



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](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) 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](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.*

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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) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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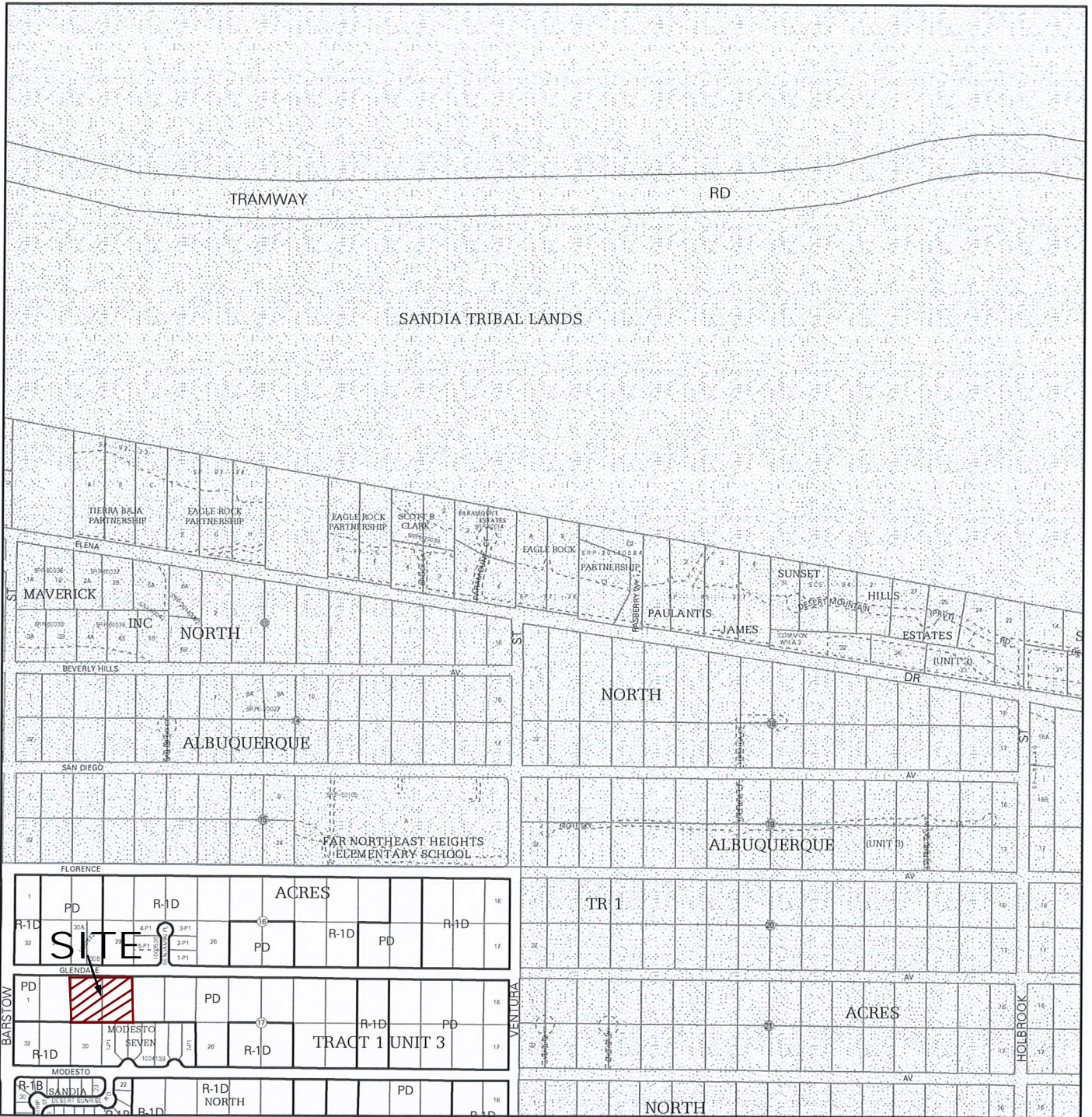
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent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

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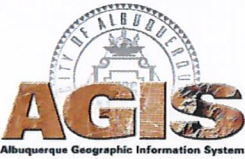
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of 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



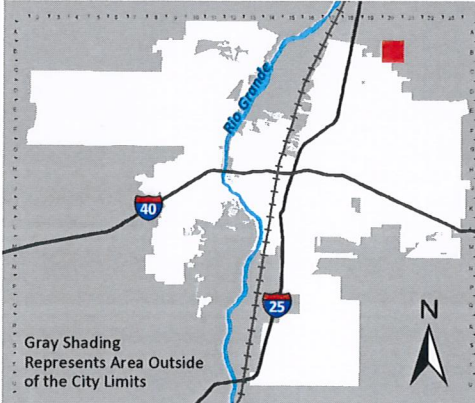


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



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



May 23, 2024

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

**RE: Glendale Three Lot 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 three lots. A sketch plat for a four lot subdivision was previously submitted in January 2023 PS-2023-00029. The city noted that the four lots did not meet the contextual lot size requirements and the layout was revised to a three lot configuration.

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 the 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?

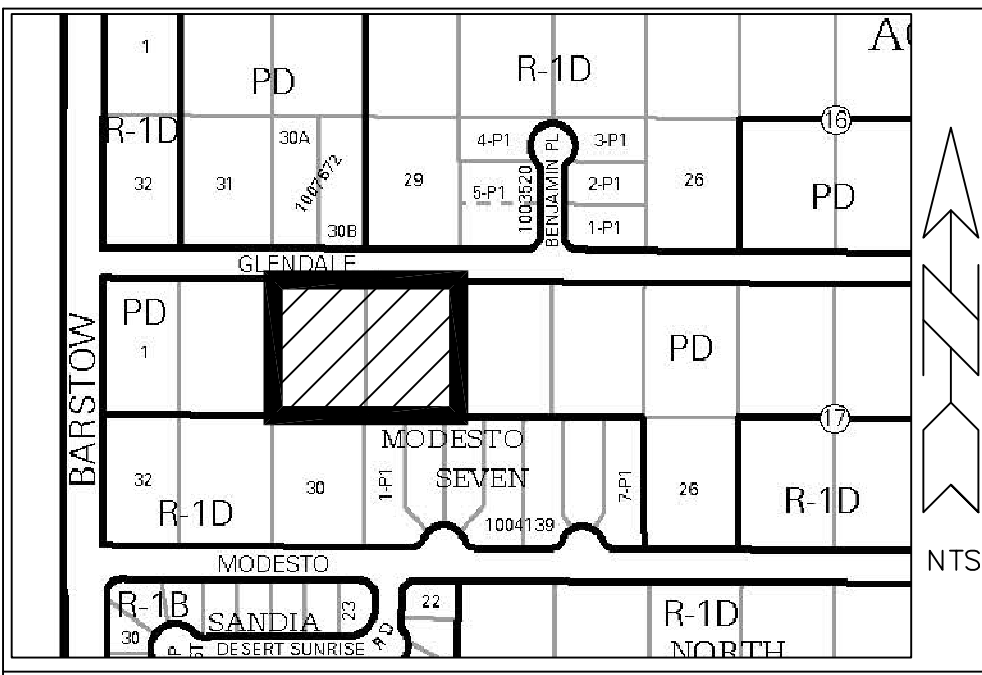
If you have questions regarding this submittal, please email me at [asaw@iacivil.com](mailto:asaw@iacivil.com).

Thank you.

Sincerely,  
**ISAACSON & ARFMAN, INC.**



Justin Thor Simenson



LOCATION MAP B-20-Z

**PURPOSE OF PLAT**

- To eliminate lot line and create lots as shown hereon.
- To grant easements as shown hereon.

**SUBDIVISION DATA**

- Project No.:
- Application No.:
- Zone Atlas Index No.: B-20-Z
- Total Number of Lots created: 3
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9955 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 1, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121) all being records of Bernalillo County, New Mexico.
- Field Survey: November, 2021.
- Title Report(s): None provided.
- Address of Property: 8400 & 8420 Glendale Avenue NE, Albuquerque, NM 87122
- City of Albuquerque, New Mexico IDO Zone: R-1D
- 100 Year Flood Zone Designation: ZONE X and ZONE AO (DEPTH 2'), as shown on Panel 133 of 825, 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 PK 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 infeasible title in fee simple to the land subdivided.

