



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 type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input checked="" 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

The Developer is wanting to redevelop the subject property as a 1,674 SF Dunkin Restaurant with Drive-thru.

APPLICATION INFORMATION

Applicant/Owner: Jolene Herrera, Anthony Garcia, Robert Garcia, Christina Orozco		Phone:
Address: 2323 Via Madrid Dr NW		Email:
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): Wooten Engineering (Jeff Wooten)		Phone: 505-980-3560
Address: PO Box 15814		Email: jeffwooten.pe@gmail.com
City: Rio Rancho, NM 87174 505-980-3560 jeffwooten.pe@gmail.com	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.: Tract G-1	Block:	Unit:
Subdivision/Addition: South Barelvas Industrial Park Unit #2	MRGCD Map No.:	UPC Code: 101405610739920705
Zone Atlas Page(s): L-14-Z	Existing Zoning: MX-H & NR-GM	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: No Change	Total Area of Site (Acres): 0.84

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 310 Avenida Cesar Chaves SW Between: _____ and: _____

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: 8/15/2023
Printed Name: Jeffrey T. Wooten, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022

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

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

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



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



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
- X 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
505-980-3560
jeffwooten.pe@gmail.com

August 15, 2023

Development Facilitation Team
City of Albuquerque
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102

VIA E-Mail: plndrs@cabq.gov

RE: Sketch Plat Request for a new Dunkin Located at 310 Avenida Cesar Chaves SW

To whom it may concern:

Wooten Engineering, on behalf of NMR, LLC, requests review and comments for the subject application. Background documents are included with this submittal as required.

The Developer plans to redevelop the existing storage lot into a new Dunkin Restaurant with Drive-Thru per the attached Site Plan. We do not have plans to Replat the property.

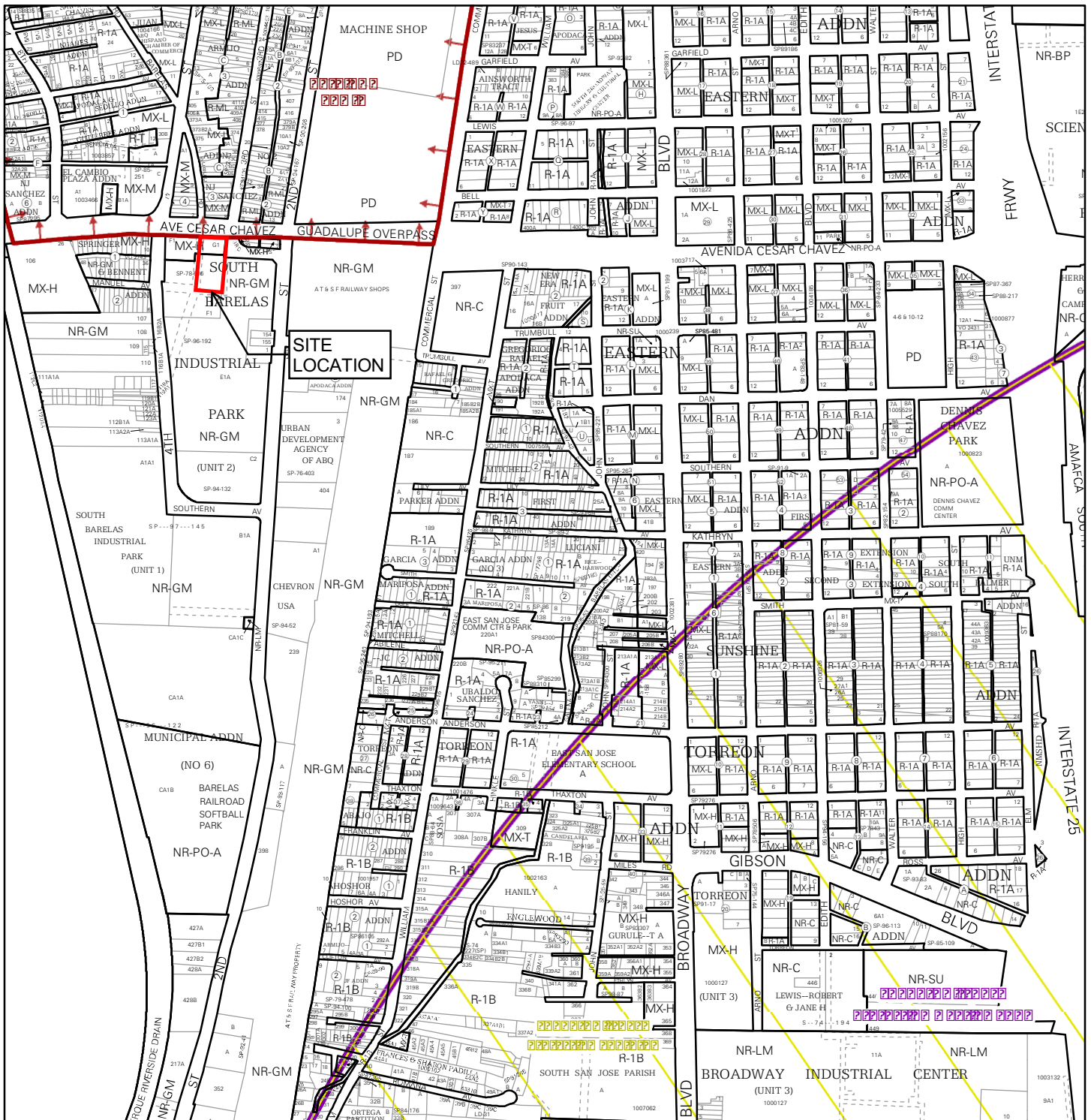
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Respectfully submitted,

