

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  
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ron@thegroup.cc FAX:

APPLICANT: **Nazish LLC** PHONE: 505-315-6563  
 ADDRESS: 8504 Waterford Pl. N.E.  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: FAX:  
 Proprietary interest in site: **Owner** List all owners:  
 DESCRIPTION OF REQUEST: Extension of Preliminary Plat Minor subdivision creation of five lots.

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

**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.):

**CASE INFORMATION:** Within city limits?  Yes  No  
 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**

**INTERNAL ROUTING**

- All checklisters 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: **15DRB-70000**  
 Action **EPP** S.F. \_\_\_\_\_  
 Hearing date: **Jan. 21, 2015**  
 Project # **1009840**  
 Fees \$50.00  
 Total \$70.00

Revised: 4/2012

Staff signature & Date

1-13-15



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

Application case numbers  
 15-DRB-70010

Project # 1009840  
 Planner signature / date 1-13-15

Form revised October 2007



Applicant signature / date  
 Applicant name (print) Ron Hensley THB  
 1/13/15

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

**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 owners and City Surveyor's signatures are on the plat

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.

**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 owners 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 owners 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.

**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 3 copies

Design elevations & cross sections of perimeter walls

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

Extension of preliminary plat approval expires after one year.

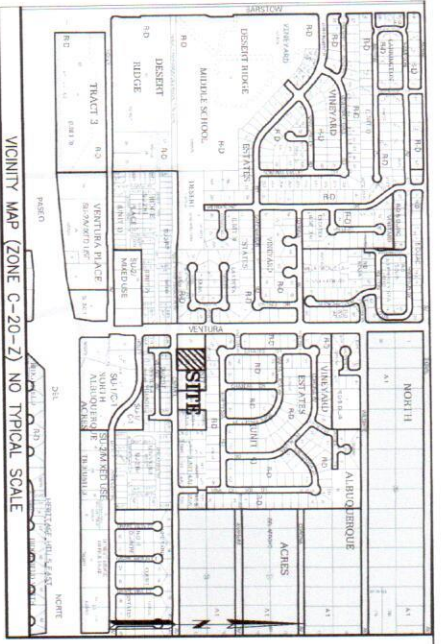
Preliminary Plat reduced to 8.5" x 11"

List any original and/or related file numbers on the cover application









**VICINITY MAP (ZONE C-20-2) NO TYPICAL SCALE**

**SUBDIVISION DATA**

- CASE No. \_\_\_\_\_
- ZONE ARLS INDEX No. C-20.
- GROSS SUBDIVISION AREA: 0.8832 ACRES
- TOTAL NUMBER OF LOTS CREATED: 5 LOTS
- DRB PROJECT No. 1009840
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.05

**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 SERIALIZED 10, SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED, A DISTANCE OF 143.55 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREBY DESCRIBED, THENCE S89°38'48"E DISTANCE OF 143.55 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREBY DESCRIBED, THENCE S00°01'46"E DISTANCE OF 234.13 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREBY DESCRIBED, A DISTANCE OF 165.12 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED, THENCE N00°21'03"E DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED, THENCE N00°21'03"E DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING, AND CONTAINING 38472 SQUARE FEET (0.8832 ACRES), MORE OR LESS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON U.P.C. # 102006428912040302

PROPERTY OWNER OF RECORD: MAZISH, LLC

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
LOTS 1 THROUGH 5  
OF  
IZZAT SUBDIVISION  
SITUATE WITHIN  
PROJECTED SECTION 17  
T.11N., R.4E., N.M.P.M.  
ELENA GALEGOS 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
OWEST CORPORATION d/b/a CENTURILINK DC	DATE
COMCAST CABLE	DATE

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

**NOTES:**

- 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 GROUND NETWORK (ARTGN). DISTANCES SHOWN ARE GROUND.
- EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- RECORD DATA ARE SHOWN IN PARENTHESES.
- 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.
- ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED (GRAPHIC NO.: 5485723 (MAD 89)).
- THE BENEFICIARIES OF THE PRIVATE ACCESS EASEMENT CREATED HEREON SHALL BEAR ALL RESPONSIBILITIES FOR THE MAINTENANCE AND OPENING THEREOF.
- OPEN SPACE OF 2400 SQUARE FEET OR MORE PER DECLINATION SHALL BE PRESERVED ON EACH LOT PER THE PROVISIONS OF SECTION 14-16-3-R(9)(3).

