



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
vacate a 20' wide public access and Sanitary sewer easement		

APPLICATION INFORMATION		
Applicant/Owner: Alfredo Barrenechea, Los Pollos Hermanos	Phone: (505) 401-0135	
Address: 131 Madison ST NE, Suite 200	Email: jag@jagpandz.com	
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): Juanita Garcia, JAG Planning Zoning	Phone: 605 362 8903	
Address: P.O. Box 7857	Email: jag@jagpandz.com	
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: owner	List all owners: Lava Properties	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: C1B	Block: -	Unit: -
Subdivision/Addition: Albuquerque west	MRGCD Map No.: -	UPC Code: 101105918747420702
Zone Atlas Page(s): H-11	Existing Zoning: MX-M	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.6464 Ac
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 57th ST NW	Between: Quail RD NW	and: Oway RD NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2022-006448		

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: Juanita Garcia	Date: 8/9/2022
Printed Name: Juanita Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? NO if yes, indicate language: _____

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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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___ Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Proposed Infrastructure List, if applicable

___ Required notice with content per IDO Section 14-16-6-4(K)

___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ 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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

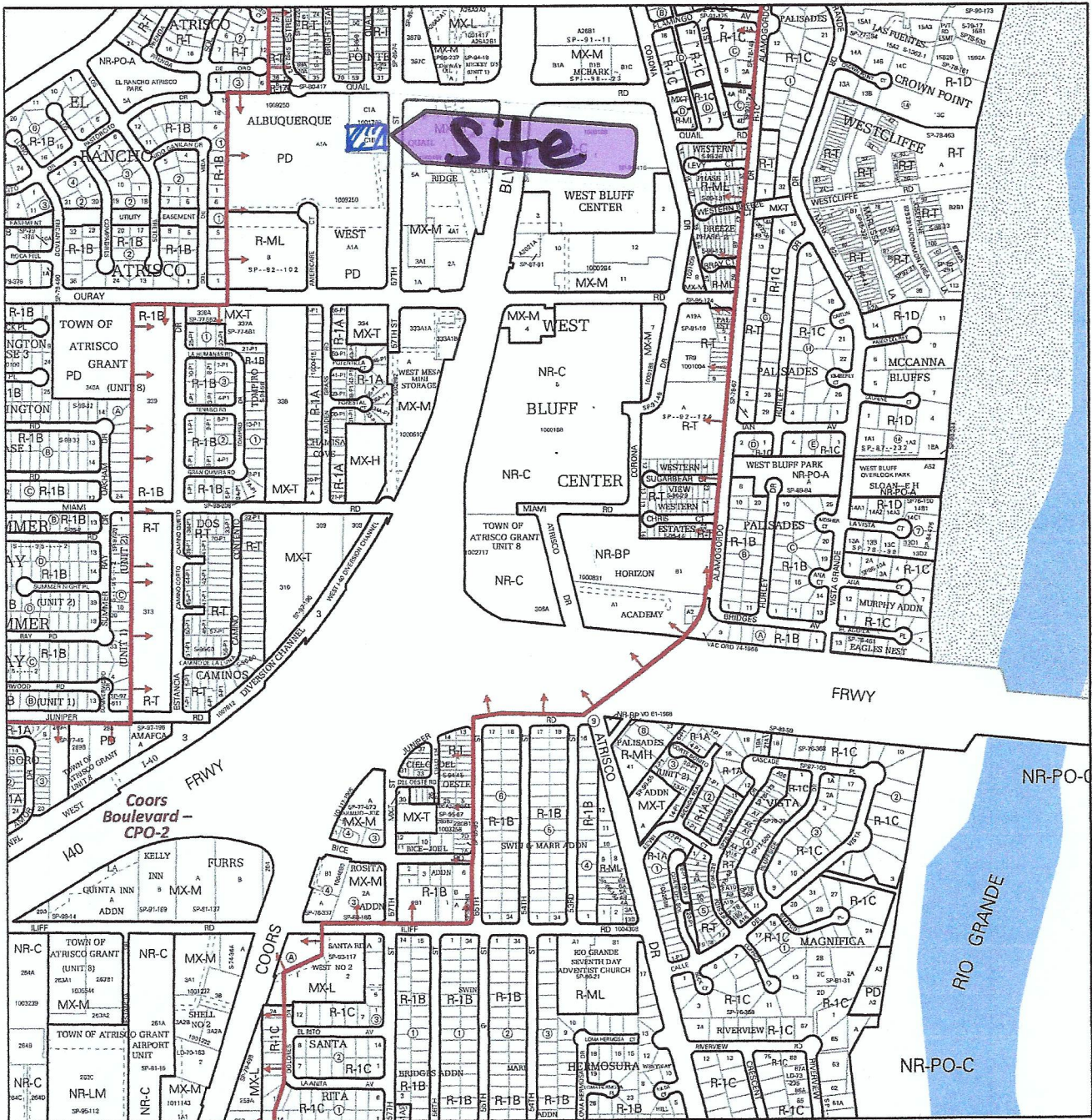
___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

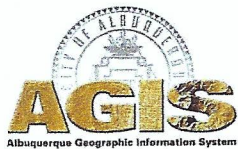
___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

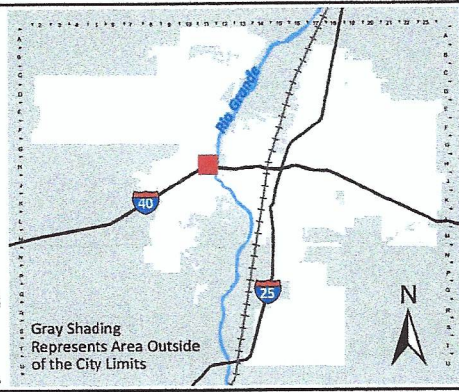


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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: **H-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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



August 9, 2022

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Alfredo Barrenechea, Los Pollos Hermanos 5211 Gibson LLC, respectfully requests your review of a sketch plat.

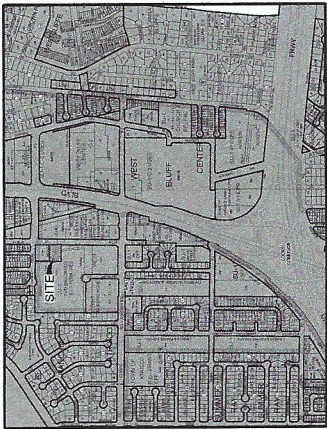
The property owner intends on removing a 20' wide public access and sanitary sewer easement from the property since it is no longer necessary. The site is located on 57th ST NW, between Quail Road NW and Ouray Road NW, and is currently described as Tract C-1-B, Albuquerque West Subdivision. The proposed lot will be described as Tract C-1-B-1, Albuquerque West Subdivision and will contain approximately .6464 Acres.

The property is zoned Mixed Use – Medium Intensity Zone District (MX-M), which has no minimum or maximum lot size requirements. The site is within the Coors Boulevard Character Protection Overlay Zone – CPO District 2.

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal
JAG Planning and Zoning, LLC



VICINITY MAP NO. H-11-Z

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO VACATE THE 20 FOOT PUBLIC ACCESS AND SANITARY SEWER EASEMENT.

GENERAL NOTES:

- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.6464 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: AUGUST 2022
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY:
 A: ALBUQUERQUE WEST SUBDIVISION
 FILED: JUNE 23, 2005 IN BOOK 2005C, PAGE 214
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL NO. 35001C0327J DATED 11-04-2016

LEGAL DESCRIPTION

TRACT C-1-B OF THE PLAT OF TRACT C-1-A & C-1-B, ALBUQUERQUE WEST, SECTION 11, T. 10N., R. 2E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 2, 2005 IN MAP BOOK 2005C, FOLIO 214.

PLAT OF
 TRACT "C-1-B-1"
 ALBUQUERQUE WEST SUBDIVISION

WITHIN

TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11, T. 10 N., R. 2 E., N.M.P.M.

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2022

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCOWIA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR THE MEXICAN SURVEYING AND SURVEYING ACT AND MEETS THE REQUIREMENTS FOR THE MEXICAN SURVEYING AND SURVEYING ACT AND BELIEVES THAT THE PLAT MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 9th DAY OF AUGUST, 2022

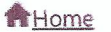
Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463



PROVIDE: (505) 850-2279
 E-MAIL: harris@anuvog510@gmail.com

HARRIS SURVEYING, INC.
 1508 CORDO VISTA DRIVE SW, NW
 CORRALITOS, NEW MEXICO 87048

Search Information



Entity Details

Business ID#: **5109477**

Status: **Active**

Entity Name: **LOS POLLOS HERMANOS 5211
GIBSON LLC**

Standing: **Good Standing**

DBA Name: **Not Applicable**

Entity Type and State of Domicile

Entity Type: **Domestic Limited Liability
Company**

State of Incorporation: **New Mexico**

Statute Law Code: **53-19-1 to 53-19-74**

Formation Dates



Reporting Information



Period of Existence and Purpose and Character of Affairs



Outstanding Items

Not Applicable

Registered Agent:

No Records Found.

License:

No Records Found.

Contact Information

Mailing Address:

Principal Place of Business Anywhere: **4105 SILVER AVE. SE., ALBUQUERQUE, NM 87108**

Secondary Principal Place of Business
Anywhere:

Principal Office Outside of New Mexico: **Not Applicable**

Registered Office in State of
Incorporation:

Principal Place of Business in Domestic
State/ Country: **Not Applicable**

Principal Office Location in NM: **Not Applicable**

Registered Agent Information

Name: **ALFREDO BARRENECHEA**

PARID: 101105918747420702
LOS POLLOS HERMANOS 5211 GIBSON LLC,

QUAIL RD

Class

Class Non Residential
Tax District A1A

Current Owner

Tax Year 2022
Owner LOS POLLOS HERMANOS 5211 GIBSON LLC
Owner Mailing Address 131 MADISON ST NE
Unit SUITE 200
City ALBUQUERQUE
State NM
Zip Code 87108 1238
Other Mailing Address

Ownership for Tax Year Selected

Tax Year 2022
Owner Name LOS POLLOS HERMANOS 5211 GIBSON LLC
Owner Mailing Address 131 MADISON ST NE
Unit SUITE 200
City ALBUQUERQUE
State NM
Zip Code 87108 1238
Other Mailing Address

Description

Location Address QUAIL RD
City ALBUQUERQUE
State NM
Zip Code 87120
Property Description TR C-1-B PLAT OF TRACTS C-1-A & C-1-B
ALBUQUERQUE WEST
CONT .6464 AC
Public Improvement District
Tax Increment Development Districts

Document #

Document #:

Real Property Attributes

Primary Building SQ FT
Year Built
Lot Size (Acres) .6464
Land Use Code VACANT COMMERCIAL
Style

Manufactured Home Attributes

Make :
License :
VIN :
Year :
Size :