



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 checked="" 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			
4416 Royene Ave. NE, UPC #101705824636221311, Lot 10, Block 7 - Altura Addition			
4424 Royene Ave. NE, UPC #101705825536421310, Lot 11, Block 7 - Altura Addition			
PNM Easement Relocation and Lot Combination.			
Please see the attached description on the following page and two supporting Site Plans.			
APPLICATION INFORMATION			
Applicant/Owner: Wendy Beach		Phone: (505) 550-8013	
Address: 4408 Royene Ave. NE		Email: wendylbeach@yahoo.com	
City: Albuquerque	State: NM	Zip: 87110	
Professional/Agent (if any): Patrick Dyke		Phone: (248) 321-4444	
Address: 2553 Meade Court		Email: pdcllc@ymail.com	
City: Ann Arbor	State: MI	Zip: 48105	
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 10 and 11		Block: 7	Unit:
Subdivision/Addition: Altura Addition		MRGCD Map No.:	UPC Code: See above
Zone Atlas Page(s): #J-17	Existing Zoning: R1-C		Proposed Zoning R1-C
# of Existing Lots: Two	# of Proposed Lots: One	Total Area of Site (Acres): .56 ACRES	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 4416 & 4424 Royene NE		Between: Ave Manana NE	and: Washington St.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
I certify that and sent in the required notice was complete, true, and accurate to the extent of my knowledge.			
Signature: _____		Date: 10.04.23	
Printed Name: Patrick J. Dyke		<input checked="" 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

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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

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

To whom it may concern,

My name is Patrick Dyke, and I am an architectural designer who has been commissioned by Wendy Beach, who is the current owner of 4416 and 4424 Royene Ave. NE, Albuquerque NM 87110. Currently, there is a home located on 4416 that will eventually be demolished, and she intends to combine the two lots into one parcel, and construct one New Residence, but there is currently an existing PNM Easement that is located directly between the two lots (see the attached Existing PNM Easement Drawing for reference).

I had submitted a PNM Application for the inquiry (NSD-24514_4416 Royene Ave. NE), for the purpose of physically relocating the existing PNM service to either the west side of 4416 Royene Ave. NE or to the East of 4424 Royene Ave. NE. Currently, Nilmini Samarawickrama, the assigned Engineer for PNM to this application, is fully aware of this and we had a productive work session exploring the best location to add a new Power Easement to accommodate the proposed relocated PNM service and equipment. She cannot provide a final quote for relocating the service until we complete the following steps with the City of Albuquerque.

I have attached the Proposed preferred PNM relocated service location, and we need your assistance for:

- 1.) Reviewing the Proposed Relocated PNM Easement, making certain there are no other utility service interferences.
- 2.) Formally adopting the Proposed Relocated PNM Easement.
- 3.) Legally removing the old Easement location (after the existing service is disconnected and removed).
- 4.) Legally adjoining these lots into one parcel (after the old Easement has been legally removed).

I have already discussed this project with Martin Sanchez, in the Maps and Records Department, to make certain there were no Water and Sanitary Sewer interferences, and he confirmed those services are in the Right of Way of the street.

