



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

Interior lot line adjustment: 2 lots into 2 lots

APPLICATION INFORMATION

Applicant/Owner: Vibranian LLC / Greg Carabajal		Phone:
Address: 7340 Enchanted Sky Ln NE / 12532 Winslow PI NE		Email:
City: Albuquerque	State: NM	Zip: 87113 / 87111
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 <u>all</u> owners:	

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

Lot or Tract No.: Tracts B & A-2	Block:	Unit:
Subdivision/Addition: Bellamah's Central Addn / Longfellow Addn	MRGCD Map No.:	UPC Code: <small>1-021-056-085-521-205-08 1-021-056-103-516-205-10</small>
Zone Atlas Page(s): L-21	Existing Zoning: MX-H	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 2.84

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10601 - 10605 Central Ave NE Between: Eubank Blvd and: Elizabeth St

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

PR 2022-006821 (Tract A-2)

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: 2/5/24
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

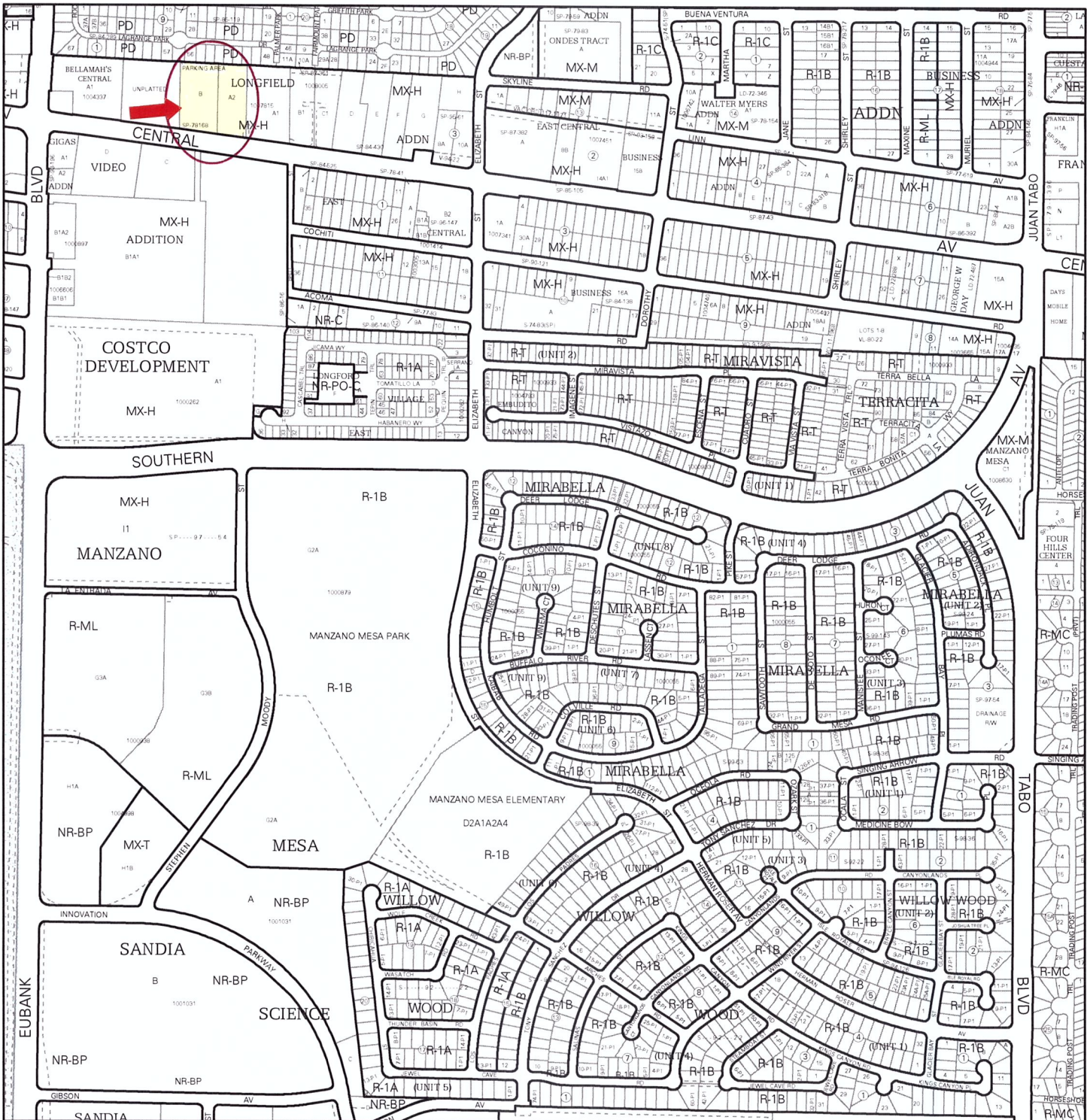
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
L-21-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

