



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

Incorporate vacated easement "99999 Northeastern Blvd NE" into "2112 Garcia St NE"; Officially update plat for desired future improvements.

APPLICATION INFORMATION

Applicant/Owner: Ahmed Zaki		Phone: 505 814-8368
Address: 2112 Garcia St NE		Email: adzaki87@yahoo.com
City: Albuquerque	State: NM	Zip: 87112
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
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.: 16	Block: 30	Unit:
Subdivision/Addition: Snow Heights addn	MRGCD Map No.:	UPC Code: 102005934423641726
Zone Atlas Page(s): H20	Existing Zoning: R-1B	Proposed Zoning N/A
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 0.21

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2112 Garcia St NE	Between: Menaul	and: Northeastern
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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: 08/04/2023
Printed Name: Ahmed Zaki	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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

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.*

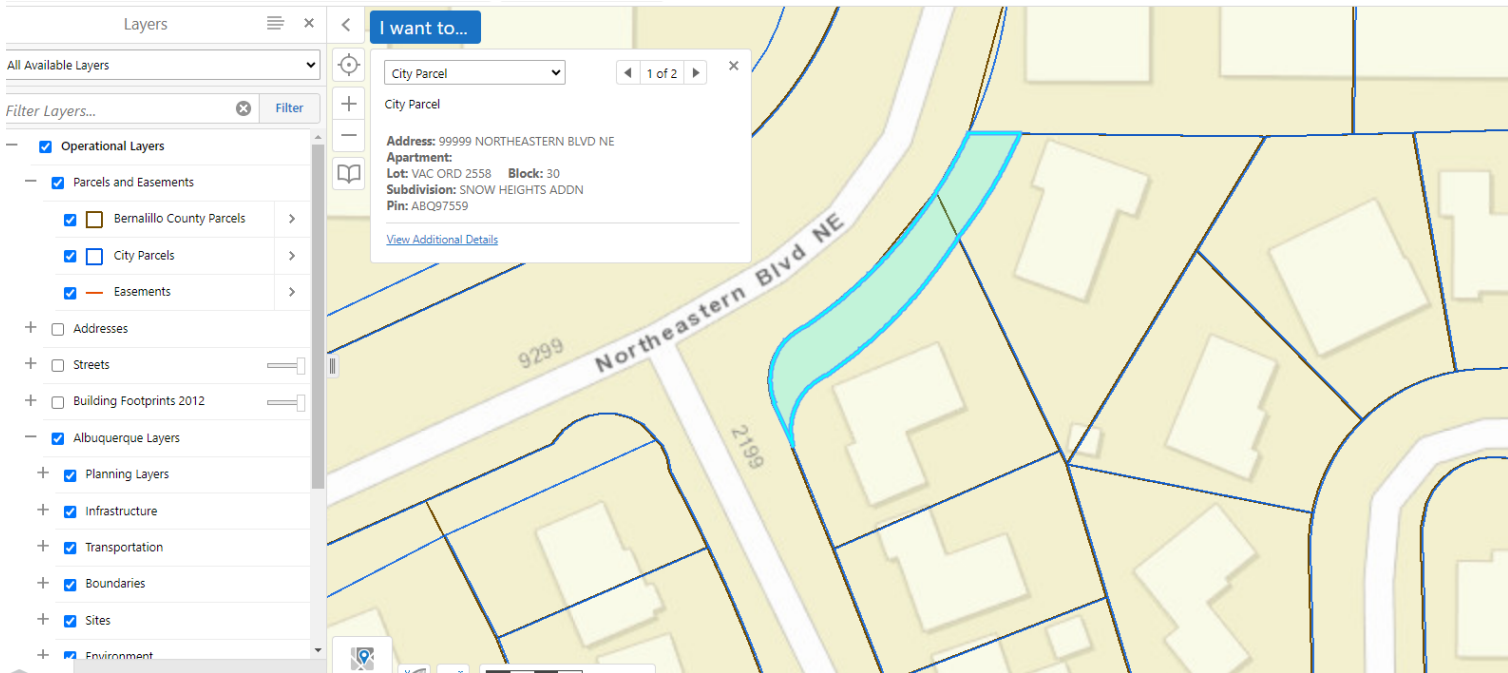
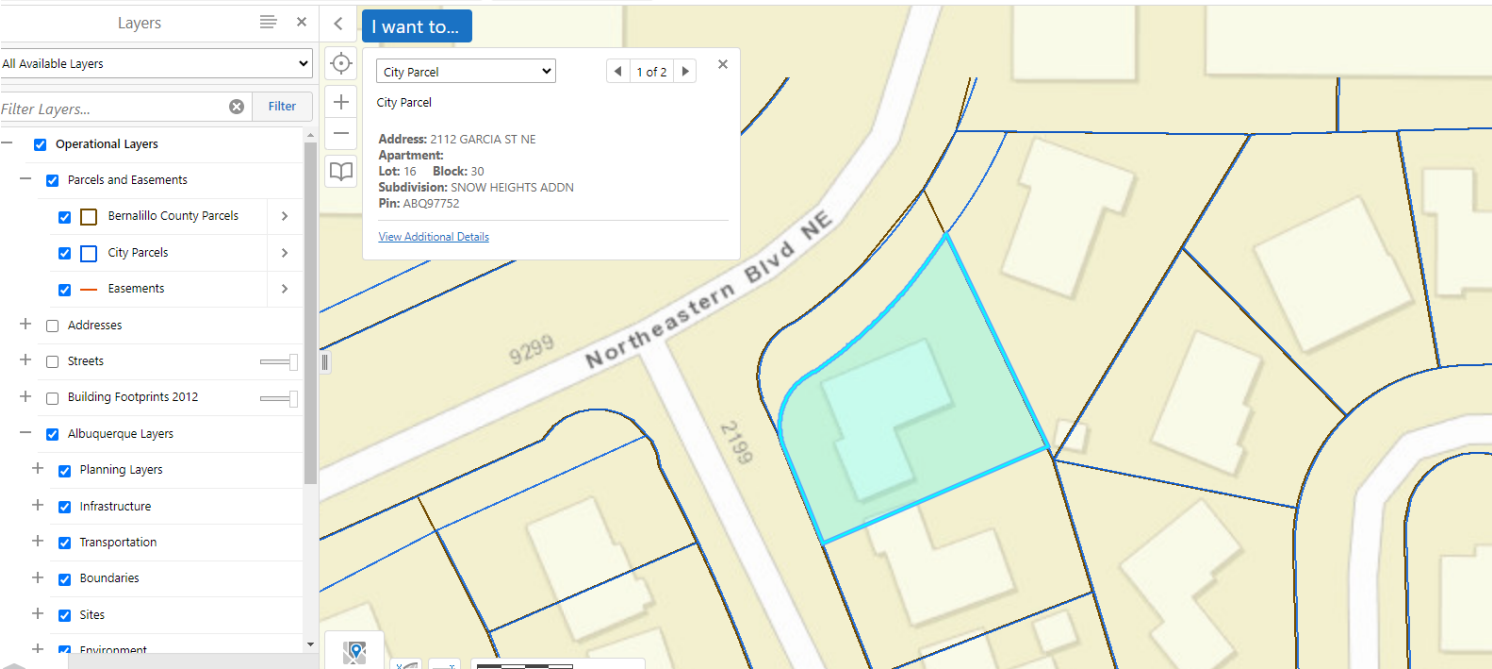
- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter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

