



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

Sketch Plat Review for 712 Gretta St. NE
 712 Gretta is currently 2 lots, 1 of which is unusable. The original Platting was prior to I-40 construction

APPLICATION INFORMATION

Applicant/Owner: Ernest Herrera Jr.		Phone: 505-582-7230
Address: 3100 Tahiti St. NE		Email: ernjherrera@gmail.com
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	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 1 & 2	Block: 13	Unit:
Subdivision/Addition: Rhode's Sandia Vista	MRGCD Map No.:	UPC Code: 102105730823542215
Zone Atlas Page(s): K-21-Z	Existing Zoning: R-1A	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.1241

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 712 Gretta St	Between: I-40	and: Domingo Rd.
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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>Ernest Herrera Jr</i>	Date: 4/21/2023
Printed Name: Ernest Herrera Jr.	<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 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

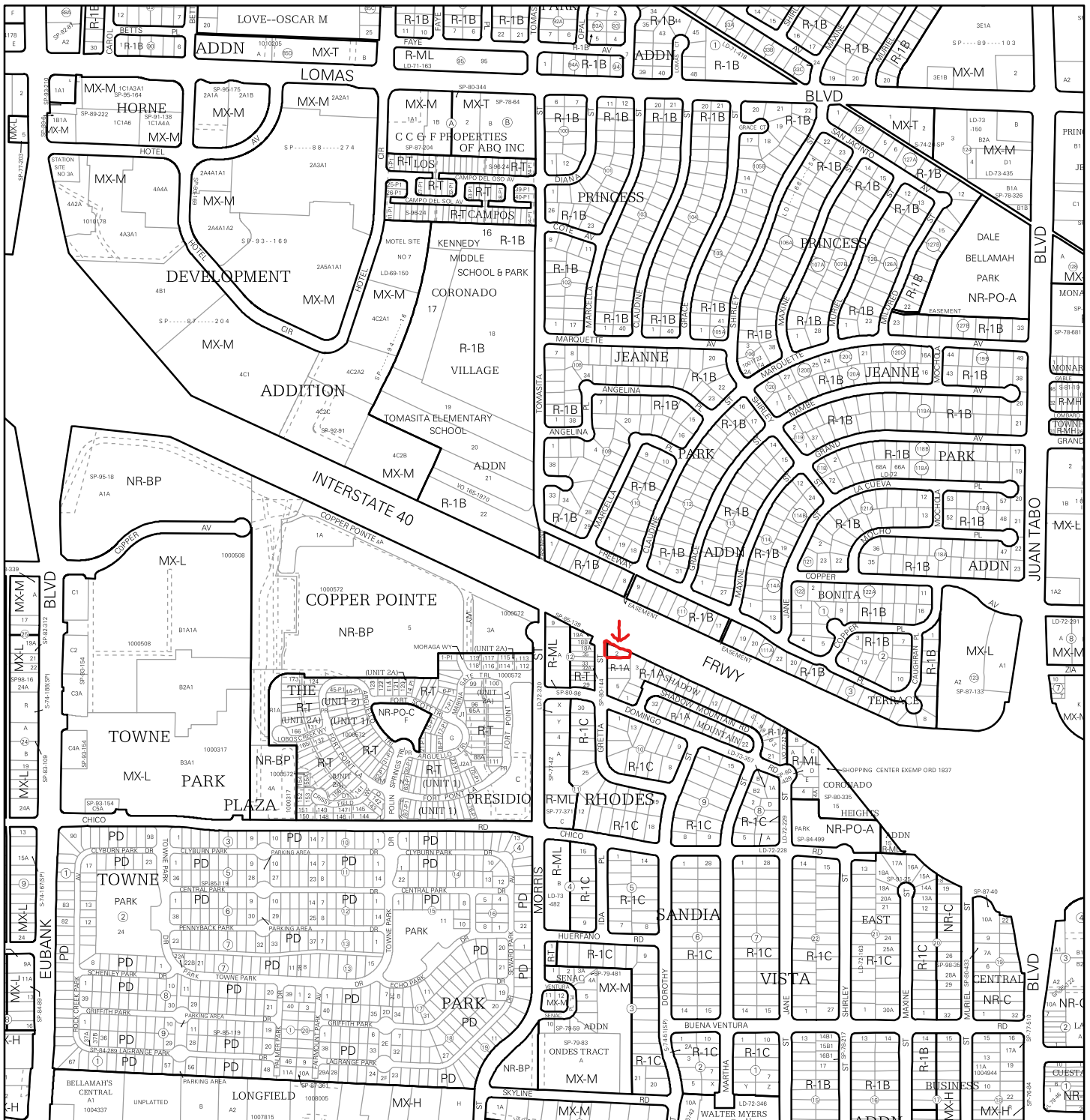
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner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

