



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 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

LOT LINE ADJUSTMENT BETWEEN LOTS F-4-A/F-3-A AND LOT C-1 OF THE EXECUTIVE PLAZA ADDITION TO SUPPLEMENT C-1 WITH ADDITIONAL PARKING SPACES. NOTE THAT THE ASSESSOR DATA CURRENTLY SHOWS THIS AS ONE SINGLE PARCEL WITH ONE UPC AND ADDRESS.

APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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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:
Printed Name:	<input type="checkbox"/> Applicant or <input 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

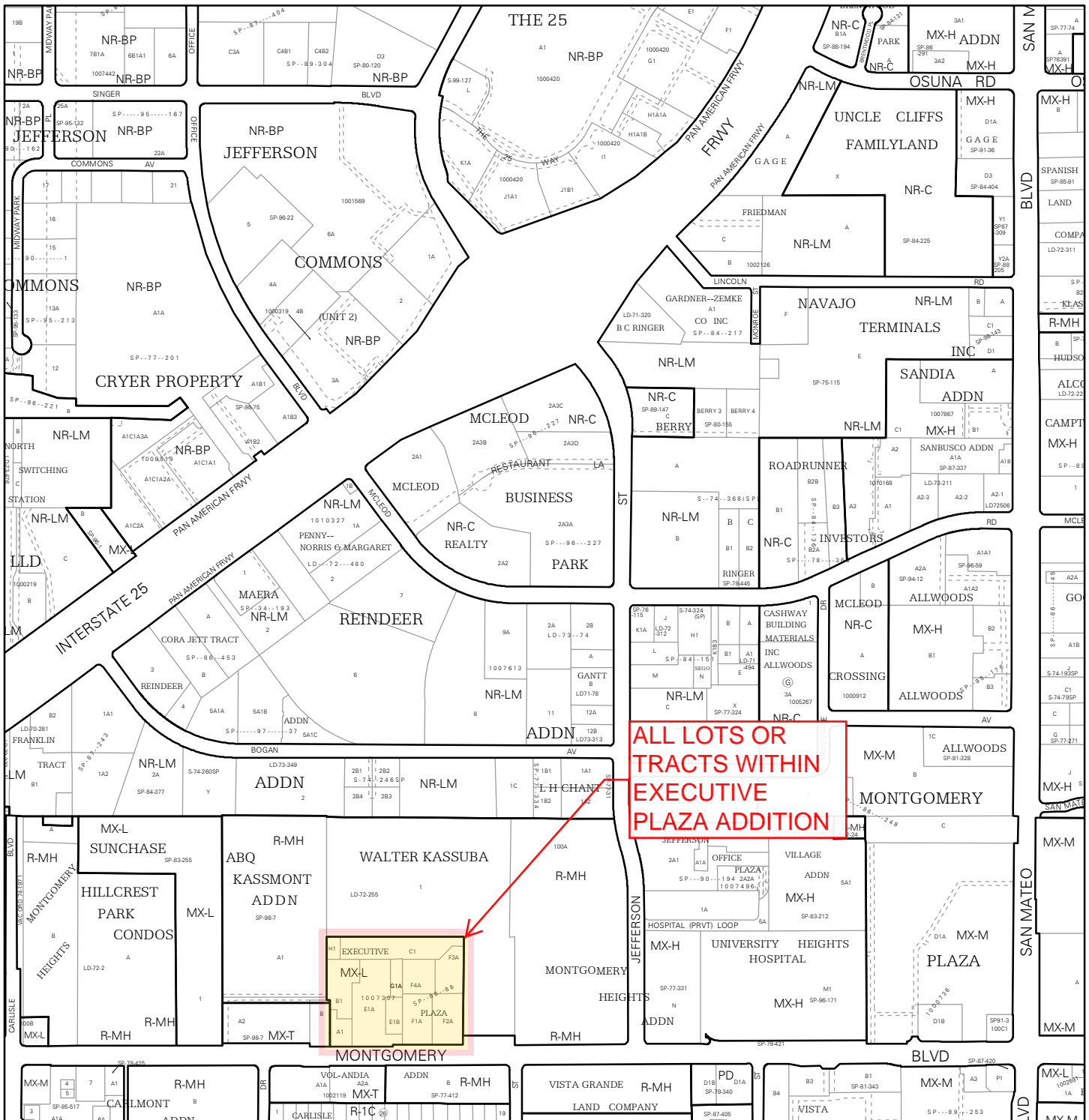
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner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