WOOTEN ENGINEERING




Jeffrey T. Wooten, P.E.
Owner

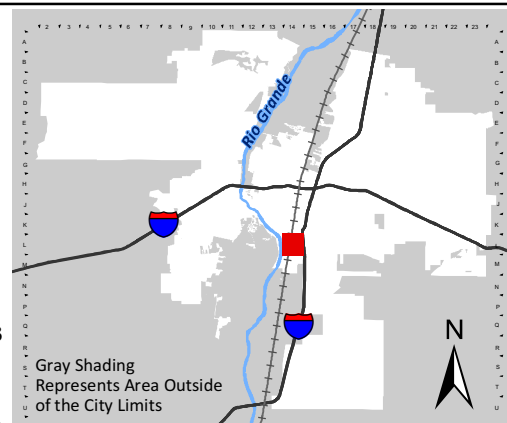


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

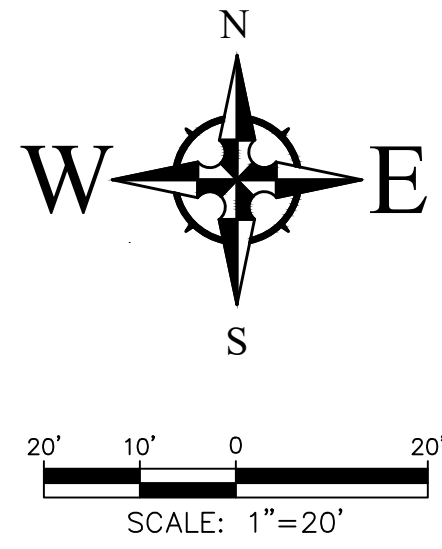


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
L-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

