

# DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet **must** accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

**Site Plans:** It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

**PROJECT# 1010273**

15DRB-70026 EPC APPROVED SDP FOR BUILD PERMIT

**PROJECT NAME:** NORTH ALBUQUERQUE ACRES Unit(s) 3

**AGENT:** DAC ENTERPRISES, INC

\*\*Your request was approved on 2-11-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

**Transportation:**

\_\_\_\_\_  
\_\_\_\_\_

**ABCWUA:**

\_\_\_\_\_  
\_\_\_\_\_

**City Engineer:**

\_\_\_\_\_  
\_\_\_\_\_

**Parks and Recreation :**

\_\_\_\_\_  
\_\_\_\_\_

**Planning:** dxp record plat for site plan

**PLATS:**


**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**


- 3 copies of the approved site plan. Include all pages.

3. **Project# 1010273**  
15DRB-70026 EPC APPROVED SDP  
FOR BUILDING PERMIT  
15DRB-70036 MINOR - PRELIMINARY/  
FINAL PLAT 

DAC ENTERPRISES, LLC agent(s) for SHAKEEL RIZVI, request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 3, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2/O1, located on OAKLAND AVE NE BETWEEN LOUISIANA BLVD NE AND WYOMING BLVD NE containing approximately .888 acre(s). (C-19) [*Deferred from 1/28/15, 2/4/15*] **THE EPC APPROVED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF.**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**


4. **Project# 1010348**  
15DRB-70014 VACATION OF  
BLANKET PUBLIC ACCESS AND  
UTILITY EASEMENT  
15DRB-70043 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agents for COMMUNITY 1ST BANK/ LAS VEGAS request the referenced/ above action on Lot 2-A, **JJ SUBDIVISION** zoned SU-1/C-1, located on the south side of SAN ANTONIO DR NE between I-25 and SAN PEDRO DR NE containing approximately 2.6541 acres. (E-18) **THE VACATION OF BLANKET PUBLIC ACCESS AND UTILITY EASEMENT 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. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS AND RECREATION FOR RESOLUTION TO TRAIL DRAINAGE ISSUE, AND TO PLANNING FOR 15 DAY APPEAL PERIOD.**

5. **Project# 1004404**  
14DRB-70365 VACATION/ PUBLIC  
EASEMENT  
14DRB-70366 - TEMP DEFR SIDEWLK  
CONST  
14DRB-70367 - PRELIMINARY PLAT  
APPROVAL  
14DRB-70394 MINOR - SDP FOR  
SUBDIVISION

BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Tracts 9 & 10, **TRAILS UNIT 3A (proposed Tract F VALLE PRADO UNIT 1 and Tract A VALLE PRADO UNIT 2)** zoned SU-2/ VTSL, located at the western terminus of TREE LINE AVE NW west of RAINBOW BLVD NW and north of WOODMONT AVE NW containing approximately 14.56 acres. (C-9) [*deferred from 11/19/14, 12/10/14, 12/17/14, 1/21/15*] **DEFERRED TO 3/4/15.**

# INTER-OFFICE MEMO

DATE: January 23, 2015  
TO: Jack Cloud, DRB Chair  
FROM: Catalina Lehner, Senior Planner   
RE: Project #1010273, La Cueva Assisted Living Facility  
Site Development Plan for Building Permit

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On December 11, 2014, the EPC voted to approve a site development plan for building permit for an approx. 1 acre site located on Oakland Ave. NE.

Staff met with the agent, Robert Romero, on January 16, 2015 to discuss how the Conditions of Approval are being met. Staff reviewed an updated version (v.3) of the site development plan for building permit (no change date given, but it's the one with the 1:20 scale). Some of the items talked about in the meeting were not incorporated into v.3. Staff notes the following:

*First, it would be helpful to not change the scale of the site development plans. Staff requests that the scale be returned to 1/16. The new 1:20 is smaller and makes the drawings harder to read. I don't see a compelling reason to make them smaller. Also, the entire Zone Atlas page doesn't really need to be shown on A001. An excerpt, or smaller version, would suffice if more space is needed.*

Condition #3- Parking:

Wheel stops need to be shown. Without wheel stops, the sidewalk goes down to 6 feet clear. That is less than the Zoning Code minimum requirement of 8 feet clear when a building façade faces a parking area (14-16-3-1(H)(4), and contrary to the intent of the LCSDP. The LCSDP requires 15 feet of sidewalk in front of the entrance façade. Though this was interpreted by the ZEO to mean only the entrance portion, the intent of the LCSDP is that sidewalks be wider than minimum requirements.

Condition #5- Public Space:

5A- there is a public courtyard plaza area, which was not obvious to Staff on v.2 of the site development plan because it was not labeled or dimensioned. The public courtyard plaza has now been properly identified and dimensioned to show that it is equal or greater to 400 sf, or 4%, of the building footprint (592 sf). It's 699 sf, so OK.

Condition #6- Seating:

7B- Add a note to the bench detail to explain that some benches have 4 seats and some have 3. Otherwise, it's not clear how the seating calculations were figured out.

Condition #7- Landscaping:

General: Evergreens are required to be at least 10 feet tall at time of planting. Juniper have to be "female only".

7B- though improved, the 75% coverage requirement is not quite met in the eastern and western landscaping beds. Since the emphasis is along Oakland Ave., however, maybe adding more ground cover there would improve the overall landscaping in lieu of adding more ground cover to the side buffers.

7D- note that there are 4 curb notches on the LS plan and 2 on the G&D plan (see Condition #11, below).

Condition #10- Signage:

Add a note stating that the sign is not internally illuminated.

Condition #11- Grading & Drainage Plan:

General: The curb notches need to be placed in a meaningful location so water can flow into them. This needs to be checked, because I didn't see any flow arrows.

General: Only 2 curb notches are shown on the G&D Plan, but 4 are shown on the LS plan. The G&D plan needs to match the LS plan and show the 4.

11C- A curb notch detail shall be included.

Condition #12- Utility Plan:

Any easements shall be shown and labeled. If none, explain it in a utility narrative (notes).

Condition #14- PNM: These conditions need to be placed on the Utility Plan.

Note: Current Planning Staff did not check Condition #13 (Transportation Development Staff's).

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at [clehner@cabq.gov](mailto:clehner@cabq.gov). Thank you.