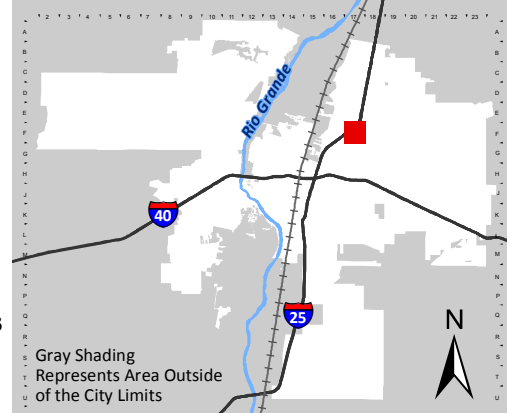


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
F-17-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



September 20, 2023

City of Albuquerque
Planning Development Review Services
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Re: Sketch Plat Review
Lot Line Adjustment, Executive Plaza Addition

To the City of Albuquerque PDRS:

Miller Engineers, Inc. d/b/a Souder Miller & Associates (SMA) is agent for Columbus Capital in this submittal for Sketch Plat review to adjust a lot line between three parcels. Hereby submitted are the following:

- Completed DFT Application
- Zone Atlas Page with Subject Property marked.
- Completed Form S3
- Two Site Plan versions – one showing existing conditions and one showing the lot line adjustment.

The above documents submitted with along with this letter is to request a lot line adjustment between Lot C-1 and Lots F-4-A and F-3-A, Executive Plaza Addition, within the City of Albuquerque, New Mexico. This request for a lot line adjustment is for the purpose of increasing the number of parking spaces allocated to Lot C-1. No change in zoning nor any physical site modifications are considered under this request.

If you have any questions or require additional information, please do not hesitate to contact me at (505) 264-8419 or at amy.mares@soudermiller.com.

