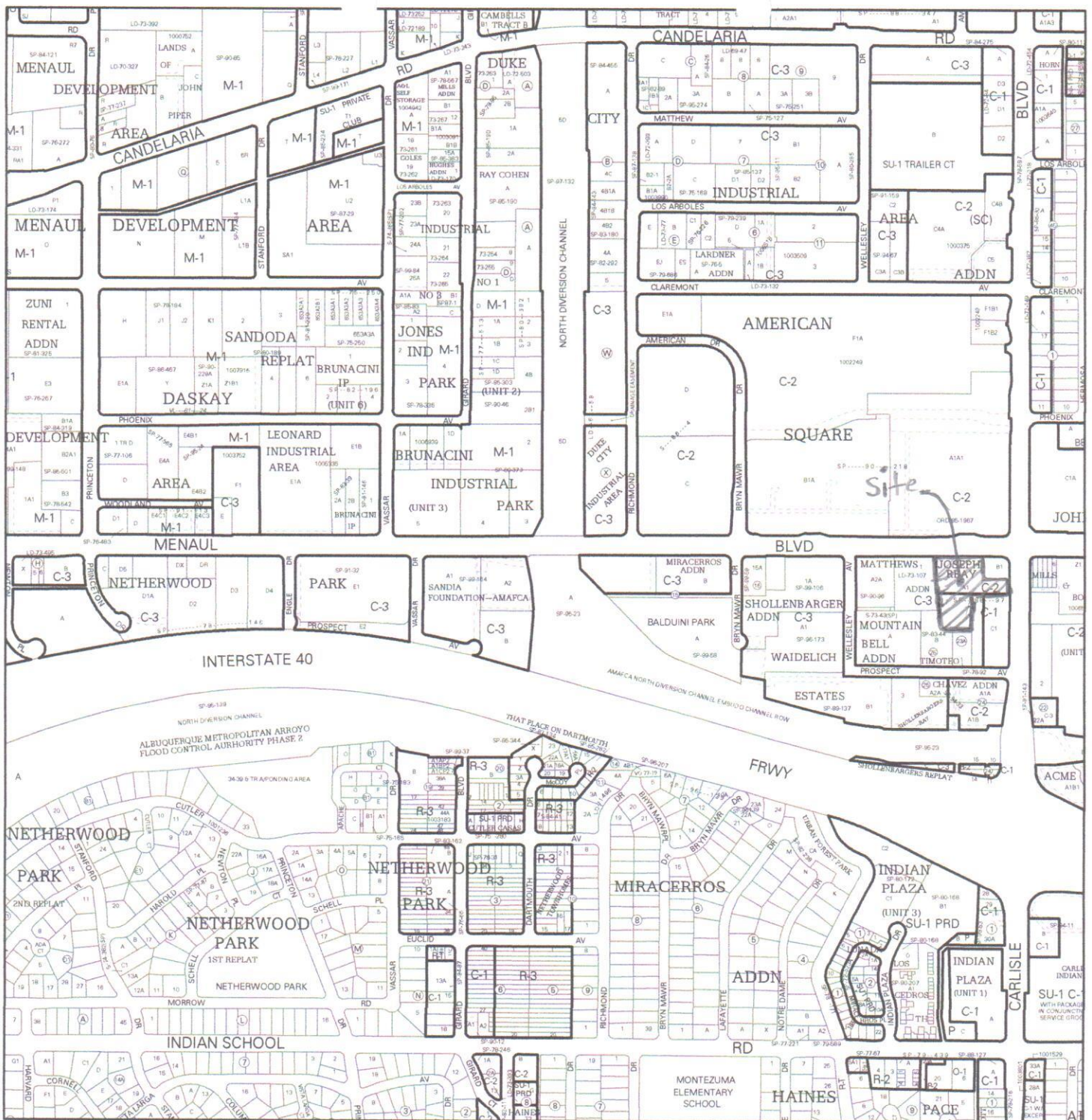


Form revised October 2007

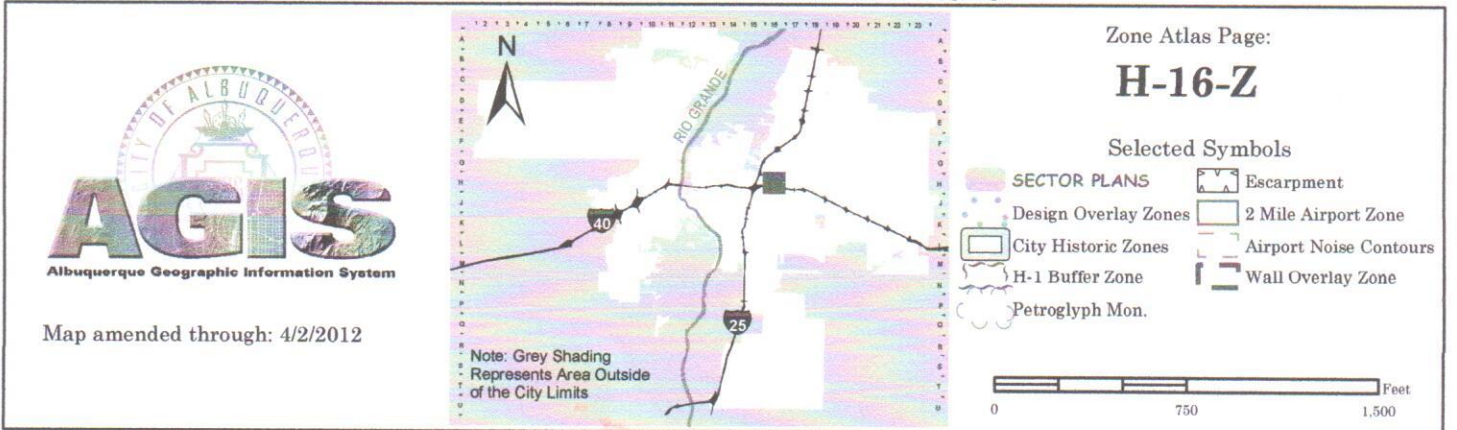
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 13 - DRB - 70527


 Planner signature / date
 Project # 1009683



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



Map amended through: 4/2/2012

SBS CONSTRUCTION AND ENGINEERING, LLC

April 29, 2013

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

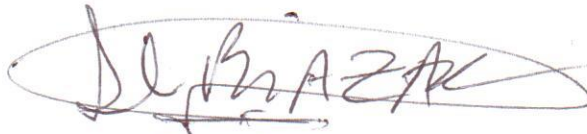
RE: Preliminary/Final Plat for Lot A-1, Joseph Reay Tract
To Be Know as A-1-A and A-1-B, Joseph Reay Tract
Containing 2.0686 Acres, Zone Atlas Page H-16-Z

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting Preliminary/Final Plat approval for the above referenced site. The site contains 2.0686 acres and is located on the Menaul Blvd, NE between Carlisle Blvd., NE and Wellesley Ave., NE. Lot A-1-A was sold to my client, Mr Rabadi by State of New Mexico per attached deed in 1996. However, he was not aware that this property had to be subdivided in order to be a legal subdivision until recently. We are subdividing Lot A-1 into two lots to create a legal subdivision. Lot A-1-A owners are Sharif and Samia Rabadi and Lot A-1-B belongs to State of New Mexico, see attached copies of the plat for reference. Lot A-1-B is the State Police facility and has access From Menaul and Carlisle Blvd., NE, see attached exhibit for reference.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Shawn Biazar', enclosed within a large, hand-drawn oval.

Shawn Biazar, Managing Member

Enclosures
JN: 201302

96104005

QUITCLAIM DEED

