OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 21, 2015

Project# 1009840
15DRB-70010 EXT OF MAJOR PRELIMINARY PLAT

THE GROUP agent(s) for NAZISH LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, NORTH **ALBUQ ACRES Tract 3 Unit 3,** zoned RD, located on CARMEL BETWEEN VENTURA AND VILLAGE containing approximately .88 acre(s). (C-20)

At the January 21, 2015 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, DRB Chair

15-2
Scan
Plans

6. **Project# 1009843**
13DRB-70792 VACATION OF PUBLIC ROADWAY EASEMENT
14DRB-70001 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70003 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

THE GROUP agents for LEGACY 18 request the referenced/ above action for approximately 4 ft of excess easement for OAKLAND AVENUE adjacent to Lot 20, Block 2, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on the north side of OAKLAND AVE NE between SHAHEEN CT NE amd ABIS CT NE. (C-19) *[Deferred 1/15/14]*
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRA-STRUCTURE LIST DATED1/22/14 AND WITH AN APPROVED GRADING PLAN ENGINEER ASTAMP DATED 12/23/13, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEDMENTS AGREEMENT (SIA). A MODIFIED SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project# 1009840**
14DRB-70002 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70004 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, **NORTH ALBUQUERQUE ACRES** zoned RD, located on CARMEL AVE BETWEEN VENTURA BLVD AND VILLAGE AVE containing approximately .88 acre(s). (C-20) *[Deferred 1/15/14]*
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/22/14 AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 1/14/14, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEDMENTS AGREE-MENT (SIA). A MODIFIED SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 22, 2014
DRB Comments

ITEM # 7

PROJECT # 1009840 **APPLICATION # 13-70002/ 70004**

RE: Lot 31, Block 3, North Albuquerque Acres Tract 3 Unit 3

The Planning Department would consider a modified Design Variance for reduced right of way/ sidewalk setback from the curb of 4 feet.

A recorded Subdivision Improvements Agreement/ SIA or completion and acceptance of infrastructure is required for Final Plat. Please remove Zoning Note (No. 5) from Final Plat.

Please note that maximum wall height in a residential zone is 8 feet; clear sight triangles need to be demonstrated.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project# 1009840**
14DRB-70002 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70004 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, **NORTH ALBUQUERQUE ACRES** zoned RD, located on CARMEL AVE BETWEEN VENTURA BLVD AND VILLAGE AVE containing approximately .88 acre(s). (C-20) **DEFERRED TO 1/22/14.**

8. **Project# 1007140**
14DRB-70006 MAJOR - FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract 2-A **[TBKA JUAN TABO HILLS Unit 3B],** zoned RD, located on JUAN TABO HILLS BETWEEN MANACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)**THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR RECORDING INFORMATION AND TO RECORD.**

9. **Project# 1004073**
14DRB-70007 MAJOR - FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 4-A, JUAN **TABO HILLS [TBKA VOLTERRA VILLAGE]** zoned SU-1, located on JUAN TABO HILLS BETWEEN TIJERAS ARROYO GALLANT ROX containing approximately 25.84 acre(s). (M-21 AND 22) **DEFERRED TO 1/22/14.**

10. **Project# 1002739**
14DRB-70005 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 2,** zoned RD, located on 118TH ST SW BETWEEN DENNIS CHAVEZ SW AND GIBSON BLVD SW containing approximately 24.07 acres. (N-8)

A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

11. **Project# 1002885**
13DRB-70813 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOCIATES agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO SUBDIVISION** zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acres. (C-21)) *[Deferred from 1/8/14]***A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 15, 2014
DRB Comments

ITEM # 7

PROJECT # 1009840 **APPLICATION # 13-70002/ 70004**

RE: Lot 31, Block 3, North Albuquerque Acres Tract 3 Unit 3

The proposed Design Variance does not appear to be in accordance with accepted principles of site planning for equitable pedestrian access. The Planning Department would consider reduced right of way to minimize sidewalk setback from the curb and allow two sidewalks back to the turnaround.

A recorded Subdivision Improvements Agreement/ SIA or completion and acceptance of infrastructure is required for Final Plat. Please remove Zoning Note (No. 5) from Final Plat.

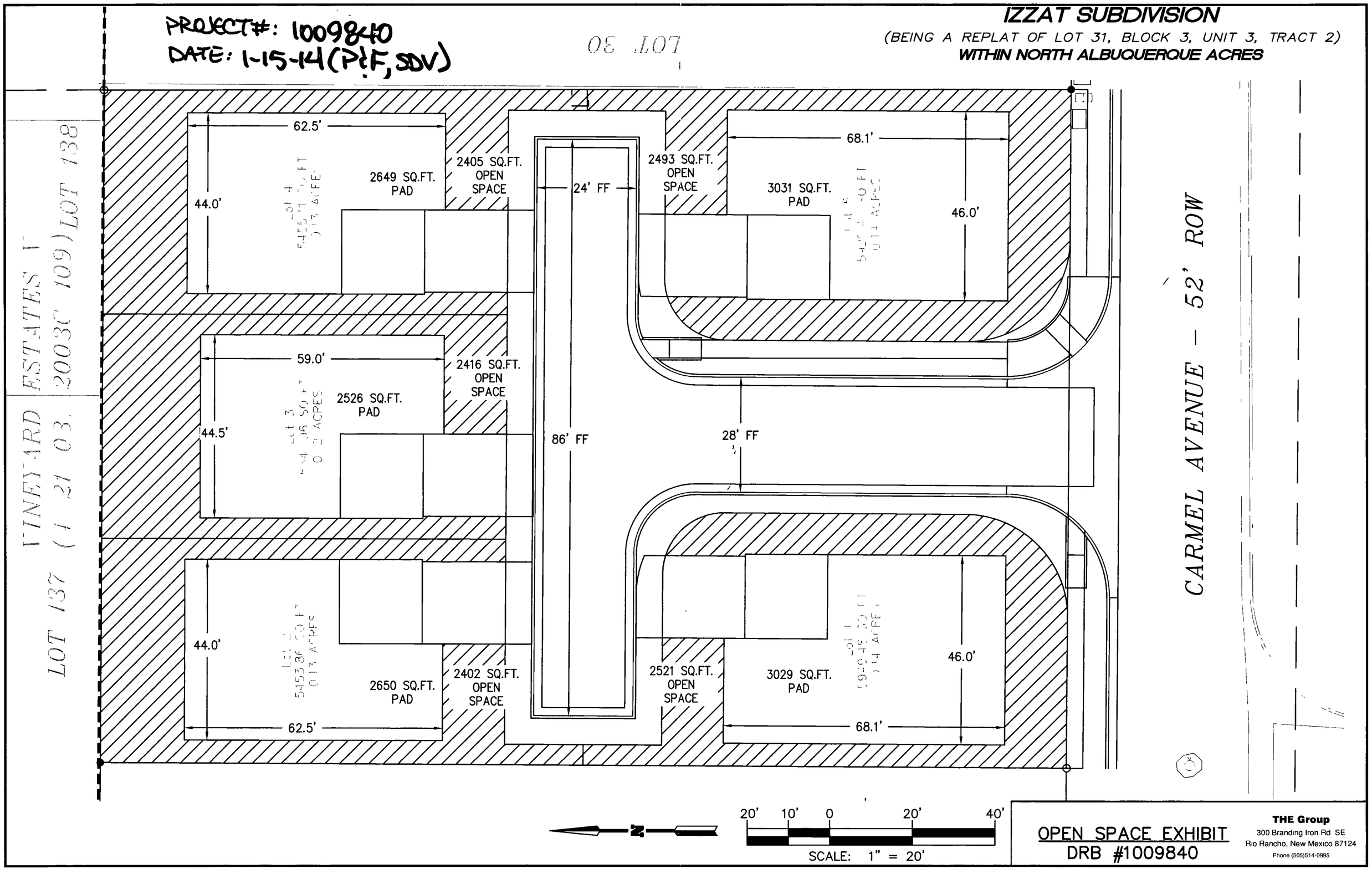
Please note that maximum wall height in a residential zone is 8 feet and minimum pilaster projection is 2 inches; clear sight triangles need to be demonstrated.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

PROJECT#: 1009840
DATE: 1-15-14 (P&F, SDV)

IZZAT SUBDIVISION

(BEING A REPLAT OF LOT 31, BLOCK 3, UNIT 3, TRACT 2)
WITHIN NORTH ALBUQUERQUE ACRES



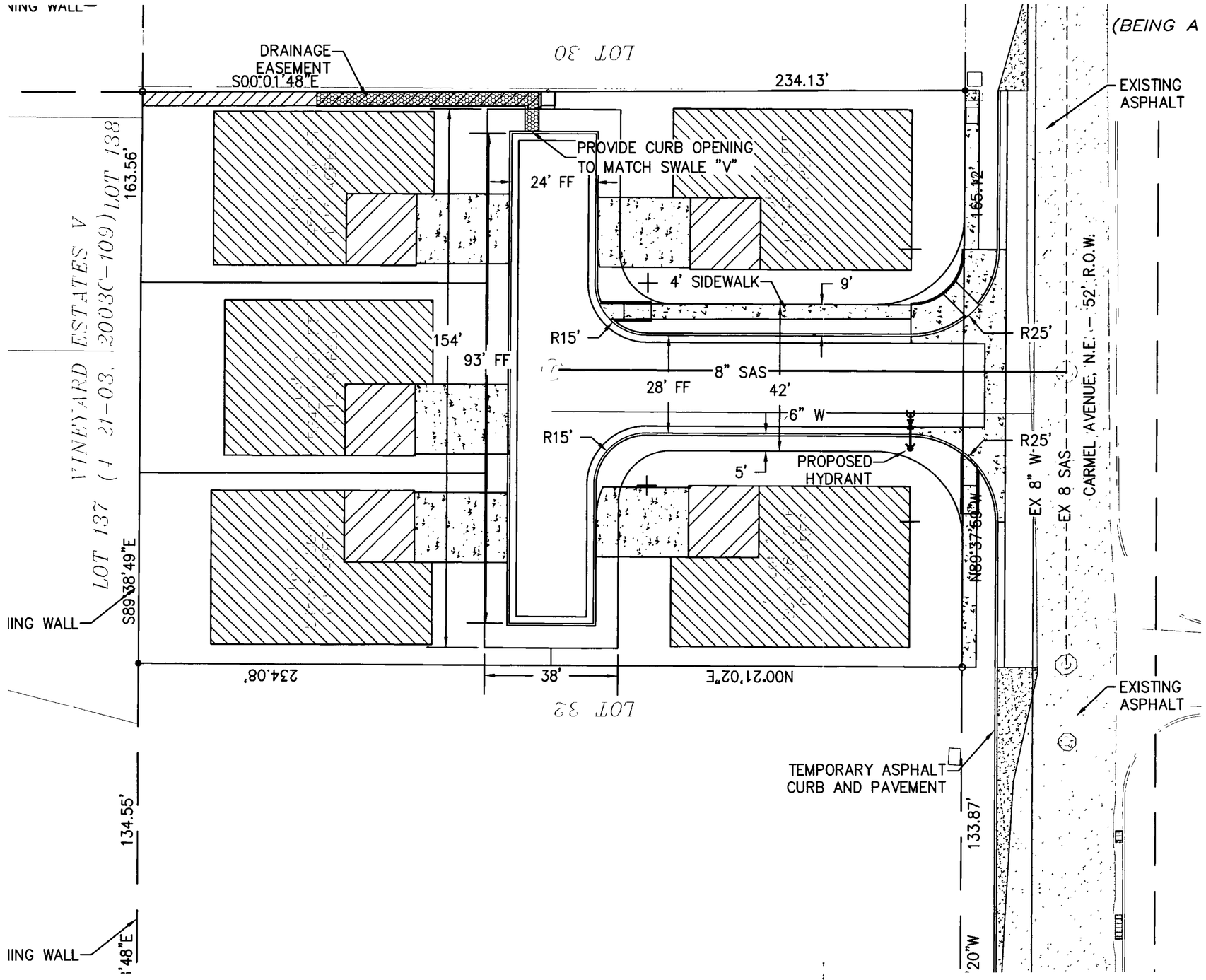
OPEN SPACE EXHIBIT
DRB #1009840

THE Group
300 Branding Iron Rd SE
Rio Rancho, New Mexico 87124
Phone (505)514-0995

IZZAT SUBDIVISION

(BEING A REPLAT OF LOT 31, BLOCK 3, UNIT 3, TRACT 2)

WITHIN NORTH ALBUQUERQUE ACRES



NOTES:

THE PROPOSED SITE IS 0.88 ACRES LOCATED ON THE NORTH SIDE OF CARMEL AVENUE EAST OF VENTURA BLVD. THE SITE IS CURRENTLY UNDEVELOPED WITH A TYPICAL DEVELOPED ONE ACRE NORTH ALBUQUERQUE ACRES LOT TO THE EAST, UNDEVELOPED PROPERTY TO THE WEST AND HIGHER DENSITY WALLED COMMUNITIES TO THE SOUTH AND NORTH. THE PROPOSED DEVELOPMENT WILL BE FIVE (5) SINGLE FAMILY RESIDENTIAL LOTS ON A CUL-DE-SAC.

DRAINAGE:

THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF AND THE OFFSITE BASIN TO THE EAST. THE RUNOFF WILL FREE DISCHARGE INTO CARMEL AVENUE. AN ASPHALT CURB AND TEMPORARY ASPHALT SECTION WILL BE CONSTRUCTED WEST ON THE SITE IN CARMEL AVE. TO CONVEY DRAINAGE TO A NEW DROP INLET CONNECTED TO EXISTING STORM DRAIN IN CARMEL AVE.

TRANSPORTATION:

THE DEPICTED STANDARD STREET WIDTHS WILL BE CONSTRUCTED. CURB AND 4' SIDEWALK WILL CONSTRUCTED IN CARMEL AVENUE WITH PAVING CONSTRUCTED TO THE EXISTING PAVEMENT IN CARMEL AVE. THE PROPOSED STREET WILL BE CONSTRUCTED WITH A 4' SIDEWALK ON ONE SIDE.

UTILITIES:

THE PROPOSED UTILITY IMPROVEMENTS WILL CONNECT TO EXISTING INFRASTRUCTURE IN CARMEL AVE. AN 8" SANITARY SEWER LINE WITH SERVICES WILL BE CONSTRUCTED. A 6" WATER LINE WITH SERVICES AND A NEW HYDRANT WILL BE CONSTRUCTED.

30' 15' 0 30' 60'

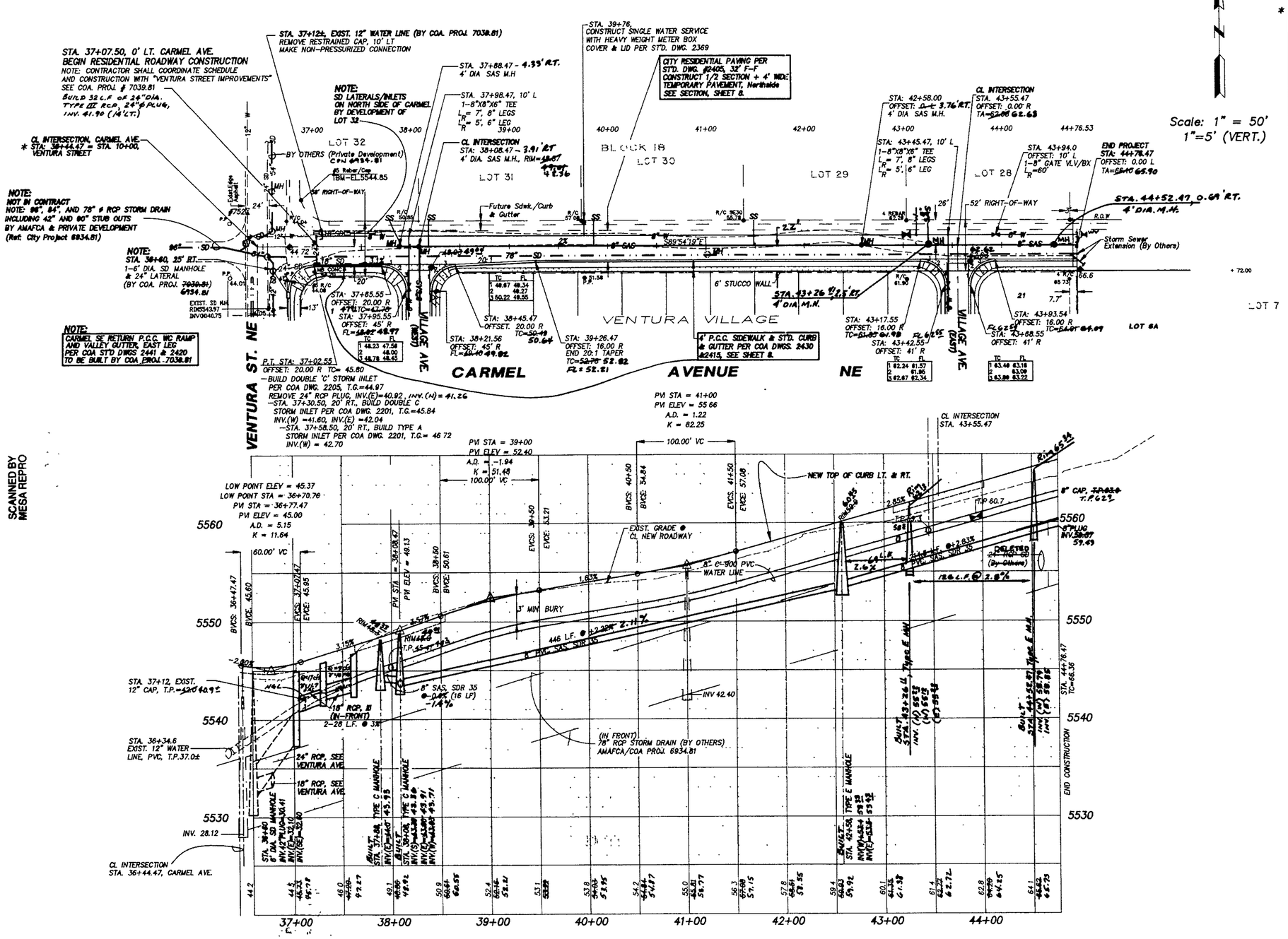
SCALE: 1" = 30'

PROJECT#: 1009840
DATE: 1-15-14 (P&F, SDV)

CONCEPTUAL SITE & VARIANCE EXHIBIT
DRB #1009840

THE Group
300 Branding Iron Rd SE
Rio Rancho, New Mexico 87124
Phone (505)514-0995

PROJECT #: 1009840
DATE: 1-15-14



Scale: 1" = 50'
1"=5' (VERT.)

NOTES

* 1. STATIONING BASED ON CENTER LINE OF ROADWAY AND CORRELATES TO COA PROJ. 6934.81
OFFSET DISTANCES ARE DETERMINED FROM THE CENTER LINE OF NEW ROADWAY (28' SOUTH OF THE EXISTING NORTH RIGHT-OF-WAY).

2. ALL WATER VALVES, ASSOCIATED VALVE BOXES, AND WATER SERVICES SHALL BE INSTALLED PER DETAILS ON SHEET 8.

3. WATER SHUT-OFF PLAN- SEE FAC. MAP C-20
CLOSE VALVE AT NW CORNER OF CARMEL/VENTURA, # 752
CLOSE VALVE AT HOLLY/VENTURA, #802

CONTRACTOR SHALL NOTIFY CITY UTILITIES AT PINO YARDS 7 DAYS PRIOR TO REQUESTING THE SHUT-OFF. TELE:857-8200.

ONLY CITY PERSONNEL MAY PERFORM SHUT-OFF AND OPENING OPERATIONS

4" DIA. PVC
SAN. SEWER SERVICE DATA

LOT	STA.	OFFSET	INV.@ PL
32	37+79	26'	44.4
31	38+19	26'	48.0
30	39+86	26'	49.5
29	41+49	26'	52.9
~~28~~	~~43+19~~	~~26'~~	~~57.5~~
* 8" SAS MAINLINE (BUILT)			INV.@ PL = 56.55

CONC. Encased

PERMANENT SIGNAGE LOCATION			
STREET	STATION	FACE TO	MUTCD DESIG.
CARMEL AVE.	36+96, 23' LT	EAST	R1-1
	39+26, 17.5' RT	WEST	R2-1
	43+94, 12' LT.	EAST	R2-1

AS-BUILT INFROMATION
Contractor: Albuq. Excavators, Inc.
As-Built SAS: 1-14-04 Clark Consulting
From Termination at N.M. 12-23-03 Jb-4-04
As-Built Paving/SD: 5-6-05 Clark Consul.
Ron Rutledge: COA inspector

SURVEY INFORMATION
BENCH MARKS
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK, 3-C20, AN ALUMINUM CAP LOCATED AT THE NE INTERSECTION OF VENTURA AND SIGNAL
MSL ELEVATION 5598.88, NGVD 1929

ENGINEER'S SEAL
PHILLIP W. CLARK, NEW MEXICO, REGISTERED PROFESSIONAL ENGINEER, 7982, 2-1-03

NO.	DATE	REMARKS	BY
1	1-14-04	As-Built SAS	PWC
	3-12-04	As-Built H.O.	PWC
	5-6-05	As-Built Paving	RC

DESIGN
DESIGNED BY: PWC
DRAWN BY: CCE
CHECKED BY: PWC

Clark Consulting Engineers
18 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

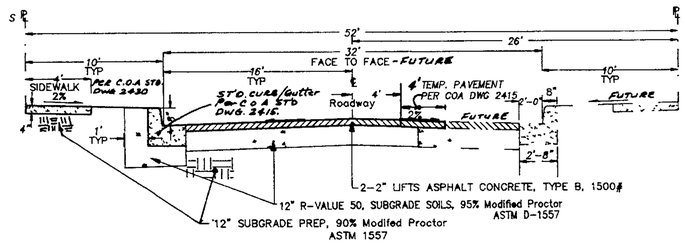
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTURA VILLAGE SUBDIVISION
PUBLIC WATER, SANITARY SEWER, AND ROADWAY
CARMEL AVENUE MPROVEMENTS – PLAN & PROFILES

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.
CITY ENGINEER
City Project No. 6999.81 | Zone Map No. C-20 | SHEET 5 OF 10

