

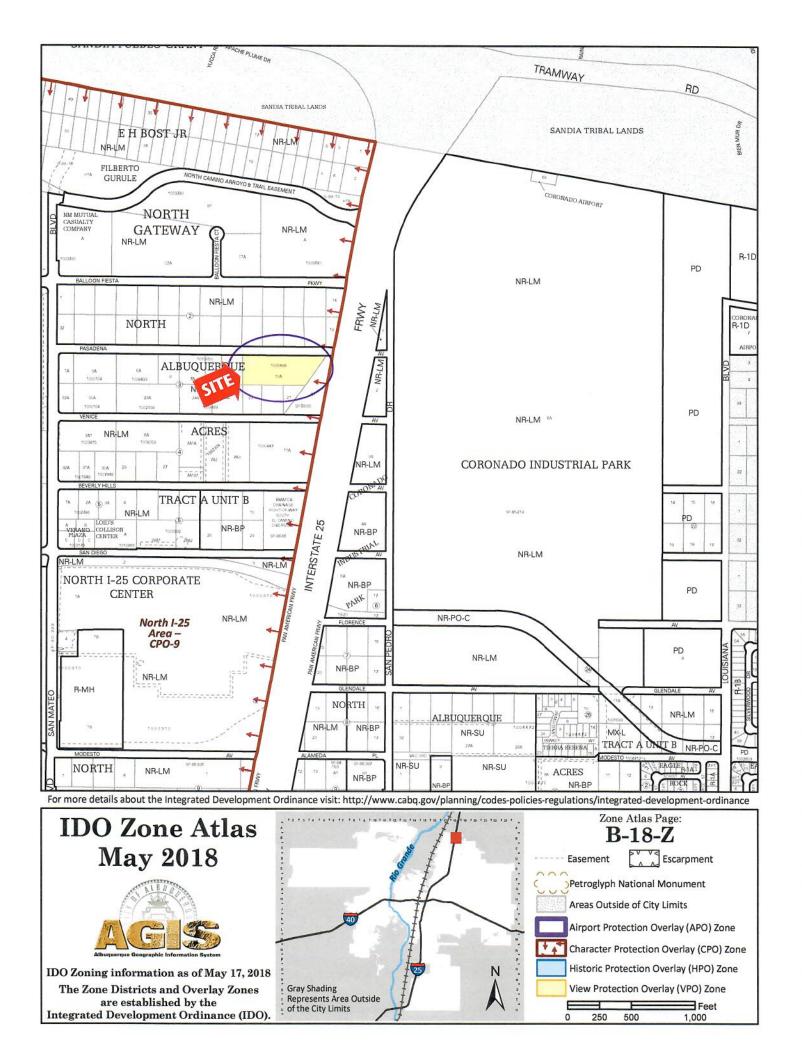


DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 11/16/2023

Please check the appropriate box(es) and ref time of application.	fer to supplemental	forms for submittal requiren	nents. All fees must be paid at the
MISCELLANEOUS APPLICATION	IS	☐ Extension of Infrastructure Lis	st or IIA (Form S3)
☐ Site Plan Administrative DFT (Forms SP & P2)		PR	E-APPLICATIONS
☐ Final EPC Sign-off for Master Development/Site Pla	ans - EPC (Form P2)	Sketch Plat Review and Com	ment (Form S3)
☐ Infrastructure List or Amendment to Infrastructure L	ist (Form S3)	☐ Sketch Plan Review and Com	nment (Form S3)
☐ Temporary Deferral of S/W (Form S3)	40		APPEAL
☐ Extension of IIA: Temp. Def. of S/W (Form S3)		☐ Decision of Site Plan Administ	trative DFT (Form A)
BRIEF DESCRIPTION OF REQUEST			
Subdivision: 2 lots from 1 lot	v.		
Control of the Contro			
-			
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 Consultant	s 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>al</u> l owners:	
SITE INFORMATION (Accuracy of the existing legal	l description is crucia	al! Attach a separate sheet if nec	essary.)
Lot or Tract No.: Lot 10-A		Block: 3	Unit:
Subdivision/Addition: Tract A, Unit B, North Alb	uquerque Acres	MRGCD Map No.:	UPC Code: 1-018-065-180-301-201-17
Zone Atlas Page(s): B-18	Existing Zoning: NF	R-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: Interst	ate 25 Lan	san Mateo Blvd
CASE HISTORY (List any current or prior project a	nd case number(s) th	at may be relevant to your reque	est.)
PR 2022-007782			
I certify that the information I have included here and	sent in the required no	tice was complete, true, and accur	
Signature: Which hall			Date: 3/25/2024
Printed Name: Derrick Archuleta			☐ Applicant or ■ 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
2) Form S3 with all the submittal items checked/marked
3) Zone Atlas map with the entire site clearly outlined and labeled
4) Letter describing, explaining, and justifying the request
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



ARCH+PLAN LAND USE CONSULTANTS ALBUQUERQUE NM

March 25, 2024

Development Facilitation Team City of Albuquerque 600 2nd 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



Notes:

- 1. PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDINDE THE EXISTING ONE LOT INTO TWO NEW LOTS AND TO TRANT A PRIVATE CROSS LOT ACCESS, PARKING AND DRAINAGE EASEMENT, AND GRANT AN EASEMENT

Public Utility Easements

PUBLIC UTILITY EXSEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON WORTH USE OF:
A <u>PUBLIC SERVING COMPANY OF REM MEXICO</u> FOR THE COMMON WORTH USE OF:
WESTILLATION, MAINTENANCE AND SERVICE OF CHERICID AND UNDERGOODING ELECTRICAL LIVES, TRANSCECREES, AND
DIEDE REUMPHOFT AND RELATED FACILITIES RESURBALLY INCESSERY TO PROVIDE ELECTRICAL SERVICES.

B. <u>NEW MEXICO GAS COMPANY</u> FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK OF FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES. D. <u>CABLE TV</u> FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

CULIDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, REJOCATE WHAN THE EASURAT CHANCE LOCKE, PER HAVE AND PA ORDER, OFFENER HAND MAINTHING AND THE PROBLED RECORDED HAND COGETHER WITH REAL PROBLED RECORDED HAND COGETHER WITH REPORT OF THE REPORT OF T

ASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TANSFORMER/SWITCHGEAR DOORS AND FIVE (6) FEET ON EACH SIDE.

Disclaimer

ME APPROMENT THIS PLAT, FIRMED STRINGE COMMENT OF KERK MEDICO (PMA), DIREST CORPORATION

JORA/A CRESTRICTING CO, AND NEW MEDICO ORS COMMENT (MICHOE) DO NOT COMMENT A TILL

CAPACITY OF THE PROPERTIES SHOWN MEDICON, CONSEQUENTIN, PMA, DIREST CORPORATION IN JOR/A

CENTIMENAM CO, AND MEMOLE OR NOT MANUE OR RELEASE ANT PLACEMENT OR SECREBIT RESIDENT

MUCH HAVE REST GENATED BY PROB PLAT, REPLAT OF OTHER DOCUMENT AND WHICH ARE NOT

SHOWN STREETHICALLY DESCRIBED AND ON THIS PLAT.

O. DATE BY DESCRIPTION

NM-C

COORDINATE AND DIMENSION INFORMATION

GRID

ABQ GEIOD

ELENA GALLEGOS GRANT

PLSS INFORMATION

SRID TO GROUND: 1.000334400 SROUND TO GRID: 0.999665711

GROUND ELEMTION FRANKLATION GRID ±0.00°

TEM N = 0

SECTION 12

11 NORTH

ALBUQUERQUE

BERNALILLO 3 EAST

NM

UPC 101806518030120117

ADDRESS 5700 PASADENA AVENUE, N.E.