Sincerely,

MILLER ENGINEERS INC. d/b/a
SOUDER MILLER & ASSOCIATES

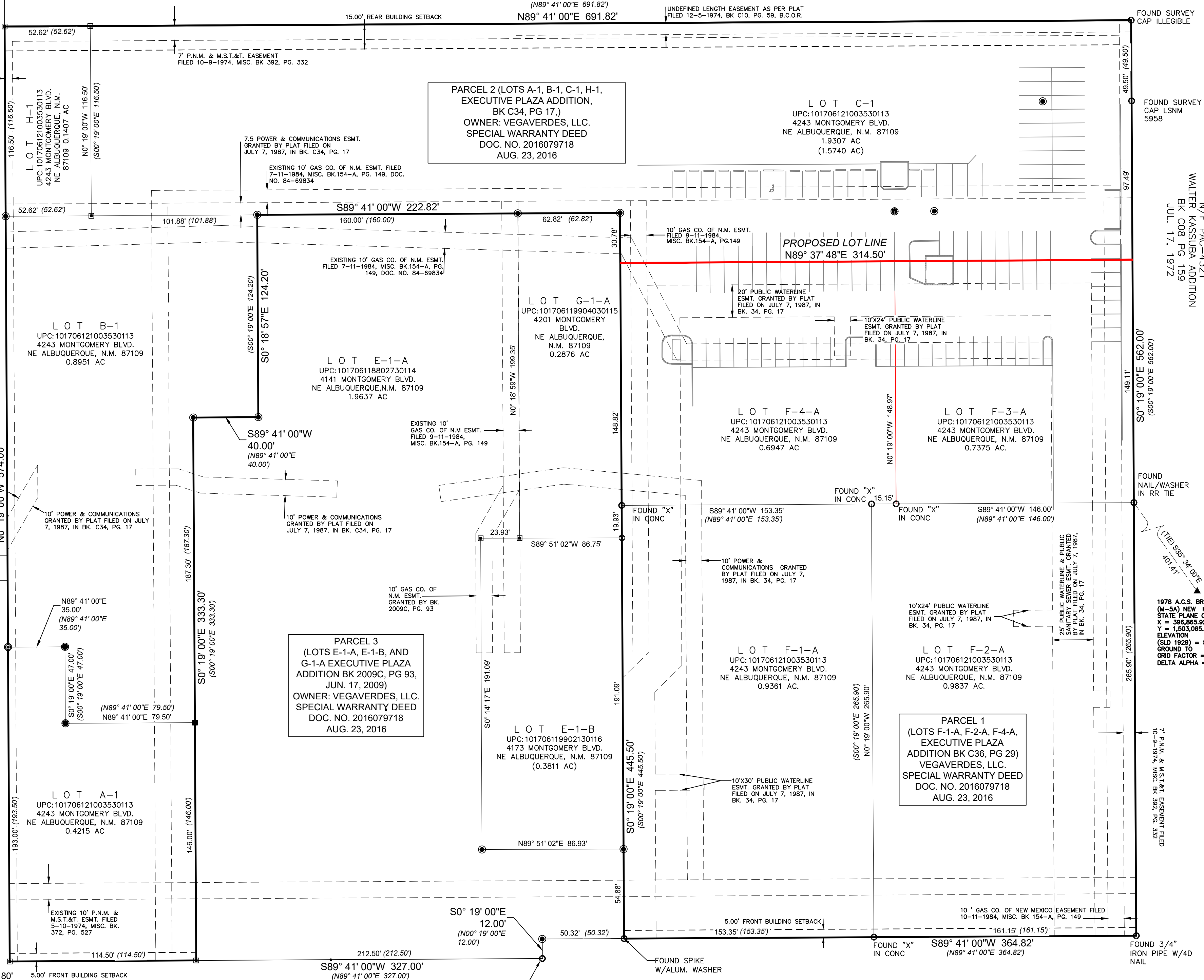
Amy Mares
Survey Technician V

Cc: Dylan Boswell
Jayson Natera
Bill Brewster

SKETCH PLAT - PROPOSED LOT LINE
 OF THE EXECUTIVE PLAZA ADDITION BEING A PORTION OF
 PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE N.M.P.M.
 ALL IN THE CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

N/F PAC-4321
 WALTER KASSUBA ADDITION
 BK C08 PG 159
 JUL. 17, 1972

(N89° 41' 00"E 691.82') UNDEFINED LENGTH EASEMENT AS PER PLAT
 FILED 12-5-1974, BK C10, PG. 59, B.C.O.R.
 N89° 41' 00"E 691.82'



PARCEL 2 (LOTS A-1, B-1, C-1, H-1,
 EXECUTIVE PLAZA ADDITION,
 BK C34, PG 17.)
 OWNER: VEGAVERDES, LLC.
 SPECIAL WARRANTY DEED
 DOC. NO. 2016079718
 AUG. 23, 2016

LOT C-1
 UPC: 101706121003530113
 4243 MONTGOMERY BLVD.
 NE ALBUQUERQUE, N.M. 87109
 1.9307 AC
 (1.5740 AC)

LOT B-1
 UPC: 101706121003530113
 4243 MONTGOMERY BLVD.
 NE ALBUQUERQUE, N.M. 87109
 0.8951 AC

LOT E-1-A
 UPC: 101706118802730114
 4141 MONTGOMERY BLVD.
 NE ALBUQUERQUE, N.M. 87109
 1.9637 AC

LOT G-1-A
 UPC: 101706119904030115
 4201 MONTGOMERY
 BLVD.
 NE ALBUQUERQUE,
 N.M. 87109
 0.2876 AC

LOT F-4-A
 UPC: 101706121003530113
 4243 MONTGOMERY BLVD.
 NE ALBUQUERQUE, N.M. 87109
 0.6947 AC

LOT F-3-A
 UPC: 101706121003530113
 4243 MONTGOMERY BLVD.
 NE ALBUQUERQUE, N.M. 87109
 0.7375 AC

LOT F-1-A
 UPC: 101706121003530113
 4243 MONTGOMERY BLVD.
 NE ALBUQUERQUE, N.M. 87109
 0.9361 AC

LOT F-2-A
 UPC: 101706121003530113
 4243 MONTGOMERY BLVD.
 NE ALBUQUERQUE, N.M. 87109
 0.9837 AC

PARCEL 3
 (LOTS E-1-A, E-1-B, AND
 G-1-A EXECUTIVE PLAZA
 ADDITION BK 2009C, PG 93,
 JUN. 17, 2009)
 OWNER: VEGAVERDES, LLC.
 SPECIAL WARRANTY DEED
 DOC. NO. 2016079718
 AUG. 23, 2016

