



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 SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

To combine 2 adjacent parcels into one.

* Parcel 1: Tract lettered B of the Plat of "CLIFFORD WEST BUSINESS PARK-Unit 1," within the town of Atresco Grant, Projected sections 21+22, township 10 North, Range 2 east, NMPM, Abq, Bernalillo County, NM
 Parcel 2: Lot numbered 5 in block numbered 2 of the Plat of "CLIFFORD WEST BUSINESS PARK-Unit 1," within the town of Atresco Grant, Projected sections 21+22, township 10 North, Range 2 East, NMPM, City of Abq., Bernalillo County, NM

APPLICATION INFORMATION

Applicant/Owner: D+B LIMITED TRUST LLC / MIRIAM RUIZ Phone: 787-505-5030
 Address: 1128 ATRESCO DR NW Email: miriamrui2@yahoo.com
 City: ALBUQUERQUE State: NM Zip: 87105

Professional/Agent (if any):
 Address:
 City: State: Zip:

Proprietary Interest in Site: List all owners:

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

Lot or Tract No.: * See above Block: Unit:
 Subdivision/Addition: MRGCD Map No.: UPC Code:
 Zone Atlas Page(s): K-10-7 Existing Zoning: NRBP Proposed Zoning:
 # of Existing Lots: 2 # of Proposed Lots: 1 Total Area of Site (Acres): 6.0314

LOCATION OF PROPERTY BY STREETS

Site Address/Street: NW corner of Between: Unser + Bluewater and:

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: Date: 2/15/2023
 Printed Name: MIRIAM RUIZ 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

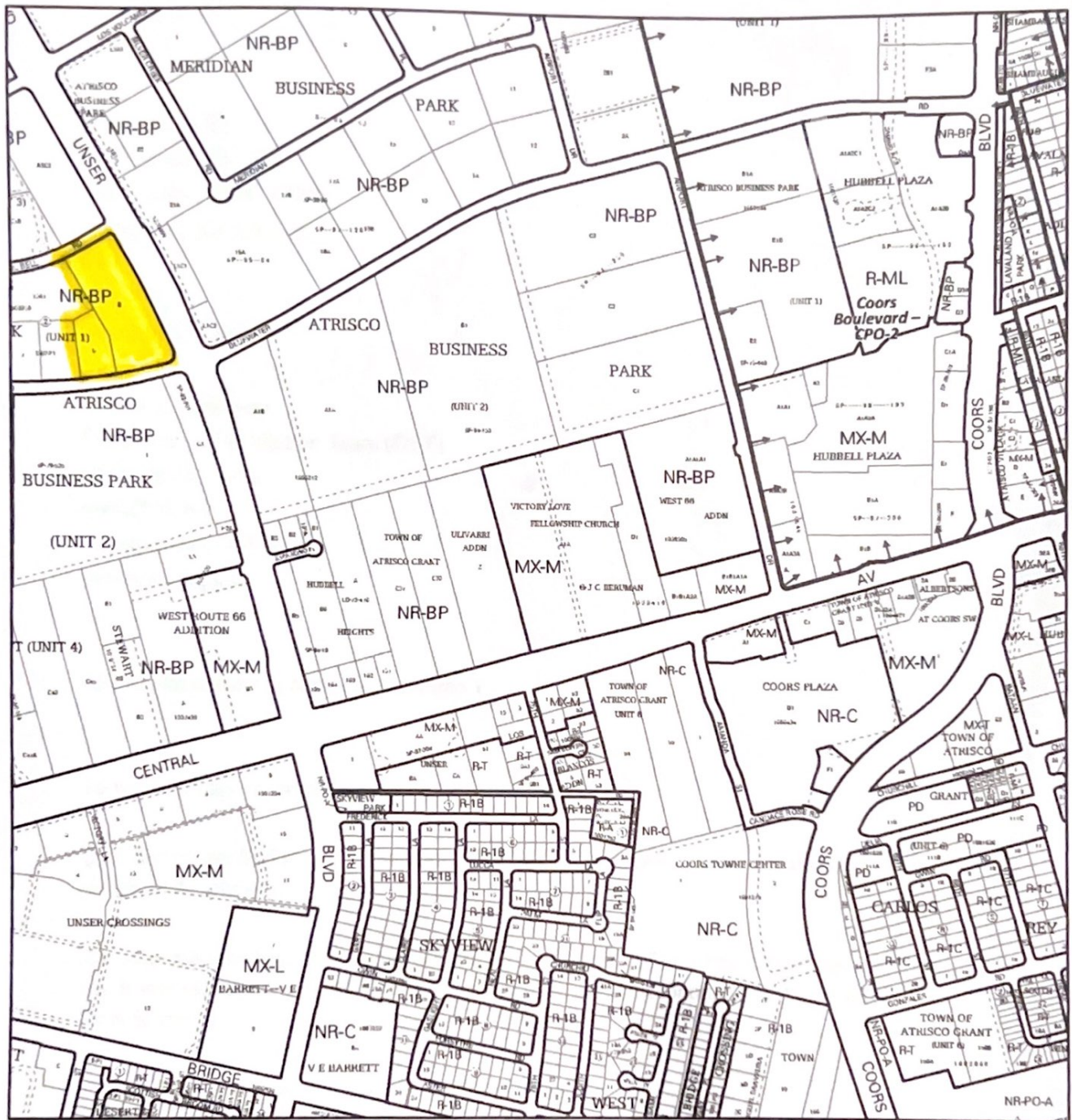
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- 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

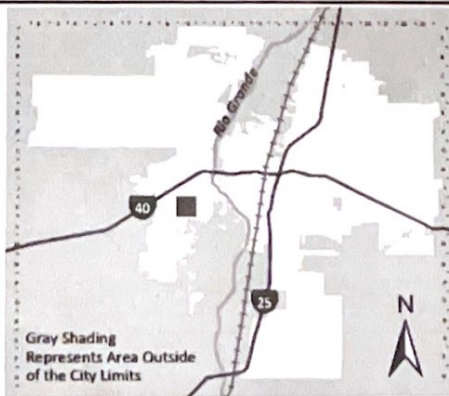


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

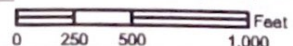


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-10-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



MIRIAM RUIZ
1128 Atrisco Dr NW
Albuquerque, NM 87105
miriamruiz@yahoo.com

February 16, 2023

City of Albuquerque
Development Facilitation Team (DFT)
Plaza del Sol Bldg.
600 2nd St NW
Albuquerque, NM 87102
plndrs@cabq.gov

RE: Replat request to combine 2 lots into 1

To whom it may concern,

Enclosed please find the documentation requested in our application for our sketch plat review and comments.

We purchased the referenced land with 2 adjacent lots (Tract B and Lot 5) for future development and it was recommended that it would be more efficient and economical if we combine them as one. Although no development or demo is being proposed as of yet, we are nevertheless submitting this application to unite our property into one lot as shown on Attachment 6.1. Current picture of the lot is also being submitted to you on Attachment 7.

Please advise if you require any additional information to complete this petition.

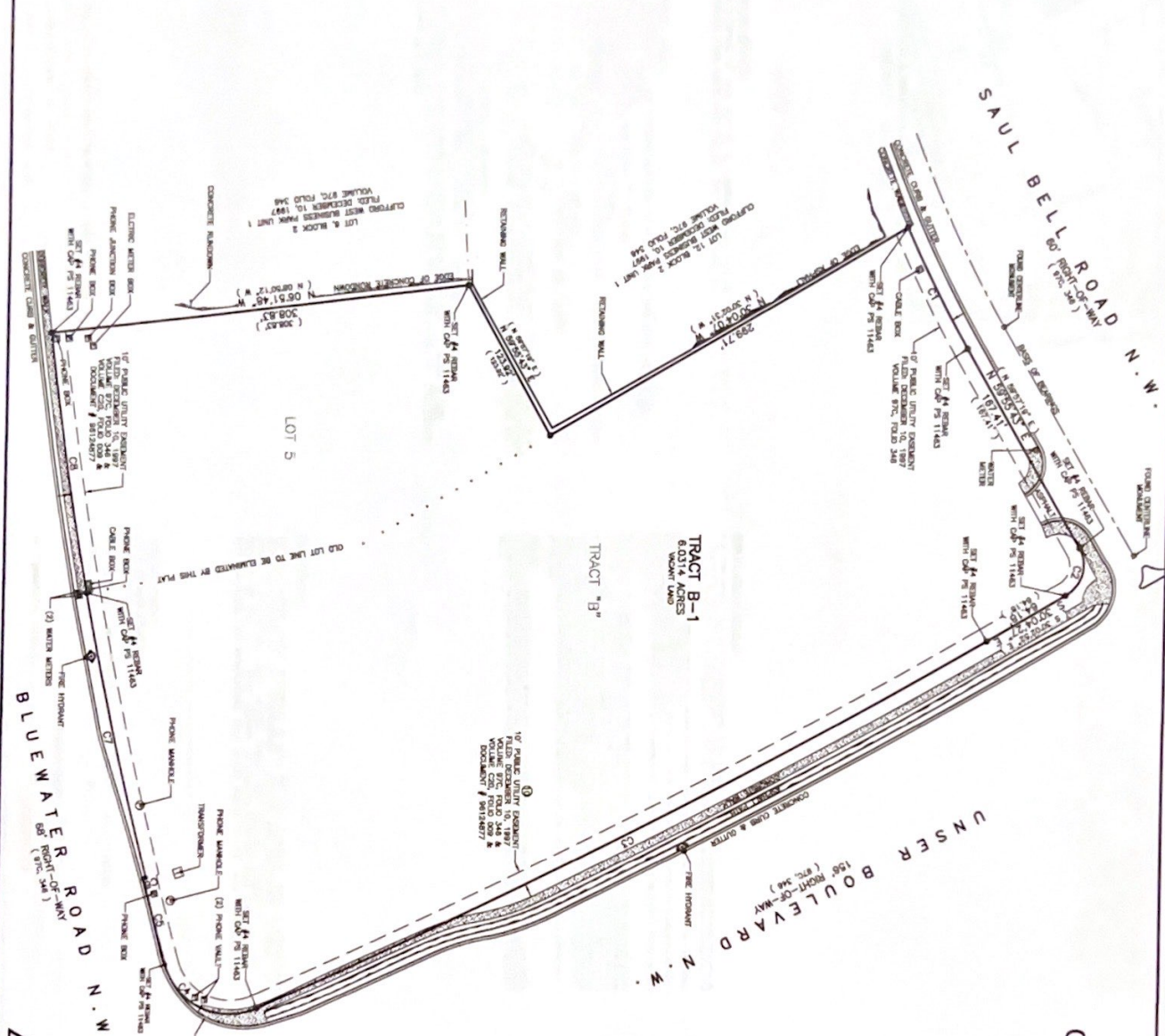
Sincerely,



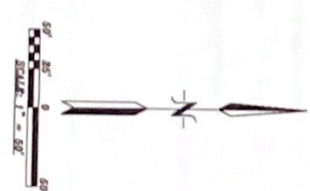
Miriam Ruiz

6.1

23-0084.DWG



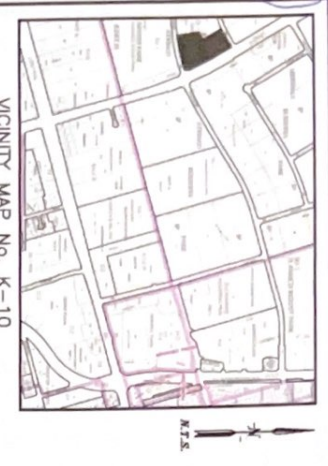
PLAT OF
TRACT "B-1",
CLIFFORD WEST BUSINESS PARK UNIT 1
WITHIN
TOWN OF ATRISCO GRANT
SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2023



GRADE TABLE

LINE	POINTS	BEARING	DISTANCE	N. COORD.	S. COORD.	E. COORD.	W. COORD.
C1	1050.00	(N 89.00° E)	100.00	1050.00	0.00	0.00	0.00
C2	1050.00	(S 89.00° W)	100.00	1050.00	100.00	0.00	0.00
C3	1050.00	(N 01.00° E)	100.00	1050.00	100.00	100.00	0.00
C4	1050.00	(S 01.00° W)	100.00	1050.00	100.00	0.00	100.00
C5	1050.00	(N 89.00° E)	100.00	1050.00	0.00	100.00	0.00
C6	1050.00	(S 89.00° W)	100.00	1050.00	100.00	0.00	0.00
C7	1050.00	(N 01.00° E)	100.00	1050.00	100.00	100.00	0.00
C8	1050.00	(S 01.00° W)	100.00	1050.00	100.00	0.00	100.00

HERZBERG CONSULTING ENGINEERS
10000 UNIVERSITY BLVD. N.W.
SUITE 1000
ALBUQUERQUE, NEW MEXICO 87113
PHONE: (505) 450-4773
FAX: (505) 450-4774
www.herzberg-engineers.com



PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO COMBINE TRACT 8 & LOT 5, BLOCK 2 CLIFFORD WEST BUSINESS PARK UNIT INTO ONE (1) TRACT AND GRANT ANY EXEMPTIONS AS SHOWN.

- GENERAL NOTES:
1. UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 2. THIS PLAT SHOWS ALL EXEMPTIONS OF RECORD.
 3. TOTAL AREA OF PROPERTY, 6.0314 ACRES.
 4. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 5. DISTANCES AND BEARINGS ARE GIVEN.
 6. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
 7. DATE OF FIELD WORK, JUNE/JULY 2024.
 8. NO PRESENTLY EXISTING UTILITIES WERE LOCATED BY SURVEY.
 9. PLATS USED TO ESTABLISH BOUNDARY:
A. CLIFFORD WEST BUSINESS PARK UNIT 1
FIELD, DECEMBER 10, 1997 IN VOLUME 97C, FOLIO 346
10. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FROM PANEL No. 25001D0326A DATED 11/4/2018

LEGAL DESCRIPTION:
LOT LETTERED "B" & LOT 5 IN BLOCK NUMBERED TWO (2) OF THE PLAT OF CLIFFORD WEST BUSINESS PARK UNIT 1, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 21 AND 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, MAP 4269, PREPARED AND RECORDED IN THE PUBLIC OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AND DESIGNATED ON SAID PLAT FIELD OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 10, 1997 IN VOLUME 97C, FOLIO 346.

PUBLIC UTILITIES EXEMPTIONS

None.

IN WITNESS WHEREOF, I, the Surveyor, have hereunto set my hand and seal of office at Santa Fe, New Mexico, this 15th day of February, 2025.

Notary Public

PLAT OF
TRACT "B-1"
CLIFFORD WEST BUSINESS PARK UNIT 1
WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2025

- PROJECT NUMBER _____
- APPLICATION NUMBER _____
- UTILITY APPROVALS _____
- PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- QUEST CORPORATION D/B/A CENTURIDEWK CO _____ DATE _____
- CONCRETE _____ DATE _____

- CITY APPROVALS _____
- CITY SUPERVISOR _____ DATE _____
- REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
- ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- AIRCALA _____ DATE _____
- PARKS AND RECREATION DEPARTMENT _____ DATE _____
- AIRCALA _____ DATE _____
- CITY ENGINEER _____ DATE _____
- GRS CHAMBERSON, PLANNING DEPARTMENT _____ DATE _____
- CODE ENFORCEMENT _____ DATE _____

FREE CONSENT:
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROSEUTOR THEREOF. SAID OWNERS AND PROSEUTOR DO NOT HEREBY GRANT ANY RIGHTS, TITLE OR INTEREST IN SAID PROPERTY TO ANY OTHER PARTY WHATSOEVER THAT THEY HOLD AMONG THEM COMPLETE AND NONFEASIBLE 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 _____

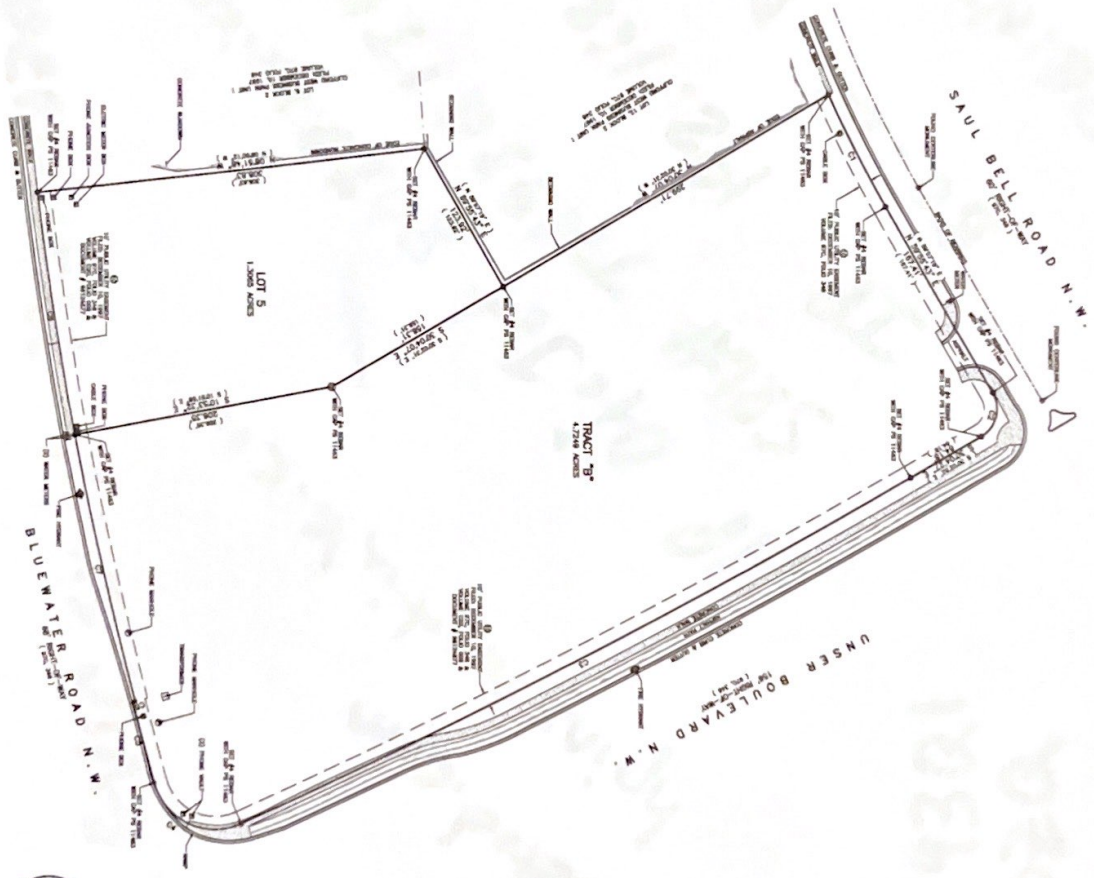
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
PROPERTY OWNER OF RECORD _____
BERNALILLO CO. TREASURER'S OFFICE _____

BY _____ NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

6.3

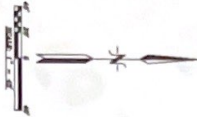


VICINITY MAP NO. K-10



TRACT	ACRES	FRONT	DEPTHS	AREA
TRACT 27	1.3800	100.00	138.00	138.00
LOT 5	0.1380	10.00	13.80	13.80

LEGEND
ALL DIMENSIONS ARE IN FEET AND INCHES
ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD



ALL.T.A / N.S.P.S. LAND TITLE SURVEY
OF
TRACT "B"
&
LOT 5, BLOCK 2
CLIFFORD WEST BUSINESS PARK UNIT 1
TOWN OF WINNICO GRANT
PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNARDILLO COUNTY, NEW MEXICO
MAY 2022



Adrian L. Felt
Surveyor

THE STATE OF NEW MEXICO
BERNARDILLO COUNTY
CLIFFORD WEST BUSINESS PARK UNIT 1

STATE OF NEW MEXICO)
COUNTY OF BERNARDILLO)
I, ADRIAN L. FELT, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in the public records of the County of Bernardillo, New Mexico, in accordance with the provisions of the laws of this State in that behalf made. My commission expires on the 15th day of May, 2022.

LOCAL DESCRIPTION
PARCELS 1
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 9
PART 10
PART 11
PART 12
PART 13
PART 14
PART 15
PART 16
PART 17
PART 18
PART 19
PART 20
PART 21
PART 22
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PART 92
PART 93
PART 94
PART 95
PART 96
PART 97
PART 98
PART 99
PART 100

Figure 2. Adjacent Properties Map



7

Phase I Environmental Site Assessment

Project Number: 22-113

Site: Northwest corner of Unser and Bluewater, Albuquerque, New Mexico 87121

Date: April 14, 2022

Source: Sendero Environmental

Client: D&B Limited Trust LLC

