



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-002253/SD-2021-00140  
Application No. \_\_\_\_\_

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 9/1/2021 HEARING DATE OF DEFERRAL: \_\_\_\_\_

SUBMITTAL DESCRIPTION: Please see attached letter, revised plat  
and Infrastructure list

CONTACT NAME: Juanita Garcia

TELEPHONE: 362-8903 EMAIL: jag@jagpandz.com



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August 27, 2021

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

RE: PR-2019-002253/SD-2021-00140

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Old Town Plaza, LLC, respectfully requests your review and approval of a preliminary and final plat.

**Preliminary/Final Plat**

The property owner intends to create two lots from one lot and grant any utility easements as shown on the plat and dedicated approximately 423 square feet of land for the construction of sidewalks. The site is located in Old Town and contains commercial buildings and the applicant does not intend on constructing any new buildings on the site. The current legal description for the property is **Tract B, Plat of the Lands of Casa De Armijo (La Placita Patio Markets) and Plaza Hacienda, containing approximately 2.17 acres** and the new legal description will be **Tracts B-1, containing approximately .4218 acres & B-2, containing approximately 1.7621 acres, Lands of Casa de Armijo Subdivision**. A sketch plat application was heard by the DRB on August 18, 2021. The property owner has signed this plat to reflect the dedication of right-of-way; However, the applicant was unable to secure the City Surveyor's signature prior to the Supplemental Submittal deadline date, but will endeavor to provide that as soon as possible.

The property is zoned MX-T, Mixed Use-Transition Zone District and is not subject to any minimum lot size requirements.

**Sidewalk Width Waiver**

The applicant is also seeking an administrative waiver to allow 4' wide sidewalks along Old Town Road NW and San Felipe ST NW. There are varying widths of sidewalks in the area given the age of the development. The replacement of existing sidewalks to replace with a new 6' wide

sidewalks will be a hardship on the property owner and believe the proposed 4' wide sidewalks can accommodate ADA accessibility and pedestrians.

The site contains sidewalks along most of San Felipe Street NW that meets the current requirements of the Development Process Manual (DPM). The request meets the criteria in section 2-9(B)(2)(iii) of the DMP since the area and site has been recognized as having historical, archaeological, and/or architectural significance by the City of Albuquerque, the State of New Mexico, or the United States of America, and a waiver is appropriate to maintain such historical, archaeological, and/or architectural significance.

If granted approval, a note can be placed on the subdivision plat to reflect the administrative approval as determined by Transportation Development. We respectfully request the approval of this waiver and believe the waiver request meets the waiver requirement criteria of (2)(9)b of the DPM, as outlined.

Sidewalks along San Felipe Street may require approval from the Landmarks Urban Conservation Commission (LUCC). If required, the applicant will obtain such approval prior to approval by the DRB Chair.

**Dedication of Right-of-Way**

The propose plat identifies a dedication of right-of-way along Old Town Road to accommodate a 4' wide sidewalk. The dedication ranges between 4.07' and 4.08' in width and the total area dedicated is 423.24 square feet. The revised subdivision plat reflects the area and the amount of area to be dedicated.

**Right-of-Way Width Waivers**

The applicant is requesting a waiver from the DPM of the minimum 47' right-of-way width requirement for a standard local street as identified in Table 23.2.1.B. Standard Local Residential Street Design - Public Right-of-Way and Pavement Width Standards, of the DPM for both Old Town Road and San Felipe Street. The applicant is proposing to subdivide the lot into two separate lots and intends on making sidewalk improvements along Old Town Road and San Felipe Street to address accessibility concerns.

The site is within Old Town, where most roadway development occurred prior to the adoption of the regulations within the City of Albuquerque. The requests meet the criteria in section 2-9(B)(2)(iii) of the DMP since the area and site has been recognized as having historical, archaeological, and/or architectural significance by the City of Albuquerque, the State of New Mexico, or the United States of America, and a waiver is appropriate to maintain such historical, archaeological, and/or architectural significance.

