



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.**

<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>
<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)	<b>APPEAL</b>
<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: 2 lots from 1 lot

**APPLICATION INFORMATION**

Applicant/Owner: Gerlach Capital Group	Phone:
Address: 1712 Pioneer Ave Suite 500	Email:
City: Cheyenne	State: WY
Zip: 82001	
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.: Lot 10-A	Block: 3	Unit:
Subdivision/Addition: Tract A, Unit B, North Albuquerque Acres	MRGCD Map No.:	UPC Code: 1-018-065-180-301-201-17
Zone Atlas Page(s): B-18	Existing Zoning: NR-LM	Proposed Zoning n/a
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 3.1037

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 5700 Pasadena Ave NE | Between: Interstate 25 | and: San Mateo Blvd

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

PR 2022-007782

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**

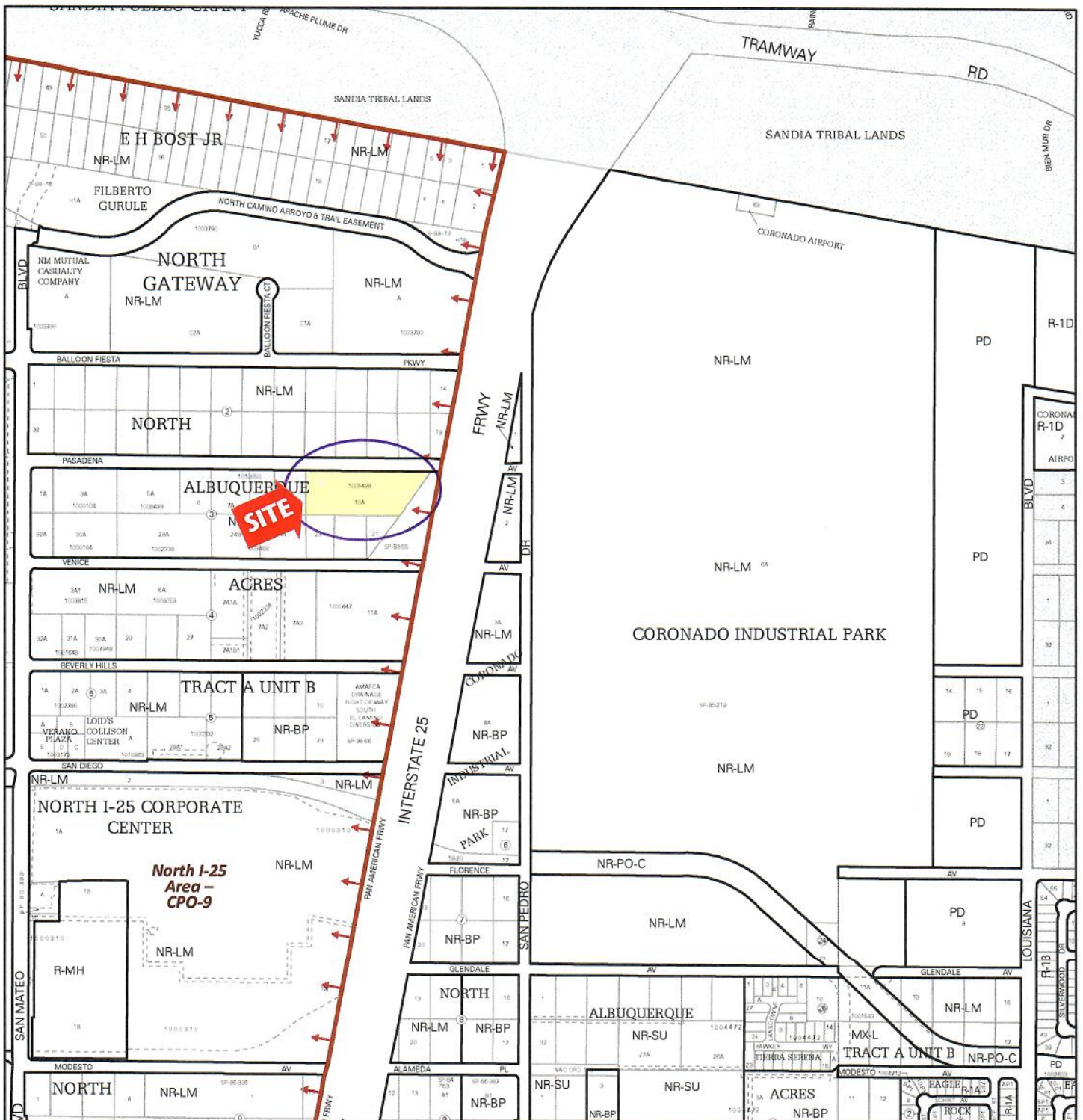
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other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


- 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>

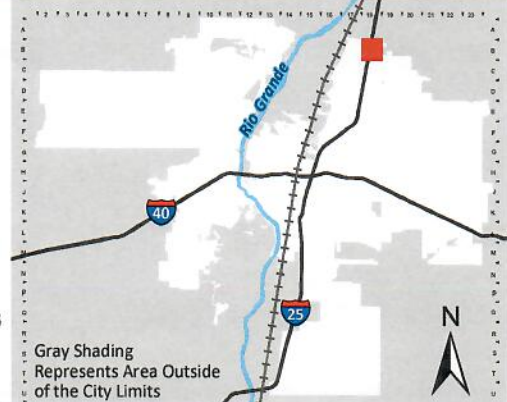
## IDO Zone Atlas

### 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: **B-18-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 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: LOT 10-A, BLOCK 3, TRACT A UNIT B NORTH ALBUQUERQUE ACRES**

Development Facilitation Team:

I would like to request Sketch Plat review and updated DFT comments for a minor subdivision (one lot into two lots) for the above mentioned property. A Sketch Plat was presented to the DRB under PR 2022-007782 / PS 2022-00232 at the October 26, 2022 meeting.

The property owner is interested in the subdivision existing Lot 10-A, Block 3, Tract A Unit B North Albuquerque Acres into two (2) lots. Proposed Lot 10-A-1 at 1.0207± acres and Lot 10-A-2 at 2.0830± on property zoned NR-LM (Non Residential – Light Manufacturing).

Proposed Lot 10-A-1 is the location of an existing office building. The intentions with proposed Lot 10-A-2 is construction of an additional office building.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the North I-25 Planning Area. The property is also governed by the North I-25 Area CPO-10 / Building Sub-Area 3.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal



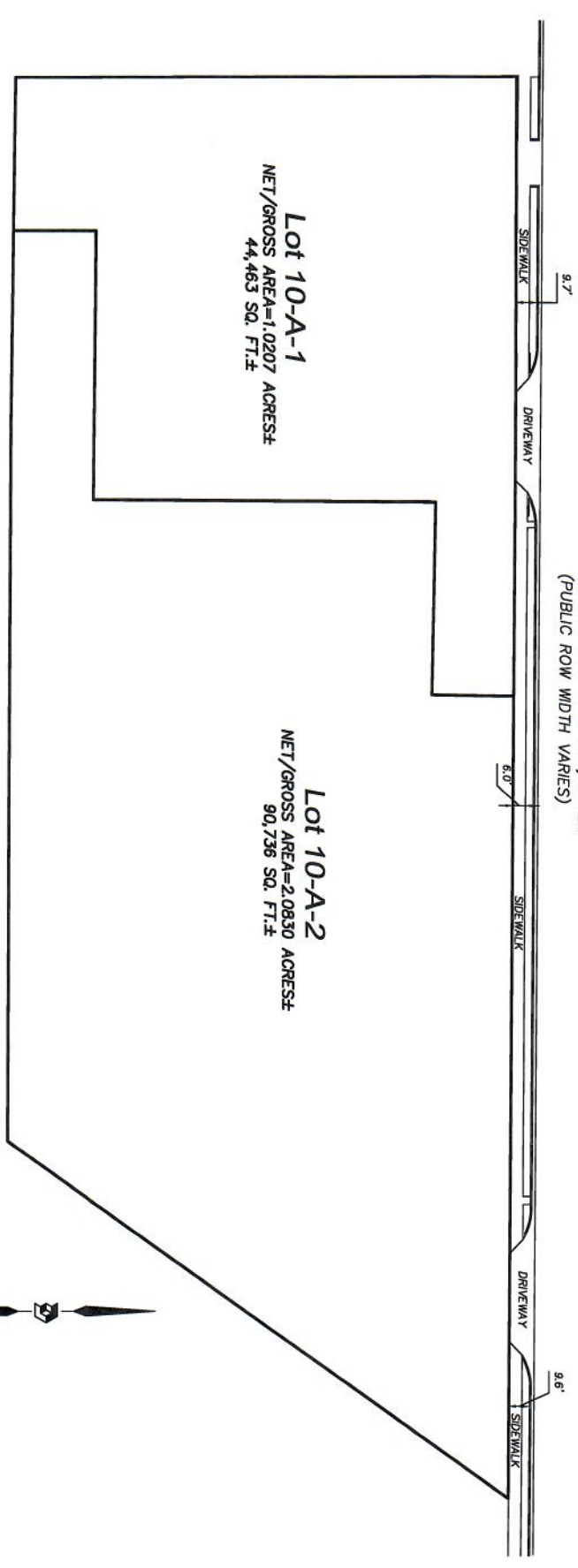


Sidewalk Exhibit For  
Lots 10-A-1 and 10-A-2, Block 3

Tract A, Unit B  
North Albuquerque Acres

Elena Gallegos Grant  
Projected Section 12, Township 11 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
October 2022

Pasadena Avenue, N.E.  
(PUBLIC ROW WIDTH VARIES)



Lot 10-A-1  
NET/GROSS AREA=1.0207 ACRES±  
44,463 SQ. FT.±

Lot 10-A-2  
NET/GROSS AREA=2.0830 ACRES±  
90,736 SQ. FT.±

