



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

The subdivision is a replat of "Lots 2 and 3, Block 12, Unit 3 Volcano Cliffs Subdivision" and is located at 6341 Mojave St. near Unser Blvd. The plat would create 19 lots from the existing tracts. This is a re-submittal of the Sketch Plat that was previously reviewed on November 3, 2021.

APPLICATION INFORMATION

Applicant/Owner: NAFEESA PASHTOON		Phone:
Address: 9423 BLACK FARM		Email:
City: ALBUQUERQUE	State: NM	Zip: 87114
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:	List <u>all</u> owners:	

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

Lot or Tract No.: LOTS 2 AND 3	Block: 12	Unit: 3
Subdivision/Addition: VOLCANO CLIFFS SUBD.	MRGCD Map No.:	UPC Code: 101006234147510912
Zone Atlas Page(s): E-10	Existing Zoning: R1-D	Proposed Zoning R-1D
# of Existing Lots: 2	# of Proposed Lots: 19	Total Area of Site (Acres): 4.25 AC

LOCATION OF PROPERTY BY STREETS

Site Address/Street: MOJAVE ST. N.W.	Between: UNSER BLVD.	and: TESUQUE DR.
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2020-003484; PR-2020-004797

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: DECEMBER 28, 2022
Printed Name: Ron E. Hensley	<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

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 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

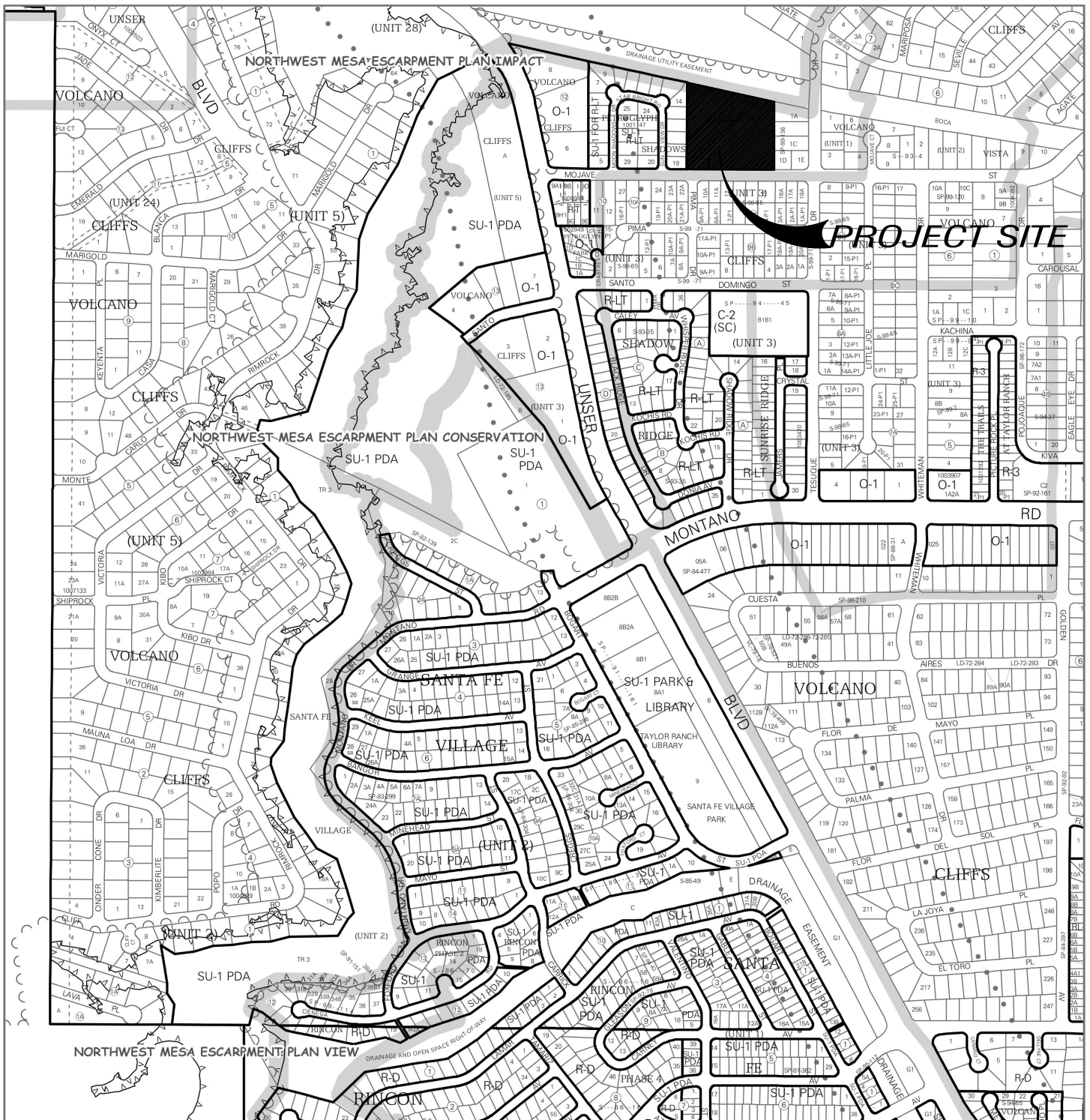
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- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter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

