



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 SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

Lot consolidation of existing Lots 11, 12 and 14A into one (1) lot.

APPLICATION INFORMATION

Applicant/Owner: Brooke Wyman		Phone:
Address: 621 James Ave NW		Email:
City: Albuquerque	State: NM	Zip: 87109
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: Owner	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 11, 12 and 14A	Block: 10	Unit: 1-014-060-335-514-130-02
Subdivision/Addition: Belmont Place Addition	MRGCD Map No.:	UPC Code: 1-014-060-330-515-130-01
Zone Atlas Page(s): F-14	Existing Zoning: R-1B	Proposed Zoning R-1B
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 0.297

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 621-625 James Ave NW	Between: Harwood Lateral	and: 6th Street
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1002340

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: 7.5.23
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 ___ 4) Letter describing, explaining, and justifying the request
- X ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

July 5, 2023

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

RE: LOTS 11, 12 & 14A, BLOCK 10, BELMONT PLACE ADDITION

Development Facilitation Team:

I would like to request DFT review for a lot consolidation of three (3) existing lots into one (1) lot.

The property owner is interested in the lot consolidation affecting three parcels to accommodate redevelopment of the property. Proposed Lot 14B will create a 0.297± on property zoned R-1B (Single Family – Medium Lot).

The involved properties are developed with a single family residence on existing Lot 14A.

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

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

Sincerely,



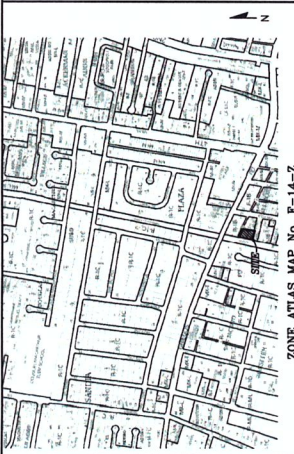
Derrick Archuleta, MCRP
Principal

LOT CONSOLIDATION SURVEY OF LOT 14B, BLOCK 10, BELMONT PLACE ADDITION

LYING AND BEING SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT WITHIN PROJECTED SECTION 5, T. 10 N., R. 03 E.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 2023

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE TAXES AND PAID
ON LOTS 11, 12 & 14-A, BLOCK 10, BELMONT PLACE ADDITION
PARCEL ID'S: 1-014-060-330-515 AND 1-014-060-330-514
BERNALILLO COUNTY TREASURER'S OFFICE.



VICINITY MAP N. T. S.

SUBDIVISION DATA

GROSS SUBDIVISION ACRES: 0.297 ACRES;
ZONE: P.U.M.D. F-14-2
No. of Lots: 16
MILES OF FULL-WIDTH STREETS CREATED: 0

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 11, 12 & 14-A, BLOCK 10, BELMONT PLACE ADDITION INTO ONE LOT.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REGISTERED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO EASEMENTS OR ENCUMBRANCES OF ANY KIND OR CHARACTER THAT WOULD PREVENT OR RESTRICT THE INSTALLATION OF BUILDINGS OR STRUCTURES WITHIN THE AREA OF THIS PLAT.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND, LOT 14B, LYING AND BEING SITUATE WITHIN THE TOWN OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING THE SOUTHWEST CORNER OF SAID TRACT, FROM WHICH AN ALBUQUERQUE METRIC REFERENCE STATION STAMPED "ACS 19-814" BEARS, SOUTH 89°46'40" EAST, A DISTANCE OF 975.89'; THENCE FROM SAID POINT OF BEGINNING NORTH 75°32'09" WEST, A DISTANCE OF 98.74'; THENCE SOUTH 68°14'47" EAST, A DISTANCE OF 53.90'; THENCE SOUTH 08°55'15" WEST, A DISTANCE OF 180.20' TO THE POINT OF BEGINNING, CONTAINING 0.297 ACRES, MORE OR LESS.

FLOOD NOTE

BY GRAPHIC NOTATION ONLY, THIS PROPERTY IS IN ZONE X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE PROTECTION. THIS PROPERTY IS NOT SUBJECT TO FLOODING AS SHOWN ON THE FLOOD HAZARD MAP, N.P.L.S. NO. 11403, RECORDED IN BOOK 2082, PAGE 361, ON NOVEMBER 13, 2002.

