



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			
Eliminate interior lots lines between 3 existing lots to create one lot.			
APPLICATION INFORMATION			
Applicant/Owner: Joe Grady, Grady Group LLC.		Phone: (505) 330-7999	
Address: P.O. Box 30801		Email: joegrady6@hotmail.com	
City: Albuquerque	State: NM	Zip: 87109	
Professional/Agent (if any): CSI-Cartesian Surveys Inc.		Phone: (505) 896-3050	
Address: P.O. Box 44414		Email: cartesiandenise@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site: Grady Group LLC.		List <u>all</u> owners: D & S One, Inc.	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 7, 8 and 9		Block: 32	Unit:
Subdivision/Addition: Terrace Addition		MRGCD Map No.:	UPC Code: 101505716619831508
Zone Atlas Page(s): K-15-Z	Existing Zoning: MX-M		Proposed Zoning MX-M
# of Existing Lots: 3	# of Proposed Lots: 1		Total Area of Site (Acres): 0.4541
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 1203 Coal Ave SE		Between: Cedar St SE	and: Sycamore St SE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2021-005037; PS-2023-00001			
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>Denise King</i>		Date: 3/3/2023	
Printed Name: Denise King		<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 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.*

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- 2) Form S3 with all the submittal items checked/marked
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- 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

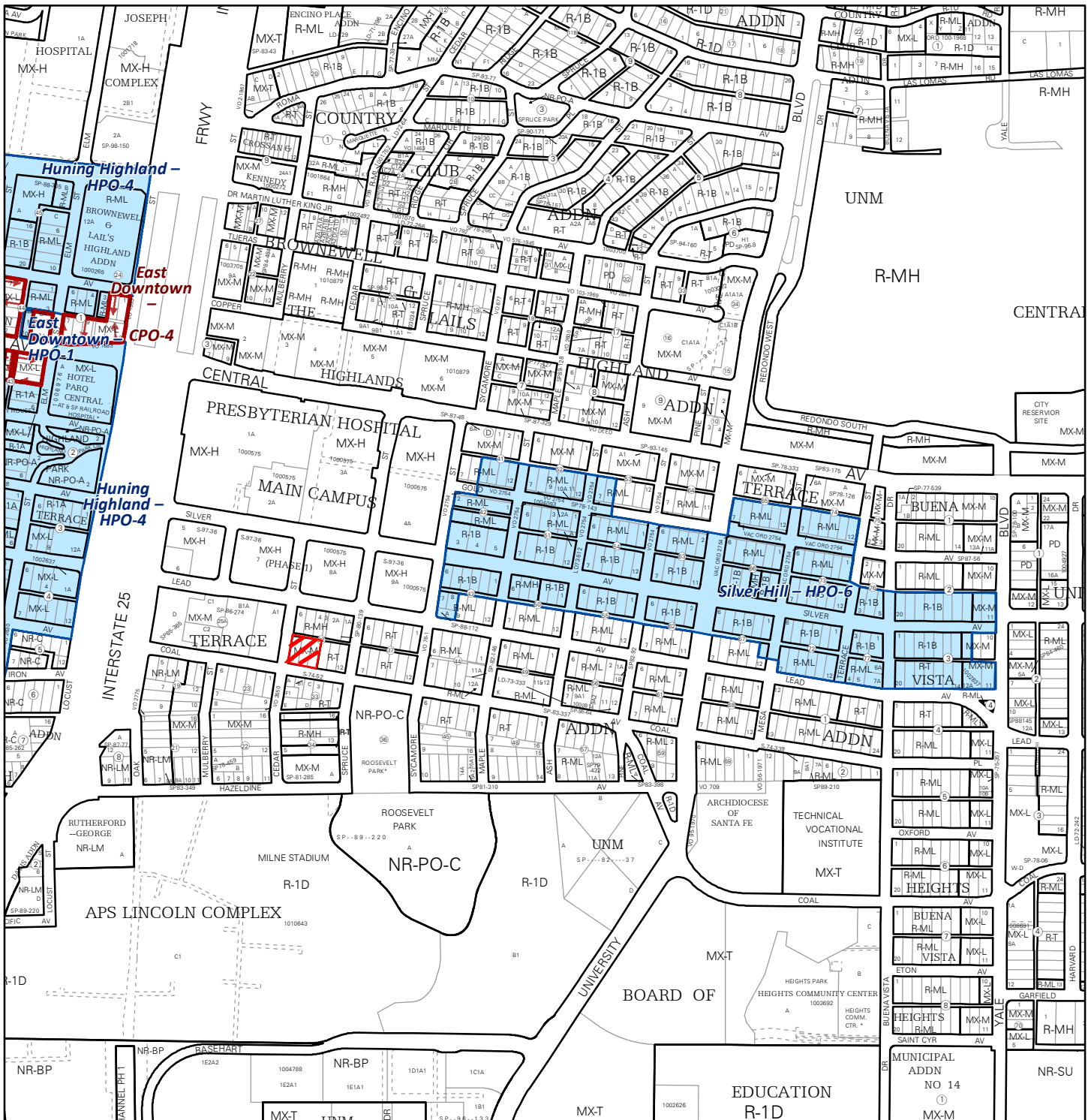
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- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- 6) Preliminary Plat or Site Plan
- 7) Copy of DRB approved Infrastructure List
- 8) Copy of recorded IIA

X SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

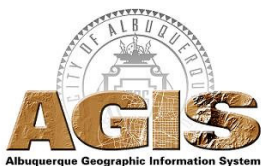
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- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Letter describing, explaining, and justifying the request
- 6) 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

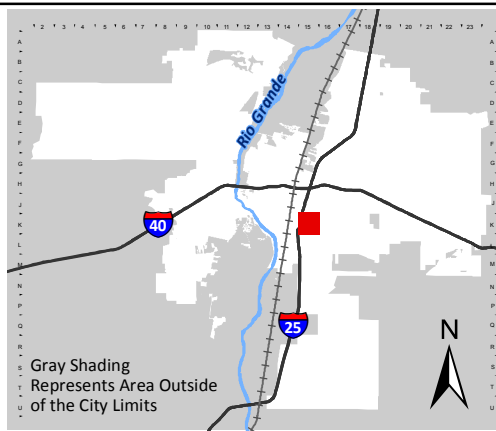


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

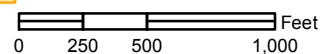


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: K-15-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



Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

March 3, 2023

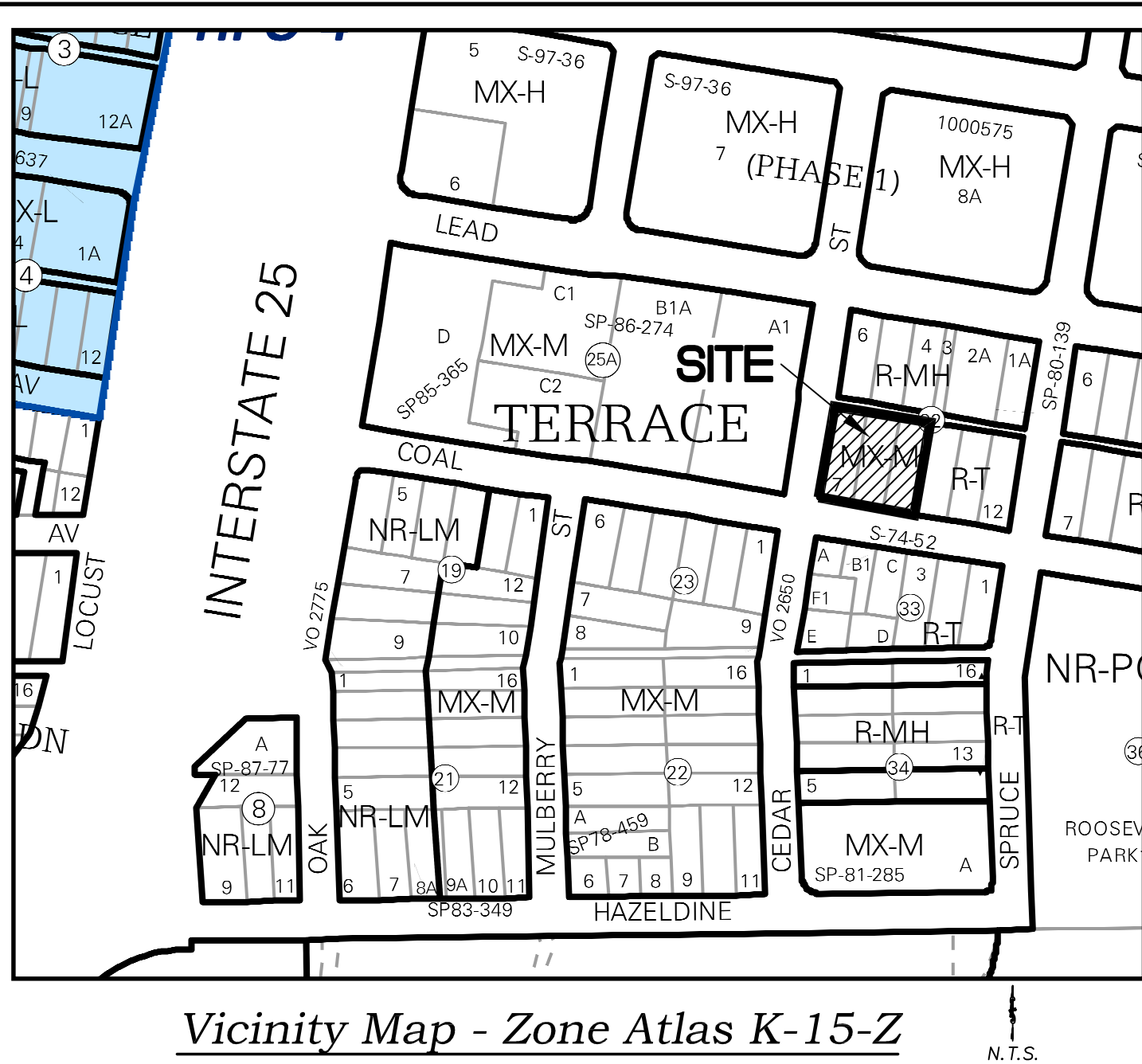
Development Facilitation Team
City of Albuquerque

Re: Sketch Plat Review for Proposed Lot 7-A, Block 32, Terrace Addition

Members of the Board:

Cartesian Surveys is acting as an agent for D & S One, Inc. and Grady Group LLC. and requests sketch plat review of our plat to take three existing lots, being Lots 7-9, Block 32, Terrace Addition and eliminating the existing lot lines between these three existing lots to subdivide and create one new lot entitled Lot 7-A, Block 32, Terrace Addition. The property is located at 1203 Coal Ave SE and is located on the NE corner of Coal Ave SE and Cedar St SE. The property is currently zoned as MX-M (Mixed Use – Moderate Intensity Zone District).

Thank you for your time and consideration,
Denise King



Vicinity Map - Zone Atlas K-15-Z

N.T.S.

Indexing Information

Projected Section 21, Township 10 North, Range 3 East, N.M.P.M. within the Town of Albuquerque Grant
 Subdivision: Terrace Addition
 Owner: D & S One, Inc.
 UPC #: 101505716619831508

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Legal Description

LOTS NUMBERED 7, 8 AND 9 IN BLOCK NUMBERED 32 OF THE TERRACE ADDITION IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 15, 1910, IN BOOK C2, PAGE 71.

