



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.**

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input checked="" type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

**BRIEF DESCRIPTION OF REQUEST**

A replat of “Lots 10 and 11 Block 9, Unit 3 North Albuquerque Acres” and is located at 7330 Carmel Ave. The plat dedicates the ROW for Carmel Ave.

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 10 AND 11	Block: 9	Unit: 3
Subdivision/Addition: NORTH ALBUQUERQUE ACRES	MRGCD Map No.:	UPC Code: 01906417309030222
Zone Atlas Page(s): C-19	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 2 AC

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 7330 CARMEL AVE. Between: **X** and: **NA**

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

PR-2023-008274

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: *Ron E. Hensley* Date: September 27, 2024

Printed Name: Ron E. Hensley  Applicant or  Agent

**FORM S1: SUBDIVISION OF LAND – MAJOR**

*Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.*

**\_ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL****\_ MAJOR AMENDMENT TO PRELIMINARY PLAT****\_ BULK LAND SUBDIVISION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). 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.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S1 with all the submittal items checked/marked
- \_\_\_ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- \_\_\_ 6) Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ 7) 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
- \_\_\_ 8) Infrastructure List, if required for building of public infrastructure
- \_\_\_ 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)  
(The Sensitive Lands Site Analysis form can be obtained online at):  
[https://documents.cabq.gov/planning/development-review-board/Sensitive\\_lands\\_analysis\\_form.pdf](https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf)

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 10) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 11) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- \_\_\_ 12) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)  
(not required for Extension)

- 13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- 14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

**PUBLIC NOTICE DOCUMENTATION**

- 15) Sign Posting Agreement
- 16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
- Office of Neighborhood Coordination notice inquiry response
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department
- Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Proof of emailed notice to affected Neighborhood Association representatives
- Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet
- 17) Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

**\_ EXTENSION OF PRELIMINARY PLAT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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) DHO Application form completed, signed, and dated
- 2) Form S1 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Preliminary Plat
- 5) Copy of DRB approved infrastructure list
- 6) Letter of authorization from the property owner if application is submitted by an agent
- 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- 8) Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal/Request Descriptions & Location:** LOTS 20-A AND 11-A BLOCK 9 TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES

PR-2023-008274 7310 & 7330 Carmel

**Hydrology:**

- Sensitive Lands Analysis (5-2(C))  Approved  NA
- Grading and Drainage Plan  Approved  NA
- AMAFCA  Approved  NA
- Bernalillo County  Approved  NA
- NMDOT  Approved  NA
- MRGCD  Approved  NA

*Regina Cho*  
Hydrology Department

9/23/2024  
Date

**Transportation:**

- Traffic Circulations Layout (TCL)  Approved  NA
- Traffic Impact Study (TIS)  Approved  NA
- Neighborhood Impact Analysis (NIA)  Approved  NA
- Bernalillo County  Approved  NA
- NMDOT  Approved  NA

*Ernest Arroyo*  
Transportation Department

9/24/2024  
Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement:  Approved  NA
- Development Agreement:  Approved  NA
- If None Explain: \_\_\_\_\_

\_\_\_\_\_  
ABCWUA

\_\_\_\_\_  
Date

- Infrastructure Improvements Agreement (IIA\*)  Approved
- AGIS (DXF File\*\*)  Approved

