



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

BRIEF DESCRIPTION OF REQUEST

The owners "Quraishi Family " would like to Subdivide existing Lots 11 and 12 , Block 3 , Tract 3 of Unit 3 in the North Albuquerque Acres into Six (6) residential lots . The property currently zoned R1-D .

APPLICATION INFORMATION

Applicant/Owner: Design and Development Group LLC		Phone: 505-315-6484
Address: 8650 Alameda NE , Suite 107 E		Email: adil1424@yahoo.com
City: Albuquerque	State: NM	Zip: 87122
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: Agent		List <u>all</u> owners: S.M Quraishi, Rizwana, Mona-"Quraishis"

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

Lot or Tract No.: Lots 11 and 12 , Tract 3		Block: 3	Unit: 3
Subdivision/Addition:		MRGCD Map No.:	UPC Code: 102006417341020322 ***
Zone Atlas Page(s): C-20	Existing Zoning: R1-D		Proposed Zoning R1-D
# of Existing Lots: Two (2)	# of Proposed Lots: Six (6)		Total Area of Site (Acres): 77,223

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 8850 & 8900 Oakland Ave	Between: Ventura NE	and: Barstow NE
--	---------------------	-----------------

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

Project File No: 2019-002916, EPC Case No: RZ-2019-00062. ***UPC Code: 102006419041020321

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: 05-06-2024
Printed Name: Adil Rizvi	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

- ___ 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.

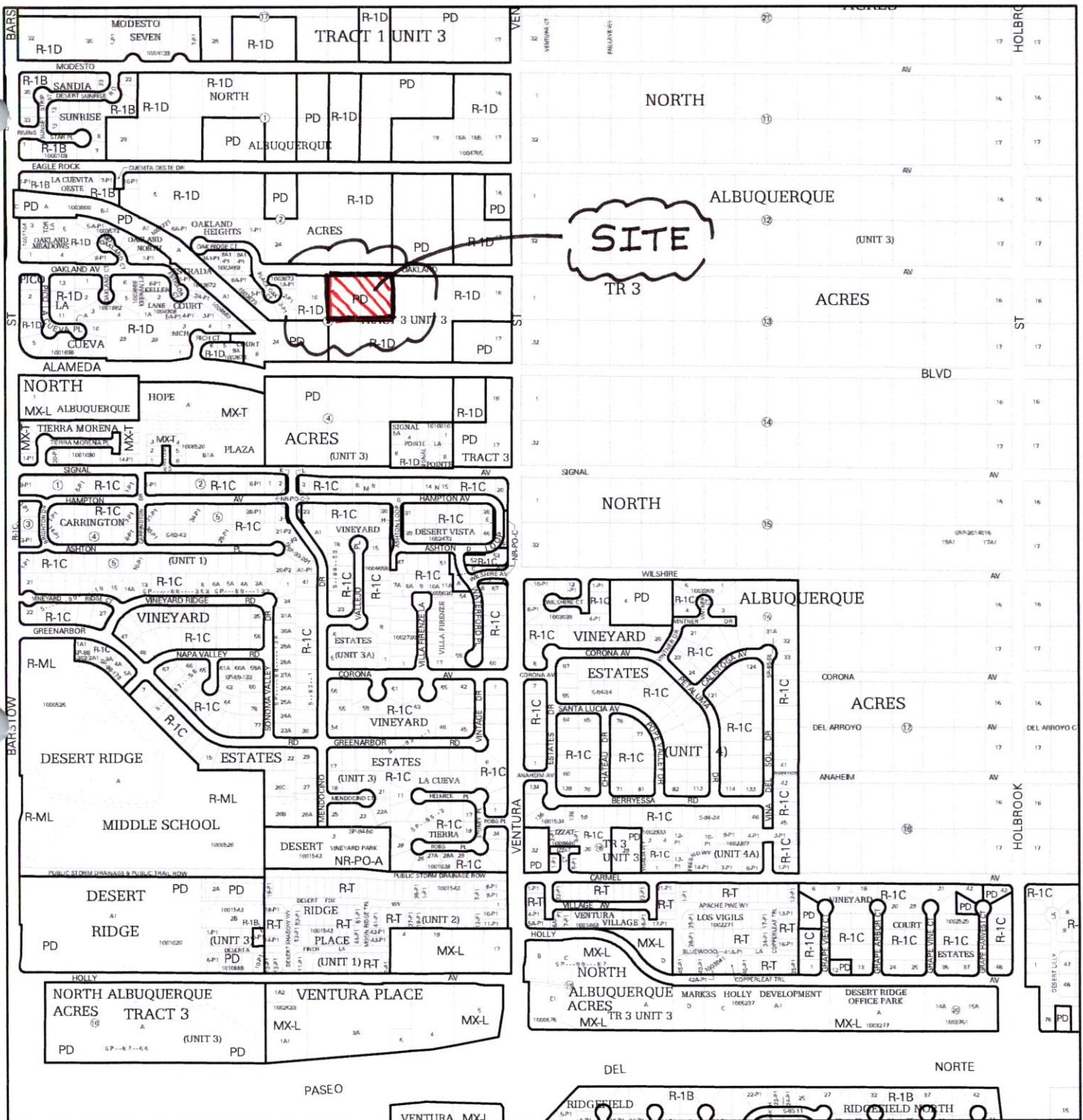
- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter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

