



Effective 12/15/2022

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

Divide one (1) existing lot into three (3) new lots and dedicate easements as shown.

APPLICATION INFORMATION

Applicant/Owner: Danny Spurlock		Phone: (505) 362-8903
Address: 555 The Esplande Apt. 1003		Email: jag@jagpandz.com
City: Venice	State: FL	Zip: 34285-1538
Professional/Agent (if any): Juanita Garcia, JAG Planning & Zoning, LLC		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Property Owner	List <u>all</u> owners: Luxury Design Builders	

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

Lot or Tract No.: 17 Tract 2	Block: 4	Unit: 3
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: 101906425433420216
Zone Atlas Page(s): C-19	Existing Zoning: R-1(A)	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: 3	Total Area of Site (Acres): .6148

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Wyoming Blvd	Between: Alameda Blvd NE	and: Signal Ave NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1003904, PR-2021-006308, PS-2021-000156

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>Juanita Garcia</i>	Date: 1/19/2023
Printed Name: Juanita Garcia	<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.

- ___ 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

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



January 19, 2023

Development Hearing Officer
Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Danny Spurlock, respectfully requests your review of a proposed Sketch Plat Application for the location of an existing lot located at the NW corner of Wyoming Blvd and Signal Ave NE, legally described as **Lot 17, Block 4, North Albuquerque Acres, Tract 2, Unit 3**, containing approximately .7096 acres. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

The applicant intends to divide the existing lot to create three (3) separate lots, create a private road to the proposed lots, dedicate a portion of the property as right-of-way along Wyoming Blvd and Signal Ave and dedicate easements for utilities. The proposed lots will be **Lots 1, 2 & 3, La Cueva Views Subdivision** with a minimum lot size of .1151 acres.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Lot numbered Seventeen (17), Block numbered Four (4), Tract 2, Unit 3, North of the Eastern portion of the County Clerk of Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20.

LESS THAN AND EXCEPTING:
An Easterly portion conveyed to the City of Albuquerque by that certain Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Book 452, page 6607 as Document No. 2003046701.
Said remainder of Lot 17 contains 0.7098 acres, more or less.

FREE CONSENT AND DEDICATION

SUBVERTED and REPLATED and now comprising PLAT OF LOTS 1 THRU 3, LA CUEVA VIEWS (BEING A REPLAT OF LOT 17, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO. The undersigned, DANNY SPURLOCK, owner, consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s), thereof, Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque, New Mexico, and the undersigned hereby irrevocably and exclusively (proprietor(s) do hereby grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to do.

OWNERS)

Lot 17, Block 4, Tract 2, Unit 3
North Albuquerque Acres

OWNERS(S):

Luxury Design Builders, LLC,
a New Mexico limited liability company

By: _____

Danny Spurlock, an unmarried man
as Tenants in common

By: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____

Notary Public _____ My commission expires _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____

Notary Public _____ My commission expires _____

PLAT OF
LOTS 1 THRU 3
LA CUEVA VIEWS
(BEING A REPLAT OF LOT 17, BLOCK 4,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2023

DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- a. Plat entitled "PLAT FOR EAGLE SPRINGS, UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Plat Book 2003C, Page 75.
- b. Plat entitled "VILLA DE LA CUEVA, SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 6, 2004 in Plat Book 2004C, Page 315.
- c. Plat entitled "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20.
- d. Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Book 452, page 6607 as Document No. 2003046701.

SECTION 14-4-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting the installation, use, or operation of solar energy collecting devices which are used for the purpose of generating solar energy. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Area of minimal flood hazard) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 55001C0141 G, dated September 26, 2008.



LOT 4
VILLA DE LA CUEVA
SUBDIVISION
Filed 10-06-2004, BK. 2003C, Pg. 318

LOT 5
VILLA DE LA CUEVA
SUBDIVISION
Filed 10-06-2004, BK. 2003C, Pg. 318

LOT 1-P1
EAGLE SPRINGS
UNIT 2
Filed 03-24-2003, BK. 2003C, Pg. 75

LOT 2-P1
EAGLE SPRINGS
UNIT 2
Filed 03-24-2003, BK. 2003C, Pg. 75

LOT 3-P1
EAGLE SPRINGS
UNIT 2
Filed 03-24-2003, BK. 2003C, Pg. 75

LOT 4-P1
EAGLE SPRINGS
UNIT 2
Filed 03-24-2003, BK. 2003C, Pg. 75

REMAINDER LOT 17
0.7096 AC.
(Vacant Land)