Subdivision Data

GROSS ACREAGE. 0.4541 ACRES
 ZONE ATLAS PAGE NO. K-15-Z
 NUMBER OF EXISTING LOTS. 3
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0.000 MILES
 MILES OF HALF-WIDTH STREETS. 0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.000 ACRES
 DATE OF SURVEY. FEBRUARY 2023

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. A MORE CURRENT TITLE COMMITMENT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY AND THEREFORE ANY EASEMENTS THAT EXIST THAT THIS SURVEYOR WAS NOT MADE AWARE OF ARE NOT SHOWN HEREON.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101505716619831508

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lot 7-A, Block 32
 Terrace Addition
 Being Comprised of
 Lots 7-9, Block 32
 Terrace Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2023**

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCFA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE 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.

BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Documents

1. PLAT OF RECORD FOR TERRACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 15, 1910, IN BOOK C2, PAGE 71.
2. QUITCLAIM DEED FOR SUBJECT PROPERTY FROM D & S NO. 1, INC. TO D & S ONE, INC., FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 14, 2006, IN BOOK A112, PAGE 1020, AS DOCUMENT NO. 2006021110.
3. SCHEDULE A FROM ALTA OWNER'S POLICY, DATED MAY 1, 1974 AND HAVING POLICY NO. D-34663.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

JOSEPH GRADY, MANAGING MEMBER DATE
 D & S ONE, INC.

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: JOSEPH GRADY, MANAGING MEMBER, D & S ONE, INC.

BY: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**Plat for
Lot 7-A, Block 32
Terrace Addition
Being Comprised of
Lots 7-9, Block 32
Terrace Addition
City of Albuquerque
Bernalillo County, New Mexico
March 2023**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/15/1910, C2-71)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, 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 purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 building, sign, pool (aboveground 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 transformer/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, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

CSI-CARTESIAN SURVEYS INC.

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

Sheet 2 of 2
230253

ACS Monument " 9-J15 "
NAD 1983 CENTRAL ZONE
X=1526869.928*
Y=1489021.809 *
Z=5093.057 * (NAVD 1988)
G-G=0.999675053
Mapping Angle=-0°13'05.60"
*U.S. SURVEY FEET

