



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		
Lot consolidation: 3 lots into 1 lot		
Additional UPC #'s: 1-018-056-304-518-125-10 1-018-056-312-513-125-16		
APPLICATION INFORMATION		
Applicant/Owner: First Nations Community Healthsource		Phone:
Address: 5608 Zuni Rd 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: OWNERS	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.: Tracts A2, A-1-A & A-1-B	Block: 2	Unit:
Subdivision/Addition: Mesa Park Addition	MRGCD Map No.:	UPC Code: 1-018-056-318-519-125-09
Zone Atlas Page(s): L-18	Existing Zoning: MX-L	Proposed Zoning n/a
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 0.9676
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 5608 Zuni Rd SE	Between: California St	and: Arizona St
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1007437		
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>Derrick Archuleta</i>		Date: 4.18.2023
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> 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

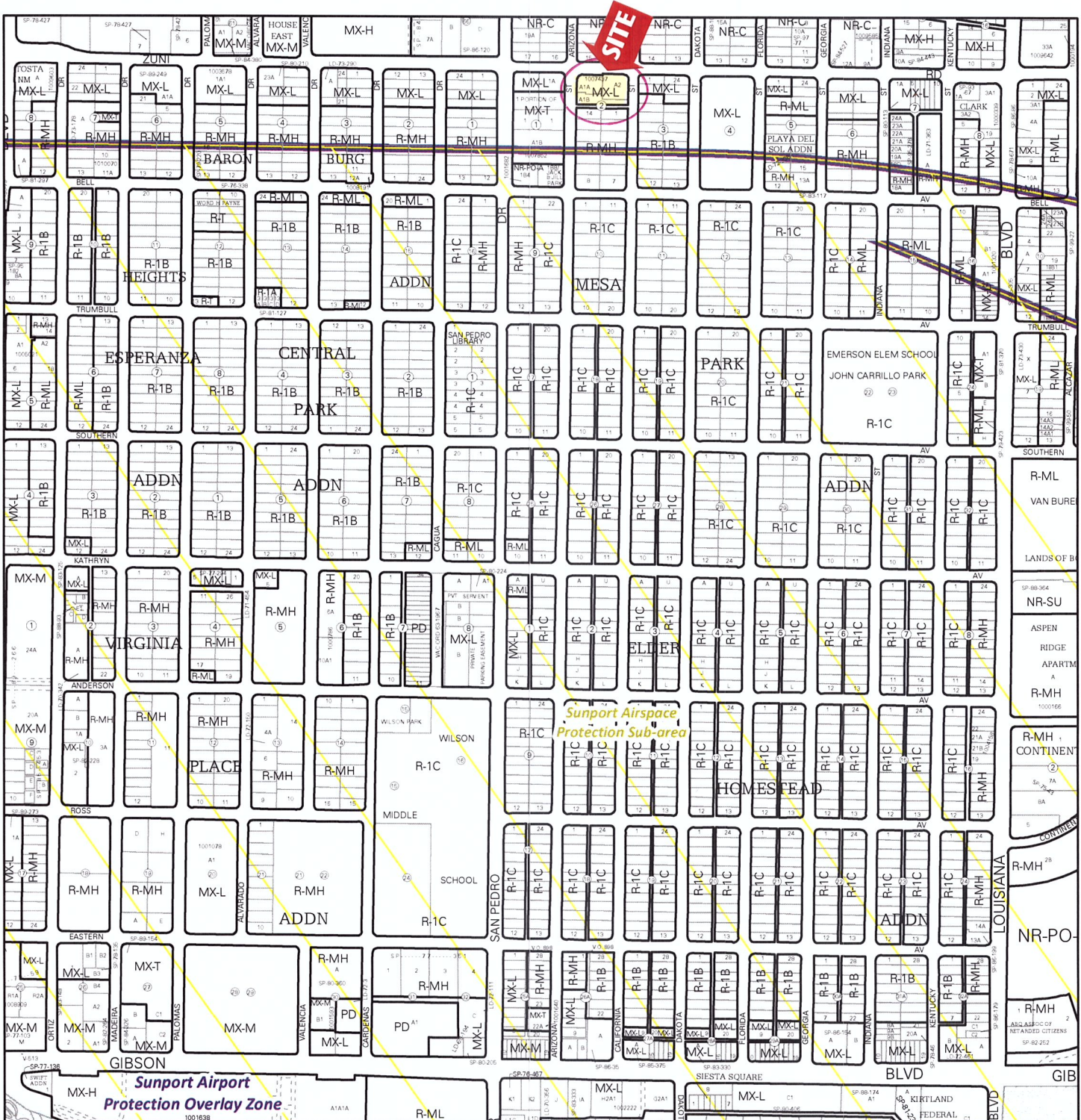
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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



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).

Zone Atlas Page:
L-18-Z

Gray Shading
Represents Area Outside
of the City Limits

- 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

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

April 18, 2023

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

RE: TRACTS A-2, A-1-A & A-1-B, BLOCK 2, MESA VIEW ADDITION

Development Facilitation Team:

I would like to request DFT review for a lot consolidation for the above mentioned properties.

The property owner is interested in a lot consolidation creating one (1) lot. The end result will be the consolidation of the three existing Tracts A-2, A-1-A and A-1-B into one lot to be known as Tract A-3 on property zoned MX-L (Mixed Use – Low Intensity) on 0.9676± acres.

The interest with the lot consolidation is to eliminate potential bisecting lot lines as part of redevelopment of the property supporting the existing land use. The proposed use will continue to be the location of First Nations Community Healthsource. The organization provides accessible, affordable and available health services to populations that are typically unserved individuals and families. Majority of clients are from the southeast area of Albuquerque.

The site is governed by both the Area of Change and Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Near Heights Planning Area.

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

Sincerely,


Derrick Archuleta, MCRP
Principal

COUNTY CLERK RECORDING STAMP

PLAT OF
Tract A-3, Block 2,
MESA PARK ADDITION,
within Section 24, T.10N., R.3E., N.M.P.M.,
City of Albuquerque, Bernalillo County, New Mexico
April 2023

PURPOSE OF PLAT:
The purpose of this plat is to combine three (3) existing lots into one (1) new lot.

CITY OF ALBUQUERQUE APPROVALS:

PROJECT NO. _____ APPLICATION NO. _____

DEVELOPMENT HEARING OFFICER _____ DATE _____

PLANNING DEPARTMENT _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

TRAFFIC ENGINEERING _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

CITY SURVEYOR _____ DATE _____

BERNALILLO COUNTY TREASURERS CERTIFICATE:
This is to certify that taxes are current and paid on the following parcels:

U.P.C. No. _____
U.P.C. No. _____
U.P.C. No. _____
OWNER OF RECORD: _____

Bernalillo County Treasurer _____ Date _____

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE NO. 22-369

PROPERTY ADDRESSES:
6416 Zuni Road S.E. U.P.C. No. 1-018-056-318-519-125-09
400 Arizona Street S.E. U.P.C. No. 1-018-056-304-519-125-10
408 Arizona Street S.E. U.P.C. No. 1-018-056-312-513-125-16

LEGAL DESCRIPTION:
Tracts "A-1-A" and "A-1-B" in Block numbered Two (2), MESA PARK ADDITION, as the same is shown and designated on the plat of said addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 2008 in Plat Book 20680, Page 0243
AND "A-2" in Block numbered Two (2), MESA PARK ADDITION, as the same is shown and designated on the plat of said addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 18, 1984 in Plat Book C25, Page 129.


FREE CONSENT:
The undersigned owner(s) do hereby consent to the plating of said property as shown hereon and the same is with their free consent and in accordance with the laws of the State of New Mexico and the rules and regulations of the County of Bernalillo. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

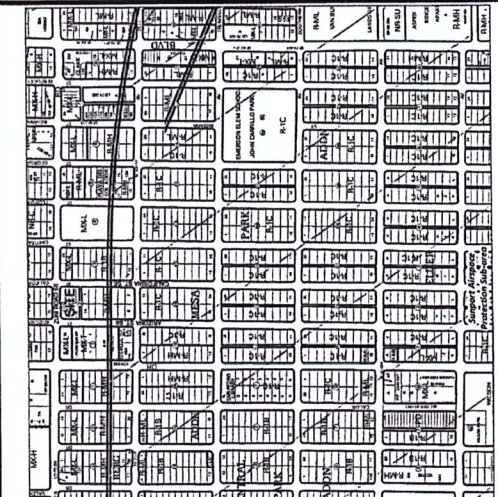
FIRST NATIONS COMMUNITY HEALTH SOURCE, by _____

ACKNOWLEDGEMENT

State of _____,)
County of _____,)
This instrument was acknowledged before me on _____, 20____,
BY: _____,)
My Commission expires: _____, Notary Public

SURVEYOR'S CERTIFICATE:
I, Gary E. Chisio, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Gary E. Chisio
Gary E. Chisio, N.M.P.S. No. 8686
April 3, 2023
Date




VICINITY MAP
ZONE ATLAS PAGE L-18

UTILITY APPROVALS:
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

APPROVED: _____ DATE _____
A. Public Service Company of New Mexico (PNM) is New Mexico Corporation (PNM Electric) for installation, maintenance, repair, replacement, and service of overhead and underground electrical lines, transformers, other equipment and related facilities reasonably necessary to provide electrical services.

APPROVED: _____ DATE _____
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

APPROVED: _____ DATE _____
C. Corporation of U.S. Century Link, Q.C. for the installation, maintenance and service of such lines, cables and other related equipment and facilities reasonably necessary to provide communication services.

APPROVED: _____ DATE _____
D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable TV services.

INCLUDED: is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, alter, modify, renew, operate, and maintain facilities for the purposes described above, together with the right to enter upon, over and across said easements, with the right and privilege of going upon, over and across adjoining lands of grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for connecting any violations of National Electrical Safety Code (NESC) requirements to electric lines, or any structures adjacent to or on the easement. All easements for electric lines and facilities installed, shall extend ten (10) feet in front of transformers/switchgear doors and five (5) feet on each side.

DISCLAIMER:
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

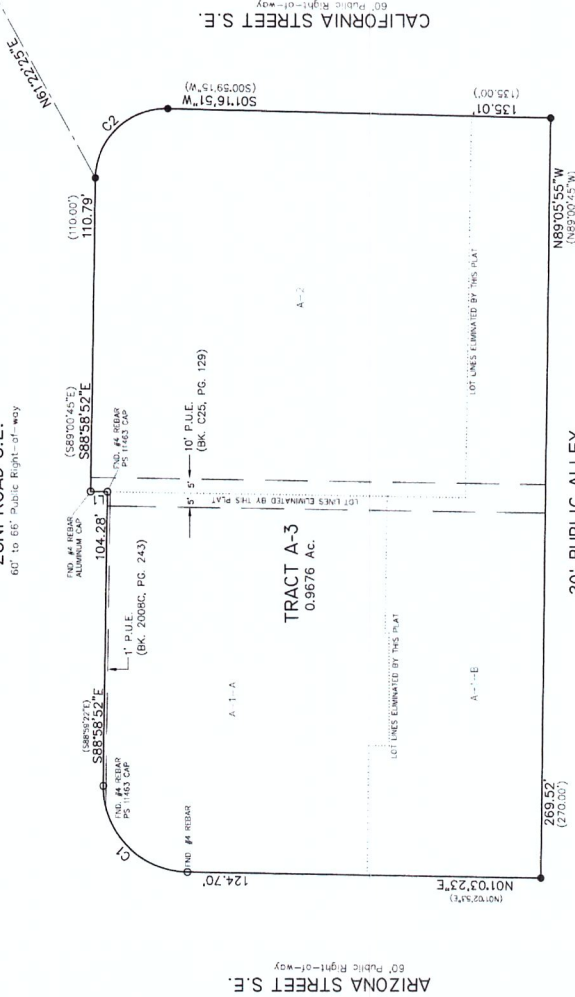
COUNTY CLERK RECORDING STAMP

PLAT OF
 Tract A-3, Block 2,
 MESA PARK ADDITION,
 within Section 24, T. 10N., R. 3E., N.M.P.M.,
 City of Albuquerque, Bernalillo County, New Mexico
 April 2023

AGRS STATION "7-K19"
 NAD 83
 NA 4480044.082N E 1545305.941E
 UNITS: U.S. SURVEY FEET
 CENTRAL ZONE (NAD 83)
 PROJECTIONS: UTM
 MAPPING ANGLE: 0°07'58.61"
 ELEVATION = 5325.987 FT

240.98'

ZUNI ROAD S.E.
 60' to 66' Public Right-of-Way



- SURVEY AND SUBDIVISION NOTES:**
- Bearings are based on NAD State Plane grid bearings. Central zone, NAD83.
 - Distances are based on the ground distance in US survey feet.
 - Record bearings and distances are shown in parenthesis (), where record dimensions differ from actual measurements.
 - This plat shows all easements of record made known to this surveyor. A title search was not provided.
 - Gross subdivision area: 0.9676 acres.
 - Number of existing lots: 3
 - Number of proposed lots: 1
 - FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C03344, dated 2017.
 - SOLAR RESTRICTIONS:** No property within the area of requested final action shall at any time be subjected to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
 - Reference documents:
 - Plat of Mesa Park Addition, filed 11/19/1984, Plat Bk. C25, Page 129.
 - Plat of Mesa Park Addition, filed 10/30/2008, Plat Bk. 2008C, Pg. 243.

LINE	LENGTH	BEARING
U1	6.00	S09°53'56\"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	47.10	30.00	89°57'45\"	S46°02'16\"W	42.41
C2	39.38	25.00	90°15'43\"	N43°51'00\"W	35.44

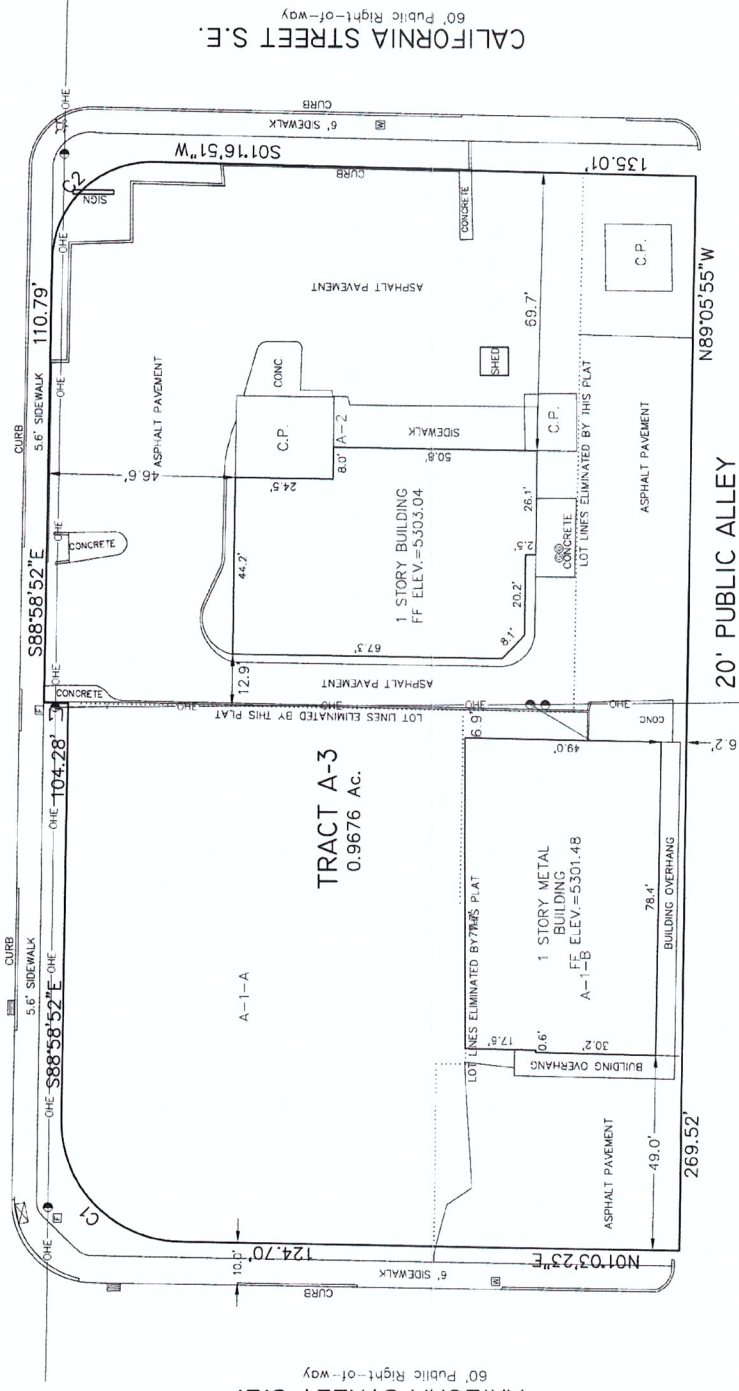


SCALE: 1" = 30'
 0' 30' 60'

MONUMENT LEGEND

- ▲ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G. GRIEKO - P5R666", UNLESS OTHERWISE NOTED

6416 ZUNI ROAD S.E.
60' to 66' Public Right-of-way



SITE PLAN
(existing conditions)

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE NO. 22-369