I _ 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

From CABQ Advanced map viewer



To: CABQ Delelopment Review Board

From: Ahmed Zaki

2112 Garcia St NE

Albuquerque, NM 87112

August 4,2023

To whom it may concern,

I, Ahmed Zaki, Owner of 2112 Garcia St NE, Albuquerque, NM 87112, seek to update the official city plat of record. According to CABQ, a separate plat was at some point established on my propoerty, likely as an easement, and has long since been vacated by the city as per the attached vacation ordinance 2558. This boundary is not found on the official neighborhood plat for Snow Heights Subdivision, BLOCK 30, and the original plat for 2112 Garcia St NE, LOT 16, has yet to be located. Subsequently, Bernalillo County assesses this former easement as part off the property and subject the parcel to tax. despite my ownership of this parcel, this unnecessary city boundary prevents desired improvements to the property. I request that the parcel, 99999 Northeastern Boulevard Northeast (Pin: ABQ97559; see attached) be officially incorporated into 2112 Garcia St NE and this boundry officially dissolved













Attached

- DFT Application
- Form S3
- Zone Atlas map
- Scale drawing site plan existing conditions
- Scale drawing site plan proposed conditions
- existing survey
- ordinance 2558.

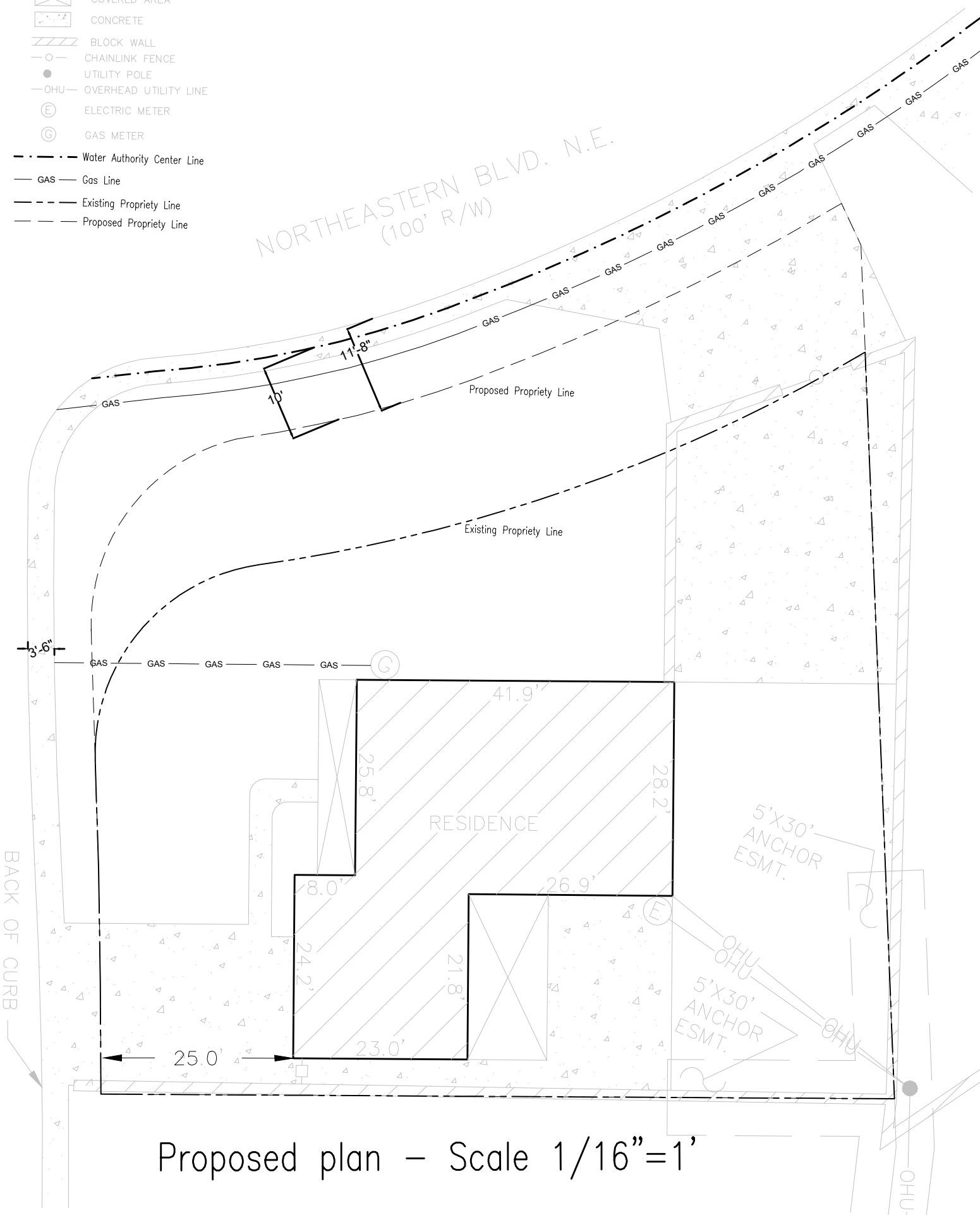
Sincerely

Ahmed Zaki

LEGEND












-  COVERED AREA
-  CONCRETE
-  BLOCK WALL
-  CHAINLINK FENCE
-  UTILITY POLE
-  OVERHEAD UTILITY LINE
-  ELECTRIC METER
-  GAS METER
-  Water Authority Center Line
-  Gas Line
-  Existing Propriety Line
-  Proposed Propriety Line

