



Effective 11/16/2023

**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>	
<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"/> Infrastructure List or 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)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

Lot consolidation: 4 lots into 2 lots

**APPLICATION INFORMATION**

Applicant/Owner: Stefan Watson		Phone:
Address: 720 Mountain Rd NW		Email:
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
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 9 thru 12	Block: 20	Unit:
Subdivision/Addition: Albright-Moore Addn	MRGCD Map No.:	UPC Code: <small>1-014-058-199-404-228-05 1-014-058-199-400-228-04</small>
Zone Atlas Page(s): J-14	Existing Zoning: MX-T / R-1A	Proposed Zoning
# of Existing Lots: 4	# of Proposed Lots: 2	Total Area of Site (Acres): 0.3220

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 1401-1405 5th St NW | Between: Constitution Ave | and: Kinley Ave

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

PR 2019-003087

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: 2/5/24
Printed Name: Derrick Archuleta	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

- \_\_\_ 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**

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.

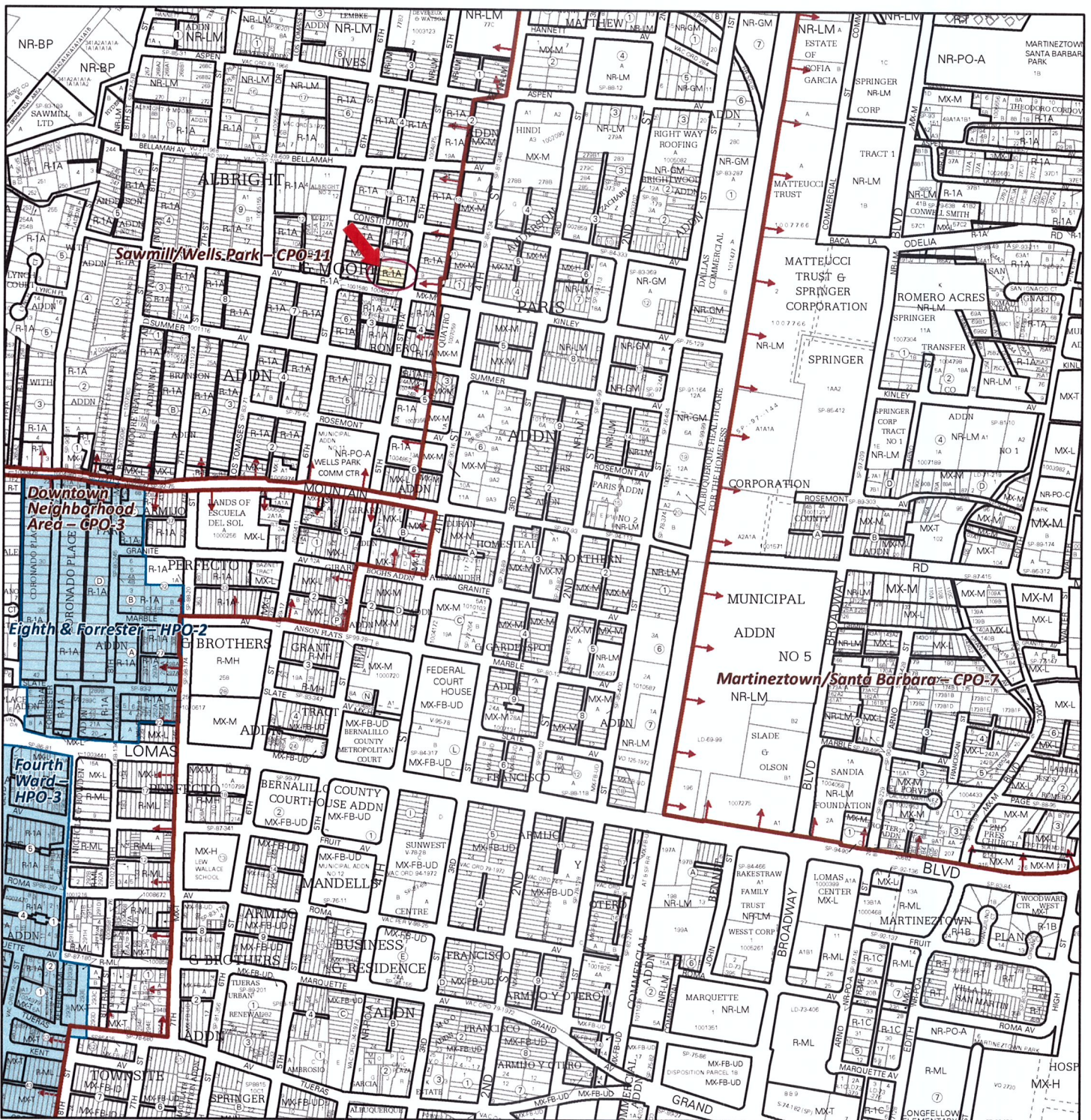
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) 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](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.