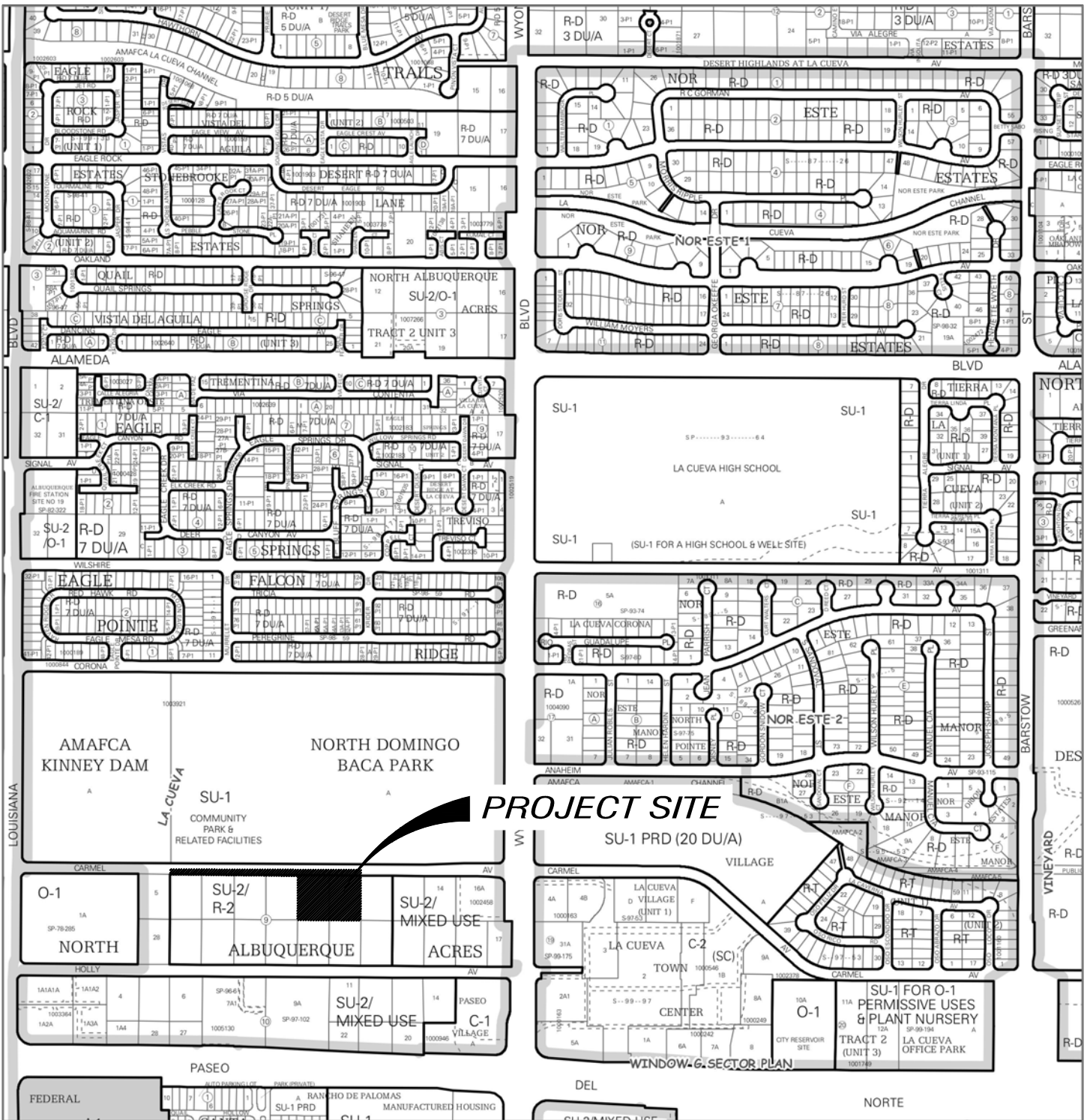
**Signatures on Plat:**

- Owner(s)  Yes
- City Surveyor  Yes
- AMAFCA\*\*\*  Yes  NA
- NM Gas\*\*\*  Yes
- PNM \*\*\*  Yes
- COMCAST\*\*\*  Yes
- MRGCD\*\*\*  Yes  NA