# DRB CASE ACTION LOG - BLUE SHEET

Complete  
6-25-15  
VS

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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**Site Plans:** It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

**PROJECT# 1010273**

15DRB-70026 EPC APPROVED SDP FOR BUILD PERMIT

**PROJECT NAME:** NORTH ALBUQUERQUE ACRES Unit(s) 3

**AGENT:** DAC ENTERPRISES, INC

\*\*Your request was approved on 2-11-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

Transportation:

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ABCWUA:

---

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City Engineer:

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Parks and Recreation :

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Planning:

*done ✓ file, record plat for site plan*

**PLATS:**

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.

*→ .pdf*  
*→ pdf*

**0273**

### DXF Electronic Approval Form

DRB Project Case #: 1010273

Subdivision Name: NORTH ALBUQUERQUE ACRES / LOT 13A TRACT 2 UNIT 3 BLK 3

Surveyor: PHILIP W TURNER

Contact Person: ADIL RIZVI

Contact Information: 5058812903

DXF Received: 2/11/2015                      Hard Copy Received: 2/11/2015

Coordinate System: NMSP Grid (NAD 83)

*Catherine Bradley*  
Approved

*June 18, 2015*  
Date

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

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<b>AGIS Use Only</b>		
Copied fc <b>0273</b>	to agiscov on <b>6/18/2015</b>	Contact person notified on <b>6/18/2015</b>



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)
- 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 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): DAC ENTERPRISES INC PHONE: 505-294-5243  
 ADDRESS: 9520 MacAllan Road NE FAX: 505-247-4530  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: DAC INC 2007@AOL.COM  
 APPLICANT: Shakeel Rizvi dba/Nazish LLC PHONE: 315-6563  
 ADDRESS: 8504 Waterford Pl, NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: shakeel142@yahoo.com  
 Proprietary interest in site: Managing Member List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:**

Preliminary and Final Plat Approval

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

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

Lot or Tract No. Lot 13 TR 2 Block: 3 Unit: 3  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU-2/01 Proposed zoning: N/A MRGCD Map No N/A  
 Zone Atlas page(s): C-19 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: N/A Total site area (acres): 0.888  
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKLAND AVE. NE.  
 Between: LOUISIANA BLVD NE and WYOMING BLVD NE

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

**SIGNATURE**

[Signature] DATE 1/27/2015

(Print Name) Shakeel Rizvi FOR DAC ENTERPRISES INC 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

15DRB - 70036

Action

PBF  
CMF

S.F.

\_\_\_\_\_

Fees

\$ 215.00

\$ 20.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 235.00

Hearing date

February 4, 2015

Project #

100273

[Signature] Staff signature & Date

1-27-15



**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.

- 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.

Shalcoo Rizvi for DAC Enterprises Inc  
Applicant name (print)