Owner: Las Ventanas NM, Inc., a New Mexico corporation

T. Scott Ashcraft, President \_\_\_\_\_ Date

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, this instrument was acknowledged before me by T. Scott Ashcraft, President of Las Ventanas NM, Inc., a New Mexico corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

**DESCRIPTION**

A tract of land situate within the Elena Gallegos Grant, projected Section 8, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 3 & 4, BLOCK 17, TRACT 1, 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 D00, Page 121, and containing 1.9955 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 communications 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.

**BERNALILLO COUNTY TREASURER**

This is to certify that taxes are current and paid on UPC # 102006504103830130 and # 102006505803830129. Property owner of record: Las Ventanas NM, Inc.

\_\_\_\_\_  
Bernalillo County Treasurers Office

**SKETCH** PLAT FOR  
LOTS 3-A, 3-B & 3-C, BLOCK 17,  
TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(A REPLAT OF LOTS 3 AND 4, BLOCK 17,  
TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES)  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 8,  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2024

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

PLAT APPROVAL THIS PLAT WAS APPROVED BY THE DEVELOPMENT  
Utility Approvals: HEARING OFFICER ON \_\_\_\_\_

*Daniel Aragon* \_\_\_\_\_ 05/13/2024  
Public Service Company of New Mexico Date  
*M. E. H.* \_\_\_\_\_ 5/14/2024  
New Mexico Gas Company Date  
*Kathleen Lopez* \_\_\_\_\_ 5/11/2024  
Lumen Date  
*Mike Mortus* \_\_\_\_\_ 05/15/2024  
Comcast Date

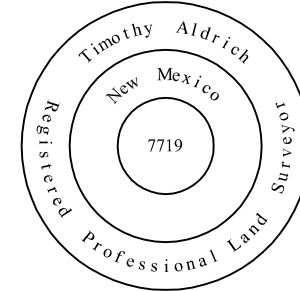
City Approvals:  
*Loren N. Risenhoover P.S.* \_\_\_\_\_ 5/20/2024  
City Surveyor Date

Real Property Division \_\_\_\_\_ Date  
Traffic Engineering, Transportation Division \_\_\_\_\_ Date  
Albuquerque-Bernalillo County Water Utility Authority \_\_\_\_\_ Date  
Parks and Recreation Department \_\_\_\_\_ Date  
AMAFCA \_\_\_\_\_ Date  
City Engineer/Hydrology \_\_\_\_\_ Date  
Code Enforcement \_\_\_\_\_ Date  
Solid Waste Management \_\_\_\_\_ Date  
DRB Chairperson, 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."

*Timothy Aldrich* \_\_\_\_\_ 05/10/2024  
Timothy Aldrich, P.S. No. 7719 Date



Drawn By:	TA	Date:	05-10-2024
Checked By:	TA	Drawing Name:	21179PL2.DWG
Job No.:	21-179	Sheet:	1 of 3



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

05-20-2024 REV

**SKETCH**

PLAT FOR  
 LOTS 3-A, 3-B & 3-C, BLOCK 17,  
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 MAY, 2024

EASEMENTS/RIGHT-OF-WAY

- ① EXISTING ROADWAY AND UTILITY EASEMENT  
 (09-10-1931, D00-121) (0.2271 ACRES)  
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)

BLOCK 16, TRACT 1, UNIT 3,  
 NORTH ALBUQUERQUE ACRES  
 (04-28-2022, 2022C-036)

BLOCK 16, TRACT 1, UNIT 3,  
 NORTH ALBUQUERQUE ACRES  
 (12-23-2009, 2009C-182)

BLOCK 16, TRACT 1, UNIT 3,  
 NORTH ALBUQUERQUE ACRES  
 (09-10-1931, D00-121)

BENJAMIN PLACE  
 (01-27-2006, 2006C-026)