M.R.C.D. NOTE

APPROVED ON THE CONDITION THAT THE WATERSHED DISTRICT OF ALBUQUERQUE 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 OWNER, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

NOTES

1. BASIS OF BEARING IS GPS OBSERVATIONS AS REFERENCED ALONG THE WESTERLY BOUNDARY OF THE BELMONT PLACE ADDITION, AS SHOWN ON THE SURVEY OF THE BELMONT PLACE ADDITION, N.P.L.S. NO. 11403, RECORDED IN BOOK 2082, PAGE 361, ON NOVEMBER 13, 2002.
2. THESE SURVEY DATA WERE OBTAINED FROM THE SURVEY DATA IN PARISHWISERS (1), RECORDED AS INSTRUMENT #6202112222 ON OCTOBER 27, 2021 AT THE BERNALILLO COUNTY CLERK'S OFFICE.
3. REFER TO WARRANTY DEED, GEORGE A. URLOSTE AND MONICA BACA-URLOSTE TO BROOKE WYMAN, RECORDED AS INSTRUMENT #2018090409 ON OCTOBER 11, 2018 AT THE BERNALILLO COUNTY CLERK'S OFFICE.
4. REFER TO EASEMENT, BROOKE WYMAN TO BROOKE WYMAN, RECORDED AS INSTRUMENT #2018090409 ON OCTOBER 11, 2018 AT THE BERNALILLO COUNTY CLERK'S OFFICE.
5. THIS SURVEY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.

SURVEYOR'S CERTIFICATE

I, ECTOR G. ALVARADO, NPLS NO. 8977 DO HEREBY CERTIFY TO BROOKE WYMAN THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT IT SHOWS ALL EASEMENTS OF THE RECORDED PLAT OF RECORD, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO. FIELD WORK PERFORMED ON 07/20/23.

ECTOR G. ALVARADO NPLS NO. 8977



PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF A PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.), NEW MEXICO CORPORATION, JOHN ELECTRIC FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SUCH SERVICES. THE GRANTOR OF THIS PLAT AGREES TO PROVIDE THE NECESSARY EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES; REMOVE, CHANGE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING TO REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, AND BUILDING AND CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT. CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS FOR ELECTRIC TRANSDUCTION/TRANSFORMERS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF EASEMENTS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.), NEW MEXICO GAS COMPANY (N.M.G.C.), NEW MEXICO ELECTRIC COMPANY (N.M.E.C.), NEW MEXICO CORPORATION, JOHN ELECTRIC, P.N.M., N.M.G.C., AND N.M.E.C. DO NOT WAIVE OR RELEASE ANY RIGHTS OR INTERESTS THEY MAY HAVE IN THE PROPERTY DESCRIBED ABOVE, INCLUDING ANY RIGHTS OF THE PROPERTY OWNERS TO BE HEARD IN ANY PROCEEDING THAT MAY BE HELD TO DETERMINE THE VALIDITY OF THE PLAT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT

THE FOREGOING OWNERS DO HEREBY ATTEST THAT THE CONSOLIDATION AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR OWNERSHIP INTERESTS AND WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

BROOKE WYMAN
STATE OF NEW MEXICO } SS
COUNTY OF _____ }
DAY OF _____, 2023 BY BROOKE WYMAN.

NOTARY PUBLIC
BY COMMISSION EXPIRES _____

PROJECT NUMBER: PP-2023-	DATE
APPLICATION NUMBER: -2023-	DATE
UTILITY COMPANY APPROVALS:	DATE
P.N.M. ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QUEST CORPORATION/DATA CENTER/LINK GC	DATE
CONCAST	DATE
CITY APPROVALS:	DATE
CITY SUPERVISOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ZONING	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ZONING	DATE
CITY ENGINEERING	DATE
CODE ENFORCEMENT	DATE
PLANNING DEPARTMENT	DATE
ZONING	DATE
TOPOROLOGY	DATE