- EH 1) DFT Application form completed, signed, and dated
- EH 2) Form S3 with all the submittal items checked/marked
- EH 3) Zone Atlas map with the entire site clearly outlined and labeled
- EH 5) Letter describing, explaining, and justifying the request
- EH 6) Scale drawing of the proposed subdivision plat or Site Plan
- EH 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:
K-21-Z

- Easement
- 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

Escarpment
Petroglyph National Monument
Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

To: City of Albuquerque Development Facilitation Team

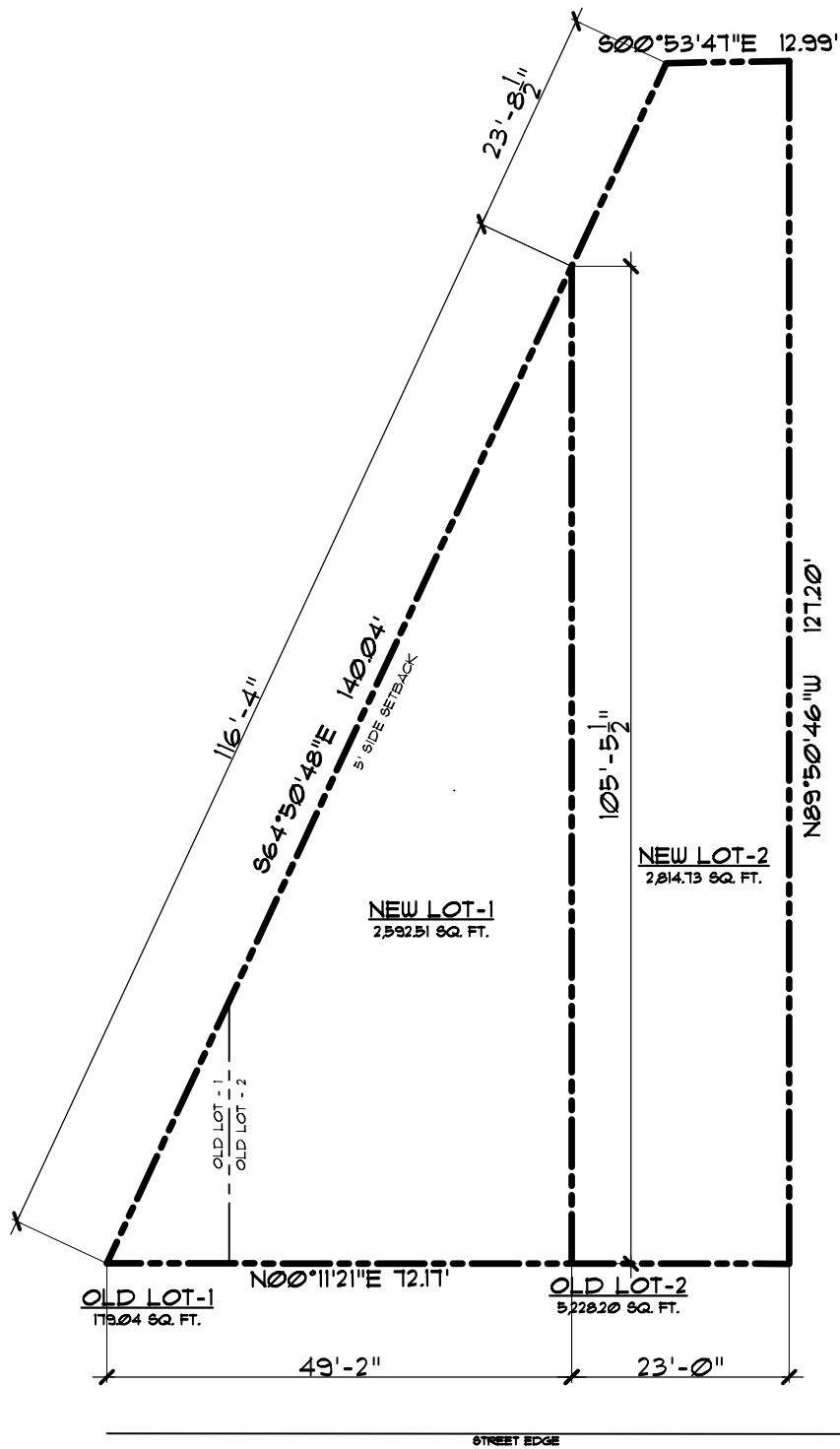
From: Ernest Herrera Jr.

