



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

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)
☐ **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: Kassam Land Group 18 LLC PHONE: 505-243-6000

ADDRESS: 9501 Eagle Rock. N.E. FAX: _____

CITY: Albuquerque STATE NM ZIP 87113 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. 20 Block: 2 Unit: 3 Tract 2

Subdiv/Addn/TBKA: North Albuquerque Acres

Existing Zoning: RD Proposed zoning: RD MRGCD Map No. _____

Zone Atlas page(s): C-19 UPC Code: 101906420643820413

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-700698, 13DRB-70792, PROJ. #1009843

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: Oakland Ave.

Between: Shaheen Ct. and Abis Ct.

Check if project was previously reviewed by Sketch Plat Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: 1/8/14

SIGNATURE Ron E. Hensley DATE 1/8/14

(Print Name) Ron E. Hensley Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

- ☒ **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

13DRB - 70001

- 70003

-

-

-

Action

PAF

CMF

SDV

-

-

S.F.

-

-

-

-

-

Fees

\$495.00

\$20.00

\$

\$

\$

Total \$515.00

Hearing date Jan. 15, 2014

1-7-14

Staff signature & Date

Project # 1009843

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 1/7/14
Applicant name (print)
Applicant signature / date



Form revised October 2007

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

Application case numbers

13 - DRB - 70001

[Signature] 1-7-14
Planner signature / date

Project # 1009843

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)

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 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

Ron E. Hensley 10/14
Applicant signature / date



Form revised 4/07

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

Application case numbers

13 - DRB - 70003
- - -
- - -

Planner signature / date

Project # 1009843

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

01/07/2014 Issued By: BLDVAVM 221095

Category Code **910**
2014 070 001

Application Number: 14DRB-70001, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: OAKLAND BEWTEEN SHAHEEN AND ABIS

Project Number: 1009843

Applicant
KASSAM LAND GROUP 18 LLC

9501 EAGLE ROCK NE
ALBUQUERQUE NM 87113

Agent / Contact
THE GROUP
RON E HENSLEY
300 BRANDING IRON RD SE
RIO RANCHO NM 87124
5055140995

Application Fees

APN Fee

Conflict Mgmt Fee	\$20.00
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DRB Actions	\$495.00
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TOTAL:	\$515.00
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THE
group

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

SHEET 1 OF 3

TITLE: ALEESA SUBDIVISION
STREET EXHIBIT
EXISTING CONDITIONS



THE
group

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

SHEET 2 OF 3

TITLE: ALEESA SUBDIVISION
STREET EXHIBIT
EXISTING CONDITIONS



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

SHEET 3 OF 3

TITLE: ALEESA SUBDIVISION
STREET EXHIBIT
EXISTING CONDITIONS

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Aleesa Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 20 Block 2 Unit 3 Tract 2 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **1009843**
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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		28' FF	Paving Res. Pvmnt. w/ Mountable Curb (Both Sides & Cul De Sac)	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		4'	Sidewalk East & West Side	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		STD	Curb & Gutter Replacement w/ 6' Sidewalk as necessary	Oakland Ave.	East PL	West PL	/	/	/
		6"	Water Water Line and Services W/ Fire Hydrant and Appurtenances	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtenances and Services	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Listing. The items listed below are subject to the standard SIA requirements.				
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location

Construction Certification		From	To
Inspector	Private P.E.		
/	/		
/	/		

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature	City User Dept. Signature
Date	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 requirements.

-
-
-

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		
	CITY ENGINEER - date		

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009843

TO: ALL MEMBERS

Application No. 13DRB-70001

☒ 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: Oakland Ave. Plans & Pics

wall drawings, infrastructure list, plat

CONTACT NAME: Ron Hensley

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

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 3-05)

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.: **1009843**
DRB Application No.: _____

Aleesa Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 20 Block 2 Unit 3 Tract 2 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 S/A 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	P.E.	City Cnst Engineer
		28' FF	Paving Res. Pymt. w/ Mountable Curb (Both Sides & Cul De Sac)	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		4'	Sidewalk (East Side)	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		STD	Curb & Gutter Replacement w/ 6' Sidewalk as necessary	Oakland Ave.	East PL	West PL	/	/	/
		6"	Water Water Line and Services W/ Fire Hydrant and Appurtenances	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtenances and Services	Aleesa Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
							/	/	/
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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	tion		City/Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	Signature		Date

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

PARKS & GENERAL RECREATION - date

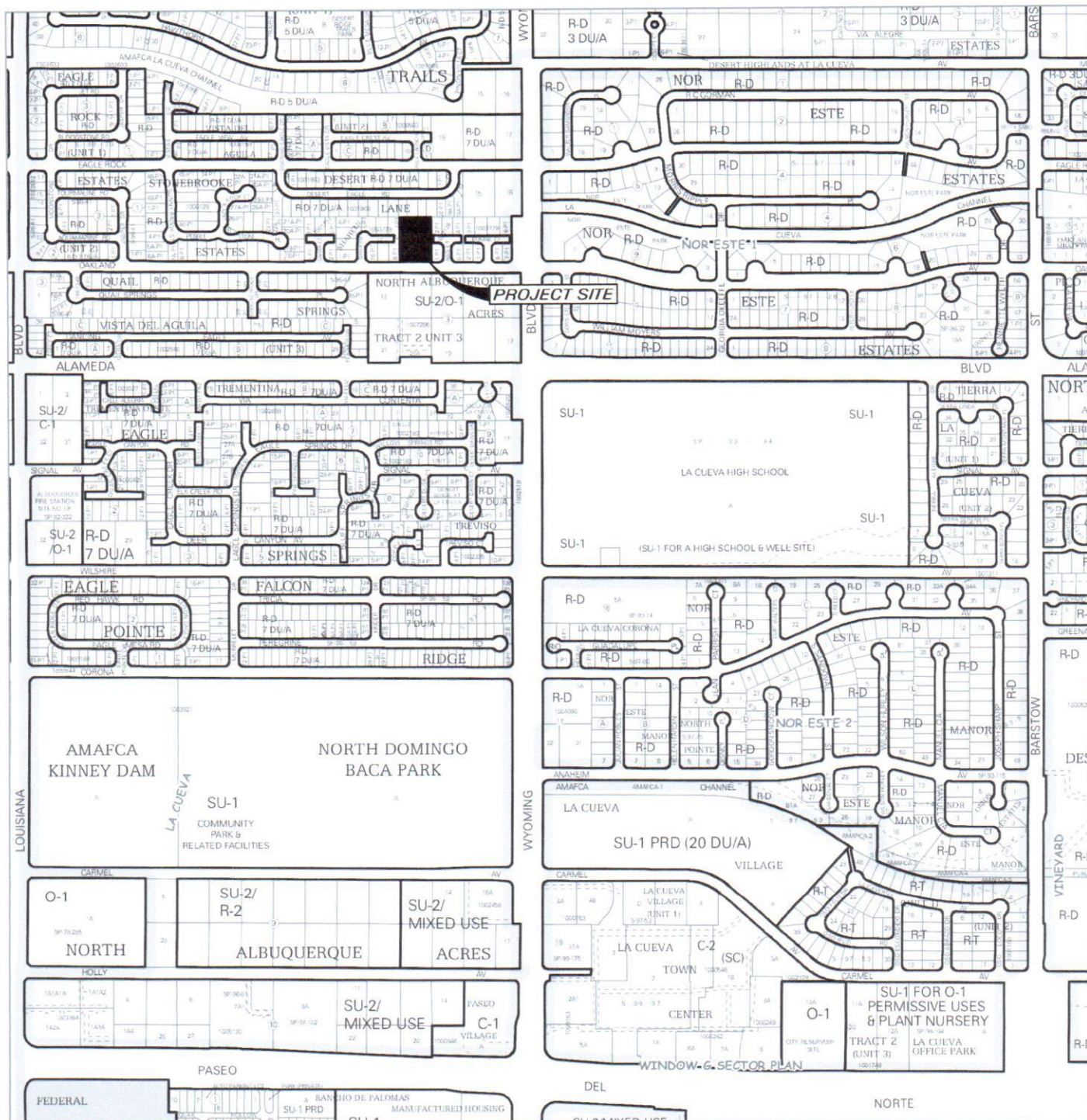
AMA FCA - date

- date _____

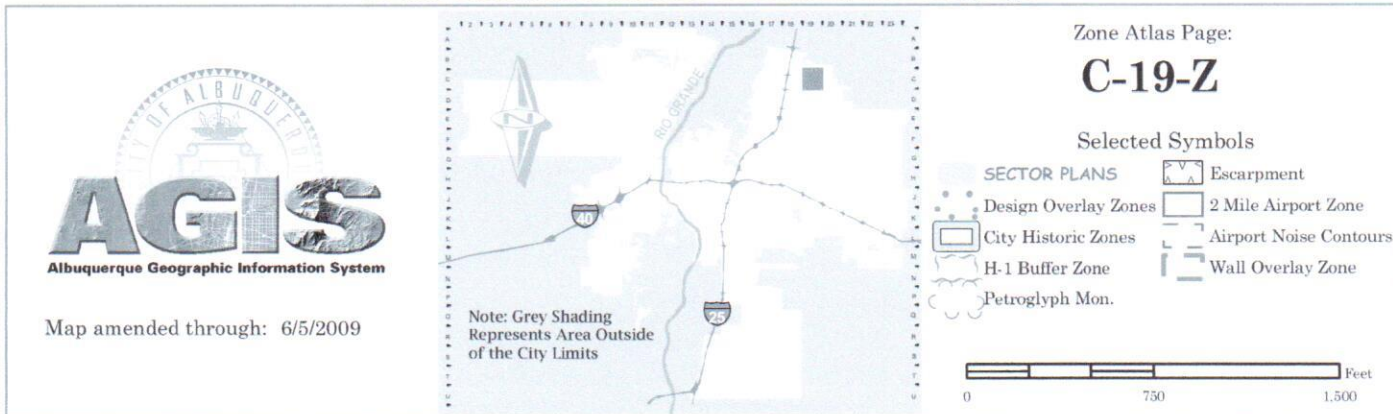
- date _____

DESIGN REVIEW COMMITTEE REVISIONS

[illegible]



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





The **H**ENSLEY **E**NGINEERING **G**ROUP

January 6, 2014

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

Re: Jasmine Subdivision Preliminary Plat and Design Variance

Attached is a preliminary plat and design variance submittal for a subdivision located within zone atlas page C-19.

The subdivision is a replat of "Lot 20 Block 2 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 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 P.E.
ron@thegroup.cc

DRB Project # 1009843

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 **KASSAM LAND**

GROUP 18 LLC ("Developer") effective as of this 6th day of January, 20 14 and pertains to the subdivision commonly known as **JASMINE SUBDIVISION**, and more particularly described as Lots 1-5 being a replat of Lot 20, Block 2, Unit 3, Tract 2, 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# 2014001188

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 # 1009843

APS Cluster La Cueva

[Signature]
Signature

Shakael Rizvi
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan 7, 2013, by Shakael Rizvi
as Developer of _____, a corporation.

(Seal)

[Signature]
Notary Public

My commission expires: May 31, 2015

ALBUQUERQUE PUBLIC SCHOOLS

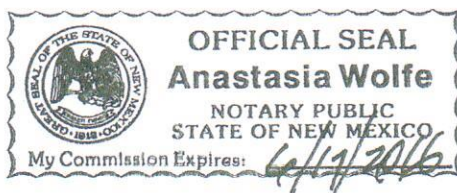
By: [Signature]
Signature

Planner / Demographer
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 7th / January, by Elvira Lopez
as Planner / Demographer 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.

(Seal)



[Signature]
Notary Public

My commission expires: 6/17/2016

Kassam Land Group 18 LLC

6501 Eagle Rock, NE
Suite B-5
