



Effective 12/15/2022

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 P & 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"/> 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"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

Combine five (5) lots into one (1) lot and grant easements as shown.

APPLICATION INFORMATION

Applicant/Owner: Gutierrez Daskalos, LLC		Phone: (505) 362-8903
Address: 8618 Menaul Blvd NE		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87112
Professional/Agent (if any): Juanita Garcia - JAG Planning & Zoning, LLC		Phone: (505)362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List all owners: Gutierrez Daskalos, LLC	

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

Lot or Tract No.: Lots 1 thru 5	Block: 4	Unit:
Subdivision/Addition: WH Richardson's of Tract 4 Pueblo Alto	MRGCD Map No.:	UPC Code: 101705841901040502
Zone Atlas Page(s): J-17	Existing Zoning: MX-M	Proposed Zoning: No Change
# of Existing Lots: 5	# of Proposed Lots: 1	Total Area of Site (Acres): .3096

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4915 Lomas Blvd NE	Between: Quincy ST NE	and: Monroe ST NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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: <i>Juanita Garcia</i>	Date: 1/2/2023
Printed Name: Juanita Garcia, JAG Planning & Zoning, LLC	<input type="checkbox"/> Applicant or <input checked="" 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 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 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) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR 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 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 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

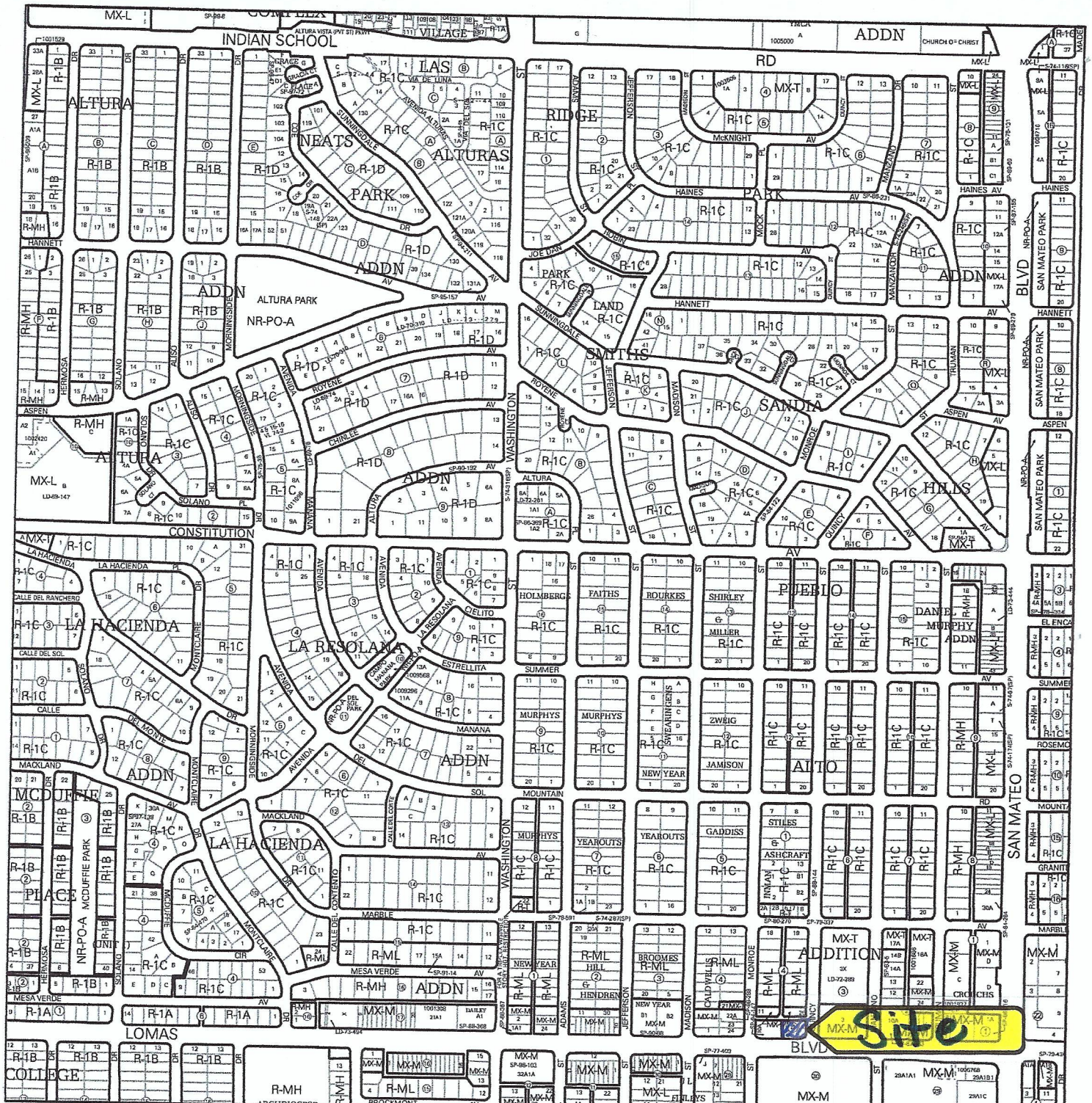
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner 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.

- ✓ ___ 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
- ✓ ___ 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

AGIS
Albuquerque Geographic Information System

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:
J-17-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



January 2, 2023

Development Hearing Officer
Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Gutierrez Daskalos, LLC, respectfully requests your review of a sketch plat.

The property owner intends on combining five (5) lots to create one (1) lot and grant easements as shown. The site is located at 4915 Lomas Blvd NE and is located between Quincy ST NE and Monroe St NE, and is currently described as Lots 1 through 5, Block 4, WH Richardson's of Tract 4 Pueblo Alto Subdivision. The proposed lot will be described as Lot 1-A, Block 4, WH Richardson's of Tract 4 Pueblo Alto Subdivision and will contain approximately .3096 Acres.

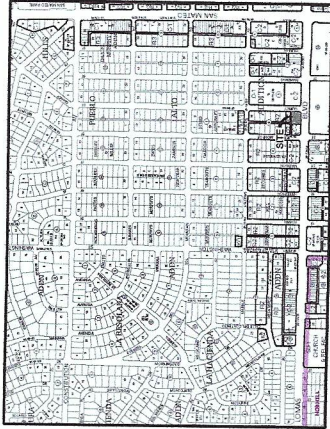
The property is zoned Mixed Use – Medium Intensity Zone District (MX-M), which has non minimum or maximum lot size requirements.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

A handwritten signature in black ink that reads "Juanita Garcia".

Juanita Garcia
Principal
JAG Planning and Zoning, LLC



VICINITY MAP No. J-17-Z



LEGAL DESCRIPTION

**PLAT OF
 LOTS 1 THRU 5
 WH RICHARDSON'S SUBDIVISION OF
 TRACT 4, PUEBLO ALTO**
 WITHIN
 SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2022

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 QWEST CORPORATION D/B/A CENTURYLINK QX _____ DATE _____
 COMCAST _____ DATE _____
 CITY APPROVALS:
 CITY SURVEYOR _____ DATE _____
 REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
 CODE ENFORCEMENT _____ DATE _____

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 ABCWA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
 CODE ENFORCEMENT _____ DATE _____

PUBLIC UTILITY EASEMENTS
 Public Utility Easements shown on this plat are granted for the common and joint use of _____
 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 and related facilities reasonably necessary to provide electrical
 services.
 PNM Electric shall have the right to install, maintain, operate, replace, modify, remove, repair, and replace any and all equipment and facilities
 reasonably necessary to provide such services.
 PNM Electric shall have the right to install, maintain, operate, replace, modify, remove, repair, and replace any and all equipment and facilities
 reasonably necessary to provide such services.
 D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary
 to provide cable services.
 Included is the right to build, install, maintain, operate, replace, modify, remove, repair, and replace any and all equipment and facilities
 for purposes described above, together with free access to them, and one and one-half feet of easement for the purpose of installing, maintaining,
 operating, replacing, modifying, removing, repairing, and replacing any and all equipment and facilities for electric transformers, with the right and privilege to trim and
 remove trees, shrubs, or bushes which interfere with the purpose for which the easement is granted. This easement shall not be subject to any
 covenants or restrictions of any kind, and shall be subject to the provisions of the National Electrical Safety Code by construction of poles,
 towers, or any structures adjacent to or near easement shown hereon. Any easement shown hereon shall be subject to the provisions of the National
 Electrical Safety Code by construction of poles,
 towers, or any structures adjacent to or near easement shown hereon, as installed, shall extend ten (10) feet in front of transformers/wildcatter doors and five (5) feet
 on each side.
Disclaimer:
 The undersigned, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCO)
 do not warrant, represent or guarantee that this Search of this project shows all easements and encumbrances affecting the property. NMGCO do not warrant
 or make any statement or assessment of rights which may have been granted by prior plat, report or other document and which are not shown on
 this plat.

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO COMBINE FIVE (5) LOTS INTO ONE (1) LOT AND GRANT
 ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED OTHERWISE, ALL CORNERS ARE TO BE SET AT ALL
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.3096 ACRES.
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
 - DATE OF FIELD WORK: NOVEMBER, 2022.
 - NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR EASEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
 - PLATS USED TO ESTABLISH BOUNDARY.
 - FILED: MAY 28, 1949 IN VOLUME B, FOLIO 145
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 350901C0354H DATED 8-16-2022.

FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS _____ DAY OF _____, 20____
 BY: _____ OWNERS NAME _____
 MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

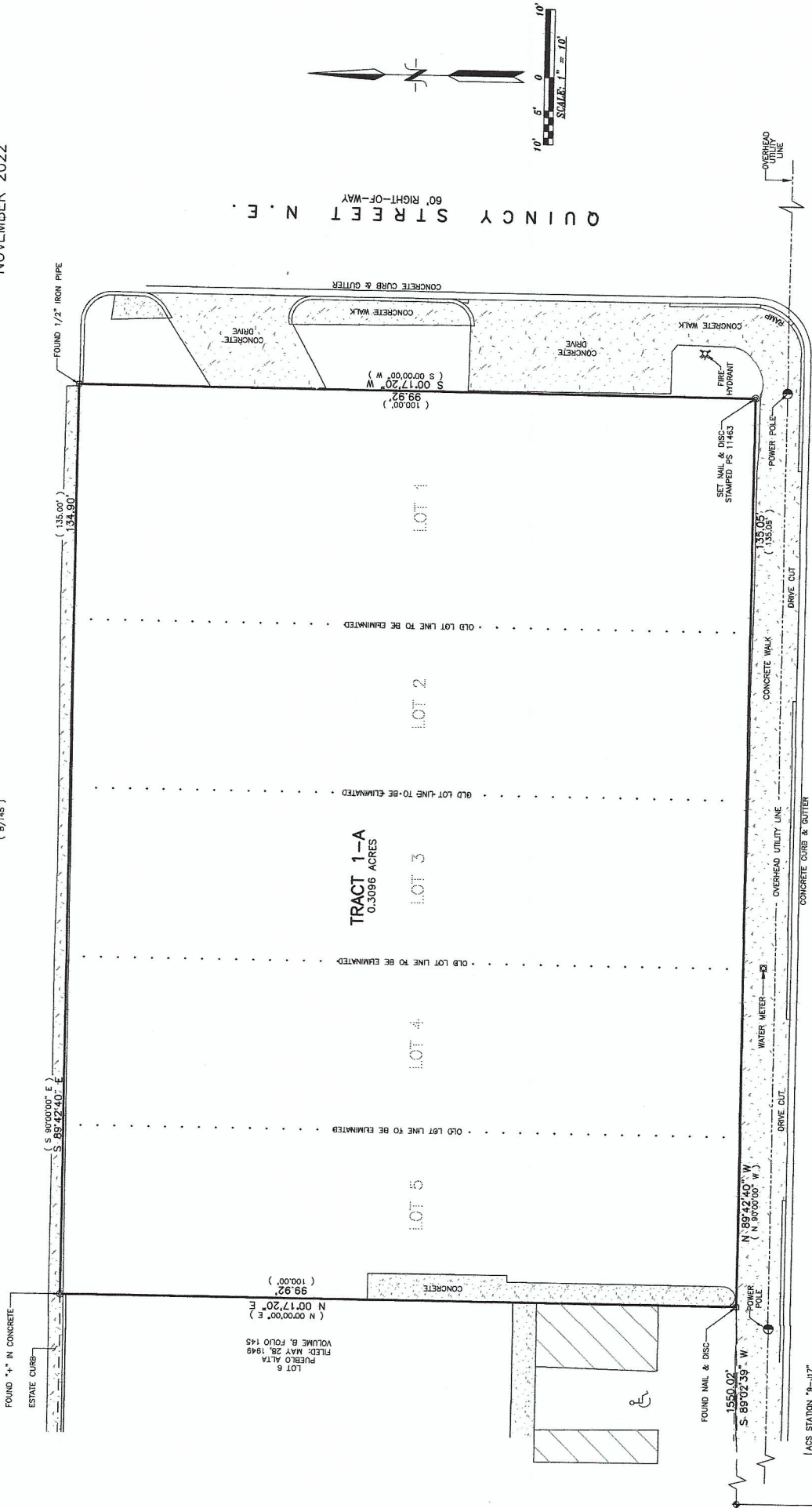
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE PLANNING DIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2022

ANTHONY L. HARRIS, P.S. # 11463

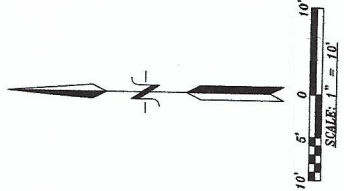
**PLAT OF
LOTS 1 THRU 5
WH RICHARDSON'S SUBDIVISION OF
TRACT 4, PUEBLO ALTO**

WITHIN
SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2022

20' PUBLIC ALLEY
ASPHALT PAVEMENT
(8/145)



QUINCY STREET N.E.



LOMAS BOULEVARD N.E.

ACS STATION "9-117"
N=1,497,300.893 U.S. SURVEY FEET
E=1,000,000.000 U.S. SURVEY FEET
GROUND TO GRID US 0398566899
Azim. = -07°11' 54.86"
ELEVATION = 5210.868 US SURVEY FEET
INAD 1985

HERR
SURVEYING, INC.
CORRAL BLVD. #117
CORRAL BLVD. NEW MEXICO 87104
PHONE: (505) 250-2279
F-MAIL: harrksurveying01@gmail.com