



**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 P & 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"/> Amendment to Infrastructure List (Form S3)	<input checked="" 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"/> Administrative Decision (Form A)

**BRIEF DESCRIPTION OF REQUEST**

We are requesting of vacation of 16' Alley by +/-155'. See attached drawing.

**APPLICATION INFORMATION**

Applicant/Owner: Michael Dreskin and Ariel Rascon		Phone: 505-
Address: 7800 MERISSA LN NE		Email:
City: Albuquerque	State: New Mexico	Zip: 87122
Professional/Agent (if any): SBS Construction and Engineering, LLC		Phone: 505-804-5013
Address: 7632 William Moyers Avenue, NE		Email: AECLLC@AOL.COM
City: Albuquerque	State: New Mexico	Zip: 87122
Proprietary Interest in Site: Owners	List <u>all</u> owners: Michael Dreskin & Ariel Cano	

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

Lot or Tract No.: (Lot 6-A City's Realty) & (Lots 1-3, Mandell Add.)	Block: 2 ad 9 (mandell)	Unit: 101405933239511301
Subdivision/Addition: City Realty Co. Add. NO 1 & Mandell Add. 2	MRGCD Map No.: n/a	UPC Code: 101405936642511310, 101405936642511310
Zone Atlas Page(s): H-14-Z	Existing Zoning: MX-M	Proposed Zoning same
# of Existing Lots: 4	# of Proposed Lots: 2	Total Area of Site (Acres): +/-2.00 Ares

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 2818 & 2806 4th St., NW      Between: 4th Street, NW      and: 3rd Street, NW

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

DRB 2020-003887

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>Shawn Biazar</i>	Date: 5-9-2023
Printed Name: Shawn Biazar	<input type="checkbox"/> Applicant or <input checked="" 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](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.*

- \_\_\_ 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**

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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 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.*

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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 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.*

- \_\_\_ 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

# *SBS CONSTRUCTION AND ENGINEERING, LLC*

May 9, 2023

City of Albuquerque Planning Department  
PO Box 1293, 600 Second Street, NW  
Albuquerque, NM 87103

**RE: Request Vacation of 16' Public Alley between Lots 6-A, Block 2, City Realty Co's Addition no. 1, and Lots 1 Thru 3, Block 9, Mandell Addition No. 2, 2818 4<sup>th</sup> Street., NW, Albuquerque, NM 87107, Zone Atlas Page H-14-Z**

To Whom it May Concern:

SBS Construction and Engineering, LLC, on behalf of the owners of above referenced properties is requesting Vacation of 16' Public Alley. The site is located between 2800 and 2818 4<sup>th</sup> NW. This 16' wide Alley by +/- 155' long and is located in the middle Lot 6-A, Block 2, Cit Realty Co's addition No. 1 and Lots 1 thru 3, Block 9, Mandel Addition No. 2, see attached zone map and plan for referenced. This alley mostly was used for the adjacent properties. At this time there are only two property owners and they'd like to vacate this ally and add it to their properties. The alley is not being used for any purpose and at one time was used by several homeless people. The owners have fenced it off so no one can enter at this time.

Attached please find copy of the plan showing the loacation of the alley to be vacated and as well as original plat that created the Alley.

If you require additional information regarding this project, please do not hesitate to contact me at (505) 804-5013.

Sincerely,



Shawn Biazar, Managing Member

Enclosures  
JN: 202312

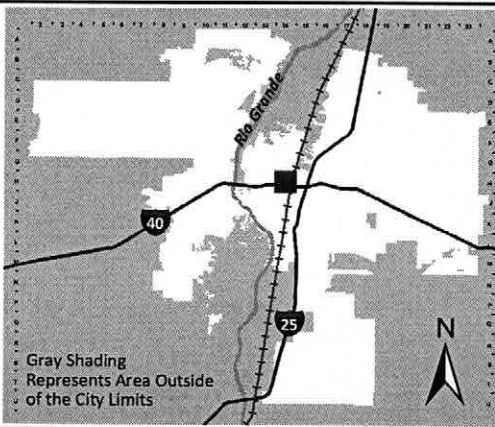


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



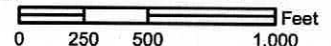
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