The State of New Mexico, General Services Department, Property Control Division, for consideration paid, quitclaim to Sharif A. and Samia Rabadi whose address is 4415 Sherre, NE, Albuquerque, NM 87111 the following described real estate in Bernalillo County, New Mexico:

See attached "Exhibit A", attached hereto and incorporated herein by reference, for the legal description of the property.

WITNESS my hand and seal this 19th day of July, 1996. LOUIS T. HIGGINS, Director, Property Control Division, GSD

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF Santa Fe ss.

The foregoing instrument was acknowledged before me this 19th day of July, 1996 by Louis T. Higgins, Director, Property Control Division, General Services Department

My commission expires: (Seal)

Elizabeth D. Reybal Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF ss.

The foregoing instrument was acknowledged before me this day of 19

(Name of Officer) (Title of Officer) of (Name of Corporation Acknowledging) a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires: (Seal)

Notary Public



" E X H I B I T A "

(Legal Description for Quitclaim Deed from the State of New Mexico, General Services Department, Property Control Division to Sharif A. and Samia Rabadi)

A certain tract or parcel of land lying and being situate within Section 10, T.10N., R.3E, NMPM, City of Albuquerque, Bernalillo County, State of New Mexico, being a portion of Parcel "A" of the Joseph Reay Addition as shown on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 20, 1955 (C3-18), and being more particularly described as follows, to wit:

Beginning at the northeast corner of the herein described tract, said point being common with the northwest corner of Parcel "B" of said Joseph Reay Tract, from whence NMSHC Brass Cap Station, I-40-12" bears $N88^{\circ}46'53"W$, 2288.01 feet; Thence along the west line of said Parcel "B" $S00^{\circ}18'40"W$, 125.00 feet to the southwest corner of said Parcel "B"; Thence along the south line of the herein described Parcel $S89^{\circ}58'17"W$, 247.50 feet to the southwest corner of the herein described Parcel and point on the easterly line of Tract A-1 of the Matthews Addition to the City of Albuquerque; Thence $N00^{\circ}18'40"E$, 125.00 feet to the northwest corner of the herein described Parcel and the northeast corner of the said Tract A-1 of the said Matthews Addition said point also being common with the south right-of-way of Menaul Boulevard; Thence $N89^{\circ}58'17"E$, 247.50 feet along the said southerly right-of-way line of Menaul Boulevard, to the point and place of beginning and containing 0.710 acres more or less.

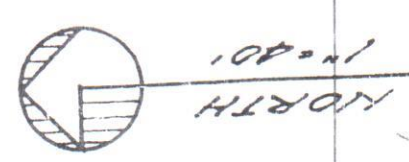
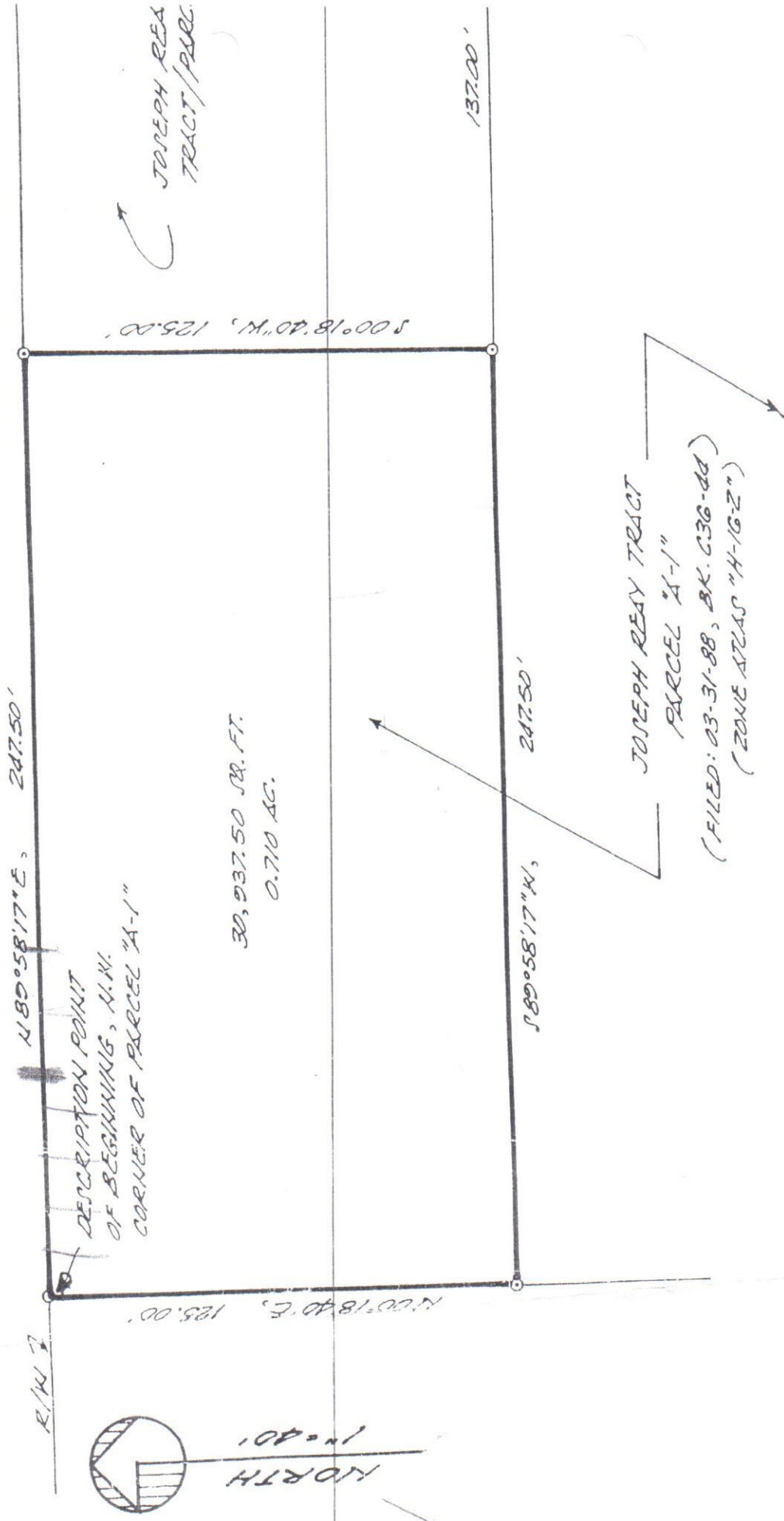
Reserving and subject to a 42 foot wide ingress and egress easement which runs along the easterly line of the above described Parcel from its northerly line to its southerly line, a distance of 125.00 feet; and subject to any existing easements, assessments or taxes; and the State of New Mexico State General Services Department makes no express or implied representations or warranties and disclaims all liability as to any condition of the property to be sold, including but not limited to the following: Access, drainage, adaptability for any use, zoning, existence of easements, defects in title, taxes, assessments, availability of utilities, environmental contaminants, etc.