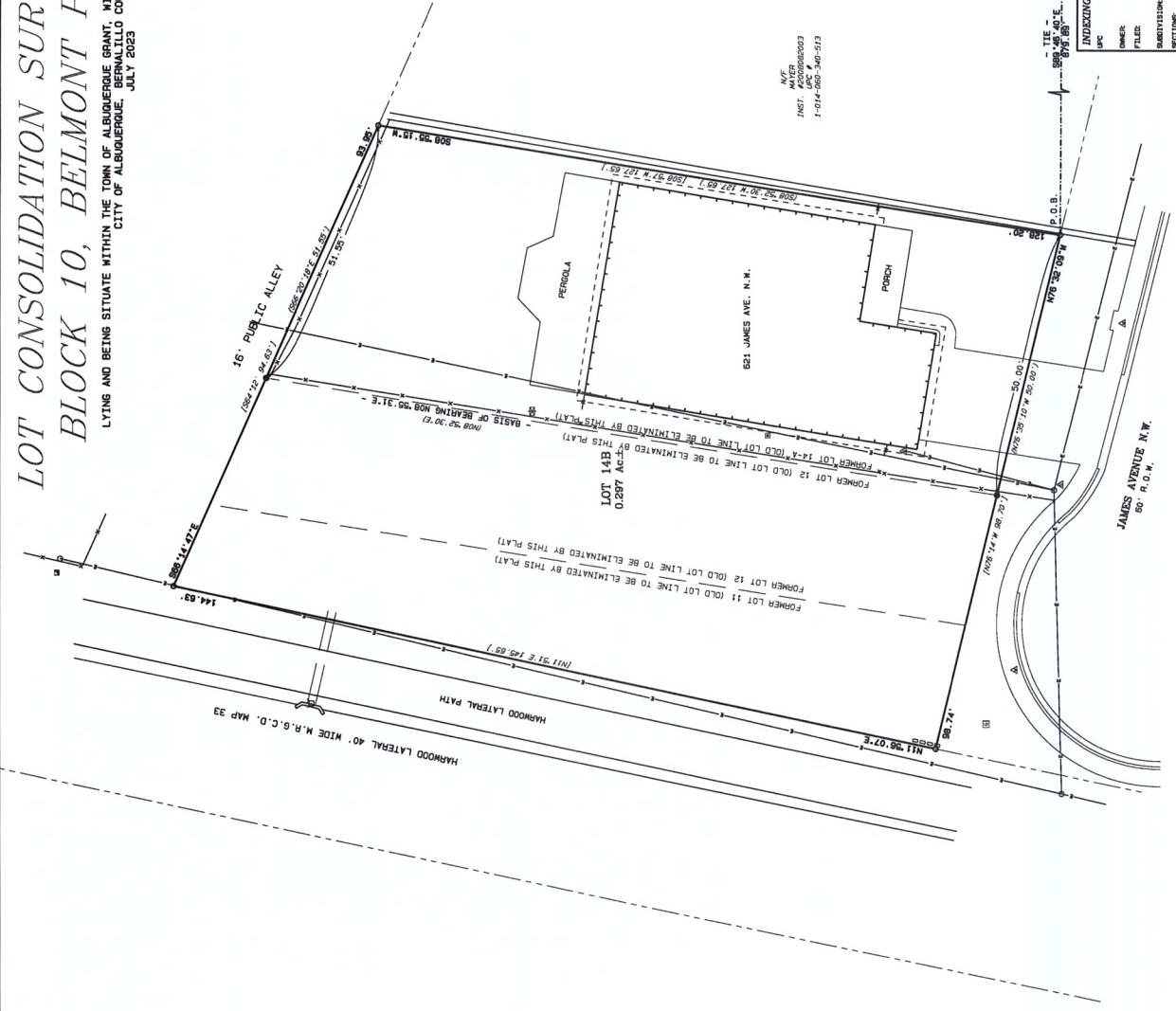
SHEET 1 OF 2



INDEXING INFORMATION FOR COUNTY CLERK
UPC 1-314-600-330-515 0.297 11.8.18
1-314-600-330-514 0.01 14-4
OWNER: BROOKE WYMAN
FILE: 20230720 0.03 11.8.18
SUBMITTER: BELMONT PLACE ADDITION
OFFICE: BERNALILLO COUNTY CLERK'S OFFICE
SECTION: SECTION 5, T. 10 N., R. 03 E., N.M.P.A.
DATE: 07/23/23

LOT CONSOLIDATION SURVEY OF LOT 14B, BLOCK 10, BELMONT PLACE ADDITION

LYING AND BEING SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 5, T. 10 N., R. 03 E.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 2023



- LEGEND**
- FOUND 1/2" REBAR WITH CAP STAMPED
 - CS 3/8" REBAR WITH CAP STAMPED
 - SET WITH SURVEY CAP STAMPED
 - SET WITH SURVEY L.S. 1/2"
 - ⊕ ALBUQUERQUE CONTROL MONUMENT
 - ⊞ AC UNIT
 - ⊞ IRRIGATION CONTROL VALVE
 - UTILITY POLE
 - △ ELECTRIC METER
 - △ WATER METER
 - ⊞ IRRIGATION HEADGATE
 - △ GAS METER
 - ⊞ UNDERGROUND GAS LINE SIGN
 - ⊞ TELEPHONE JUNCTION BOX
 - OVERHEAD ELECTRICAL LINE
 - ⊞ SHORT ROCK WALL COLLAPSING
 - FENCE
 - WALL
 - CURB AND BUTTER
 - OVERHANG

N.P.
INST. #A00808003
1-014-065-540-513

ACS STATION - 18-914"
NAD 1983
NAD83 CENTRAL ZONE
ORIGNO POINT TO 853
87.00'