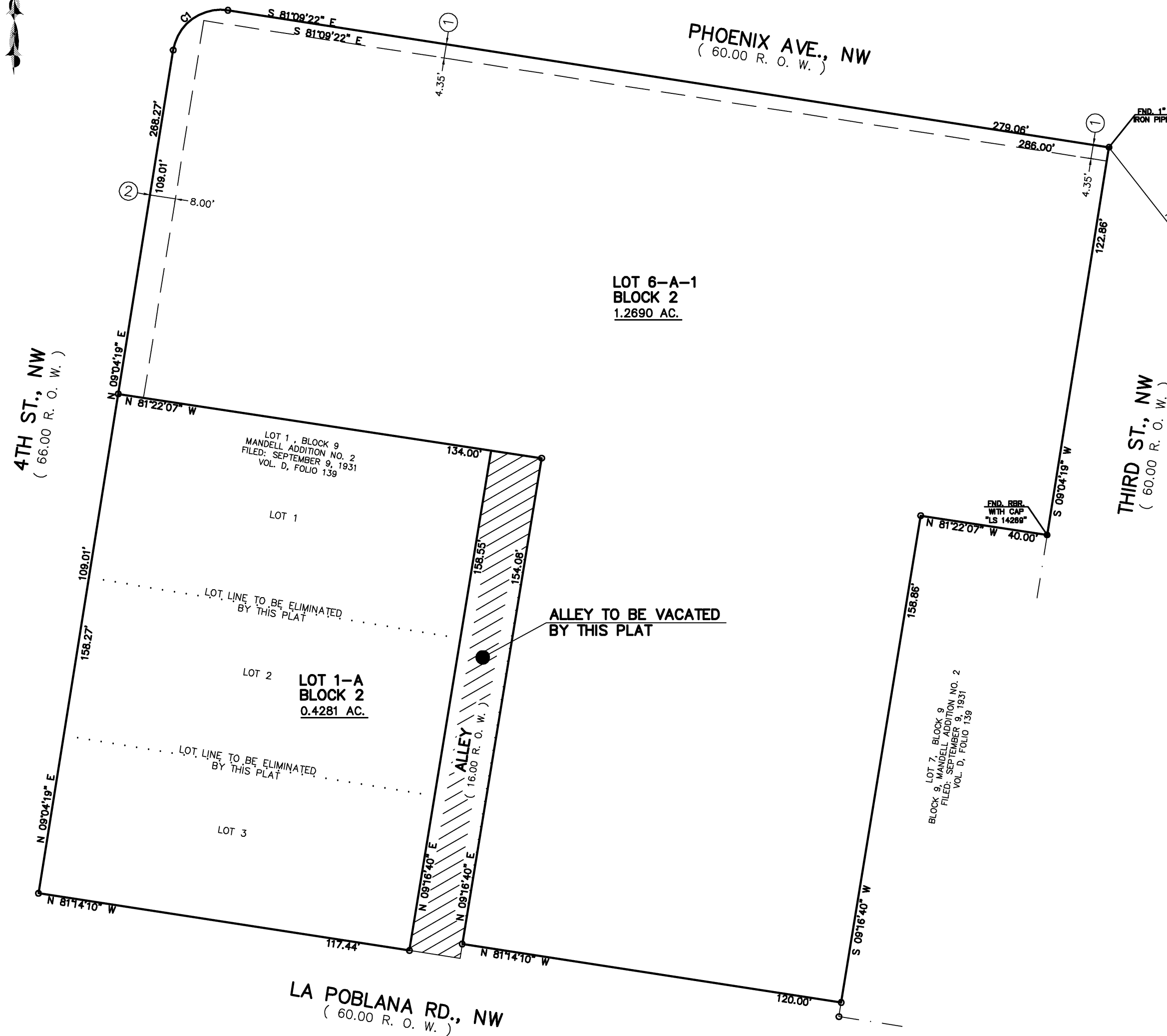
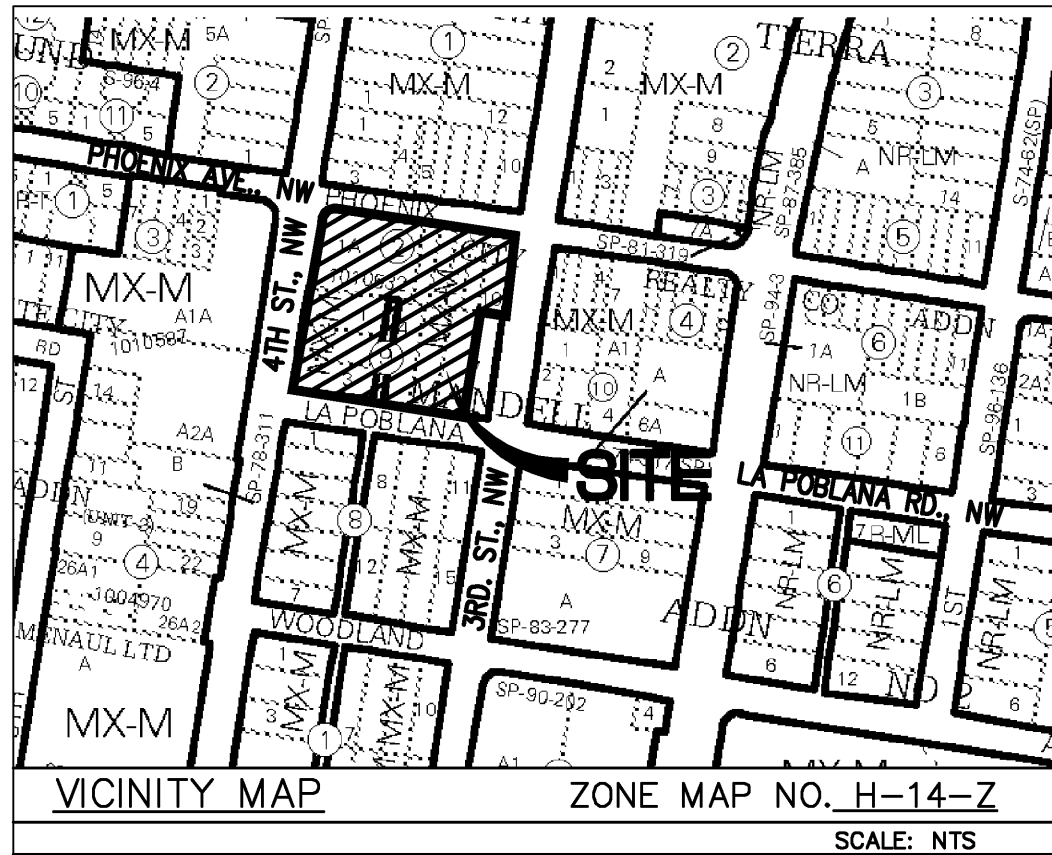
Gray Shading  
Represents Area Outside  
of the City Limits