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If granted approval, a note can be placed on the subdivision plat to reflect the administrative approval as determined by Transportation Development. We respectfully request the approval of the street waiver for both San Felipe Street and Old Town Road and believe the waiver requests meet the waiver requirement criteria of (2)(9)b of the DPM, as outlined.

**Infrastructure List Approval**

The applicant intends to construct a four-foot-wide sidewalk along Old Town Road and place water and sewer infrastructure on proposed Tract B-2. An infrastructure list was requested at the August 18, 2021 DRB hearing, which has been provided for consideration. The applicant intends to construct the infrastructure outlined in Exhibit 12 as part of this preliminary and final subdivision application.

**Neighborhood Association Notification**

An email was sent to the Downtown Neighborhoods Association and the Old Town Property Owners Association Neighborhood Associations to inform them of this request. However, since no meeting is required, as established in Table 6.1.1 of the Integrated Development Ordinance (IDO), no meeting was requested.

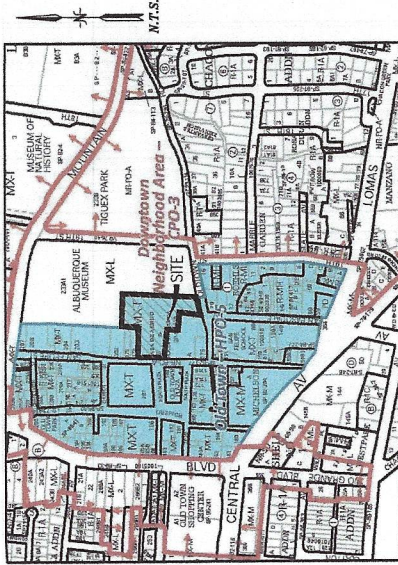
Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at [jag@jagpandz.com](mailto:jag@jagpandz.com).

Sincerely,



Juanita Garcia  
Principal

JAG Planning and Zoning, LLC



VICINITY MAP No. J-13-Z

**PURPOSE OF PLAT:**  
 THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TOTAL AREA OF PROPERTY: 2,420.23 ACRES.
  - BASE MAP 6831 IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL MEXICO.
  - DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
  - PLATS USED TO ESTABLISH BOUNDARY.
  - PLAT OF LANDS OF CASA DE ARMIJO (LA PLAGITA PATIO MARKETS) AND PLAZA HACIENDA, OCTOBER 8, 1986 IN PLAT BOOK C31, FOLIO 162
  - TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

**LEGAL DESCRIPTION**  
 TRACT LETTERED "B" OF THE PLAT OF THE LANDS OF CASA DE ARMIJO (LA PLACITA PATIO MARKETS) AND PLAZA HACIENDA, A SUBDIVISION WITHIN THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 8, 1986, IN PLAT BOOK C31, FOLIO 162.

PLAT OF  
**TRACTS B-1 & B-2**  
 LANDS OF CASA DE ARMIJO  
 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2021

PROJECT NUMBER: PR-2019-002263  
 APPLICATION NUMBER: SD-2021-20140  
 UTILITY APPROVALS:

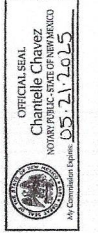
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QUEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY APPROVALS:	
CITY SURVEYOR	DATE
FREAL PROPERTY DIVISION (CONDITIONAL)	DATE
#ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING; TRANSPORTATION DIVISION	DATE
ARCVUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON; PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