- 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  
\_\_\_ 4) Letter describing, explaining, and justifying the request
- X  
\_\_\_ 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

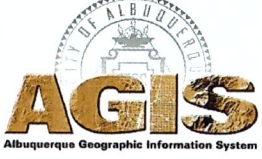




For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).

Zone Atlas Page:  
**J-14-Z**


- Easement
- 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

- Escarpment

Gray Shading  
Represents Area Outside  
of the City Limits



Feet





**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

February 5, 2024

Development Facilitation Team  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: LOTS 9 THRU 11, BLOCK 20, ALBRIGHT-MOORE ADDITION**

Development Facilitation Team:

I would like to request DFT review and updated comments for a minor subdivision (lot consolidation 4 lots into 2 lots) for the above mentioned property. Sketch Plat was presented to the DRB on November 20, 2019 under PR 2019-003807 / PS 2019-00115.

The property owner would like to consolidate existing Lots 9 and Lot 10 into one lot to be 0.1621± acres zoned R-1A (Single Family – Small Lot). Lots 11 and 12 into one lot to be 0.1559± acres on property zoned MX-T (Mixed Use – Transition).

The property is currently developed with a single family residential building on existing Lots 11 and 12. Existing Lots 9 and 10 are vacant.

The site is located within the Central ABQ Planning Area and governed by the Sawmill-Wells Park Character Protection Overlay Zone 11 and Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP  
Principal



VICINITY MAP No. J-14-Z

**PURPOSE OF PLAT:**  
 THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12), BLOCK 20, ALBRIGHT-MOORE ADDITION INTO TWO LOTS AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: .03220 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: APRIL 2023.
- 8: 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.
- 9: PLATS USED TO ESTABLISH BOUNDARY.  
 A: ALBRIGHT-MOORE ADDITION  
 FILED: FEBRUARY 26, 1921 IN VOLUME D, FOLIO 143
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN.  
 FEMA FIRM PANEL No. 3500100332G DATED SEPTEMBER 26, 2008.

**LEGAL DESCRIPTION**

LOTS NUMBERED NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12), IN BLOCK NUMBERED TWENTY (20) OF THE ALBRIGHT-MOORE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 26, 1921.

**PUBLIC UTILITY EASEMENTS**

The utility easements shown on this plat are granted for the common and joint use of:  
 A. Public Utility Company (PUC) for the installation, maintenance, and repair of overhead and underground electrical lines, transformers, and other equipment and facilities reasonably necessary to provide electrical services.  
 B. Public Utility Company (PUC) for the installation, maintenance, and repair of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
 C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other equipment and facilities reasonably necessary to provide communication 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, reconstruct, reconstruct, relocate, change, remove, replace, modify, repair, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purpose of installing, maintaining, repairing, and operating the same, and the right to connect the same to customers of Grantor, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No easement shall be construed to include any other structure or facility not specifically mentioned herein, and no structure or facility shall be erected or constructed on said easement, nor shall any well be drilled and cased, nor shall any construction of pool, decking, or any structures adjacent to or near easements shown on this plat. Easements shall extend to the centerline of each line, cable, and other related equipment, and shall extend ten (10) feet in front of transformer/multigear doors and five (5) feet on each side.

**Disclaimer:**  
 In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCC) did not conduct a Title Search of the properties shown herein. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGCC do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

**FREE CONSENT AND DEDICATION**

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 INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND ALSO DEDICATED ADDITIONAL RIGHT-OF-WAY TO BERNALILLO COUNTY IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ OWNERS NAME \_\_\_\_\_  
 \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT OF  
 LOTS 9-A & 11-A, BLOCK 20  
 ALBRIGHT-MOORE ADDITION**

WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2023

- PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_  
 UTILITY APPROVALS: \_\_\_\_\_  
 PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
 NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY APPROVALS: \_\_\_\_\_  
 CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 \*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 ABCWA \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

