



<b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.</b>		
<b>SUBDIVISIONS</b>		<b>MISCELLANEOUS APPLICATIONS</b>
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)		<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)		<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)		<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)		<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor - Final Plat (Forms S & S2)		<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)		<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
		<b>APPEAL</b>
		<input type="checkbox"/> Decision of DHO (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Vacation of ROW alley and consolodation of lots		
<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Alexander Holdings LLC & TB Consultants LLC		Phone: 505-220-1525
Address: PO Box 52126		Email: trb607ca@hotmail.com
City: Albuquerque	State: NM	Zip: 87181
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners: Timothy Borrer
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: 1,2,3,4,5,6,7,8,9,10		Block: 17
Subdivision/Addition: Mesa Grande Addition		Unit:
MRGCD Map No.:		UPC Code: 1 017-057-207-106-32004
Zone Atlas Page(s): K-17-Z	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 10	# of Proposed Lots: 1	Total Area of Site (Acres): 8224
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 4212 Coal AVE SE	Between: Lead	and: Graceland
<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: 1/9/23
Printed Name: Timothy Borrer		<input checked="" 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.*

- \_\_\_ 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](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 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.*

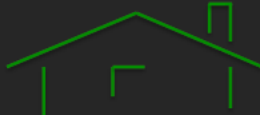
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 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 \_\_\_ 5) Letter describing, explaining, and justifying the request
- x \_\_\_ 6) Scale drawing of the proposed subdivision plat or Site Plan
- x \_\_\_ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use





Sierra Hacienda Builders LLC

Lic # 85378  
PO Box 52126  
Albuquerque, NM 87181  
505-220-1525

Date: 1/9/23

Job Location: Block 17 of the Mesa Grande Addition to the City of Albuquerque Including Vacated Portion of the Alleyway within Block 17 South of Lots 1,2,3, and 4 all in the Block of the Mesa Grande Addition to the City of Albuquerque. Lying and being situated within Section 23, Township 10 North, Range 3 East N.M.P.M

#### **Letter of Explanation**

I currently own the entire city block (Block 17 of the Mesa Grande Addition to the City of Albuquerque Excluding Vacated Portion of the Alleyway within Block 17 South of Lots 1,2,3, 4, 5, 6, 7, 8, 9, 10 all in the Block of the Mesa Grande Addition to the City of Albuquerque. Lying and being situated within Section 23, Township 10 North, Range 3 East N.M.P.M.) and would like to consolidate the 10 existing lots and public alleyway into one lot. In this process, I would like to vacate the right-of-way alley, which only serves these properties.

There are currently 2 structures on the site, one will remain (the gym), the other will be demolished.

Tim Borrer, MBA  
President



Site Plan  
Scale: 1" = 20'

**BUILDINGS**

EXISTING CYM (No change) 3,788 sq ft.  
 PROPOSED 18 RESIDENTIAL UNITS  
 UNIT 1-11 1,050 sq ft 3 Story  
 UNIT 12-24 1,200 sq ft 3 Story

**PARKING**

DVM RESIDENTIAL 115 / 1,000 sq ft = 11.6 sq ft / 1,000 = 3.78 \* 2.5 = 9.4  
 TOTAL = 85  
 Planned parking reduction: 35 - 9 / 1.3 = 29  
**Total Provided = 21**

**2015 International Residential Code**

City of Albuquerque  
 Location: 4204 4206 / 4208 Lead SE and 4201 / 4212 Coal Ave. SE  
 Albuquerque, New Mexico 87108

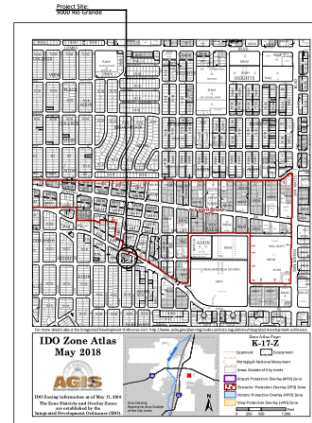
Zoning: M-1  
 Setback: 5' Front 5' Street Side 0' Interior Side 10' Rear  
 Height: 35' Max  
 Max Area: 5

Occupancy: Residential  
 Construction Type: Type Vb  
 Seismic: C  
 Wind Speed: 115 3 second gust  
 New Townhouse development, 20 2 bedroom units.

**4.301(2) Dwelling, Townhouse**  
 4.301(2)(a)  
 For townhouse developments containing more than 6 dwelling units on a common lot, minimum usable open space shall be provided as follows:  
 1. Effective on 1 September 2005 through 31st day of 2015:  
 200 sq ft per unit.  
 2. Effective on 1 September 2015 through 31st day of 2015:  
 200 sq ft per unit.  
 3. Effective on 1 September 2015 through 31st day of 2015:  
 200 sq ft per unit.

**4.301(2)(b)**  
 For projects on which the rear or side lot line abuts an R-1 or R-1.5 zone district or on which the rear lot line abuts an R-1 zone district, no townhouse dwelling may contain more than 3 dwelling units.

**5.10.3 BUILDING HEIGHT STEPOWNS**  
 5.10.3(1)  
 General Requirement  
 On a regulated lot, any portion of a primary or accessory building within 100 feet of the regulated lot line shall step down to a maximum height of 30 feet. (See Figure 6 below.)



TREVESTON ELLIOTT  
 ARCHITECT  
 4201 UNIVERSITY, NEW MEXICO  
 87106-1100  
 505.263.1111  
 trevestonelliott.com

Lead / Coal Townhouse  
 ALBUQUERQUE, NEW MEXICO 87108

Schaeffner Architects

Date: March 10, 2021  
 Sheet: Site Plan

A-081

**LEGEND**

- CAPED REBAR or PK Nail / Shiner Set
- ACS MONUMENT
- CALCULATED POINT NOT SET
- POINT FOUND AS NOTED
- 7— DENOTES BURIED TELEPHONE
- U— DENOTES OVERHEAD UTILITY LINES
- W— DENOTES WATER LINES
- S— DENOTES SANITARY SEWERLINE
- ( ) DENOTES RECORD DATA PLAT VOLUME C2, FOLIO 27
- ⊕ DENOTES FIRE HYDRANT
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES PLANTER
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES UTILITY POLE
- ⊕ DENOTES SEWER MANHOLE
- ⊕ DENOTES MONITORING WELL
- ⊕ DENOTES UNDERGROUND TANK REFILLING PUMP
- ⊕ DENOTES ELECTRIC METER

**NOTES & REFERENCES**

THE BASIS OF BEARING WAS ESTABLISHED FROM A GPS STATIC OBSERVATION COLLECTED AND PROCESSED ON THE 10TH DAY OF MAY 2017. ALL DISTANCES ARE GROUND DISTANCES. THE DIFFERENCE BETWEEN RECORD BEARINGS AND THE BEARING OF THIS SURVEY IS -0017'12"

PLAT OF SURVEY ENTITLED "MESA GRANDE ADDITION TO THE CITY OF ALBUQUERQUE, N.M." AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOLUME C-2, FOLIO 27

SPECIAL WARRANTY DEED FROM CIRCLE K STORES INC., TO HIMALAYA ENTERPRISES AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOCUMENT NO. 201001900

SPECIAL WARRANTY DEED FROM HIMALAYA ENTERPRISES INC. TO TB CONSULTANTS LLC AS THE SAME WAS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON 06/12/2017 AS DOCUMENT NO. 2017056392.

WARRANTY DEED FROM ED ENTERPRISES INC. TO ALEXANDER HOLDING LLC AS THE SAME WAS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON 08/19/2021 AS DOCUMENT NO. 2021098451.

WARRANTY DEED FROM CYNTHIA J. GALLEGOS AND ROBERT V GALLEGOS ROBERT VERNON GALLEGOS AND CYNTHIA JEANNE COOPER GALLEGOS TO ALEXANDER HOLDING LLC AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON 03/22/2021 AS DOCUMENT NO. 2021033569.

THIS PROPERTY LIES IN FLOOD ZONE "X" FIRM PANEL NO 35001C0353H, REVISED AUGUST 16, 2012.

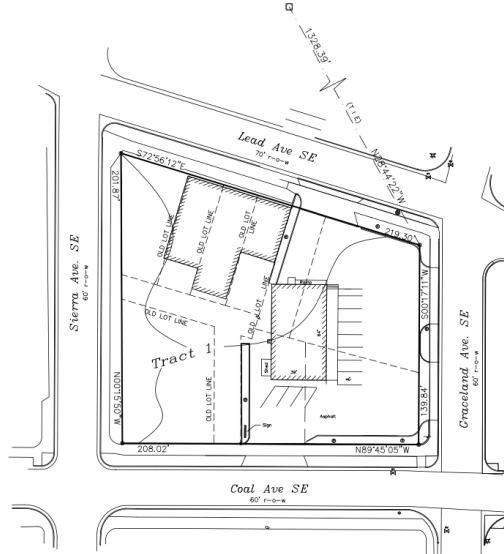
DEEDS AND PLATS OF ADJOINING PROPERTIES AS NOTED HEREON.

**Replat of Tract 1**  
**Block 17 of the Mesa Grande Addition to the City of Albuquerque**  
**Including Vacated Portion of the Alleyway within Block 17 South of Lots 1, 2, 3, and 4**  
**all in Block 17 of the Mesa Grande Addition to the City of Albuquerque**

Lying and being situate within  
 Section 23, Township 10 North, Range 3 East N.M.P.M.  
 Albuquerque, Bernalillo County  
 State of New Mexico

Cross Area = 0.8224 Ac. ±

ASC MONUMENT "S-K17A"  
 NAD 1983 CENTRAL ZONE  
 X = 1535891.429  
 Y = 1484259.419  
 ORTHO HEIGHT = 5222.21  
 GRID TO GROUND = 0.999866619



**SURVEYOR'S CERTIFICATE**

I, LORENZO E. DOMINGUEZ, NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO.

LORENZO E. DOMINGUEZ N.M.L.S. No. 10461 DATE \_\_\_\_\_



**East Mountain Surveying Co.**  
 Lorenzo (Larry) E. Dominguez  
 Licensed Professional Surveyor - #10461  
 4500 Graco Vigil Rd. SW, Albuquerque, NM 87121  
 505.639.6557 - Mobile 505.450.2097 - Fax 505.632.1731  
 EMAIL ADDRESS: emsurvey54@gmail.com

**INDEXING INFORMATION**

OWNER(S): ALEXANDER HOLDING LLC & TB CONSULTANTS LLC  
 RECORDED DOCUMENT(S): SEE NOTES & REFERENCES ABOVE  
 SECTION, TOWNSHIP, RANGE: SEC 23, T. 10N., R. 3E., N.M.P.M.  
 CITY: ALBUQUERQUE, NM  
 PROJECT No. EM-22-112