[Signature]  
Applicant signature / date



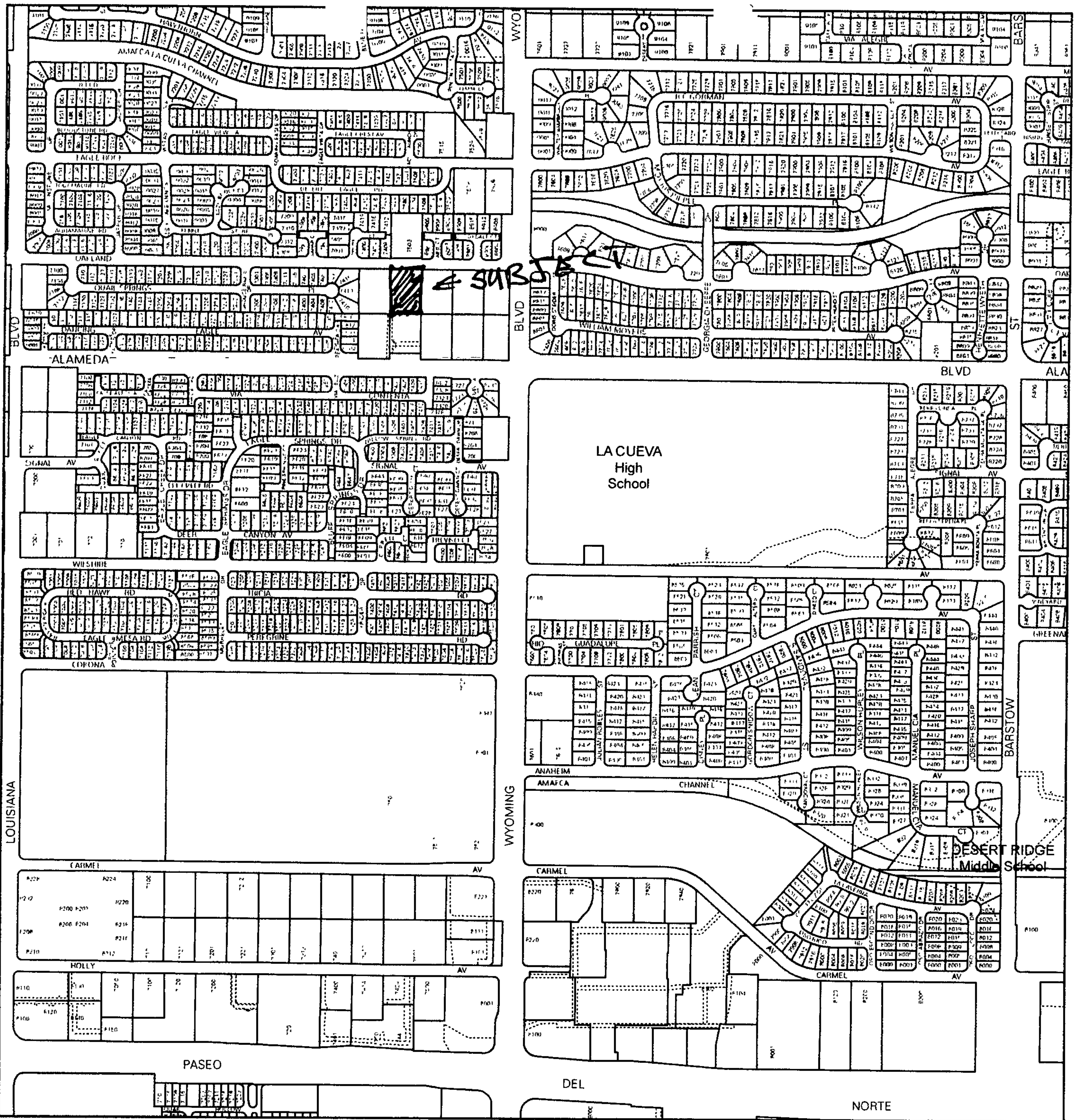
Form revised **October 2007**

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

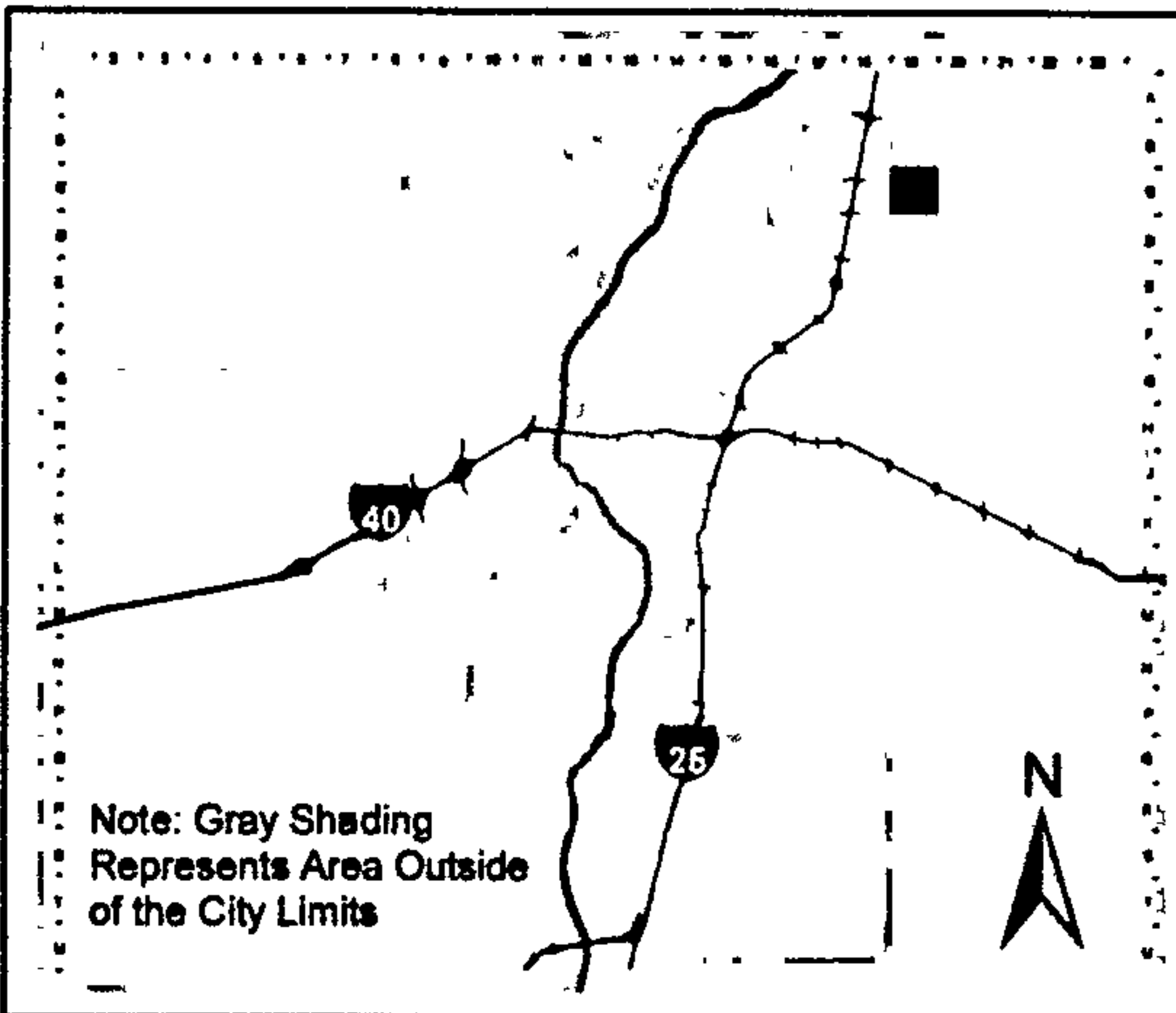
Application case numbers  
15DRB - 70036  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 1-27-15  
Planner signature / date  
 Project # 1010273