Subj: Sketch Plat Review of 712 Gretta St. NE

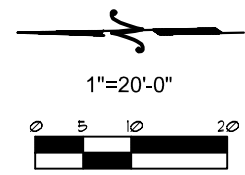
I am submitting this letter for a Sketch Plat Review of Lots 1 and 2. The existing lots were dissected after I-40 was constructed. I am requesting to Re-Plat Lots 1 and 2 so as to be usable for a Duplex allowed on R-1A, where the lot line is the common wall of the Duplex.

Thank you,

Ernest Herrera Jr.

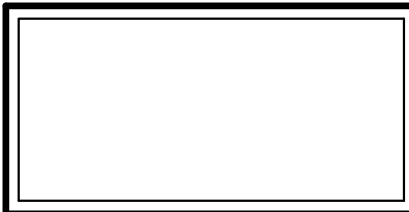


712 GRETTA STREET N.E.

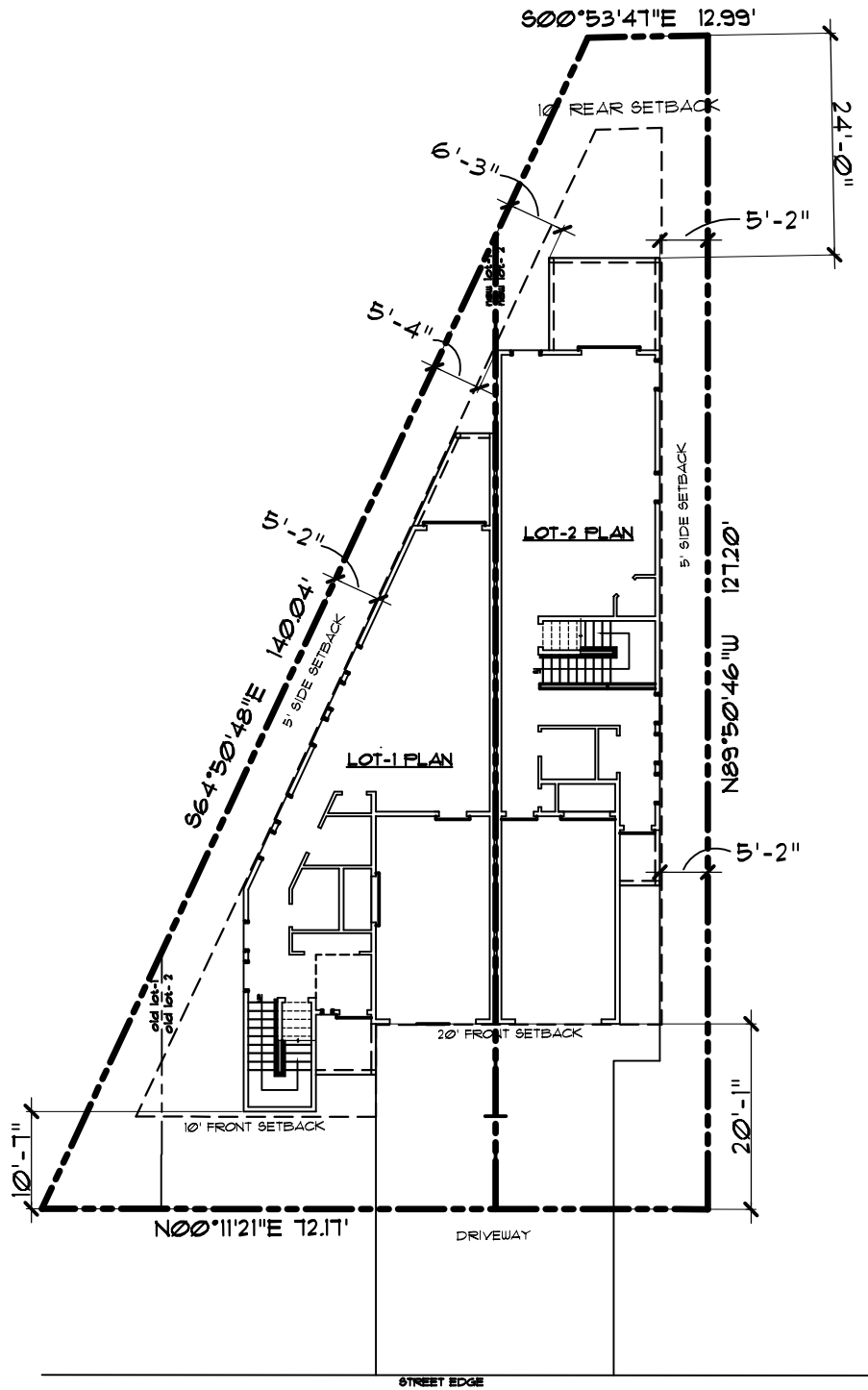


REVISIONS
3/8/23
4/20/23
SHEET No.
1 of 1
DATE:
4/20/23

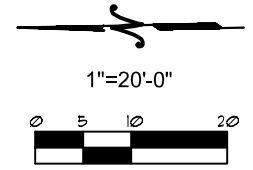
CUSTOMER RESIDENCE
 RHODE'S SANDIA VISTA
 LOT - 1 & 2, BLOCK - 13
 712 GRETTO COURT N.E.
 BERNALILLO COUNTY, NEW MEXICO



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712 GRETТА STREET N.E.



REVISIONS
3/8/23
4/20/23
SHEET No.
1 of 1
DATE:
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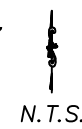


Indexing Information

Section 21, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Rhode's Sandia Vista
 Owner: Thi-Pham My Hang
 UPC #: 102105730823542215

Boundary Survey for Portions of Lots 1 and 2, Block 13, Rhode's Sandia Vista City of Albuquerque Bernalillo County, New Mexico December 2022

Vicinity Map - Zone Atlas K-21-Z



Legal Description

PORTIONS OF LOTS ONE (1) AND TWO (2) IN BLOCK THIRTEEN (13) OF RHODE'S SANDIA VISTA AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 24, 1950, LESS A PORTION OUT TO R/W., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL MARKED BY A REBAR WITH CAP "LS 5800", A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF GRETTA COURT N.E., WHENCE A TIE ACS MONUMENT "5_K20" BEARS S 69°32'42" W, A DISTANCE OF 5971.25 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND COINCIDING WITH SAID RIGHT-OF-WAY N 00°11'21" E, A DISTANCE OF 72.17 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL MARKED BY A 5/8" REBAR, A POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 40;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, S 64°50'48" E, A DISTANCE OF 140.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL MARKED BY A PK NAIL IN FOOTER "LS 18374";

THENCE, LEAVING SAID RIGHT-OF-WAY, S 00°53'47" E, A DISTANCE OF 12.99 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED MARKED BY A PK NAIL "LS 18374";

THENCE, S 89°50'46" W, A DISTANCE OF 127.20 FEET TO THE POINT OF BEGINNING CONTAINING 0.1241 ACRES (5407 SQ. FT.) MORE OR LESS.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2207547 AND AN EFFECTIVE DATE OF NOVEMBER 15, 2022.
- PLAT OF RHODE'S SANDIA VISTA SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 24, 1950, IN VOLUME D, FOLIO 87.
- PLAT OF SHADOW MOUNTAIN FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 25, 1999, IN BK. 99C, PG. 161.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0359G, DATED SEPTEMBER 26, 2008.

Notes

- FIELD SURVEY PERFORMED IN DECEMBER 2022.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)

Surveyor's Certificate

I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Brian J. Martinez 12/22/22
 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. NO. 18374

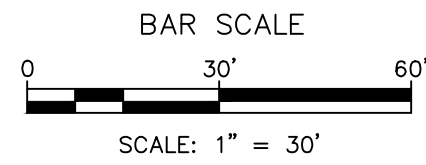
CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 cartesianbrian@gmail.com

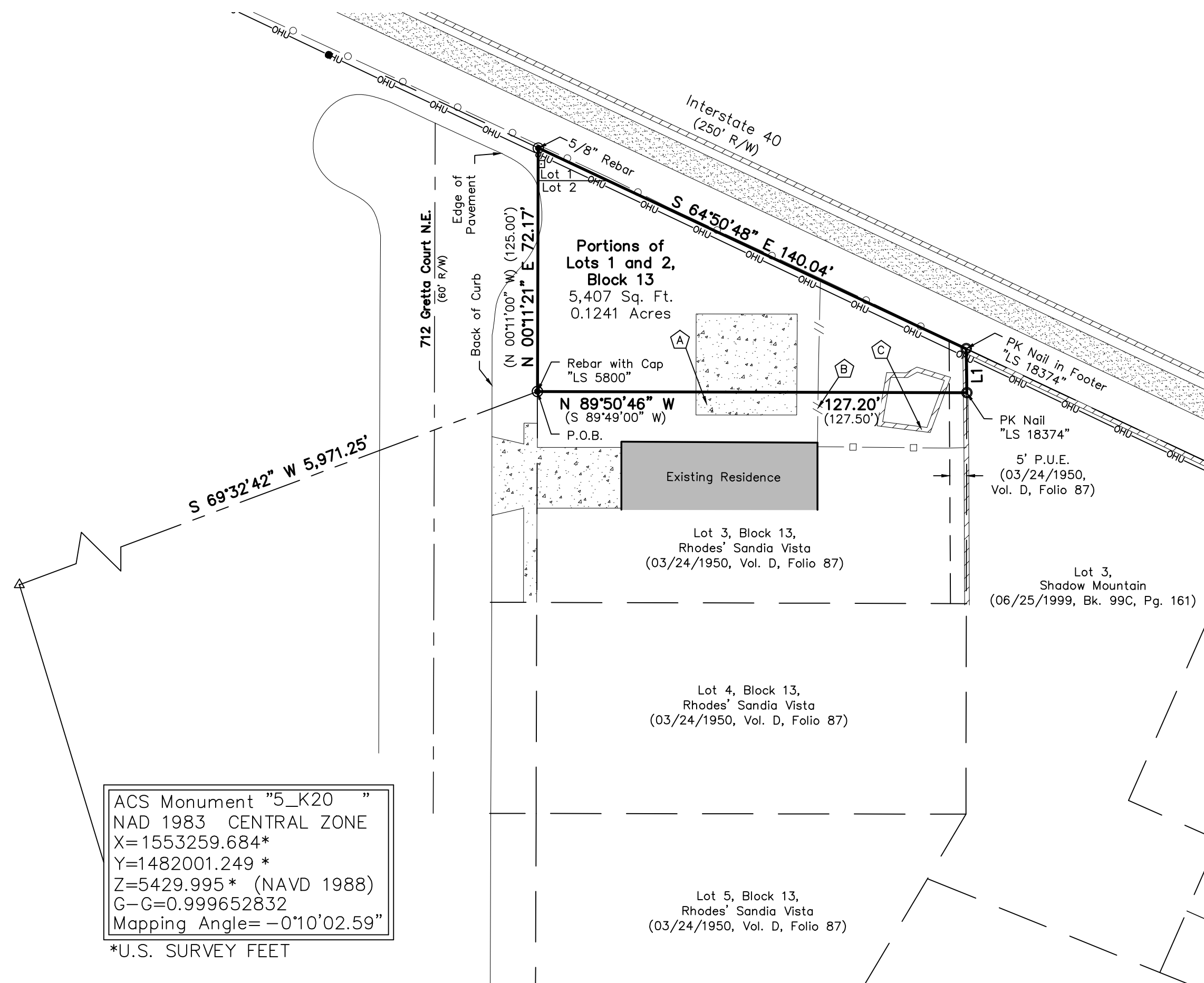


Boundary Survey for Portions of Lots 1 and 2, Block 13, Rhode's Sandia Vista

City of Albuquerque
Bernalillo County, New Mexico
December 2022



Line Table		
Line #	Direction	Length (ft)
L1	S 00°53'47" E (S 00°11'00" E) [S 00°16'44" E]	12.99' [12.64']



ACS Monument "5_K20"
NAD 1983 CENTRAL ZONE
X=1553259.684*
Y=1482001.249*
Z=5429.995* (NAVD 1988)
G-G=0.999652832
Mapping Angle=-0°10'02.59"
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (03/24/1950, VOL. D, FOLIO 87)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (06/25/1999, BK. 99C, PG. 161, DOC. NO. 1999084075)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED
△	FOUND ACS MONUMENT AS INDICATED
■	CONCRETE
■	ASPHALT
□	UTILITY PEDESTAL
—//—	WOOD FENCE
—□—	METAL FENCE
—/—/—	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE

Surveyor's Observations

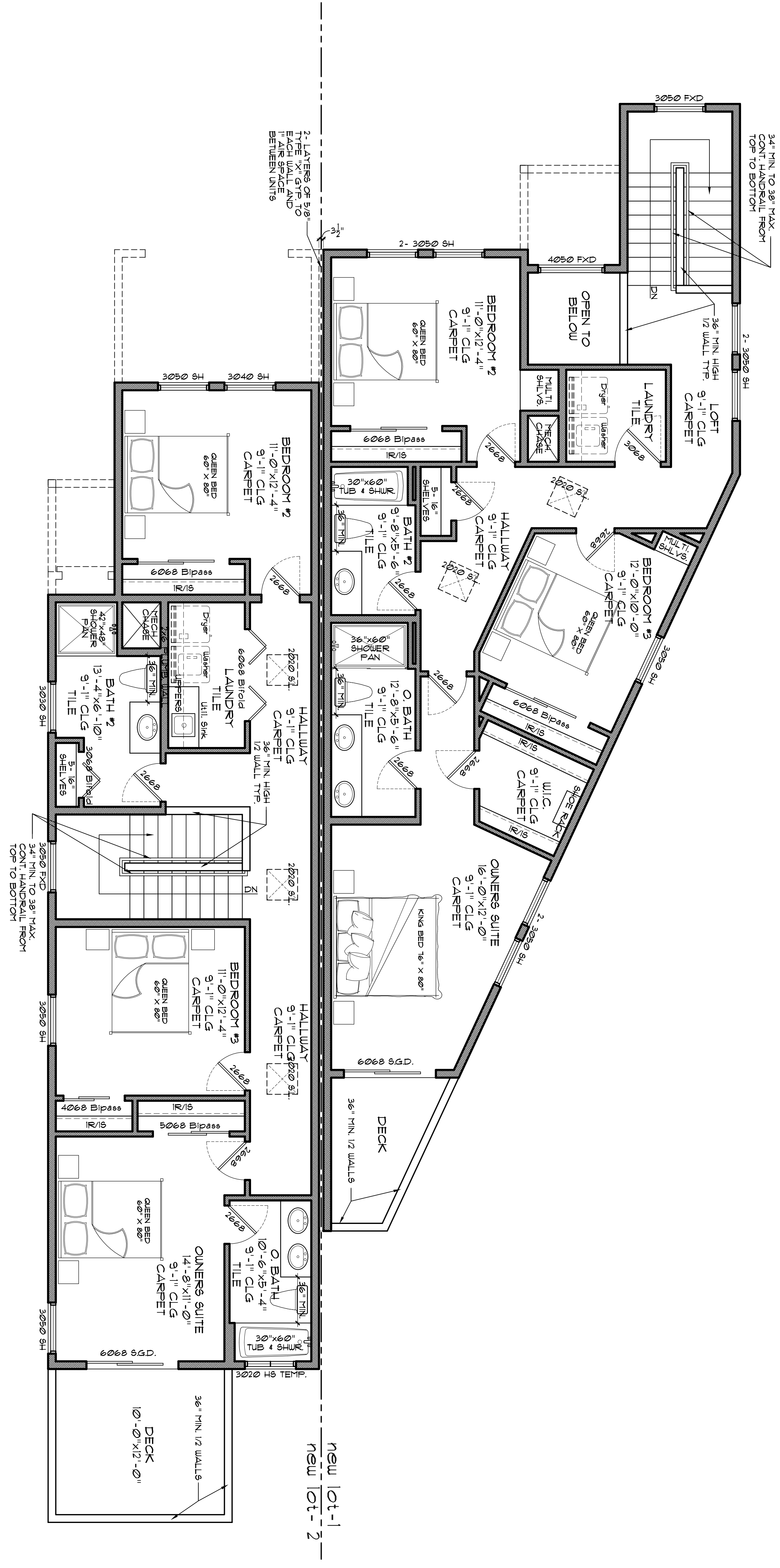
- △ CONCRETE APPEARS TO BE OUTSIDE OF SUBJECT PROPERTY BY AS MUCH AS 6.8 FEET.
- △ FENCE APPEARS TO BE OUTSIDE OF SUBJECT PROPERTY BY AS MUCH AS 14.9 FEET.
- △ WALL APPEARS TO BE OUTSIDE OF SUBJECT PROPERTY BY AS MUCH AS 11.0 FEET.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com



old lot-1
old lot-2



UPPER LEVEL FLOOR PLAN

REVIEW ANY QUESTIONS W/ GENERAL CONTRACTOR

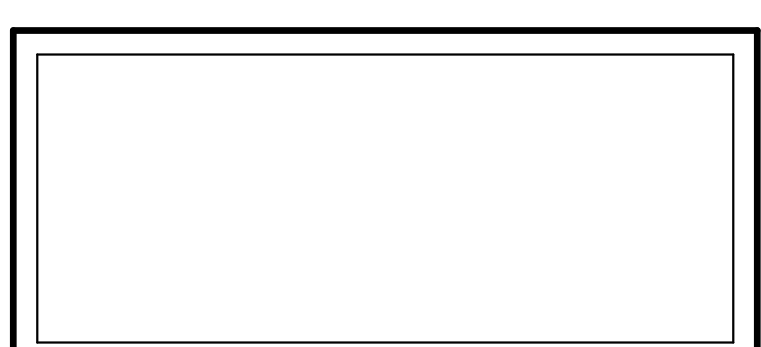
1/4"=1'-0"

REVISIONS	0
TB	3/17/23
	4/5/23
	4/6/23
	4/20/23

CUSTOMER RESIDENCE
SUBDIVISION
LOT ??, BLOCK - ??
STREETNAME
COUNTY, NEW MEXICO

PLAN OWNED BY HOME OWNER 2022
ALL MEASUREMENTS & DIMENSIONS TO BE CHECKED & CONFIRMED BY OWNER AND CONTRACTOR
THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER

UPPER LEVEL FLOOR PLAN



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PRELIM. SET

SHEET NO. **2** OF **12**

DATE: **4/20/23**