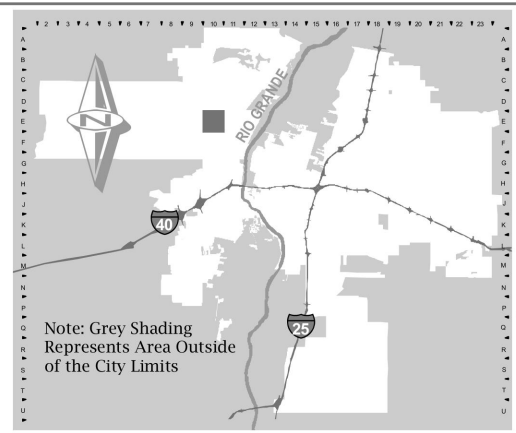
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- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Letter describing, explaining, and justifying the request
- 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 current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 6/5/2009



Zone Atlas Page:
E-10-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



The **H**ENSLEY **E**NGINEERING **G**ROUP

December 28, 2022

Development Facilitation Team
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: 6341 Mojave – Sketch Plat

Attached Sketch Plat submittal for a subdivision located within zone atlas pages B-20. This is a resubmittal of the Sketch Plat that was previously reviewed on November 3, 2021.

The subdivision is a replat of “Lots 2 and 3, Block 12, Unit 3 Volcano Cliffs Subdivision” and is located at 6341 Mojave St. near Unser Blvd. The plat would create 19 lots from the existing tracts.

As agent for the owners, we are requesting comment on the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

