



#### DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

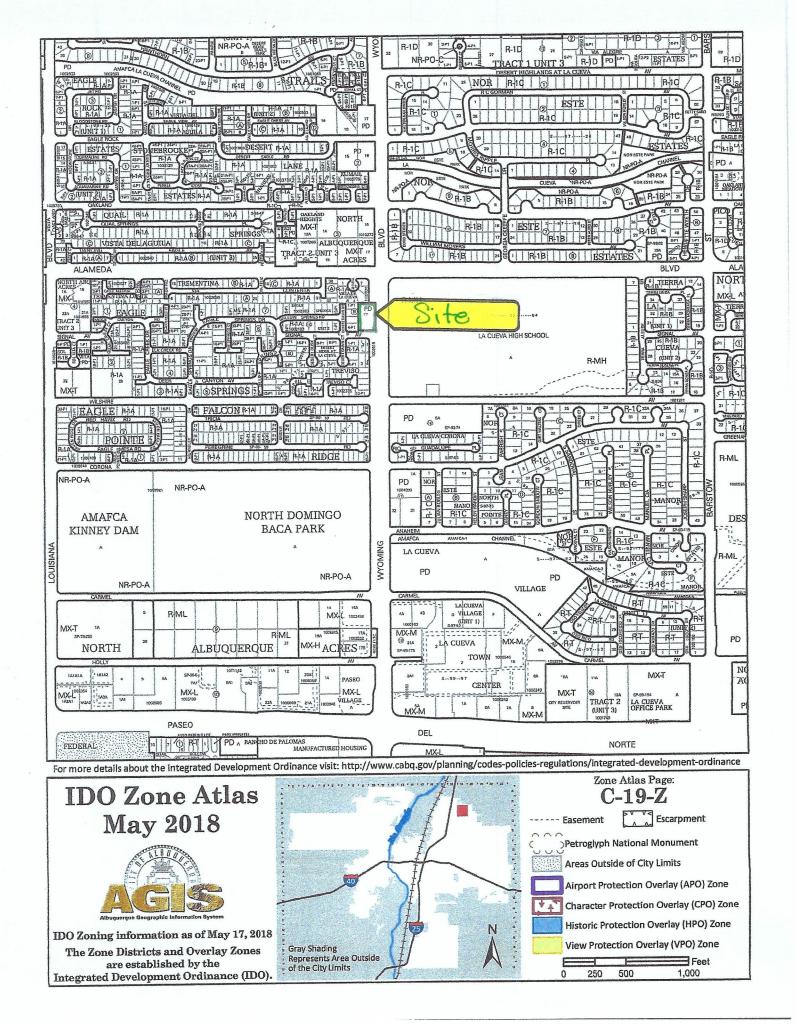
Effective 12/15/2022

Please check the appropriate box(es) and r time of application.	efer to supplementa	l forms for submittal red	uirements. All fees must be paid at the
MISCELLANEOUS APPLICATION	DNS	☐ Extension of Infrastruct	ture List or IIA (Form S3)
☐ Site Plan Administrative DFT (Forms P & P2)			PRE-APPLICATIONS
☐ Final EPC Sign-off for Master Development/Site F	Plans - EPC (Form P2)	Sketch Plat Review and	Comment (Form S3)
☐ Amendment to Infrastructure List (Form S3)		☐ Sketch Plan Review an	nd Comment (Form S3)
☐ Temporary Deferral of S/W (Form S3)		APPEAL	
□ Extension of IIA: Temp. Def. of S/W (Form S3)		☐ Administrative Decision	
BRIEF DESCRIPTION OF REQUEST		L	(
Divide one (1) existing lot into three			
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 F	Planning & Zoning, LI	LC	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 all owners: Luxury	Design Builders
SITE INFORMATION (Accuracy of the existing leg	al description is crucia	All 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: Alamed	la Blvd NE	<sup>and:</sup> Signal Ave NE
CASE HISTORY (List any current or prior project	and case number(s) th	at may be relevant to your	request.)
1003904, PR-2021-006308, PS-202			
I certify that the information I have included here and Signature:		tice was complete, true, and	
Printed Name: Juanita Garcia			Date: /// 9/2023  □ Applicant or ■ Agent

FORM S3 Page 1 of 2

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 <a href="mailto:PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> 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. <a href="mailto:The PDF shall be organized in the number order below">The PDF shall be organized in the number order below</a> .
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 <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> 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. <a href="PDF shall be organized in the number order below">PDF shall be organized in the number order below</a> .
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 <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> 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. <a href="PDF shall be organized in the number order below">PLNDRS@cabq.gov</a> 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. <a href="The PDF shall be organized in the number order below">The PDF shall be organized in the number order below</a> .
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 <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> 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. <a href="The PDF shall be organized in the number order below">The PDF shall be organized in the number order below</a> .
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 <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> 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. <a href="The PDF shall be organized in the number order below">The PDF shall be organized in the number order below</a> .
$\sqrt{}$ 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 2<sup>nd</sup> 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.