NORTHEASTERN BLVD. N.E.
(100' R/W)

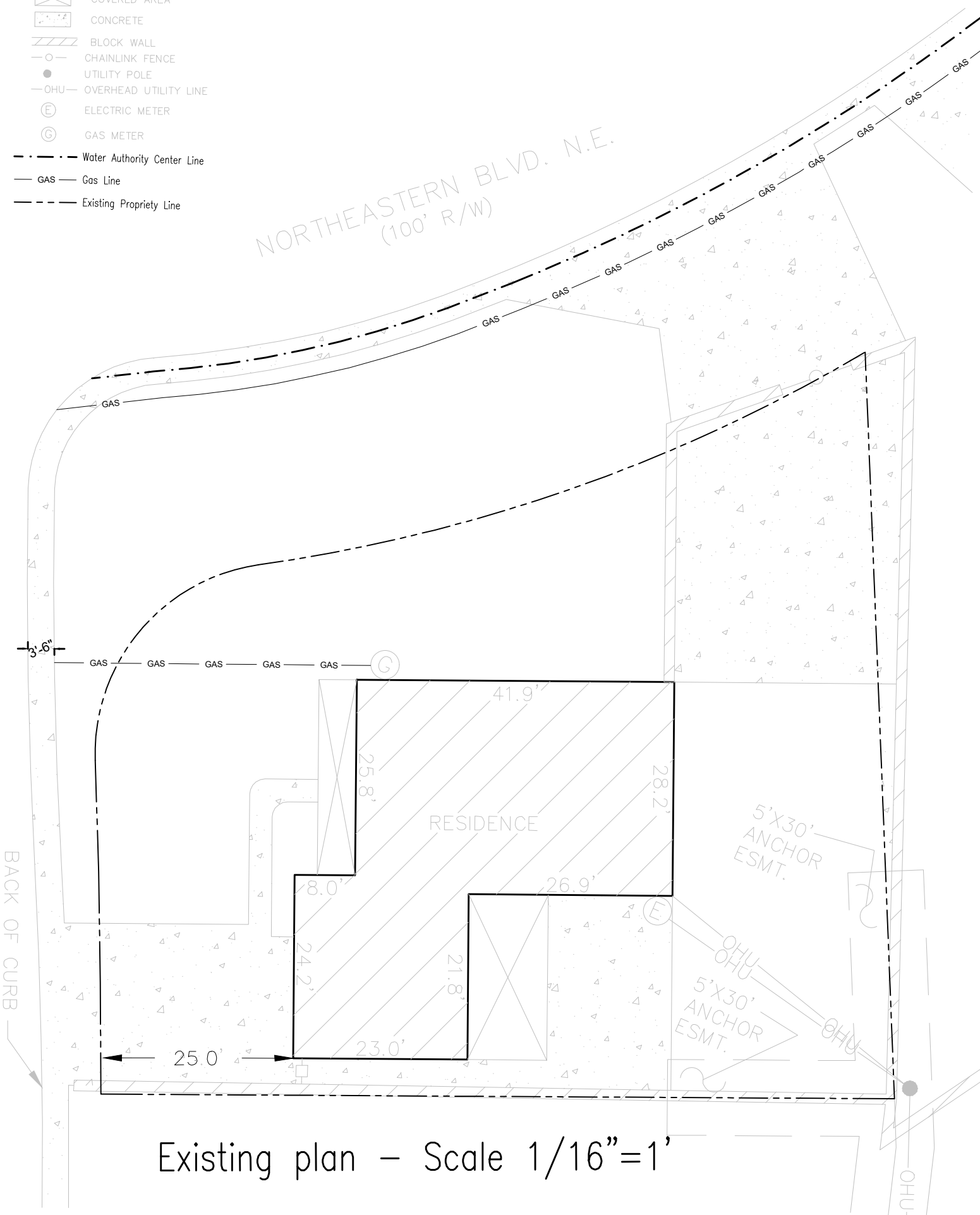


Proposed plan - Scale 1/16"=1'