LOT E-1-B
 UPC: 101706119902130116
 4173 MONTGOMERY BLVD.
 NE ALBUQUERQUE, N.M. 87109
 (0.3811 AC)

PARCEL 1
 (LOTS F-1-A, F-2-A, F-4-A,
 EXECUTIVE PLAZA
 ADDITION BK C36, PG 29)
 VEGAVERDES, LLC.
 SPECIAL WARRANTY DEED
 DOC. NO. 2016079718
 AUG. 23, 2016

LOT A-1
 UPC: 101706121003530113
 4243 MONTGOMERY BLVD.
 NE ALBUQUERQUE, N.M. 87109
 0.4215 AC

1978 A.C.S. BRASS CAP
 (M-5A) NEW MEXICO
 STATE PLANE COORDINATES
 X = 396,865.92
 Y = 1,503,065.00
 ELEVATION
 (SLD 1929) = 5154.46
 GROUND TO
 GRID FACTOR = 0.99986856
 DELTA ALPHA = -0'11'55"

N/F SUN POINTE PARK APARTMENTS
 LIMITED PARTNERSHIP
 WARRANTY DEED DOC NO. 2005094001
 JUN. 30, 2005

N/F APAT
 INDUSTRIES, LLC
 WARRANTY DEED DOC NO.
 2020016016
 FEB. 20, 2020

N/F AALLEN COLMENARES
 QUIT CLAIM DEED DOC NO.
 2022055289
 JUN. 08, 2022

GRID NORTH

SCALE: 1" = 40'

Rev #	Date	Description

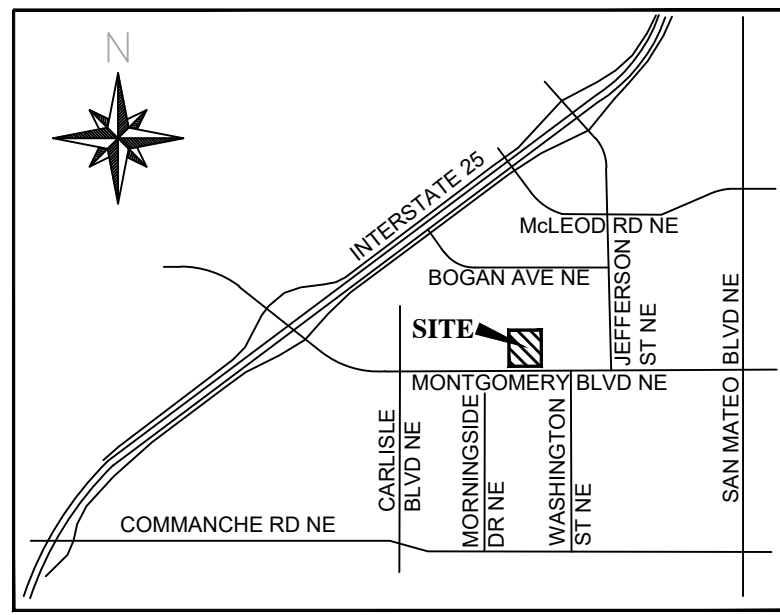
SOUDER, MILLER & ASSOCIATES
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 Serving the Southwest & Rocky Mountains
 5454 Venice Avenue NE, Suite D
 Albuquerque, NM 87113
 Phone (505) 299-0942 Fax (505) 293-3430
 www.soudermiller.com

