



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

SEEKING COMMENTS ESPECIALLY FROM CODE ENFORCEMENT AND TRANSPORTATION REGARDING THE ATTACHED SITE PLAN CONSISTING OF FOUR SUBDIVIDED LOTS.

APPLICATION INFORMATION

Applicant/Owner: SUBHAS AND CHANDRIKA SHAH		Phone: 505-269-9825
Address: 4913 LARCHMONT DR NE		Email:
City: ALBUQUERQUE	State: NM	Zip: 87111-2938
Professional/Agent (if any): ADIL RIZVI		Phone: 505-315-6484
Address: 7515 TREVISO NE		Email: adil1424@yahoo.com
City: ALBUQUERQUE	State: NM	Zip: 87113
Proprietary Interest in Site: AGENT	List all owners: SUBHAS AND CHANDRIKA SHAH	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: LOT 32	Block: 18	Unit: 3 AND TRACT 3
Subdivision/Addition: NORTH ALBUQUERQUE ACRES	MRGCD Map No.:	UPC Code: 102006427312040301
Zone Atlas Page(s): C-20-Z	Existing Zoning: R1-C	Proposed Zoning - 4 DWELLING UNITS
# of Existing Lots: 1	# of Proposed Lots: 4	Total Area of Site (Acres): 0.72 ACRES

LOCATION OF PROPERTY BY STREETS

Site Address/Street: CARMEL NE	Between: VENTURA NE	and: HOLBROOKE NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2018-001184

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 3/4/2023
Printed Name: ADIL RIZVI	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022

AMENDMENT TO INFRASTRUCTURE LIST

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

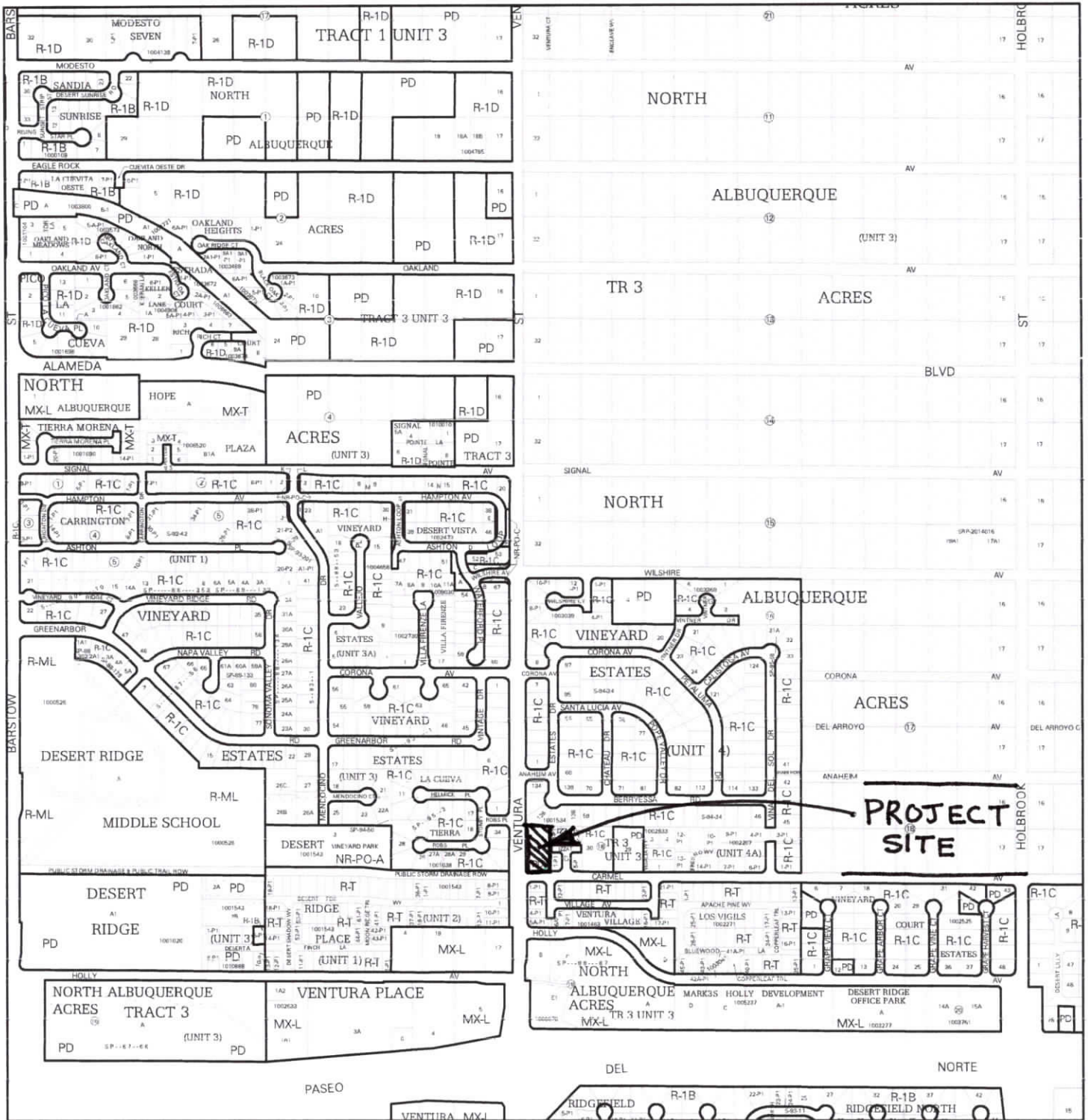
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Letter describing, explaining, and justifying the request
- X 6) Scale drawing of the proposed subdivision plat or Site Plan
- X 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-20-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

DESIGN AND DEVELOPMENT GROUP, LLC

April 3, 2023

8504 Waterford NE

Albuquerque, NM 87122

Telephone – 505-315-6563

Email: adil1424@yahoo.com

DRB Chair

City of Albuquerque – Planning Department

P. O. Box 1293

City of Albuquerque, NM 87109

RE: Carmel Subdivision – Project No-PR-2018-001184

Please find attached application package for Sketch Plat review and comments. The applicant is proposing to subdivide Lot No 32 into 4 residential lots including a 150 feet long stub street to be called “Supreme Court NE”.

I understand that the Property is in an area of Consistency, and re-platting lots may be subject to Contextual lot size standards as per IDO 5-1(C)(2)(b). However, with a proposed new stub street, the contextual standards may change to only reflect the adjacent lots to the East and South of the Subject Property– 8301 Izzat Court NE and 9000 Village Ave NE. Hence, reducing the overall lot size requirements from a minimum of 7000 SF to the average of adjacent lot sizes.

The proposed plat includes a 13 feet of Right of Way dedication along Ventura Street NE per COA Project – 703981 (sheet 7-10) – Ventura Street Improvements.

As an agent for the Owners, we are requesting on the City of Albuquerque requirements to approve the proposed subdivision. Please contact me at 505-315-6484 or via email if you have any questions or comments.

Sincerely,



Adil Rizvi

Adil1424@yahoo.com



REVISION	BY	DATE	MARK

EXHIBIT "A"