LEGEND

-  COVERED AREA
-  CONCRETE
-  BLOCK WALL
-  CHAINLINK FENCE
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-  OVERHEAD UTILITY LINE
-  ELECTRIC METER
-  GAS METER
-  Water Authority Center Line
-  Gas Line
-  Existing Propriety Line

NORTHEASTERN BLVD. N.E.
(100' R/W)



Existing plan - Scale 1/16"=1'

DATE: 03/19/15
 SCALE: 1"=30'
 CREW: AR, JM
 DRAWN BY: JMP
 JOB NO.: 150466

CARTESIAN SURVEYS INC.

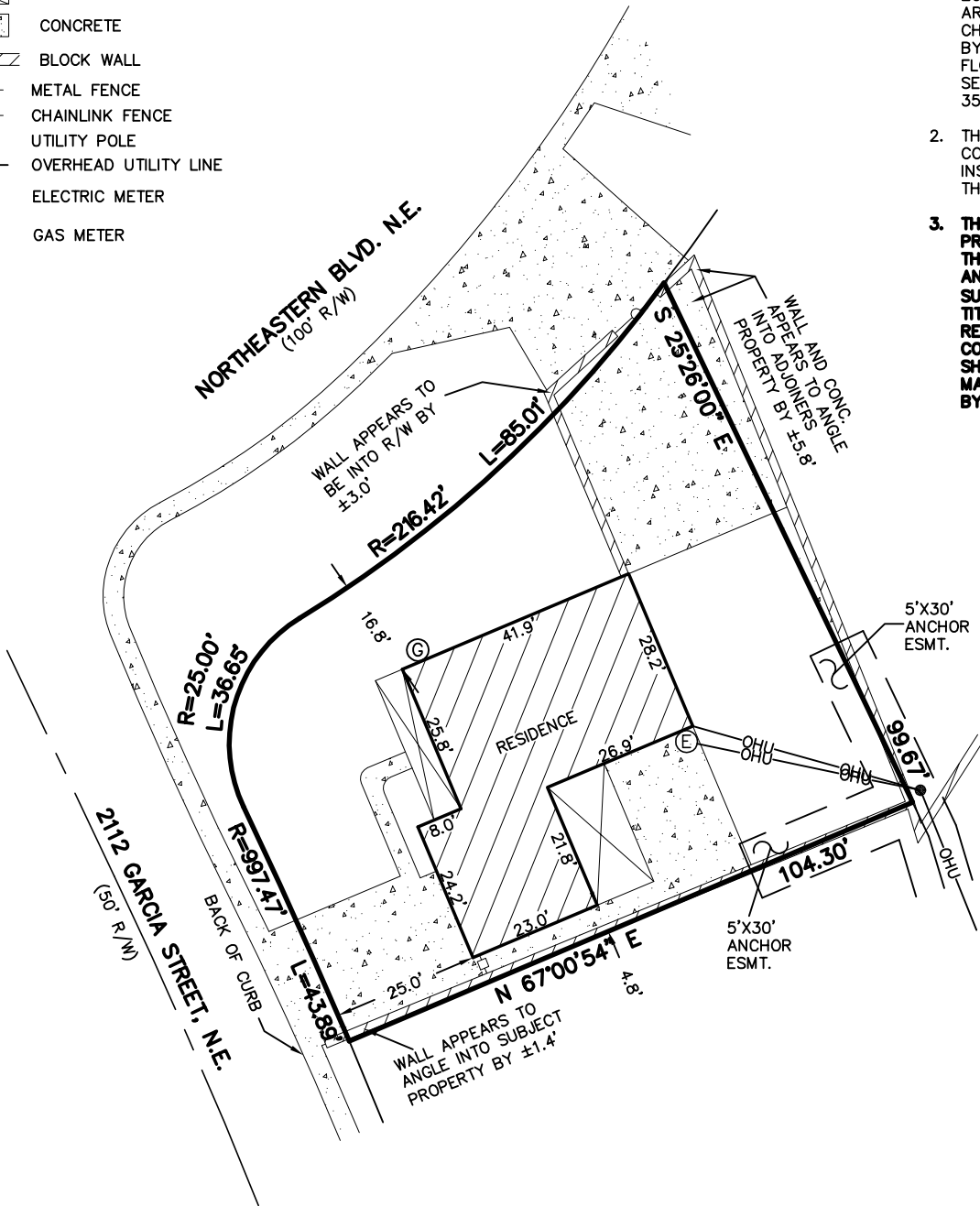
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

**IMPROVEMENT LOCATION REPORT
 LOT 16, BLOCK 30
 SNOW HEIGHTS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO**

LEGEND

- COVERED AREA
- CONCRETE
- BLOCK WALL
- METAL FENCE
- CHAINLINK FENCE
- UTILITY POLE
- OVERHEAD UTILITY LINE
- ELECTRIC METER
- GAS METER

- NOTE: 1.** THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0??G.
- 2.** THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
- 3.** THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



LEGAL DESCRIPTION

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED THIRTY (30) OF THE PLAT OF BLOCKS 22 TO 42, INCLUSIVE OF SNOW HEIGHTS ADDITION, AN ADDITION TO 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, NEW MEXICO, ON NOVEMBER 30, 1953, IN PLAT BOOK D1, PAGES 109 AND 110.

Will Plotner, Jr.
 N.M.R.P.S. No. 14271

This is to certify:
 To Title Company: STEWART TITLE ; To Underwriter: STEWART TITLE GUARANTY CO.

To Lender: _____ that on MARCH 18TH, 2015, I, Will W. Plotner, Jr., N.M.R.P.S. No. 14271, made an inspection of the premises situated at LOT 16, BLOCK 30, SNOW HEIGHTS ADDITION BERNALILLO County, New Mexico briefly described as (Address if applicable): 2112 GARCIA STREET, N.E.

Plat Reference: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed). SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 245 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 01147-18290 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions, and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

'THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE' (THIS INCLUDES BUILDING PERMITS)

- I further certify as to the existence of the following at the time of my last inspection:
1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): •
 2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: •
 3. Evidence of cemeteries or family burial grounds located on said premises (show location): •
 4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): •
 5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: •
 6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): •
 7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
 8. Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
 9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
 10. Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

• NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH
 setback and setback violations are not shown hereon

AFFIDAVIT OF PUBLICATION

State of New Mexico }
County of Bernalillo } ss.

W. V. GROTTENTHALER being duly sworn declares and says that he is the Publisher of EL INDEPENDIENTE & THE NEW MEXICO INDEPENDENT a newspaper published in and having a general circulation in the City of Albuquerque, County of Bernalillo and State of New Mexico and duly qualified for

CITY COMMISSION
July 28, 1964
V-478

ORDINANCE NO. 2558

AN ORDINANCE VACATING 18 FT. OF EXCESS RIGHT-OF-WAY ALONG THE NORTH AND SOUTH SIDES OF NORTHEASTERN BOULEVARD NE AND DECLARING AN EMERGENCY.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, N. M., certain easements for street purposes described below; and

WHEREAS, said portions of the right-of-way of Northeastern Boulevard NE are not needed for public use except for utility easements reserved by Section 2 hereof;

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The northerly 18 ft. and the southerly 18 ft. of right-of-way of Northeastern Blvd. extending from the east right-of-way line of Wyoming Blvd. NE to the south right-of-way line of Menaul Blvd. NE as shown on the plats of Snow Heights Addition, Block A and Blocks 22 through 42, filed in the office of the County Clerk of Bernalillo County, N. M. on Nov. 30, 1953, and Blocks 130 through 141, filed in the office of the County Clerk of Bernalillo County, N.M. on Feb. 11, 1955, is hereby closed and vacated excepting therefrom the rights-of-way of intersecting streets and alleys and subject to easements reserved by Section 2 hereof.

SECTION 2. The City hereby reserves the southerly eight (8) ft. of the northerly 18 ft. of right-of-way described in Section 1 as an easement for utilities, whether municipally owned or privately owned, which may be necessary at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above described shall be effectively vacated and the City of Albuquerque by this ordinance disclaims from such date, any further interest therein, except for easements reserved in Section 2 hereof.

SECTION 4. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication.

ADOPTED 7/28/64.


Chairman, City Commission, Albuquerque, N. M.