



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 SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

Subdivision: 3 lots from 1 lot

APPLICATION INFORMATION

Applicant/Owner: Oblester and Remedios Romero		Phone:
Address: 4732 Woodward Ln NW		Email:
City: Albuquerque	State: NM	Zip: 87120
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: Lands of Oblester Romero	MRGCD Map No.:	UPC Code: 1-011-061-088-248-308-14
Zone Atlas Page(s): F-11	Existing Zoning: R-T	Proposed Zoning n/a
# of Existing Lots: 1	# of Proposed Lots: 3	Total Area of Site (Acres): 1.0594

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4738 Westward Ln Between: Atrisco Dr and: Northern Trl

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

PR 2021-005927

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: 3/25/2024
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

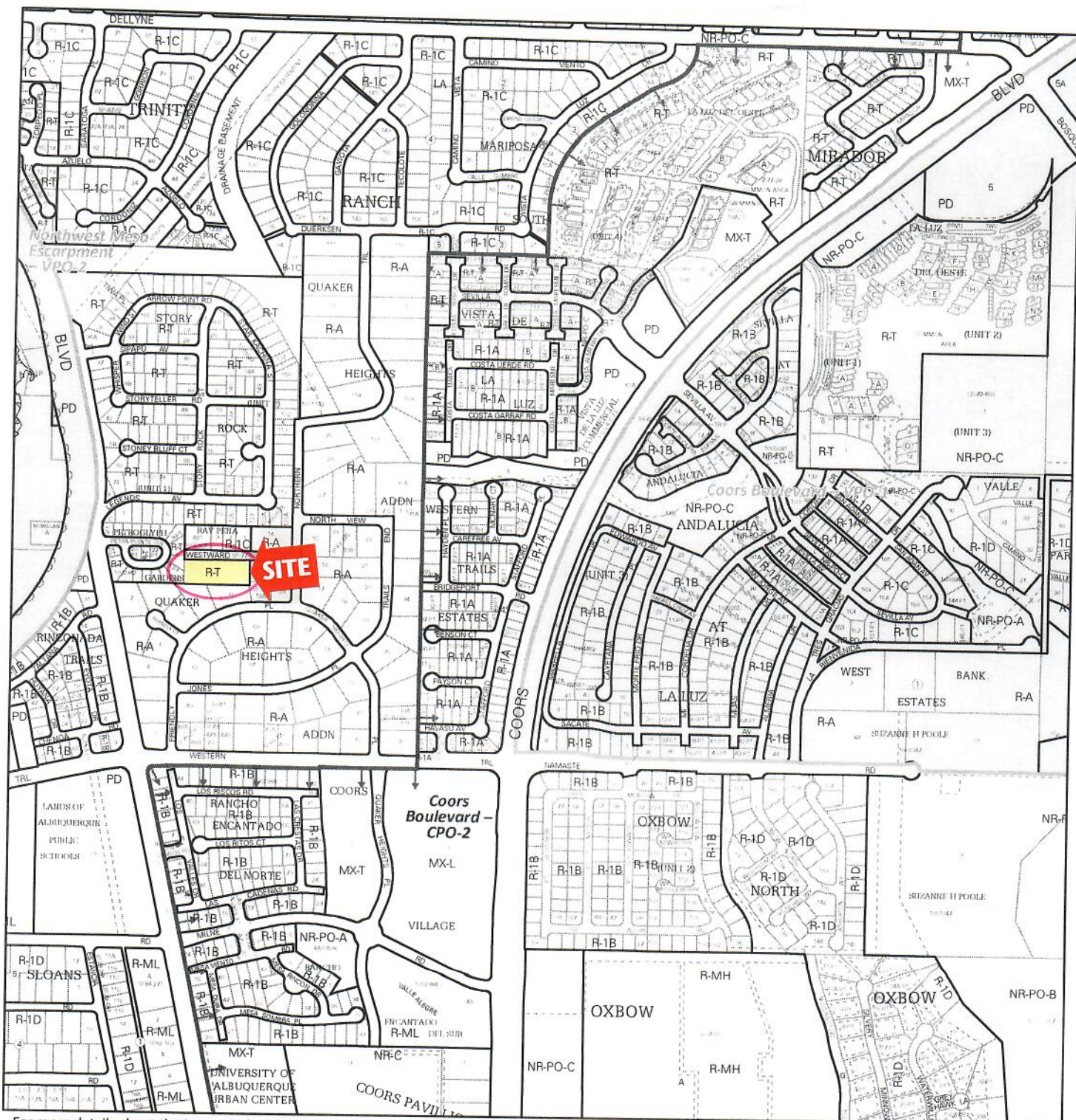
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

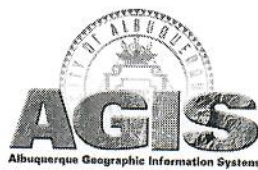
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- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X ___ 4) Letter describing, explaining, and justifying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

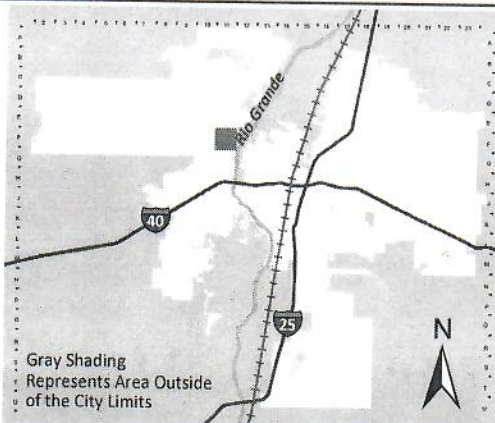


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



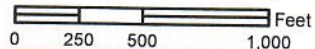
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page: F-11-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



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

March 25, 2024

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

RE: LOT 4, LANDS OF OBLESTER A. ROMERO

Development Facilitation Team:

I would like to request Sketch Plat review and updated DFT comments for a minor subdivision (one lot into three lots) for the above mentioned property. A Sketch Plat was presented to the DRB under PR 2021-005927 / PS 2021-00104 at the September 1, 2021 meeting.

The property owner would to create three (3) lots from one existing lot known as Lot 4, Lands of Oblester A. Romero. Proposed Lot 4-A is to be 0.4238± net acres, Lot 4-B at 0.2114± net acres and Lot 4-C at 0.4242± net acres on property zoned R-T (Residential – Townhouse) on a total of 1.0594± acres.

The site is currently developed with a single family residence on proposed Lot 4-A.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the West Mesa Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP
Principal

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- RECORDING STAMP
- FOUND AND USED MONUMENT AS DESCRIBED
- PLASTER CAP FOR 1998" DIAMETER SURVEY
- FORMER ALUMINUM ADS MONUMENT
- ALUMINUM ADS MONUMENT
- ALUMINUM ADS MONUMENT

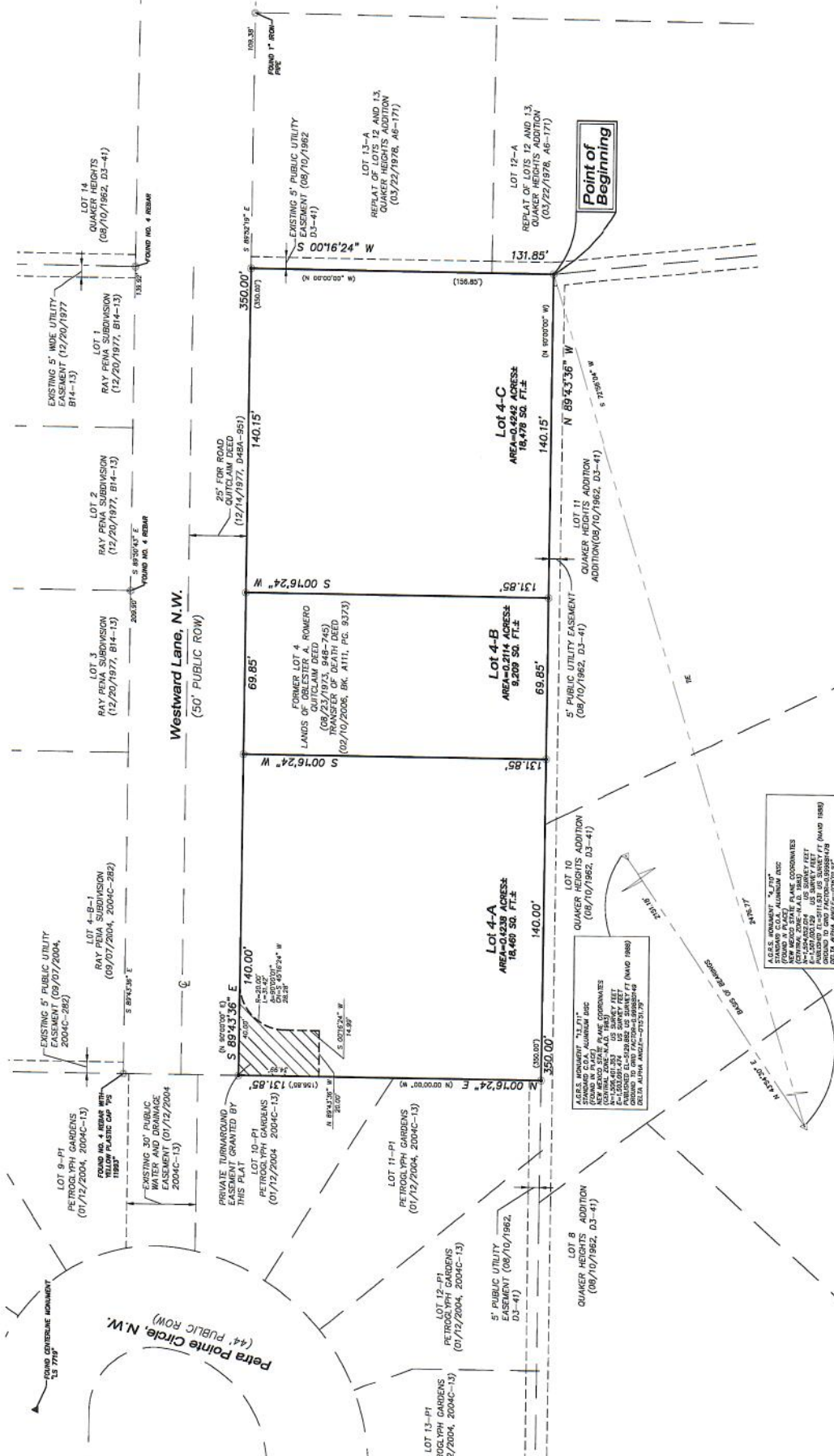


RECORDING STAMP

Plat of
Lots 4-A, 4-B and 4-C

Lands of Remedios Romero

Section 35, Township 11 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
February 2023



COORDINATE AND DIMENSION INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK	
NAD83	GRID	PROPERTY OWNER	OBLESTER A & REMEDIOS ROMERO
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	STANDARD	SUBDIVISION NAME	LANDS OF REMEDIOS ROMERO
GRID TO GROUND: 1.000192884	NO	UPC	101106108624830814
GROUND TO GRID: 0.999806125	NO	COUNTY	ALBUQUERQUE
		CITY	BERNALILLO
		STATE	NM
		RANGE	2 EAST
		TOWNSHIP	11 NORTH
		SECTION	35
		LAND GRANT	N/A
		PLAT INFORMATION	
		DATE OF SURVEY	07/17-19/2021
		CREW/TECH:	MTI/MT JR
		DRAWN BY:	JK
		CHECKED BY:	LMI
		PSI JOB NO	216082P
		SHEET NUMBER	2 OF 2



Office Location:
508 N. 1st St. N.W.
Albuquerque, NM 87113

508.866.8700
508.866.7900 FAX