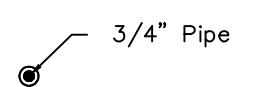
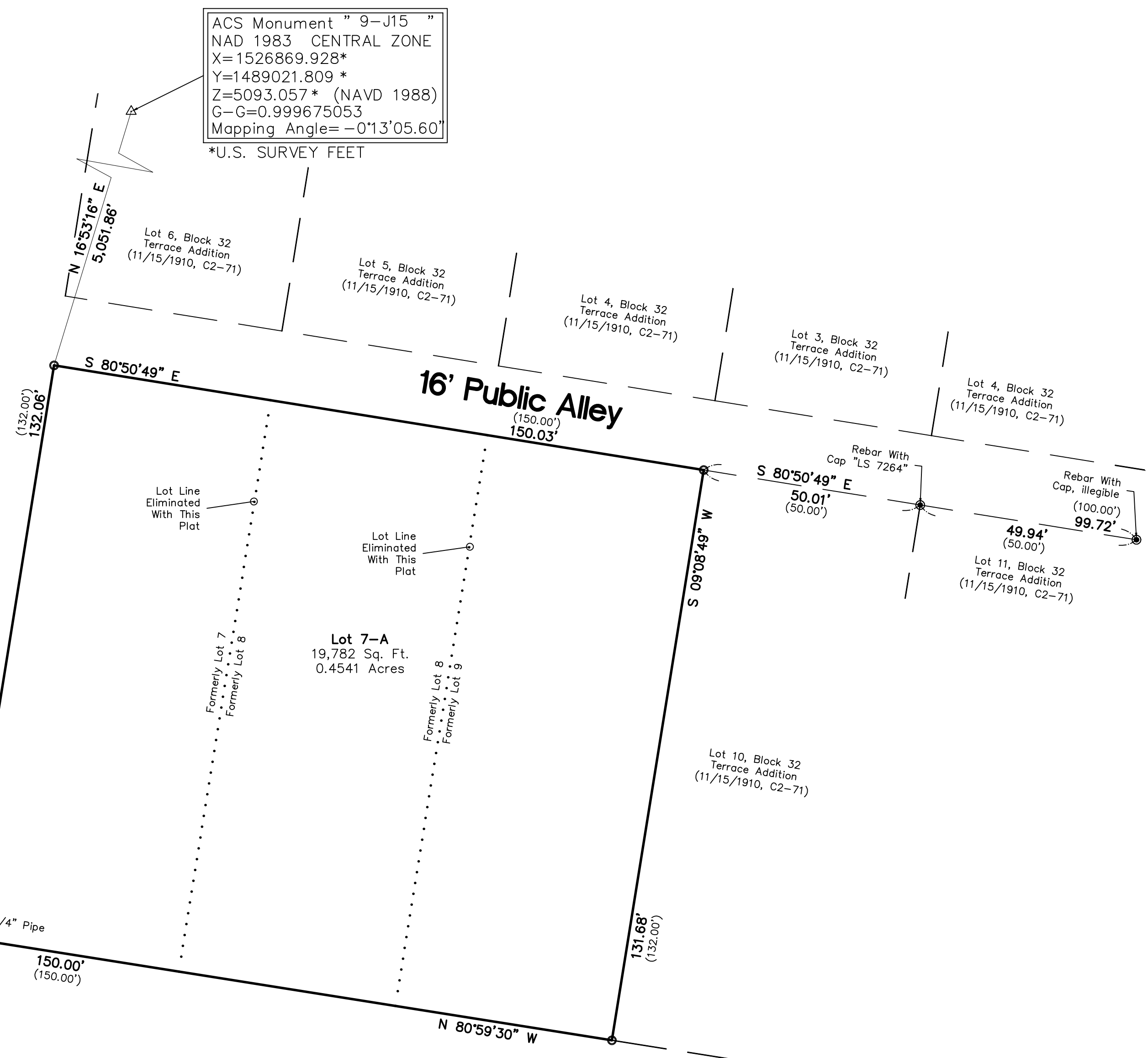


