



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- 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)
- APEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): 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.  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?  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

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70002</u>	<u>P&amp;E</u>		<u>\$495.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>- 70004</u>	<u>SDV</u>		<u>\$</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CME</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
				Total
				<u>\$515.00</u>

Hearing date January 15, 2014

Project # 1009840

Ron E. Hensley  
 1-7-14  
 Staff signature & Date

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

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

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

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

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

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

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

- 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  
*Ron E. Hensley* 1/2/14  
 Applicant name (print)  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
~~14DR15~~ 14DR15 - 70002

*V...* 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.**

- SEWALK VARIANCE (DRB20)**  
 **SEWALK 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)** **6 copies**  
 \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") ~~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 SEWALK CONSTRUCTION (DRB19)**  
 **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK 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 1/7/14*  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
 14DRB - 70004  
 \_\_\_\_\_  
 \_\_\_\_\_

*Vign* 1-7-14  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1009690





**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

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,

A handwritten signature in blue ink that reads "Ron E. Hensley".

Ron E. Hensley P.E.  
[ron@thegroup.cc](mailto: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, 2013 and pertains to the subdivision commonly known as IZZAT SUBDIVISION, and more particularly described as Lots 1-5 being a replat of Lot 31, Block 18, 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]  
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.



[Signature]  
Notary Public  
My commission expires: 08/19/17

ALBUQUERQUE PUBLIC SCHOOLS

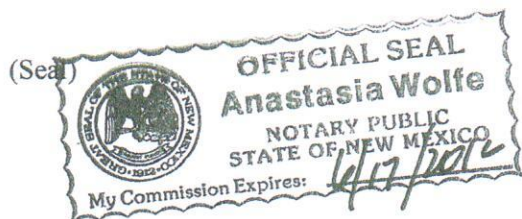
By: [Signature]  
Signature

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.



[Signature]  
Notary Public  
My commission expires: 1/17/2016



**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

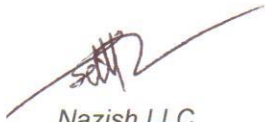
**Re: LOT 31, BLOCK 18, UNIT 3, TRACT 3 North Albuquerque Acres**

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,

A handwritten signature in black ink, appearing to read "Ron Hensley", with a long, sweeping underline that extends to the right.

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

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

**Izzat Subdivision**

PROPOSED NAME OF PLAT ~~AMERICAN-RETE-DEVELOPMENT~~  
**Lot 31 Block 18 Unit 3 Tract 3 of North Albuquerque Acres**  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that unforseen items and/or unforseen 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 unforseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City/Cnst Engineer
		28' FF	Paving Res. Pymt. w/ Mountable Curb (Both Sides & Cul De Sac)	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		4'	Sidewalk East & West Side	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		14'	Res. Pymt. 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.	/	/	/
		6"	Water Water Line and Services W/ Fire Hydrant and Appurtenances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtenances and Services	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		18"	Storm Drain 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	/	/	/

Current DRC Project Number 705284

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)  
EXHIBIT "A"

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

Izzat Subdivision

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

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 1-22-14  
Date Site Plan Approved: 1-22-14  
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DRB Project No.: 1009840  
DRB Application No.: \_\_\_\_\_

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related 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	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	28' FF	Paving Res. Pymt. w/ Mountable Curb (Both Sides & Cul De Sac)	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>	4'	Sidewalk East & West Side	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>	14'	Res. Pymt. w/ 4' Sidewalk, C&G (North Side)	Carmel Ave.	East P/L	West P/L	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8'	Temporary Paving (North Side)	Carmel Ave.	West P/L	Ventura Blvd.	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water Water Line and Services w/ Fire Hydrant and Appurtenances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8"	Sanitary Sewer SAS w/ Appurtenances and Services	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>	18"	Storm Drain Storm Drain w/ Type C Inlet and 8' of 18" RCP	Ventura Blvd.	Existing SD	North FL	/	/
<input type="checkbox"/>	<input type="checkbox"/>	STD	Sid. Curb & Gutter	Carmel Ave.	Inlet	6' East	/	/

Current DRC Project Number: 705284

FIGURE 12

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

**INFRASTRUCTURE LIST**

(Rev 8-05)

EXHIBIT "A"

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

**Izzat Subdivision**

PROPOSED NAME OF PLAT: ~~XXXXXXXXXXXXXXXXXXXX~~

**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	City Crst Engineer
		28' FF	Paving Res. Pvmt. w/ Mountable Curb (Both Sides & Cul De Sac)	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/
		4'	Sidewalk 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.	/	/
		6"	Water Water Line and Services W/ Fire Hydrant and Appurtenances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/
		8"	Sanitary Sewer SAS W/ Appurtenances and Services	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/
		18"	Storm Drain 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	/	/
							/	/

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

01/07/2014 Issued By: E08375 221096

Category Code **910**  
**2014 070 002**

**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

**Agent / Contact**  
THE GROUP

8504 WATERFORD PL NE  
ALBUQUERQUE NM 87122  
3156563

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: 01/07/2014 Office: AMBEX  
Stat ID: 485000097 Check: 100170201F  
Batch: 3077 Trans: 4474  
Receipt #: 2014070002  
Receipt Num: 00170205  
Payment Total: \$515.00  
0500 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$495.00  
Check Tendered: \$515.00

Current DRC  
Project Number: **705284**

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 9-05)  
EXHIBIT "A"

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

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

**Proposed Name of Plat and/or Site Development Plan**  
**Lot 31 Block 18 Unit 3 Tract 3 of North Albuquerque Acres**  
**Izzat Subdivision**  
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	P.E.	City Cnst Engineer
		28' FF	Paving Res. Pymt. w/ Mountable Curb (Both Sides & Cul De Sac)	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		4'	Sidewalk East & West Side	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		14'	Res. Pymt. 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.	/	/	/
		6"	Water Water Line and Services W/ Fire Hydrant and Appurtenances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtenances and Services	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
		18"	Storm Drain Storm Drain W/ Type C Inlet and 8' of 18" RCP	Ventura Blvd.	Existing SD	North FL	/	/	/
		STD	Sid. Curb & Gutter	Carmel Ave.	Inlet	6' East	/	/	/

**INFRASTRUCTURE LIST**

(Rev. 9-05)  
EXHIBIT "A"

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

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
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**

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



**INFRASTRUCTURE LIST**

(Rev. 9-05)  
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DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

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PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
**Izzat Subdivision**  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION  
**Lot 31 Block 18 Unit 3 Tract 3 of North Albuquerque Acres**

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



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009840

TO: Application No. 13 DRB - 70004

ALL MEMBERS

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Carmel Ave. As Buidts

wall drawings, infrastructure list, plat

CONTACT NAME: Ron Hausky

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