**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND ACCESS COMPLETE AND UNRESTRICTED TITLE THEREIN. I HEREBY STATE THAT THE SUBDIVISION SHOWN HEREON IS MY OWN FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES OF MYSELF 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 WHEREOF I HEREBY AFFIX MY HAND.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014, BY SHAKEL RIZVI FOR MAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

NOTARY PUBLIC

PHILIP W. TURNER  
N.M.P.S. 10204

**UNLTY NOTE:**

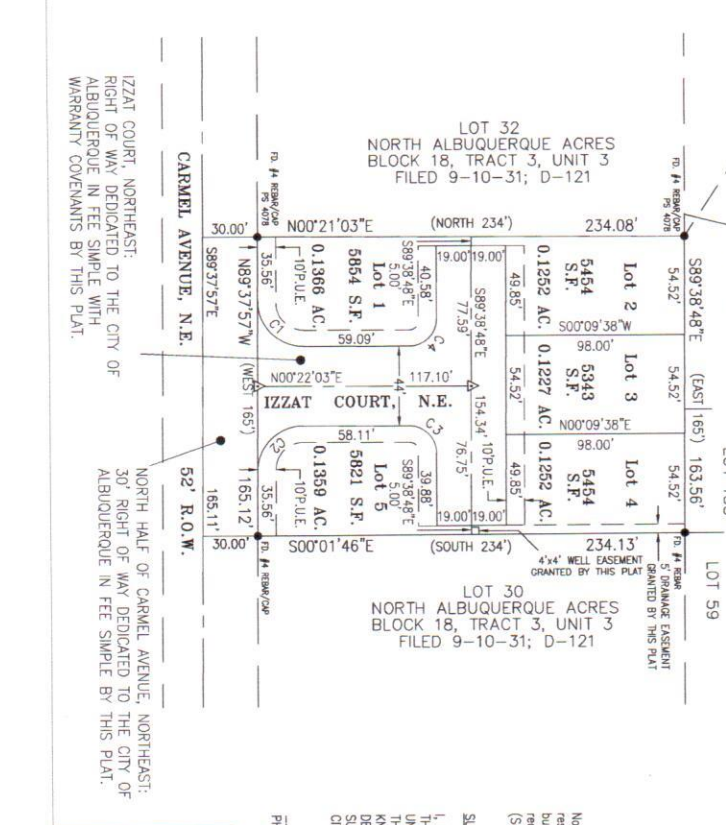
PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND VIA OAKLAND COURT AND IS GRANTED FOR THE JOINT AND COMMON USE OF:  
A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT,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

LEGEND

- FOUND SURVEY MARKER
- AS DESCRIBED
- #5 REBAR WITH CAP "MWT 10204"
- △ CITY CENTERLINE MONUMENT
- △ PUBLIC UTILITY EASEMENT

**CHORD TABLE**

CURVE	LENGTH	RAIUS	DELTA	CHORD	DISTANCE
C1	39.27'	25.00'	90°00'00"	54.522'03"	35.36'
C2	39.27'	25.00'	90°00'00"	54.522'03"	35.36'
C3	23.56'	15.00'	89°59'09"	34.438'23"	21.27'
C4	23.57'	15.00'	90°00'51"	34.438'23"	21.27'



**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 SURVEYS AS DETERMINED BY THE NEW MEXICO BOARD OF PROFESSIONAL LAND SURVEYS 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

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



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](mailto:ron@thegroup.cc)



Current DRG  
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

Izzat Subdivision

PROPOSED NAME OF PLAT: ~~AMADOR DRIVE DEVELOPMENT~~  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Date Submitted: 1-22-14  
Date Site Plan 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 DRG Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRG Chair may include those items in the listing and related financial guarantee. Likewise, if the DRG 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 guarantee. All such revisions require approval by the DRG 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 DRG #	Constructed Under DRG #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Enst Engineer
		28' FF	<b>Paving</b> Res. Purnt. w/ Movable 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. Purnt. 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 and Services W/ Fire Hydrant and Apertances	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/
		8"	<b>Sanitary Sewer</b> SAS W/ Apertances and Services	Izzat Ct.	Carmel Ave.	Cul-De-Sac	/	/
		18"	<b>Storm Drain</b> 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	/	/