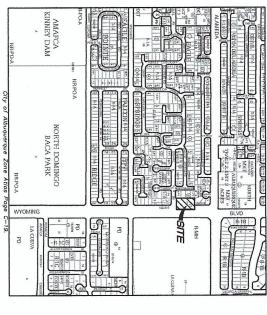
Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia

Principal

JAG Planning and Zoning, LLC



Not to Scale

#### 1. GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NADB3).
- Distances are ground.

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- Distances along curved lines are arc lengths
- Record Plat or Deed bearings and distances, wi from those established by this field survey, where they differ sy, are shown in
- Ġ All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All comers that were set are either a 5/8" rebor with copstamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PCs, PTs, angle points and street intersections est shown thus @ ... All centerline monumentation will be set using the standard four (4") oluminum monument stamped "City of Albuquerque Conteins Monument—Do not disturb, PS "Number 9750" and will be set flush with the final asphalt lift.
- Public Sonitory Sever and Materilne Ecsements are hereby granted by this plot to ABCMUA. Principle Access and Drainage Ecsements are hereby granted by this plot for the benefit and use of the owners of Lots I thru 3 and are to be jointly maintained by the owners of said Lots I thru 3.
- Common cross lot drainage easement fot Lots 1 thru 3 is hereby granted by this plat for the benefit and use of the owners of Lots 1 thru 3 and are to be jointly maintained by the owners of said Lots 1 thru 3.

### SUBDIVISION DATA

- Total number of existing Lots:
- Total number of Lots created: G
- Public Street right of way dedicated 0.3514 Ac.
- Gross Subdivision acreage: 0.7096 acres

W. A. Ņ



TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

- New Mexico Gos Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Owest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

included, is the right to build, rebuild, construct, reconstruct, locate, relacite, sharpe, remove, register, middle, renew, pearate and maintain facilities for purposes described above, together with free access to from, and over said exacements, with the right and privilege of going upon, over and across adjoining lands of Carolor for the purposes set forth herein and with the right to united the construction of the purposes set forth herein to with the right to united the construction of the purpose set forth and setting transfer and the setting transfer and positions and exacements, nor subsurface), hat tub, concrete or wood pool desting, or other structure shall be erested or constructed on add exacements, nor shall any well be a failed or operated thereon. Property owners shall be a setted or constructed on the standard and the said acceptant which interests adjacent to or near ecsements shown on this plot.

DISCLAIMER

## PURPOSE OF PLAT

- Grant the new public hereon. and SD shown

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

- Public Service Company of New Mexico ("PMM"), a New Mexico corporation, (PMM Electric) for installation, maintennes, and service or (overheat and underground electrical lines, transformers, and other equipment, and related facilities reasonably necessary to provide electrical services.

Cable TV for the installation, maintenance, and service of such lines, cable, and oother related equipment and facilities reasonably necessary to provide Cable services.

Essements (or electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (MMCC) did not conduct in Title Search of the properties shown hereon. Consequently, PNM Title Search of the properties shown hereon, Consequently, PNM and NMCC do not woive or release any easement or easement of the NMCC do not woive or release any easement or easement of this plat.

The purpose of this plat is to:

- Divide One (1) existing Lot into Three (3) new Lots as shown hereon.
- Dedicate additional public street right hereon. of Yow 20 shown

## SURVEYORS CERTIFICATION

I, Russ P, Huge, New Itanico Professional Surveyor Number 9750, hearthy partity at this pact of survey was prepared from field makes y, and soluted ground survey, performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico State Board of Registration for Professional Surveys and Professional Surveys and mountaintain of the Albuqueque Substition Ordinance; that it shows of the Mexico and Professional Surveys and mountaintain of the Albuqueque Substition Ordinance; that it shows of the Mexico and that it is true and correct to the best for my Ingificate graph politic.