ALBUQUERQUE, NEW MEXICO

CLIENT: COLUMBUS CAPITAL LLC

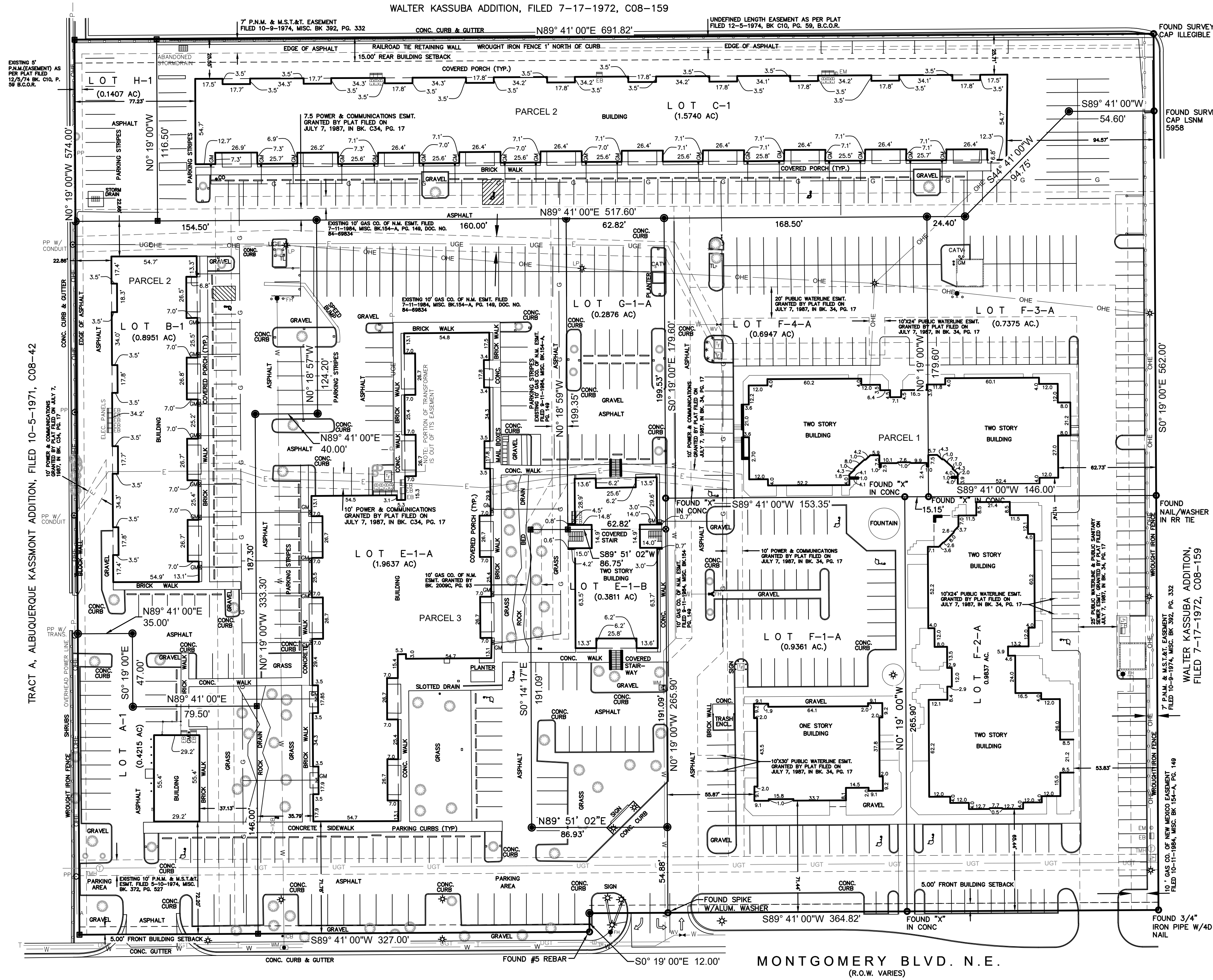
SKETCH PLAT - PROPOSED LOT LINE
 OF THE EXECUTIVE PLAZA ADDITION BEING A PORTION OF
 PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3
 EAST OF THE N.M.P.M. ALL IN THE CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

Field	Drawn	Checked
	AMM	JSN
Date:	September 2023	
Scale:	Horiz: 1"=40'	
Project No:	2432761	
Sheet:	1 OF 1	



VICINITY MAP
NOT TO SCALE

SKETCH PLAT - CURRENT LOT LINES
OF THE EXECUTIVE PLAZA ADDITION BEING A PORTION OF
PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE
N.M.P.M. ALL IN THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



EXISTING LEGAL DESCRIPTION:

PARCEL 1:
LOTS F-1-A, F-2-A, F-3-A AND F-4-A, EXECUTIVE PLAZA ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOTS F-1-A THROUGH F-4-A, EXECUTIVE PLAZA ADDITION, ALBUQUERQUE, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 21, 1988, IN PLAT BOOK C36, PAGE 29.

PARCEL 2:
LOTS A-1, B-1, C-1 AND H-1, EXECUTIVE PLAZA ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF EXECUTIVE PLAZA ADDITION, ALBUQUERQUE, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 7, 1987, IN PLAT BOOK C34, PAGE 17.

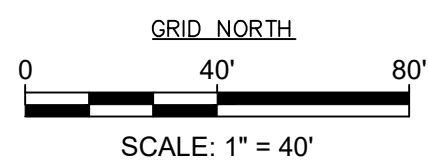
PARCEL 3:
LOTS E-1-A, E-1-B AND G-1-A, EXECUTIVE PLAZA ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOTS E-1-A, E-1-B & G-1-A, EXECUTIVE PLAZA ADDITION, PROJECTED SECTION 35, T. 10 N. R. 3 E., N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON JUNE 17 2009 IN PLAT BOOK 2009C, PAGE 93.

NOTES:

- BEARINGS AND DISTANCES SHOWN ARE THE RECORD DIMENSIONS AS SHOWN ON THE PLAT OF LOTS F-1-A THROUGH F-4-A, EXECUTIVE PLAZA ADDITION DATED FEBRUARY 23, 1988, RECORDED IN BOOK C36, PAGE 29; PLAT OF EXECUTIVE PLAZA ADDITION DATED JULY 7, 1987, RECORDED IN BOOK C34, PAGE 17 AND PLAT OF LOTS E-1-A, E-1-B & G-1-A, EXECUTIVE PLAZA ADDITION DATED JUNE 17, 2009, RECORDED IN BOOK 2009C, PAGE 93, BERNALILLO COUNTY CLERKS OFFICE, NEW MEXICO
 - OWNER OF RECORD: VEGASVERDES, LLC, PER SPECIAL WARRANTY DEED RECORDED AS DOC. NO. 20116079718, AUGUST 23, 2016, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - CURRENT ZONING OF THE SUBJECT PARCEL IS MXL (MIXED USE, LOW INTENSITY) IDO ZONE ATLAS PAGE F-17-Z.
- SETBACK STANDARDS: FRONT 5', SIDE 0', REAR 15'

LEGEND

- = UNDERGROUND GAS LINE
- = OVERHEAD ELECTRIC LINE
- = UNDERGROUND ELECTRIC LINE
- = UNDERGROUND WATER LINE
- = UNDERGROUND TELEPHONE LINE
- = CHAINLINK FENCE
- = WROUGHT IRON FENCE
- = EXISTING PROPERTY LINE
- = EXISTING EASEMENT
- = EXISTING BUILDING SETBACK
- = CURB AND GUTTER
- = BUILDING FOOTPRINT
- = FIRE HYDRANT
- = GAS METER
- = STREET LIGHT
- = POWER POLE
- = TV PEDESTAL
- = WATER VALVE
- = TELEPHONE MANHOLE
- = ELECTRIC BOX
- = ELECTRIC TRANSFORMER
- = ELECTRIC METER
- = TREE
- = TRAFFIC SIGN
- = FOUND AS LABELED
- = FOUND MAG NAIL W/WASHER PS 10855
- = FOUND #4 REBAR W/CAP PS 10855
- = FOUND "X" IN CONCRETE



Rev#	Date	Description	By	Chkd

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Albuquerque, NM 87113
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www.soudermiller.com

ALBUQUERQUE, NEW MEXICO
CLIENT: COLUMBUS CAPITAL LLC
SKETCH PLAT - CURRENT LOT LINES
OF THE EXECUTIVE PLAZA ADDITION BEING A PORTION OF
PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST
OF THE N.M.P.M. ALL IN THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

Designed	Drawn	Checked
AMM	JSN	JSN
Date: SEPTEMBER 2023	Scale: Horiz: 1"=40' Vert:	
Project No: 2432761		
Sheet: 1 OF 1		