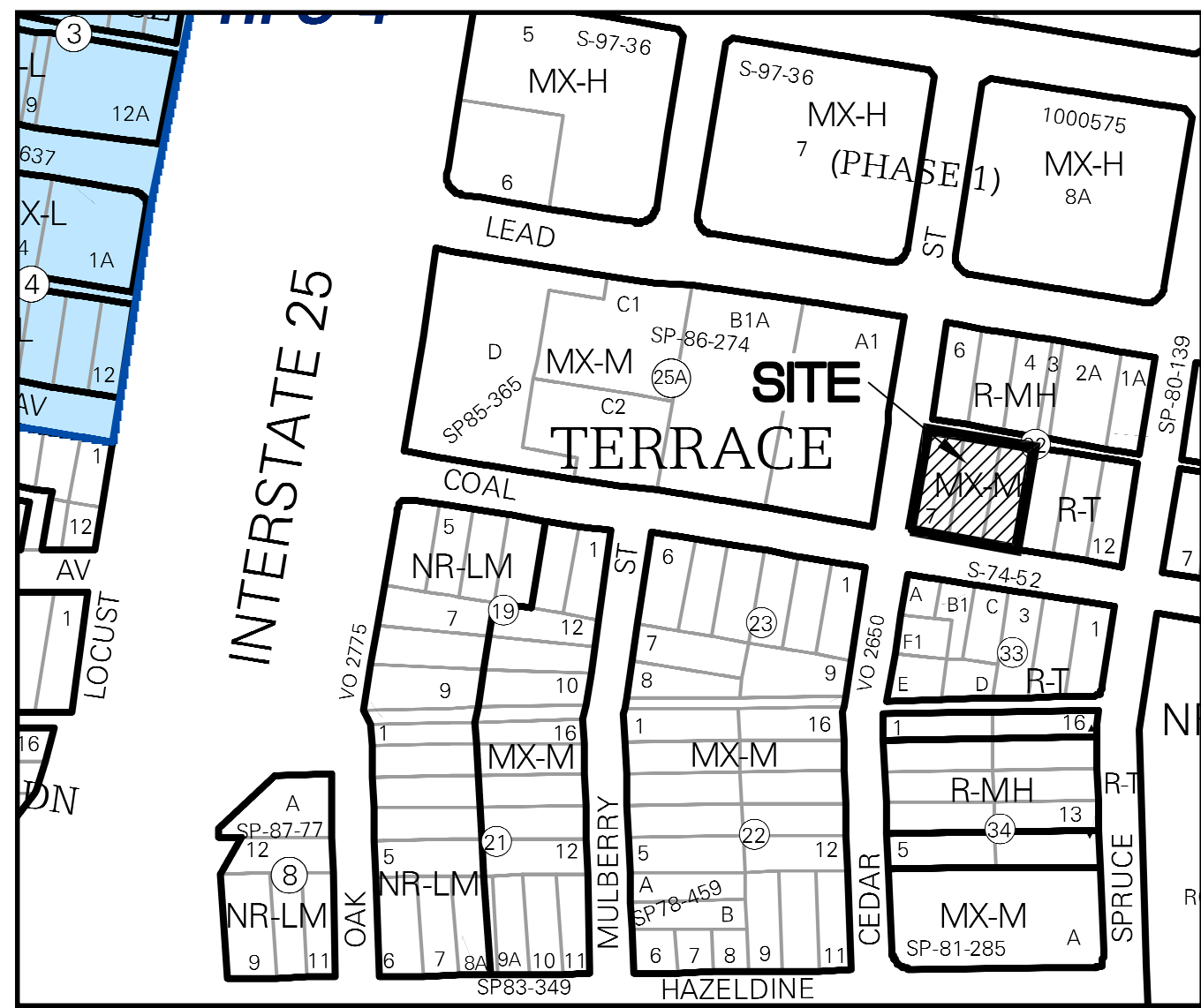
ACS Monument " 10-L14 "
NAD 1983 CENTRAL ZONE
X=1519873.633*
Y=1480983.635 *
Z=4954.577 * (NAVD 1988)
G-G=0.999683551
Mapping Angle=-0°13'53.32"
*U.S. SURVEY FEET

Cedar Street SE
(60' R/W)

Coal Avenue SE
(80' R/W)

16' Public Alley
(150.00')
150.03'





Vicinity Map - Zone Atlas K-15-Z

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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	CONCRETE
▨	BLOCK WALL
○—○	CHAINLINK FENCE
—RR—	RAILROAD TIES
—//—	WOOD FENCE
■	BOLLARD
□	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↪	ANCHOR
□	PULL BOX
⊙	WATER METER
Ⓜ	MAILBOX
⊠	IRRIGATION BOX
■	STORM DRAIN INLET
—OR—	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY

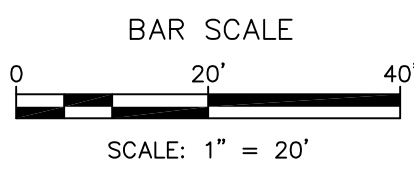
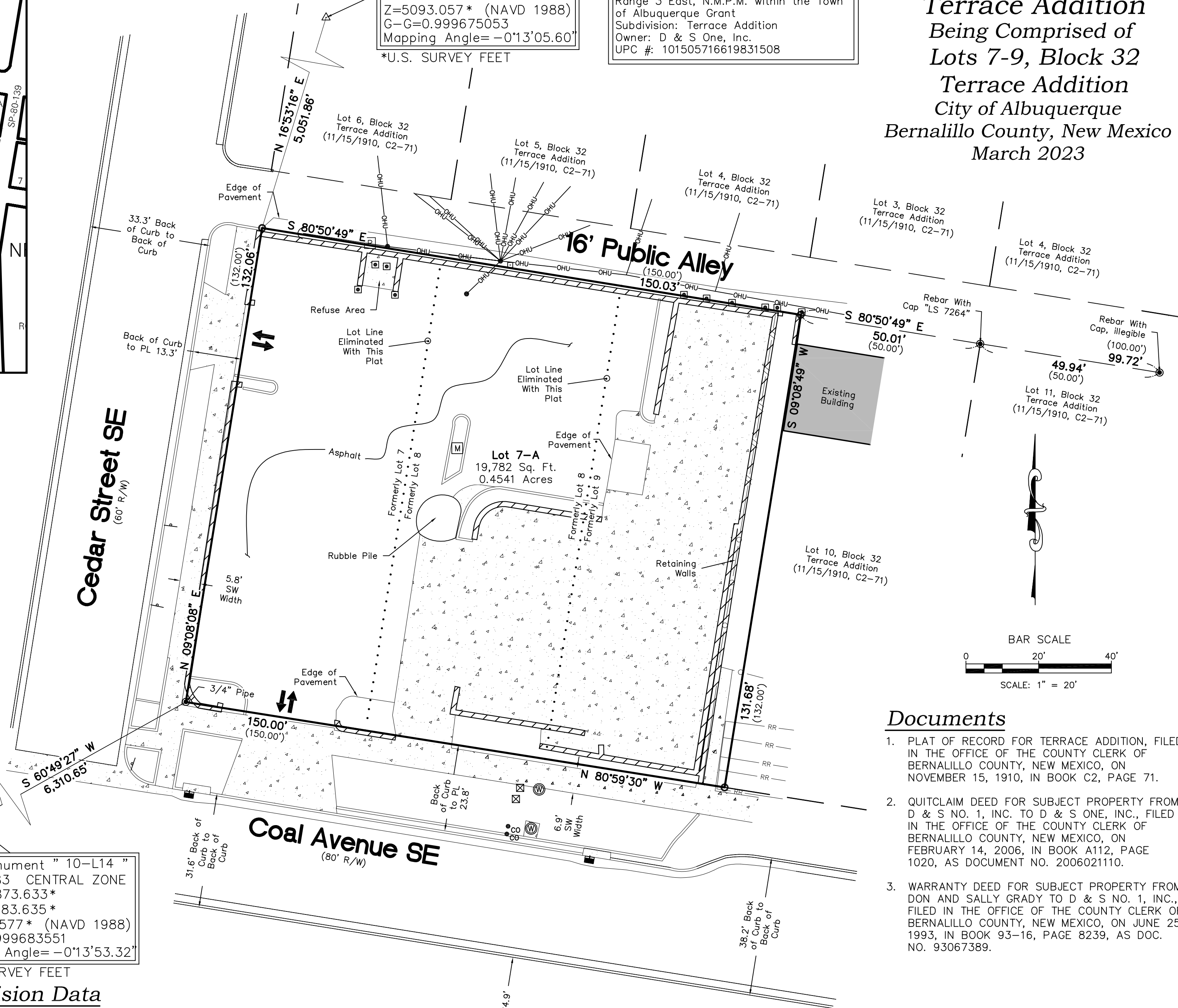
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NUMBER OF LOTS CREATED.....	1
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MILES OF HALF-WIDTH STREETS.....	0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.000 ACRES
DATE OF SURVEY.....	FEBRUARY 2023



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3. WARRANTY DEED FOR SUBJECT PROPERTY FROM DON AND SALLY GRADY TO D & S NO. 1, INC., FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 25, 1993, IN BOOK 93-16, PAGE 8239, AS DOC. NO. 93067389.

CSI-CARTESIAN SURVEYS INC.

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