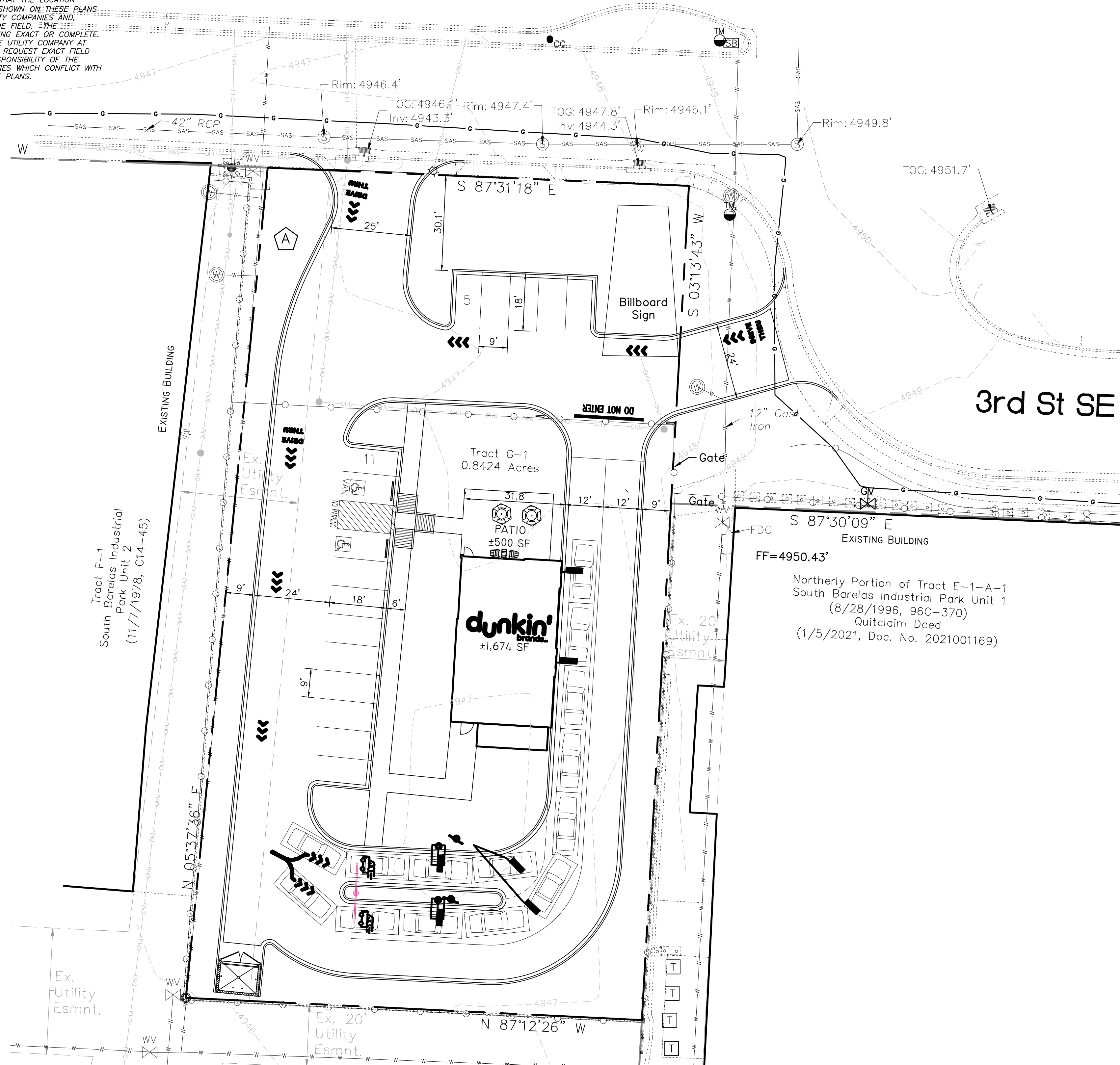
0 250 500 1,000 Feet



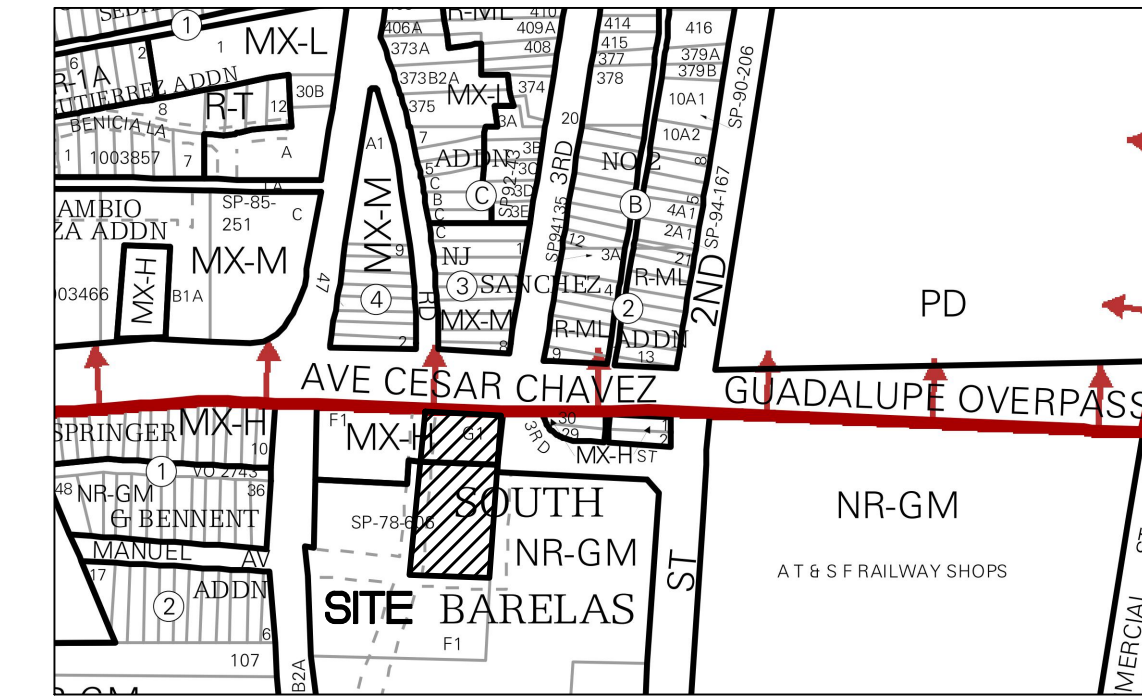
310 Avenida Cesar Chavez SW (100' R/W)

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
DUNKIN DONUTS RESTAURANT DRIVE-THRU	+/- 1,200 SF	
PARKING REQUIREMENTS:		
DUNKIN DONUTS RESTAURANT DRIVE-THRU: 8/1000 SF	REQUIRED 10 spaces	PROVIDED 10 spaces
TOTAL	10 spaces	10 spaces
PARKING REQUIREMENTS:		
HANDICAP PARKING	1 spaces	1 spaces
MOTORCYCLE PARKING	1 spaces	1 spaces
BICYCLE PARKING	3 spaces	4 spaces

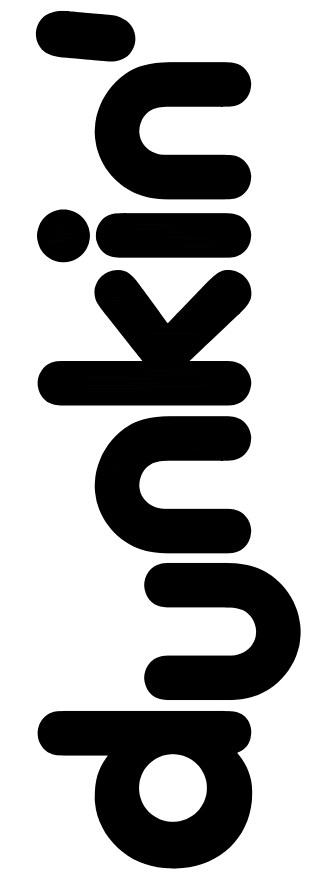


VICINITY MAP - Zone Atlas L-14-Z
LEGAL DESCRIPTION: TR G-1 PLAT OF SOUTH BARELAS INDUSTRIAL PARK UNIT #2 CONT 0.8424 AC

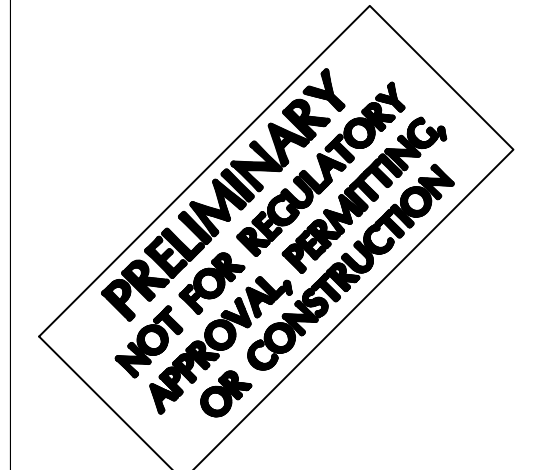
SITE STUDY 1B PROPOSED DUNKIN DONUTS ALBUQUERQUE, NM

TOTAL PARKING SPACES = 16 SPACES
Total Required: 14 spaces
Provided: 16 spaces

THESE PLANS ARE CONFIDENTIAL PROPERTY OF INSPIRE BRANDS, UNDER RESTRICTED ACCESS.



ARCHS ARCHITECTS
4700 LINCOLN RD NE, SUITE 102 D
ALBUQUERQUE, NEW MEXICO 87109
(505) 998-7717
www.archsarchitects.com

