



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 – Minor (Form L) <input type="checkbox"/> Historic Certificate of Appropriateness and Guidelines (Form L) <input type="checkbox"/> Master Development Plan (Form P1) <input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1) <input type="checkbox"/> Site Plan – DRB (Form P2) <input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2) <input type="checkbox"/> Subdivision of Land – Major (Form S1) <input type="checkbox"/> Vacation of Easement or Right-of-way (Form V) <input type="checkbox"/> Variance – DRB (Form V) <input type="checkbox"/> Variance – ZHE (Form ZHE)		<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2) Policy Decisions <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form L) <input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L) <input type="checkbox"/> Amendment of IDO Text (Form Z) <input type="checkbox"/> Annexation of Land (Form Z) <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z) <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z) Appeals <input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)	
APPLICATION INFORMATION			
Applicant: NISLY HOMES, LLC	Phone: 328-8842		
Address: 607 Atlantic Ave SW	Email: twisly@gmail.com		
City: Albuquerque	Zip: 87102		
Professional/Agent (if any): Community Sciences Corporation	Phone: 897-0000		
Address: PO Box 1398	Email: community@communitysciences.com		
City: Corrales	Zip: 87049		
Proprietary Interest in Site: Owner	List all owners: -		
BRIEF DESCRIPTION OF REQUEST			
Divide one existing lot and one existing tract into four new lots for townhomes			
SITE INFORMATION (Accuracy of the existing legal description is crucial. Attach a separate sheet if necessary.)			
Lot or Tract No.: Lot 2, Sharnock Addn., Tr. 18-C, Map 3A	Block: -	Unit: -	
Subdivision/Addition: Sharnock Addn.	MRCGD Map No.: 3A	UPC Code: 1012060480080A0210	
Zone Atlas Page(s): G-12-2	Existing Zoning: MX-L	Proposed Zoning: MX-L	
# of Existing Lots: 2	# of Proposed Lots: 4	Total Area of Site (acres): 0.2267	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 149 Matheson NW	Between: Rio Grande Blvd. NW	and: Don Pedro NW	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
Signature: <i>Thomas W. Patrick</i>	Date: 10.16.2018	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers		Fees	
Action			
Meeting/Hearing Date:		Fee Total:	
Staff Signature:		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? NO 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 I/A
- 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

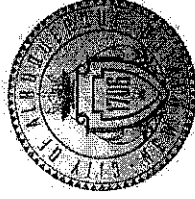
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch 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(l)
- 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.

Signature: <u>Thomas W. Patrick</u>	Date: <u>10-16-2018</u>
Printed Name: <u>THOMAS W. PATRICK</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: _____	Case Numbers
Staff Signature: _____	
Date: _____	



Community Sciences Corporation
Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

October 15, 2018
Development Review Board
City of Albuquerque

RE: Request for Minor Subdivision Sketch Plat Review
Lot 2, Shamrock Addition and Tract 101-C, MRGCD Map No. 34
Being re-platted into Lots 2-A thru 2-D, Shamrock Addition

To: Chair and Board Members,
Community Sciences Corporation (CSC) is acting as the agent for Nisly Homes LLC.

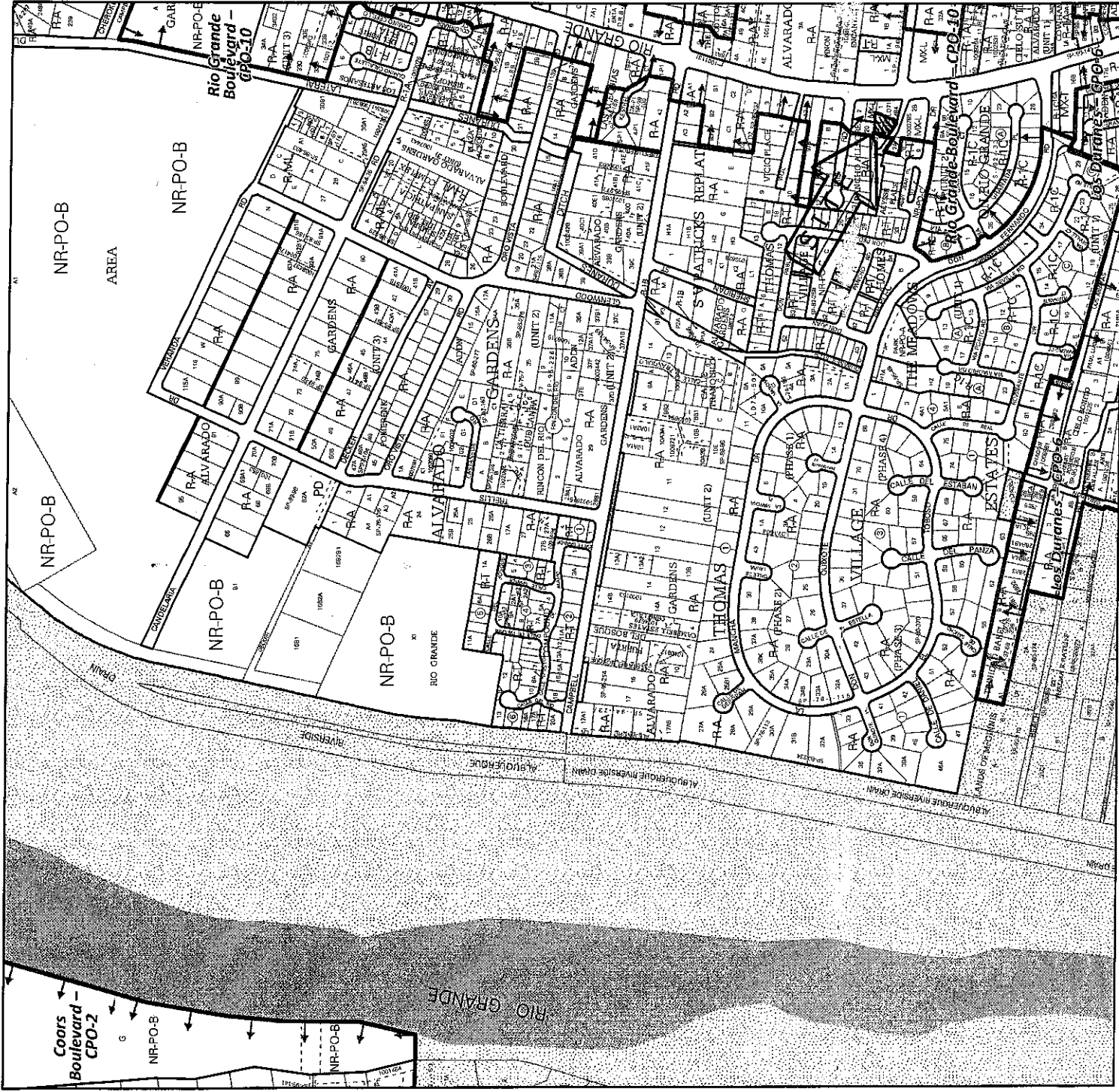
We are proposing re-platting one (1) existing lot and one (1) existing tract into four (4) new lots for town homes.
No additional right-of-way is being dedicated by this plat.
A public water, sewer and utilities easement exists in Matthew Avenue NW.
There are no easements or right-of-way being vacated by this plat.