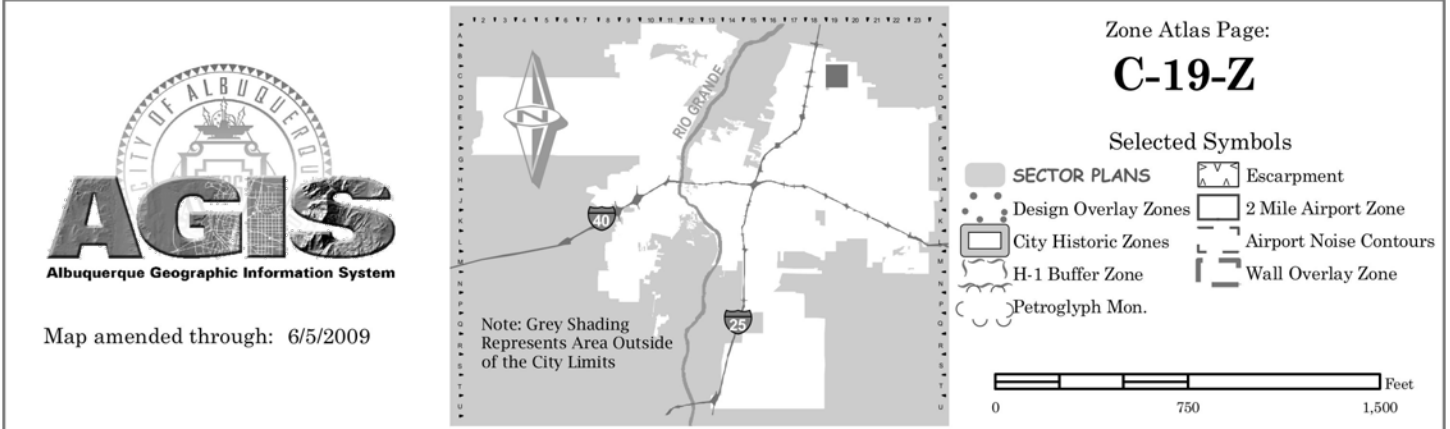
\* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

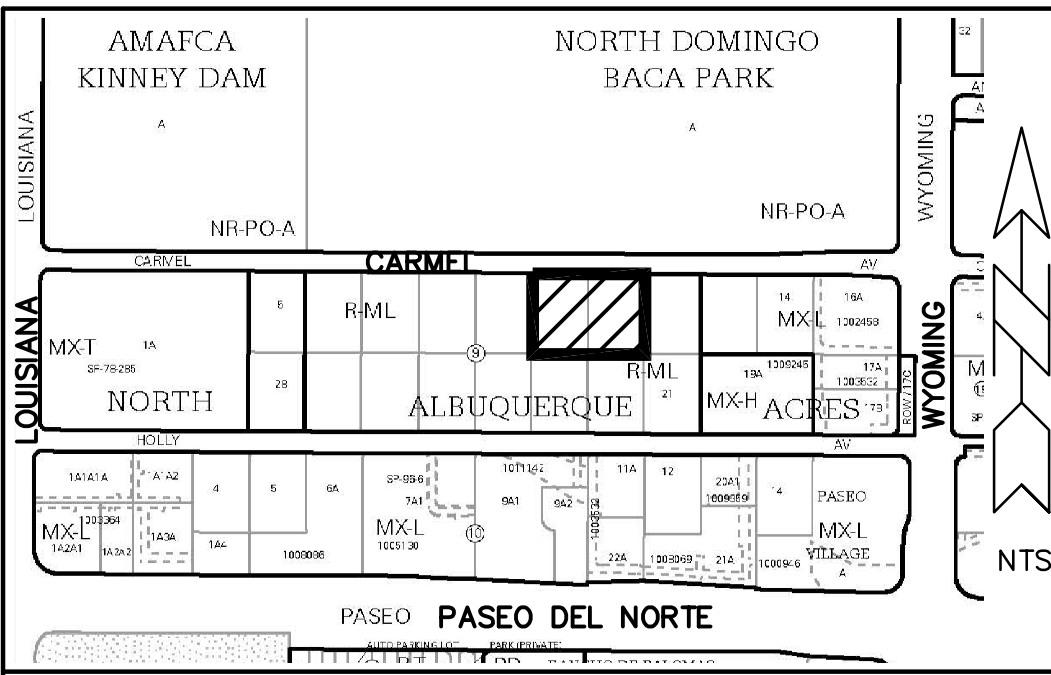
\*\* DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

\*\*\* Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application



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





LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.
- To grant reciprocal access, parking and drainage easement as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of B25, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon 4/26/23  
Date

STATE OF NEW MEXICO  
BERNALILLO COUNTY

On this 26<sup>th</sup> day of April, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Claudia Maria Brambila  
Notary Public

CLAUDIA MARIA BRAMBILA  
Notary Public - State of New Mexico  
Commission # 1111253  
My Comm. Expires Dec 24, 2026

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR  
LOT 10-A & 11-A, BLOCK 9,  
TRACT 2, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(A REPLAT OF LOTS 10 & 11, BLOCK 9,  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 18,  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2023

PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_

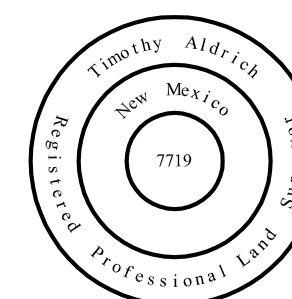
PLAT APPROVAL

Utility Approvals:	<u>[Signature]</u>	04/24/2023
Public Service Company of New Mexico		Date
New Mexico Gas Company	<u>[Signature]</u>	4/24/2023
Lumen	<u>Abdul A. Bhuyyan</u>	Date
Comcast	<u>Mike Mortua</u>	4/24/2023
City Approvals:		
City Surveyor	<u>Loran N. Rianhoover, P.S.</u>	4/14/2023
Real Property Division		Date
Traffic Engineering, Transportation Division		Date
Albuquerque-Bernalillo County Water Utility Authority		Date
Parks and Recreation Department		Date
AMAFCA	<u>[Signature]</u>	5/2/2023
City Engineer/Hydrology		Date
Code Enforcement		Date
Solid Waste Management		Date
Development Hearing Officer, Planning Department		Date

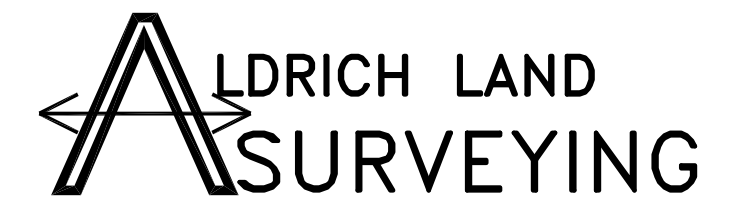
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

[Signature] 02/20/2023  
Timothy Aldrich, P.S. No. 7719 Date



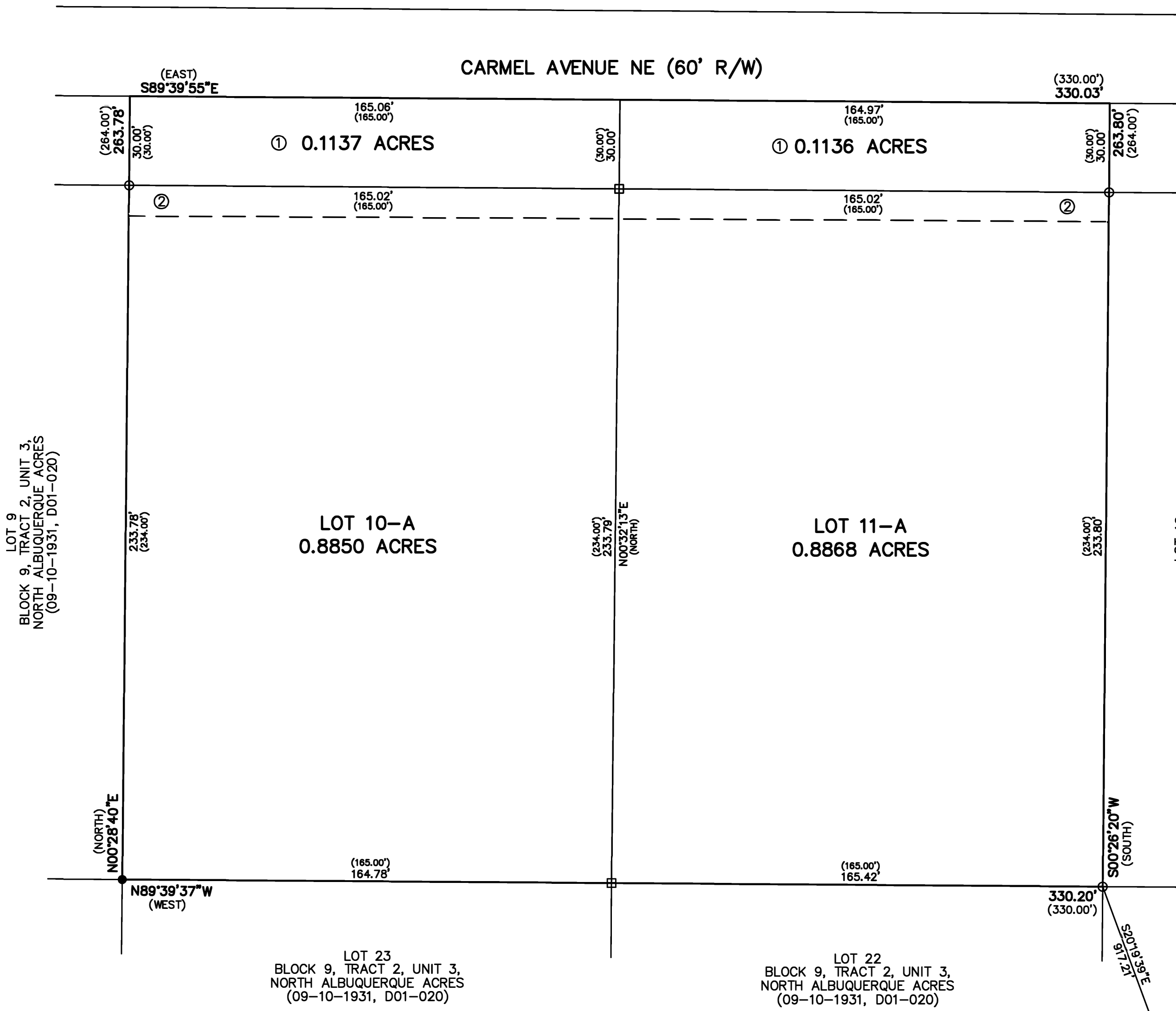
Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2



