



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

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION			
Applicant: Nazish LLC		Phone: 505-315-6563	
Address: 8504 Waterford Pl. N.E.		Email:	
City: Albuquerque	State: NM	Zip: 87122	
Professional/Agent (if any): THE Group / Ron Hensley		Phone: 505-410-1622	
Address: 300 Branding Iron Rd. SE		Email: ron@thegroup.cc	
City: Rio Rancho	State: NM	Zip: 87124	
Proprietary Interest in Site: Engineer / Agent		List all owners:	

BRIEF DESCRIPTION OF REQUEST
Final Plat

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 29	Block: 3	Unit: 3 Tract 2	
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: 102006432212040304	
Zone Atlas Page(s): C-20	Existing Zoning: RD	Proposed Zoning: RD	
# of Existing Lots: 1	# of Proposed Lots: 5	Total Area of Site (acres): 1	

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Carmel	Between: Ventura Blvd.	and: Village Ave.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 6-11-2018
Printed Name: ADIL RIZVI	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and 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 on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? ____ if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

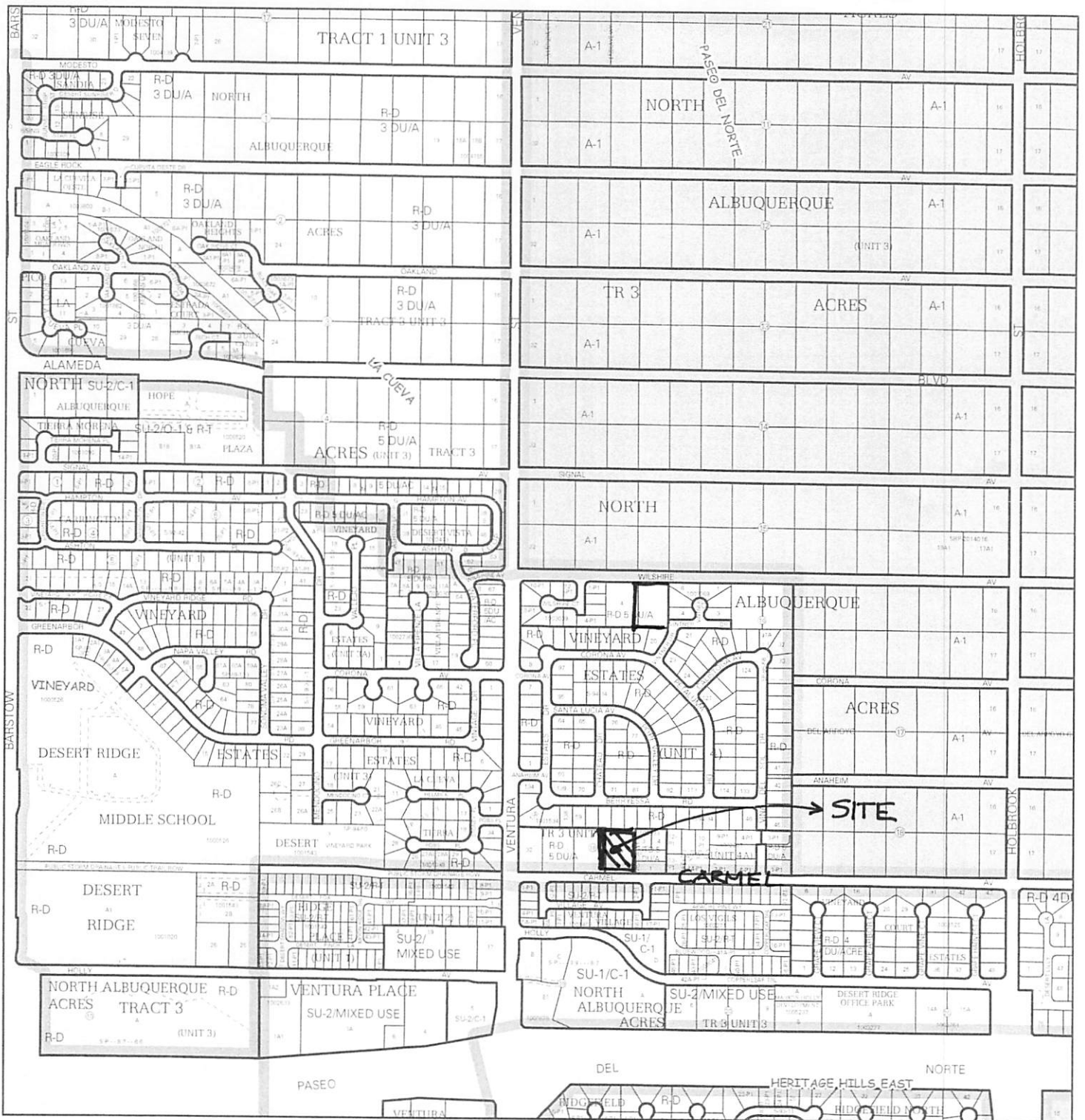
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