**PUBLIC UTILITY EASEMENTS**  
 Public Utility Easements shown on this plat are granted for the common and light use of:  
 A. Electric power lines, gas lines, telephone lines, and other underground lines, and service of overhead and underground electrical lines, transformers, and other equipment and facilities reasonably necessary for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.  
 B. Water, gas, and other utilities for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
 C. QUEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.  
 D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.  
 Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain, and use of poles, towers, masts, guy wires, and other structures and appurtenances, and to cross adjoining lands of Grantor for the purpose set forth herein and with the right to utilize the right of way and easement to extend, alter, relocate, and use of such structures and appurtenances, and to cross adjoining lands of Grantor, to customers to bring and reason trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or maintained on said easement for the purpose of obstructing or interfering with the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.  
 Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.  
 Abandonment: Also plat, Public Service Company of New Mexico (PNM), QUEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a title search of the properties shown hereon. Consequently, PNM, QUEST D/B/A CENTURYLINK and NMGCO do not waive or release any easement or easement rights which may have been granted by prior plat, record or other document and which are not shown on this plat.

**FREE CONSENT**  
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND ALSO DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

*Chantelle Chavez*  
 DATE: 8/24/21

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 24 DAY OF August, 2021  
 BY: Joyce I Battaglia OWNERS NAME  
 MY COMMISSION EXPIRES: 05.21.2025 BY: Chantelle Chavez  
 NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UP# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT, AND MEETS THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE RULES OF THE BOARD OF LAND SURVEYING AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.  
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 27th DAY OF August, 2021



*Anthony L. Harris*  
 ANTHONY L. HARRIS P.S.# 11463

ANTHONY L. HARRIS, N.M.S.#11463 HARRIS SURVEYING, INC.  
 1300 CHILLO STREET, SUITE 101, CORRALIZON, NEW MEXICO 87046  
 Telephone: (505) 250-2273





**FIGURE 12**  
**INFRASTRUCTURE LIST**

Project Number \_\_\_\_\_

Date Submitted August 25, 2021  
 Date Site Plan Approved \_\_\_\_\_  
 Date Preliminary Plat Approved \_\_\_\_\_  
 Date Preliminary Plat Expires \_\_\_\_\_  
 DRB Project No. PR-2019-002253  
 DRB Application No.: SD-2021-00140

**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE IMPROVEMENTS LIST**

Old Town Plaza – La Hacienda

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

Tracts B-1 & B-2, Lands of Casa De Armijo Within Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, July, 2018

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of **PUBLIC-PRIVATE** Infrastructure required to be constructed 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 on the related portions of the financial guarantee. All such revisions require approval from the DRC Chair, the User Department and agent/owner. If such approvals are obtained, those 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		
							Inspector	P.E.	City Const/Engineer
		4" dia.	Sanitary Sewer Service Conn'n	San Felipe St. NW	West P. Line	SAS Main			
		4 ft	Sidewalk without buffer	Old Town Road	San Pasquale	East P. Line			
		2" dia.	Commercial Water Service	San Felipe St. NW	West P. Line	Water Main			

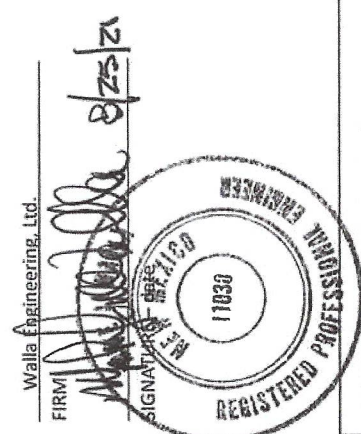


FIGURE 12  
INFRASTRUCTURE LIST

NOTES

Street lights per City requirements

1. Engineer's Certification of Private Grading and Drainage will be required prior to CO
2. \_\_\_\_\_
3. \_\_\_\_\_

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	DESIGN REVIEW COMMITTEE REVISIONS
Mike J. Walla, PE NAME (print)	DRB CHAIR – date	PARKS & GENERAL RECREATION – date
Walla Engineering, Ltd. FIRM	TRANSPORTATION DEVELOPMENT – date	AMAFCA – date
	UTILITY DEVELOPMENT – date	_____-date
	CITY ENGINEER – date	_____-date

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER