



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.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & 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"/> 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)	APPEAL	
<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

Subdivision: 1 lot into 2 lots

APPLICATION INFORMATION

Applicant/Owner: Samuel Garcia		Phone:
Address: 4515 San Isidro St NW		Email:
City: Albuquerque	State: NM	Zip: 87107
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 all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 4	Block:	Unit:
Subdivision/Addition: Dees Addition	MRGCD Map No.:	UPC Code: 1-013-061-311-045-401-19
Zone Atlas Page(s): F-13	Existing Zoning: R-A	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.68

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4515 San Isidro St Between: Avenida Cristo Rey and: Calle Pequeno

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

PR 2020-003400

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

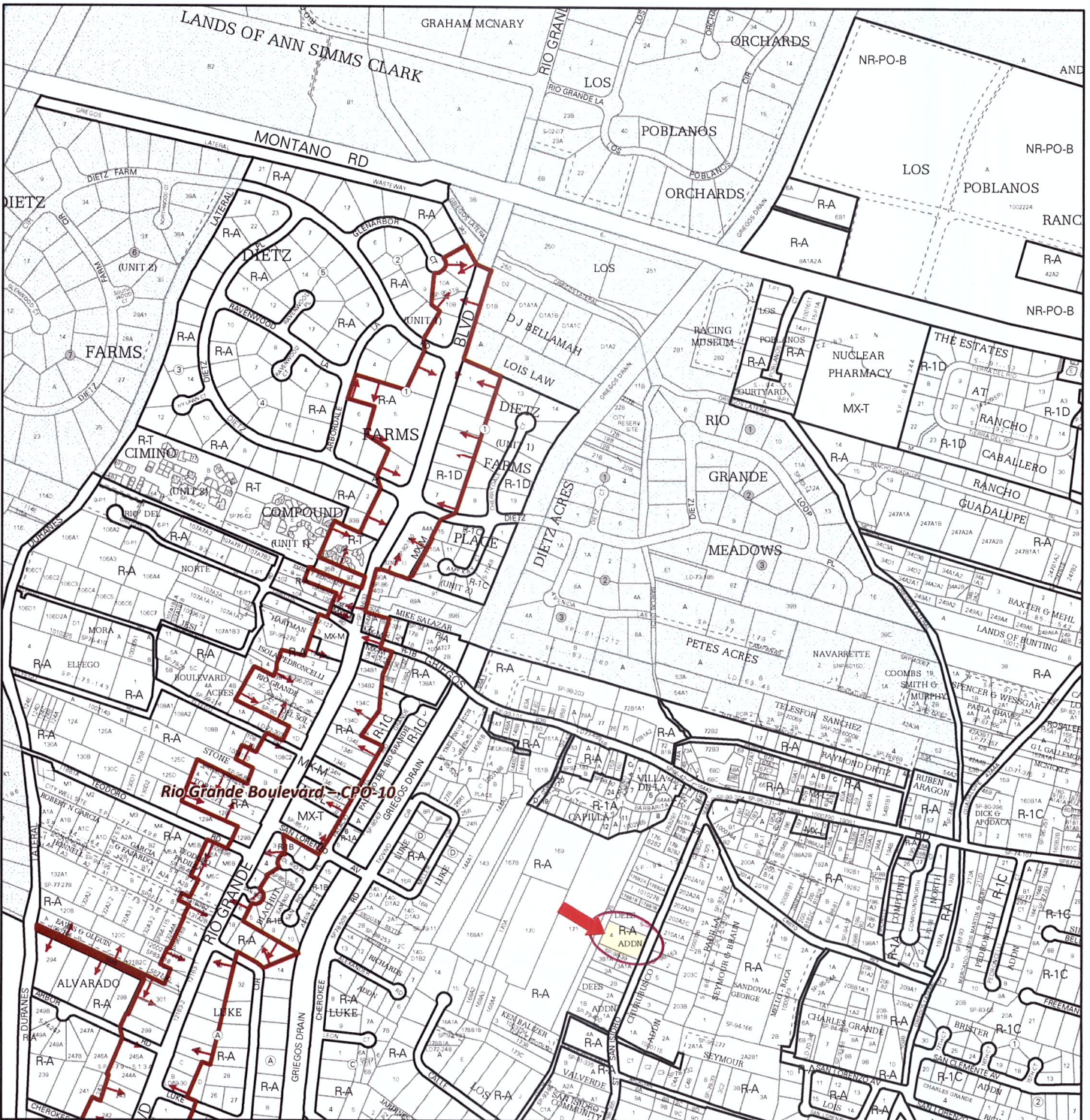
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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

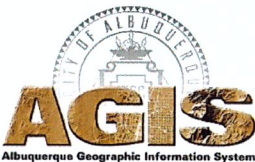
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- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X ___ 4) Letter describing, explaining, and justifying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

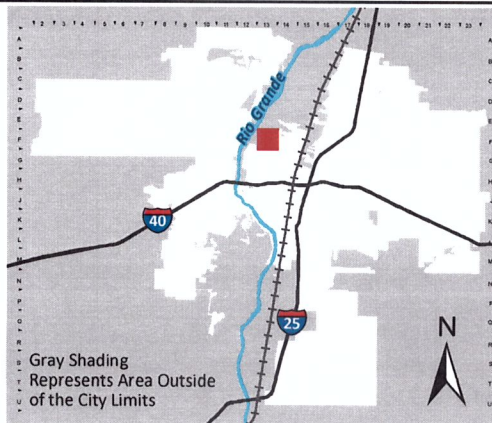


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
F-13-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

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 5, 2024

Development Facilitation Team
City of Albuquerque
600 2nd St NW
Albuquerque NM

RE: LOT 4, DEES ADDITION

Development Facilitation Team:

I would like to request Sketch Plat review and updated DFT comments for a minor subdivision (one lot into two lots) for the above mentioned property. A Sketch Plat was presented to the DRB under PR 2020-003400 / PS 2021-00081 at the July 7, 2021 meeting.

The property owner would like to subdivide existing Lot 4, Dees Addition into two lots. Proposed Lot 4-A is to be 0.4045± net acres Lot 4-B is to be 0.2561± net acres on property zoned R-A (Residential and Agricultural).

The property has an existing single family dwelling on proposed Lot 4-B.

The site is located within the Near North Valley Planning Area and governed by the 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

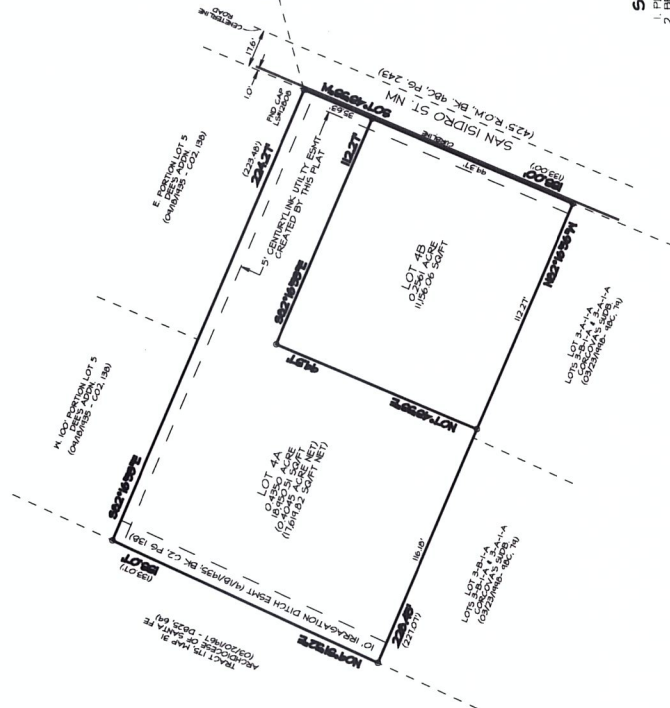
PLAT OF
 LOTS 4-A AND 4-B
 DEES ADDITION
 BEING A REPLAT OF LOT 4
 DEES ADDITION
 PROJECTED SECTION 31,T.11 N.,R.3 E.,N.M.P.M.,
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2023

AGS MONUMENT, L55-206
 FOUND IN PLACE
 NEAR MEXICO STATE PLANE COORDINATES
 X: 1520286.421 US SURVEY FEET
 Y: 1506939.234 US SURVEY FEET
 DELTA ALPHA ANGLE: 0119321.38

AGS MONUMENT, DOUGLAS
 FOUND IN PLACE
 NEAR MEXICO STATE PLANE COORDINATES
 X: 1520286.421 US SURVEY FEET
 Y: 1506939.234 US SURVEY FEET
 DELTA ALPHA ANGLE: 0119321.38



MONUMENT LEGEND
 ○ FOUND PROPERTY CORNER
 ● SET 1/2" REBAR IN CAP
 PS 1102461



SUBDIVISION DATA NOTES

1. THIS WAS A FIELD SURVEY AND EXISTING RECORD INFORMATION IS NOT TO BE RELIED UPON FOR THIS SURVEY.
2. BEARINGS AND DISTANCES ARE BASED UPON AGS MONUMENTS 'DOUGLAS' AND 'L55-206' AS SHOWN THEREON.
3. THIS SURVEY IS BASED UPON A FIELD SURVEY AND EXISTING RECORD INFORMATION IS NOT TO BE RELIED UPON FOR THIS SURVEY.
4. PLAT SHOWS ALL EASEMENTS AND RECORD.
5. DATA WITHIN PARENTHESES () ARE RECORD PER PLAT FILED IN BOOK 602, PAGE 136.
6. NUMBER OF EXISTING CORNERS = 10.
7. NUMBER OF TRACED CORNERS = 2.
8. EXISTING ZONING: R1A.
9. ALL CORNERS SET WITH 1/2" REBAR AND CAP (L510416) UNLESS OTHERWISE INDICATED.
10. HAZARDOUS WASTE INVESTIGATION REPORT DATED SEPTEMBER 26, 2008, ZONE 'X', MAP PANEL: 350010118.6.

