



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	<b>PRE-APPLICATIONS</b>
<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)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Request sketch plat review to subdivide an existing four lots into one new lot by lot line elimination.

**APPLICATION INFORMATION**

Applicant/Owner: Olga Inocencia Santana Hernandez		Phone: 505-322-7589
Address: 205 Texas Street NE		Email: Olgasantana160@gmail.com
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
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 45 thru 48	Block: 14	Unit:
Subdivision/Addition: Mesa Grande Addition	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 Road NE and: Copper Ave NE

**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: January 6, 2025
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" 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**

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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 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**

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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
- \_\_\_ 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



**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



**Easement Notes**

NO EASEMENTS SHOWN ON THE PLAT OF RECORD

**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
○	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. Public Service Company of New Mexico ("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. 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.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

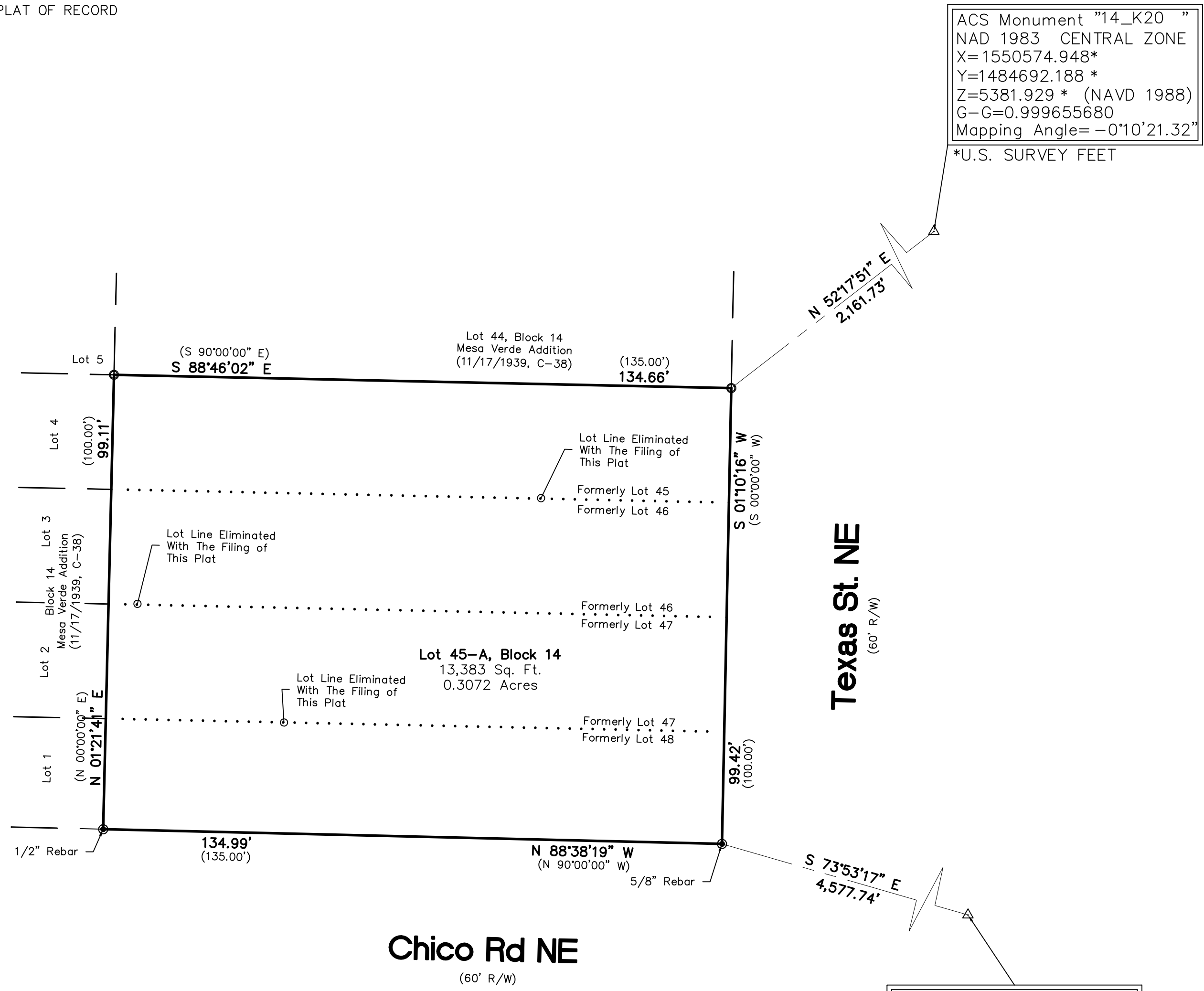
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.**

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



**Easement Notes**

NO EASEMENTS SHOWN ON THE PLAT OF RECORD

**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**

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

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.

**Legal Description**

LOTS NUMBERED FORTY-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.

**Flood Notes**

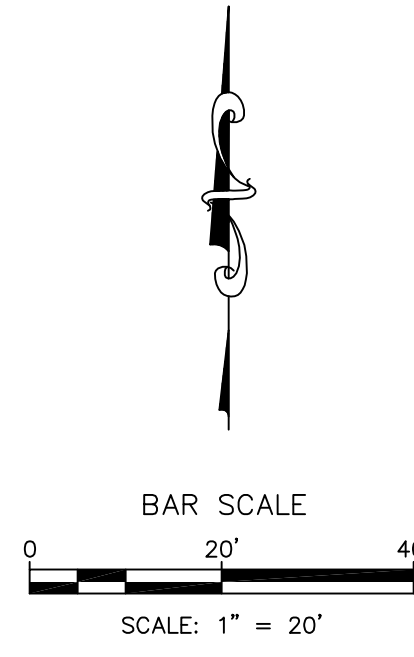
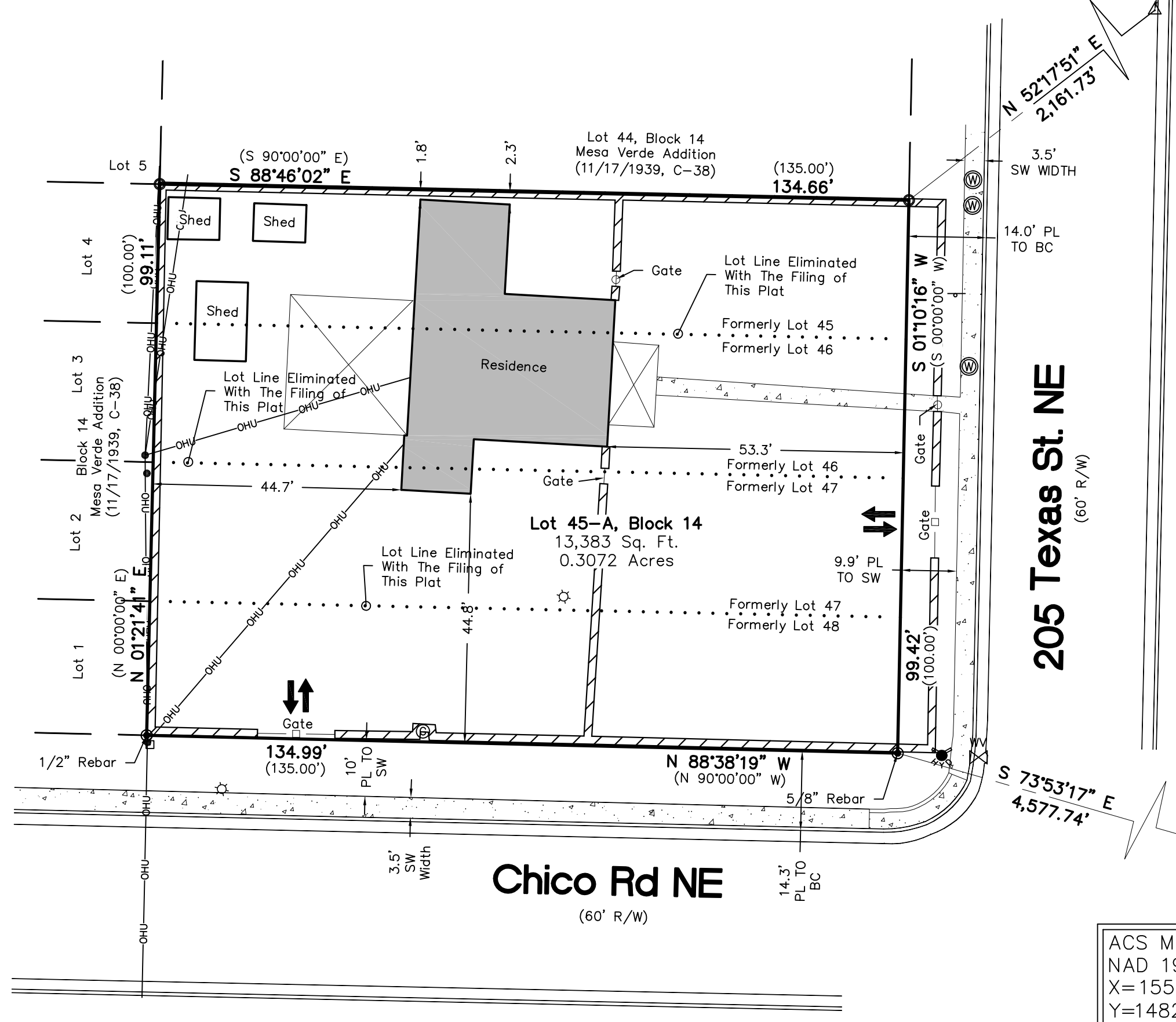
BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0358H, DATED AUGUST 16, 2012.

**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
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
—□—	METAL FENCE
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
☆	LIGHT POLE
⊙	GAS METER
WV	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
—○—	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY

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



**CSI-CARTESIAN SURVEYS INC.**

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