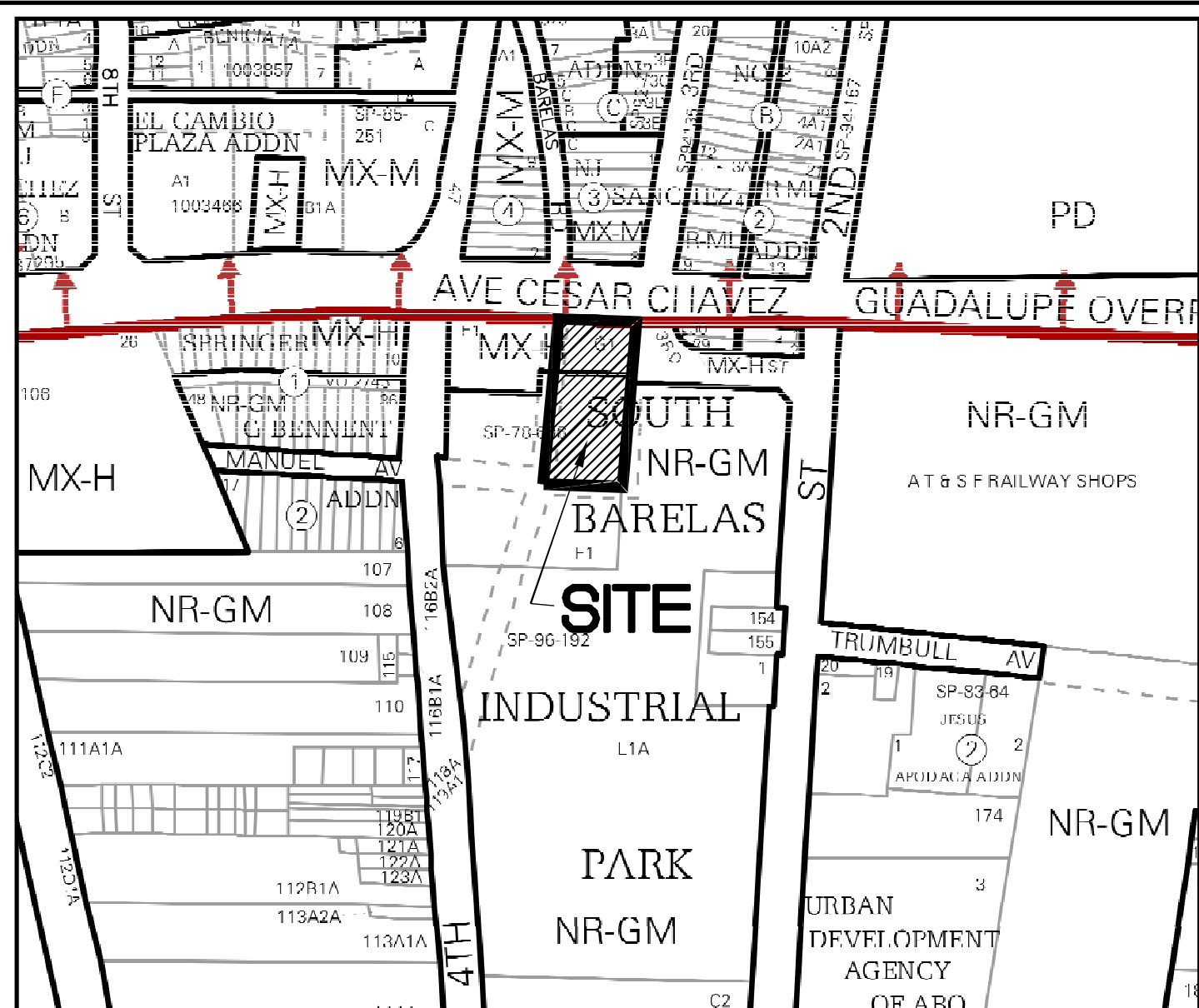


NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
1						
2						
3						
4						
5						
6						
7						
8						
9						

DD NEXT GEN	
310 AVENIDA CESAR CHAVEZ	
	PROJECT NO. 23-008



C1.1



Vicinity Map - Zone Atlas L-14-Z

N.T.S.

Indexing Information

Section 29, Township 10 North, Range 3 East, N.M.P.M. as Projected into the Town of Albuquerque Grant Subdivision: South Barelás Industrial Park Unit 2
 Owner: Jolene Herrera, etal.
 UPC #: 101405610739920705

Record and Measured Legal Description

TRACT G-ONE (G-1), OF THE PLAT OF SOUTH BARELAS INDUSTRIAL PARK UNIT TWO, IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 7, 1978, IN BOOK C-14, FOLIO 45.

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000148422 AND AN EFFECTIVE DATE OF MARCH 14, 2023.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 7, 1978, IN BOOK C14, PAGE 45.
- WARRANTY DEED (JOINT TENANTS) FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 8, 2007, IN BOOK A130, PAGE 4408, AS DOCUMENT NO. 2007004416.

Notes

- FIELD SURVEY PERFORMED IN JUNE 2023.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 23MY240557)
- THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999683165. WITH AN ORIGIN OF (0,0).

Exceptions 9-11

⑨ EASEMENTS, COVENANTS AND OTHER MATTERS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.

REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS. AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 1 AND 2

10 MEMORANDUM OF LEASE RECORDED MAY 05, 1999 IN DOCUMENT NO. 1999060082, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED

11 ANY POSSIBLE ASSESSMENTS FOR PAVING OR SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN RECORDED. NOT SURVEY RELATED

Benchmark -NAVD 88

ACS MONUMENT "10-L14" HAVING AN ELEVATION OF 4954.577 FEET.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE SHADED "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

**Boundary Survey,
 ALTA/NSPS Land Title Survey
 and
 Topographic Map
 for
 Tract G-1
 South Barelás Industrial
 Park Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2023**

Surveyor's Certificate for Topographic Map

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 6/20/23
 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. No. 18374



Surveyor's Certificate for ALTA/NSPS Survey

To: NMR, LLC, Jolene Herrera, a married woman as her sole and separate property, Anthony C. Garcia, a married man as his sole and separate property, Robert C. Garcia, a single man and Christina Orozco, a married woman as her sole and separate property, Fidelity National Title Insurance Company, Fidelity National Title of New Mexico Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a), 8 of Table A thereof. The Field Work was completed on June 12, 2023.