SPUT OUT OF: 1-016-059-498-243-41722

Richard [Signature]

9/14/52

MENASUL BLVD. N.E.



JOSEPH REAY TRACT
 PARCEL "A-1"
 (FILED: 03-31-88, BK. C36-44)
 (ZONE STAYS "H-16-Z")

JOSEPH REAY
 TRACT/PARC.

EXH.

NOTE: SUBJECT TO EXEMPTIONS
 OF RECORD, AND REQUIRED
 REPLATTING.

MENASUL BLVD. N.E.

N 89° 58' 17" E, 247.50'

STARTING POINT
BEGINNING, N.W.
CORNER OF PARCEL "A-1"

30,937.50 SQ. FT.
0.710 AC.

S 89° 58' 17" W,

247.50'

JOSEPH REAY TRACT
PARCEL "A-1"
(FILED: 03-31-88, BK. C36-44)
(ZONE AREAS "H-16-Z")

CHARLISSE BLVD. N.E.

CRIM

JOSEPH REAY
TRACT/PARCEL "B"

137.00'

S 00° 18' 40" W, 125.00'

EXHIBIT "A"

SUBJECT TO EXEMPTIONS
OF RECORD, AND REQUIRED
REPLATTING.

Shawn:

The DXF has been approved.

Also, There are four AGIS employees who can help with DXF approvals now. If you send future DXF's to all four then even if someone is out of the office, one of the others will process your DXF. Please send future DXF's along with the plat PDF's to:

tgaulden@cabq.gov

jsammons@cabq.gov

cbradley@cabq.gov

mgricius@cabq.gov

Thanks,

Tim

From: aecllc@aol.com [<mailto:aecllc@aol.com>]
Sent: Monday, May 06, 2013 2:18 PM
To: Zamora, David
Subject: DRB 1009683 PLAT DXF FILE

Hi Mike:

Attached please find dxf file for DRB 1009683 and the pdf file of the plat. Can you tell me if it is ok this way or not?

If you should have any questions regarding this email, please do not hesitate to contact me.

Thank You,

Shawn Biazar

SBS Construction and Engineering, LLC
P. O. Box 10264
Albuquerque, NM 87184
Cell Phone (505) 804-5013

Office (505) 899-5570
Fax (505) 897-4996

Email: aecllc@aol.com

Tim Gaulden

<http://mail.aol.com/37709-111/...>

5/8/2013

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

04/29/2013 Issued By: BLDAVM 188813

Category Code **910**
2013 070 527

Application Number: 13DRB-70527, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MENAUL BETWEEN CARLISLE AND WELLESLEY

Project Number: 1009683

Applicant

SHARIF A RABADI

120 WYOMING BLVD SE
ALBUQUERQUE NM 87123

Agent / Contact

SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT NW
ALBUQUERQUE NM 87114
5058045013

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$285.00

TOTAL: \$305.00

City of Albuquerque Treasury
Date: 4/29/2013 Office: ANNEX
Stat ID: W3000009 Cashier: TRSRMS
Batch: 1863 Trans #: 33
Permit: 2013070527
Receipt Num: 00122162
Payment Total: \$305.00
0901 Conflict Mgmts. Fee \$20.00
0903 DRB Actions \$285.00
VISA Tendered: \$305.00

DXF Electronic Approval Form

DRB Project Case #: 1009683

Subdivision Name: LOTS A1A & A1B, JOSEPH REAY TRACT

Surveyor: LEONARD G MARTINEZ

Contact Person: SHAWN BIAZAR

Contact Information: 899-5570

DXF Received: 5/6/2013

Hard Copy Received: 5/6/2013

Coordinate System: NMSP Grid (NAD 83)


Approved

5-7-2013
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 9683

to agiscov on 5/7/2013

Contact person notified on 5/7/2013