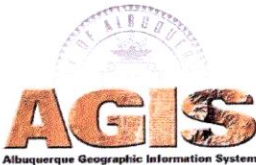
- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter describing, explaining, and justifying the request
- 5) Scale drawing of the proposed subdivision plat or Site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



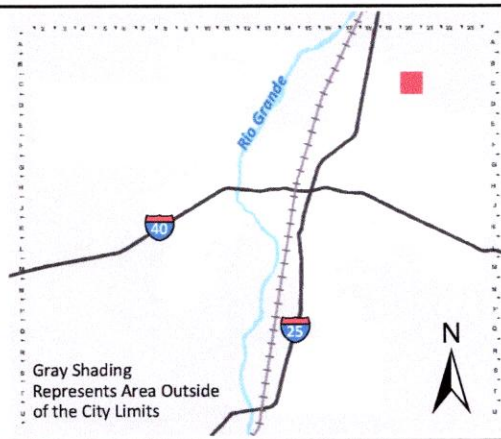


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



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: 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

City of Albuquerque – Planning Department

05-06-2024

Department Facilitate Team (DFT)

600 2nd Street NW

P. O. Box 1293

Albuquerque, NM 87103

505-924-3946

SUBJECT: REQUEST FOR SKETCH PLAT COMMENTS FOR A PROPOSED SIX (6) LOTS SUBDIVISION LOCATED ON OAKLAND AVENUE, BETWEEN VENTURA NE AND BARSTOW NE. ZONE ATLAS PAGE C-20

Dear Madam Chair:

On behalf of the Quraishi Family, we are submitting sketch plat for a proposed Six Lots subdivision for review and comments. The Legal Description is: Lots 11 and 12, Block 3, Tract 3 and Unit 3 of North Albuquerque Acres.

Prior to the IDO, the property was zoned 3 DU's / Acre and in 2020 EPC approved a Zone Map Amendment (Zone Change) from PD to RI-D. Case Number: 2019-002916 (1006687) – RZ -2019-00062.

Please contact me at 505-315-6484 or via email at adil1424@yahoo.com, if you have any questions.

Sincerely



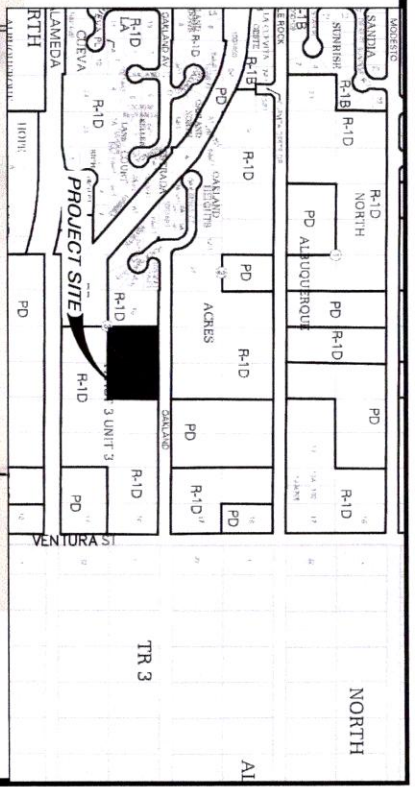
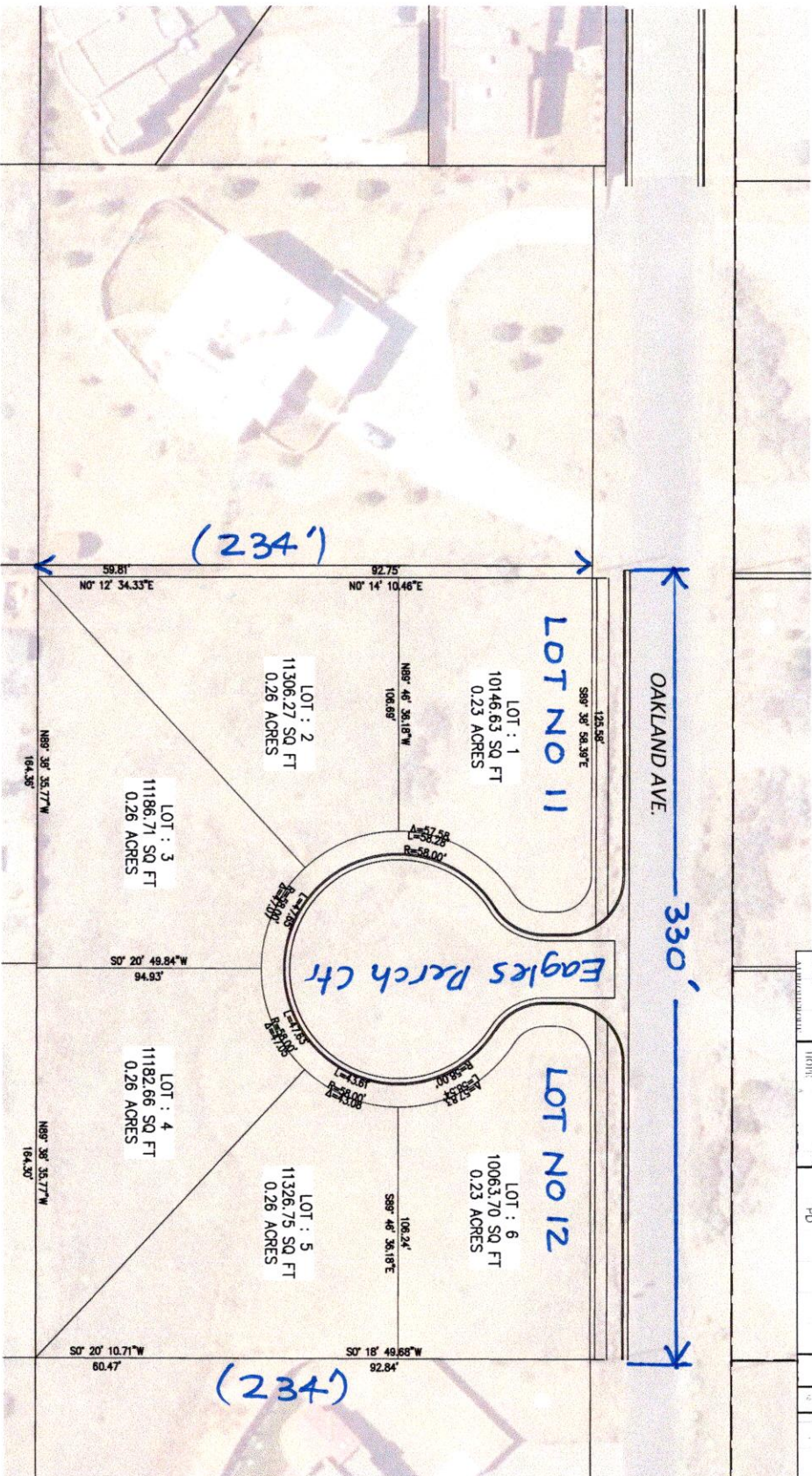
Adil Rizvi

Design and Development Group LLC

8650 Alameda Blvd NE – Suite 107 E

Albuquerque, NM 87122

Proposed Site Plan for
 Eagles Perch Estates
 Lot 11 - 165' x 234' (Approx)
 Lot 12 - 165' x 234' (Approx)



EAGLES PERCH SUBDIVISION
 LOTS 11 AND 12 NAA UNIT 3 TRACT 3
 SKETCH PLAT