February 5, 2024

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

RE: TRACT B, BELLAMAH'S CENTRAL ADDITION / TRACT A-2 LONGFIELD ADDITION

Development Facilitation Team:

I would like to request Sketch Plat review and DFT comments for a minor subdivision (internal lot line adjustment) for the above mentioned property.

The property owner would relocate an interior lot line between existing Tract B, Bellamah's Central Addition and Tract A-2, Longfield Addition resulting in the same number of two (2) lots. Proposed Tract B-1 is to be 0.6335± net acres and Tract A-2-A at 2.2097± net acres on property zoned MX-H (Mixed Use – High Intensity) on a total of 2.84± acres.

The site is currently developed with two businesses one on each proposed lot. Proposed Tract A-2 is the location of a cannabis dispensary known as Leaf and Flower located at 10601 Central Avenue NE. Proposed Tract A-2-A located at 10605 Central Avenue NE is the location of a former restaurant and proposed expansion of an adjacent used car sales business.

The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the East Gateway Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP
Principal

SKETCH PLAT - LOT LINE ADJUSTMENT TRACT B-1, BELLAMAHS CENTRAL ADDITION AND TRACT A-2-A, LONGFIELD ADDITION (REPLAT OF TRACT B, BELLAMAHS CENTRAL ADDITION) (AND REPLAT OF TRACT A-2, LONGFIELD ADDITION) IN SECTION 28, T10N, R4E, N1M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER 2023

APPROVED AND ACCEPTED BY:

DRB NO. 2023-
CASE NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT

CITY ENGINEER

PARKS AND RECREATION DEPARTMENT

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

A.M.A.F.C.A.

CODE ENFORCEMENT

CITY SURVEYOR

UTILITY APPROVALS:

PWM

NM GAS COMPANY

CENTURYLINK

COMCAST

DATE

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LEGAL DESCRIPTION
TRACT B, BELLAMAHS CENTRAL ADDITION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1979 IN VOLUME DE, FOLIO 100, AND TRACT A-2, LONGFIELD ADDITION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 19, 2009 IN BOOK 2090C, PAGE 88.

PURPOSE OF THE PLAT
THE PURPOSE OF THIS PLAT IS TO ADJUST LOCATION OF EXISTING TRACT LINE SEPARATING THE TWO ADJACENT PROPERTIES.

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

- NOTES**
- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES, WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
 - PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMFPS 10464" OR "MAG" NAIL & ID DISK MARKED "NMFPS 10464", UNLESS SHOWN OTHERWISE.
 - THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
 - EASEMENTS SHOWN ARE AS SHOWN ON THE RECORDED SUBDIVISION PLATS.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 3807C0398G DATED 9/26/2008.
 - MAINTENANCE OF PRIVATE D.E., U.E. AND ACCESS EASEMENT CREATED BY THIS PLAT IS THE SHARED EQUAL RESPONSIBILITY OF THE OWNERS OF THE TRACTS CREATED BY THIS PLAT AND BENEFITING FROM THIS EASEMENT.

FREE CONSENT
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENT SHOWN FOR THE PURPOSES NOTED, AND THEY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.
FOR TRACT B, BELLAMAHS CENTRAL ADDITION:

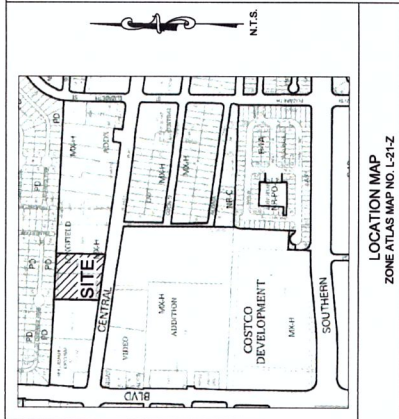
VIBRANIUM LLC
ACKNOWLEDGEMENT
COUNTY OF _____
STATE OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

FREE CONSENT
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENT SHOWN FOR THE PURPOSES NOTED, AND THEY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.
FOR TRACT A-2, LONGFIELD ADDITION:

GREG AND YVETTE SAZ CARABAJAL
ACKNOWLEDGEMENT
COUNTY OF _____
STATE OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____



10/02/2023
VLADIMIR JIRIK NMFPS NO. 10464
PROFESSIONAL SURVEYING LLC
P.O. BOX 8695, ALBUQUERQUE, NM 87199
TEL: 505.263.4200
professional.surveying@comcast.net



SUBDIVISION DATA

- PROJECT: 2023.
- ZONE ATLAS MAP NO.: L-21-Z
- GROSS SUBDIVISION ACREAGE: 2.9433 ACRES
- AREA OF THE SITE: 0.0000 ACRES
- TOTAL NUMBER OF PROPOSED LOTS: 2
- DATE OF SURVEY: SEPTEMBER 2023

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PSCNM), New Mexico Gas Corporation and CenturyLink, Inc. (CenturyLink) are not providing any warranty, representation or assurance. The Survey of this plat does not constitute a PSCNM, NMGAS and CENTURYLINK endorsement or approval. CenturyLink, PSCNM, NMGAS and CENTURYLINK do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
A. Public Service Company of New Mexico (PSCNM), a New Mexico corporation; (PSCNM Electric) for installation, maintenance and service of overhead and underground electric lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. CenturyLink for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
D. Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

In addition, the right to build, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes of electric and gas service, including but not limited to poles, towers, transformers, and other equipment and facilities, shall be granted to the utility companies named herein and with the right to utilize the right of way and easement to extend services to customers of Grantees, including sufficient working area spaces for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes of the easement, and to install, maintain, and service any electrical equipment, including but not limited to pool decking, or other structures shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for connecting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**SKETCH PLAT - LOT LINE ADJUSTMENT
TRACT B-1, BELLAHAH'S CENTRAL ADDITION
AND TRACT A-2-A, LONGFIELD ADDITION
(REPLAT OF TRACT B, BELLAHAH'S CENTRAL ADDITION
(AND REPLAT OF TRACT A-2, LONGFIELD ADDITION)
IN SECTION 28, T10N, R4E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2023**

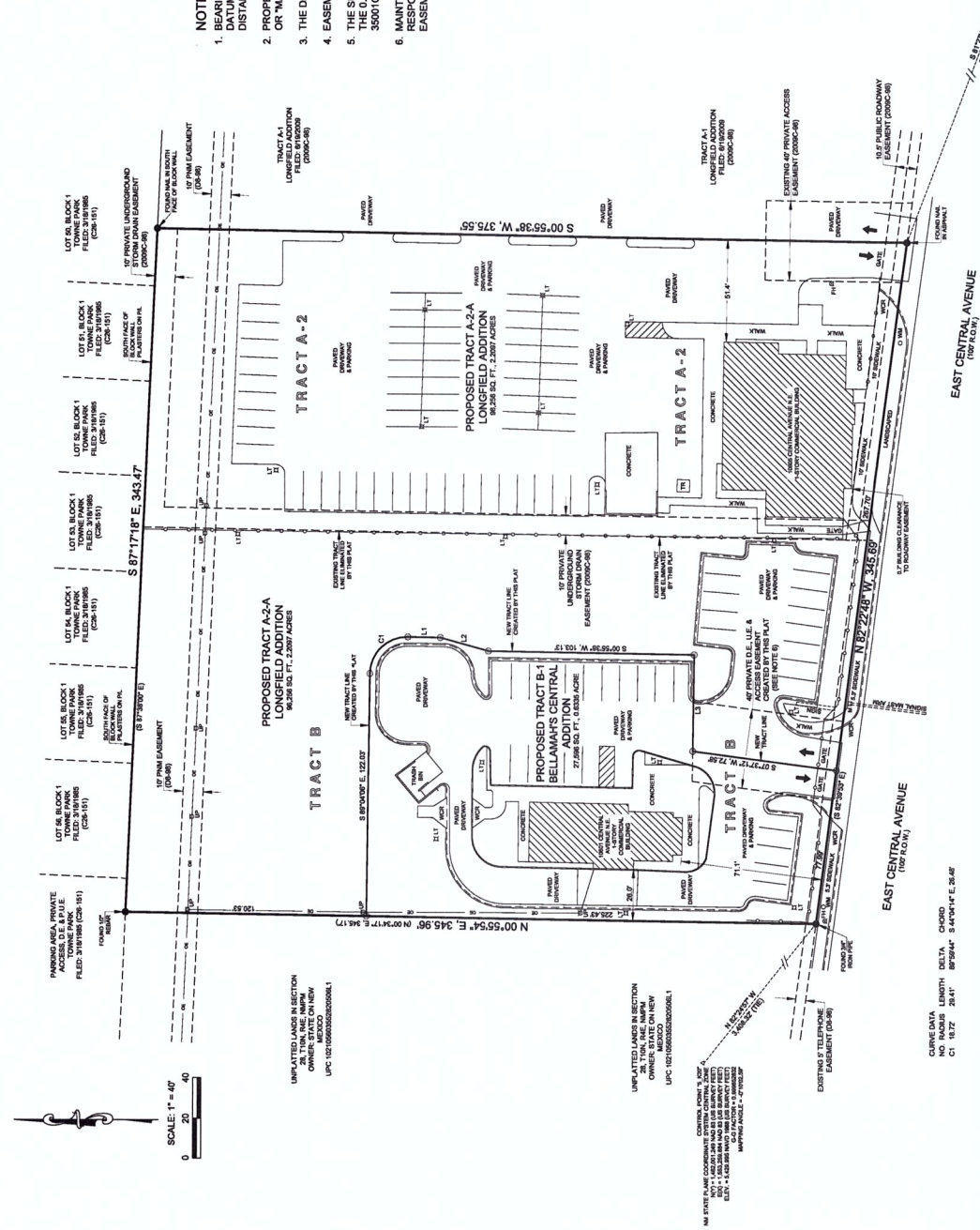
NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES, WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "N.M.P.S. 10464" OR "MAC" NAIL & ID DISK MARKED "N.M.P.S. 10464", UNLESS SHOWN OTHERWISE.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
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6. MAINTENANCE OF PRIVATE D.E., U.I.E. AND ACCESS EASEMENT CREATED BY THIS PLAT IS THE SHARED EQUAL RESPONSIBILITY OF THE OWNERS OF THE TRACTS CREATED BY THIS PLAT AND BENEFITING FROM THIS EASEMENT.

LEGEND OF SYMBOLS

- FENCE LINE
- WHEEL CHAIR RAMP
- PRETYPED
- WATER METER
- BASE OF TYPIC IRONICAL MOUNTAIN
- NON-RESURFACED DRIVEWAY
- ELECTRIC TRANSMISSION
- UTILITY POLE
- OVERHEAD UTILITY LINES

CONTROL POINT "L22"
NOT TO BE MARKED OR USED IN ANY SURVEY OR ZONE
ADJUSTMENT. THIS POINT IS A CONTROL POINT
FOR THE 2023 SURVEY. IT IS A 1/2" REBAR AND CAP
MARKED "N.M.P.S. 10464".



UNPLATTED LANDS IN SECTION
28, T10N, R4E, N.M.P.M.
OWNER: STATE OF NEW
MEXICO
LPC: 10210500000000000001

UNPLATTED LANDS IN SECTION
28, T10N, R4E, N.M.P.M.
OWNER: STATE OF NEW
MEXICO
LPC: 10210500000000000001

CONTROL POINT "L22"
NOT TO BE MARKED OR USED IN ANY SURVEY OR ZONE
ADJUSTMENT. THIS POINT IS A CONTROL POINT
FOR THE 2023 SURVEY. IT IS A 1/2" REBAR AND CAP
MARKED "N.M.P.S. 10464".

CURVE DATA
L1: 18.27' 29.41' CHORD
C1: 18.27' 29.41' CHORD

LINE DATA
NO. BEARING & DISTANCE
L1: S 89°59'38\"/>