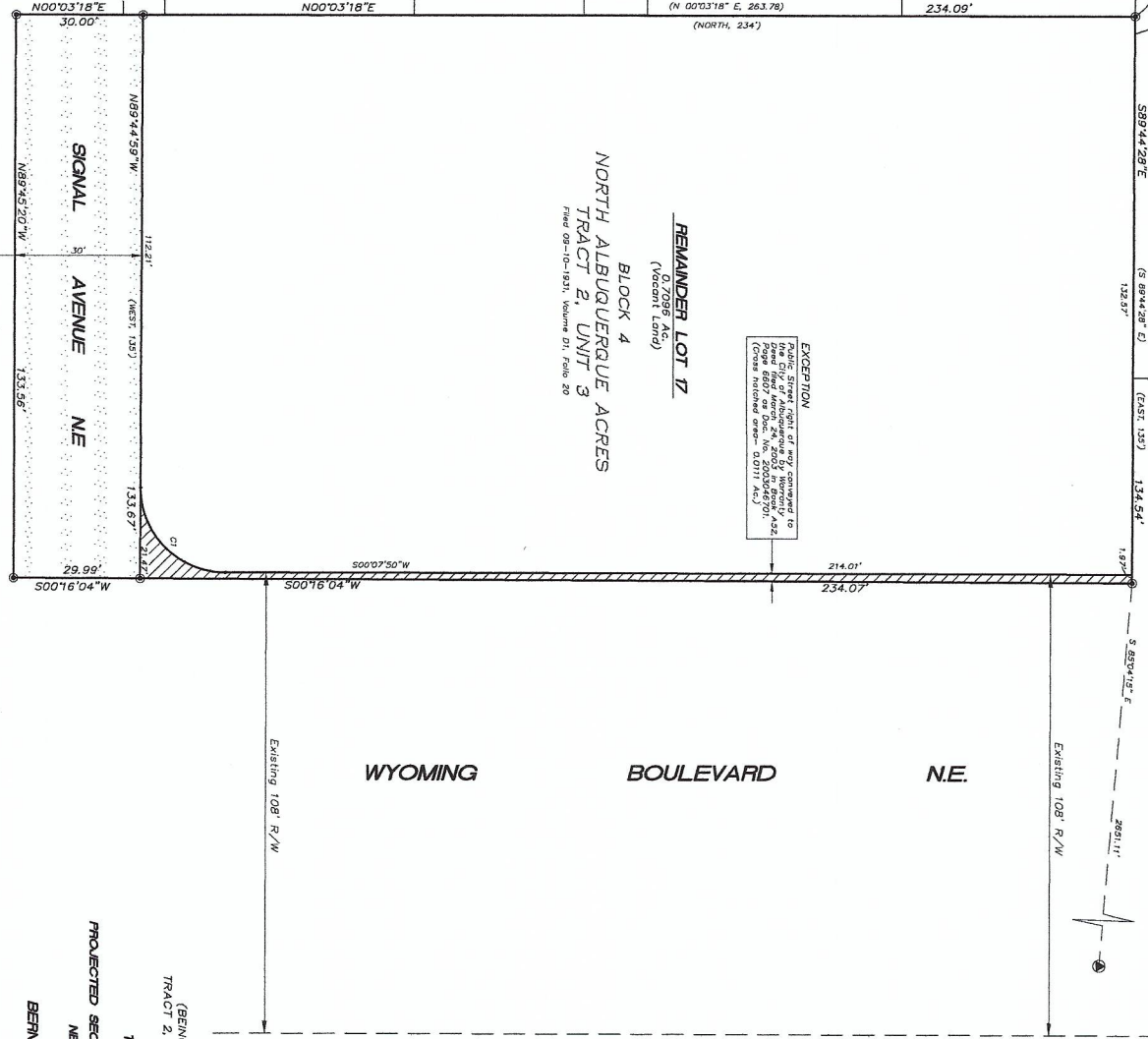
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3
Filed 09-10-1931, Volume 011, Page 20

EXCEPTION
Public Street right of way conveyed to
City of Albuquerque by Ordinance No. 2003046701
dated 09-07-03 on Dec. No. 2003046701.
Total Area: 1301.17 Sq. Ft.

Albuquerque Control Survey Monument "7-C19"
Control Station and Coordinate
Center: 1552476.12 U.S. Survey Feet
North: 1552476.12 U.S. Survey Feet
Easting: 4001024.72 U.S. Survey Feet
Elevation: 3485.723 (NAVD 88) U.S. Survey Feet



EXISTING BOUNDARY



PLAT OF
LOTS 1 THRU 3
LA CUEVA VIEWS
(BEING A REPLAT OF LOT 17, BLOCK 4,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
SITUATE WITHIN
THE ELENA CALLECOS GRANT
IN
PROJECTED SECTION 18, TOWNSHIP #1 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2023



Existing 20' Roadway Easement per plat filed
with the City of Albuquerque by the same
owner is hereby dedicated to the
City of Albuquerque by this plat.
(Cross hatched area - 0.0811 Ac.)

210019_PLAT. DWG

SHEET 3 OF 4

SURVOTEK, INC.
Consulting Surveyors
P.O. Box 66888, Albuquerque, New Mexico 87114
Phone: 505-300-4798