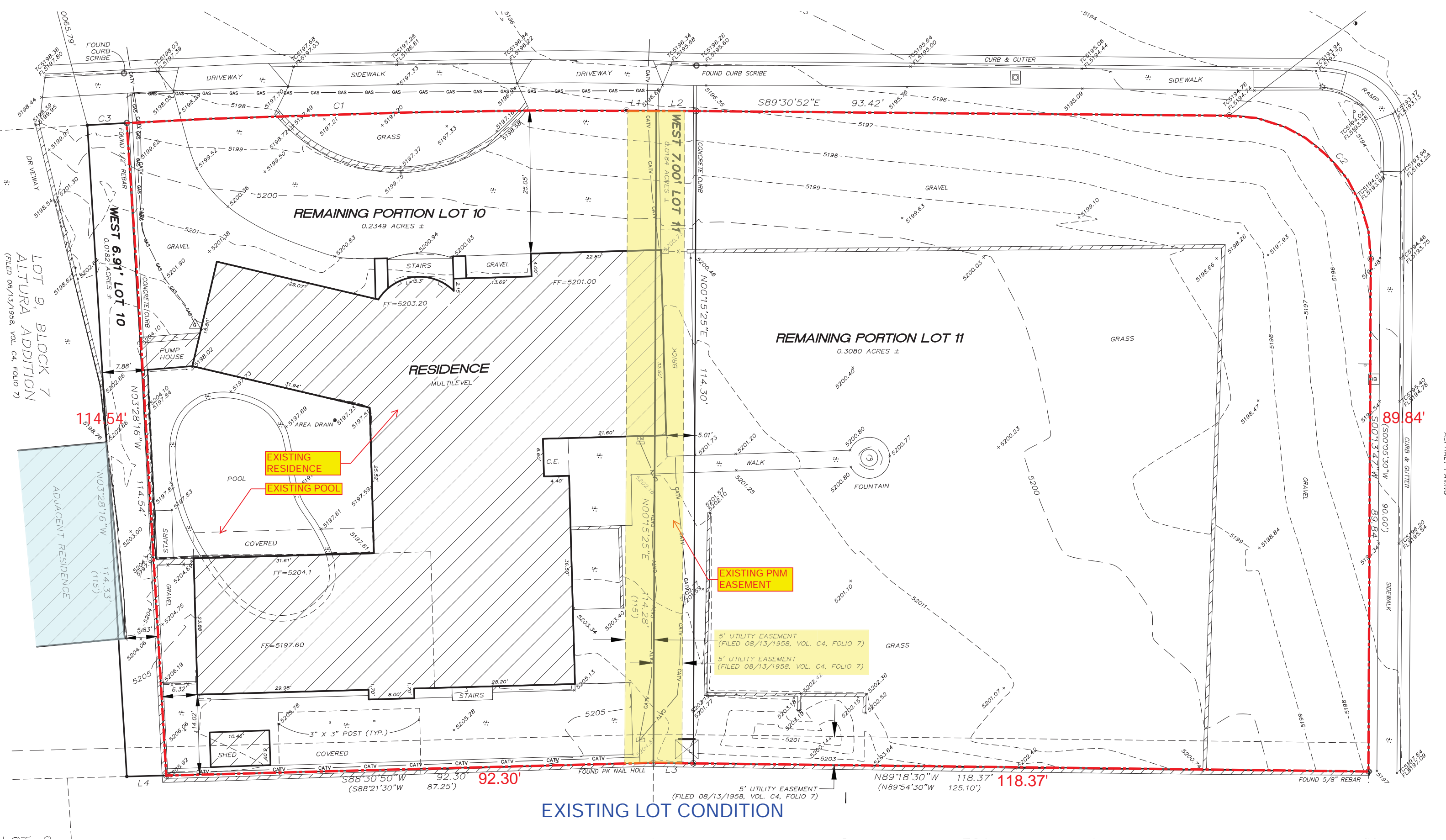
Matt Mullet, who is the Builder of Record, had the utility services flagged on site in case someone from your office wants to walk the property to familiarize themselves with the existing utilities.

We look forward to the next steps to accomplish our goals listed in Items #1 through #4 above. Please let me know if you need further assistance. You may contact me via email, or my cell phone listed below.

Thank you,

Patrick Dyke
(248) 321-4444

WASHINGTON STREET NE.
(50' R/W)
ASPHALT PAVING



EXISTING LOT CONDITION

LOT 9, BLOCK 7
ALTURA ADDITION
(FILED 08/13/1958, VOL. C4, FOLIO 7)

ADJACENT RESIDENCE

REMAINING PORTION LOT 10
0.2349 ACRES ±

REMAINING PORTION LOT 11
0.3080 ACRES ±

RESIDENCE
MULTILEVEL

EXISTING PNM
EASEMENT

5' UTILITY EASEMENT
(FILED 08/13/1958, VOL. C4, FOLIO 7)

5' UTILITY EASEMENT
(FILED 08/13/1958, VOL. C4, FOLIO 7)

5' UTILITY EASEMENT
(FILED 08/13/1958, VOL. C4, FOLIO 7)

114.54'

89.84'

92.30'

118.37'

