



DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

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 APPLICATION	NS	☐ Extension of Infrastructure L	ist or IIA (Form S3)	
☐ Site Plan Administrative DFT (Forms P & P2)		PRE-APPLICATIONS		
☐ Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)		■ Sketch Plat Review and Comment (Form S3)		
☐ Amendment to Infrastructure List (Form S3)		☐ Sketch Plan Review and Comment (Form S3)		
☐ Temporary Deferral of S/W (Form S3)		APPEAL		
□ Extension of IIA: Temp. Def. of S/W (Form S3)		☐ Administrative Decision (Form A)		
BRIEF DESCRIPTION OF REQUEST				
Request sketch plat review to subdiv	ide an existing f	four lots into one new l	ot by lot line elimination.	
APPLICATION INFORMATION	I		2. 505 200 7500	
Applicant/Owner:Olga Inocencia Santana H Address:205 Texas Street NE	ierhande∠		Phone: 505-322-7589 Email: Olgasantana 160@gmail.com	
City: Albuquerque		State: NM	Zip:87108	
Professional/Agent (if any): CSI - Cartesian Sul	rvevs Inc	0101011111	Phone: 505-896-3050	
Address:PO Box 44414	voyo, mio.		Email:cartesianryan@gmail.com	
City:Rio Rancho		State: NM	Zip:87174	
Proprietary Interest in Site:		List <u>al</u> l owners:		
SITE INFORMATION (Accuracy of the existing lega	Il description is crucia	al! Attach a separate sheet if ne	cessary.)	
Lot or Tract No.:Lots 45 thru 48		Block:14	Unit:	
Subdivision/Addition: Mesa Grande Addition	1	MRGCD Map No.:	UPC Code: 101905736914441902	
Zone Atlas Page(s): K-17-Z	Existing Zoning: MX-	-M	Proposed Zoning	
# of Existing Lots:4	# of Proposed Lots: 1		Total Area of Site (Acres): 0.3072 Acres	
LOCATION OF PROPERTY BY STREETS				
Site Address/Street: 205 Texas Street NE	Between: Chico R	₹oad NE ar	^{nd:} Copper Ave NE	
CASE HISTORY (List any current or prior project a	nd case number(s) tha	at may be relevant to your requ	est.)	
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: Ryan Mulhill	•	1	Date: January 6, 2025	
Printed Name: Ryan J. Mulhall			☐ Applicant or ■ Agent	

FORM S3 Page 1 of 2

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 _ AMENDMENT TO INFRASTRUCTURE LIST

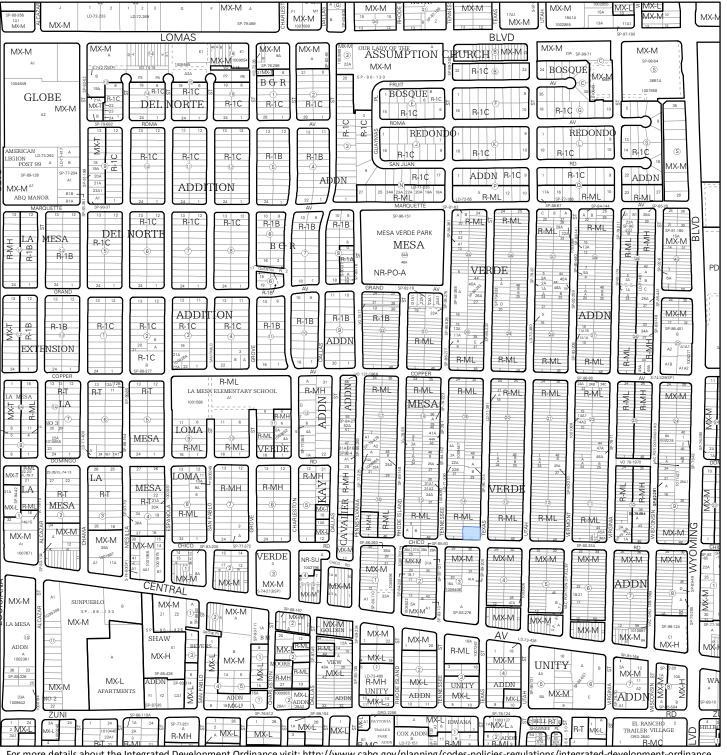
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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
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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
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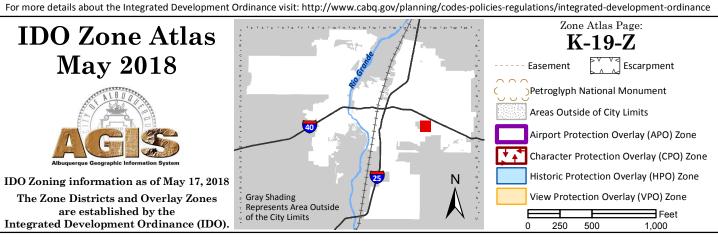
____ 3) Zone Atlas map with the entire site clearly outlined and labeled

