



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

Lot consolidation: 8 lots into 1 lot

APPLICATION INFORMATION

Applicant/Owner: Iglesia del Dios Vivo Columna y Apoyo de la Verdad la Luz Del Mundo		Phone:
Address: 711 San Mateo Blvd SE		Email:
City: Albuquerque	State: NM	Zip: 87108
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.: Lots 3 thru 10	Block: 53	Unit:
Subdivision/Addition: Parkland Hills Addn	MRGCD Map No.:	UPC Code: see attached
Zone Atlas Page(s): L-17	Existing Zoning: MX-L	Proposed Zoning
# of Existing Lots: 8	# of Proposed Lots: 1	Total Area of Site (Acres): 1.1449

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 711 San Mateo Blvd | Between: Bell Ave | and: Trumbull Ave

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

PR 2022-007783

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

UPC CODES

Lots 3 thru 10, Block 52, Parkland Hills Addition

LOT 3: 1-017056-528-447-118-15

LOT 4: 1-017-056-527-441-118-14

LOT 5: 1-017-056-527-436-118-13

LOT 6: 1-017-056-527-431-118-12

LOT 7: 1-017-056-527-424-118-11

LOT 8: 1-017-056-527-416-118-10

LOT 9 & 10: 1-017-056-529-408-118-09

- ___ 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

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 5, 2024

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

RE: LOTS 3 THRU 10, BLOCK 52, PARKLAND HILLS ADDITION

Development Facilitation Team:

I would like to request DFT review and updated comments for a minor subdivision for the above mentioned property for a lot consolidation (8 lots into 1 lot). Sketch Plat was presented to the DRB on October 26, 2022 under PR 2022-007783 / PS 2022-00234.

The property owner would like to create one lot to eliminate existing lots from bisecting the building onsite and eventually the ability to apply for a variance for wall height before the Zoning Hearing Examiner. Proposed Lot 3-A is to be 1.1449± net acres on property zoned MX-L (Mixed Use – Low Intensity).

The property is currently developed with the Light of the World Church.

The site is located within the Near Heights Planning Area, Air Space Protection Sub-area, Airport Protection Overlay Zone (3-3) and governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan.

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

Sincerely,



Derrick Archuleta, MCRP
Principal

**PLAT OF LOT 3A
PARKLAND HILLS
BEING A REPLAT OF LOTS 3 THRU 10
PARKLAND HILLS
LYING WITHIN PROJECTED SECTION 26 T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023**

TOTAL ACRES: 11444

LEGAL DESCRIPTION

LOT NUMBERED THREE (3A) OF PARKLAND HILLS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOTS 3A THROUGH 10 INCLUSIVE AND BEING A REPLAT OF LOTS 3 THROUGH 10 INCLUSIVE OF SECTION 26 T. 10 N., R. 3 E., N.M.P.M., NEW MEXICO" FILED IN THE COUNTY OF BERNALILLO, NEW MEXICO, ON MAY 22, 1946 IN PLAT BOOK DOG, PAGE 18. SAID LOT BEING MORE PARTICULARLY DESCRIBED BY STATE PLAIN COORDINATE SYSTEM GRID BEARINGS SURVEY FOOTINGS FOLLOW:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, HENCE A TIE TO ALBUQUERQUE CONTROL STATION MONUMENT "S. KIPAN" BEARS N10°18'15"N A DISTANCE OF 2462.70 FEET;

THENCE FROM SAID POINT OF BEGINNING, N84°53'00"E A DISTANCE OF 106.45 FEET TO THE NORTHEAST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "P5 14828";

THENCE S04°26'45"W A DISTANCE OF 302.85 FEET TO A POINT OF CURVATURE OF SAID TRACT MARKED BY A SET REBAR WITH CAP "P5 14828";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3362.72 FEET, AN ARC LENGTH OF 264.85 FEET, A CENTRAL ANGLE OF 04°00'00", AND A CHORD BEARING A DISTANCE OF 500.6074" FROM SAID POINT OF CURVATURE TO A POINT OF TANGENT MARKED BY A SET REBAR WITH CAP "P5 14828";