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

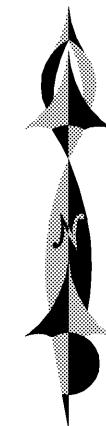
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



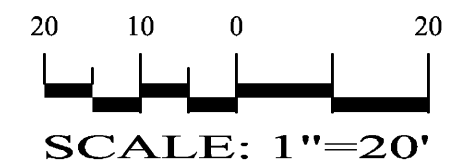
PLAT OF  
 LOTS 6-A-1 AND 1-A  
 BLOCK 2  
 CITY REALTY Co. ADDITION NO. 1  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2023



ACS MONUMENT "A-438"  
 NM STATE PLANE COORDINATES  
 CENTRAL ZONE  
 X = 1,523,137.246 (US SURVEY FEET)  
 Y = 1,495,747.494 (US SURVEY FEET)-NAD 1983  
 EL = 4975.35(US SURVEY FEET)-NAVD 1988  
 G-C = 0.999681662  
 DELTA ALPHA = -00° 13' 31.98"



GRAPHIC SCALE



EASEMENT NOTES:

- ① EXISTING 4.35' SIDEWALK EASEMENT, FILED 11-23-2021, BOOK 2021C, PAGE 132, DOC.# 2021138239.
- ② EXISTING 8.00' SIDEWALK EASEMENT, FILED 11-23-2021, BOOK 2021C, PAGE 132, DOC.# 2021138239.

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	89°46'19"	23.50'	15.00'	21.17'	N53°57'28"