For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

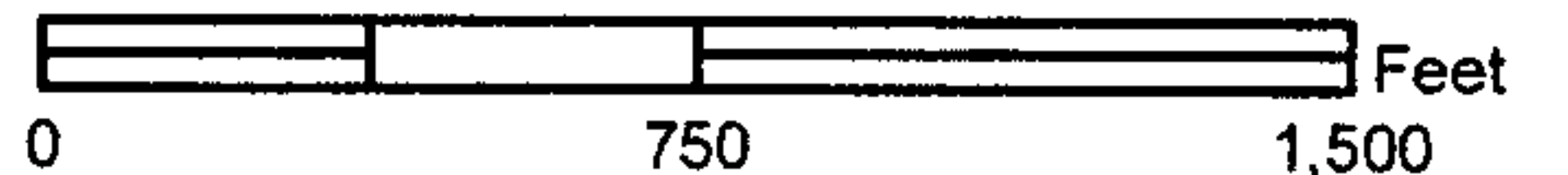
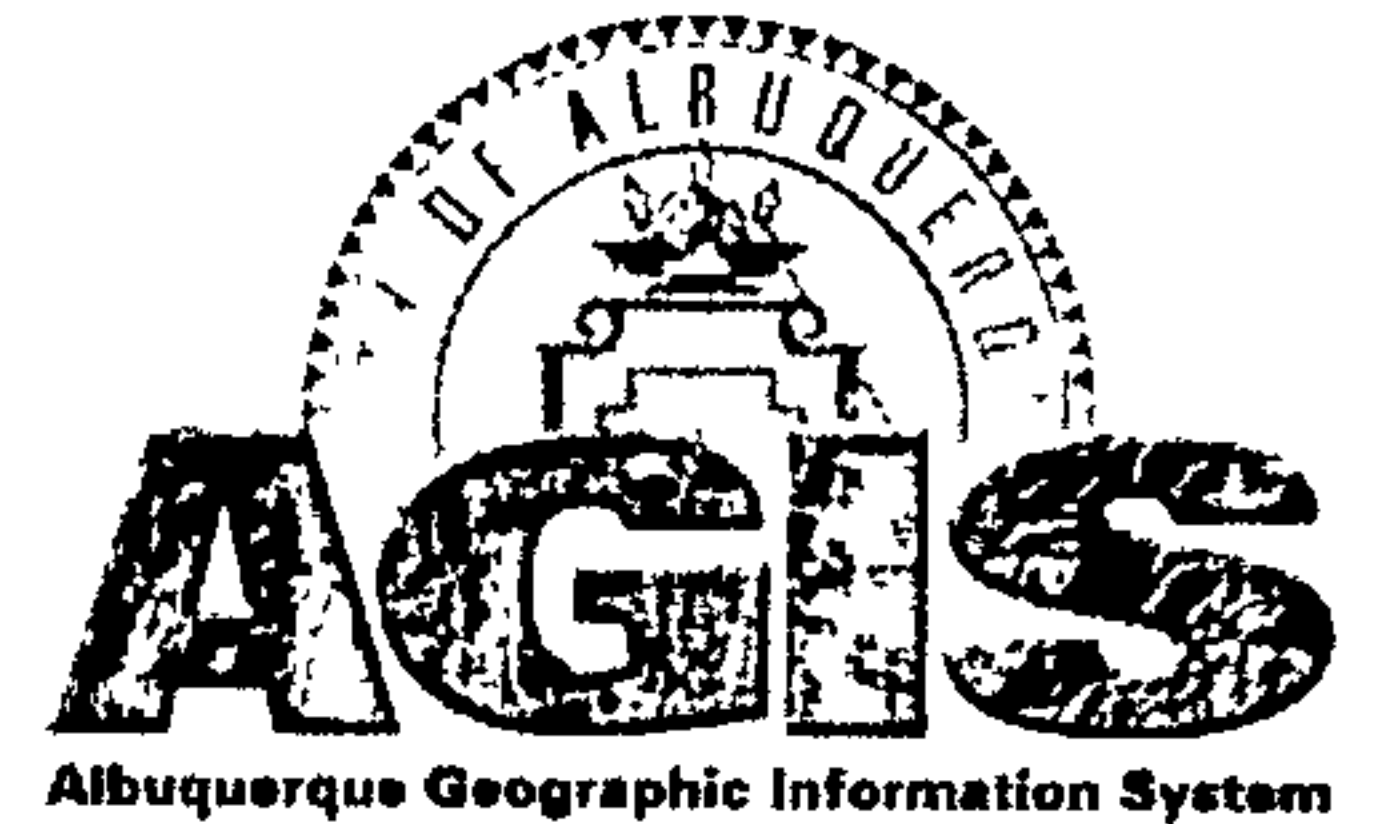


Address Map Page:

# C-19-Z

Map Amended through:  
9/1/2014

These addresses are for informational purposes only and are not intended for address verification.



Jun 27, 2015

Mr. Jack Cloud:

Planning Manager  
Chair, Development Review Board  
600 2nd St, NW Suite 201  
Albuquerque, NM 87102

SUBJECT: LOT 13, A, BLOCK 3, TRACT 2, UNIT 3  
DRB NO: 1010273, 15DRB-70026 EPC

Dear Mr. Cloud:

With reference to DRB No: 1010273, I am  
hereby submitting Preliminary and Final Plat  
for your review and approval.

Please let me know if you have any questions.

Thanks

Sincerely,



Shakeel Rizvi  
8504 Waterford Pl, NE  
Albuquerque, NM 87122  
(505) 315-6563  
Shaky1424@yahoo.com

PROJECT #

1010273

January 28. 2015

SBF





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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)
- 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 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):** DOUG CRANDALL  
DAC ZONING & LAND USE SERVICES PHONE: 505-294-3243  
 ADDRESS: 9520 MACALLAN ROAD NE FAX: 505-247-4530  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: DAC/NC2007@AOL.COM  
**APPLICANT:** SHAKEEL RIZVI d/b/a NAZISH LLC PHONE: 505-315-6563  
 ADDRESS: 8504 WATERFORD PL NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: Shaky1424@yahoo.com  
 Proprietary interest in site: MANAGING MEMBER List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. LOT 13, TR 2 Block: 3 Unit: 3  
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES  
 Existing Zoning: SU-2/01 Proposed zoning: N/A MRGCD Map No N/A  
 Zone Atlas page(s): C-19 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: N/A Total site area (acres): .888  
 LOCATION OF PROPERTY BY STREETS: On or Near: OAKLAND AVE NE  
 Between: LOUISIANA BLVD NE and WYOMING BLVD NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 9/12/14

**SIGNATURE** Doug Crandall DATE 1/20/2015

(Print Name) DOUG CRANDALL, DAC ZONING & LAND USE SERVICES Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB .70026</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>20.00</u>

Hearing date January 28, 2015

[Signature] 1-20-15  
 Staff signature & Date

Project # 1010273



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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Maximum Size: 24" x 36"**

- \_\_\_ 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.**
- \_\_\_ 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

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)**

- 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**
- 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.

**DOUG CRANDALL**  
**DAC ZONING & LAND USE SERVICES**

Applicant name (print)