Russ P. Hugg NMPS No. 9750 January 5, 2023

PLAT OF

#### LA CUEVA VIEWS LOTS 1 THRU 3

(BEING A REPLAT OF LOT 17, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN

THE ELENA GALLEGOS GRANT

PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST BERNALILLO COUNTY, NEW MEXICO NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUOUEROUE

JANUARY, 2023

APPLICATION NUMBER: PS-2023-PROJECT NUMBER: PR-2023-

PLAT APPROVAL

QWest Corporation d/b/a CenturyLink QC Public Service Company of New UTILITY APPROVALS: CITY APPROVALS Mexico Gas Company Mexico Date Date Date Date

City Surveyor

Department of Municipal Development Environmental Health Department Parks and Recreation Department ABCWUA Traffic Engineering, Transportation Division Date Date Date Date Date Date

City Engineer AMAFCA Enforcement Date Date Date

M.R.G.C.D.

DRB Chairperson, Planning Department

Date

APPROVED on the condition that all rights of the Middle Rio Grands Conservancy District in assements, rights of way, assessments and liens, or fully reserved to said District, and that if provision for its constraints are not provided for by the subdivision, addition, or plot, said District is subdivised of all subligations to turnish irrigation vertex and services to any particips thereof, other than from existing turnouts.

NOT WITHIN M.R.G.C.D. JURISDICTION

DATE

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66886, Albuquerque, New Mexico 87114

Phone: 505-300-4732

### EGAL DESCRIPTION

That cartain parsel of land situate within the Elean Gallegoe Coot in Polylected Section (8. Township II North, Range 4 East, New Mexico Principal Meridian City of Albuquerque, Benalillo County, New Mexico being and comprising All of COV numbered Section (8. Township). The County County of the County County County of the County County of the County County County County, New Mexico on September 10, 1931 in Volume DI, Folio 20.

LESS THAN AND EXCEPTING:

An Casterly partian conveyed to the City of Albuquerque by that certain Warranty Deed find in the Office of the County Citek of Bernalilia County, New Mexico on March 24, 2003 in Book A52, page 6607 as Document No. 2003046701.

Said remainder of Lot 17 contains 0.7096 acre, more or less.

## FRIEE CONSENT AND DEDICATION

SURVEXED and REPLATED and now comprising PLAT OF LDTS 1 THRU 3. ACLEVA NEWS (BEING A. ACREVA) OF LDT 17. BLOCK 4. TRACT 2. UNIT 3. MORTH ALBIOURFQUE ACRES) SITUATE WITHIN THE ELEVA GALLEDOS GRANT IN PROJECTED SCCION 18. TOWNSHIP 11 NORTH, RANGE & EAST, NEW MEXICO PRINCIPAL MERIOLAN (CITY OF ALBIOLEROUS, BERNALLLO COUNTY, COUNTY, NEW MEXICO PRINCIPAL MERIOLAN CONTROL 10 AND ACRES OF THE UNDERSTANDED OF THE MERIOLAN GRANT OF THE MERICAN GRANT OF THE MERICAN

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	as Tenants in common

OWNER(s):

uxury Design Builders, LLC, New Mexico limited liability company Lot 17, Block 4, Tract 2, Unit 3 North Albuquerque Acres

#### **ACKNOWLEDGMENT**

COUNTY OF \_\_\_\_\_SS

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#### PLAT OF LOTS 1 THRU 3

LA CUEVA VIEWS

(BEING A REPLAT OF LOT 17, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)

THE ELENA GALLEGOS GRANT

PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUEROUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2023

# DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- Plot antitled "PLAT FOR EAGLE SPRINGS, UNIT 2, CITY OF ALBUQUERQUE, BERNALLLO COUNTY, NEW MEXICO", filed in the office of the County Cark of Bernallia County, New Mexico on March 24, 2003 in Plot Book 2003C, Page 75.
- b. Plot entitled "MILLA 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 Plot Book 2004C, Page 315.
- c. Plot entitled "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County (Cerk of Bernallillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20.
- Warrenty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Book A52, page 6607 as Document No. 2003046701.

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

"No property within the orea of this plat shall at any lime be subject to a dead restriction, coverant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plot. The foregoing requirement shall be a condition to approval of this plot."

# FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Area of minimal flood insurance on the National Flood insurance Program, Flood Insurance Rate Maps Panel 3500100141 G, dated September 26, 2008.

SHEET 2 OF 4

SURV & TEK, INC.

Consulling Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114

Phone: 505-300-4732