SBS CONSTRUCTION  
 AND ENGINEERING, LLC

7632 WILLIAM MOYERS AVE., NE  
 ALBUQUERQUE, NEW MEXICO 87122  
 (505)804-5013

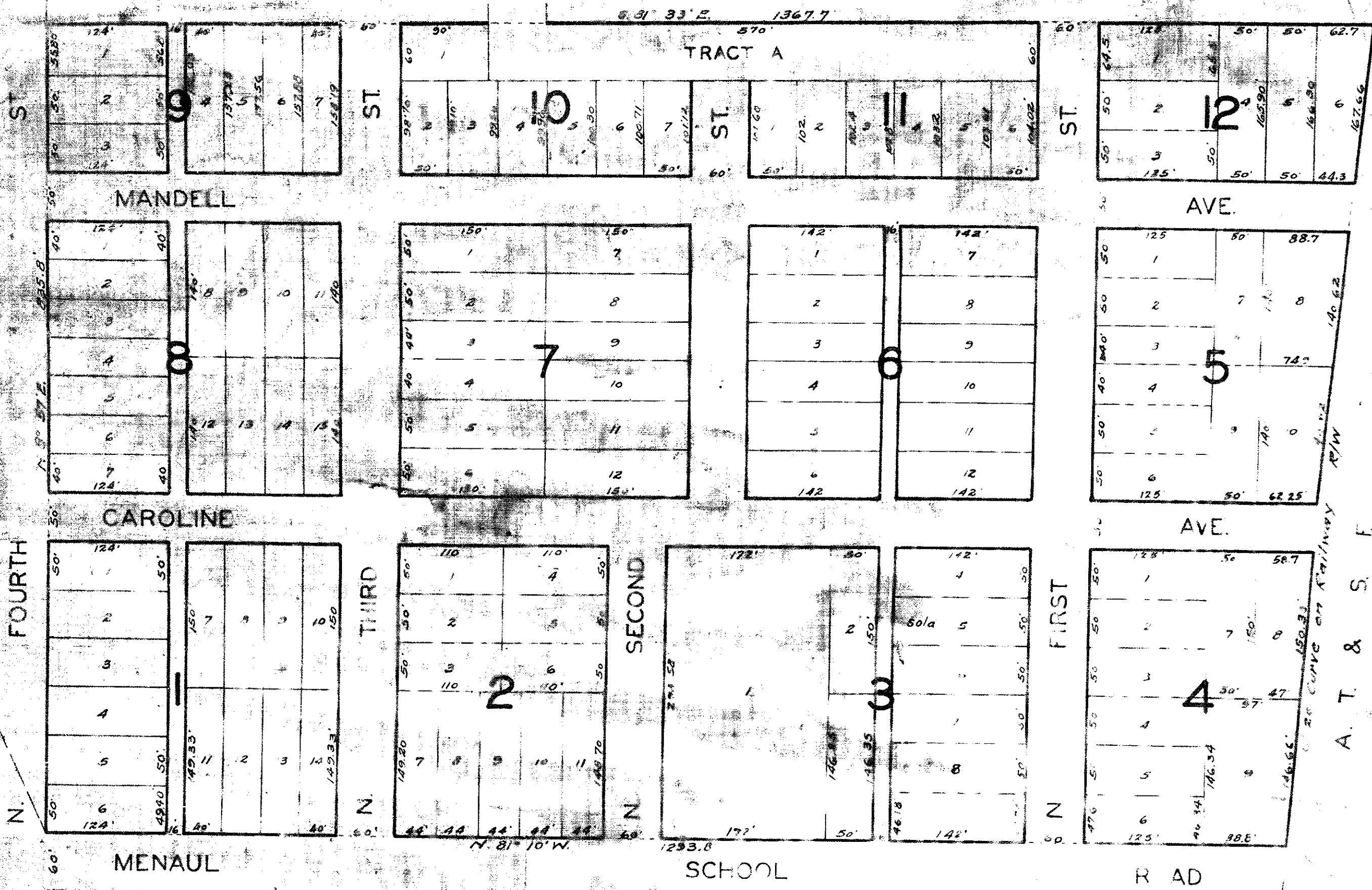
# AMENDED PLAT OF MANDELL ADDITION NO. 2

TO THE CITY OF  
ALBUQUERQUE NEW MEXICO

SCALE: 1 IN = 100 FEET

SURVEY & PLAT BY ROSS ENGINEERING OFFICE  
MARCH 1931

CITY REALTY CO'S. ADDITION NO. 1



N 15° 22' 30" E 225.8  
 BETWEEN SECTIONS 5 & 8 T. 10 N. R. 17 W. AS SHOWN ON BERRY'S SURVEY SHEET No. 22

The foregoing subdivision of that certain tract of land situated in School District No. 11, Bernalillo County, New Mexico, and bounded on the North by the City Realty Co's. Addition No. 1, on the South by Menaul School Road, on the East by the A. T. & S. F. Railway and on the West by Fourth Street, and more particularly described as follows:

Beginning at the southwest corner, a point on the east side of North Fourth Street, to the North line of the block of Ross, and thence to the corner between Sections 5 and 8, Township 10 North, Range 17 East, N.M.P.M., a show to Bernalillo County Survey Sheet 31, to the corner 110.00 feet distant; thence S. 61° 33' E. 1367.7 feet to the Northeast corner;

Thence in a southeasterly direction following a 0° 20' curve to the left to the East line of the A.T. & S.F. Railway 50 feet to the southeast corner; thence S. 81° 30' E. along the North line of Menaul School Road 172.8 feet to the place of beginning.

Surveys, platted and subdivided in the same appears herein, to-wit: blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, amended, being a re-plat of original Mandell Addition No. 1, which was filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 13th, 1921, in accordance with the desires of the undersigned owners of said property.

*M. Mandell*  
*Marie Mandell*  
 Owners and co-owners.

State of New Mexico, County of Bernalillo, ss. Marie Mandell and Marie Mandell, the persons whose names are subscribed to the foregoing plat, do hereby certify that they executed the same as their free act and deed. My commission expires March 31, 1932.

*Samuel W. Ross*  
 Notary Public.

I, O.B. Boyer, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the Amended Plat of Mandell Addition No. 2, upon which this certificate appears, and have approved the same this 11th day of March, 1931.

*O.B. Boyer*  
 County Surveyor.