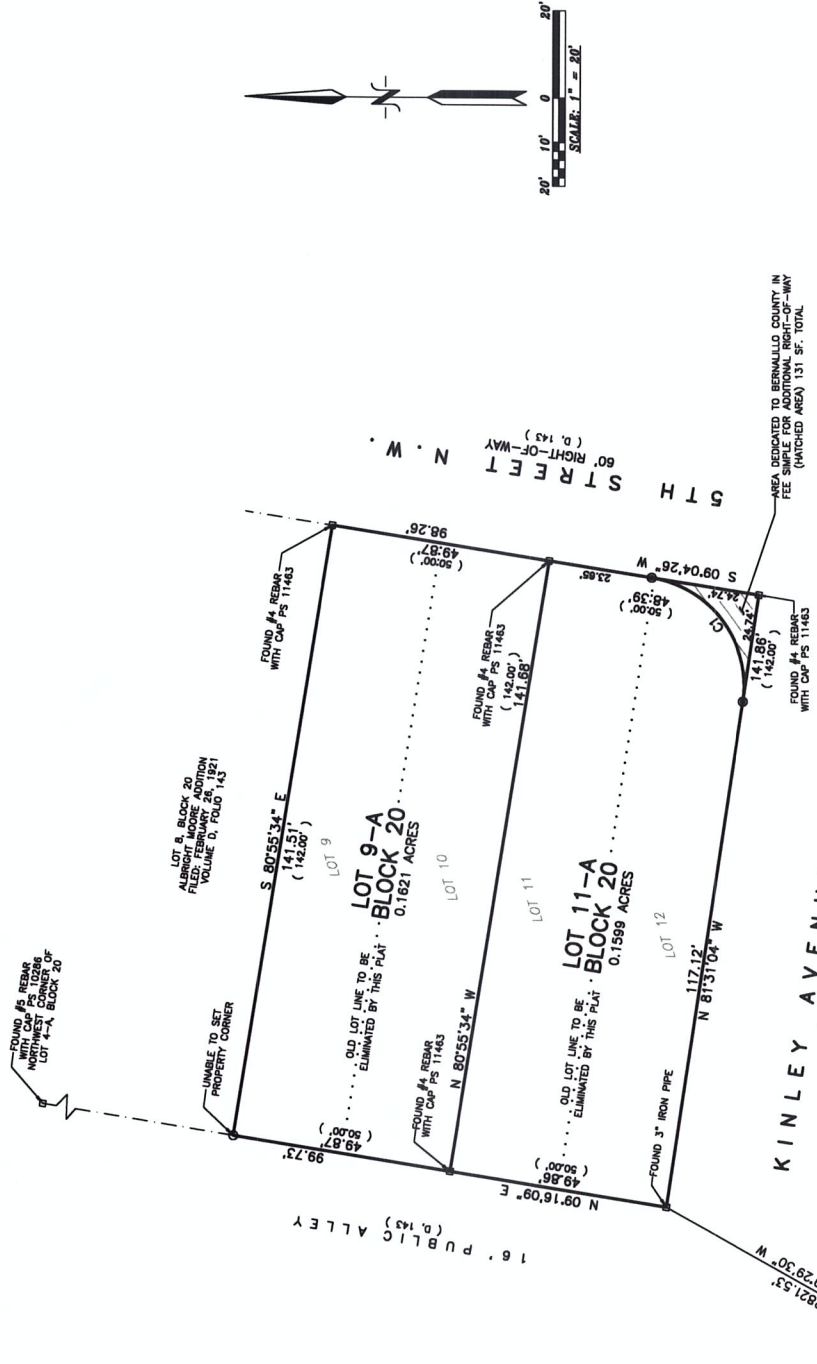
SURVEYORS CERTIFICATE:  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

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 SURVEYOR ACT AND THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT. THE BEST OF MY KNOWLEDGE AND BELIEF 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

ANTHONY L. HARRIS, P.S. # 11463

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ALBRIGHT-MOORE ADDITION**

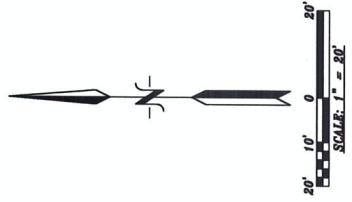
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023



ACS STATION "17-J14"  
N=1,488,866.702 US SURVEY FEET  
E=1,519,607.117 US SURVEY FEET  
CURVE TO OSO-CR85663211  
R=141.86' (142.00')  
C= -00°13' 59.00">A  
CHORD BEARING 141.86'  
ELEVATION = 4,057.464 US SURVEY FEET  
MAYO 1988