*Doug Crandall* 1/20/2015  
Applicant signature / date



Form revised **October 2007**

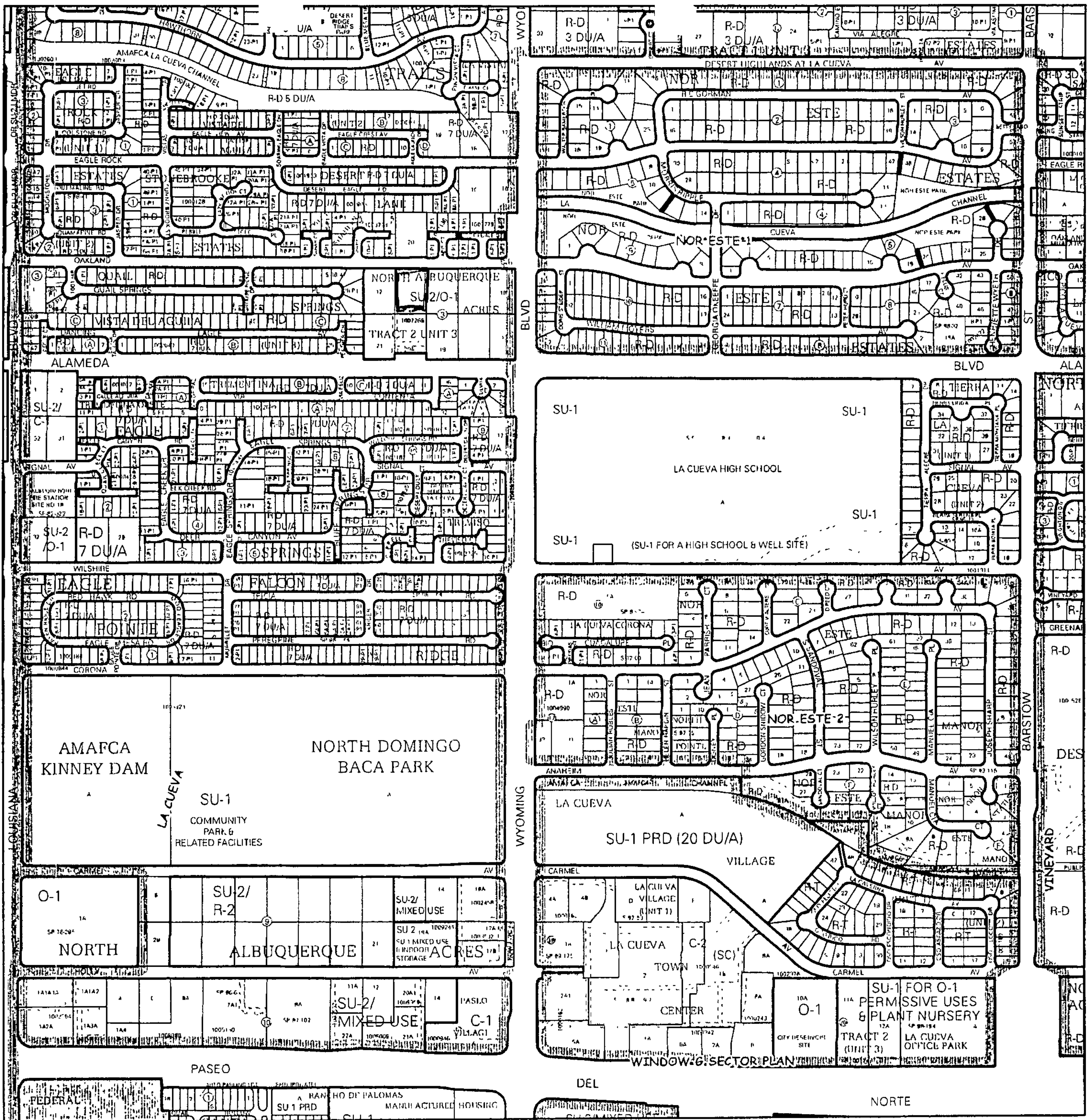
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
15DRB -70026  
\_\_\_\_\_  
\_\_\_\_\_