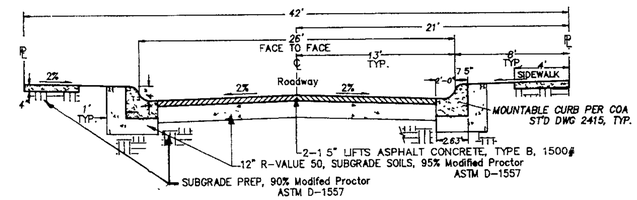
DRB PROJ. #1001463

SCANNED BY MEGA REPRO



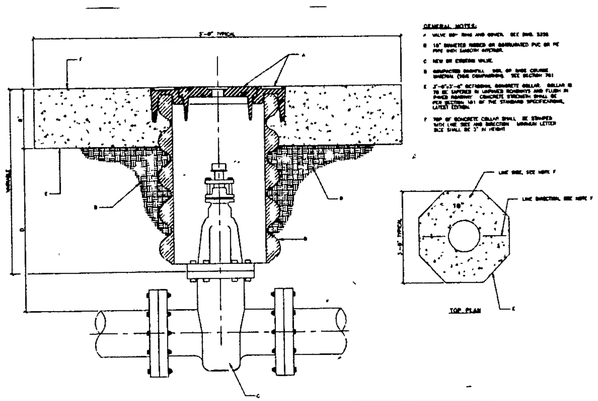
CARMEL STREET SECTION

NTS PER COA STD DWG 2405



INTERNAL STREET SECTION

NTS PER COA STD DWG 2405



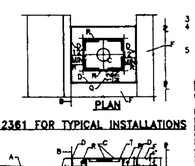
CITY OF ALBUQUERQUE
WATER
VALVE BOX
DWG. 2326 JAN. 2002 DRAFT

GENERAL NOTES:

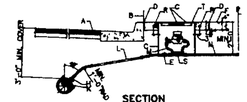
1. THE METER SHALL BE SET UTILIZING A COPPER-SETTER. COPPER SETTER HEIGHT 10" FOR 1" METER. 7" FOR 3/4" METER.
2. THE VALVE AND METER REGISTER BOX SHALL BE LOCATED UNDER THE LID OPENING. WHERE TWO METERS ARE TO BE INSTALLED IN A SINGLE METER BOX, THE METER REGISTERS SHALL BE WITHIN READING RANGE OF THE LID OPENING
3. METER BOX LOCATION TO CONFORM TO DWG. 2361
4. WHEN CONTRACTOR DOES NOT INSTALL METER, CONTRACTOR SHALL PROVIDE REMOVABLE PLUGS FOR END OF COPPER-SETTER.
5. EXISTING CONCRETE TO BE SAWCUT

CONSTRUCTION NOTES:

A STREET SURFACE.
B BACK OF CURB.
C CAST IRON METER BOX, COVER AND LID. SEE DWG. 2368 OR 2369
D 1/2" EXPANSION JOINT
E CURB STOP. LOCATE INSIDE METER BOX.
F SIDEWALK ON DRIVEWAY.
G METER - TOP OF METER TO BE 12"-18" BELOW COVER.
H CORP. STOP.
I WALL WATER LINE.
J TAPPING SADDLE.
K COPPER SERVICE LINE.
L COPPER SETTER.
M TAILPIECE TO PROPERTY LINE WITH INSTA-TITE LPT CAPPED FITTING.
N CONCRETE PAD REQUIRED IN ALL AREAS.
Q #4 REBAR CONTINUOUS ALL AROUND METER BOX.
R STABILIZER BAR. 12" LONG X 1/2" DIAMETER GALVANIZED STEEL PIPE.
S METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK.
T

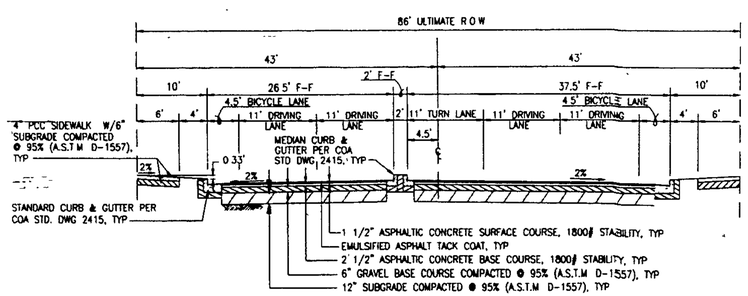


SEE DWG. 2361 FOR TYPICAL INSTALLATIONS



SECTION
SERVICE LINE FOR 3/4" - 1" METER

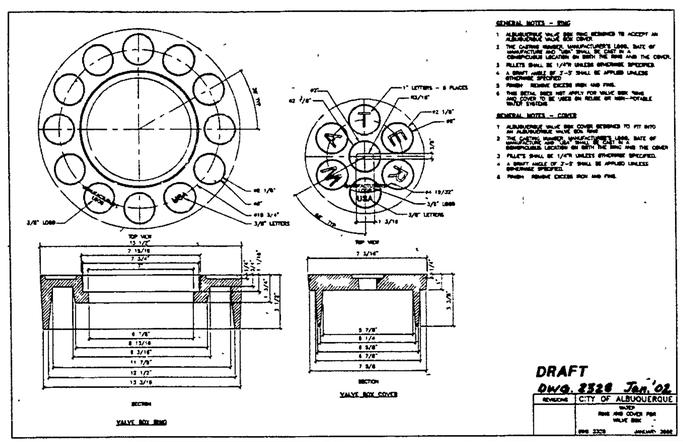
CITY OF ALBUQUERQUE
WATER
3/4" - 1" METERED SERVICE LINE INSTALLATION
DWG. 2362 MAR 2001 DRAFT



VENTURA STREET SECTION

NTS

NOTE:
SHOWN FOR INFORMATION - TO BE BUILT BY DESERT RIDGE PLACE, COA PROJ. # 7032.81 'VENTURA STREET IMPROVEMENTS'



DRB PROJ. #1001463

NOTES

AS-BUILT INFROMATION
Contractor - AEI, Inc.
As Built SAS 1-19-05 from Thermostrics
Rai Bartlede - COA 12/27/03 1/1/04
PSD 5-6-05 by Clark
" " Consulting Engrs.

BENCH MARKS
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK, 3-C20, AN ALUMINUM CAP LOCATED AT THE NE INTERSECTION OF VENTURA AND SIGNAL.
MSL ELEVATION 5589.69, NGVD 1929

SURVEY INFORMATION

ENGINEER'S SEAL
PHILIP W. CLARK NEW MEXICO 5-3-05

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY: PWC
DRAWN BY: CCE
CHECKED BY: PWC

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTURA VILLAGE SUBDIVISION
PUBLIC WATER, SANITARY SEWER, AND ROADWAY
DETAILS AND SECTIONS

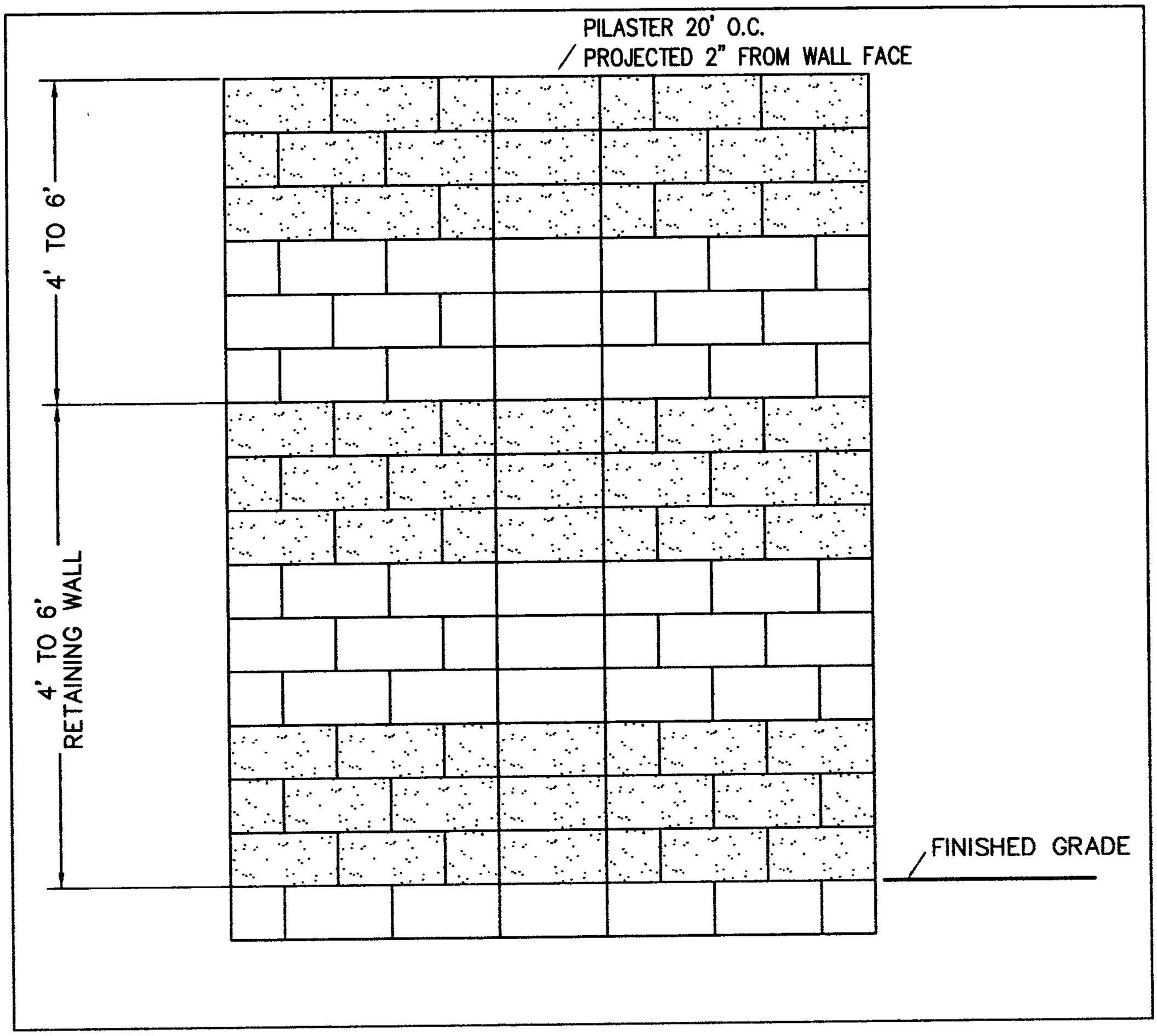
Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

CITY ENGINEER

City Project No. 6999.81 | Zone Map No. C-20 | SHEET 8 OF 10

SCANNED BY MEGA REPRO

#10098410



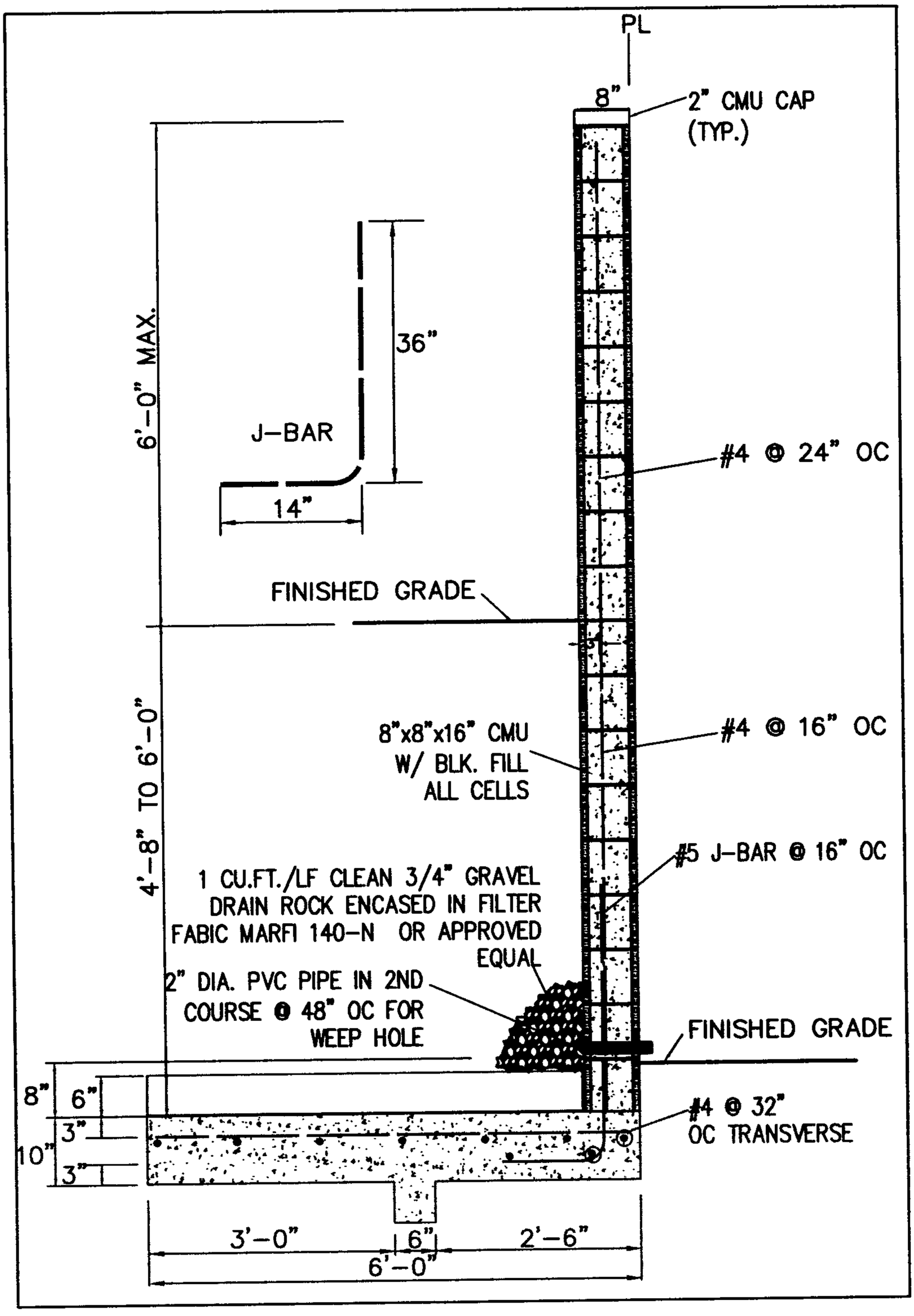
DARK BROWN STANDARD BLOCK

DARK BROWN SPLIT FACED BLOCK

THE group
300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 1 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
ELEVATIONS



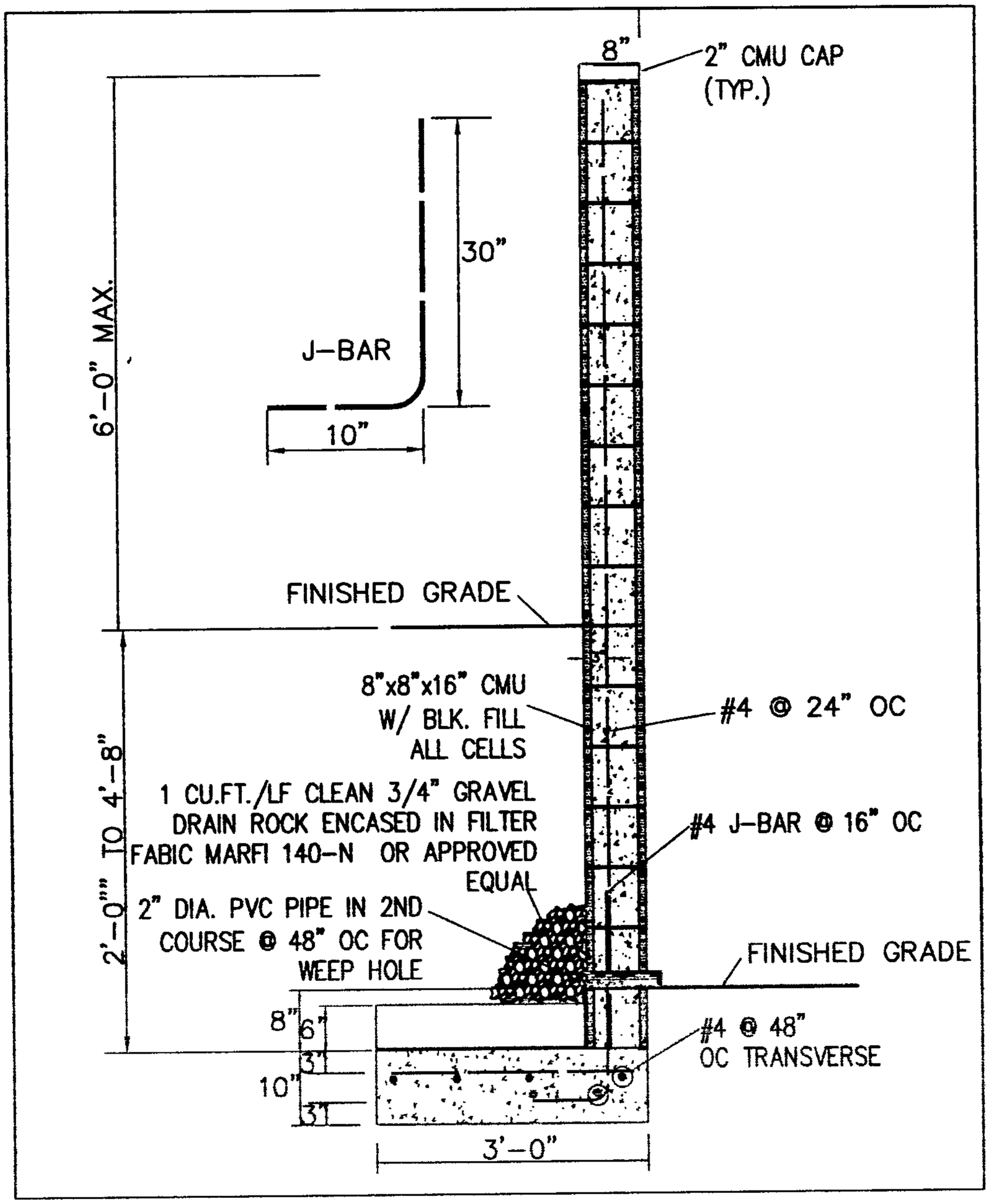
1 RETAINING WALL 4'-8" TO 6'-0"

NTS

THE group
300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 2 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



2 RETAINING WALL 2'-0" TO 4'-8"

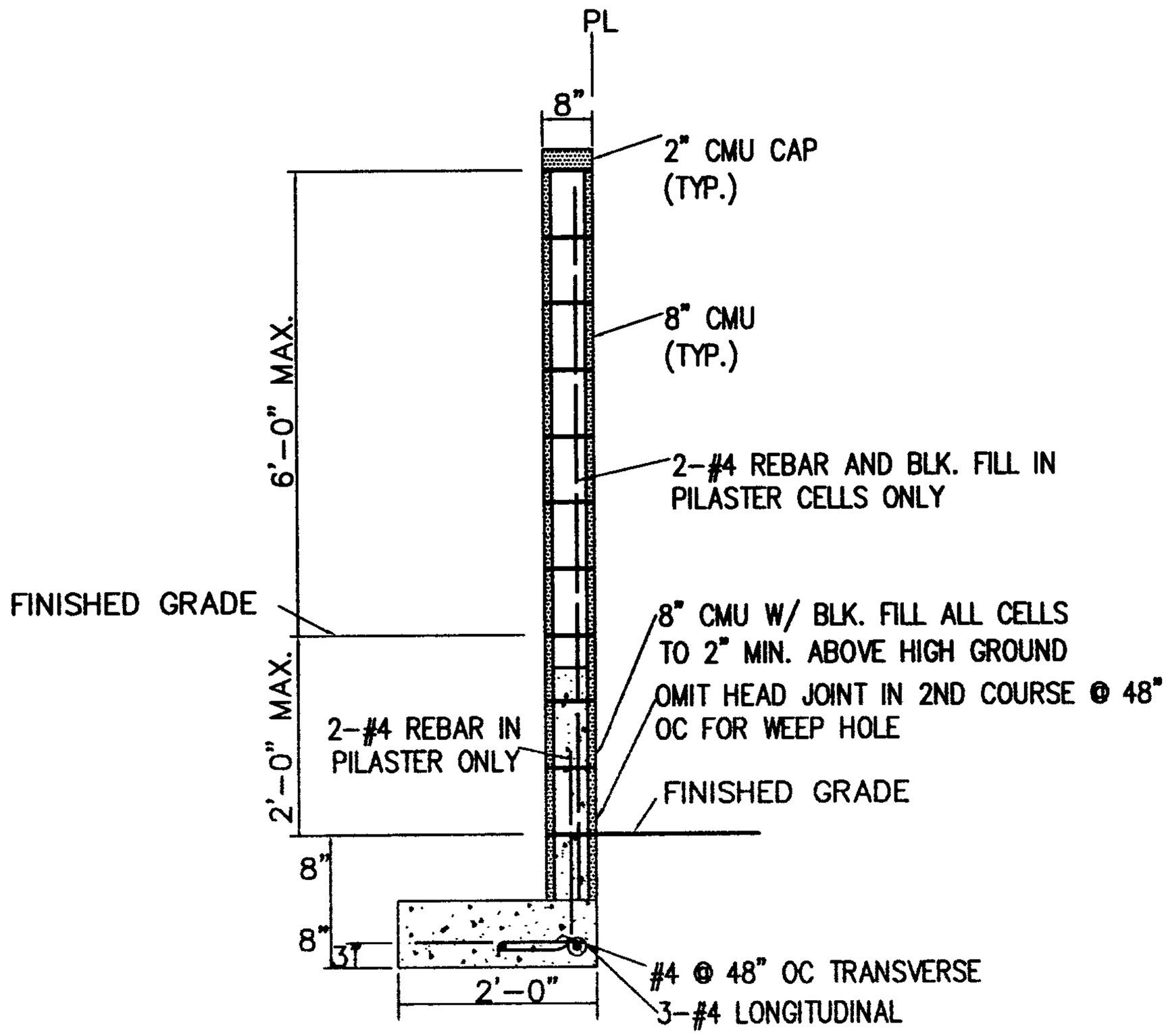
NTS

THE group

300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 3 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



3 RETAINING WALL < 2'-0"

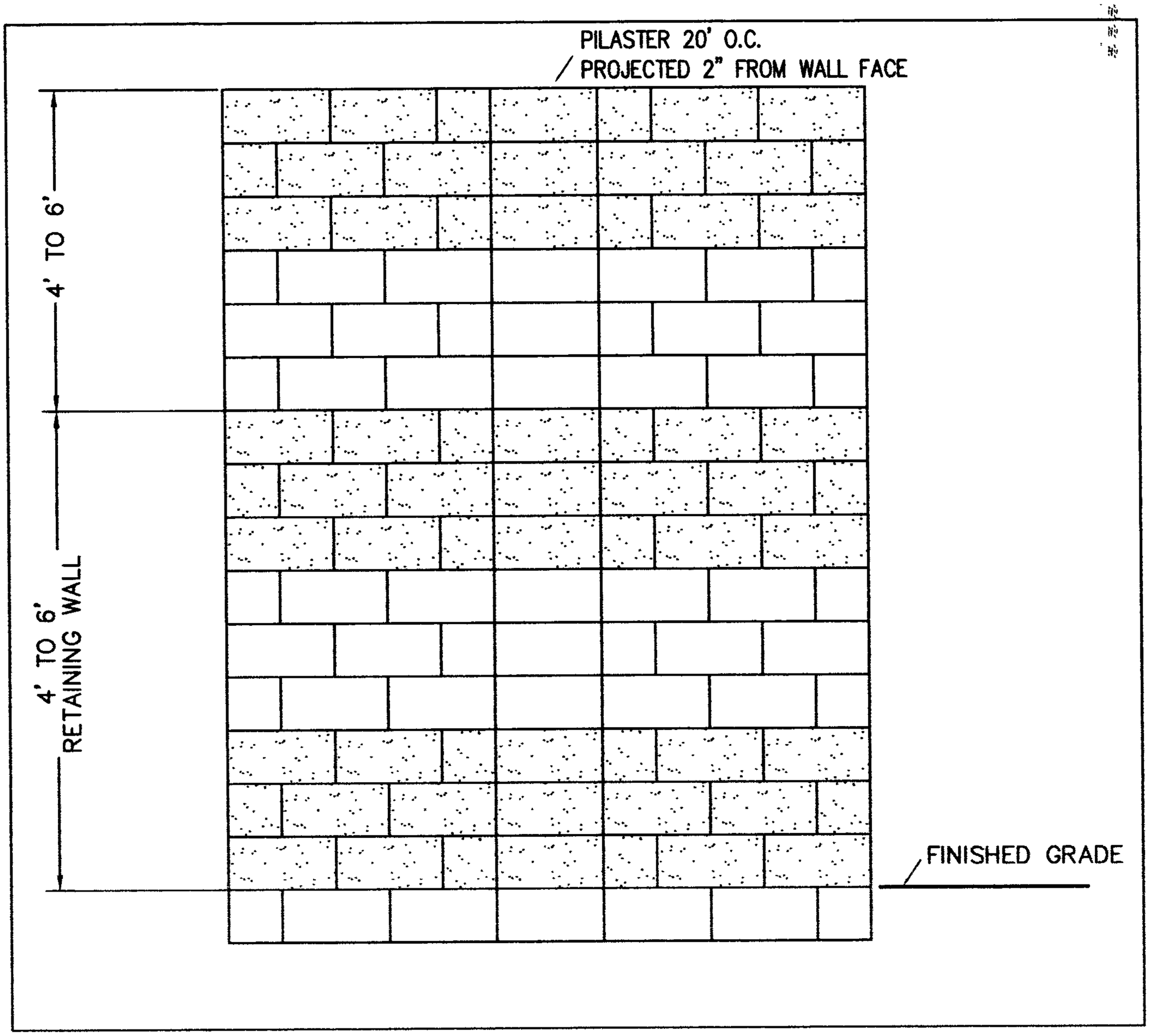
NTS

THE group

300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 4 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



DARK BROWN STANDARD BLOCK

DARK BROWN SPLIT FACED BLOCK

THE group
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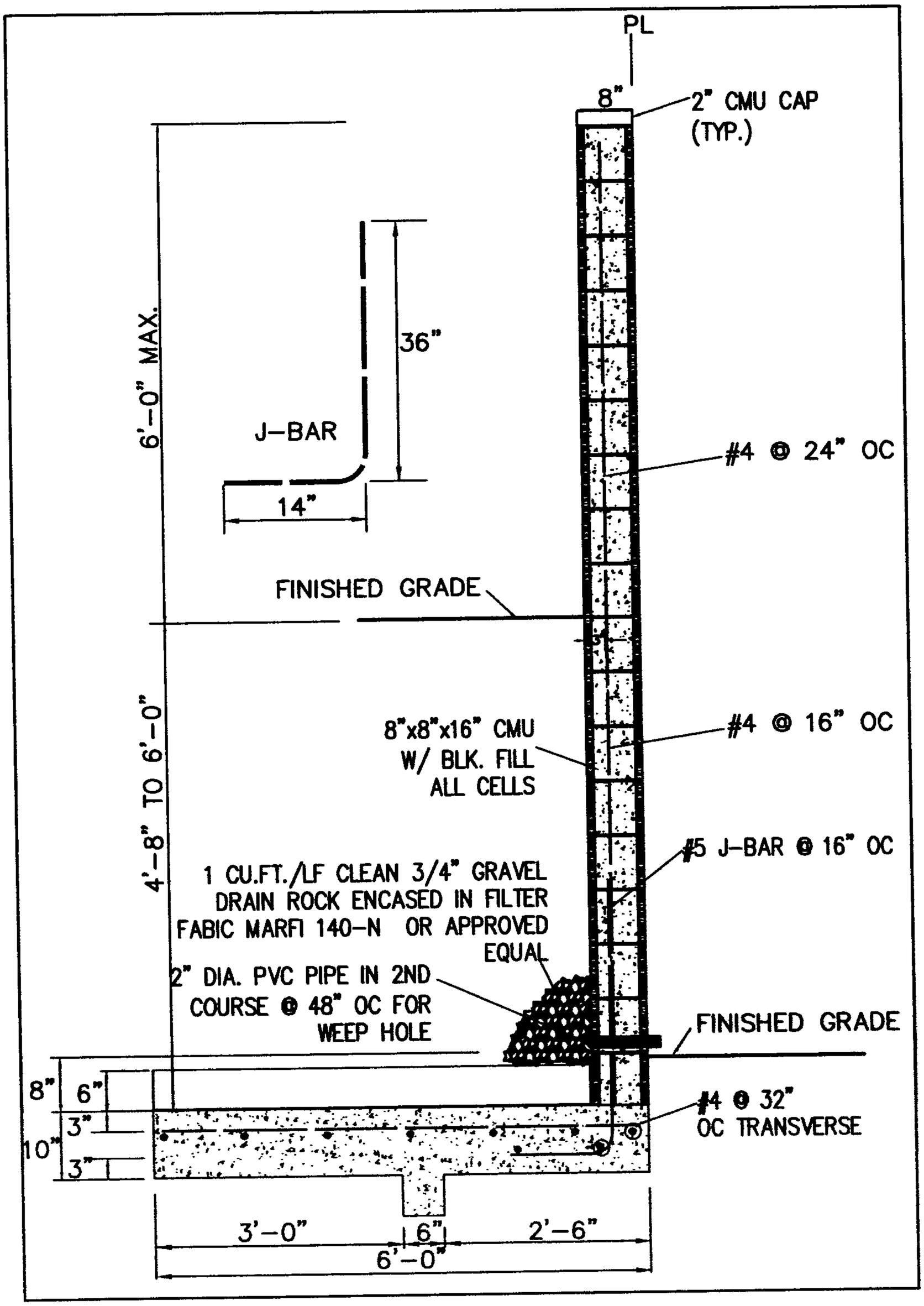
SHEET 1 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
ELEVATIONS



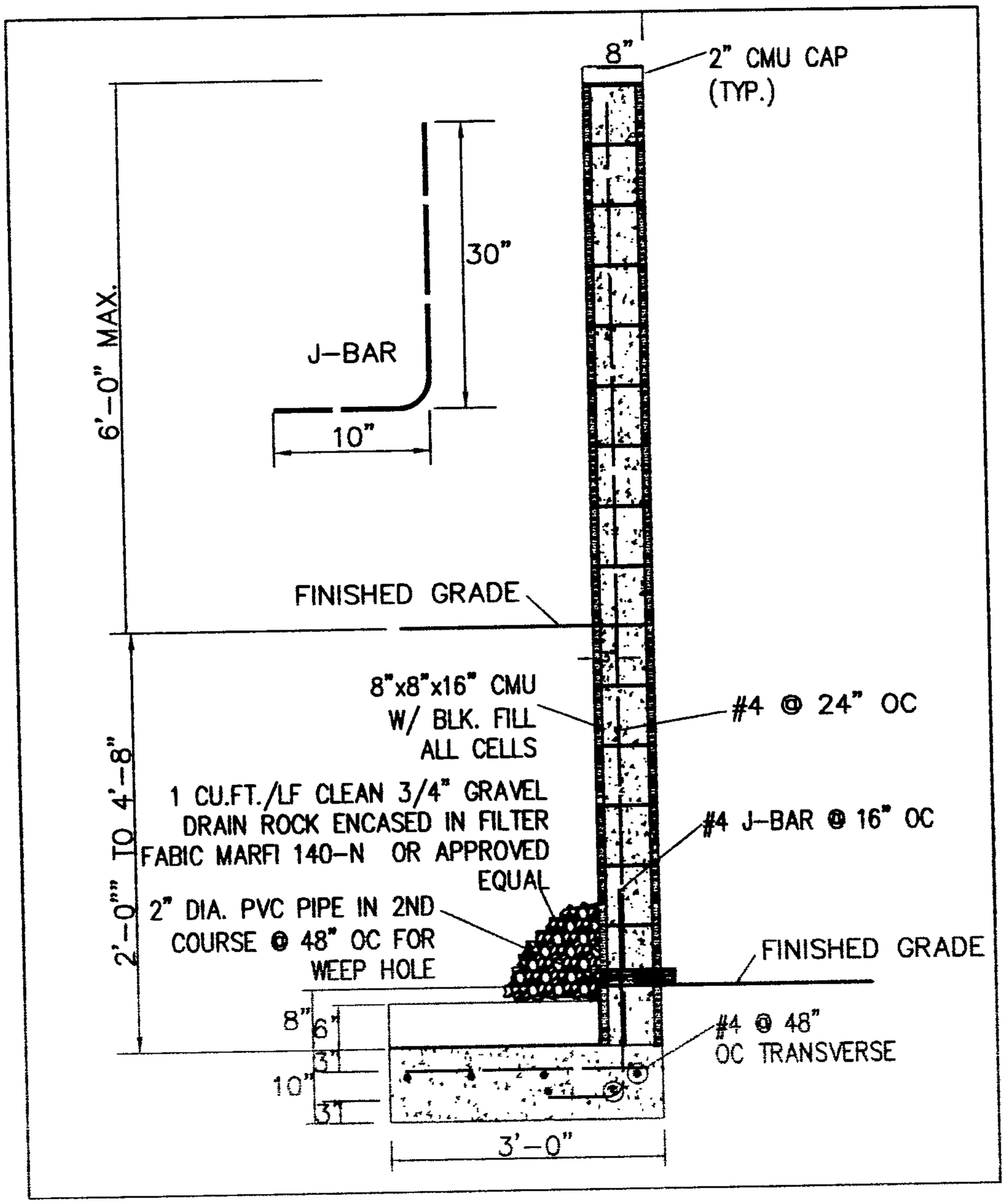
1 RETAINING WALL 4'-8" TO 6'-0"

NTS

THE group
300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 2 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



2 RETAINING WALL 2'-0" TO 4'-8"

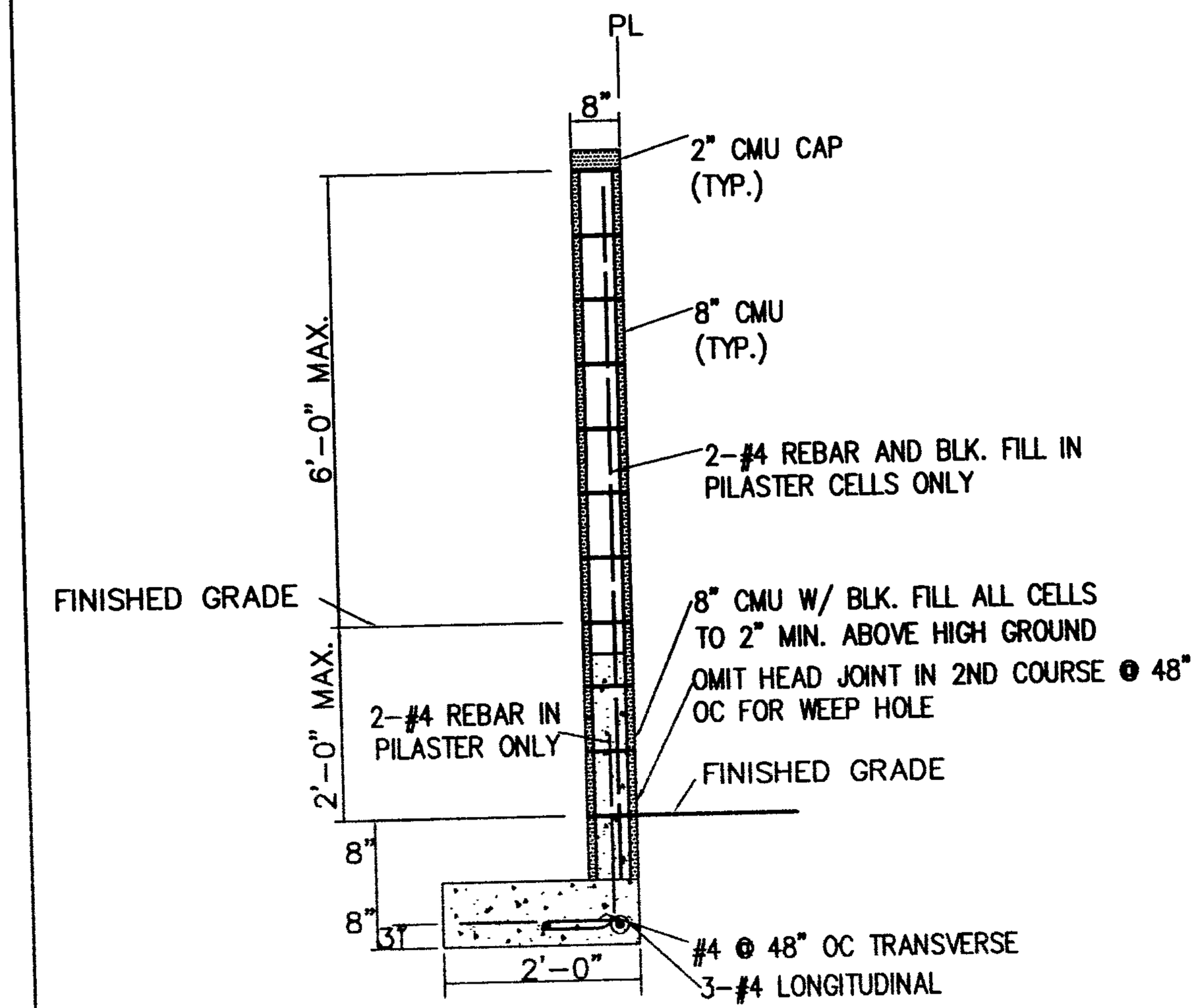
NTS

THE group

300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 3 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



3 RETAINING WALL < 2'-0"

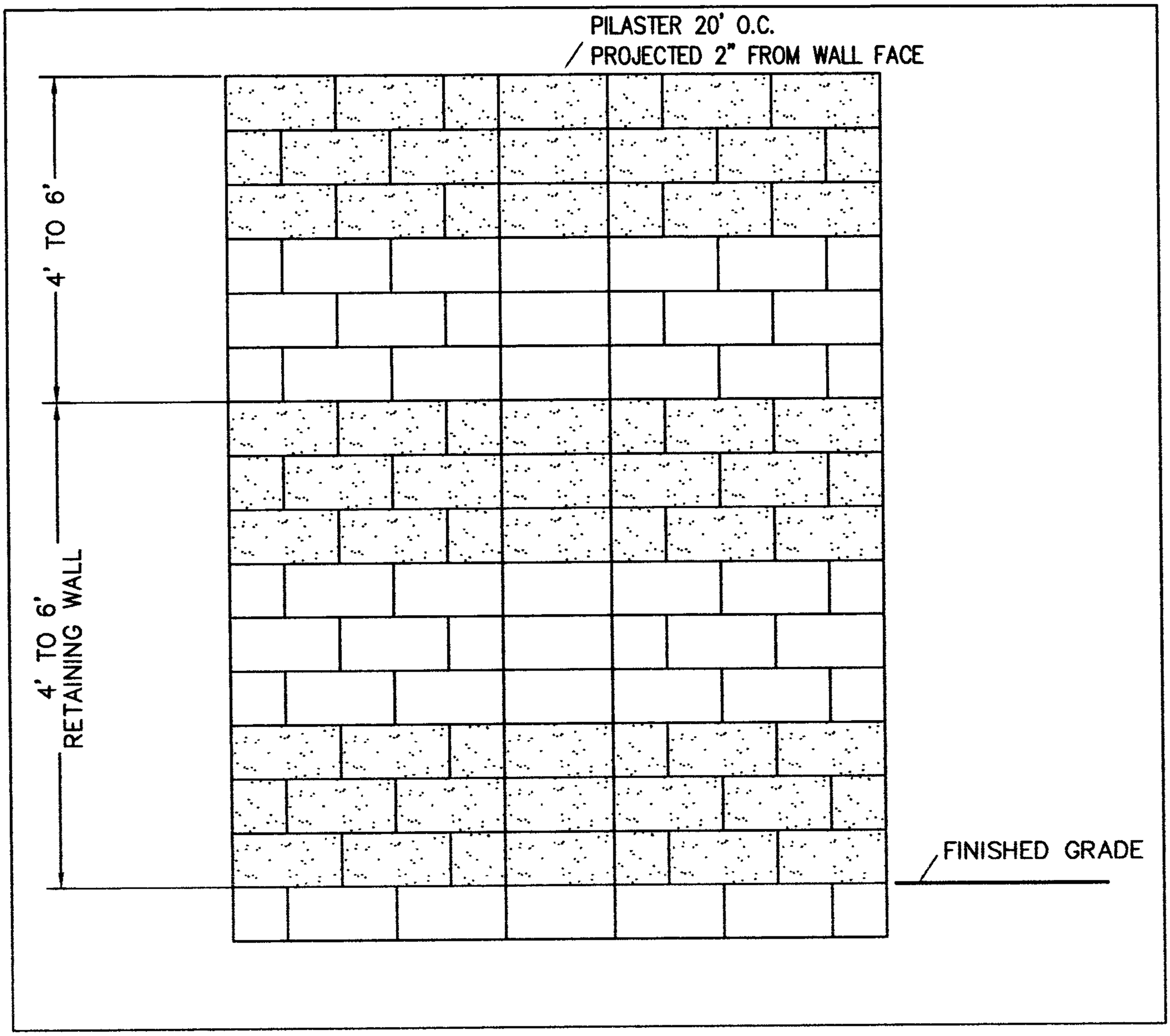
NTS

THE group

300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 4 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



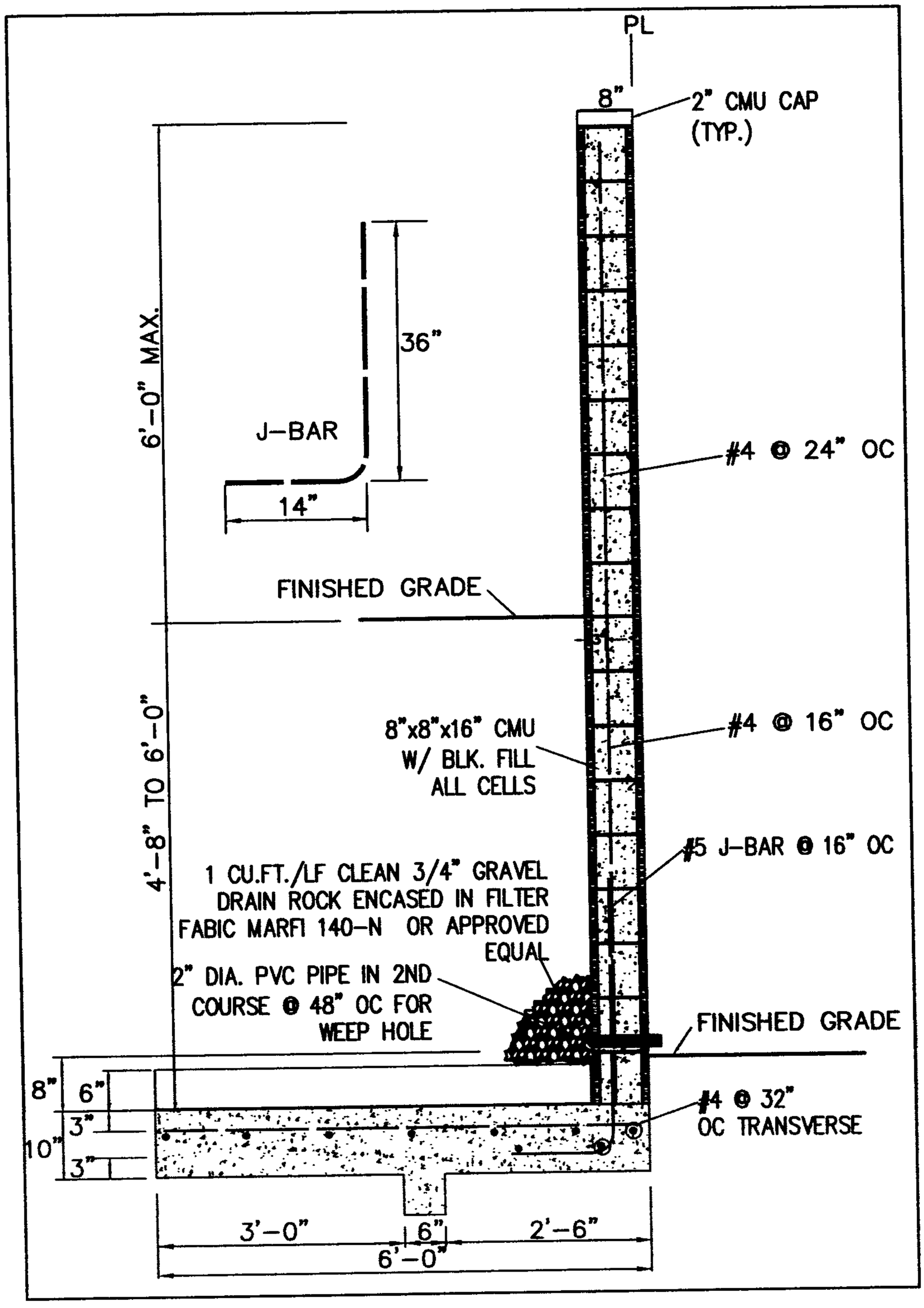
DARK BROWN STANDARD BLOCK

DARK BROWN SPLIT FACED BLOCK

THE group
300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 1 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
ELEVATIONS



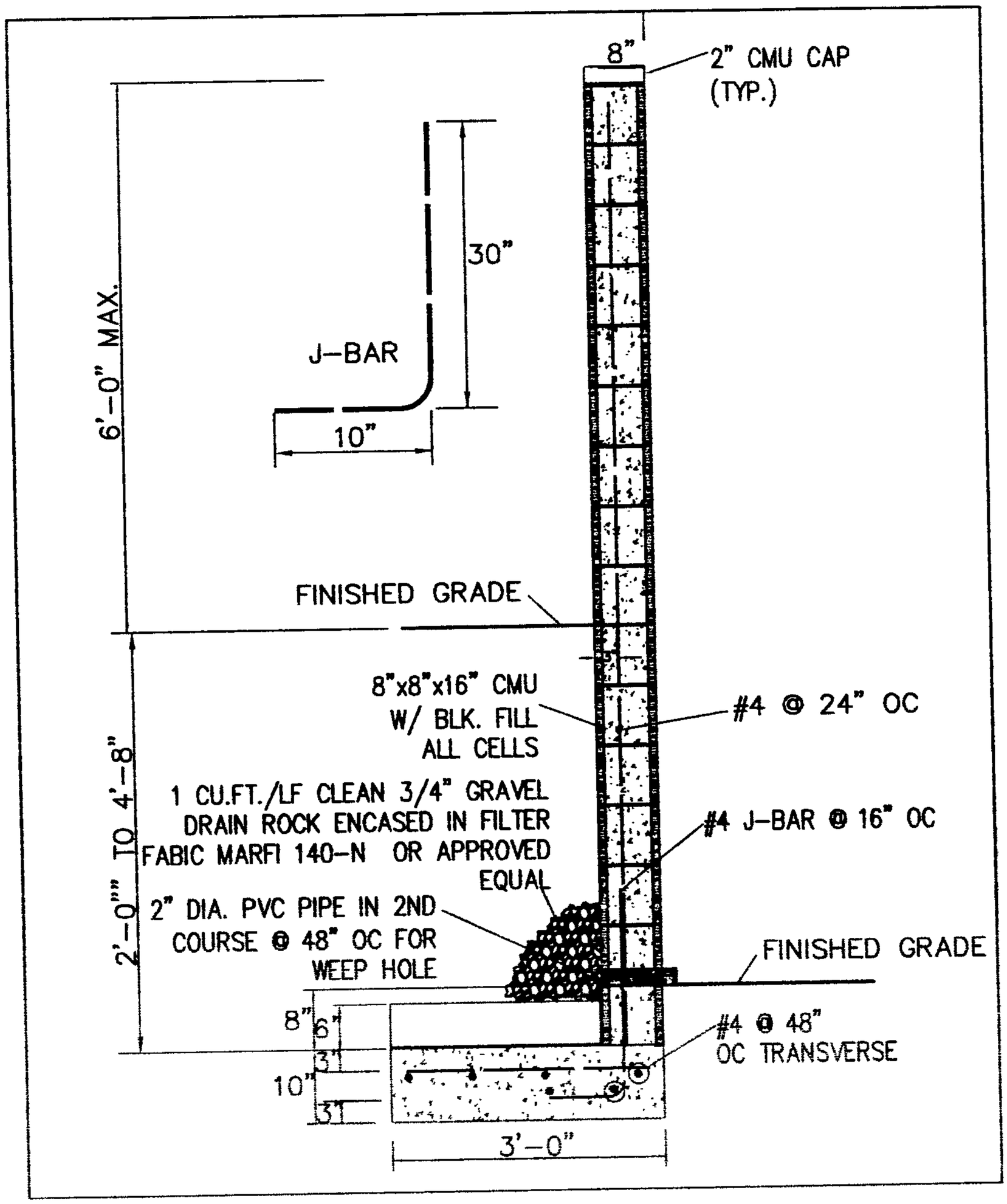
1 RETAINING WALL 4'-8" TO 6'-0"

NTS

THE group
300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 2 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



2 RETAINING WALL 2'-0" TO 4'-8"

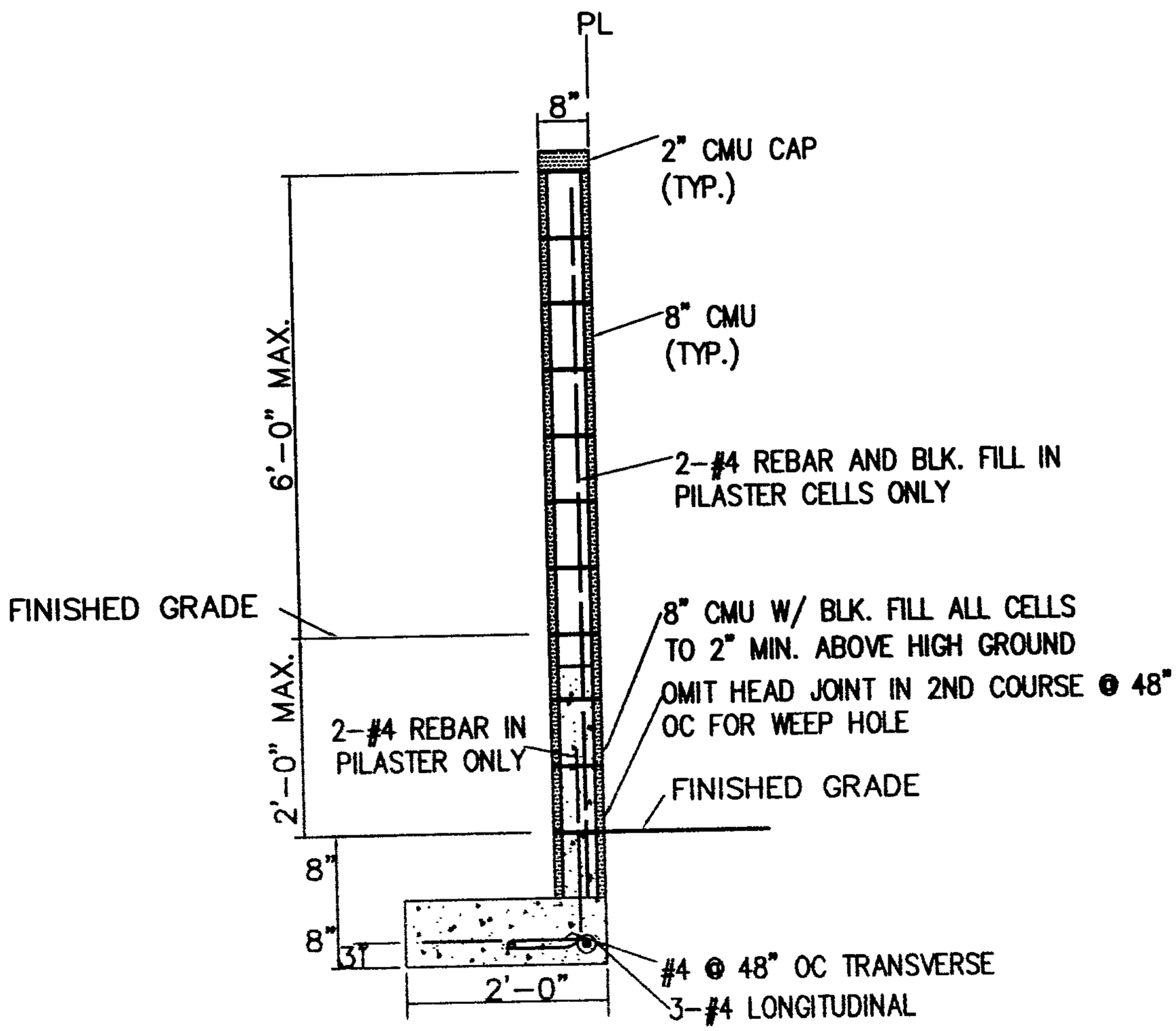
NTS

THE group

300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 3 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



3 RETAINING WALL < 2'-0"

NTS

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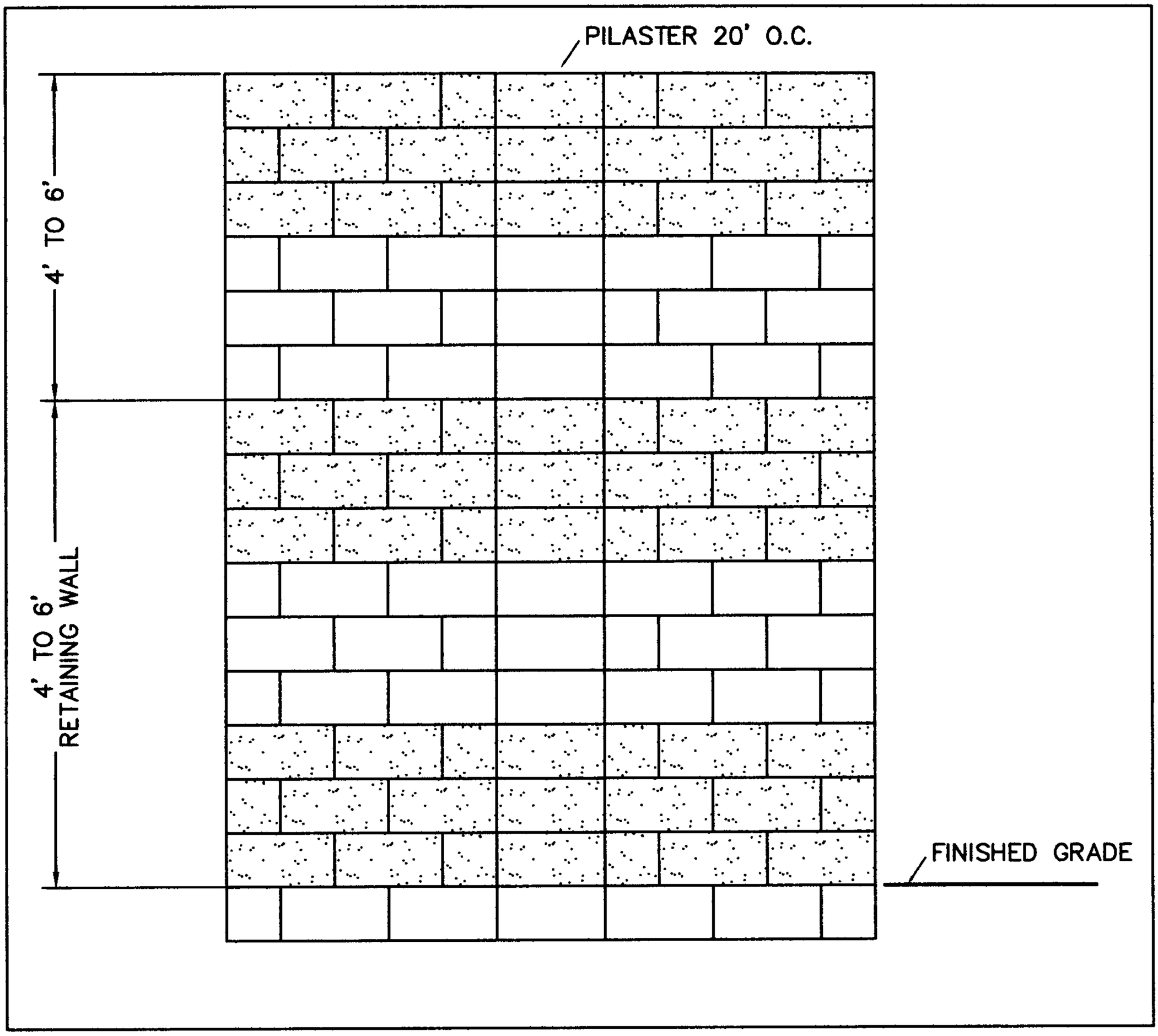
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 4 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



DARK BROWN STANDARD BLOCK

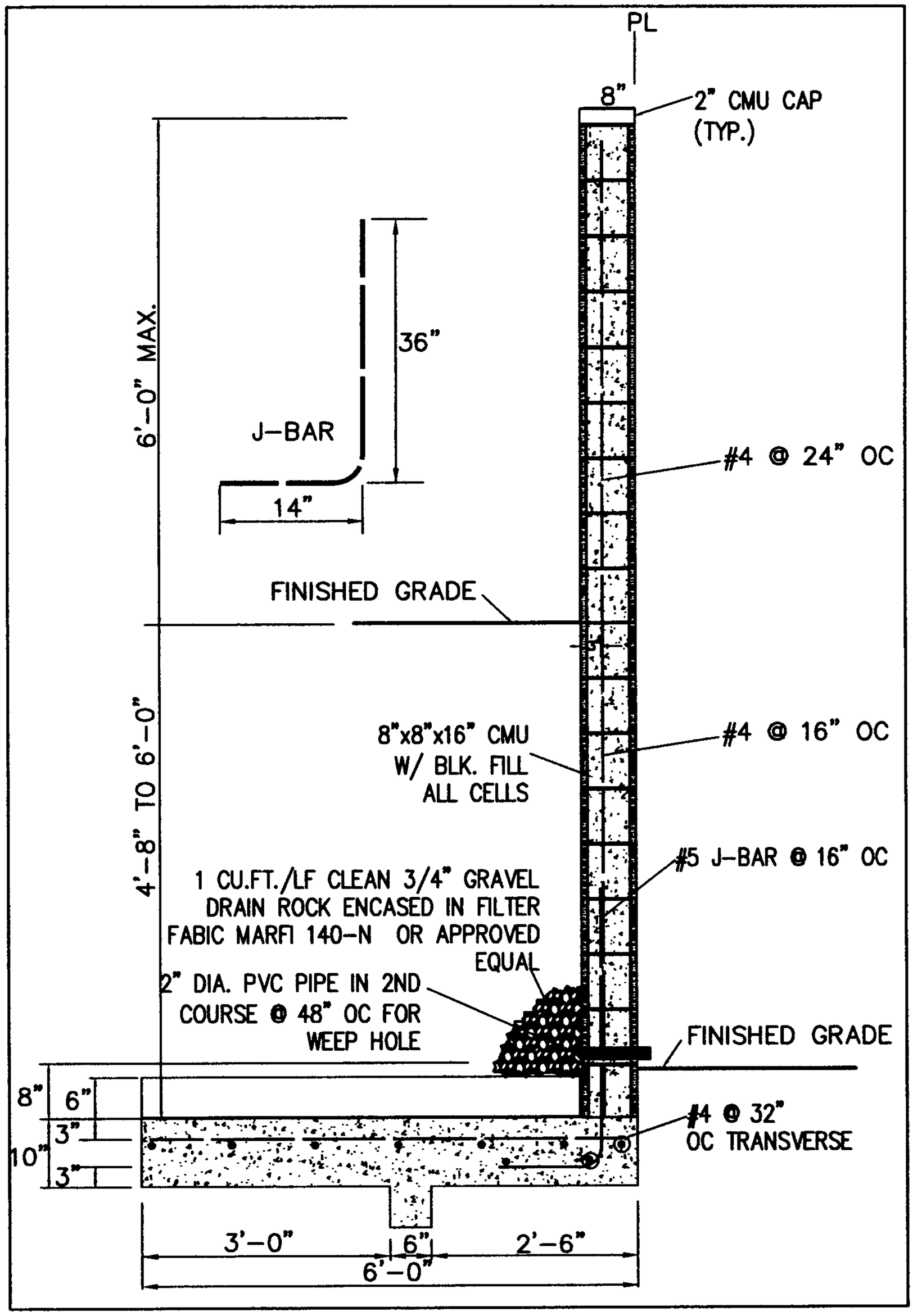
DARK BROWN SPLIT FACED BLOCK

PROJECT#: 1009840 x3 exhibits
DATE: 1-15-14 (P&F, SDV)

THE group
300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 1 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
ELEVATIONS



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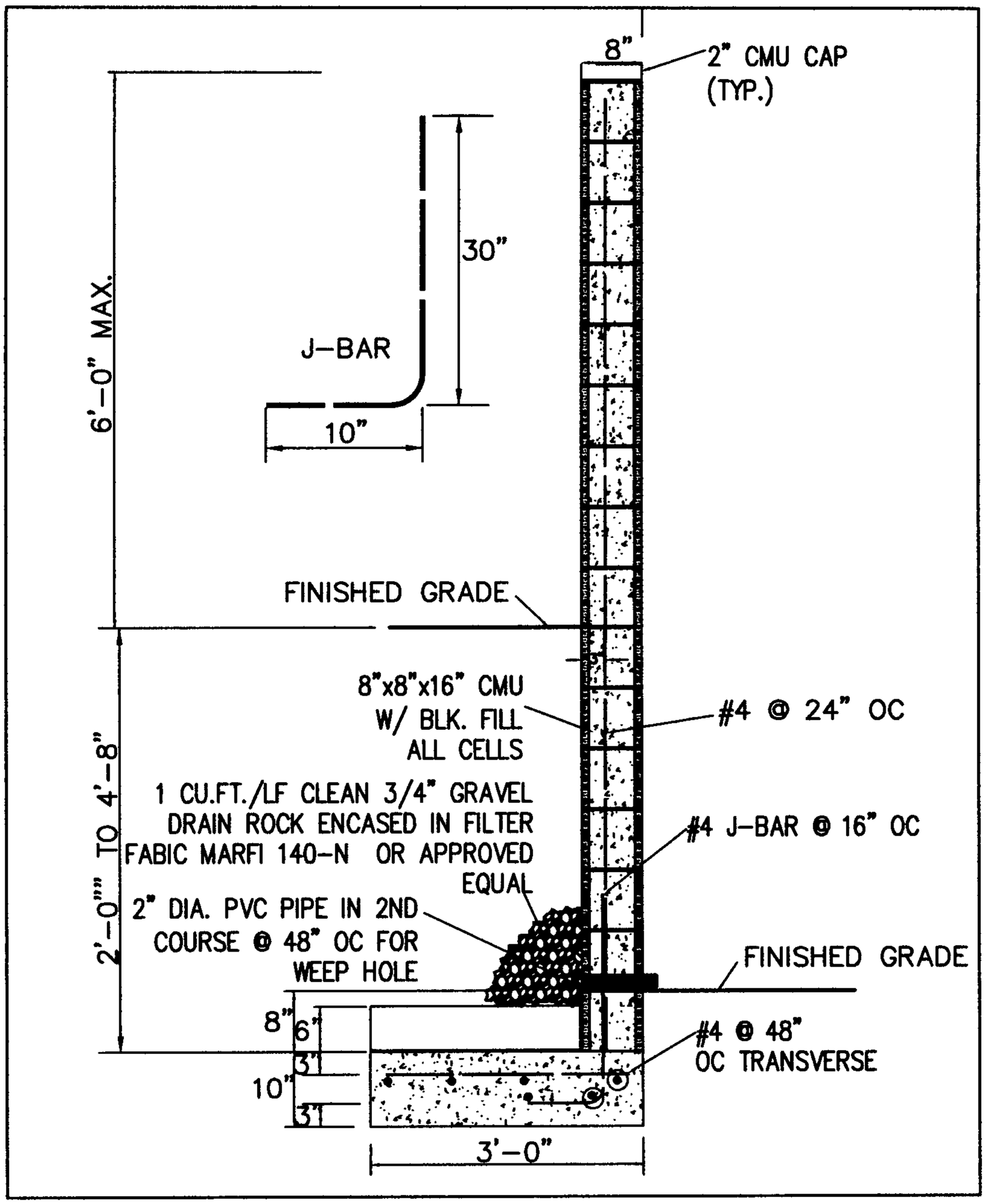
300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 2 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



2 RETAINING WALL 2'-0" TO 4'-8"

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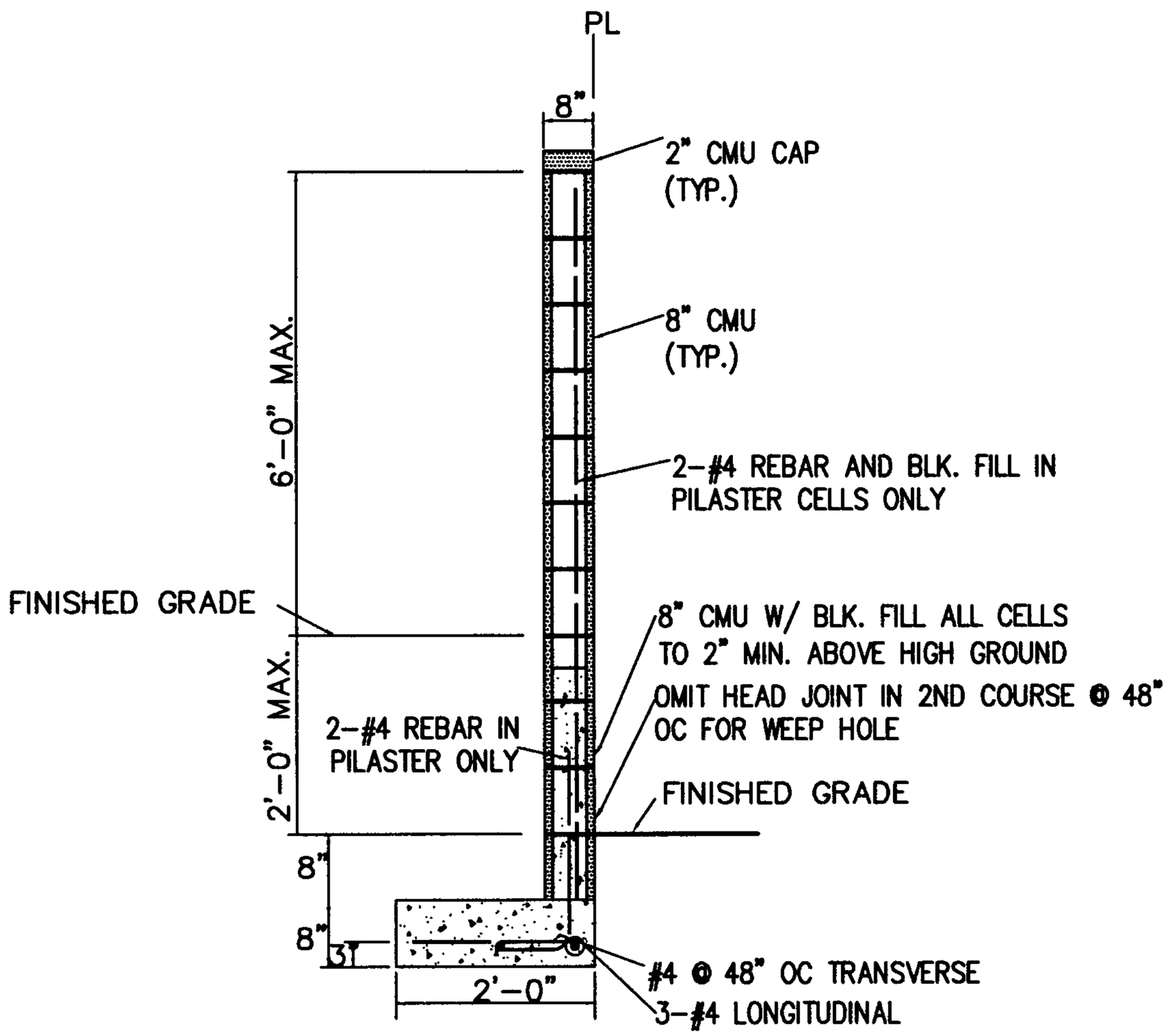
Phone:(505)514-0995