CURVE TABLE

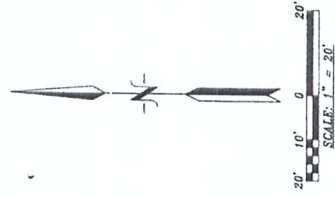
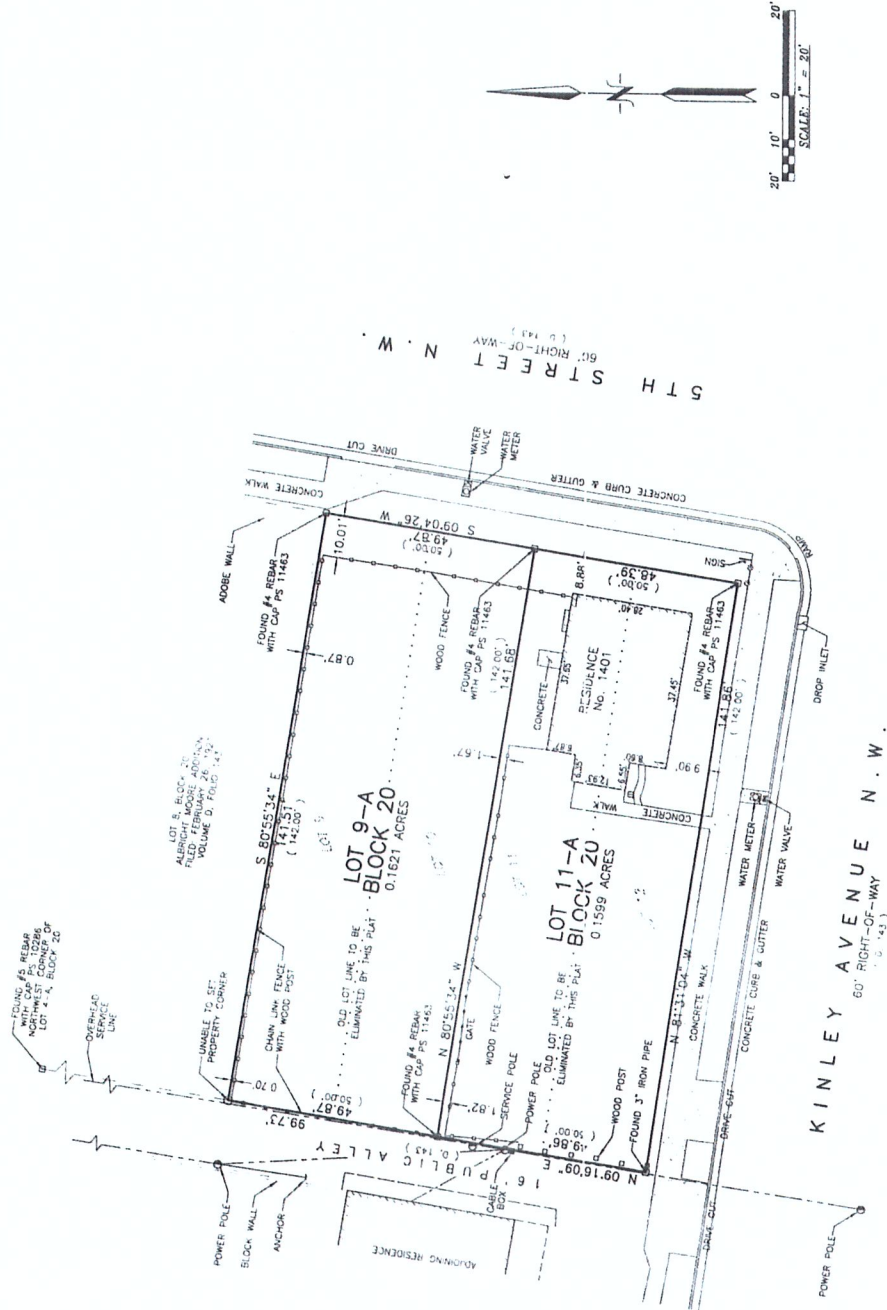
CHORD BEARING	CHORD LENGTH
N 50°16' 01" E	95.17
N 50°16' 01" E	95.00
N 50°16' 01" E	95.00





SKETCH PLAT OF  
**LOTS 9-A & 11-A, BLOCK 20**  
**ALBRIGHT-MOORE ADDITION**

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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO



THE SURVEY OFFICE, LLC  
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303  
 3331 TOMAS BLVD., N.E. 87102 FAX: (505) 998-0305