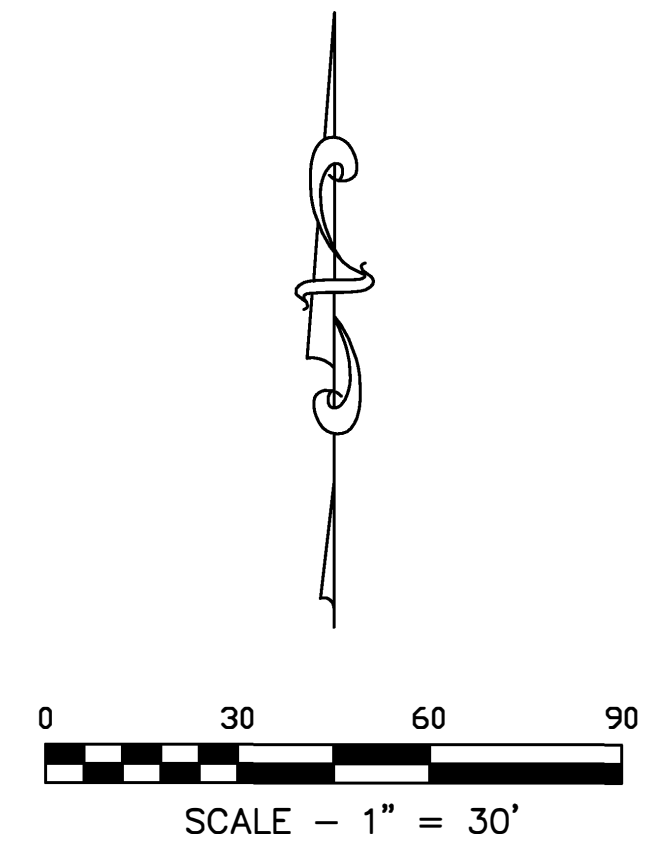
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

PLAT FOR  
 LOT 10-A & 11-A, BLOCK 9,  
 TRACT 2, UNIT 3,  
 NORTH ALBUQUERQUE ACRES  
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,  
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 18,  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2023

TRACT A  
 NORTH DOMINGO BACA PARK  
 (04-20-2006, 2006C-125)



RECIPROCAL ACCESS, PARKING AND DRAINAGE EASEMENT  
 RECIPROCAL ACCESS, PARKING AND DRAINAGE EASEMENT FOR THE  
 JOINT USE AND BENEFIT OF LOT 10-A AND 11-A AND TO BE  
 MAINTAINED BY THE OWNERS OF LOT 10-A AND 11-A. EASEMENT  
 WILL EXCLUDE BUILDING STRUCTURES.  
 (TO BE GRANTED BY THIS PLAT)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
  - SET 1/2" REBAR WITH CAP "LS 7719"
  - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT  
 (09-10-1931, D01-020) (0.2273 ACRES)  
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
  - ② 10' PUBLIC UTILITY EASEMENT (PUE)  
 (GRANTED BY THIS PLAT)

AGRS MONUMENT  
 "HEAVEN"  
 N=1518799.515 (US SURVEY FOOT)  
 E=1547297.145 (US SURVEY FOOT)  
 G-G=0.999655810  
 Δα=-00'0"46.22"  
 CENTRAL ZONE  
 ELEVATION=5378.235 (US SURVEY FOOT)  
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2



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

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

**PARKSIDE AT CARMEL**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, 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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		16' FE	<b>Paving</b> Residential Pvmnt. w/ Standard Curb (South Side)	Carmel Ave.	New West Inlet	East PL Lot 11	/	/	/
		6'	Sidewalk South Side	Carmel Ave.	East PL Lot 11	East PL Lot 11	/	/	/
		24'	Curb Retun Entrance w/ Valley Gutter, ADA Ramps	Carmel Ave.	Lot 10	Lot 10	/	/	/
		24'	Curb Retun Entrance w/ Valley Gutter, ADA Ramps	Carmel Ave.	Lot 11	Lot 11	/	/	/
			<b>Storm Drain</b>						
		3 - 2'	Sidewalk Culverts	Carmel Ave.	West PL Lot 10	15' East	/	/	/
		CC	Type Dbl. C Inlet	Carmel Ave.	Existing Drain	Lot 5	/	/	/
		25' of 24"	Storm Drain W/ Type Dbl. A Inlet	Carmel Ave.	Lot 5	East Inlet	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this 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"/>						/	/	/	
<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 Engineer's Certification for Grading & Drainage is required for release of Certificate of Occupancy
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
<u>Ron E. Hensley P.E.</u> NAME (print)	<u>Jay Rodenbeck</u> 03/21/24 PLANNING - date	<u>Whitney Phelan</u> 03/21/24 PARKS & RECREATION - date
<u>THE Group</u> FIRM	<u>Ernest Armijo</u> 03/21/24 TRANSPORTATION DEVELOPMENT - date	<u>AMAFCA</u> - date
<u>Ron E. Hensley</u> 9/13/23 SIGNATURE - date	<u>Jim G... ..</u> 04/03/24 UTILITY DEVELOPMENT - date	<u>Jeff Parker</u> 03/21/24 CODE ENFORCEMENT - date
	<u>Shahab Biazar</u> 03/21/24 CITY ENGINEER - date	<u>Regina Chan</u> 03/21/24 HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

TO WHOM IT MAY CONCERN

7-5-2023

SUBJECT: LOTS 10 AND 11, BLOCK 9, TRACK 3 AND UNIT 3 OF NORTH ALBUQUERQUE ACRES

WE, NAFEESA PASHTOON AND KHALID PASHTOON, HEREBY AUTHORIZE MR RON HENSLEY PE TO SUBMIT NECESSARY ENGINEERING PLANS AND PLATS ON OUR BEHALF TO THE CITY OF ALBUQUERQUE - DEVELOPMENT HEARING OFFICER (DHO).

THANK YOU



KHALID PASHTOON  
9423 BLACK FARM  
ALBUQUERQUE, NM 87114



NAFEESA PASHTOON  
9423 BLACK FARM  
ALBUQUERQUE, NM 87114



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

September 27, 2024

Development Hearing Officer  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: PR-2023-008274 – Extension of Preliminary Plat

The attached Preliminary Plat Extension submittal is for two lots located within zone atlas page C-19.

The subdivision is a replat of “Lots 10 and 11, Tract 2, Unit 3 North Albuquerque Acres” and is located on Carmel Ave. between San Pedro and Louisiana. The plat would dedicate the Carmel Ave. ROW and provided infrastructure improvements for development.

Overview and Summary of Previous Approvals

- Preliminary Plat of 2 lots and ROW dedication
- Infrastructure List for improvements for roads, storm drain and site connections
- Drainage of the lots routed via proposed curb to existing storm drain

The Owner is finalizing the requirements for Final Plat and will soon complete the application. As agent for the owners, we are requesting an extension of the Preliminary Plat to allow for the time necessary for completion of the Final Plat. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Ron E. Hensley".

Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)

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Civil

\*

Planning

\*

Land Development

300 Branding Iron Rd. S.E. , Rio Rancho, NM 87124

Office: 505-410-1622

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