Brian J. Martinez 6/20/23
 Brian J. Martinez DATE
 N.M.R.P.S. No. 18374



Revisions: 6/20/2023 - Original

Surveyor's Certificate for Boundary Survey

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 6/20/23
 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,
ALTA/NSPS Land Title Survey
and
Topographic Map
for
Tract G-1
South Barelás Industrial
Park Unit 2
City of Albuquerque
Bernalillo County, New Mexico
June 2023**

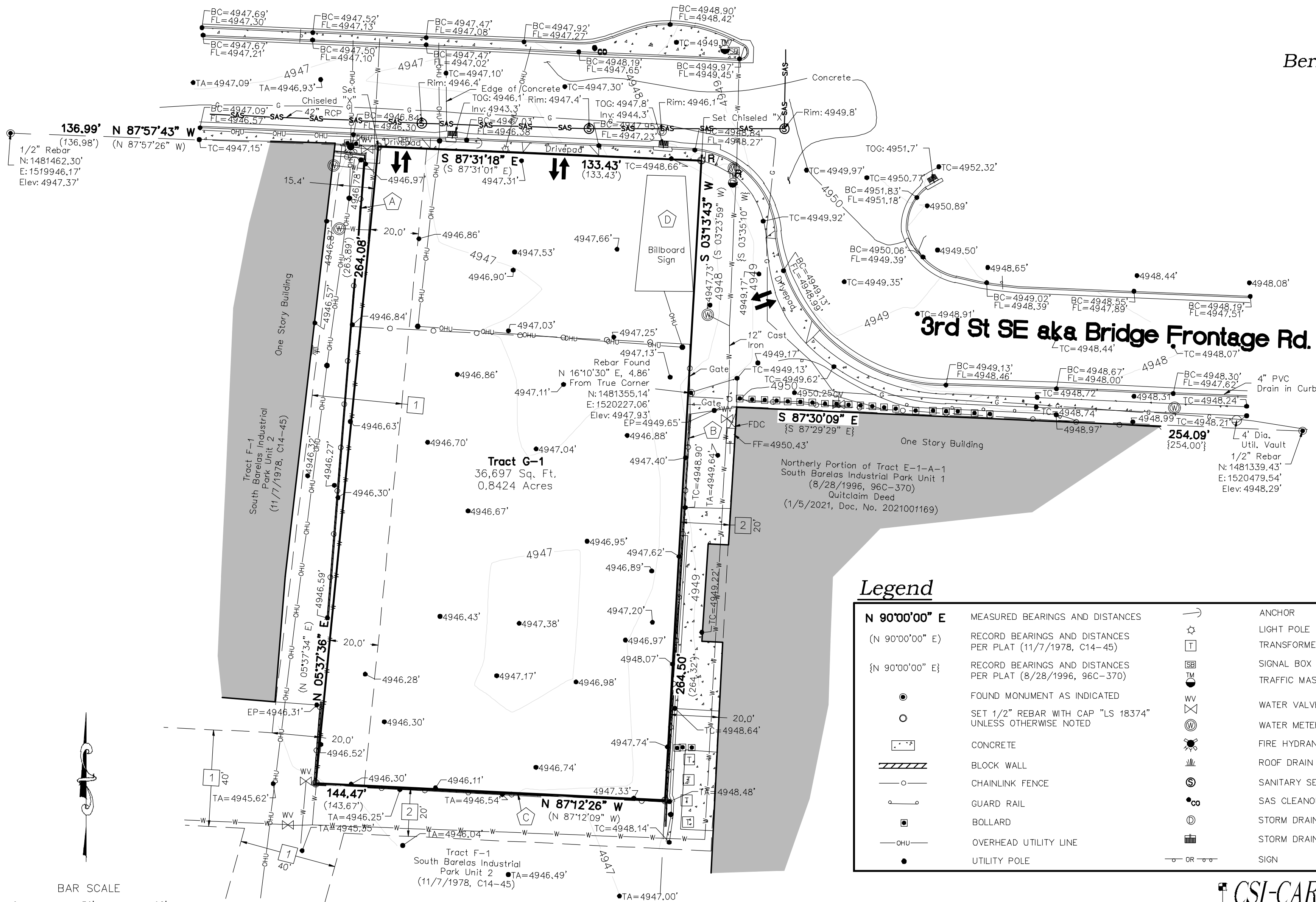
Surveyor's Observations

- (A) RETAINING WALL AND CHAINLINK FENCE INTO ADJOINER PROPERTY BY AS MUCH AS 5.14 FEET, OWNERSHIP UNKNOWN.
- (B) RETAINING WALL AND CHAINLINK FENCE INTO ADJOINER PROPERTY BY AS MUCH AS 1.28 FEET, OWNERSHIP UNKNOWN.
- (C) RETAINING WALL AND CHAINLINK FENCE INTO ADJOINER PROPERTY BY AS MUCH AS 0.43 FEET, OWNERSHIP UNKNOWN.
- (D) BILLBOARD LOCATED ON SUBJECT PROPERTY, OWNERSHIP UNKNOWN. LEASE AS REFERENCED IN EXCEPTION NUMBER 10 EXPIRED IN 2009.

Easement Notes

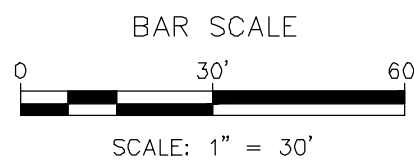
- (9) 1 EXISTING UTILITY EASEMENT, SCALED IN FROM PLAT (11/7/1978, C14-45)
- (9) 2 EXISTING 20' UTILITY EASEMENT, SCALED IN FROM PLAT (4/25/1985, C27-20) AND AS SHOWN ON PLATS (11/7/1978, C14-45) AND 8/28/1996, 96C-370)

310 Avenida Cesar Chavez SW
(100' R/W)



Legend

N 90°00'00\" E	MEASURED BEARINGS AND DISTANCES	↔	ANCHOR	↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
(N 90°00'00\" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/7/1978, C14-45)	⊙	LIGHT POLE	—G—	UNDERGROUND GAS UTILITY LINE
{N 90°00'00\" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/28/1996, 96C-370)	⊠	TRANSFORMER	—W—	UNDERGROUND WATER UTILITY LINE
●	FOUND MONUMENT AS INDICATED	⊠	SIGNAL BOX	—SAS—	UNDERGROUND SANITARY SEWER LINE
○	SET 1/2\" REBAR WITH CAP \"LS 18374\" UNLESS OTHERWISE NOTED	⊠	TRAFFIC MAST	FDC	FIRE DEPARTMENT CONNECTION
□	CONCRETE	⊠	WATER VALVE	R	RAMP
▨	BLOCK WALL	⊠	WATER METER	5075.50	SPOT ELEVATION
—○—	CHAINLINK FENCE	⊠	FIRE HYDRANT	BC 5075.50	BACK OF CURB ELEVATION
—○—	GUARD RAIL	⊠	ROOF DRAIN	FL 5075.50	FLOW LINE ELEVATION
■	BOLLARD	⊠	SANITARY SEWER MANHOLE	EP 5075.50	EDGE OF PAVEMENT ELEVATION
—OHU—	OVERHEAD UTILITY LINE	⊠	SAS CLEANOUT	TA 5075.50	TOP OF ASPHALT ELEVATION
●	UTILITY POLE	⊠	STORM DRAIN MANHOLE	TC 5075.50	TOP OF CONCRETE ELEVATION
		⊠	STORM DRAIN INLET		
		⊠	SIGN		



CSI-CARTESIAN SURVEYS INC.

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