SHEET 3 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS



3 RETAINING WALL < 2'-0"

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SHEET 4 OF 4

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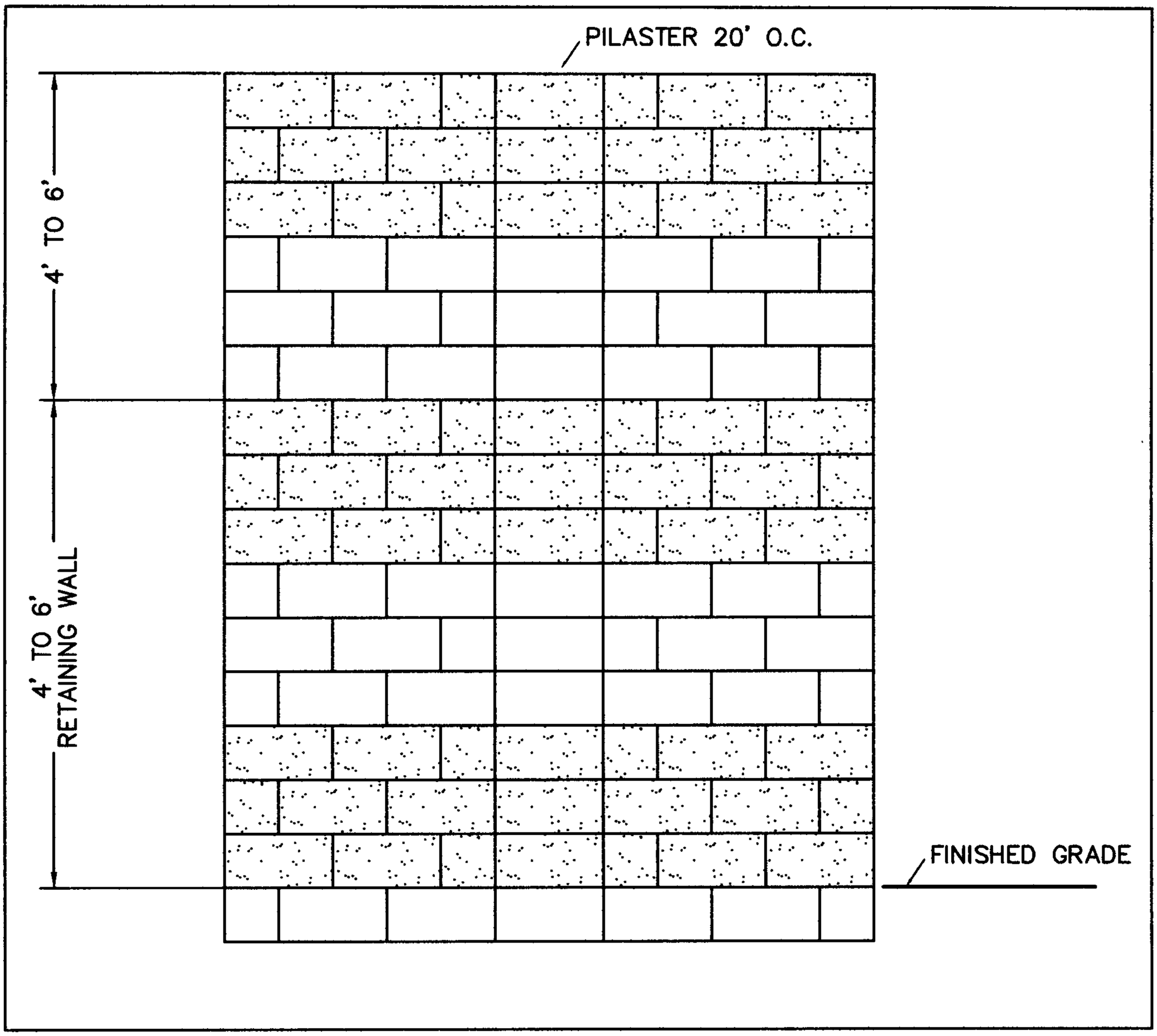

DARK BROWN STANDARD BLOCK

DARK BROWN SPLIT FACED BLOCK

THE group
300 Branding Iron Rd. S.E.
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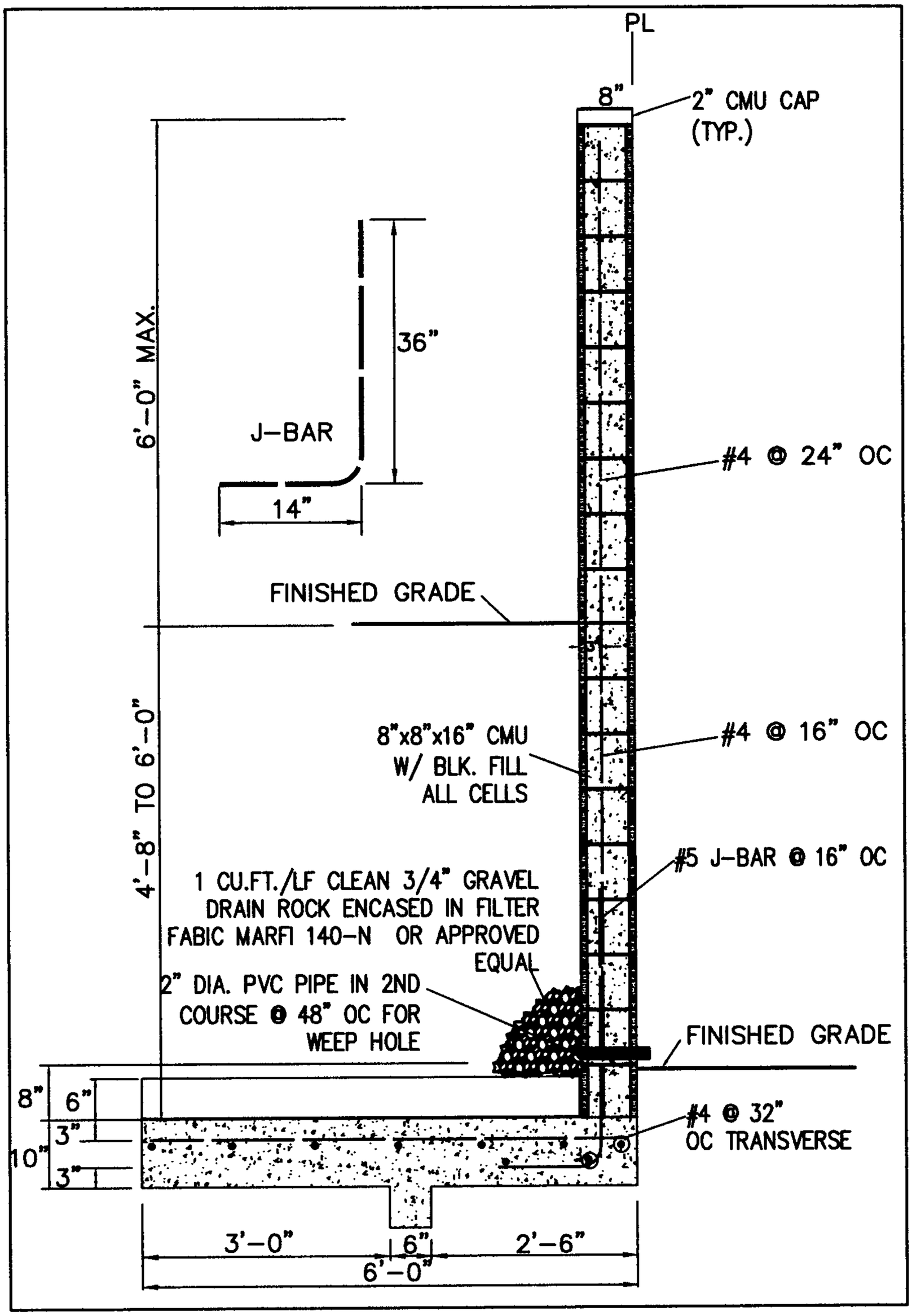
Phone:(505)514-0995

SHEET 1 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
ELEVATIONS



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SHEET 2 OF 4

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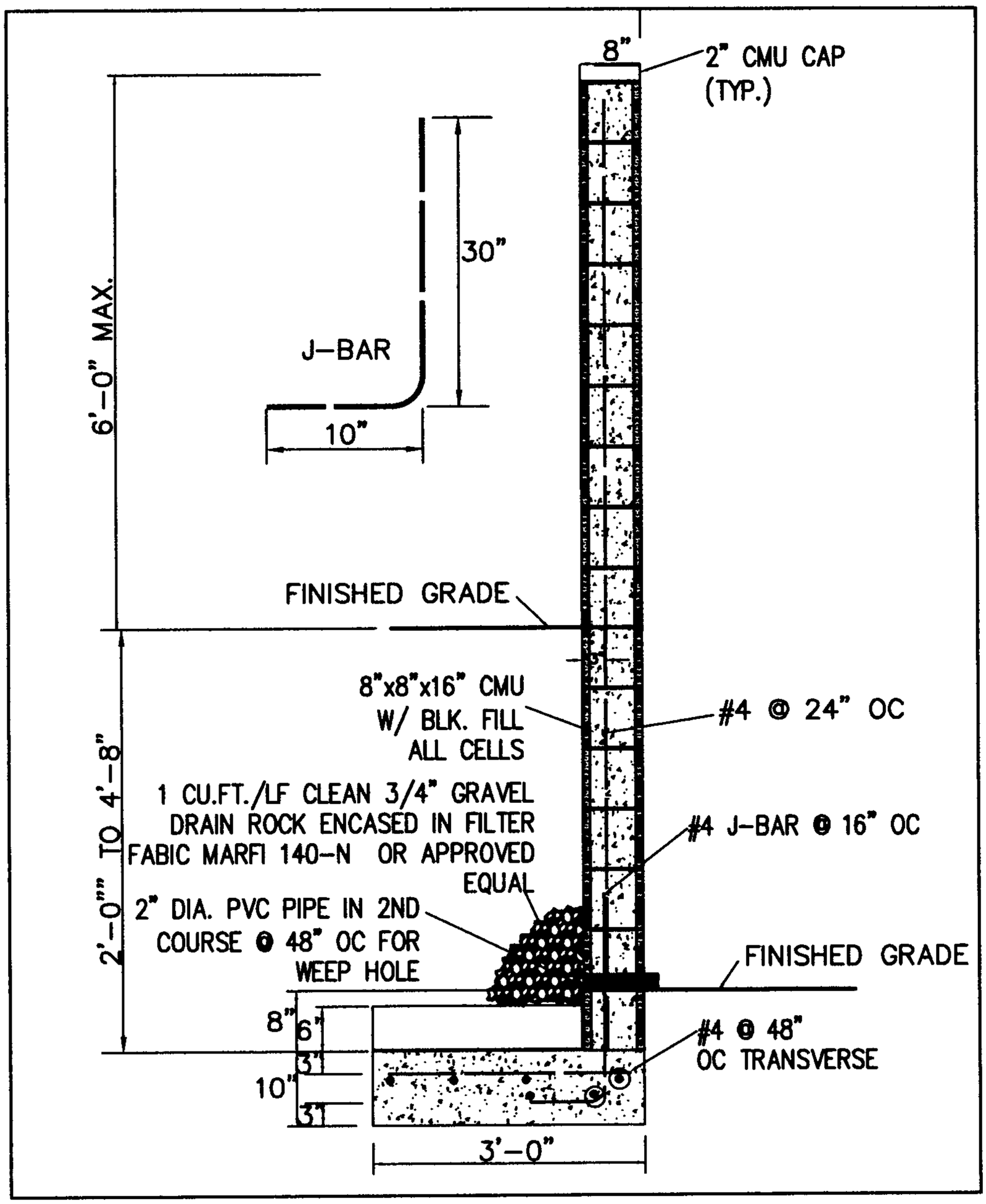

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SHEET 3 OF 4

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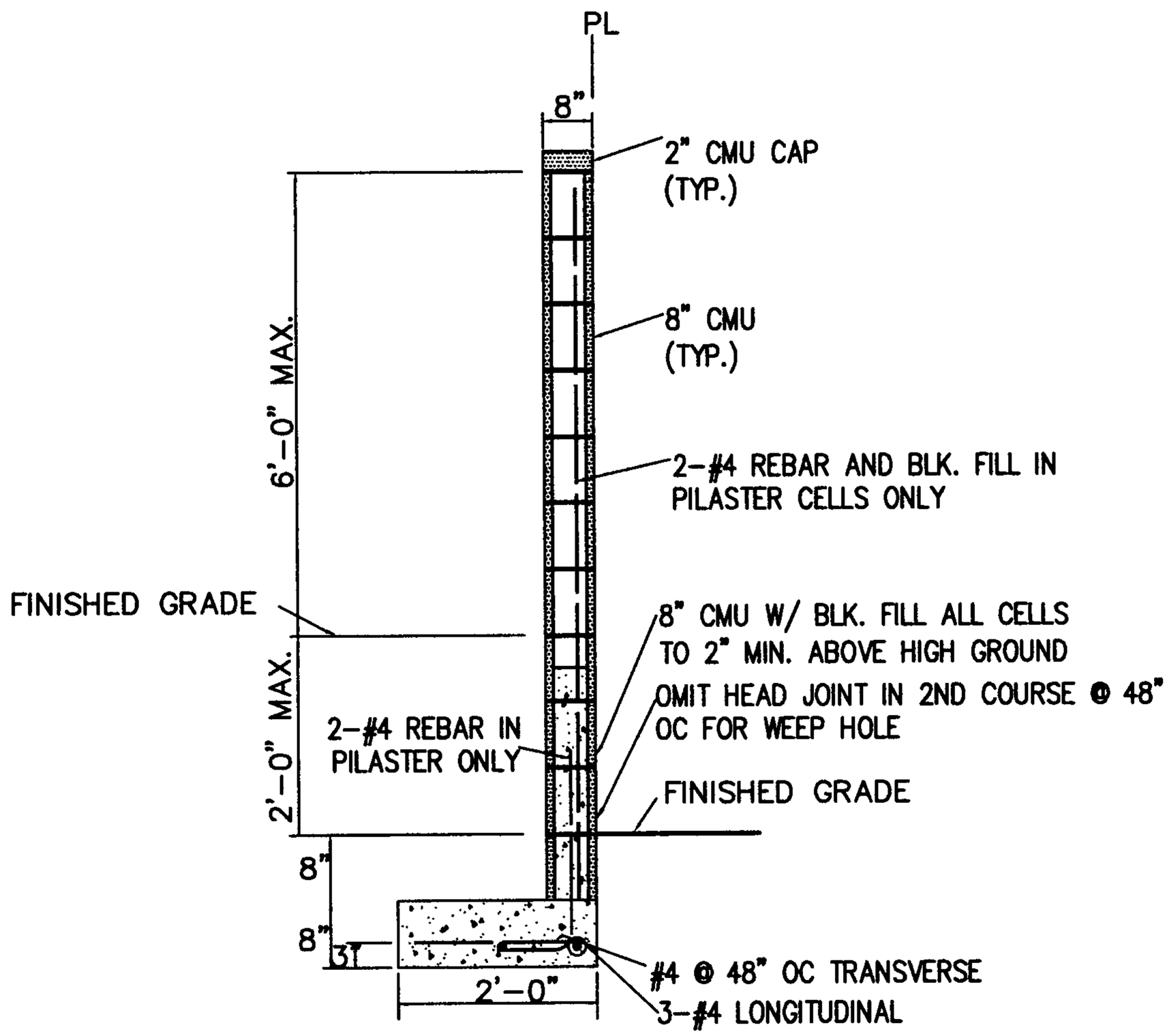

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SHEET 4 OF 4

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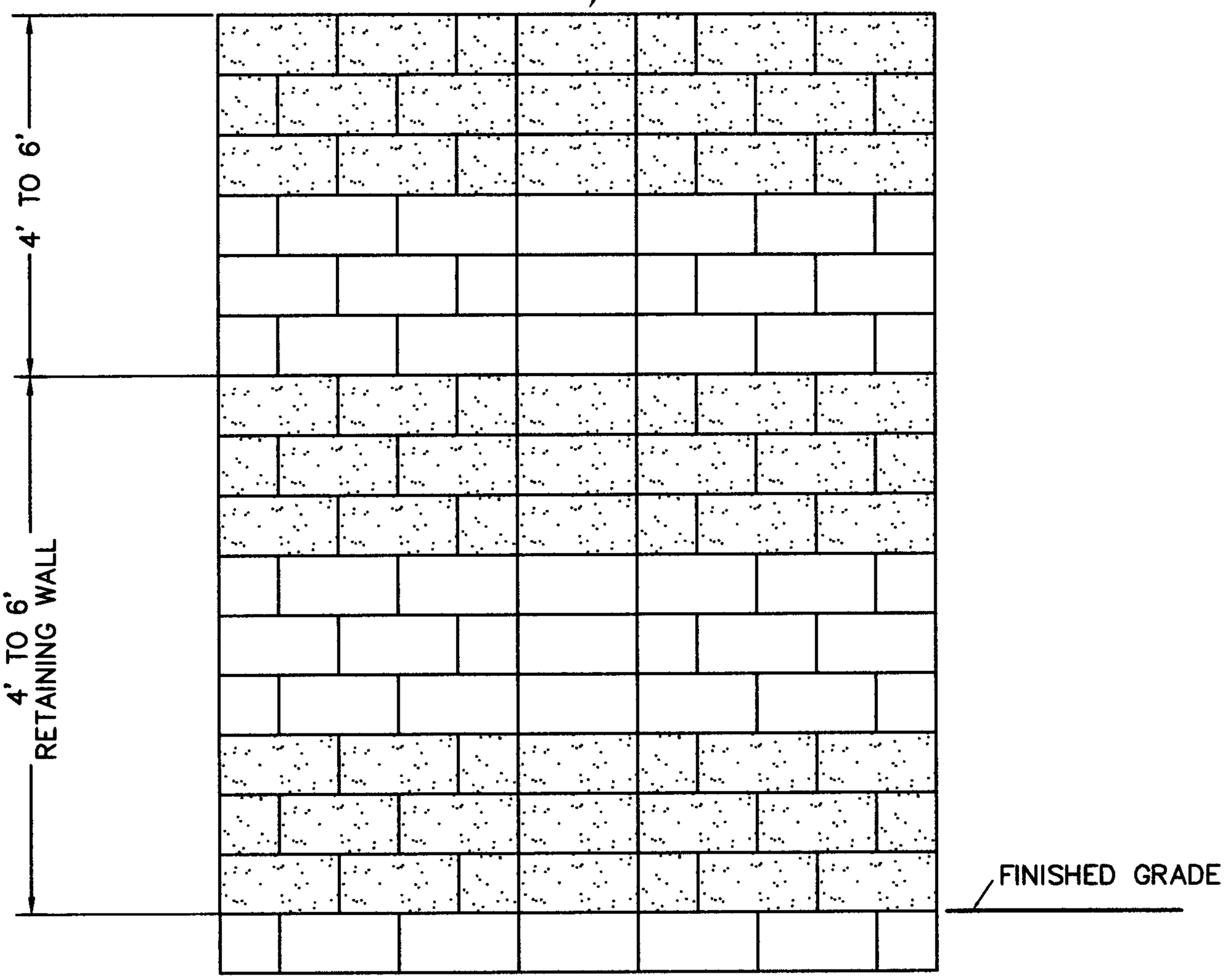

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DARK BROWN SPLIT FACED BLOCK

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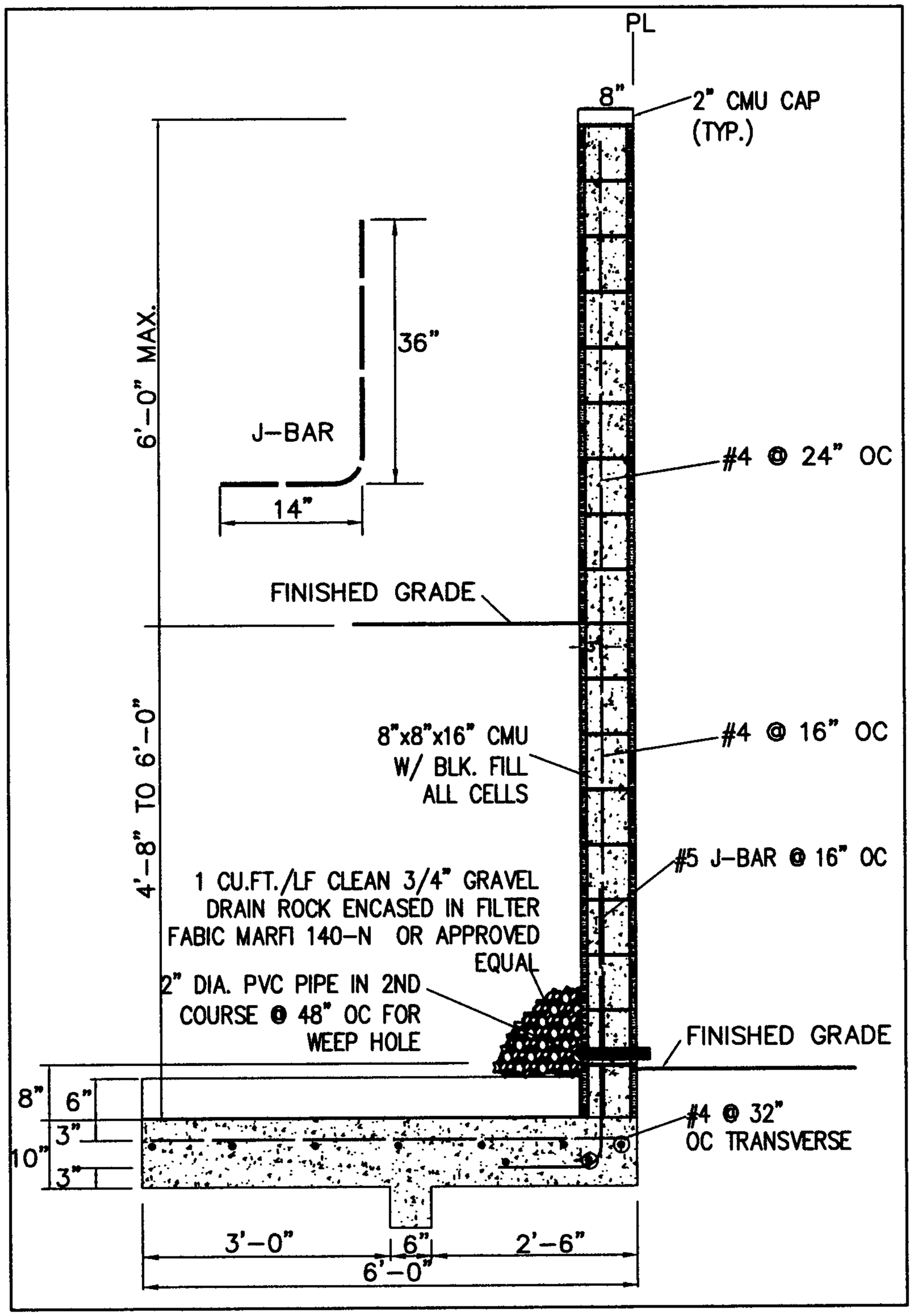
SHEET 1 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
ELEVATIONS



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SHEET 2 OF 4

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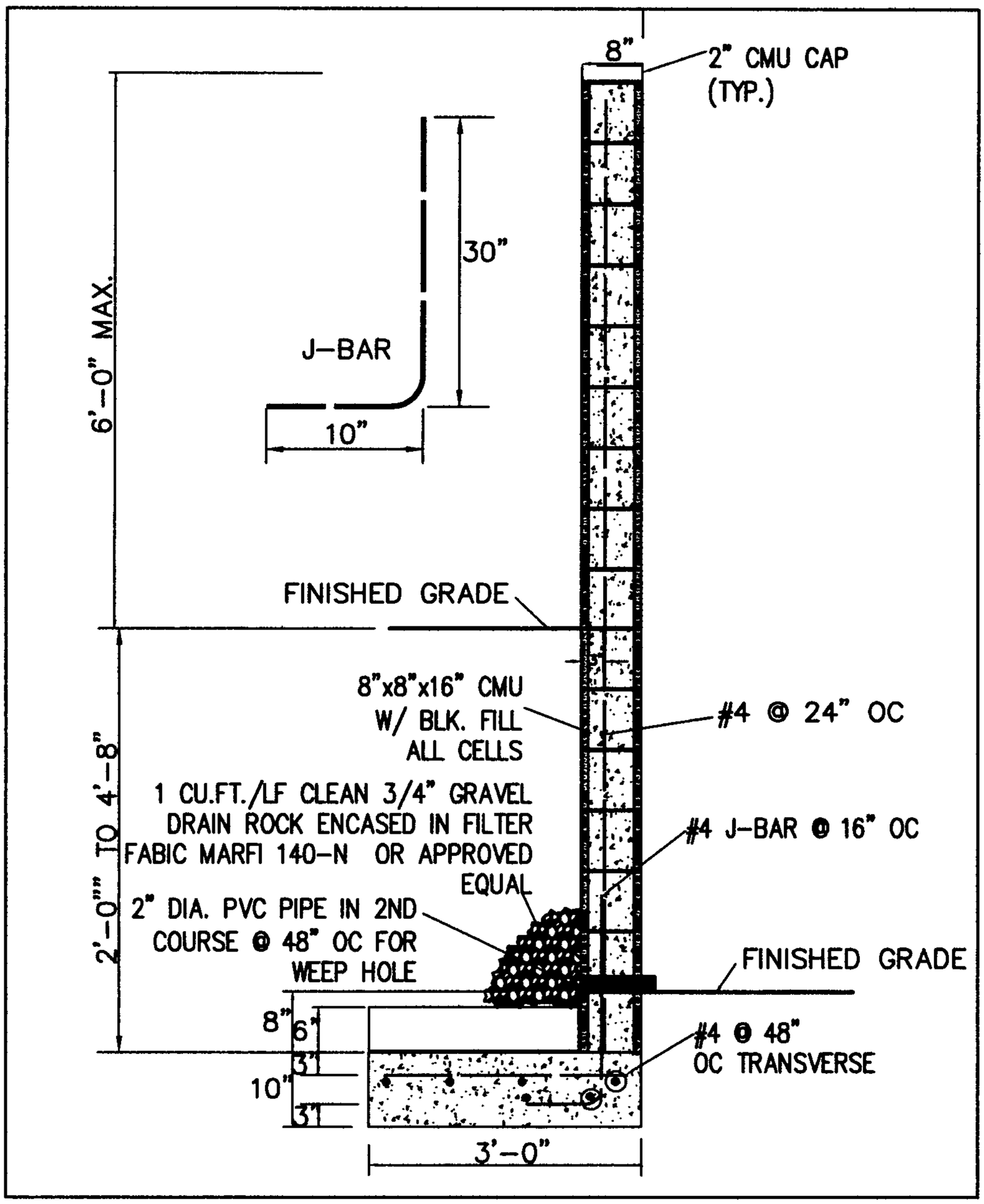

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WALL EXHIBIT
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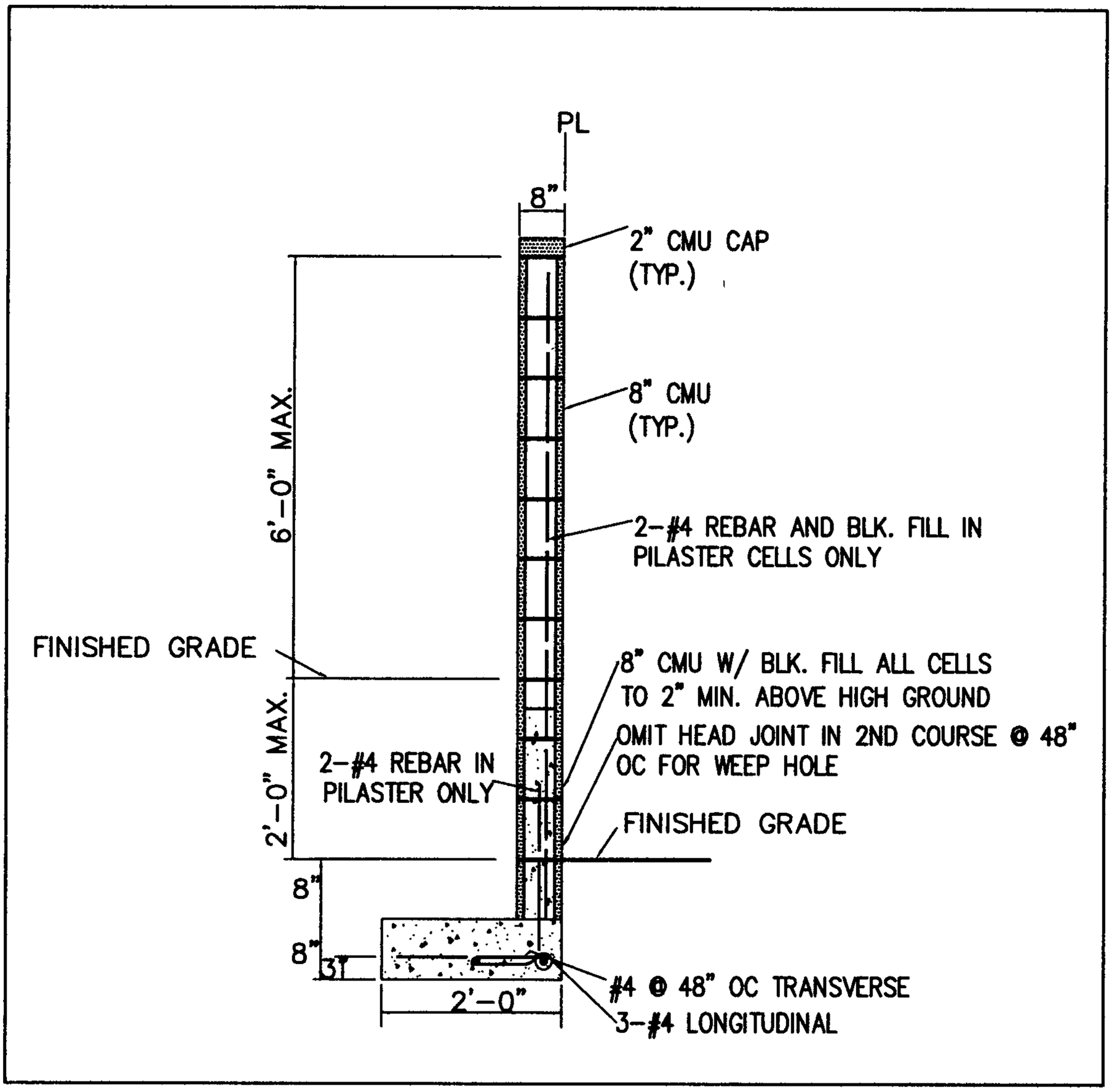

3 RETAINING WALL < 2'-0"

NTS

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RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET 4 OF 4

TITLE: IZZAT SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development 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... — L A
- ___ 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): THE Group PHONE: 505-514-0995
ADDRESS: 300 Branding Iron Rd. SE FAX: ___
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ron@thegroup.cc

APPLICANT: Nazish LLC PHONE: 505-315-6563
ADDRESS: 8504 Waterford Pl. N.E. FAX: ___
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Extension of Prelimary Plat Minor subdivision creation of five lots.

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

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

Lot or Tract No. 31 Block: 3 Unit: 3 Tract 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___
Zone Atlas page(s): C-20 UPC Code: 102006428912040302

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
13DRB-70692, Proj.#1009840

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 5 Total site area (acres): 0.88
LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Ave.
Between: Ventura Blvd. and Village Avenue
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 1/13/2015
(Print Name) Ron E. Hensley Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☒ **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	S.F.	Fees
15DRB-70000	EPP		$50.00
	CMF		$20.00
			$
			$
			$
			Total $70.00

Hearing date Jan. 21, 2015

1-13-15
Staff signature & Date

Project # 1009840

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~~ Minor 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.**

__ 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.

Ron Hensley THG for
Applicant name (print)

Ron E. Hensley 1/13/15
Applicant signature / date

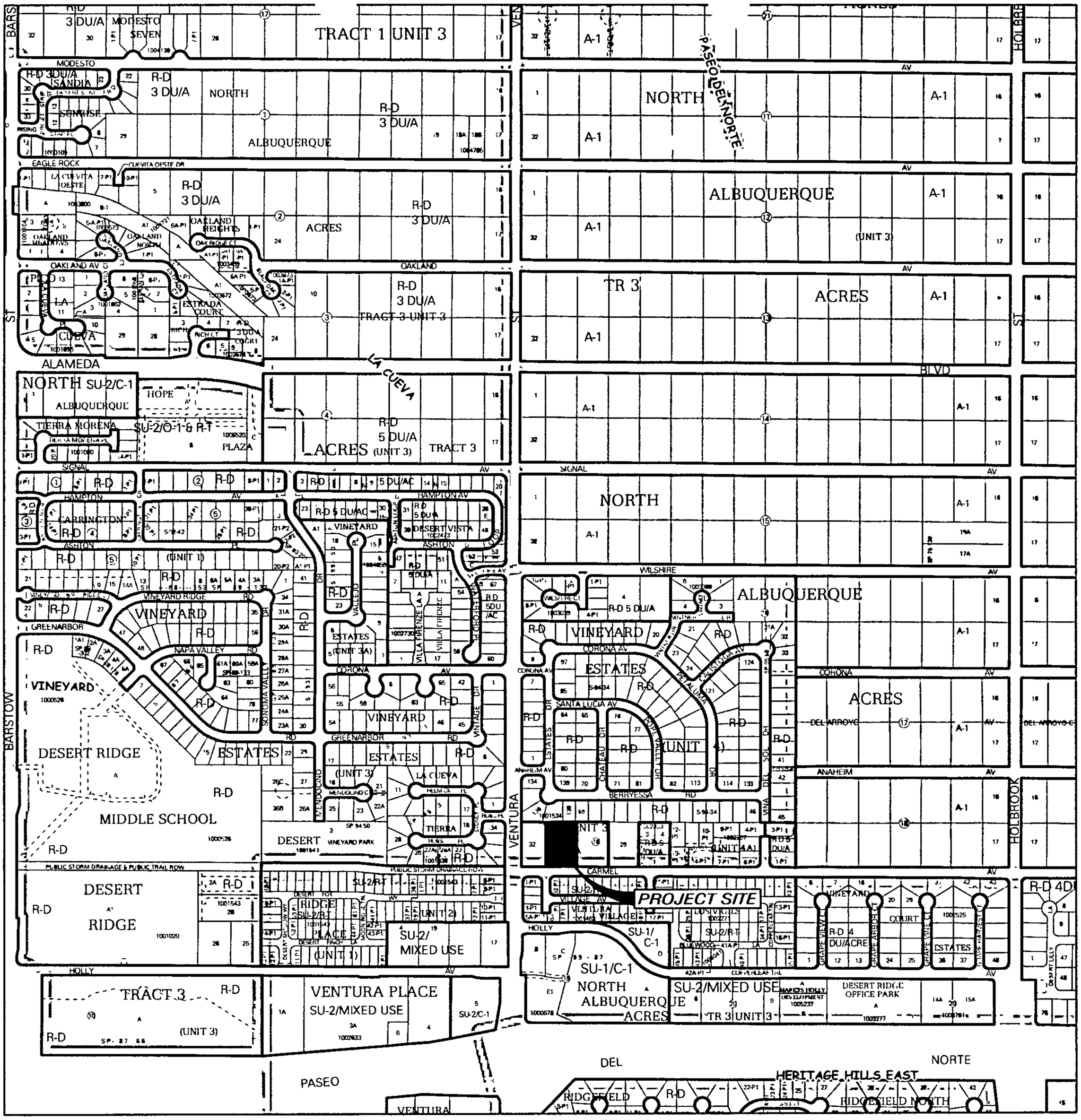
Form revised **October 2007**

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

Application case numbers
15 - DRB - 70010
- -
- -

1-13-15
Planner signature / date

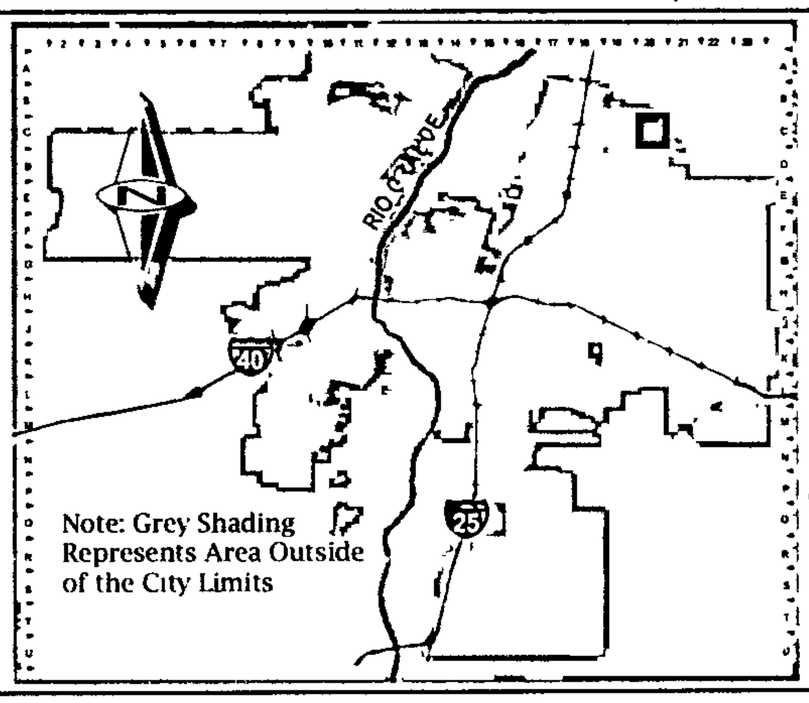
Project # 1009840



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

Albuquerque Geographic Information System

Map amended through: 6/5/2009



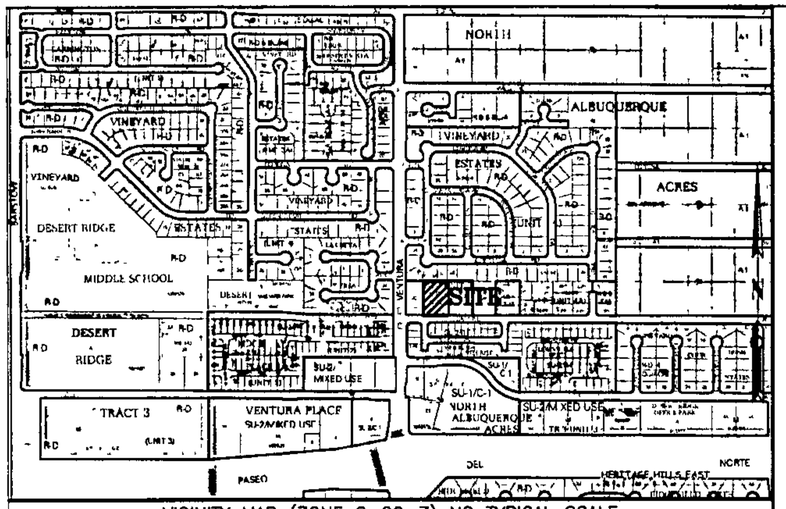
Zone Atlas Page:

C-20-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

0 750 1,500 Feet



VICINITY MAP (ZONE C-20-Z) NO TYPICAL SCALE

SUBDIVISION DATA

1) CASE No._____.
2) ZONE ATLAS INDEX No. C-20.
3) GROSS SUBDIVISION AREA. 0 8832 ACRES
4) TOTAL NUMBER OF LOTS CREATED: 5 LOTS
5) DRB PROJECT No. 1009840
6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED. 0.05

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC # 102006428912040302
PROPERTY OWNER OF RECORD NAZISH, LLC

BERNALILLO COUNTY TREASURER'S OFFICE

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, N M P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 31 OF BLOCK 18 OF TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, WHENCE THE AGRS CONTROL STATION 7_C19 BEARS N55°58'57"W AND 3430 24 FEET DISTANT, THENCE S89°38'48"E A DISTANCE OF 163 56 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE S00°01'46"E A DISTANCE OF 234.13 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE NORTH RIGHT OF WAY OF CARMEL AVENUE, NORTHEAST, THENCE N89°37'57"W ALONG THE NORTH LINE OF SAID CARMEL AVENUE A DISTANCE OF 165 12 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N00°21'03"E A DISTANCE OF 234 08 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING, AND CONTAINING 38472 SQUARE FEET (0.8832 ACRES), MORE OR LESS

50 0 50
SCALE 1" = 50'

LEGEND

● FOUND SURVEY MARKER AS DESCRIBED
○ #5 REBAR WITH CAP "PWT 10204"
△ CITY CENTERLINE MONUMENT
P.U.E. PUBLIC UTILITY EASEMENT

PLAT OF
LOTS 1 THROUGH 5
OF
IZZAT SUBDIVISION

SITUATE WITHIN

PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2013

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO 1009840 APPLICATION NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
PNM ELECTRIC SERVICES COMPANY	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
COMCAST CABLE	DATE

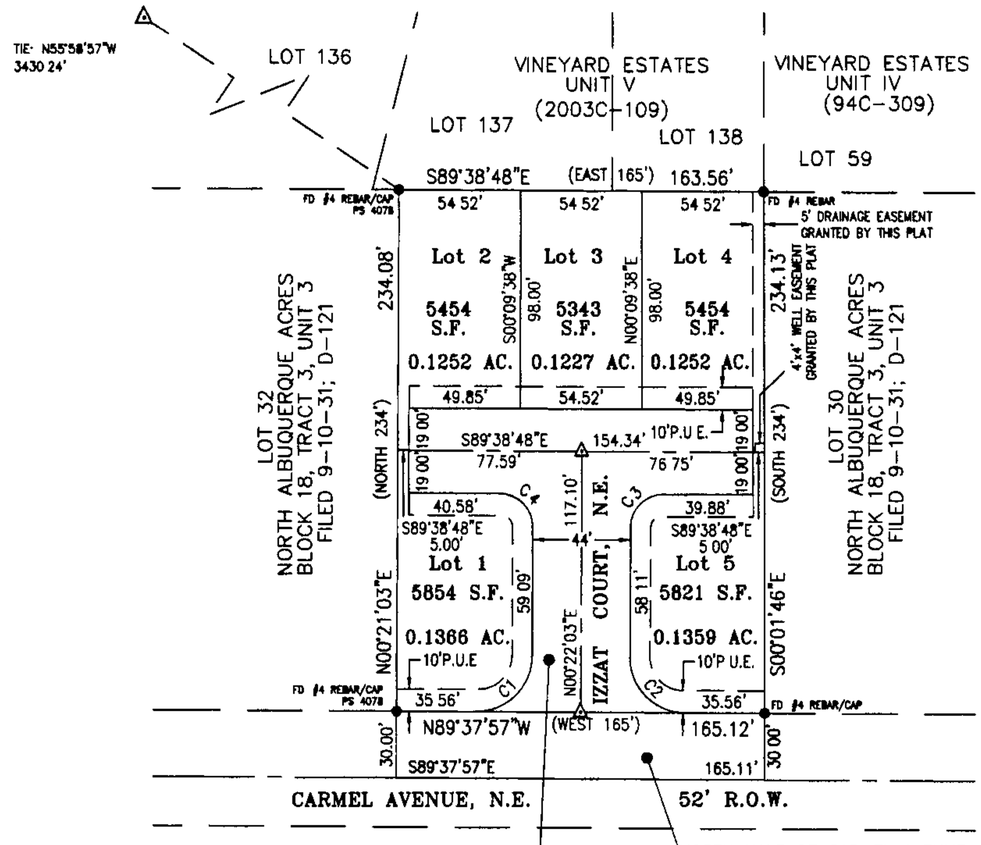
THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 31 OF BLOCK 18, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3 INTO 5 RESIDENTIAL LOTS AND TO GRANT EASEMENTS AND DEDICATE STREETS AS NECESSARY TO SERVE THE PARCELS CREATED

NOTES:
1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN), DISTANCES SHOWN ARE GROUND.
2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT ALL EASEMENTS OF RECORD ARE SHOWN
3) RECORD DATA ARE SHOWN IN PARENTHESES.
4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY A LETTER OF WATER AVAILABILITY, CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
6) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
7) THE BENEFICIARIES OF THE PRIVATE ACCESS EASEMENT CREATED HEREON SHALL BEAR ALL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP THEREOF.
8) OPEN SPACE OF 2400 SQUARE FEET OR MORE PER DWELLING SHALL BE PRESERVED ON EACH LOT PER THE PROVISIONS OF SECTION 14-16-3-8(a)(3).

AGRS CONTROL STATION "7_C19"
Y=1522058.520
X=1550417 138
MAPPING ANGLE = -00°10'24 78"
COMBINED FACTOR=0.999650745
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD83)
ORTHO HGT. 5485 723 (NAVD 88)

UTILITY NOTE:

PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND VISTA OAKLAND COURT AND IS GRANTED FOR THE JOINT AND COMMON USE OF.
A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE
B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE
C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES
D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.



IZZAT COURT, NORTHEAST.
RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT

NORTH HALF OF CARMEL AVENUE, NORTHEAST.
30' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT

CONSENT AND DEDICATION STATEMENT
THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND I FURTHER AFFIRM THAT I AM GRANTING ALL EASEMENTS AND DEDICATING ALL RIGHTS OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE (CARMEL AVENUE, N.E.) OR IN FEE SIMPLE WITH WARRANTY COVENANTS (IZZAT COURT, N E) AS SHOWN HEREON. IN WITNESS THEREOF I HEREBY AFFIX MY HAND

SHAKEEL RIZVI FOR NAZISH LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014, BY SHAKEEL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION

NOTARY PUBLIC

MY COMMISSION EXPIRES / /

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

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 17, 2013, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE

PHILIP W. TURNER N M P S. 10204 DATE

PHILIP W. TURNER NEW MEXICO No. 10204 REGISTERED PROFESSIONAL SURVEYOR

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	39.27'	25 00'	90°00'00"	S45°22'03"W	35.36'
C2	39 27'	25.00'	90°00'00"	N44°37'57"W	35.36'
C3	23.56'	15 00'	89°59'09"	N45°21'37"E	21.21'
C4	23.57'	15 00'	90°00'51"	S44°38'23"E	21.22'

PLAT AND SURVEY BY:

TERRAMETRICS NM

4175 MONTGOMERY BLVD., NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903

THE group

The Hensley Engineering Group

January 13, 2015

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Izzat Subdivision Preliminary Plat Extension

Attached is a preliminary plat extension request for a subdivision located within zone atlas page C-20.