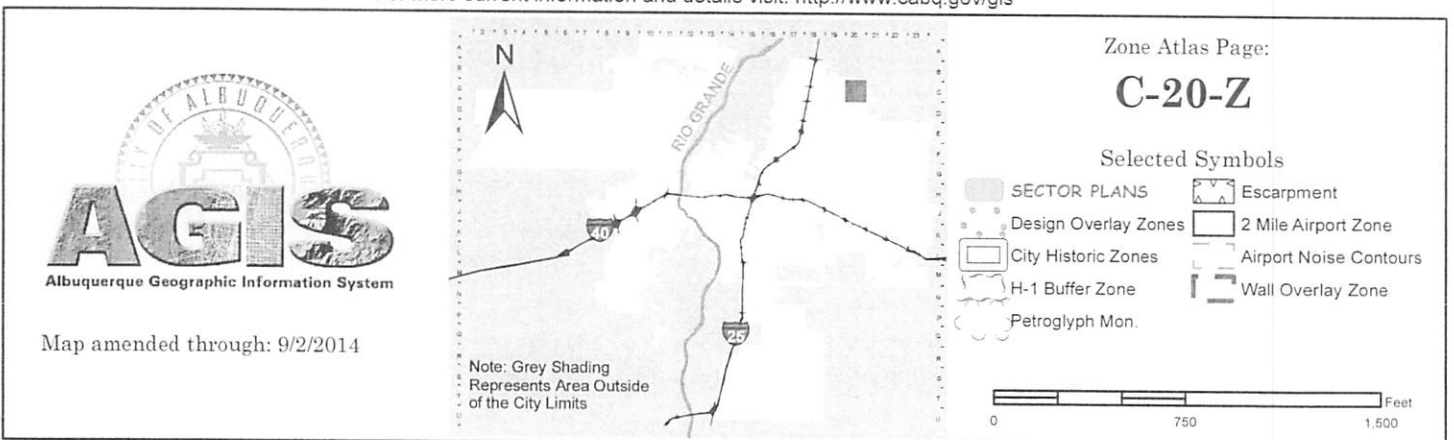
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 06-14-2018</p>
<p>Printed Name: ADIL RIZVI</p>	<p><input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



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





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 24, 2018

Project# 1011127
18DRB-70018 EXTENSION OF MAJOR PRELIMINARY PLAT

THE GROUP agent(s) for NAZISH LLC request(s) the above action(s) for all or a portion of Lot(s) 29, Block(s) 18, **NORTH ALBUQUERQUE ACRES Tract 3, Unit(s) 3**, zoned RD/5 DU/AC, located on CARMEL AVE NE between VENTURA ST NE and VILLAGE containing approximately 1 acre(s). (C-20)

At the January 24, 2018 Development Review Board meeting, a six-month extension of the preliminary plat was approved.

The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by February 3, 2018 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Kym Dicome, Acting DRB Chair

Current DRC _____
 Project Number: _____

FIGURE 12

Date Submitted: 2/7/17

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 2-15-17
 Date Preliminary Plat Expires: 2-15-18
 DRB Project No.: 1011127
 DRB Application No.: _____

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

Carmel Ridge Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 29 Block 18 Unit 3 Tract 3 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	28' FF	Paving Res. Pvmt. w/ Mountable Curb (Both Sides & Cul De Sac)	Carmel Ridge Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	4'	Sidewalk East & West Side	Carmel Ridge Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	14'	Res. Pvmt.W/ 4' Sidewalk, C&G (North Side)	Carmel Ave.	East P/L	West P/L	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8'	Temporary Paving w/ asphalt curb (North Side)	Carmel Ave.	West P/L	West P/L Lot 30	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water Water Line and Services W/ Fire Hydrant and Appurtances	Carmel Ridge Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8"	Sanitary Sewer SAS W/ Appurtances and Services	Carmel Ridge Ct.	Carmel Ave.	Cul-De-Sac	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/

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	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<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	City User Dept. Signature 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.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Ron E. Hensley P.E. NAME (print)	<i>[Signature]</i> 2-15-17 DRB CHAIR - date	<i>[Signature]</i> 2/15/17 PARKS & GENERAL RECREATION - date
THE Group FIRM	<i>[Signature]</i> 2/15/17 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
<i>[Signature]</i> SIGNATURE - date	<i>[Signature]</i> 02-15-17 UTILITY DEVELOPMENT - date	_____ - date
	<i>[Signature]</i> 2/15/17 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER