



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

Request sketch plat review for Minor Subdivision plat consolidating 4 existing lots into one new lot. We expect to request a determination to allow the existing 16ft Public Alleyway adjoining our lot to the north.

APPLICATION INFORMATION

Applicant/Owner: 701 Central LLC		Phone:
Address: PO Box 7459		Email: david@geltmore.com
City: Albuquerque	State: NM	Zip: 87194
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 all owners: 701 Central LLC	

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

Lot or Tract No.: Lots 13 thru 16	Block: 14	Unit:
Subdivision/Addition: NM Town Company's Original Townsite	MRGCD Map No.:	UPC Code: 101405705845823705
Zone Atlas Page(s): K-14-Z	Existing Zoning: MX-FB-UD (Form Based Urban Dev.)	Proposed Zoning
# of Existing Lots: 4	# of Proposed Lots: 1	Total Area of Site (Acres): 0.3261

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 701 Central Ave NW | Between: 7th Street NW | and: 8th Street NW

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: June 30, 2023
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 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

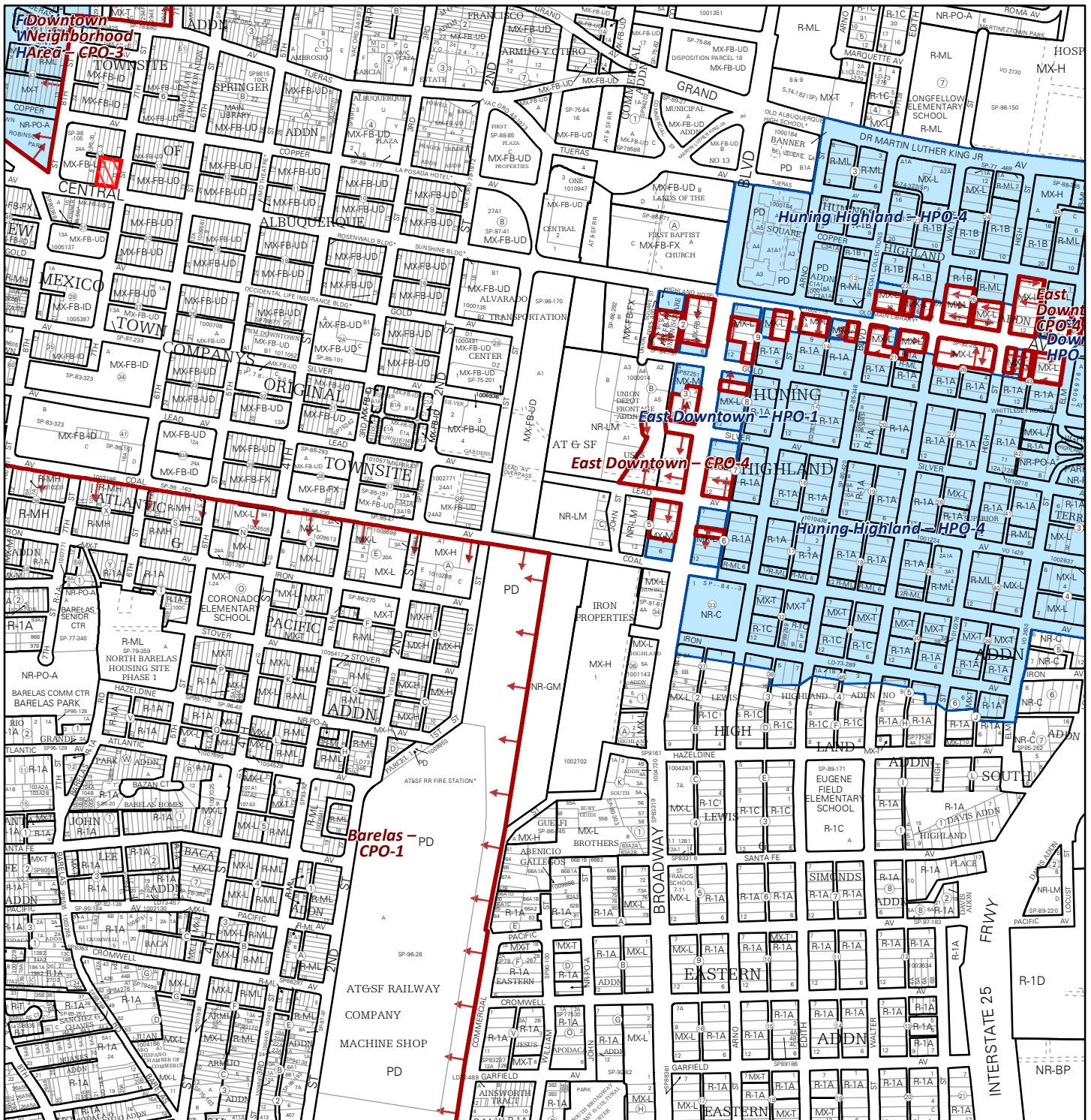
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner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

- ___ 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).

Zone Atlas Page:
K-14-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

0 250 500 1,000 Feet

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

June 30, 2023

Development Facilitation Team
City of Albuquerque

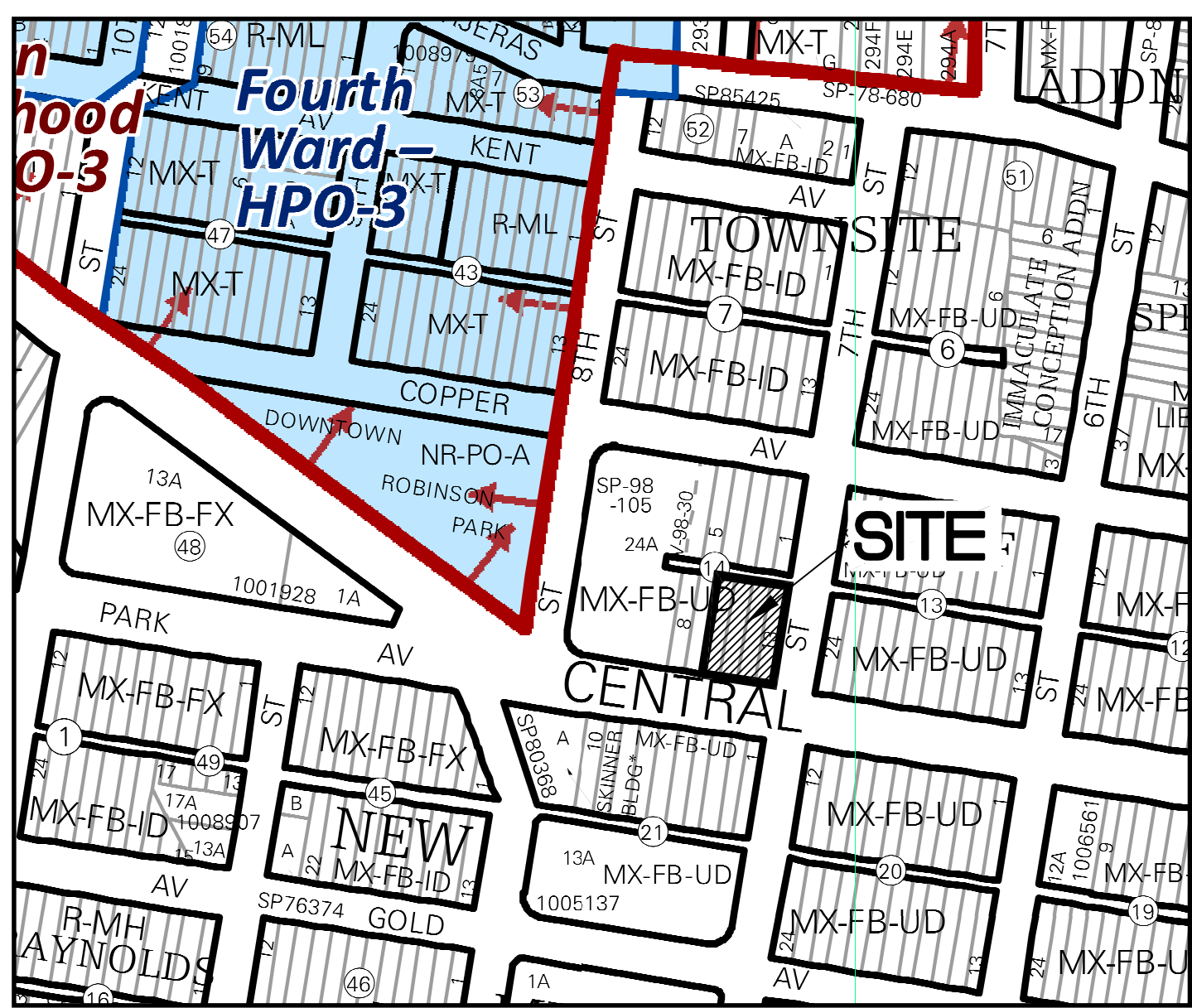
Re: Sketch Plat Review for Proposed Lot 13-A, Block 14, New Mexico Town Company's Original Townsite

Members of the Board:

Cartesian Surveys is acting as an agent for 701 Central LLC and we request sketch plat review of our plat to take four existing lots, being Lots 13 thru 16, Block 14 of New Mexico Town Company's Original Townsite, and eliminate their interior lot lines to create one new lot entitled Lot 13-A, Block 14, New Mexico Town Company's Original Townsite. The property is located at 701 Central Avenue NW and is located on the NW corner of Central Ave and 7th Street NW. The property is currently zoned as MX-FB-UD (Form Based Urban Development).

Given the complexity of the area and the expectation we'll need a determination from the adjoining alleyway width, we're seeking a sketch plat review to better guide our platting action at this early stage.

Thank you for your time and consideration,
Ryan Mulhall



Vicinity Map - Zone Atlas K-14-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2203251 AND AN EFFECTIVE DATE OF SEPTEMBER 12, 2022, AND REVISION NO. 1 ON SEPTEMBER 13, 2022.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 1882, IN BOOK D, PAGE 140.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 18, 2023, DOC. NO. 2023002978.

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.

ADAM SILVERMAN, MANAGER _____ DATE
701 CENTRAL LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
ADAM SILVERMAN, MANAGER, 701 CENTRAL LLC

By: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Indexing Information

Section 20, Township 10 North, Range 3 East, N.M.P.M. as Projected into the Town of Albuquerque Grant
Subdivision: New Mexico Town Company's Original Townsite
Owner: 701 Central LLC
UPC #: 101405705845823705

Purpose of Plat

- ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.3261 ACRES
ZONE ATLAS PAGE NO..... K-14-Z
NUMBER OF EXISTING LOTS..... 4
NUMBER OF LOTS CREATED..... 1
MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
DATE OF SURVEY..... NOVEMBER 2022

Notes

- FIELD SURVEY PERFORMED IN NOVEMBER 2022.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16) IN BLOCK NUMBERED FOURTEEN (14) OF THE NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOW AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 1882 IN PLAT BOOK D, FOLIO 140

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. 35001C0334G, DATED AUGUST SEPTEMBER 26, 2008.

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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # _____
101405705845823705
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 13-A, Block 14, New Mexico
Town Company's Original Townsite
Being Comprised of
Lots 13 thru 16, Block 14, New Mexico
Town Company's Original Townsite
City of Albuquerque, Bernalillo County, New Mexico
July 2023

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCFA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

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 _____ 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

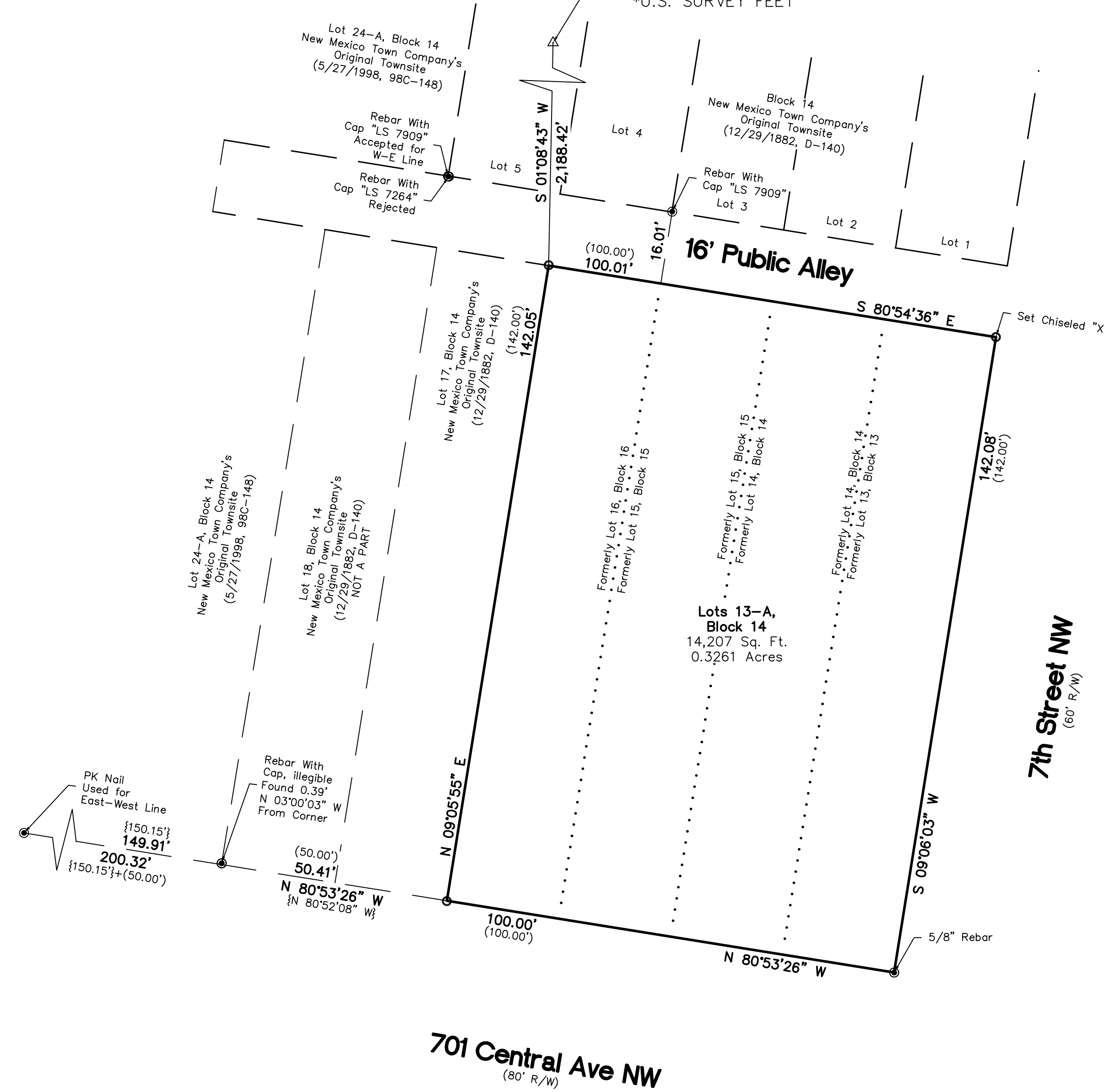


Easement Notes

NO EXISTING EASEMENTS SHOWN ON PLAT OF RECORD OR IN TITLE COMMITMENT FOR SUBJECT PROPERTY

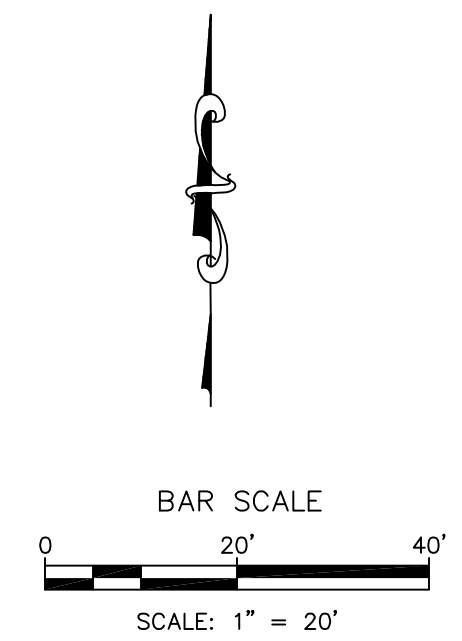
ACS Monument "17_J14"
 NAD 1983 CENTRAL ZONE
 X=1519149.317 *
 Y=1488866.762 *
 Z=4957.484 * (NAVD 1988)
 G-G=0.999683611
 Mapping Angle=-0°13'59.00"
 *U.S. SURVEY FEET

Plat for
Lot 13-A, Block 14, New Mexico
Town Company's Original Townsite
 Being Comprised of
Lots 13 thru 16, Block 14, New Mexico
Town Company's Original Townsite
 City of Albuquerque, Bernalillo County, New Mexico
 July 2023



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/29/1882, D-140)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (5/27/1998, 98C-148)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



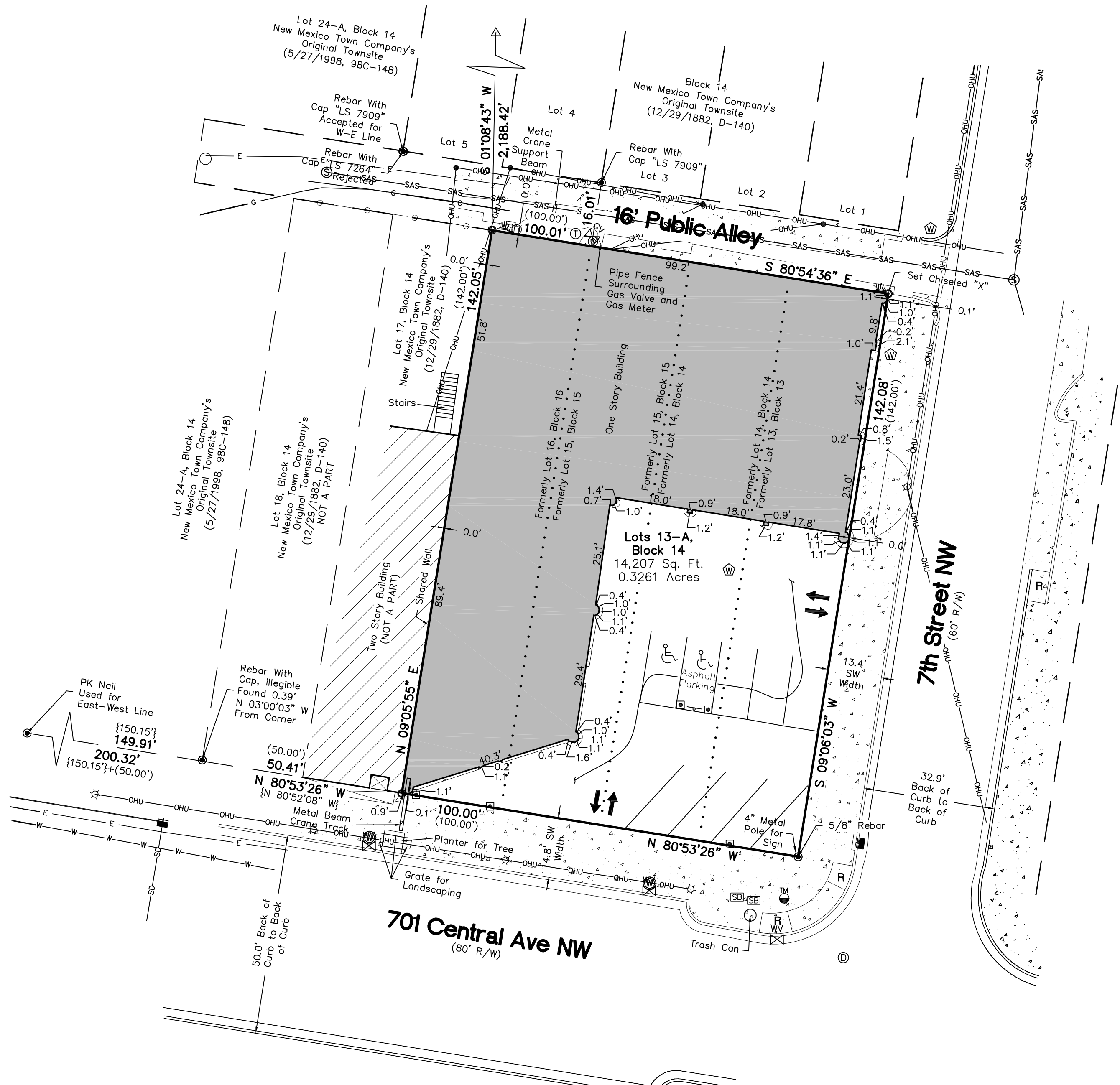
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 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Easement Notes

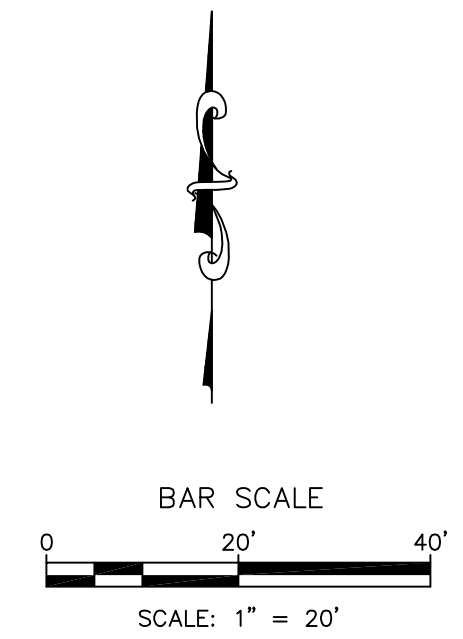
NO EXISTING EASEMENTS SHOWN ON PLAT OF RECORD OR IN TITLE COMMITMENT

**Site Sketch for
Lot 13-A, Block 14, New Mexico
Town Company's Original Townsite
Being Comprised of
Lots 13 thru 16, Block 14, New Mexico
Town Company's Original Townsite
City of Albuquerque, Bernalillo County, New Mexico
July 2023**



Legend

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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
□	UTILITY PEDESTAL
—○—	CHAINLINK FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	ELECTRIC CABINET
⊞	SIGNAL BOX
⊞	TRAFFIC MAST
⊞	GAS METER
⊞	GAS VALVE
⊞	TELEPHONE MANHOLE
⊞	WATER VALVE
⊞	WATER METER
⊞	MONITORING WELL
⊞	ROOF DRAIN
⊞	MANHOLE
⊞	STORM DRAIN INLET
⊞	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
R	RAMP
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE



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