The subdivision is a replat of "Lot 31 Block 3 Unit 3 Tract 3 of North Albuquerque Acres" and is located east of the intersection of Ventura Boulevard and Carmel Avenue. The plat would create five lots 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 705284

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 1-22-14
Date Site Plan Approved:
Date Preliminary Plat Approved: 1-22-14
Date Preliminary Plat Expires: 1-22-14
DRB Project No.: 1009840
DRB Application No.:

Izzat Subdivision

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lot 31 Block 18 Unit 3 Tract 3 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	Private P.E.	City Cnst Engineer
			Paving						
		28' FF	Res. Pvmt. w/ Mountable Curb (Both Sides & Cul De Sac)	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		4'	Sidwalk East & West Side	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		14'	Res. Pvmt.W/ 4' Sidewalk, C&G (North Side)	Carmel Ave.	East P/L	West P/L	/	/	/
		8'	Temporary Paving (North Side)	Carmel Ave.	West P/L	Ventura Blvd.	/	/	/
			Water						
		6"	Water Line and Services W/ Fire Hydrant and Appurtances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
			Sanitary Sewer						
		8"	SAS W/ Appurtances and Services	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
			Storm Drain						
		18"	Storm Drain W/ Type C Inlet and 8' of 18" RCP	Ventura Blvd.	Existing SD	North FL	/	/	/
		STD	Std. Curb & Gutter	Carmel Ave.	Inlet	6' East	/	/	/
							/	/	/

(rev 9-05)

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

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 rquirements.

1

2

3

AGENT / OWNER

Ron E. Hensley P.E.
NAME (print)

THE Group
FIRM

Ron E. Hensley 1/22/14
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1-22-14
DRB CHAIR - date

Carol S. Dumont 01-22-14
PARKS & GENERAL RECREATION - date

1-22-14
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

01/22/14
UTILITY DEVELOPMENT - date

- date

1-22-14
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

PROJECT #
10098410

January 21. 2015

EPP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation
- X 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 ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development 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): THE Group PHONE: 505-514-0995
ADDRESS: 300 Branding Iron Rd. SE FAX:
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ron@thegroup.cc

APPLICANT: Navish LLC PHONE: 505-315-6563
ADDRESS: 8504 Waterford Pl. N.E. FAX:
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Minor subdivision creation of five lots.

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

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

Lot or Tract No. 31 Block: 3 Unit: 3 Tract 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD Proposed zoning: RD MRGCD Map No
Zone Atlas page(s): C-20 UPC Code: 102006428912040302

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
13DRB-70692, Proj.#1009840

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 5 Total site area (acres): 0.88
LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Ave.
Between: Ventura Blvd. and Village Avenue

Check if project was previously reviewed by Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE Ron E. Hensley DATE 11/26/2013
(Print Name) Ron E. Hensley Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☐ **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	S.F.	Fees
14DRB -70002	PBF		$495.00
-70004	SDV		$ 0
	CMF		$ 20.00
			$
			$
			Total $515.00

Hearing date January 15, 2014

1-7-14
Staff signature & Date

Project # 1009840

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.**

__ 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.

Ron E. Hensley - THE Group
Applicant name (print)

Ron E. Hensley 1/8/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - 70002
- -
- -

Planner signature / date 1-7-14

Project # 1009840

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") ~~24 copies~~ 6 copies
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- N/A Sign Posting Agreement
- N/A Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Ron E. Hensley - THE Group
Applicant name (print)

Ron E Hensley 1/8/14
Applicant signature / date

Form revised 4/07

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

Application case numbers
14DRB - ____ - 70004
____ - ____ - ____
____ - ____ - ____

1-7-14
Planner signature / date

Project # 1009890

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z	
SUBDIVISION				**ZONING & PLANNING**
	Major subdivision action			____ Annexation
X	Minor subdivision action			
____	Vacation	V		____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
X	Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN		P		____ Adoption of Rank 2 or 3 Plan or similar
____	for Subdivision			____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd Regulations
____	for Building Permit			
____	Administrative Amendment/Approval (AA)			
____	IP Master Development Plan	D		____ Street Name Change (Local & Collector)
____	Cert. of Appropriateness (LUCC)			
		L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)				____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
____	Storm Drainage Cost Allocation Plan			

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): THE Group PHONE: 505-514-0995
ADDRESS: 300 Branding Iron Rd. SE FAX: ____
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ron@thegroup.cc

APPLICANT: Navish LLC PHONE: 505-315-6563
ADDRESS: 8504 Waterford Pl. N.E. FAX: ____
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: ____
Proprietary interest in site: Owner **List all owners:** ____

DESCRIPTION OF REQUEST: Minor subdivision creation of five lots

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

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

Lot or Tract No. 31 Block: 3 Unit: 3 Tract 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning RD Proposed zoning: RD MRGCD Map No ____
Zone Atlas page(s): C-20 UPC Code: 102006428912040302

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____
13DRB-70692, Proj.#1009840

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 5 Total site area (acres): 0.88
LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Ave.
Between: Ventura Blvd. and Village Avenue
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date. ____

SIGNATURE Ron E. Hensley DATE 11/26/2013
(Print Name) Ron E. Hensley Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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	S.F.	Fees
14DRB - 70002	PBF		$495.00
- 70004	SDV		$ Ø
-	CMF		$ 20.00
-			$
-			$
			Total $515.00

Hearing date January 15, 2014

1-7-14
Staff signature & Date

Project # 1009840

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.**

__ 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.

Ron E. Hensley - THE Group
Applicant name (print)

Ron E. Hensley 1/8/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14DRB - 70002
- -
- -

1-7-14
Planner signature / date

Project # 1009840

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies ~~24 copies~~
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- N/A Sign Posting Agreement
- N/A Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Ron E. Hensley - THE Group
Applicant name (print)

Ron E. Hensley 1/8/14
Applicant signature / date

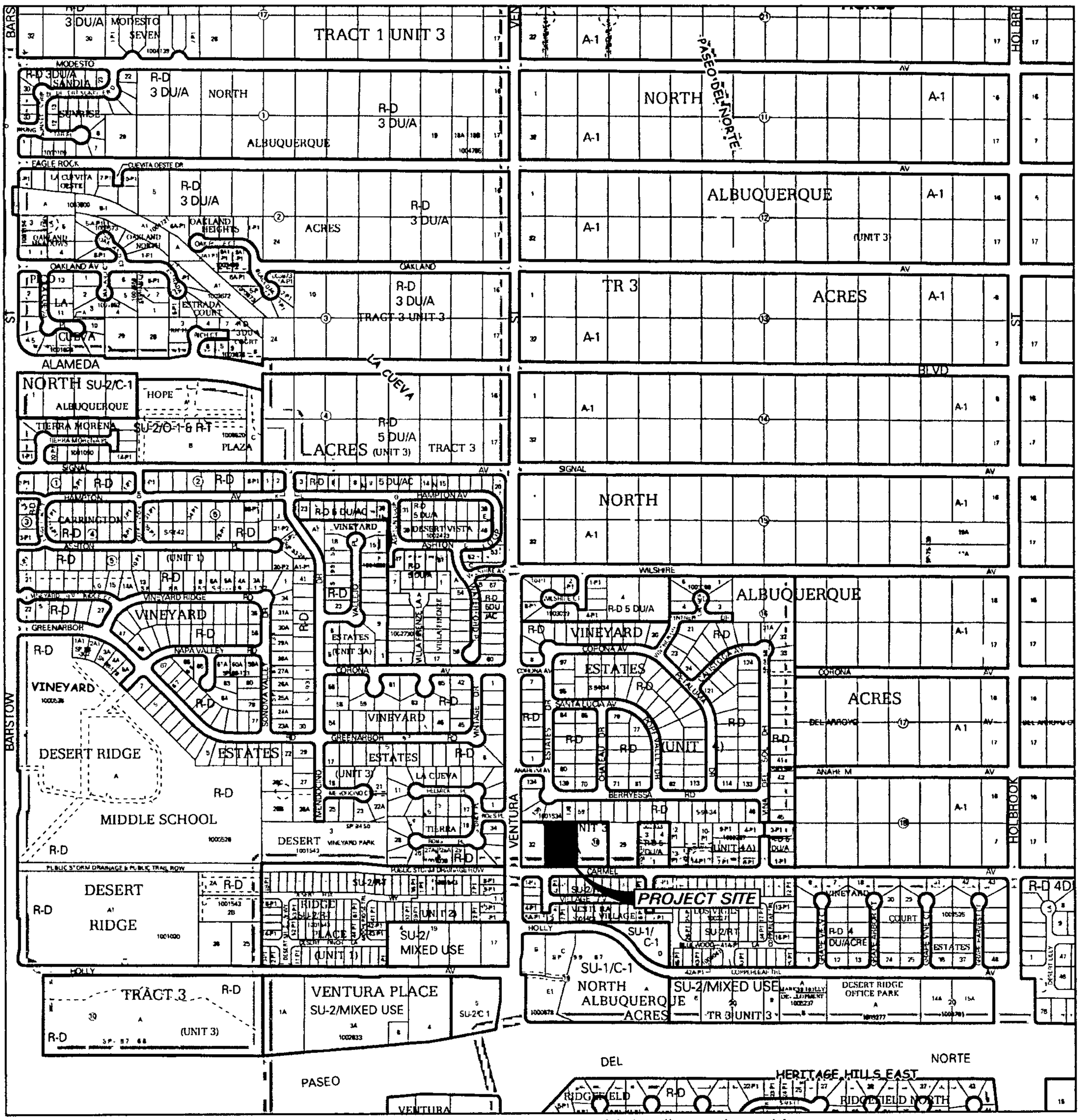
Form revised 4/07

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

Application case numbers
14DRB - ____ - 70004
____ - ____ - ____
____ - ____ - ____

1-7-14
Planner signature / date

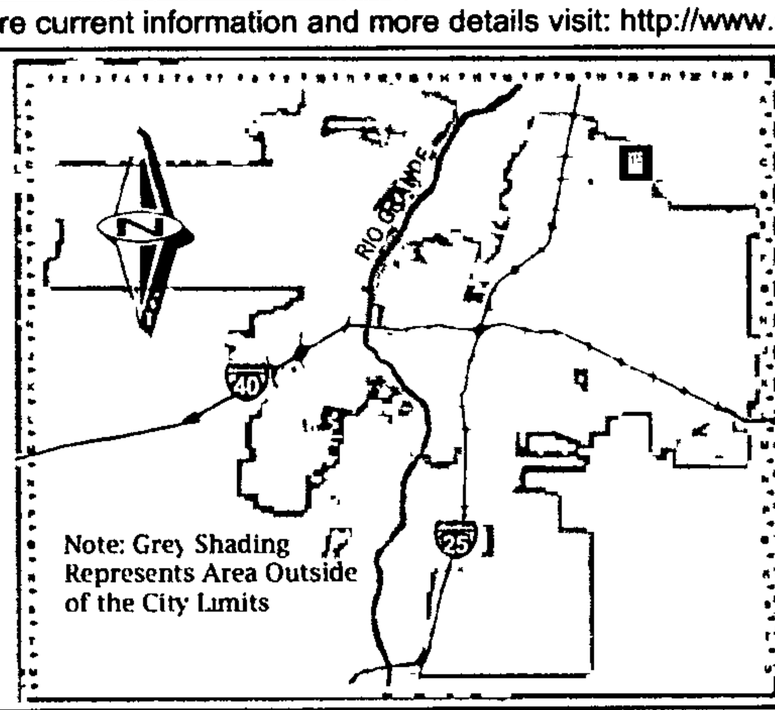
Project # 1009840



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

Albuquerque Geographic Information System

Map amended through: 6/5/2009



Zone Atlas Page:

C-20-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

0 750 1,500 Feet

The Hensley Engineering Group

November 26, 2013

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Izzat Subdivision Preliminary Plat and Design Variance

Attached is a preliminary plat and design variance submittal for a subdivision located within zone atlas page C-20.

The subdivision is a replat of "Lot 31 Block 3 Unit 3 Tract 3 of North Albuquerque Acres" and is located east of the intersection of Ventura Boulevard and Carmel Avenue. The plat would create five lots from the existing site with right of way dedication.

As part of this request, the applicant is requesting a design variance. The variance requested is for the reduction in ROW width to 42' and sidewalk on one side. The minimal pedestrian traffic into the site should not require the installation of sidewalks on both sides of the street. The elimination of the sidewalk would allow for the 5' reduction in ROW width.

As agent for the owners, we are requesting a design variance, preliminary plat approval and final plat delegation of the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley

Ron E. Hensley P.E.
ron@thegroup.cc

DRB Project # 1009840

APS Cluster La Cueva

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Nazish LLC ("Developer") effective as of this 18th day of November, 20 13 and pertains to the subdivision commonly known as IZZAT SUBDIVISION, and more particularly described as Lots 1-5 being a replat of Lot 31, Block18, Tract 3, North Albuquerque Acres *(use new legal description of subdivision)* (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS,DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling
   -

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

Doc# 2014001189

01/07/2014 10:48 AM Page 1 of 3
AGRE R $25 00 M Toulouse Oliver Bernalillo County

3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # 1009840

APS Cluster La Cueva

Signature

Managing Member - Nazish LLC

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 12/13/13, by Shakeel Razvi as Managing Member of Nazish, a corporation.

(Seal) OFFICIAL SEAL SARA GARRITY NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires: 08/19/17

Notary Public

My commission expires: 08/19/17

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters

Signature

April L. Winters, Facility Fee Planner

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan 7th 2014, by April L Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

Notary Public

My commission expires: 6/17/2016

(Seal) OFFICIAL SEAL Anastasia Wolfe NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 6/17/2016

Nazish LLC
8504 Waterford Pl. N.E.
Albuquerque, NM 87122
505-315-6563

November 25, 2013
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: LOT 31, BLOCK 18, UNIT 3, TRACT 3 North Albuquerque Acres

To Whom It May Concern:

Please be advised that THE Group / Ron Hensley is hereby authorized to act on behalf of Nazish LLC., for the Subdivision and Variance submittal for the referenced project.

Please contact our office if you have any questions.

Sincerely,

Nazish LLC

DEVELOPMENT REVIEW BOARD MEETING –January 15, 2014

PARKS & RECREATION DEPARTMENT COMMENTS Item #7

Project# 1009840 – portion of Lot 31, Block 3 North Albuquerque Acres

14DRB-70002 Minor – Preliminary/Final Plat Approval

The RD zoning requires 2400 sq. ft. of open space for each dwelling unit. Please provide an Open Space Calculation Table showing the lot number, the lot size, building size and driveway area, and how the open space requirement is being met on each lot.

14DRB-7004 – Subdivision Design Variance from Minimum DPM Standards

No comments

Current DRC
Project Number 705284

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted 1-22-14
Date Site Plan Approved:
Date Preliminary Plat Approved: 1-22-14
Date Preliminary Plat Expires: 1-22-14
DRB Project No.. 1009840
DRB Application No

Izzat Subdivision

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lot 31 Block 18 Unit 3 Tract 3 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	Private P.E.	City Cnst Engineer
			Paving						
		28' FF	Res. Pvmt. w/ Mountable Curb (Both Sides & Cul De Sac)	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		4'	Sidwalk East & West Side	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		14'	Res. Pvmt.W/ 4' Sidewalk, C&G (North Side)	Carmel Ave	East P/L	West P/L	/	/	/
		8'	Temporary Paving (North Side)	Carmel Ave.	West P/L	Ventura Blvd.	/	/	/
			Water						
		6"	Water Line and Services W/ Fire Hydrant and Appurtances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
			Sanitary Sewer						
		8"	SAS W/ Appurtances and Services	Izzat Ct.	Carmel Ave	Cul-De-Sac	/	/	/
			Storm Drain						
		18"	Storm Drain W/ Type C Inlet and 8' of 18" RCP	Ventura Blvd.	Existing SD	North FL	/	/	/
		STD	Std. Curb & Gutter	Carmel Ave.	Inlet	6' East	/	/	/
							/	/	/

(rev 9-05)

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

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 rquirements.

1

2

3

AGENT / OWNER

Ron E. Hensley P.E.
NAME (print)

THE Group
FIRM

Ron E. Hensley 1/22/14
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1-22-14
DRB CHAIR - date

Carol S. Dumont 01-22-14
PARKS & ~~GENERAL~~ RECREATION - date

1-22-14
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

01/22/14
UTILITY DEVELOPMENT - date

_____ - date

1-22-14
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-05)

Current DRC
Project Number: 705284

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 1-22-14
Date Site Plan Approved:
Date Preliminary Plat Approved: 1-22-14
Date Preliminary Plat Expires: 1-22-14
DRB Project No.: 1009840
DRB Application No.:

Izzat Subdivision

PROPOSED NAME OF PLAT [redacted]

Lot 31 Block 18 Unit 3 Tract 3 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	Private P.E.	City Cnst Engineer
			Paving						
		28' FF	Res. Pvmt. w/ Mountable Curb (Both Sides & Cul De Sac)	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		4'	Sidwalk East & West Side	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		14'	Res. Pvmt.W/ 4' Sidewalk, C&G (North Side)	Carmel Ave.	East P/L	West P/L	/	/	/
		8'	Temporary Paving (North Side)	Carmel Ave.	West P/L	Ventura Blvd.	/	/	/
			Water						
		6"	Water Line and Services W/ Fire Hydrant and Appurtances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
			Sanitary Sewer						
		8"	SAS W/ Appurtances and Services	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
			Storm Drain						
		18"	Storm Drain W/ Type C Inlet and 8' of 18" RCP	Ventura Blvd.	Existing SD	North FL	/	/	/
		STD	Std. Curb & Gutter	Carmel Ave.	Inlet	6' East	/	/	/
							/	/	/

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

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 rquirements.

1

2

3

AGENT / OWNER

Ron E. Hensley P.E.
NAME (print)

THE Group
FIRM

Ron E. Hensley 1/22/14
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1-22-14
DRB CHAIR - date

Carol S. Dumont 01-22-14
PARKS & GENERAL RECREATION - date

1-22-14
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

01/22/14
UTILITY DEVELOPMENT - date

_____ - date

1-22-14
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

Current DRC
Project Number: 705284

ORIGINAL

FIGURE 12

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

Date Submitted: 1-22-14
Date Site Plan Approved:
Date Preliminary Plat Approved: 1-22-14
Date Preliminary Plat Expires: 1-22-14
DRB Project No.: 1009840
DRB Application No.:

Izzat Subdivision

PROPOSED NAME OF PLAT [redacted]

Lot 31 Block 18 Unit 3 Tract 3 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			Paving						
		28' FF	Res. Pvmt. w/ Mountable Curb (Both Sides & Cul De Sac)	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		4'	Sidwalk East & West Side	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		14'	Res. Pvmt.W/ 4' Sidewalk, C&G (North Side)	Carmel Ave.	East P/L	West P/L	/	/	/
		8'	Temporary Paving (North Side)	Carmel Ave.	West P/L	Ventura Blvd.	/	/	/
			Water						
		6"	Water Line and Services W/ Fire Hydrant and Appurtances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
			Sanitary Sewer						
		8"	SAS W/ Appurtances and Services	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
			Storm Drain						
		18"	Storm Drain W/ Type C Inlet and 8' of 18" RCP	Ventura Blvd.	Existing SD	North FL	/	/	/
		STD	Std. Curb & Gutter	Carmel Ave.	Inlet	6' East	/	/	/
							/	/	/

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

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 rquirements.

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AGENT / OWNER

Ron E. Hensley P.E.
NAME (print)

THE Group
FIRM

Ron E. Hensley 1/22/14
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1-22-14
DRB CHAIR - date

Carol S. Dumont 01-22-14
PARKS & GENERAL RECREATION - date

1-22-14
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

01/22/14
UTILITY DEVELOPMENT - date

_____ - date

1-22-14
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2014 070 002

01/07/2014 Issued By: E08375 221096

Application Number: **14DRB-70002**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CARMEL AVE BETWEEN VENTURA BLVD AND VILLAGE AVE

Project Number: 1009840

Applicant
NAVISH LLC

8504 WATERFORD PL NE
ALBUQUERQUE NM 87122
3156563

Agent / Contact
THE GROUP

300 BRANDING IRON RD SE
RIO RANCHO NM 87124
514-0995

Application Fees	
APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$495.00**
TOTAL:	**$515.00**

City of Albuquerque Treasury
Date:1/7/2014 Office:ANNEX
Station ID:WS000007 Cashier:TRSDLF
Batch: 3077 Trans #:24
Permit: 2014070002
Receipt Num 00170765
Payment Total:$515.00

0901 Conflict Manag. Fee	$20.00
0903 DRB Actions	$495.00
Check Tendered :	$515.00

Current DRC
Project Number: 705284

FIGURE 12

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1009840
DRB Application No.:

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Izzat Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 31 Block 18 Unit 3 Tract 3 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	Private P.E.	City Cnst Engineer
			Paving						
		28' FF	Res. Pvmt. w/ Mountable Curb (Both Sides & Cul De Sac)	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		4'	Sidwalk East & West Side	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		14'	Res. Pvmt.W/ 4' Sidewalk, C&G (North Side)	Carmel Ave.	East P/L	West P/L	/	/	/
		8'	Temporary Paving (North Side)	Carmel Ave.	West P/L	Ventura Blvd.	/	/	/
			Water						
		6"	Water Line and Services W/ Fire Hydrant and Appurtances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
			Sanitary Sewer						
		8"	SAS W/ Appurtances and Services	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
			Storm Drain						
		18"	Storm Drain W/ Type C Inlet and 8' of 18" RCP	Ventura Blvd.	Existing SD	North FL	/	/	/
		STD	Std. Curb & Gutter	Carmel Ave.	Inlet	6' East	/	/	/
							/	/	/

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							/	/	/
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Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

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NOTES

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Street lights per City rquirements.

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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Ron E. Hensley P.E. NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
THE Group FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

Current DRC
Project Number: 705284

FIGURE 12

Date Submitted:
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INFRASTRUCTURE LIST

(Rev 9-05)

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		6"	Water Line W/ Fire Hydrant and Appurtances	Izzat Ct.	Carmel Ave.	Hydrant	/	/	/
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(rev. 9-05)

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NAME (print)		
THE Group	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
FIRM		
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

Current DRC
Project Number. 705284

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved. _____
Date Preliminary Plat Expires. _____
DRB Project No. 1009840
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

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							/	/	/

(rev 9-05)

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	tion Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

ot. Signature Date

NOTES

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Street lights per City rquirements.

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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Ron E. Hensley P.E. NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
THE Group FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-05)

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009840

Application No. 13DRB-70004

TO:

___ALL MEMBERS

X Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 1/22/14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Carmel Ave. As Builts wall drawings, infrastructure list, plat

CONTACT NAME: Ron Housley

TELEPHONE: 410-1622 EMAIL: ron@thegroup.cc

January 15. 2014

(P&F, SDV

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- X 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** ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development 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): THE Group PHONE: 505-514-0995
ADDRESS: 300 Branding Iron Rd. SE FAX: ___
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ron@thegroup.cc

APPLICANT: Navish LLC PHONE: 505-315-6563
ADDRESS: 8504 Waterford Pl. N.E. FAX: ___
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Minor subdivision creation of five lots.

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

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

Lot or Tract No. 31 Block: 3 Unit: 3 Tract 2
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___
Zone Atlas page(s): C-20 UPC Code: 102006428912040302

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? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 5 Total site area (acres): 0.88
LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Ave.
Between: Ventura Blvd. and Village Avenue
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE Ron E Hensley DATE 9/26/2013
(Print Name) Ron E. Hensley Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☒ **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	S.F.	Fees
13DRB - 70692	SP		$ Ø
-			$
-			$
-			$
-			$
			Total $ Ø

Hearing date Oct. 9, 2013

9-26-13
Staff signature & Date

Project # 1009840

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

X Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

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

Ron Hensley
~~Spo I fot fiz. U F Hepvq~~
Applicant name (print)

Ron E. Henslay 9/26/13
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☒ Related #s listed

Application case numbers
13 - DRB - 70692
___ - ___ - ___
___ - ___ - ___

9-26-13
Planner signature / date

Project # 1009840

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
X Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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DESCRIPTION OF REQUEST: Minor subdivision creation of five lots.

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

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

Lot or Tract No. 31 Block: 3 Unit: 3 Tract 2
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___
Zone Atlas page(s): C-20 UPC Code: 102006428912040302

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? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 5 Total site area (acres): 0.88
LOCATION OF PROPERTY BY STREETS: On or Near Carmel Ave.
Between: Ventura Blvd. and Village Avenue
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE Ron E. Hensley DATE 9/26/2013
(Print Name) Ron E. Hensley Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☑ **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	S.F.	Fees
13DRB - 70692	SP		$ Ø
-			$
-			$
-			$
-			$
-			$
			Total $ Ø

Hearing date Oct 9, 2013

9-26-13
Staff signature & Date

Project # 1009840

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

X Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

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

Ron Hensley
~~Spo I for the U F Hpvg~~
Applicant name (print)

Ron E. Hensley 9/26/13
Applicant signature / date

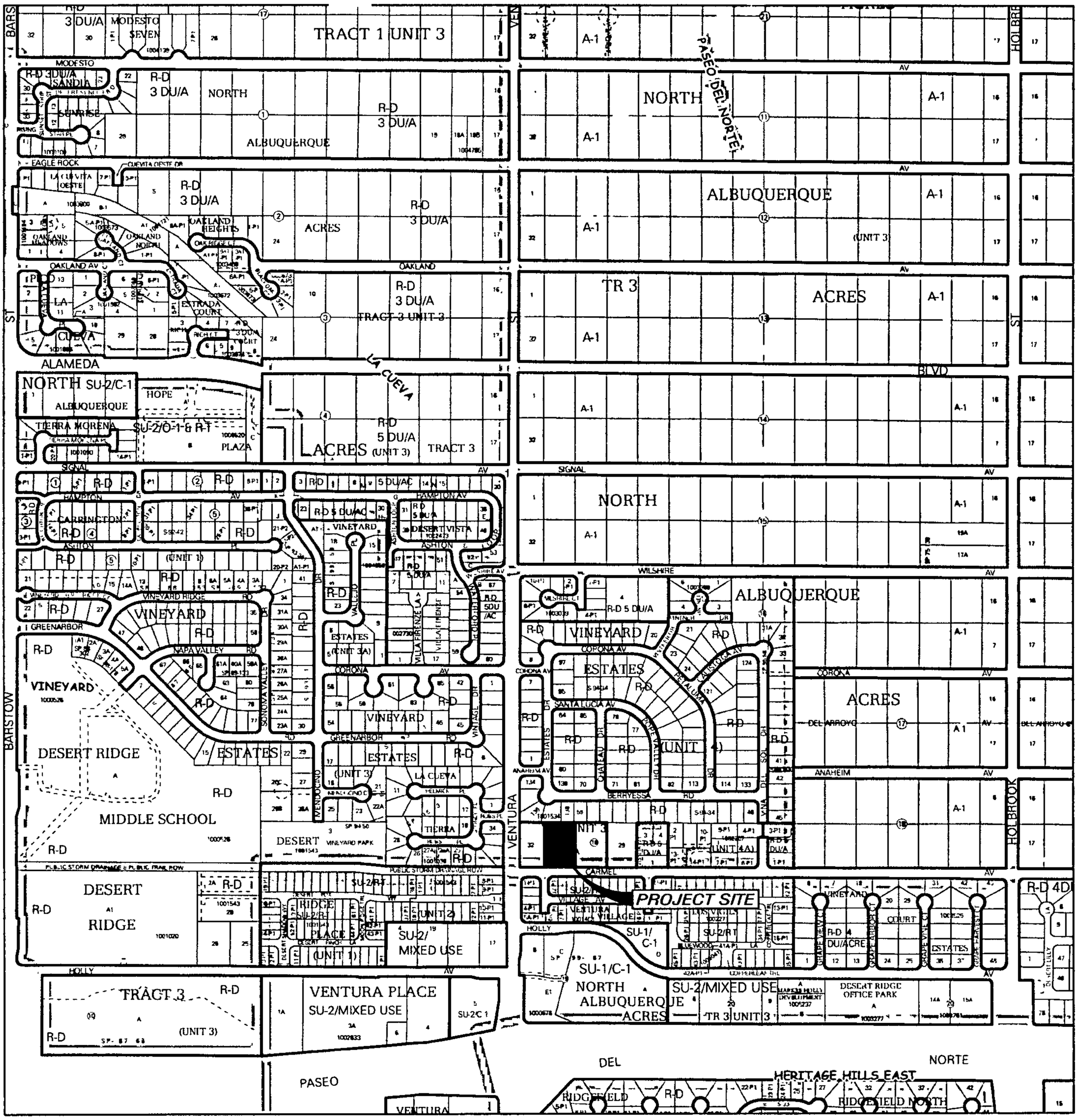
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☒ Related #s listed

Application case numbers
13 - DRB - 70692
___ - ___ - ___
___ - ___ - ___

9-26-13
Planner signature / date

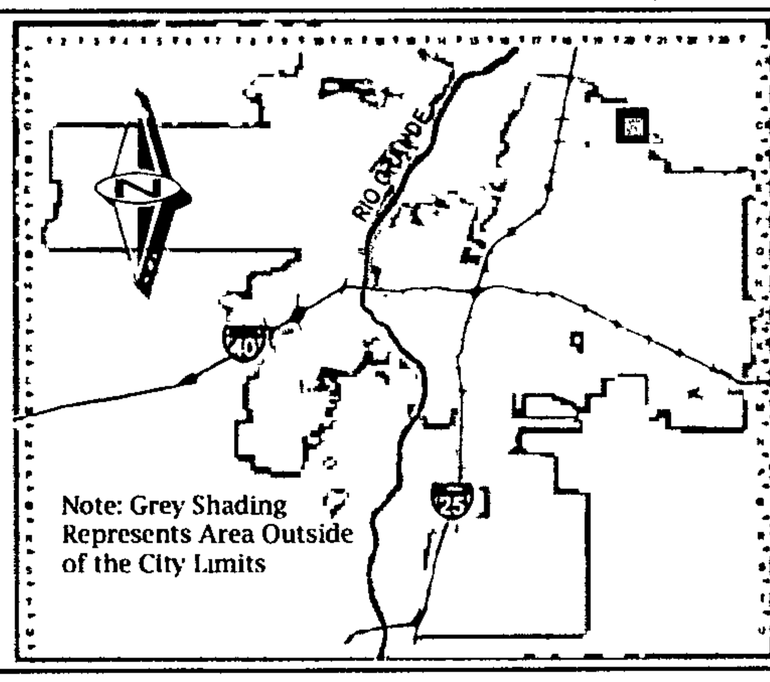
Project # 1009840



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

Albuquerque Geographic Information System

Map amended through: 6/5/2009



Zone Atlas Page:

C-20-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

0 750 1,500 Feet

The Hensley Engineering Group

September 26, 2013

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Carmel Subdivision Sketch Plat Review

Attached is a sketch plat submission for a subdivision located within zone atlas page C-20. The subdivision is a replat of "Lot 31 Block 3 Unit 3 Tract 2 of North Albuquerque Acres" and is located east of the intersection of Ventura Boulevard and Carmel Avenue. The plat would create five lots from the existing site.

As agent for the owners, we are requesting a review of the lot configuration, access, public utilities and any additional comments on the development of the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

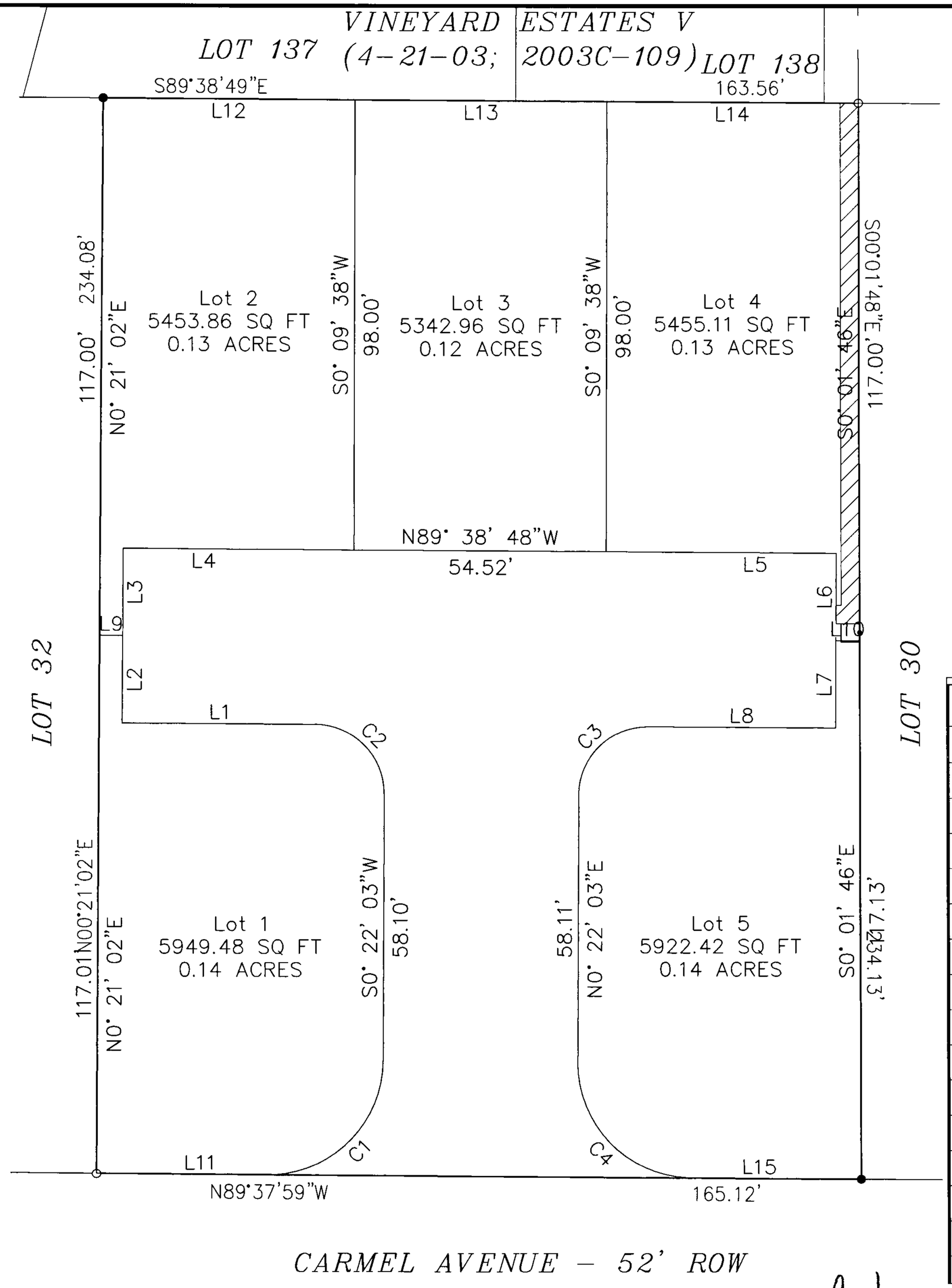
Ron E. Hensley
ron@thegroup.cc

CARMEL SUBDIVISION

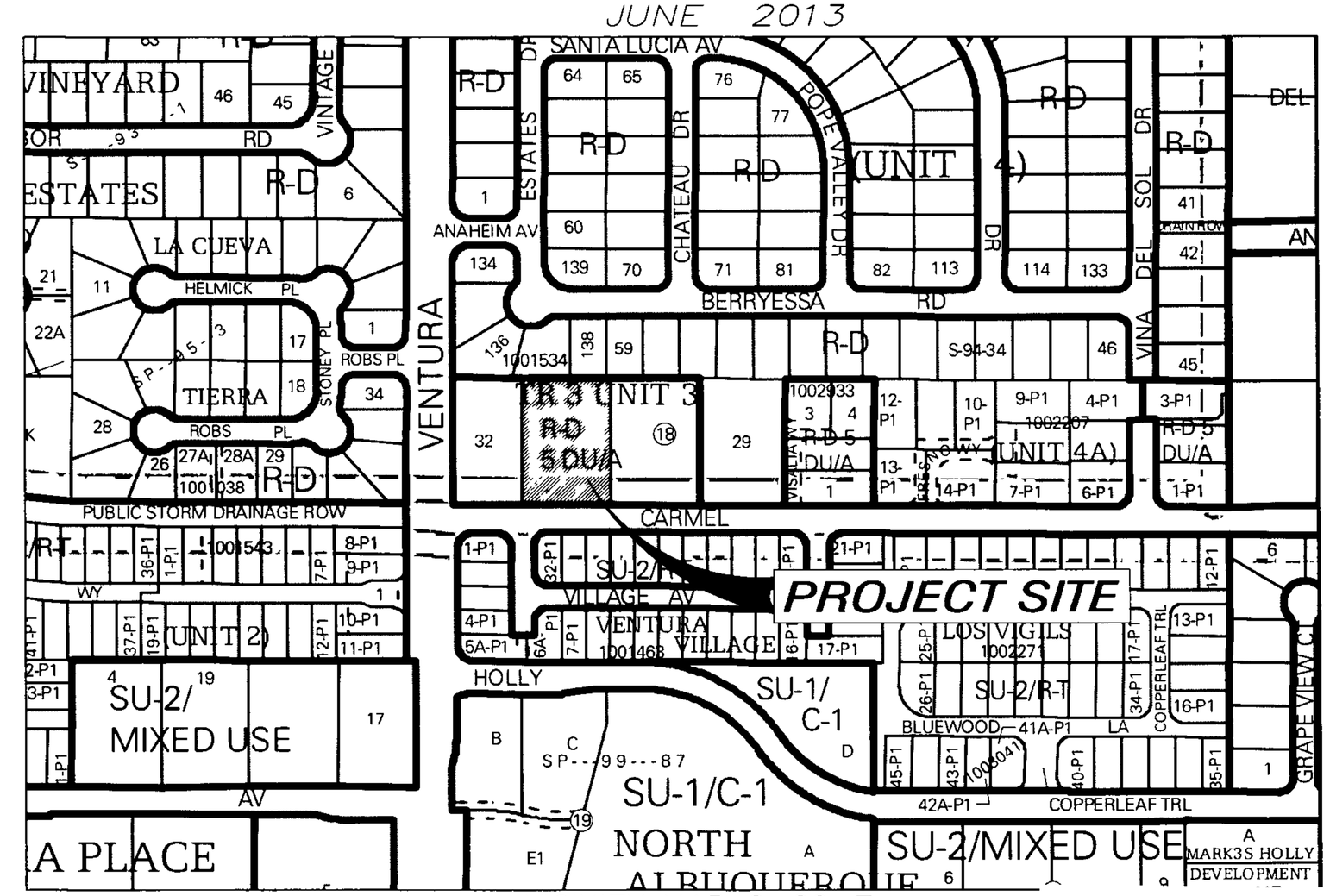
(BEING A REPLAT OF LOT 31, BLOCK 18, UNIT 3, TRACT 3)

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

JUNE 2013



Parcel Line Table		
Line #	Length	Direction
L1	41.58	S89° 38' 48.16"E
L2	19.00	S0° 21' 11.84"W
L3	19 00	S0° 21' 11 84"W
L4	49.85	N89° 38' 48.16"W
L5	49 85	N89° 38' 48.16"W
L6	19.00	N0° 21' 11 84"E
L7	19.00	N0° 21' 11 84"E
L8	40 63	S89° 38' 48 16"E
L9	5.00	S89° 38' 48 16"E
L10	5 13	S89° 38' 48.16"E
L11	38 29	N89° 36' 19.78"W
L12	54 52	S89° 38' 48.16"E
L13	54 52	S89° 38' 48 16"E
L14	54.52	S89° 38' 48 16"E
L15	37.50	N89° 36' 19 78"W



VICINITY MAP C-20-Z

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37 54	25 00	86 03	S43° 22' 55"W	34.11
C2	23.57	15 00	90.01	S44° 38' 23"E	21 22
C3	23.56	15 00	89.99	N45° 21' 37"E	21 21
C4	38 33	25.00	87 84	N43° 33' 12"W	34 68

30' 15' 0 30' 60'

SCALE: 1" = 30'

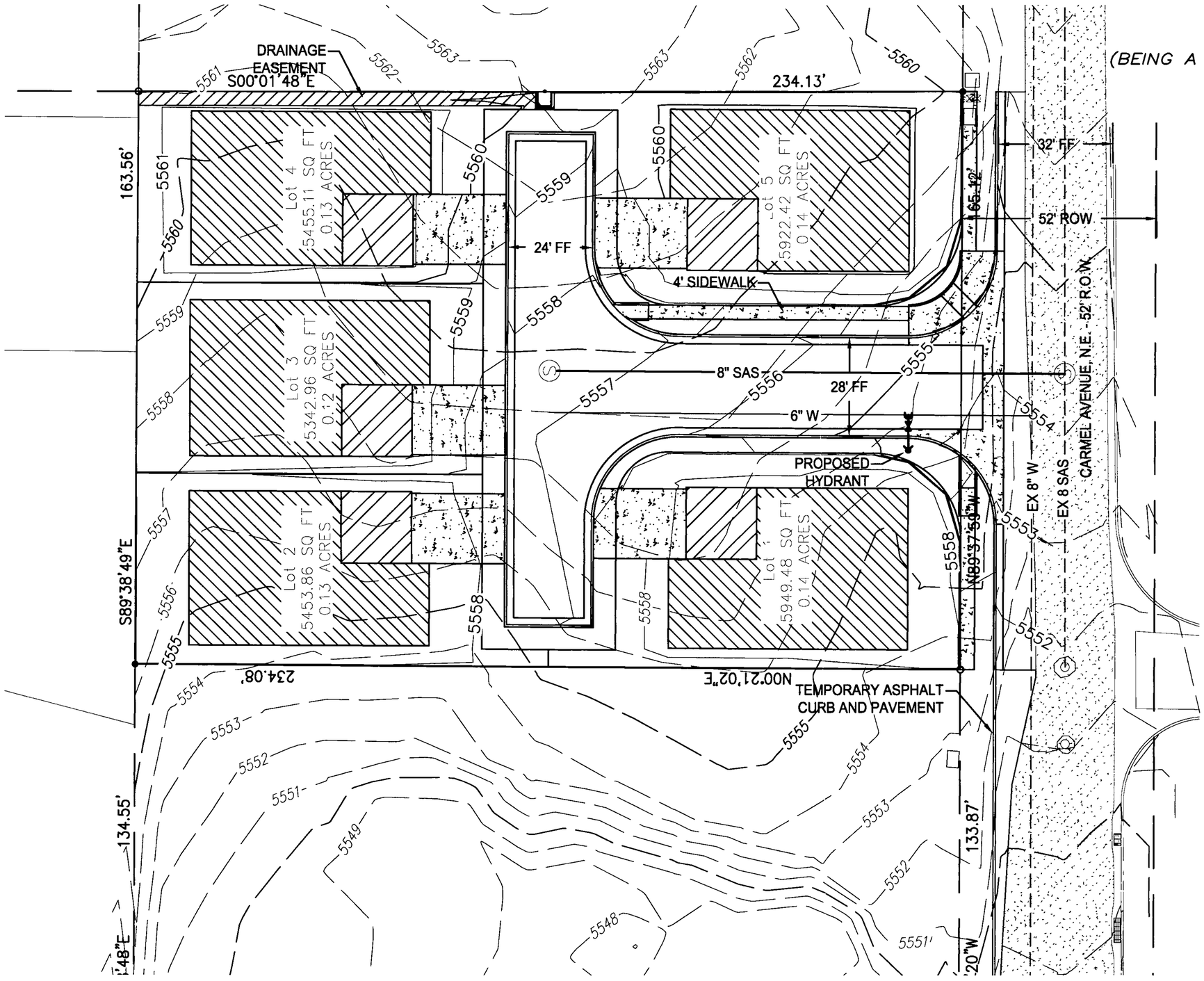
SKETCH PLAT

PROJECT# 1009840
13-70692 (SK)
10-9-13

CARMEL SUBDIVISION
LOTS 1-5

(BEING A REPLAT OF LOT 31, BLOCK 3, UNIT 3, TRACT 2)

WITHIN NORTH ALBUQUERQUE ACRES



NOTES:

THE PROPOSED SITE IS 0.88 ACRES LOCATED ON THE NORTH SIDE OF CARMEL AVENUE EAST OF VENTURA BLVD. THE SITE IS CURRENTLY UNDEVELOPED WITH A TYPICAL DEVELOPED ONE ACRE NORTH ALBUQUERQUE ACRES LOT TO THE EAST, UNDEVELOPED PROPERTY TO THE WEST AND HIGHER DENSITY WALLED COMMUNITIES TO THE SOUTH AND NORTH. THE PROPOSED DEVELOPMENT WILL BE FIVE (5) SINGLE FAMILY RESIDENTIAL LOTS ON A CUL-DE-SAC.

DRAINAGE:

THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF AND THE OFFSITE BASIN TO THE EAST. THE RUNOFF WILL FREE DISCHARGE INTO CARMEL AVENUE. AN ASPHALT CURB AND TEMPORARY ASPHALT SECTION WILL BE CONSTRUCTED WEST ON THE SITE IN CARMEL AVE. TO CONVEY DRAINAGE TO EXISTING STORM DRAIN AT VENTURA BLVD.

TRANSPORTATION:

THE DEPICTED STANDARD STREET WIDTHS WILL BE CONSTRUCTED. CURB AND 4' SIDEWALK WILL CONSTRUCTED IN CARMEL AVENUE WITH PAVING CONSTRUCTED TO THE EXISTING PAVEMENT IN CARMEL AVE. THE PROPOSED STREET WILL BE CONSTRUCTED WITH A 4' SIDEWALK ON ONE SIDE.

UTILITIES:

THE PROPOSED UTILITY IMPROVEMENTS WILL CONNECT TO EXISTING INFRASTRUCTURE IN CARMEL AVE. AN 8" SANITARY SEWER LINE WITH SERVICES WILL BE CONSTRUCTED. A 6" WATER LINE WITH SERVICES AND A NEW HYDRANT WILL BE CONSTRUCTED.

PROJECT # 1009840
13-70692 (SK)
10-9-13

30' 15' 0 30' 60'

SCALE: 1" = 30'

CONCEPTUAL SITE PLAN

THE Group
300 Branding Iron Rd. SE
Rio Rancho, New Mexico 87124
Phone (505)514-0995

October 9. 2013