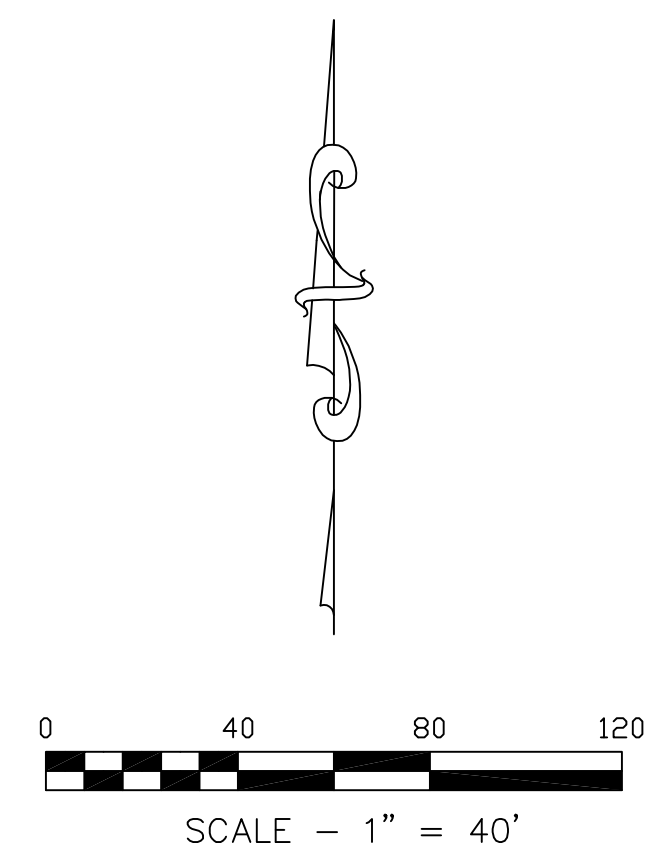
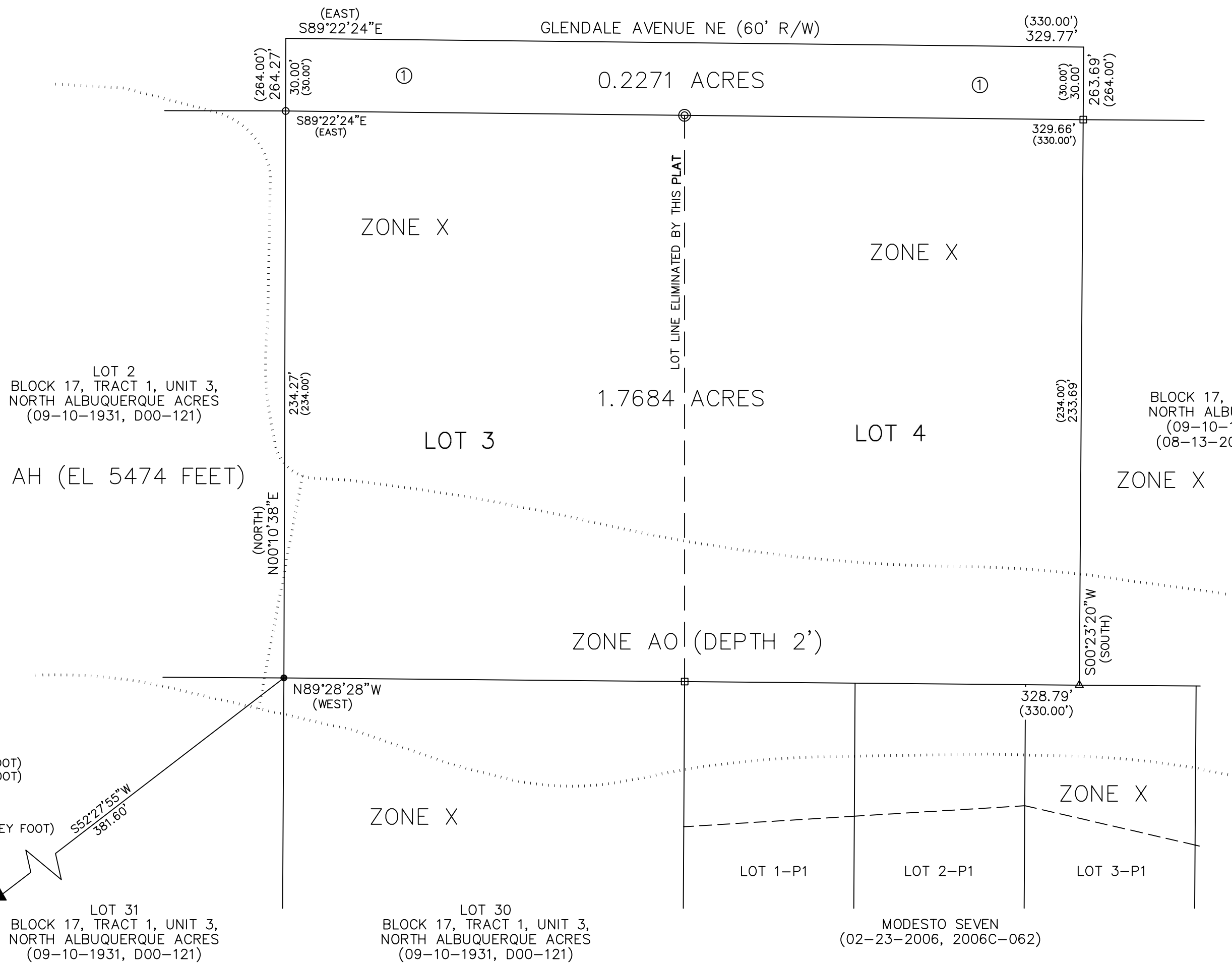
LOT 31-B