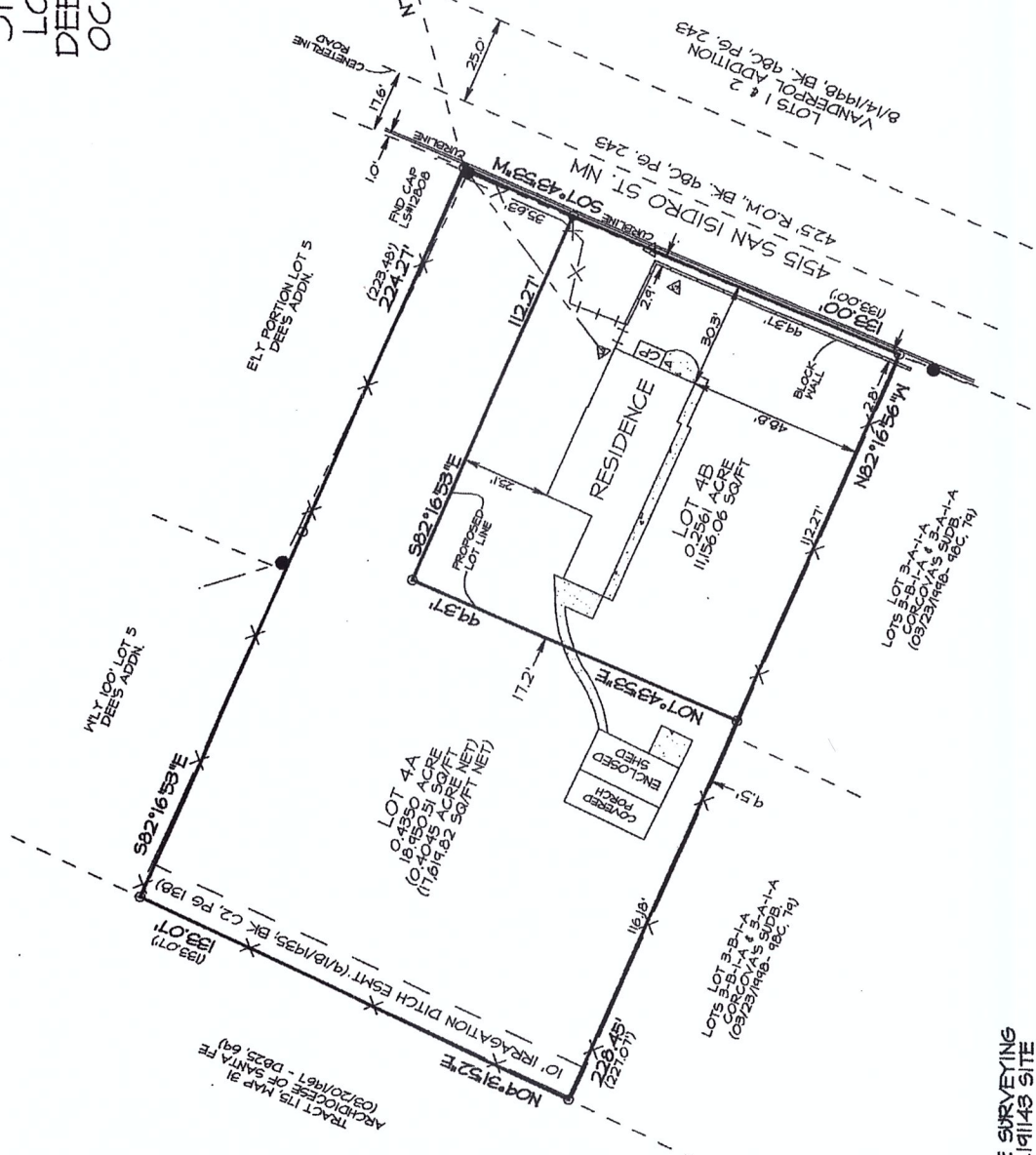
SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO AN EASEMENT OR INTEREST IN THE AREA OF REQUESTED FINAL ACTION. THE SOLAR COLLECTORS FROM BEING INSTALLED OR BARRIERS FROM BEING INSTALLED ON PARCELS WITHIN THE AREA OF THIS PLAT.

ADVANTAGE SURVEYING
 405 MONTANO RD. NA SUITE 6
 245-1212 OFFICE
 246-0833 FAX
 PROJECTING@COMCAST.NET
 191143

SITE PLAN
 LOT 4A & 4B
 DEES ADDITION
 OCTOBER, 2021

A.C.S. MONUMENT "DOUGLAS"
 X=1520286.42
 Y=1505411.50
 CENTRAL ZONE
 G-G= 0.999662452
 DELTA ALPHA= -0°13'53"



ADVANTAGE SURVEYING
 PROJECT L14148 SITE