SUBDIVISION NAME
TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

PROPERTY OWNER
GERLACH CAPITOL GROUP

INDEXING INFORMATION FOR COUNTY CLERK

Legal Description

BERNALILLO COUNTY TREASURER'S OFFICE:

NO PROPERTY WITHIN THE AREA OF RECUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COMENANT, OR BINDING AGREEMENT PROHIBITING SQLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR EPECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

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Acknowledgment

JACK GERLACH MANAGING MEMBER GERLACH CAPITOL GROUP, LLC

A TRACT DE LAND LYNG AND STILATE WITHIN THE ELEMA GALLEGOS GRANT, PROCEEDED SECTION 12, TOWNSHIP 11 NORTH, RANGE 25 JUST, NALPHA, COMPRISING OF LOT 10-A, BLOCK 3, TRACT A, UNIV 18, NORTH ALBJUCHEROLE AGRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE GFFICE OF THE COUNTY CLEEPE OF BERNALLO COUNTY, NEW MEXICO ON JUNE 7, 2007, IM BOOK 2007E, PAGE 157, NOW COMPRISING OF LOTS 10-A-1 AND 10-A-2, BLOCK 3, TRACT A, UNIT 8, NORTH ALBJUCHEROLE AGRES.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOT 10-A, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, PARCEL ID: 101806518030120117

Solar Note:

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

COUNTY OF LOS ANGELES) SS

JACK CERLACH, MANAGING MEMBER, GERLACH CAPITOL GROUP, LLC

2023 BY

NOTARY PUBLIC MY COMMISSION EXPIRES:

RECORDING STAMP

Lots 10-A-1 and 10-A-2, Block 3, Plat of

North Albuquerque Acres Tract A, Unit B

Section 12, Township 11 North, Range 3 East, N.M.P.M. Albuquerque, Bernalillo County, New Mexico January 2023 Elena Gallegos Grant, Projected

Application No. -2023-007782 Project No. PR-2022-007782

Utility Approvals

W Milk	MN
EXICO	
SYS	
NEW MEXICO CAS COMPANY	
DATE	DATE

01/25/2024				uka Mortus	Tuke
DATE	200	CENTURYLINK	D/8/A	CORPORATION D/B/A CENTURYLINK OC	DWEST

City Approvals

A.B.C.W.U.A.	TRAFFIC	CITY SURVEYOR
U.A.	ENGINEERING,	RVEYOR
	TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	
	DEPARTMENT	
DATE	DATE	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT	CITY ENGINEER D.	AMAFCA D.	PARKS AND RECREATION DEPARTMENT
DATE	DATE	DATE	DATE
- [

HYDROLOGY CODE ENFORCEMENT DATE DATE

DATE

Surveyor's Certificate

I, LARRY W, MEDRANO, A LICINSED NEW MEXICO PROFESSIONAL LAND SURVICIOS UNDER THE LANG OF THE STATE OF NEW MEXICO, MERETY CERTRY THAT THIS SUBDIVISION PLAT HING. PREPARED PROM BELLO MOTES OF AN ACTUAL ON THE GROUND SURVEY PROFENDED BY ME OF PREPARED BY ME OF MEXICO SURVEY SURVEY MEXICOLOGY AND THAT I AM RESPONSING FOR HERE YER PROFESSION OF MEXICOLOGY AND THE LANG WIND STREAMS FOR SURVEYING IN HELE MANUAL STRAINS FOR SURVEYING IN HELE MANUAL STRAINS OF RESPONSIVE OF MEXICOLOGY OF THE MERITA MEXICOLOGY OF CONTINUES OF PROFESSIONAL CHARGETS AND THE MANUAL CHARGET TO THE BEST OF MY KNOWLEDGE AND DECENSIVE TO THE BEST OF MY KNOWLEDGE AND BELLET.





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PSI JOB NO. 1228205P	56.5700 PHONE	DRAWN BY:	SIN Mateo Boulevard, NE OT 07.	CREWITECH: DA:	TROOP INTOMESTICIA
SHEET NUMBER	LM	CHECKED BY:	07/01/2022	DATE OF SURVEY	DUMPATION .