LOT 30-A

LOT 30-B

LOT 29

LOT 5-P1



AGRS MONUMENT  
 "1-B20"  
 N=1524154.945 (US SURVEY FOOT)  
 E=1550483.349 (US SURVEY FOOT)  
 G-G=0.999651137  
 Δα=-00°10'24.45"  
 CENTRAL ZONE  
 ELEVATION=5477.179 (US SURVEY FOOT)  
 (NAD83/NAVD88)

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7719"
- FOUND 1/2" REBAR WITH CAP "LS 6126"
- △ FOUND 1/2" REBAR WITH CAP "LS 14269"
- FOUND 1/2" REBAR WITH CAP "10464"
- ◎ FOUND 1/2" REBAR WITH CAP "9750"

05-20-2024 REV

Drawn By:	TA	Date:	05-10-2024
Checked By:	TA	Drawing Name:	21179PL2.DWG
Job No.:	21-179	Sheet:	2 of 3

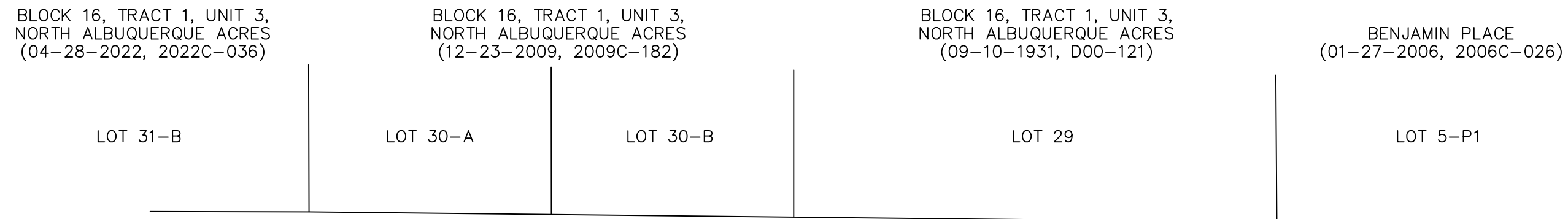


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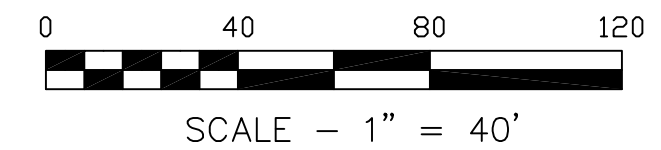
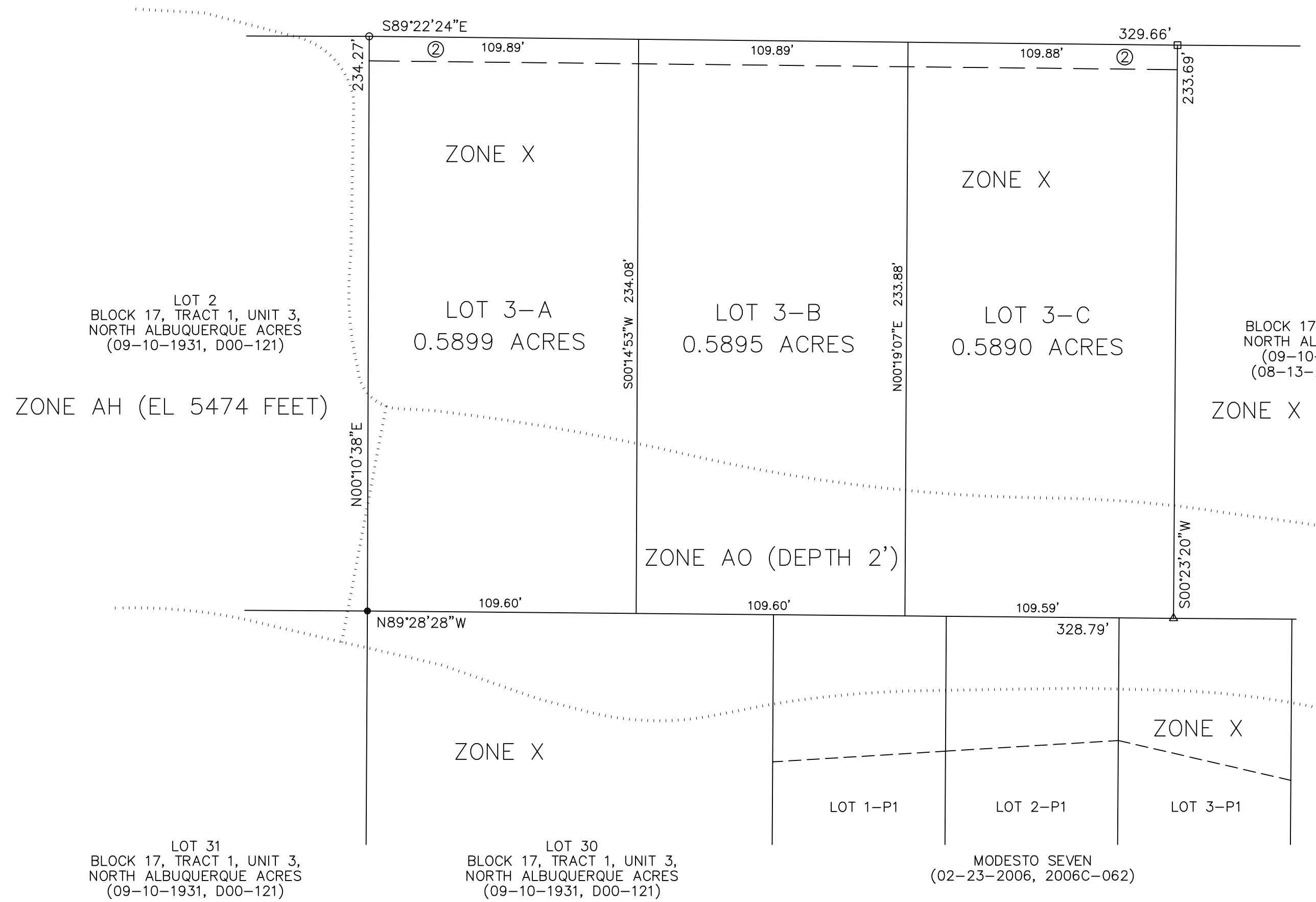
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2024



GLENDALE AVENUE NE (60' R/W)

NEW EASEMENT  
 ② PUBLIC UTILITY EASEMENT (PUE)  
 (GRANTED BY THIS PLAT)



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Job No.:	21-179	Sheet:	3 of 3



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