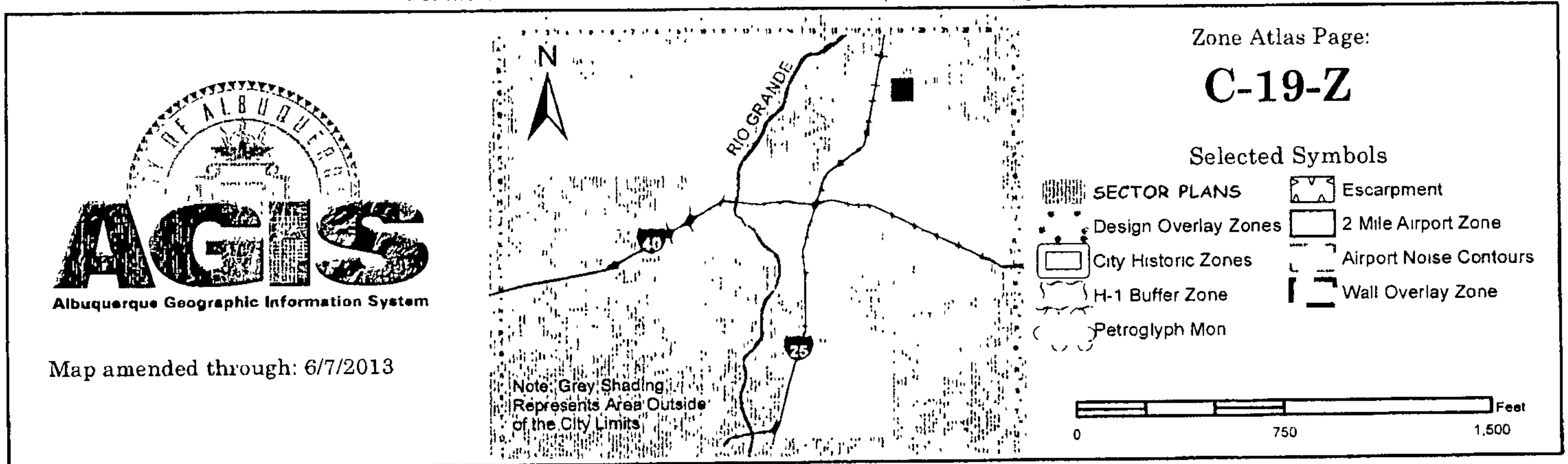
Project #

*[Signature]* 1-20-15  
Planner signature / date





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



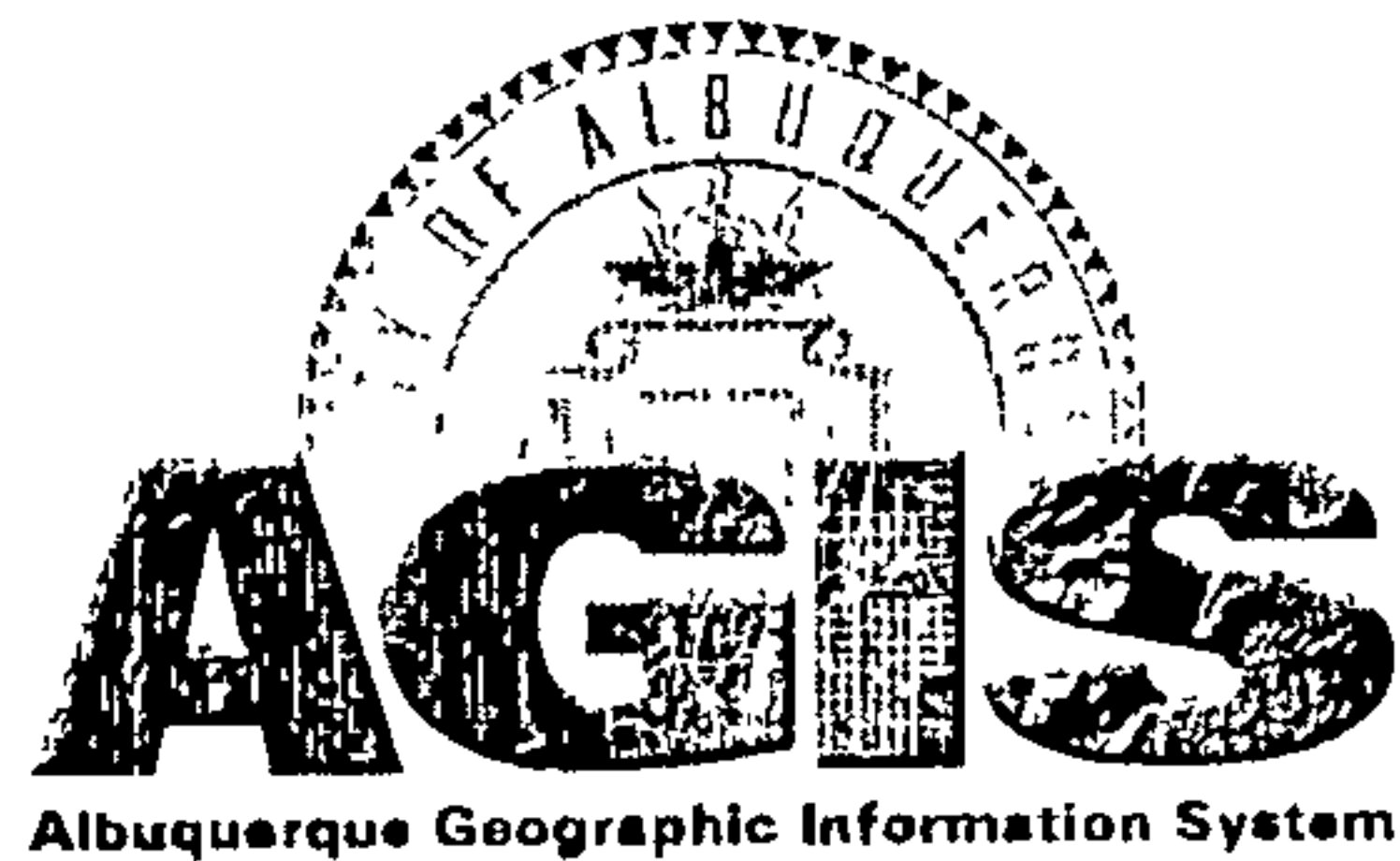
Zone Atlas Page:

**C-19-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 1500 Feet



Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits



January 19, 2014

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
Albuquerque, New Mexico

Re: Project #1010273/14EPC-40071

Dear Mr. Cloud:

This is a request for Development Review Board approval of a Site Development Plan for Subdivision for the above referenced case. The property is located on Lot 13, Tract 2, Unit 3, North Albuquerque Acres and zoned SU-2/O-1.

The Environmental Planning Commission (EPC) imposed 14 conditions for site plan approval. Applicant, applicant's agent and applicant's engineer met with Catalina Lehner, staff planner to review the conditions. Following is a summary of that meeting.

Conditions 1, 2, 4, 6 & 9 have been met in their entirety. All other conditions will be met as described:

Condition 3. - Parking: A six inch high wheel stop is provided and identified on the plan.

Condition 5. - Public Space: 5.A. is complete. 5.B. has been dimensioned on the plan to indicate 4% (592 sf) of the building footprint.

Condition 7. - Landscaping: 7.A. is complete. 7.B. - ground cover has been added to meet the 75% requirement. 7.C - a notation has been added to show all landscaping to be at grade with the parking area. 7.D - Detail has been added to show curb notches matching those on the landscaping plan.

Condition 8. - 8.A. is complete. 8.B. & 8.C. - Notes have been added to the site plan indicating compliance with the shading of light fixtures and that such fixtures will comply with Section 14R-3 of the *La Cueva Sector Development Plan* site design requirements.

Condition 10. - The box has been moved to the sign detail, including color, and the sign will be noted as not being illuminated.

Condition 11 - Grading & Drainage - The grading and drainage plan has been modified to match the landscaping plan and to show the curb notches and landscaping plan are at grade as required in Condition 8.

Condition 12 - Utility Plan - All easements have been shown and labeled as required.

Condition 13. Transportation - To be reviewed by Transportation Planning Staff.

Condition 14. - 14.A - Applicant has contacted PNM and all existing and proposed public utility easements have been added to the utility sheet. Utility easements are 10' in width as required by PNM. 14.B - Ground mount equipment screening is designed to allow access to utility facilities and all screening and vegetation shall be in full compliance with clearance requirements.

In addition, applicant has re-ordered the set of plan to match the original set reviewed by the EPC.

Applicant's agent and applicant's architect and engineer will be present at the DRB meeting to answer any question.

