



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

BRIEF DESCRIPTION OF REQUEST

Subdivision: 1 lot into 4 lots
 Grant access and utility easements

APPLICATION INFORMATION

Applicant/Owner: General Electric Co c/o Eproperty Tax - Dept 201		Phone:
Address: P.O. Box 4900		Email:
City: Scottsdale	State: AZ	Zip: 85261
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.: Lots 17 thru 21 & Tracts 64-A-1-B and 64-A-1-A-4	Block: A	Unit:
Subdivision/Addition: South Broadway Acres	MRGCD Map No.: 44	UPC Code: 1-014-055-234-223-305-27
Zone Atlas Page(s): M-14	Existing Zoning: NR-LM	Proposed Zoning: n/a
# of Existing Lots: 1	# of Proposed Lots: 4	Total Area of Site (Acres): 15.40

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 335 Woodward Rd SE Between: Descanso Rd and: Woodward Rd

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

PR 2022-006627

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


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.

- 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).



Zone Atlas Page:
M-14-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

0 250 500 1,000 Feet

**ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

March 25, 2024

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

**RE: LOTS 17-21, BLOCK A, SOUTH BROADWAY ACRES AND TRACTS 64-A-1-B & 64-A-1-A-4,
MRGCD MAP 44**

Development Facilitation Team:

I would like to request Sketch Plat review and updated DFT comments for a minor subdivision (one lot into four lots) for the above mentioned property. A Sketch Plat was presented to the DRB under PR 2021-006627 / PS 2022-00027 at the March 2, 2022 meeting.

The property owner is interested in creating four (4) lots and granting of a sixty (60) foot wide access and PUE easements off of Woodward Road and extending Wesmeco Road across the San Jose Drain. There will be no access from Descanso Road. The four lot subdivision will create Lot 1 at 3.952± acres, Lot 2 at 4.262± acres, Lot 3 at 3.858± acres and Lot 4 at 3.349± acres. is to be The property zoned NR-LM (Non-residential and Light Manufacturing) on 15.40± acres.

Involved properties are currently vacant.

Immediate plans are to develop Lot 4 with a local company known as Mario's Catering. The motion picture catering business, which is an on-site and mobile catering service. Proposed uses include: Administrative team (offices), cold storage warehouse for bulk purchases, small kitchen and prep area, large commercial dishwashing area, vehicle upkeep and outfitting are and maintenance area for kitchens, trailers and refrigerators. Parking areas for mobile kitchen and refrigerator trucks including rental trailers which can be expanded up to 53 feet.

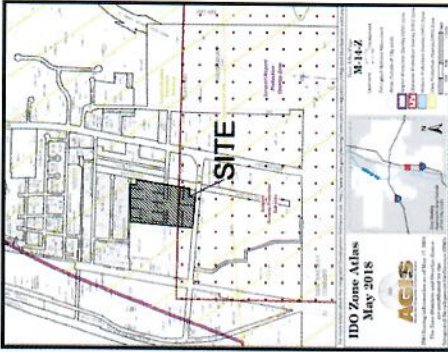
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Central ABQ Planning Area. The extreme southern end of the property falls within the Airport Protection Overlay Zone (3-3); Air Space Protection Sub-area and the Runway Protection Sub-area including the Railroad and Spur Area.

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

Sincerely



Derrick Archuleta, MCRP
Principal



LEGAL DESCRIPTION:

A certain tract of land situated in the Southwest Quarter (SW 1/4) of Section 32, Township 10 North, Range 3 East, Bernalillo County, New Mexico, and more particularly described as follows:

BEGINNING at the Southeast corner of the tract herein described, being a point on the Western right of way line of Middle Rio Grande Conservancy District San Jose Drain, Whence ACS Monument 5, M14, bears S. 76° 16' 15" E., 652.39 feet distant;

Thence N 85° 27' 30" W., 109.60 feet to an angle point;

