



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		
Approval of Sketch Plat Review & Comment		
APPLICATION INFORMATION		
Applicant/Owner: Las Ventanas NM, Inc. (T. Scott Ashcraft)		Phone: (505) 600-3377
Address: 8330-A Washington Place NE		Email: tscott@lasventanasnm.com
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Isaacson & Arfman, Inc. (Asa Nilsson-Weber)		Phone: (505) 268-8828
Address: 128 Monroe Street NE		Email: asaw@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: Owner	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 3 & 4, Tract 1	Block: 17	Unit: 3
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.: NA	UPC Code: SEE ATTACHED SHEET
Zone Atlas Page(s): B-20	Existing Zoning: R-1D	Proposed Zoning None
# of Existing Lots: 2	# of Proposed Lots: 4	Total Area of Site (Acres): 1.7728
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Glendale Av NE	Between: Barstow St NE	and: Ventura St NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2019-002573; PS-2021-00127		
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: <i>Asa Nilsson-Weber</i>	Date: 01/24/2023	
Printed Name: Asa Nilsson-Weber	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

UPC Code:

Lot 3 - 102006504103830130

Lot 4 - 102006505803830129

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.*

- ___ 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) 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

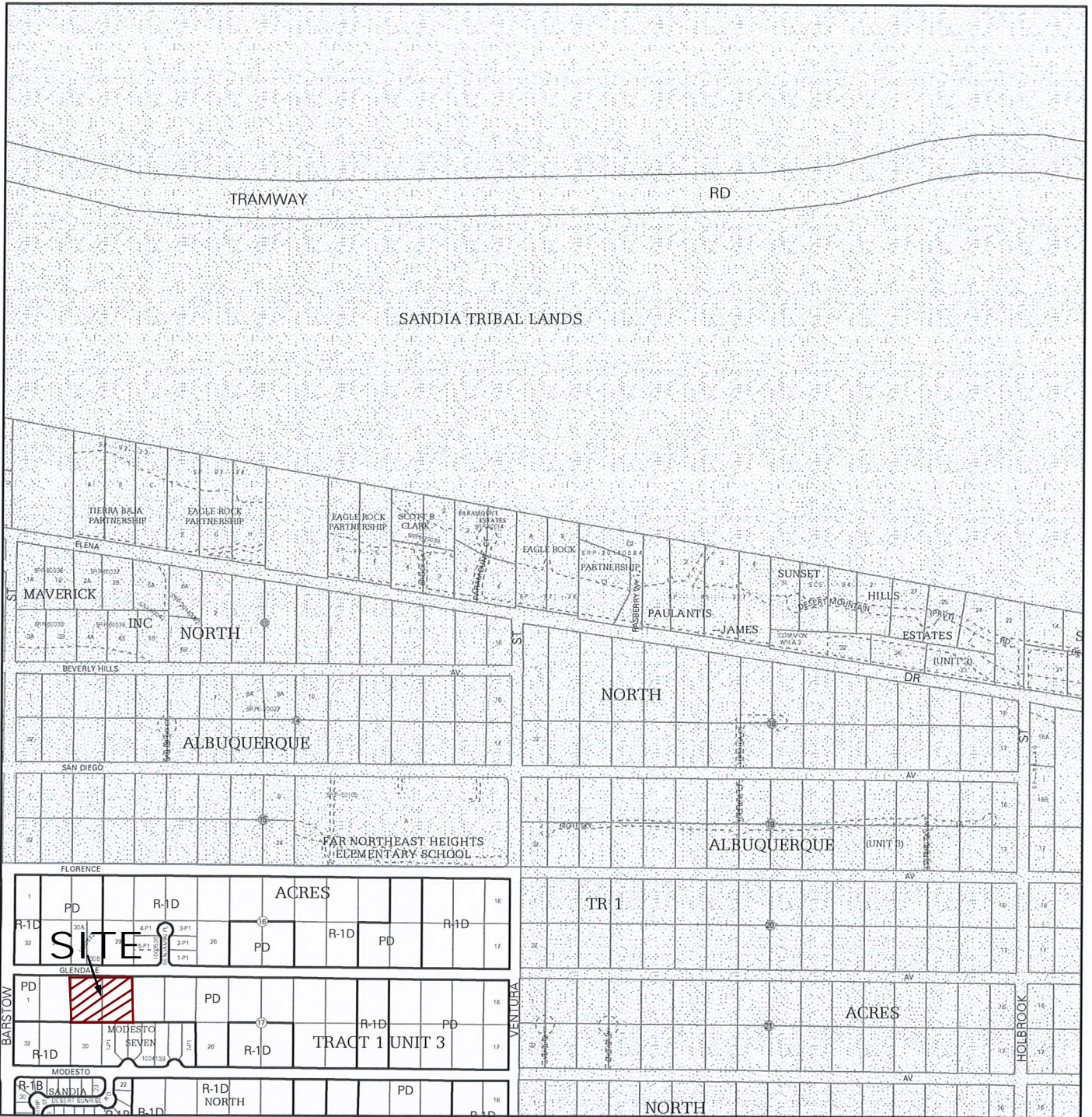
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner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

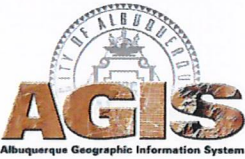
_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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.*

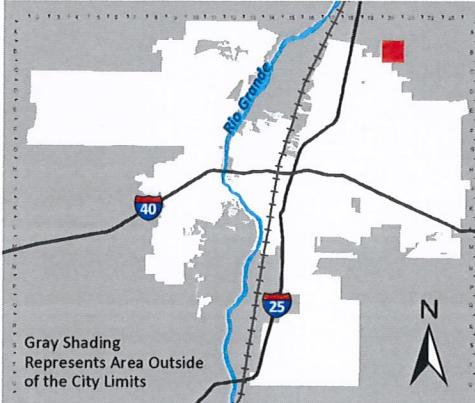
- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
B-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

January 24, 2023

DFT Members
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

**RE: Glendale Four Subdivision; Zone Atlas Map B-20
Lots 3 & 4, Block 17, North Albuquerque Acres, Tract 1, Unit 3
Sketch Plat Application**

To Whom It May Concern:

Isaacson & Arfman, Inc. acting as agents for the developer of the above referenced site located south of Glendale Ave NE and east of Barstow St. NE is submitting an application for a sketch plat.

The developer is planning to subdivide the two lots into four lots. The El Camino Arroyo is located at the back of the property, and a scour wall will be constructed on the lots outside of the floodplain limits. A future storm drain (84-inch) is planned in the south half of Glendale Ave. This storm drain will be located under the new paving that is required for this development. Per conversations with City Transportation and City Hydrology, the developer shall enter into an IIA Procedure C and pay the City for the half street paving (36' face-face ultimate), incl. a 5' sidewalk and 50% of the cost for the 84-inch storm drain fronting the property.

Please see below for request for information:

- Will the subdivided lots with areas as shown on the sketch plat comply with the contextual standards?
- Will a sensitive lands analysis be required if no grading will take place within the arroyo?

If you have questions regarding this submittal, please email me at asaw@iacivil.com.

Thank you.

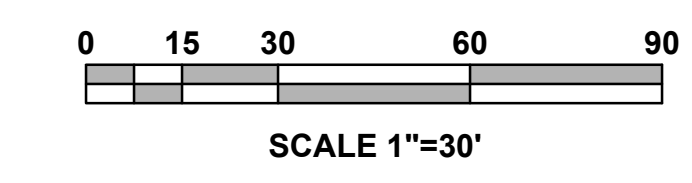
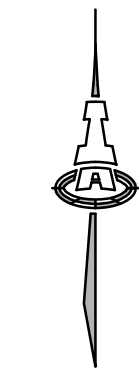
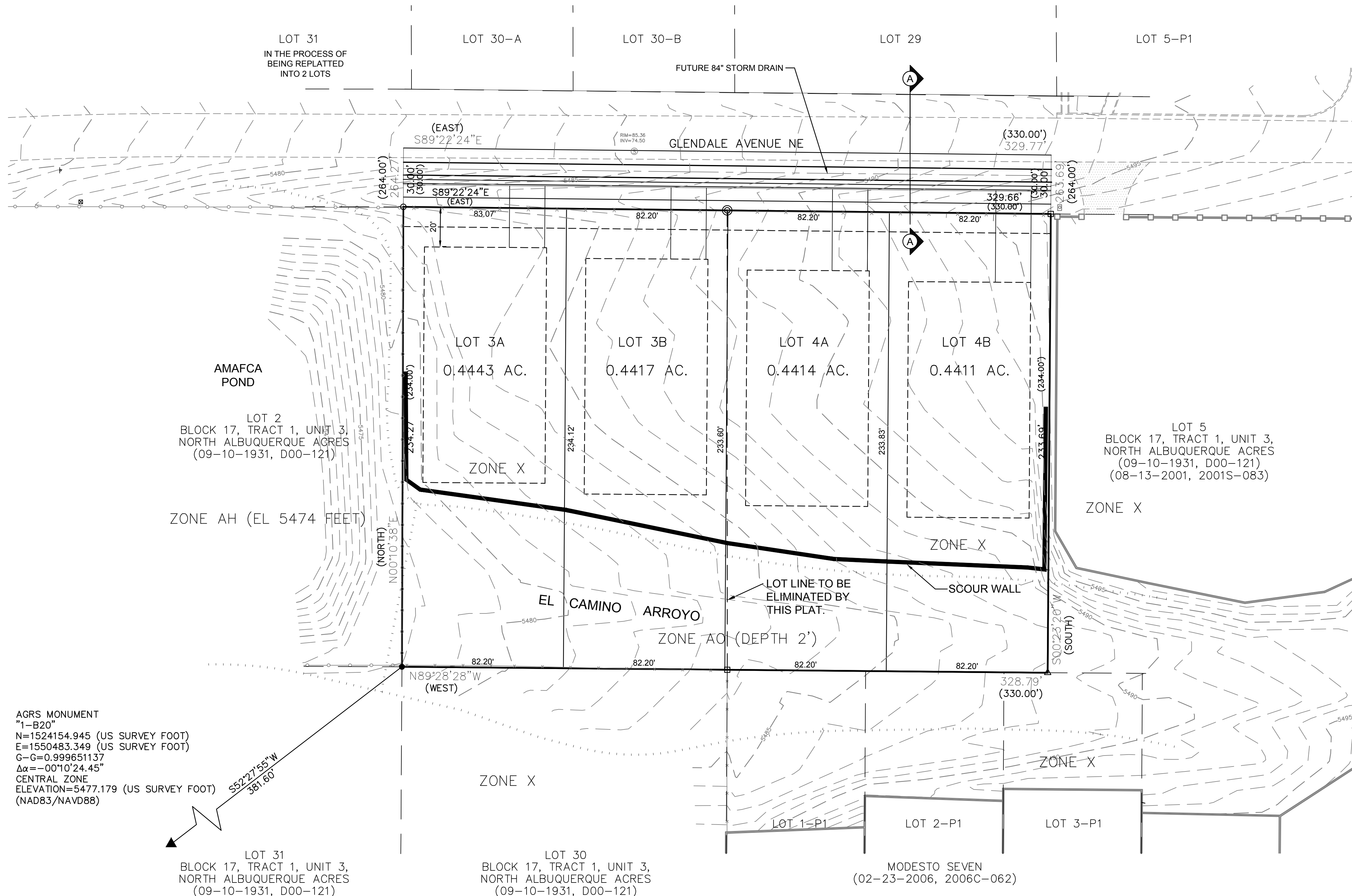
Sincerely,
ISAACSON & ARFMAN, INC.



Asa Nilsson-Weber, P.E.

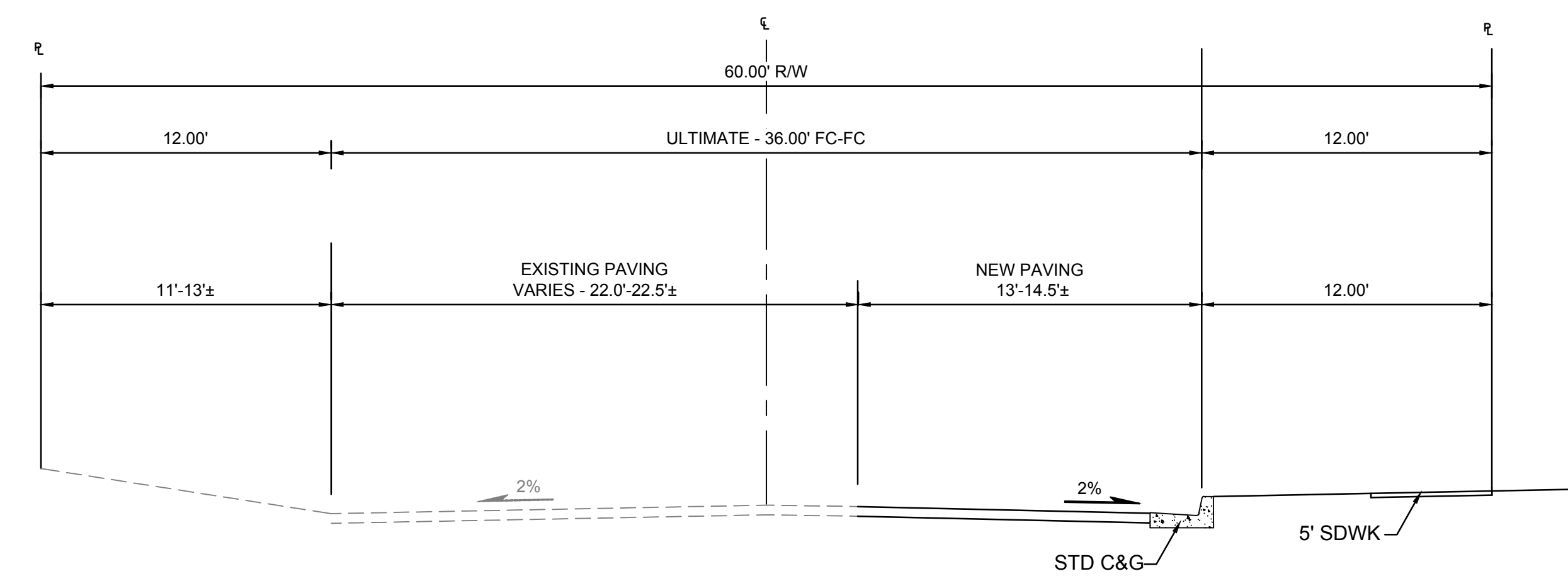
Attachments

SKETCH PLAT
for
Lots 3 and 4, Block 17 North
Albuquerque Acres Tract 1,
Unit 3
City of Albuquerque Bernalillo
County, New Mexico
January 2023



NOTES/QUESTION:

- PER PRE-DESIGN MEETING WITH COA HYDROLOGY, THE LOTS WILL BE GRADED TO DRAIN TO GLENDALE AVE. AND EL CAMINO ARROYO WILL NOT BE DISTURBED. A SCOUR WALL WILL BE INSTALLED ON THE LOTS, NOT ENCRANCHING INTO THE FLOODPLAIN LIMITS.
- DEVELOPER WILL ENTER INTO AN IIA PROCEDURE C AND FINANCE HALF-STREET IMPROVEMENTS (36' FACE-FACE), 5' SIDEWALK AND 1/2 OF 84" STORM DRAIN COST FOR PORTION LOCATED ADJACENT TO THE SITE.
- THIS SKETCH PLAT PROPOSES TO SUBDIVIDE 2 LOTS INTO 4 LOTS SIMILAR TO LOTS 30 & 31 ACROSS THE STREET, WHICH RECEIVED DRB APPROVAL FOR SUBDIVIDING EACH LOT INTO 2 LOTS.
- DO THE PROPOSED LOT SIZES SHOWN ON THIS SKETCH PLAT COMPLY WITH THE CONTEXTURAL STANDARDS?



SECTION A-A
1"=5'

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com

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NOT FOR CONSTRUCTION

Engineer

GLENDALE FOUR SUBDIVISION
8400 Glendale Ave., NE
a development of
Scott Ashcraft, Las Ventanas NM

ISSUE: SKETCH PLAT
PROJECT NUMBER: IA 2574
FILE: -
DRAWN BY: ANW
CHECKED BY: -
DATE: 01-2023

No	Date	Description

SHEET TITLE

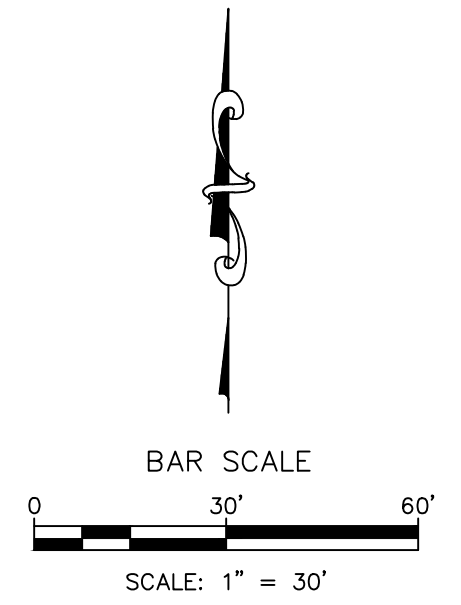
SKETCH PLAT

SHEET NUMBER

C-101

*Boundary Survey
and
Topographic Map
for
Lots 3 and 4, Block 17
North Albuquerque Acres
Tract 1, Unit 3
City of Albuquerque
Bernalillo County, New Mexico
October 2016*

ACS Monument " 7-B20 "
NAD 1983 CENTRAL ZONE
X=1553078.775
Y=1524900.435
Z=5566.658 (NAVD 1988)
G-G=0.999646331
Mapping Angle=-0°10'06.48"



Apparent Encroachments

- A WIRE FENCE INTO ADJOINER'S PROPERTY BY AS MUCH AS 0.25 FEET.
- B METAL FENCE INTO ADJOINER'S PROPERTY BY AS MUCH AS 0.38 FEET.
- C WIRE FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 0.22 FEET.
- D WIRE FENCE INTO ADJOINER'S PROPERTY BY AS MUCH AS 0.67 FEET.
- E WIRE FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 0.38 FEET.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	—SAS—	UNDERGROUND SANITARY SEWER LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/10/31, D-121)	—W—	UNDERGROUND WATER LINE
●	FOUND MONUMENT AS INDICATED	5075.50	SPOT ELEVATION
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED	BC 5075.50	BACK OF CURB ELEVATION
■	CONCRETE	FL 5075.50	FLOW LINE ELEVATION
—x—	WIRE FENCE	EP 5075.50	EDGE OF PAVEMENT ELEVATION
—□—	METAL FENCE	TA 5075.50	TOP OF ASPHALT ELEVATION
⊙	SANITARY SEWER MANHOLE	TC 5075.50	TOP OF CONCRETE ELEVATION
		TOP 5075.50	TOP ELEVATION
		TOE 5075.50	TOE ELEVATION

ACS Monument " 1-B20 "
NAD 1983 CENTRAL ZONE
X=1550483.349
Y=1524154.945
Z=5477.179 (NAVD 1988)
G-G=0.999651137
Mapping Angle=-0°10'24.45"

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