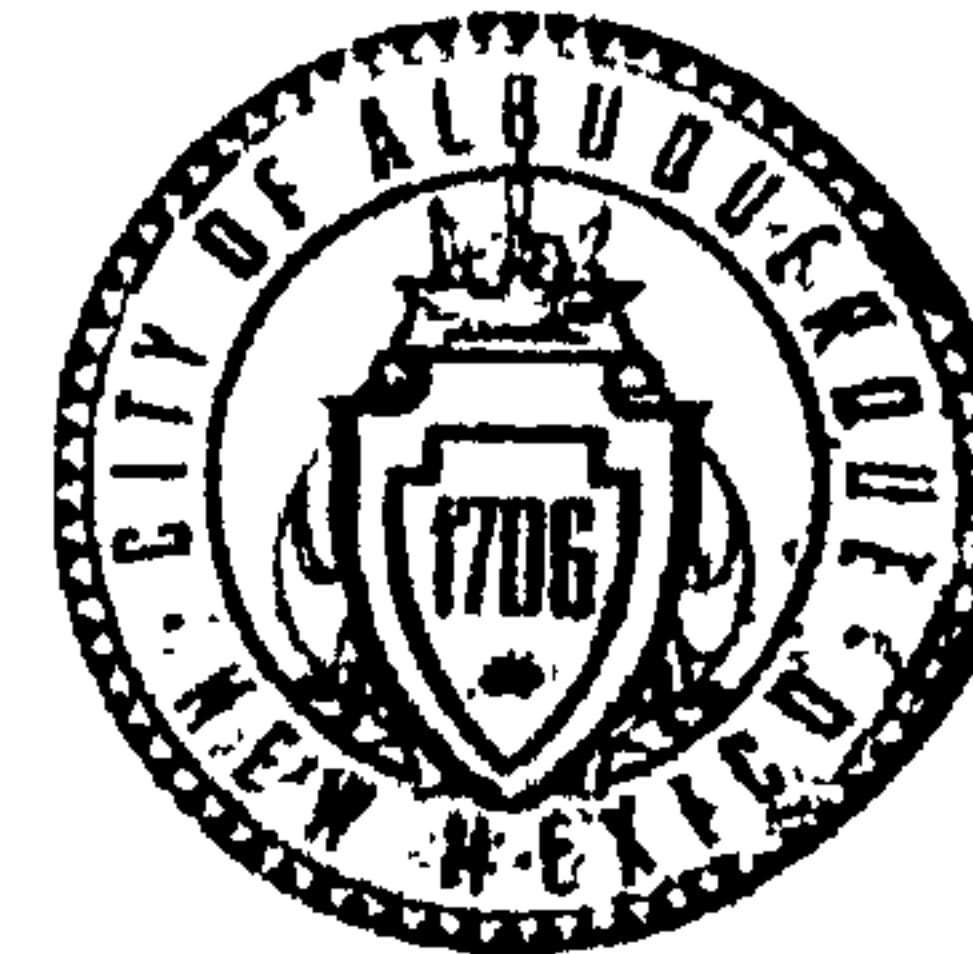
Sincerely,



Doug Crandall, Principal  
DAC Zoning & Land Use Services

# CITY OF ALBUQUERQUE

**PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339**



## OFFICIAL NOTIFICATION OF DECISION

December 11, 2014

Shakeel Rizvi, d/b/a Nazish LLC  
8504 Waterford Pl. NE  
Albuquerque, NM 87122

**Project# 1010273**  
**14EPC-40071 Site Development Plan for Building Permit**

### LEGAL DESCRIPTION:

For Lot 13, Tract 2, Block 3, Unit 3, North Albuquerque Acres, zoned SU-2/O-1, located on Oakland Ave. NE, south of Eagle Rock Ave. NE and north of Alameda Blvd. NE, containing approximately 1 acre. (C-19)

Staff Planner: Catalina Lehner

PO Box 1293  
On December 11, 2014, the Environmental Planning Commission (EPC) voted to **APPROVE** Project# 1010273/14EPC-40071, a request for a Site Development Plan for Building Permit, based on the following findings and subject to the following conditions of approval:

Albuquerque

### FINDINGS:

New Mexico 87103

1. This request is for a Site Development Plan for Building Permit for Lot 13, Block 3, North Albuquerque Acres, Unit 3, Tract 2, an approximately 1 acre site located on Oakland Avenue NE, south of Eagle Rock Avenue NE and north of Alameda Boulevard NE, west of Wyoming Boulevard (the "subject site"). The subject site is zoned SU-2/O-1 pursuant to the La Cueva Sector Development Plan (LCSDP).
2. The applicant proposes to develop a small assisted living facility, which would be an approximately 14,800 sf, single-story building with courtyard areas on the building's western and southern sides. A baseball diamond exists on the subject site; part of it is on the lot adjacent west.
3. The subject site is located in the Developing Urban Area of the Comprehensive Plan and in the boundaries of the La Cueva Sector Development Plan (LCSDP).
4. The Albuquerque/Bernalillo County Comprehensive Plan, the LCSDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The General SU-2 Regulations of the LCSDP apply to development on the subject site.

www.cabq.gov



**OFFICIAL NOTICE OF DECISION**

**Project #1010273**

**December 11, 2014**

**Page 2 of 6**

Approval of a site development plan and landscape plan by the Environmental Planning Commission (EPC) is required by the LCSDP.

6. The request generally furthers the Comprehensive Plan's Community Identity & Urban Design Goal, which is "to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods." The request mostly complies with applicable design regulations which create an identity for the LCSDP area, and therefore partially contributes to creating the natural and built characteristics that make this part of the City identifiable as a distinct community.

7. The request furthers the following, applicable Comprehensive Plan policies:

A. Policy II.B.5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The request would result in development of an assisted living facility in an area that is characterized primarily by single-family homes, though there is a church and a small office nearby. In general, the proposed development would contribute to a full range of land uses in the area.

B. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The location and intensity of the proposed development would generally respect existing conditions and scenic and other resources. The design is required to comply with applicable design regulations, which are indicative of what neighborhoods value and are meant to ensure compatibility of new development with existing conditions. Staff has not received any correspondence from neighbors as of this writing, though the facilitated meeting report indicates some concern about parking and drainage.

C. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site is contiguous to existing urban facilities, infrastructure, and services. The proposed development would not compromise the integrity of existing neighborhoods, and is unlikely to adversely affect the residential uses to the west and across Oakland Ave. to the north.

D. Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed building is designed to be generally appropriate to the Plan area and complies with the La Cueva Sector Development Plan (LCSDP) design standards regarding architecture. Items such as façade recessions, height variation and details provide quality.

**OFFICIAL NOTICE OF DECISION**

**Project #1010273**

**December 11, 2014**

**Page 3 of 6**

- E. Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.**

The proposed building would not exceed approx. 25 ft. and would generally contribute to maintaining unique vistas. The quality of the visual environment would be somewhat improved, since the baseball diamond would be replaced.

- 8. Regarding the La Cueva Sector Development Plan (LCSDP), the request generally furthers Guiding Land Use Principle 2 because it would add to the mix of services in the area and would help meet the needs of the area's growing population. Principle 9 is also furthered. The proposed development would be compatible with the area because it would mostly comply with the Design Regulations that create identity for the area. The proposed building, at approx. 25 ft. high, would respect its surroundings and would not be likely to obstruct residents' views. The request furthers Principle 8.**
- 9. Design Regulation 3R-4 of the LCSDP requires that a 15 foot sidewalk be provided along the entire entry façade of all buildings. It was unclear what the "entire entry façade" means. The Code Compliance Manager has determined that the entry façade is the portion of the building directly related to entrance functions, and not the entire length of the façade. This is consistent with the intent of the LCSDP to provide pedestrian connections and separation between pedestrian and parking circulation. The required 15 foot sidewalk is shown on the site development plan for building permit, so the request complies with design regulation 3R-4.**
- 10. Conditions of approval are needed to create and improve compliance with applicable design regulations and provide clarification.**
- 11. The applicant notified the Quail Springs Neighborhood Association (NA), the Noreste NA and the District 4 Coalition of NAs as required. The request was advertised in the Albuquerque Journal and yellow signs were posted. A facilitated meeting was held on November 19, 2014. Though no objections were voiced, attendees had questions about parking, drainage and clean-up of the adjacent lot. As of this writing, Staff has not received any phone calls or correspondence.**

**CONDITIONS:**

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.**
- 2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.**

- 3. Parking: Wheel stops shall be shown.**

*Bumpers?*

*②*

*Same  
sheets  
small  
order  
as EPC set*



4. Pedestrian Access & Circulation:

- OK ✓ A. Specify material of the pedestrian pathway and indicate that it is raised (3R-3).
- OK ✓ B. The sidewalk along Oakland Ave. shall be labeled as "existing".