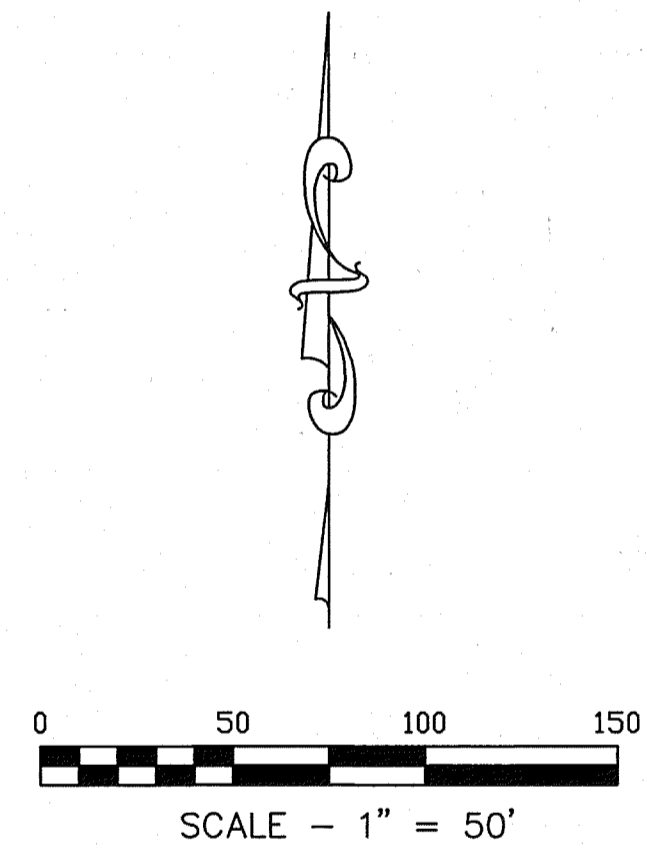
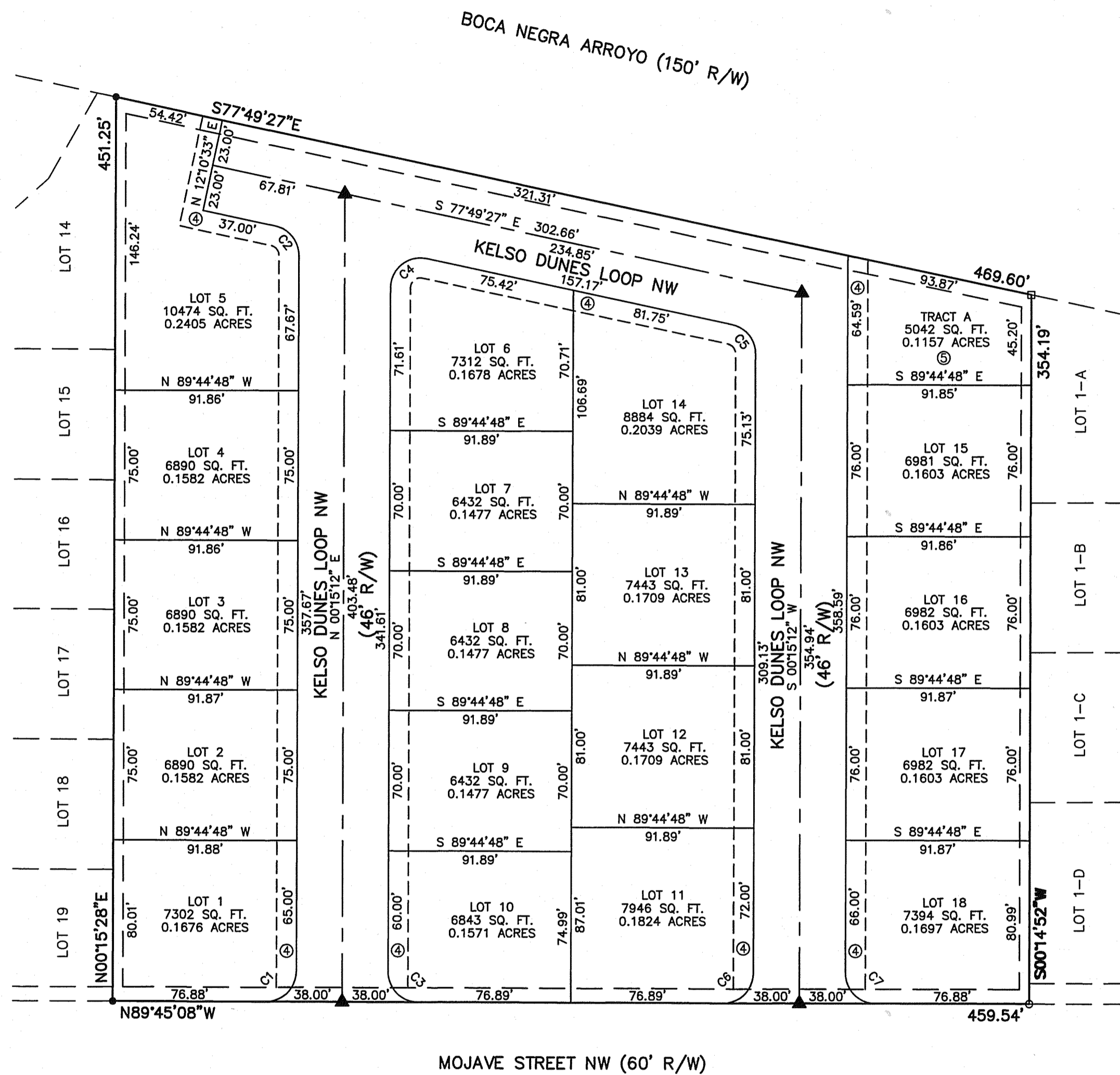
ron@thegroup.cc

NEW EASEMENTS

- ④ 10' PUBLIC UTILITY EASEMENT (PUE)
(GRANTED BY THIS PLAT)
- ⑤ PUBLIC DRAINAGE EASEMENT
(TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE)
(GRANTED BY THIS PLAT)

PRELIMINARY PLAT FOR
MOJAVE RIDGE SUBDIVISION
 (A REPLAT OF LOTS 2 & 3, BLOCK 12,
 UNIT 3, VOLCANO CLIFFS SUBDIVISION)
 WITHIN
 SECTION 27,
 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2022

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"



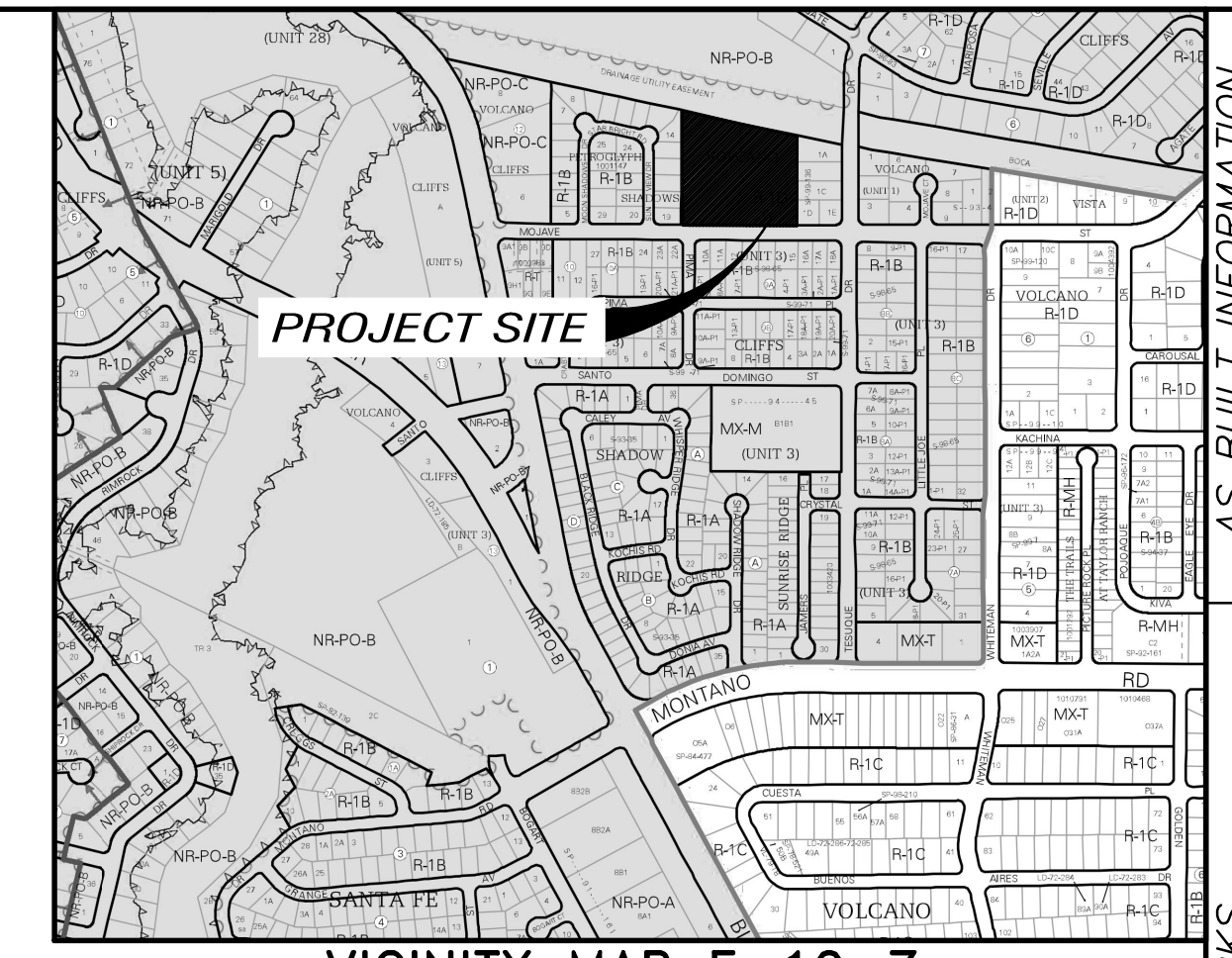
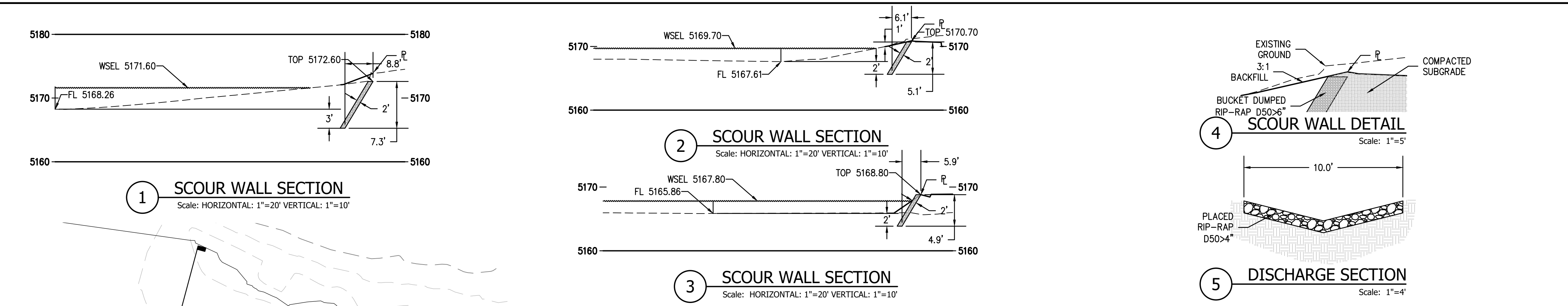
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 45°15'02" E	89°59'40"
C2	15.00'	20.44'	18.90'	N 38°47'08" W	78°04'39"
C3	15.00'	23.56'	21.21'	N 44°44'58" W	90°00'20"
C4	15.00'	26.68'	23.30'	N 51°12'52" E	101°55'21"
C5	15.00'	20.44'	18.90'	S 38°47'08" E	78°04'39"
C6	15.00'	23.56'	21.21'	S 45°15'02" W	89°59'40"
C7	15.00'	23.56'	21.21'	N 44°44'58" W	90°00'20"

12-06-22 rev
 07-25-22 rev
 01-06-22 rev

Drawn By:	TA	Date:	01-02-22
Checked By:	TA	Drawing Name:	21090PLT.DWG
Job No.:	21-090	Sheet:	3 of 3



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



City of Albuquerque
 Planning Department
 Development Review Services
APPROVED
 DATE: 12/05/22
 BY: *Renee C. Brumitt*
 HydroTrans #: E10D024

VICINITY MAP E-10-Z NOTES
 THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

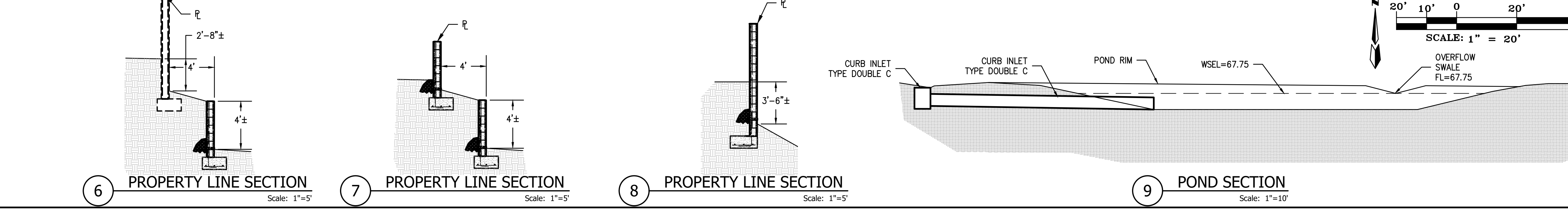
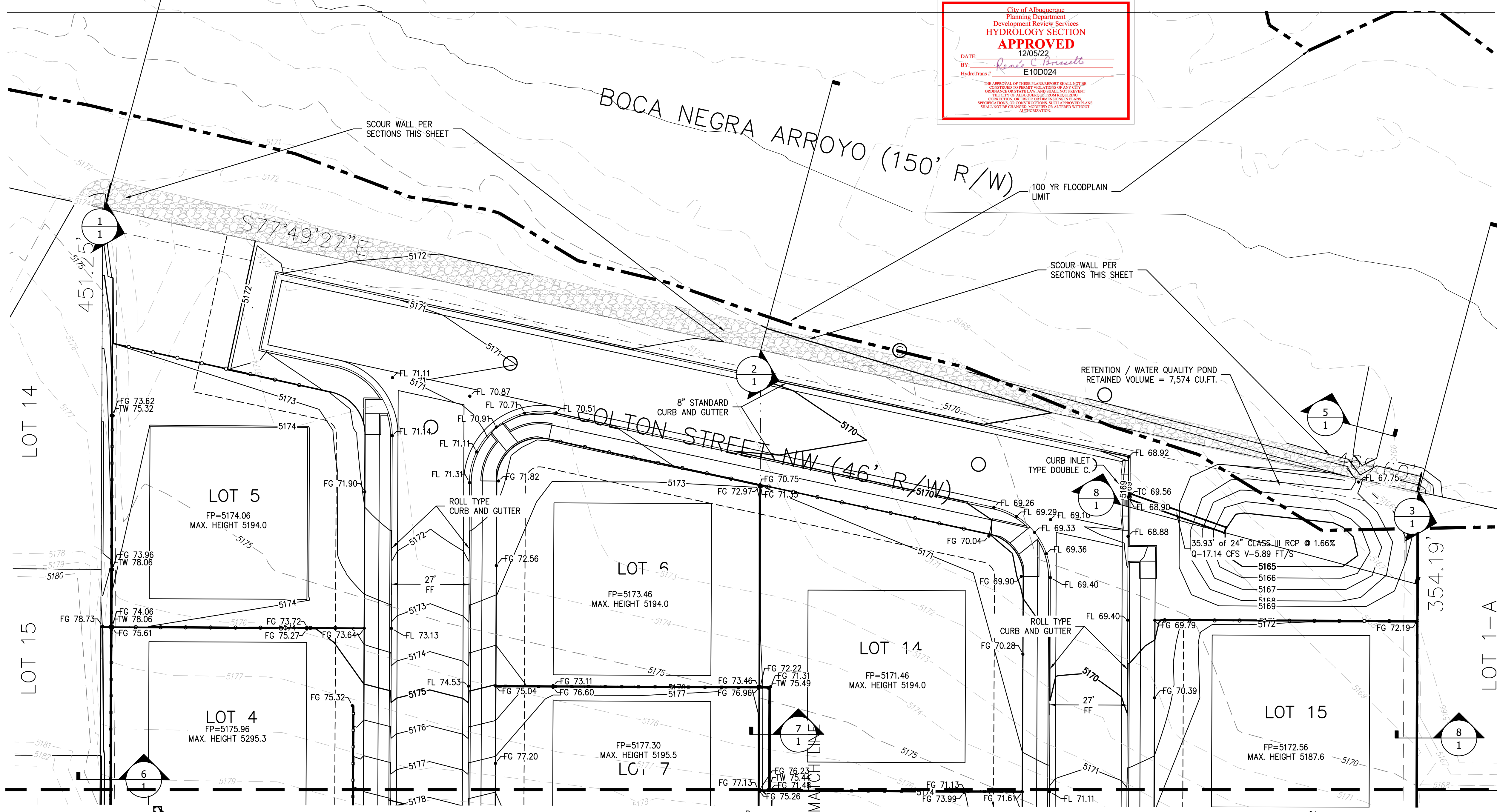
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND

- FLOW ARROW
- EL 11.28 PROPOSED ELEVATION
- x EL 11.28 EXISTING ELEVATION
- ~~~~ GRADE BREAK/WATER BLOCK
- 9999 EXISTING CONTOUR
- 9999 EXISTING CONTOUR
- - - - PROPOSED EASEMENT
- 4.00% PROPOSED GRADE
- — — EXISTING WALL
- — — RETAINING WALL
- ○ ○ ○ PRIVACY WALL

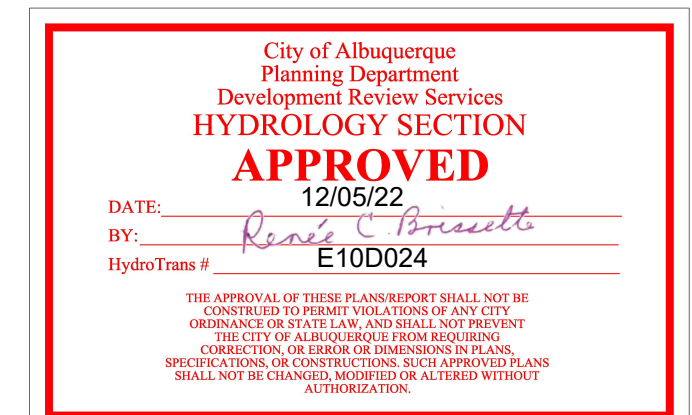
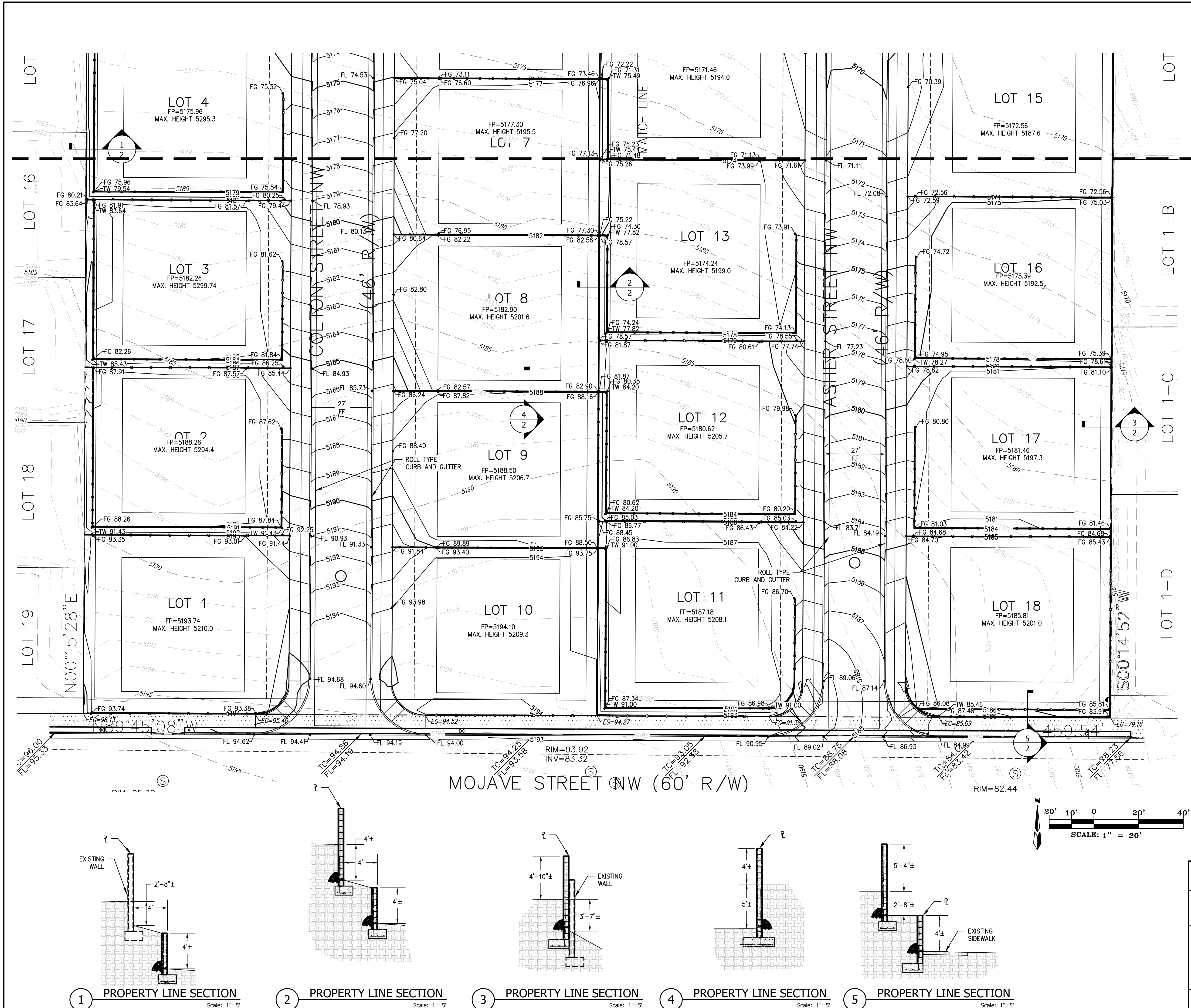


AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	INSPECTOR'S	DATE	NO.	BY	REMARKS	BY
STAKED BY	DATE	FIELD	DATE	NO. <td>BY <td>DESIGN</td> <td>REVISIONS</td> </td>	BY <td>DESIGN</td> <td>REVISIONS</td>	DESIGN	REVISIONS
VERIFICATION BY	DATE	CONCRETE CURB	ELEVATION (NAVD 1988) = 5201.604	DATE 4-12-16	REH	DESIGN	REVISIONS
CORRECTED BY	DATE			DATE 4-12-16	REH	DESIGN	REVISIONS
				DATE 4-12-16	REH	DESIGN	REVISIONS

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
MOJAVE SUBDIVISION
 GRADING AND DRAINAGE
 GRADING PLAN

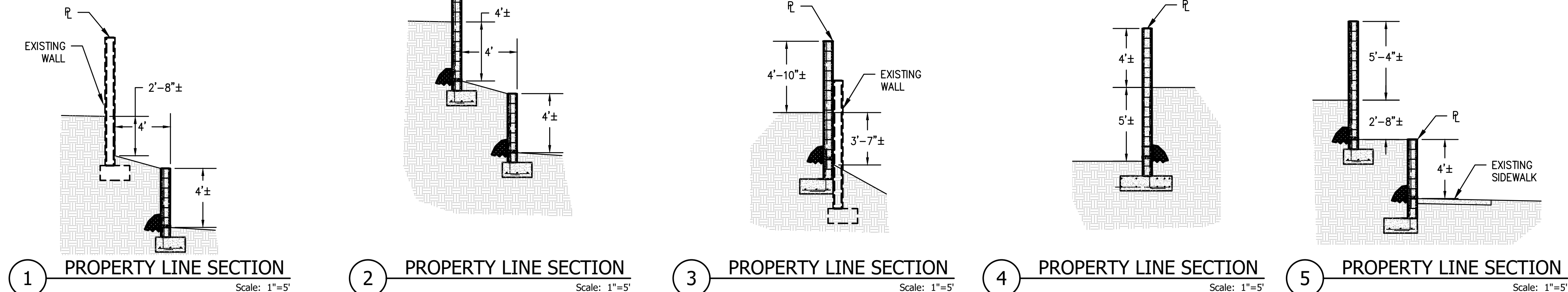
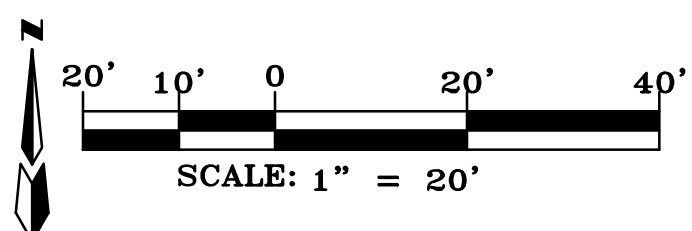
DESIGN REVIEW COMMITTEE: _____ CITY ENGINEER APPROVAL: _____

CITY PROJECT NO. _____ ZONE MAP NO. **E-10** SHEET **1** OF **3**



LEGEND

- FLOW ARROW
- EL 11.28 PROPOSED ELEVATION
- x EL 11.28 EXISTING ELEVATION
- GRADE BREAK/WATER BLOCK
- 9999 EXISTING CONTOUR
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- - - - PROPOSED EASEMENT
- 4.00% PROPOSED GRADE
- - - - EXISTING WALL
- RETAINING WALL
- PRIVACY WALL



ENGINEER'S SEAL		REVISIONS		AS BUILT INFORMATION	
NO.	DATE	REMARKS	BY	CONTRACTOR	DATE
				INSPECTOR'S	DATE
				STAKED BY	DATE
				FIELD DISTANCE BY	DATE
				VERIFICATION BY	DATE
				CORRECTED BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
MOJAVE SUBDIVISION GRADING AND DRAINAGE GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP No.	SHEET	OF
	E-10	2	3