SHEET 2 OF 2
SOUTHWEST MOUNTAIN SURVEYS

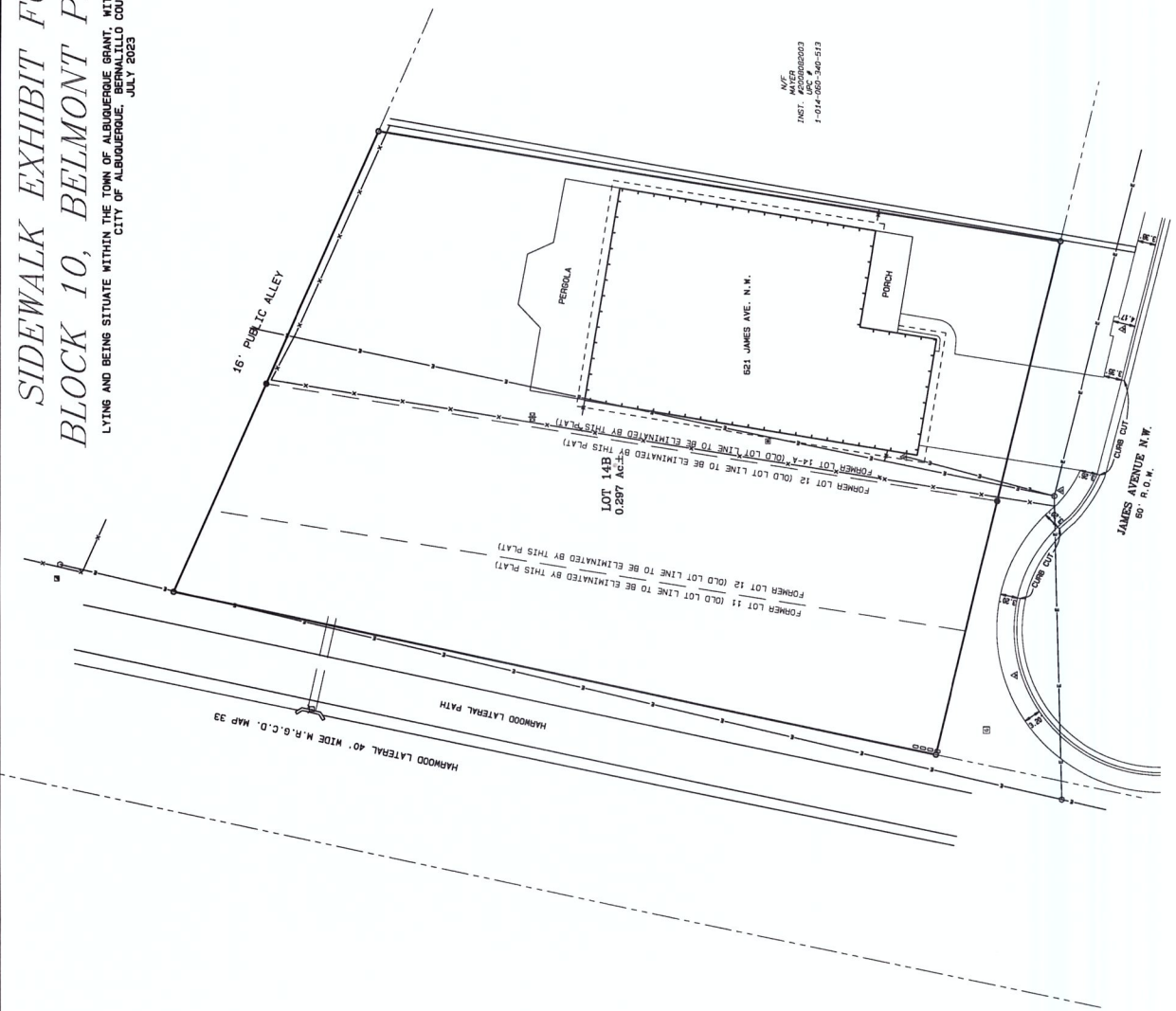
1114 HICKOX ST., SANTA FE, N.M. 87505
OFFICE@SOUTHWESTMOUNTAINSURVEYS.COM WWW.SOUTHWESTMOUNTAINSURVEYS.COM
PHONE 505.426.2281 FAX 505.426.2281

INDEXING INFORMATION FOR COUNTY CLERK

IPC 1-114-065-540-513 LOTS 11 & 12
OWNER BRUCE WYNN LOTS 11 & 12
FILED INST. #A00808003 LOTS 11 & 12
SUBDIVISION BELMONT PLACE ADDITION
SECTION 5, T. 10N., R. 03E., N.M.P.M.

**SIDEWALK EXHIBIT FOR LOT 14B,
BLOCK 10, BELMONT PLACE ADDITION**

LYING AND BEING SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 5, T. 10 N., R. 03 E.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 2023



N.P.
M.P.
INST. #2023080203
1-014-000-340-513



SOUTHWEST MOUNTAIN SURVEYS

1114 HICKOK ST., SANTA FE, N.M. 87505
OFFICE@SOUTHWESTMOUNTAINSURVEYS.COM WWW.SOUTHWESTMOUNTAINSURVEYS.COM
DATE: 07/23/23 DRAWN BY: DGC PROJECT: 23B15E