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 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 rightsof-way, and street improvements, if there is any existing land use

FORM S3

Page 2 of 2





CSI-Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174 896-3050 Fax 891-0244

January 6, 2025

Development Facilitation Team City of Albuquerque

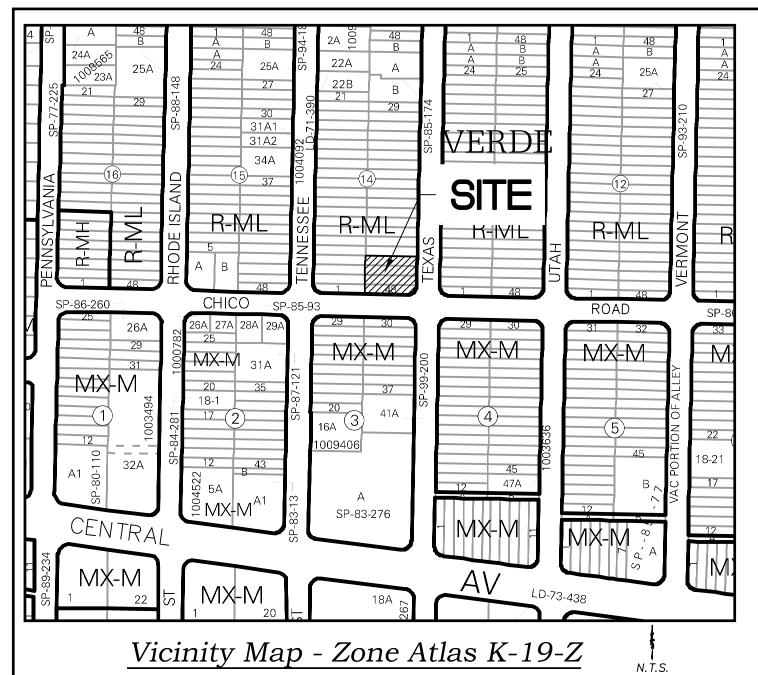
Re: Sketch Plat for Proposed Minor Subdivision Plat of Lot 45-A, Block 14 of Mesa Grande Addition

Members of the Board:

Cartesian Surveys is acting as an agent for Olga Inocencia Santana Hernandez, the owner for the below lots, and we request a sketch plat review to subdivide existing Lots 45 thru 48, Block 14 of Mesa Grande Addition into one new lot.

Our client's property has an existing building on three of the lots. The properties are zoned for Residential – Multi-Family Low Density (R-ML). Our plat looks to eliminate the interior lot line between the four lots.

Would you please review and let us know what the steps forward for the intended lot line elimination? Thank you for your consideration, Ryan J. Mulhall



Documents

- 1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 17, 1939, IN BOOK C, PAGE 38.
- 2. WARRANTY DEED (JOINT TENANTS) FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 29, 2022, AS DOC. NO. 2022070691.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OLGA I. SANTANA-HERNANDEZ, OWNER	DATE
ANTONIO VEGA IBARRA, OWNER	
STATE OF NEW MEXICO SS	
COUNTY OF	
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ONBY: OLGA I. SANTAN—HERNANDEZ AND ANTONIO VEGA IBARRA, OWNERS	, 20 , HUSBAND AND WIFE,
By: NOTARY PUBLIC	

MY COMMISSION EXPIRES ______

Indexing Information

Section 19, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: Mesa Verde Addition
Owner: Olga Santana—Hernandez and Antonio Vega Ibarra
UPC #: 101905736914441902

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: ____101905736914441902 ____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

GROSS ACREAGE
ZONE ATLAS PAGE NO
NUMBER OF EXISTING LOTS
NUMBER OF LOTS CREATED
MILES OF FULL-WIDTH STREETS
MILES OF HALF-WIDTH STREETS
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.000 ACRES
DATE OF SURVEY DECEMBER 2024

Legal Description

LOTS NUMBERED FORY-FIVE (45), FORTY-SIX (46), FORTY-SEVEN (47) AND FORTY-EIGHT (48) IN BLOCK NUMBERED FOURTEEN (14) OF MESA VERDE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 17, 1939, IN PLAT BOOK C, PAGE 38.

Notes

- 1. FIELD SURVEY PERFORMED IN DECEMBER 2024.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. LOT LINES TO BE ÉLIMINATED SHOWN HEREON AS
- 5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

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. 35001C0358H, DATED AUGUST 16, 2012.

Plat for
Lot 45-A, Block 14
Mesa Verde Addition
Being Comprised of
Lots 45, 46, 47 and 48, Block 14
Mesa Verde Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2025

Project Number:
Application Number:
Plat Approvals:
PNM Electric Services
Qwest Corp. d/b/a CenturyLink QC
New Mexico Gas Company
City Approvals:
City Surveyor
Traffic Engineering, Transportation Division
ABCWUA
Parks and Recreation Department
AMAFCA
Hydrology
Code Enforcement
Planning Department
City Engineer

Surveyor's Certificate

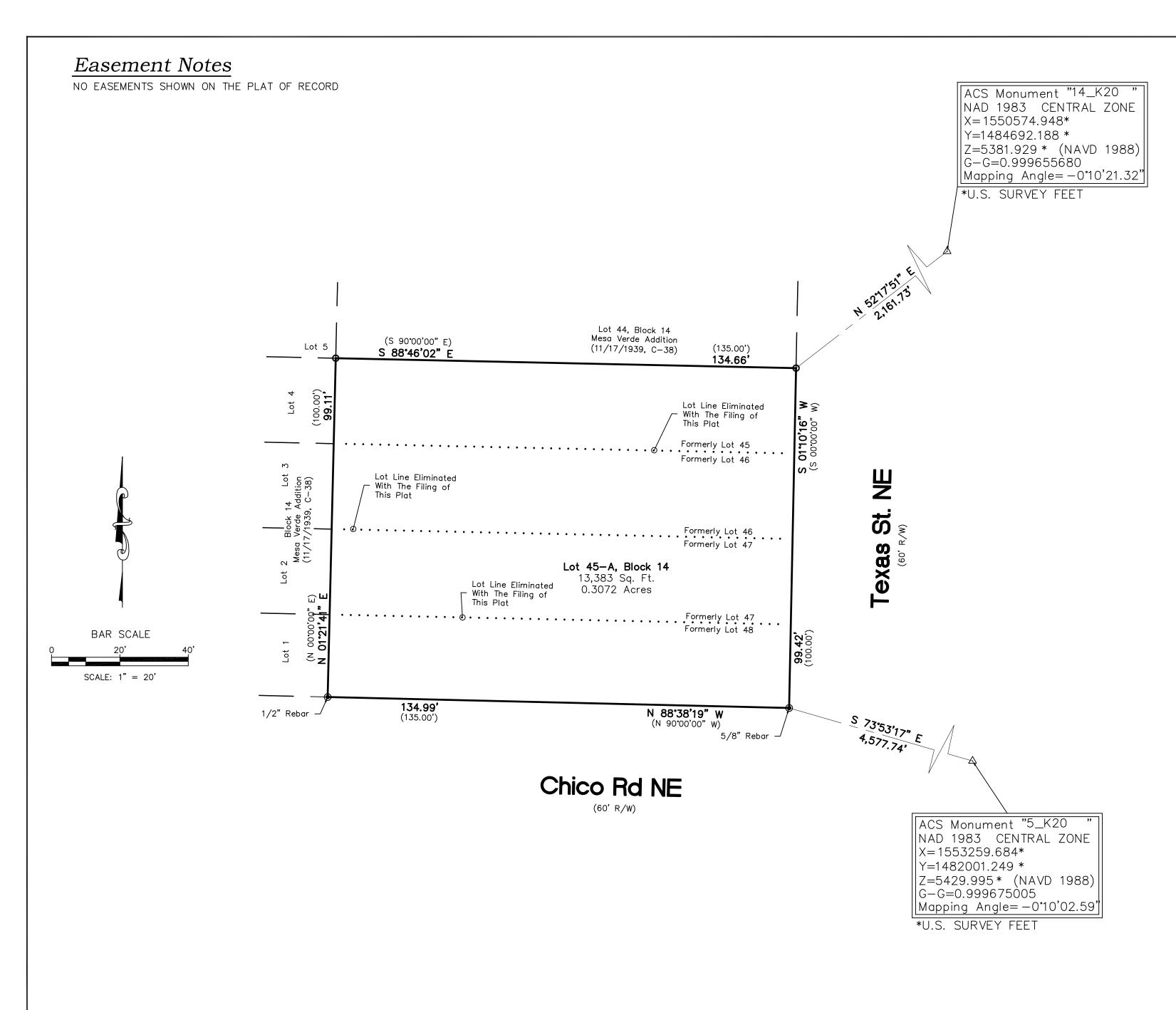
I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER 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.

BRIAN J. MARTINEZ N.M.R.P.S. No. 18374 Date

T CSI-CARTESIAN SURVEYS INC

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

Sheet 1 of 2



Plat for
Lot 45-A, Block 14
Mesa Verde Addition
Being Comprised of
Lots 45, 46, 47 and 48, Block 14
Mesa Verde Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/17/1939, C-38)
•	FOUND MONUMENT AS INDICATED
0	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Public Utility Easements

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

- A. <u>Public Service Company of New Mexico</u> ("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.
- B. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corporation d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> 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, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over 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 correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/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.

† CSI-CARTESIAN SURVEYS INC.

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Sheet 2 of 2

NO EASEMENTS SHOWN ON THE PLAT OF RECORD ACS Monument "14_K20 NAD 1983 CENTRAL ZONE X=1550574.948* Y=1484692.188 * Z=5381.929 * (NAVD 1988) G-G=0.999655680 |Mapping Angle= -0°10'21.32' *U.S. SURVEY FEET Lot 44, Block 14 Mesa Verde Addition (S 90°00'00" E) (135.00')(11/17/1939, C-38)SW WIDTH S 88'46'02" E 0 134.66 Shed 14.0' PL Lot 4 TO BC Lot Line Eliminated With The Filing of This Plat Shed Formerly Lot 45 Formerly Lot 46 Residence **(W)** 岁 Lot Line Elimingted With The Filing of Or This Plat **ಭ** ≶ Formerly Lot 46 Formerly Lot 47 Texas (60' R, Lot 45-A, Block 14 13,383 Sq. Ft. Lot Line Eliminated 0.3072 Acres 9.9' PL With The Filing of TO SW This Plat Þ 205 Formerly Lot 47 Formerly Lot 48 BAR SCALE SCALE: 1" = 20'134.99' . P N N 88°38'19" W (N 90°00'00" W) + \$ 73'53'17" E 1/2" Rebar 5∤8" Rebar Chico Rd NE (60' R/W) ACS Monument "5_K20 NAD 1983 CENTRAL ZONE X=1553259.684* Y=1482001.249 * Z=5429.995* (NAVD 1988) G-G=0.999675005 ||Mapping Angle= -0°10'02.59' *U.S. SURVEY FEET

Easement Notes

Site Sketch for
Lot 45-A, Block 14
Mesa Verde Addition
Being Comprised of
Lots 45, 46, 47 and 48, Block 14
Mesa Verde Addition
City of Albuquerque
Bernalillo County, New Mexico
December 2024

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	COVERED AREA
	CONCRETE
777777	BLOCK WALL
	METAL FENCE
 0	CHAINLINK FENCE
они	OVERHEAD UTILITY LINE
•	UTILITY POLE
✡	LIGHT POLE
©	GAS METER
w∨ ⋈	WATER VALVE
@	WATER METER
₩	FIRE HYDRANT
	SIGN
\$	CURB CUT/INDICATION OF ACCESS TO ROADWAY

† CSI-CARTESIAN SURVEYS INC.

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