THENCE S00°26'30"W A DISTANCE OF 181.5 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "P5 14828";

THENCE N01°47'00"W A DISTANCE OF 62.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "P5 14828";

THENCE N03°21'00"W A DISTANCE OF 69.54 FEET TO AN ANGLE POINT OF SAID TRACT MARKED BY A SET REBAR WITH CAP "P5 14828";

THENCE N44°42'00"W A DISTANCE OF 84.77 FEET TO AN ANGLE POINT OF SAID TRACT MARKED BY A SET REBAR WITH CAP "P5 14828";

THENCE N41°18'30"E A DISTANCE OF 84.77 FEET TO AN ANGLE POINT OF SAID TRACT MARKED BY A SET REBAR WITH CAP "P5 14828";

THENCE N00°12'00"W A DISTANCE OF 2402.01 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING, CONTAINING 11444 ACRES (APR 13.73 SQUARE FEET) MORE OR LESS.

GRADING AND DRAINAGE NOTES

1. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER SHALL BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
2. LOTS 3A THROUGH 10 SHALL BE CONSIDERED AS IMPACTED BY DEVELOPMENT OF THESE LOTS.
3. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADS.
4. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

THIS IS TO CERTIFY THAT TAXES ARE CONSENT AND PAID
PROPERTY OWNER OF RECORD: GLESHA DEL DIOS VIVO COLUMNA Y
APOYO DEL LA VENDAD LA LUZ DEL MUNDO

BERNALILLO COUNTY TREASURER'S OFFICE DATE: _____

BERNALILLO COUNTY PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMG DO NOT HAVE NOR RELEASE ANY REPEAT OR OTHER DOCUMENT AND INQUIRY ARE NOT SHOWN ON THIS PLAT.

DATE: _____

DATE: _____

DATE: _____

DATE: _____

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM EIGHT (8) EXISTING LOTS.

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } 55
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023

BY: _____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

FREE CONSENT

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE DIVIDE THE LANDS AND GREAT EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON AND WITH THE PARTS OF THE UNDERSIGNED OWNERS AND IS ALONG AND BEING SITUATE WITHIN THE PLANNING AND PLATTING JURISDICTION OF BERNALILLO COUNTY NEW MEXICO EASEMENTS ARE HEREBY GRANTED FOR PASTING UTILITIES.

SURVEYORS CERTIFICATION

I, JENNIE B. STONEMPER, A FULLY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWING ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD, OR MADE KNOWN TO ME BY THE OWNERS AND/OR THE SURVEYOR, AND THAT I AM AWARE OF ALL INTERESTS AND REQUIREMENTS FOR MONUMENTATION AND EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO EFFECTIVE NOVEMBER 1, 2007 (N.M.S.A. § 17-2-207), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JENNIE B. STONEMPER
NELS 1482828
DATE: 6/15/2023



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 (PNM) A NEW MEXICO CORPORATION (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, SERVICE RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER SERVICES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

E. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

F. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

G. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

H. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

I. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

J. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

K. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

L. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

M. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

N. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

O. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

P. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

Q. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

R. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

S. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

T. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

U. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

V. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

W. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

X. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

Y. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

Z. PNM AND NMG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES TO PROVIDE CABLE SERVICES.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMG DO NOT HAVE NOR RELEASE ANY REPEAT OR OTHER DOCUMENT AND INQUIRY ARE NOT SHOWN ON THIS PLAT.

UTILITY APPROVALS

- PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE: _____
- GHEAT CORPORATION DBA CENTURY LINK, GC DATE: _____
- COMCAST CABLE DATE: _____
- NEW MEXICO GAS COMPANY (NMG) DATE: _____

ADVANTAGE SURVEYING
405 MONTANO RD. N.W. SUITE 6
ALBUQUERQUE, NEW MEXICO
FAX: 505/248-0833
ASURV@TNSGROUP.COM/CASTNET
PROJECT NO. 125194