5. Public Space:

- OK ✓ A. The wall around the middle courtyard shall be removed to create a public open space (8R-3, required of all non-residential buildings).
  - OK ✓ B. Additional square footage shall be added to the open space area (plaza) to ensure that it is equal to the greater of 400 sf or 4% of the building footprint (592 sf) (8R-3).
- dimension space*

6. Seating:

- OK ✓ A. The bench in the southern courtyard shall be re-instated.
- OK ✓ B. The seating calculations shall be revised to indicate that 12 seats are provided (see bench detail).

7. Landscaping:

- OK ✓ A. The Lacebark Elm (allergenic) street trees shall be replaced with either Japanese Pagoda Tree and/or Chinese Pistache (as proposed in v.1 of the site plan).
  - \_\_\_\_\_ B. Groundcover shall be added to the landscaping beds along the site's eastern and western sides to meet the requirement for 75% coverage with living, vegetative materials (trees do not count).
  - \_\_\_\_\_ C. Landscape areas shall be at grade with the parking areas.
  - \_\_\_\_\_ D. Curb notches shall be shown on the landscaping plan and match those on the Landscaping Plan.
- schedule - put back to EPC version*
- Add shrubs or ground cover*
- Notation detail*
- Show detail*

8. Lighting:

- OK ✓ A. The pole light that conflicts with a tree, in the middle landscape island, shall be relocated.
  - \_\_\_\_\_ B. A note shall be added to state that all outdoor light fixtures shall be fully-shielded and equipped with automatic timing devices (14R-2).
  - \_\_\_\_\_ C. A note shall be added to state that fixtures within commercial or office zones shall remain off between 11:00 pm and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards and parking lots (14R-3).
- add note to site plan sheet*

- OK ✓ 9. Architecture & Design: The math shall be shown to demonstrate that recessions or projections are along at least 20% of the length of the façade (5R-4).

10. Signage:

- \_\_\_\_\_ A. Design details and color(s) of the monument sign shall be specified.
- move box to sign detail*



**OFFICIAL NOTICE OF DECISION**

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*Note = NOT illuminated - i*

B. Clarify whether or not ground-mounted lighting is proposed for the monument sign.

**11. Grading & Drainage Plan:**

*See Landscaping plan boxes*

A. Curb notches shall be shown on the Grading & Drainage plan and match those on the Landscaping Plan.

B. A note shall be added to mention that landscaping is at grade.

C. A curb notch detail shall be included.

**12. Utility Plan: Any easements shall be shown and labeled.**

*Note tie to public utility narrative*

**13. The following conditions from Transportation Planning Staff shall be met:**

- A. The minimum required length of a parking space is 18 feet, including overhang.
- B. Define all required curb radii for the parking lot. These must comply with Figure 23.7.2 of the DPM.
- C. Provide curb ramp details at the access point off of Oakland Avenue.
- D. Show existing dimensioning for Oakland Avenue including the existing right-of-way dimensions and pavement dimensions.
- E. Show truck delivery route.
- F. An architectural scale is shown on the site plan. Only use the engineering scale.
- G. The vicinity map needs to be more legible, and the street names of streets adjacent or nearby the site must be upsized.
- H. Please provide a clear site triangle for access onto Oakland Avenue using the mini clear site triangle exhibit called out on Page 23-74 of the Development Process Manual. Add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

*Transportation will check*

**14. The following conditions from PNM shall be met:**

*Add to utility sheet*

- A. The developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances. Contact: PNM - Electric Service Phone: (505) 241-3425
- B. Ground-mounted equipment screening shall be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

**OFFICIAL NOTICE OF DECISION**

Project #1010273

December 11, 2014

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 26, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal. For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

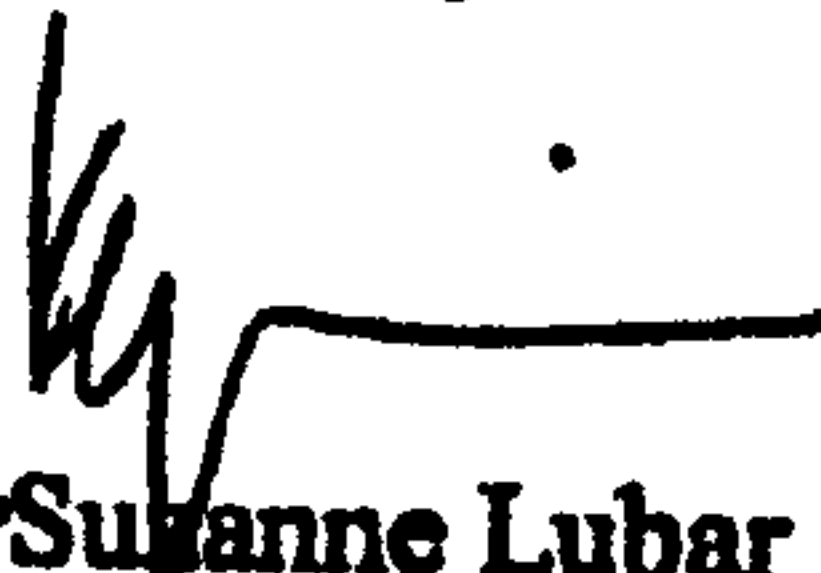
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
Suzanne Lubar  
Planning Director

SL/CLL

cc: Shakeel Rizvi, d/b/a Nazish LLC, 8504 Waterford Pl. NE, Albuquerque NM 87122  
DAC Zoning & Land Use Services, Doug Crandall, 9520 Macallan Rd NE, Albuquerque, NM 87109

PROJECT#  
1010273

February 4. 2015

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