Thence S 04° 32' 30" W., 100.00 feet to an angle point, being a point on the Northern right of way line of Woodward Road SE;

Thence N 85° 27' 30" W., 519.11 feet along said Northern right of way line of Woodward Road SE to the Southwest corner of the tract herein described;

Thence N 04° 32' 30" E., 1009.13 feet to the Northwest corner of the tract herein described, being a point on the Southern right of way line of Descanso Road SE;

Thence S 88° 51' 30" E., 621.35 feet along said Southern right of way line of Descanso Road SE to corner of the tract herein described;

Thence, leaving said Descanso Road SE right of way line, S. 10° 01' 30" W., 74.70 feet to Corner of the tract herein described;

Thence S 88° 51' 30" E., 100.00 feet to the Northeast corner of the tract herein described, being a point on the Western right of way line of the San Jose Drain;

Thence S 10° 01' 30" W., 881.59 feet along said Western right of way line of said San Jose Drain to Southeast corner and the place of beginning

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM SEVEN (7) LOTS AND GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DRB
 ZONE ATLAS INDEX NO. M 14
 DATE OF SURVEY FEBRUARY 2022
 TOTAL NO. OF TRACTS EXISTING 1
 TOTAL NO. OF LOTS CREATED 4
 GROSS SUBDIVISION ACREAGE 15.4210 ACRES
 IDO ZONE DISTRICT NR-LM

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE BRASS BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED:

1. ALTANSPS LAND TITLE SURVEY CITY OF ALBUQUERQUE SOUTH BROADWAY ACRES 0.764 SOUTH BROADWAY ACRES 0.764 & 64-A-1-B & 64-A-1-C M.R.G.C.D. MAP NO. 44 DONE BY GARY GRITSKO JUNE 8, 2021
2. PLAT OF SOUTH BROADWAY ACRES UNIT 1 (FILED 10/13/1932 IN PLAT BK. C2, PG. 134)
3. M.R.G.C.D. MAP NO. 44

PLAT OF
LOTS 1 THRU 4
MARIOS CATERING
 BEING A REPLAT OF
 SOUTH BROADWAY ACRES UNIT 1,
 &
 TRACTS 64-A-1-B & 64-A-1-A-4
 M.R.G.C.D. MAP NO. 44,
 SECTION 32 T10N, R3E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2023

PROJECT NUMBER: _____ DATE 11/16/2023
 CITY APPROVALS: _____
Loren N. Riekenover P.S.
 CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

UTILITY APPROVALS:

PRM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D B A CENTURY LINK QC	DATE
COMCAST	DATE
M.R.G.C.D.	DATE

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER. IN ADDITION TO PLAY, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: _____ DATE _____

PUBLIC UTILITIES EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF PUBLIC SERVICE COMPANIES OF NEW MEXICO (PRM), A NEW MEXICO CORPORATION, (PRM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES NECESSARY TO PROVIDE ELECTRICAL SERVICES TO PARCELS AND CONVEY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICES TO PARCELS.

THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES IS INCLUDED IN THE RIGHT TO REBUILD, RECONSTRUCT, LOCATE, RELOCATE, REMOVE, REPLACE, REPAIR, RENOVATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS THE SAME, AND THE RIGHT TO PLACE AND MAINTAIN ANY AND ALL EASEMENTS TO EXTEND SERVICES TO CUSTOMERS WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, LAWN, OR OTHER SUBSURFACE, HOT TUB, CONCRETE OR WOOD SETTING OR OTHER STRUCTURE OR OBJECT SHALL BE PLACED OR CONSTRUCTED ON THE EASEMENT OR IN ANY MANNER THAT WOULD BE RESPONSIBLE FOR CONNECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES SUBJECT TO OTHER EASEMENTS.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PRM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PRM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT MAKE OR RELEASE ANY EASEMENTS OR ANY FACILITIES RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PREVIOUS PLAT, RE PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER _____
 ACKNOWLEDGMENT _____
 STATE OF _____)
 COUNTY OF _____) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____ DATE _____
 MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACCETTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 71008, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWING ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THIS PLAT, AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO AND AM A MEMBER OF THE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS OF THE STATE OF NEW MEXICO, EFFECTIVE MAY 1, 2004, AND THAT I AM TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACCETTA, SURVEYOR
 DATE 11-05-2023



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395
 ALBUQUERQUE, NM 87193
 575-644-0250

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE # _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

PLAT OF
LOTS 1 THRU 4
MARIOS CATERING

BEING A REPLAT OF
 PORTION OF LOT 17 & LOTS 18, 19, 20 & 21, BLOCK A
 SOUTH BROADWAY ACRES UNIT 1,
 &
 TRACTS 64-A-1-B & 64-A-1-A-4
 M.R.G.C.D. MAP NO. 44
 SECTION 32 T10N, R3E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2023

LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR
 PK NAIL WITH SHINER "21082"

PRIVATE WAY NOTE

THE PRIVATE WAY SHOWN HEREON SHALL BENEFIT AND BE MAINTAINED BY
 THE OWNER OR OWNERS OF ANY LAND WITHIN THIS SUBDIVISION.

SOLAR COLLECTION NOTE

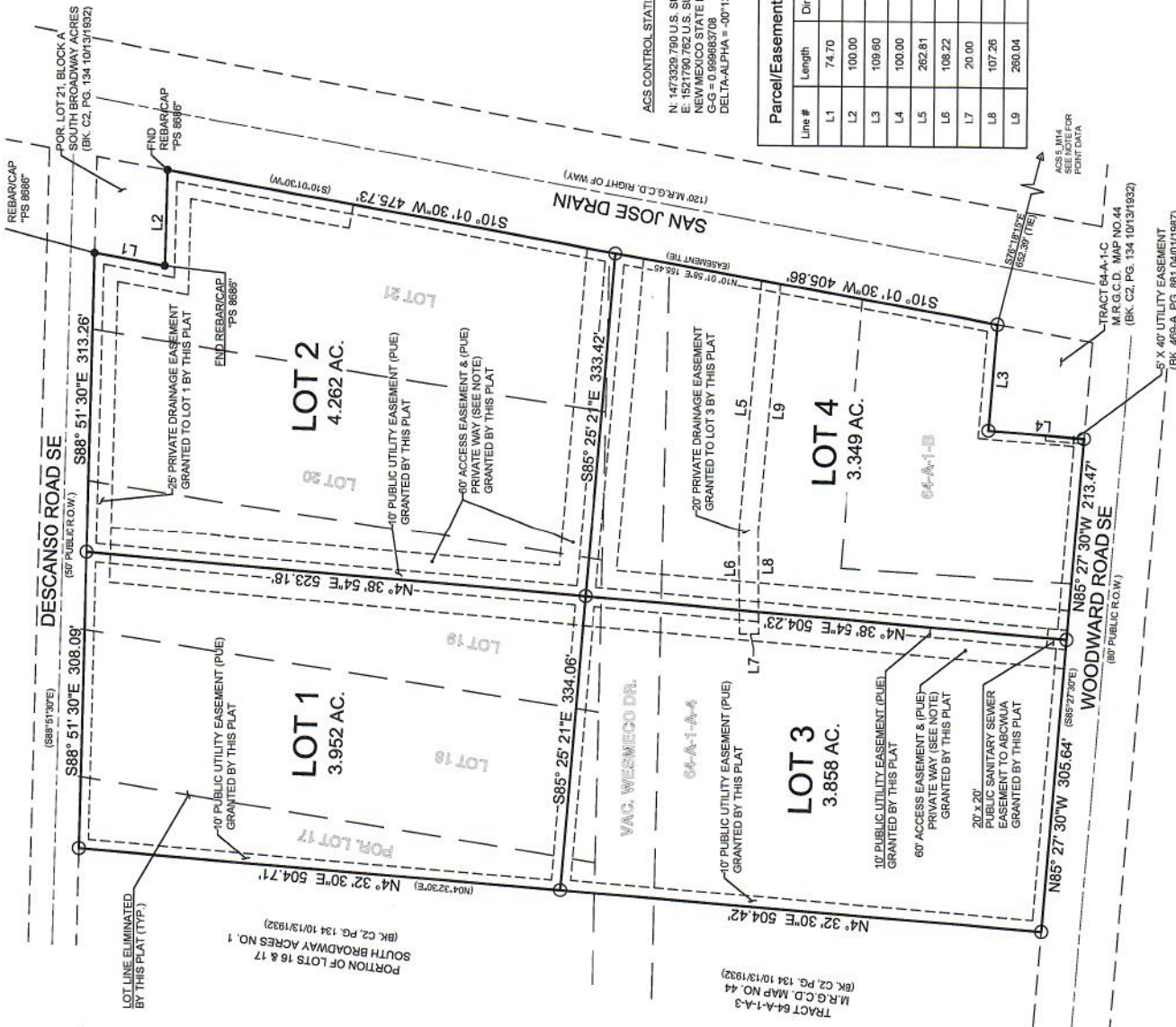
PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE

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



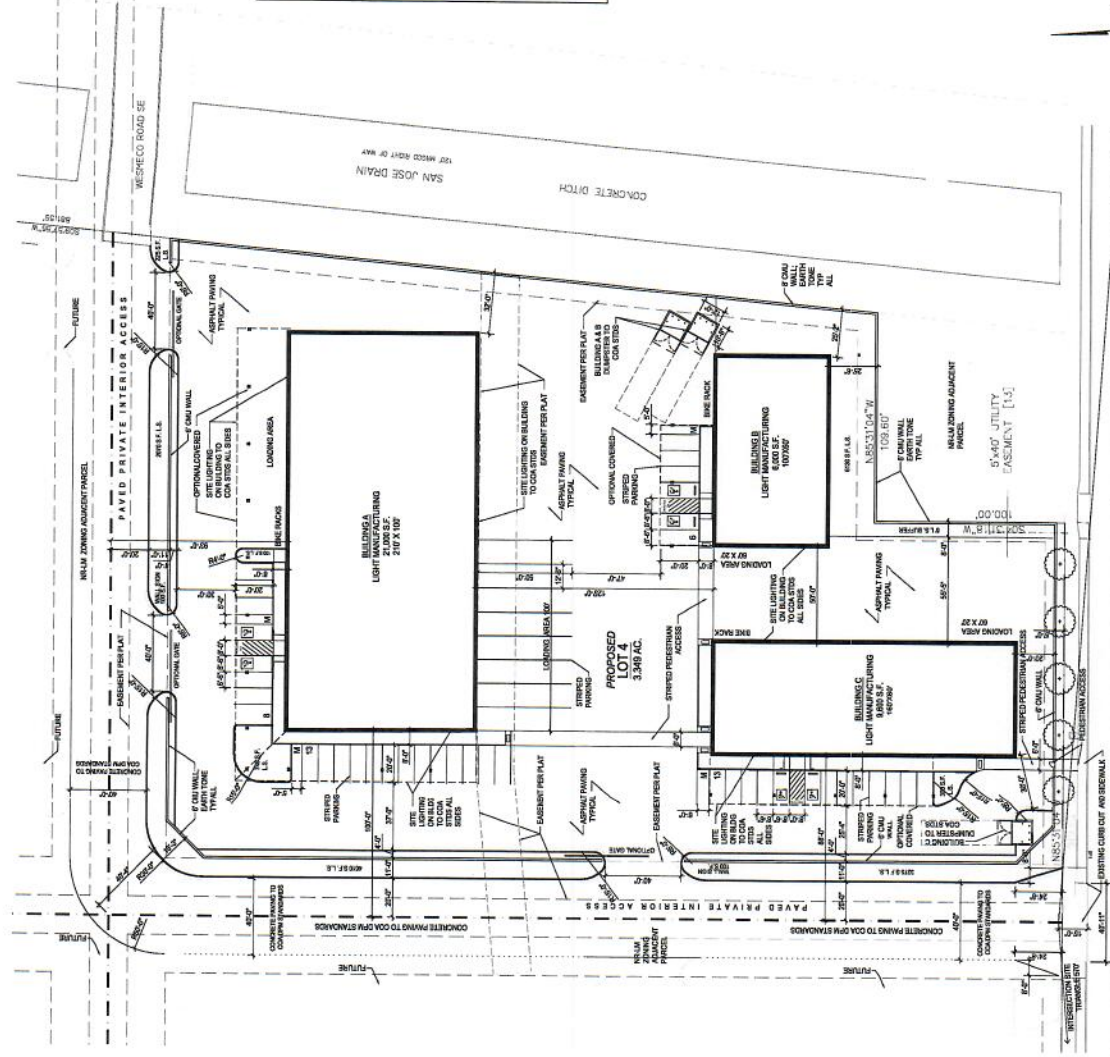
Line #	Length	Direction
L1	74.70	S10° 01' 30"W
L2	100.00	S88° 51' 30"E
L3	109.60	N85° 27' 30"W
L4	100.00	S4° 32' 30"W
L5	262.81	N85° 13' 00"W
L6	108.22	S88° 17' 24"W
L7	20.00	S0° 42' 36"E
L8	107.26	N88° 17' 24"E
L9	260.04	S85° 13' 00"E

Parcel/Easement Line Table



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 PO BOX 65385
 ALBUQUERQUE, NM 87193
 575-644-0250

LOT 4



SEAL OF THE STATE OF NEW MEXICO
 JOSEPH L. SIMONS
 LICENSE NO. 12224
 ARCHITECT

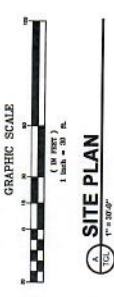
Joseph L. Simons Jr., AIA
 SIMONS ARCHITECTURE
 500 N. 10TH ST. SUITE 200
 ALBUQUERQUE, NM 87102
 TEL: 505.480.4798
 FAX: 505.480.4799



MARIOS CATERING
 PROPOSED LOT 4
 WOODWARD ROAD SE
 ALBUQUERQUE, NM 87102
 BERNALILLO COUNTY

JOB NUMBER	1000000000
MARKSET	1000000000
DATE	10/20/2024
REVISIONS	

A1.1



A SITE PLAN
 1" = 30'

LEGAL DESCRIPTION
 PROPOSED LOT 4, MARIOS CATERING, BERNALILLO COUNTY, NEW MEXICO, BEING PART OF THE SOUTHWEST INDUSTRIAL PARK, TRACT 1, MAP 1000000000, BERNALILLO COUNTY, NEW MEXICO.

SITE DATA
 TOTAL AREA: 3.369 AC.
 ZONING: M-10 (MANUFACTURING)
 LOT AREA: 145,800 SF
 LOT DIMENSIONS: 1,000' x 145.8'

PARKING CALCULATIONS
 REQUIRED PARKING SPACES: 110 (100 REQUIRED + 10 BUFFER)
 PROVIDED PARKING SPACES: 110 (100 REQUIRED + 10 BUFFER)
 100 REQUIRED SPACES
 10 BUFFER SPACES

LANDSCAPE CALCULATIONS
 REQUIRED TREES: 11 (10 REQUIRED + 1 BUFFER)
 PROVIDED TREES: 11 (10 REQUIRED + 1 BUFFER)
 10 REQUIRED TREES
 1 BUFFER TREE

CONCRETE DITCH
 SAN JOSE DRAIN
 WOODWARD ROAD SE
 80' PUBLIC R.O.M.
 INTERSECTION SITE
 TRAVEL LANE