Albuquerque, NM 87113
505-243-6000

December 13, 2013
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

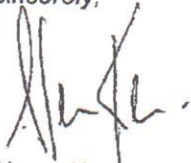
Re: LOT 20, BLOCK 2, UNIT 3, TRACT 2 North Albuquerque Acres

To Whom It May Concern:

Please be advised that THE Group / Ron Hensley, Professional Engineer, is hereby authorized to act on behalf of Kassam Land Group 18 LLC for the Vacation on Oakland Avenue, Preliminary and Final Plat and Variance submittal for the referenced project.

Please contact our office if you have any questions.

Sincerely,



Aleem Kassam
President
Kassam Land Group 18 LLC

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)
EXHIBIT "A"

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

Jasmine Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 20 Block 2 Unit 3 Tract 2 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.

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **1009843**
DRB Application No.: _____

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. Pvm't. w/ Mountable Curb (Both Sides & Cul De Sac)	Jasmine Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		4'	Sidewalk (East Side)	Jasmine Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
		STD	Curb & Gutter Replacement w/ 6' Sidewalk as necessary	Oakland Ave.	East Pl	West Pl	/	/	/
		6"	Water Water Line W/ Fire Hydrant and Appurtenances	Jasmine Ct.	Oakland Ave.	Hydrant	/	/	/
		4"	Water Line W/ Appurtenances and Services	Jasmine Ct.	Hydrant	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtenances and Services	Jasmine Ct.	Oakland Ave.	Cul-De-Sac	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

NOTES	
Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature	Date
pt. Signature	Date

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 requirements.

1 _____

2 _____

3 _____

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	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER