



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

<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input 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)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

<b>BRIEF DESCRIPTION OF REQUEST</b>

<b>APPLICATION INFORMATION</b>			
Applicant/Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):	

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street:	Between:	and:

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

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:
Printed Name:	<input type="checkbox"/> Applicant or <input 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](mailto: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](mailto: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.

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- \_\_\_ 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**

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- \_\_\_ 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**

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- \_\_\_ 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**

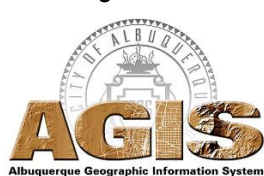
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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter describing, explaining, and justifying the request
- \_\_\_ 6) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

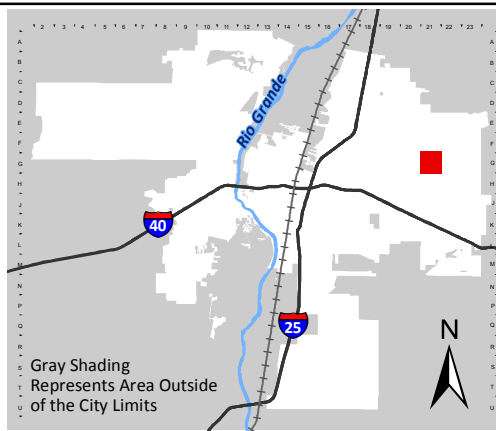


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

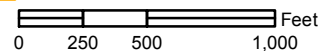


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



## Zone Atlas Page: G-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



## Agent Authorization Form

June 8, 2023

Development Facilitation Team  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: ALL DFT SUBMITTALS  
4-6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK  
ZONE ATLAS PAGE: G-21-Z

I/We, (property owner) FAIRWAYS VENTURES LLC, as the owner(s) of the real property described as follows 4-6 SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK, do hereby authorize to act as my/our agent, **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

Daniel Krupiak

Print Name



Signature

Partner

Title

6-8-23

Date

June 9, 2023

Development Facilitation Team  
600 Second NW  
Albuquerque, NM 87102

**RE: DFT REQUEST FOR SKETCH PLAT REVIEW AND COMMENT  
SUB'D PLAT MAP FOR JUAN TABO BUSINESS PARK CONT 2.20 AC  
ZONE ATLAS PAGE: G-21-Z**

Dear Development Facilitation Team:

Tierra West, LLC, on behalf of Fairways Ventures, LLC, are submitting for sketch plat review for a proposed Subdivision. The site is zoned MX-T. The proposed development is currently vacant land consisting of three separate lots located west of Juan Tabo Boulevard NE and at the west end of Juan Tabo Place. We are proposing to reconfigure the existing cul-de-sac and create a 14-lot subdivision for residential single family dwelling units.

Enclosed please find our sketch plat of the proposed lot layout. We have submitted our Fire One Plan to the Fire Marshall and it has been approved. We have received the signed water and sewer availability statement from the ABCWU office. We have the conceptual grading & drainage plan approval letter, and the conceptual traffic circulation plan has also been approved. The request is to ask the DFT to review the lot orientation, size and proposed cul-de-sac modification. Once we have the DFT comments we will be requesting a vacation of public right of way and easements to accommodate size, and proposed layout.

Please review the sketch plat and we will discuss it with you at that meeting. If you have any questions or need additional information prior to the meeting regarding this matter, please do not hesitate to contact me.

Sincerely,



Vince Carrica, P.E.

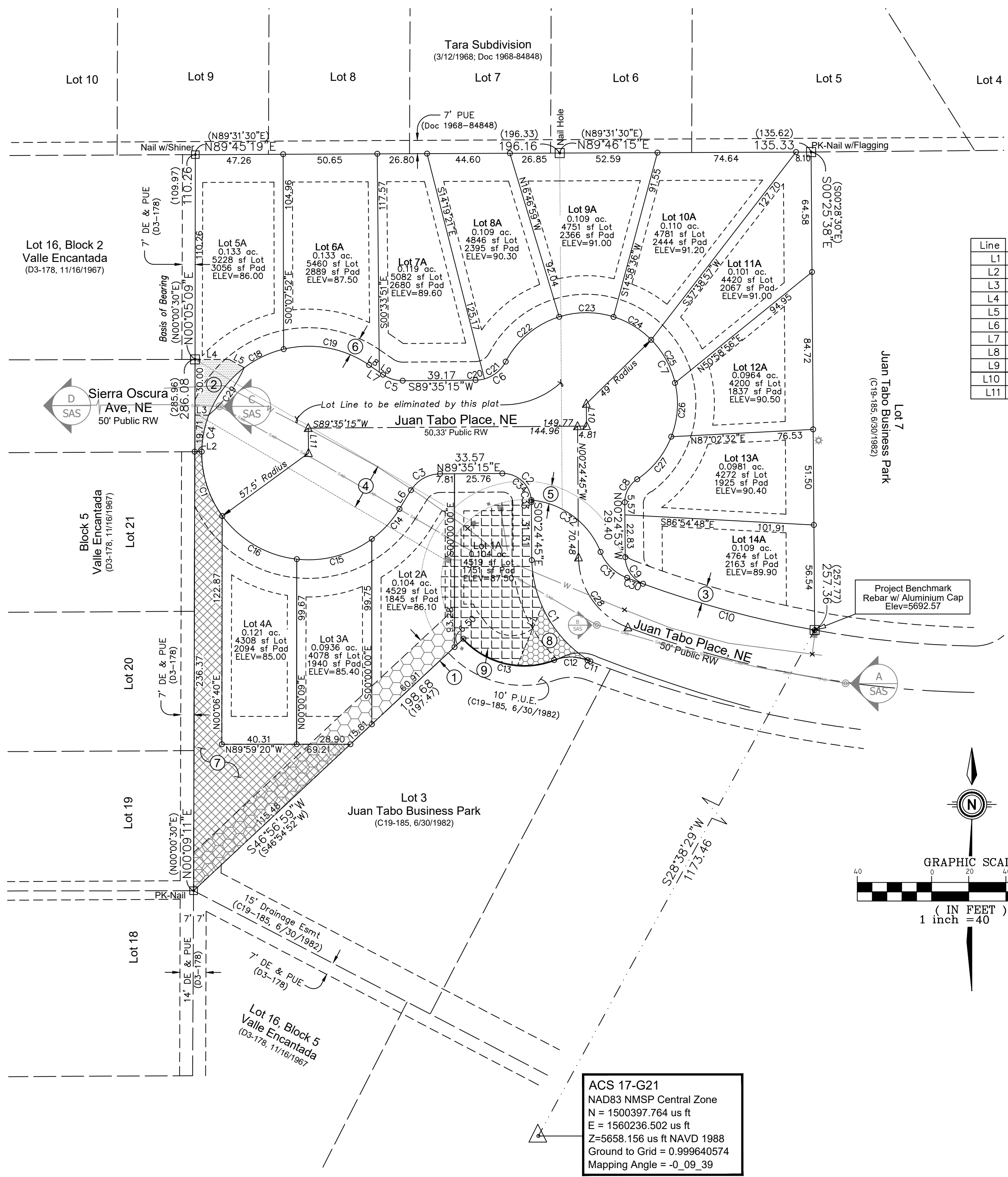
JN 2022122  
RRB/jm/ye

# SKETCH PLAT

## Lot 1A thru 14A

### Juan Tabo Business Park

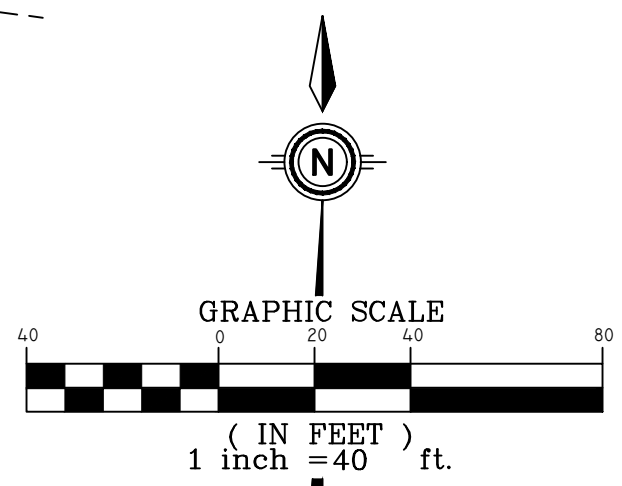
BEING A REPLAT OF LOTS 4, 5, 6  
JUAN TABO BUSINESS PARK  
SITUATE WITHIN  
SECTION 4, T.10N, R.4E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2023



Line	Bearing	Distance
L1	S22°27'51"W	34.41
L2	N89°50'49"W	3.70
L3	N89°50'49"W	7.38
L4	N89°50'49"W	18.45
L5	N61°17'37"W	9.19
L6	N31°37'13"E	11.87
L7	N55°26'23"W	9.06
L8	N55°26'23"W	6.74
L9	N55°26'23"W	2.32
L10	S00°24'45"E	12.01
L11	N00°24'45"W	13.42

Curve	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	57°07'49"	65.63	65.82	S30°02'32"E	62.94	
C2	90°00'00"	24.35	15.50	N45°24'45"W	21.92	
C3	57°58'38"	18.72	18.50	S60°36'14"W	17.93	
C4	272°56'24"	273.91	57.50	S11°54'35"E	79.20	
C5	34°57'57"	11.29	18.50	S72°55'34"E	11.12	
C6	62°02'03"	20.03	18.50	N58°34'11"E	19.07	
C7	151°28'34"	129.54	49.00	N48°11'11"W	94.98	
C8	56°29'37"	14.79	15.00	S27°49'50"W	14.20	
C9	66°03'57"	18.23	15.81	S33°47'49"E	17.24	
C10	9°53'52"	95.81	554.62	S74°56'06"E	95.69	
C11	0°09'16"	1.63	604.62	S68°39'16"E	1.63	
C12	42°42'33"	18.39	25.00	N89°38'50"W	17.98	
C13	67°48'00"	53.25	45.00	S76°49'04"E	50.20	
C14	21°59'58"	22.08	57.50	N42°37'12"E	21.94	
C15	42°42'33"	42.86	57.50	N74°58'27"E	41.88	
C16	47°29'29"	47.66	57.50	S59°55'31"E	46.31	
C17	36°52'23"	37.00	57.50	S17°44'35"E	36.37	
C18	75°50'12"	76.11	57.50	S38°36'42"W	70.67	
C19	48°01'49"	48.20	57.50	N79°27'17"W	46.80	
C20	15°22'11"	4.96	18.50	N81°54'10"E	4.95	
C21	46°39'58"	15.07	18.50	N50°53'05"E	14.65	
C22	45°06'36"	38.58	49.00	S50°06'24"W	37.59	
C23	34°40'55"	29.66	49.00	N89°59'50"W	29.21	
C24	28°04'18"	24.01	49.00	N58°37'14"W	23.77	
C25	31°24'15"	26.86	49.00	N28°53'00"W	26.52	
C26	34°22'32"	29.40	49.00	N04°00'11"E	28.96	
C27	34°53'06"	29.83	49.00	N38°37'59"E	29.38	
C28	69°18'41"	49.19	40.66	S35°04'06"E	46.24	
C29	32°16'38"	32.39	57.50	S36°54'55"W	31.97	
C30	0°56'35"	9.13	554.62	S69°30'52"E	9.13	
C31	47°11'10"	20.59	25.00	S45°41'11"E	20.01	
C32	63°07'07"	49.02	44.49	N53°11'34"W	46.58	
C33	3°50'17"	1.04	15.50	N02°19'53"W	1.04	
C34	86°09'56"	23.31	15.50	N47°19'53"W	21.17	

- Easement Key**
- ① Existing 15' Drainage Easement (C19-185, 6/30/1982) to be vacated by this plat;
  - ② 50' Water, Sewer, Gas & Pedestrian Easement to be granted by this plat;
  - ③ Existing 10' Public Utility Easement to remain (C19-185, 6/30/1982);
  - ④ Existing 25' Water, Sewer, Gas & Pedestrian Easement to be vacated by this plat
  - ⑤ Existing 10' Public Utility Easement to be vacated by this plat.
  - ⑥ 10' Public Utility Easement granted by this plat.
  - ⑦ Drainage Easement to be granted by this plat.
  - ⑧ Access Easement for Lot 3, Juan Tabo Business Park (C19-185, 6/30/1982)
  - ⑨ Existing Public ROW to be vacated by this plat



ACS 17-G21  
NAD83 NMSP Central Zone  
N = 1500397.764 us ft  
E = 1560236.502 us ft  
Z = 5658.156 us ft NAVD 1988  
Ground to Grid = 0.999640574  
Mapping Angle = -0\_09\_39

- Monument Legend**
- Found Rebar w/Cap PATRICK PS 12651 w/ Shiner PS14269 Unless otherwise noted.
  - ⊗ Found Rebar w/Cap WAYJOHN PS14269
  - Set 5/8" Rebar w/Cap MEDINA PS 12649 unless otherwise noted
  - Set reference point
  - △ Existing Centerline Monument
  - ▲ New Centerline Monument

### SKETCH PLAT

#### Lots 1A thru 14A

#### Juan Tabo Business Park

DWG PATH: 6/8/2023 Z:\2022\2022122 Juan Tabo Business Park\Consultants\Plat\Preliminary Plat 5-30-2023\Repla	 <b>Community Sciences Corporation</b> Land Surveying (505) 897.0000	2
DATE: 8/29/2022		 of 
SCALE: 1"=40'		
CREW: LRC, PDW		
DRAWN: DKS		
JOB NO.: N1413-01-600 Krupiak	2	