CSC submits this application to the Development Review Board for Sketch Plat review and comments.

Respectfully,



Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

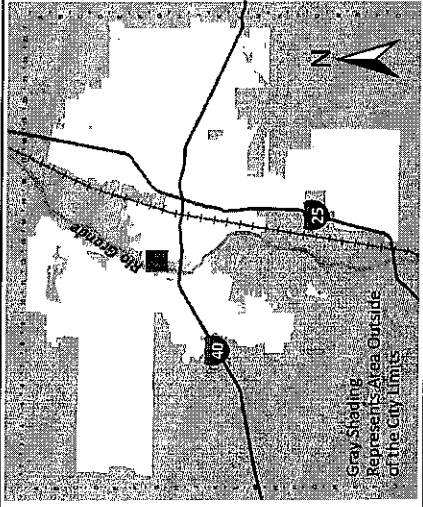


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

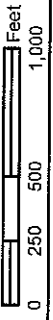


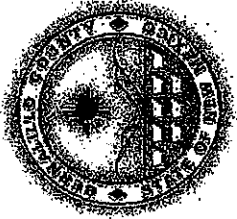
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: G-12-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





**Bernalillo County
Planning & Development Services**

111 Union Square St. SE • Suite 100 • Albuquerque, NM 87102 • (505) 314-0350 • Fax (505) 314-0480

PROPERTY OWNER'S AGENT AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

Please Print

2415 Matthew Avenue NW ADDRESS OR SUBJECT PROPERTY

Nishy Homes, LLC NAME OF PROPERTY OWNER

607 Atlanta Ave SW ADDRESS OF PROPERTY OWNER

Abq NM 87102 CITY, STATE, ZIP

505-328-8848 PHONE NUMBER

1 the legally registered property owner for the site located at 2415 Matthew Ave. #

Community Sciences Corporation AGENT'S NAME OR COMPANY

Po Box 1328 AGENT'S ADDRESS

Corrales, NM 87048 CITY, STATE, ZIP

505-897-0000 AGENT'S PHONE NUMBER

Which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to serve on my behalf as a duly authorized agent for the above mentioned property. Authorized agent cannot fill out the Construction Industries Division Homeowners' Responsibility form. The aforementioned individual may:

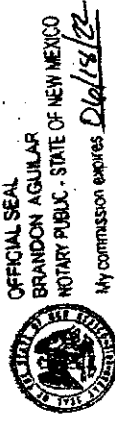
- Apply for Permit
- Make Changes to Permit Documents/Plans
- All of the Above
- Sign Invoices
- Make payments
- Other _____

Home Owner: Tim Nishy For Nishy Homes State of New Mexico

Print Full Name: Tim Nishy Bernalillo County

Signature: [Signature]

Subscribed and Sworn to before me on this 5th Day of September, 2018



Notary Public: [Signature]

Print Full Name: Tom Pasick

Signature: [Signature]

My commission expires 06/18/22

County Authorization _____

Tom Patrick

From: donotreply donotreply <donotreply@abcwua.org>
Sent: Tuesday, October 16, 2018 7:25 AM
To: Tom Patrick
Subject: Availability Statement Request Form

Thank you. Your Availability Statement Form submission has been sent.

Project Name:
Nisly Homes 2415 Matthew NW

Project Description:
Divide an existing lot and an existing tract into four new lots for townhomes

Project Address:
2415 Matthew Avenue NW
Albuquerque, NM 87104

Development Type:
Residential

Fire Flow Requirement (if Residential enter N/A):
N/A

Legal Description:
Lot 2, Shamrock Addition
Tract 101-C, MRGCD Map 34

Zone Atlas Page:
G-12-Z

DRB Project Number (if applicable)

CDRA Project Number (if applicable)

Jurisdiction:
City

Requestor Name:
Tom Patrick

Requestor Company:
Community Sciences Corporation

Requestor Address:
PO Box 1328
Corrales, NM 87048

Requestor Phone Number:

897-0000 X118

Requestor Email:

tompatrik@communitysciences.com

Prior Availability Statement Number:

Attachment:

Lots 2-A thru 2-D SKETCH PLAT.pdf