



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

Divide One Tract and create two tracts and grant any easements as shown

APPLICATION INFORMATION

Applicant/Owner: Charles F. Brewer, C.Brewer & CO., LLC		Phone: (505) 362-8903
Address: 2701 Candelaria Road NE		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Juanita Garcia - JAG Planning & Zoning, LLC		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List all owners: Charles F. Brewer, C. Brewer & CO., LLC	

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

Lot or Tract No.: Lot B1A	Block:	Unit:
Subdivision/Addition: Sundts Industrial Area Subdivision	MRGCD Map No.:	UPC Code: 101506017401930504
Zone Atlas Page(s): G-15	Existing Zoning: NR-LM	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 2.951

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 501 Candelaria RD NE Between: 2nd Street NE and: High St NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

7-471, 7-447, DRB-92-287, DRB-93-297, 7A-93-60

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: <i>Juanita Garcia</i>	Date: 10/17/2023
Printed Name: Juanita Garcia - JAG Planning & Zoning, LLC	<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

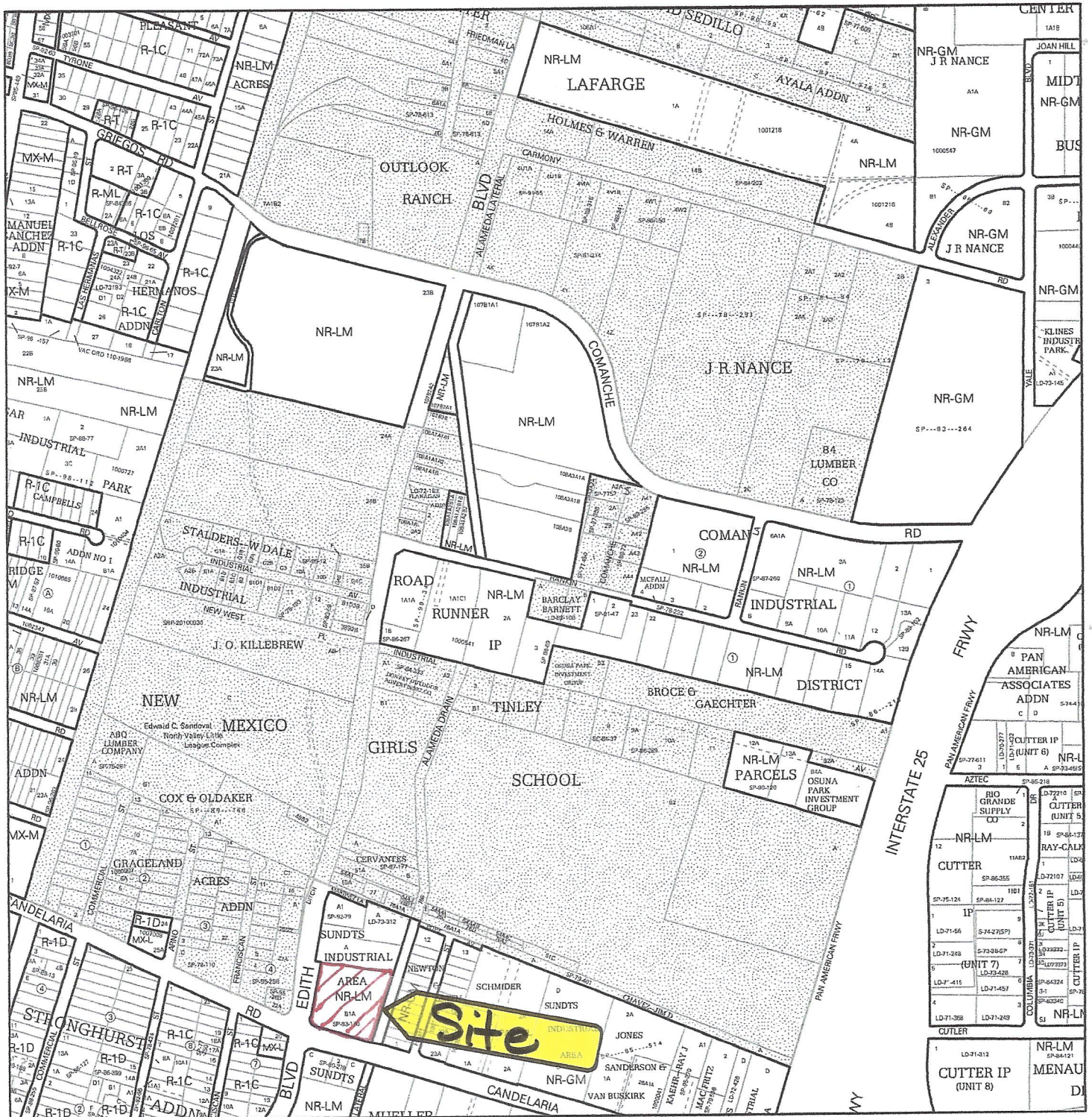
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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.*

- 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:
G-15-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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



October 17, 2023

Development Hearing Officer
Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Charles F. Brewer of C. Brewer & Company, respectfully requests your review of a proposed Sketch Plat Application for the location of 501 Candelaria RD NE, legally described as **Lot B1A, Sundts Industrial Area Subdivision**, containing approximately 2.951 acres. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

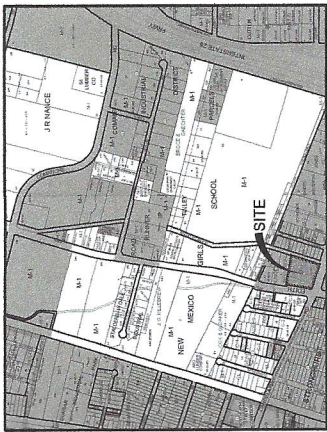
The applicant intends to create two lots from one existing lot and grant easements as shown on the plat. The proposed legal descriptions for the two lots will be **Tracts B-1-A-1 & B-1-A-2, Sundts Industrial Area**.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC



VICINITY MAP No. G-15-Z



LEGAL DESCRIPTION

TRACT B-1-A, SUNDT'S INDUSTRIAL AREA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 14, 1993, IN VOLUME 93C, FOLIO 283

PLAT OF TRACTS B-1-A-1 & B-1-A-2 SUNDT'S INDUSTRIAL AREA

WITHIN TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 4, T. 10 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 2023

- PROJECT NUMBER: _____
- APPLICATION NUMBER: _____
- UTILITY APPROVALS: _____
- PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- QUEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
- COMCAST _____ DATE _____
- CITY APPROVALS: _____
- CITY SURVEYOR _____ DATE _____
- *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
- **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
- TRAFFIC ENGINEERING; TRANSPORTATION DIVISION _____ DATE _____
- ABCWDA _____ DATE _____
- PARKS AND RECREATION DEPARTMENT _____ DATE _____
- AMATCA _____ DATE _____
- CITY ENGINEER _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
- CODE ENFORCEMENT _____ DATE _____

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
 A. Public Service Company of New Mexico ("PSCN"), a New Mexico corporation, (PSCN Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide gas service.
 C. QUEST/DIGITAL/CELESTIALINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable service.
 D. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide telephone, electric, water, gas, and other utility services.
 E. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 F. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 G. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 H. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 I. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 J. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 K. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 L. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 M. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 N. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 O. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 P. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 Q. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 R. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 S. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 T. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 U. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 V. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 W. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 X. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 Y. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.
 Z. Other utility easements for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide other utility services.

PURPOSE OF PLAT.

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT B-1-A INTO TWO (2) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 2.9515 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: SEPTEMBER 2023
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
 A: PLAT OF TRACT B-1-A, SUNDT'S INDUSTRIAL AREA
 FILED: OCTOBER 14, 1993 IN VOLUME 93C, FOLIO 283
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001D0332G DATED 8-26-2008

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____ DAY OF _____, 20____

BY: _____ OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCH# _____

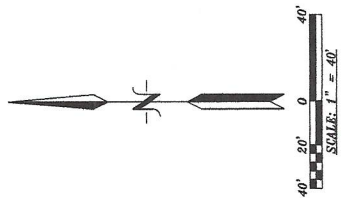
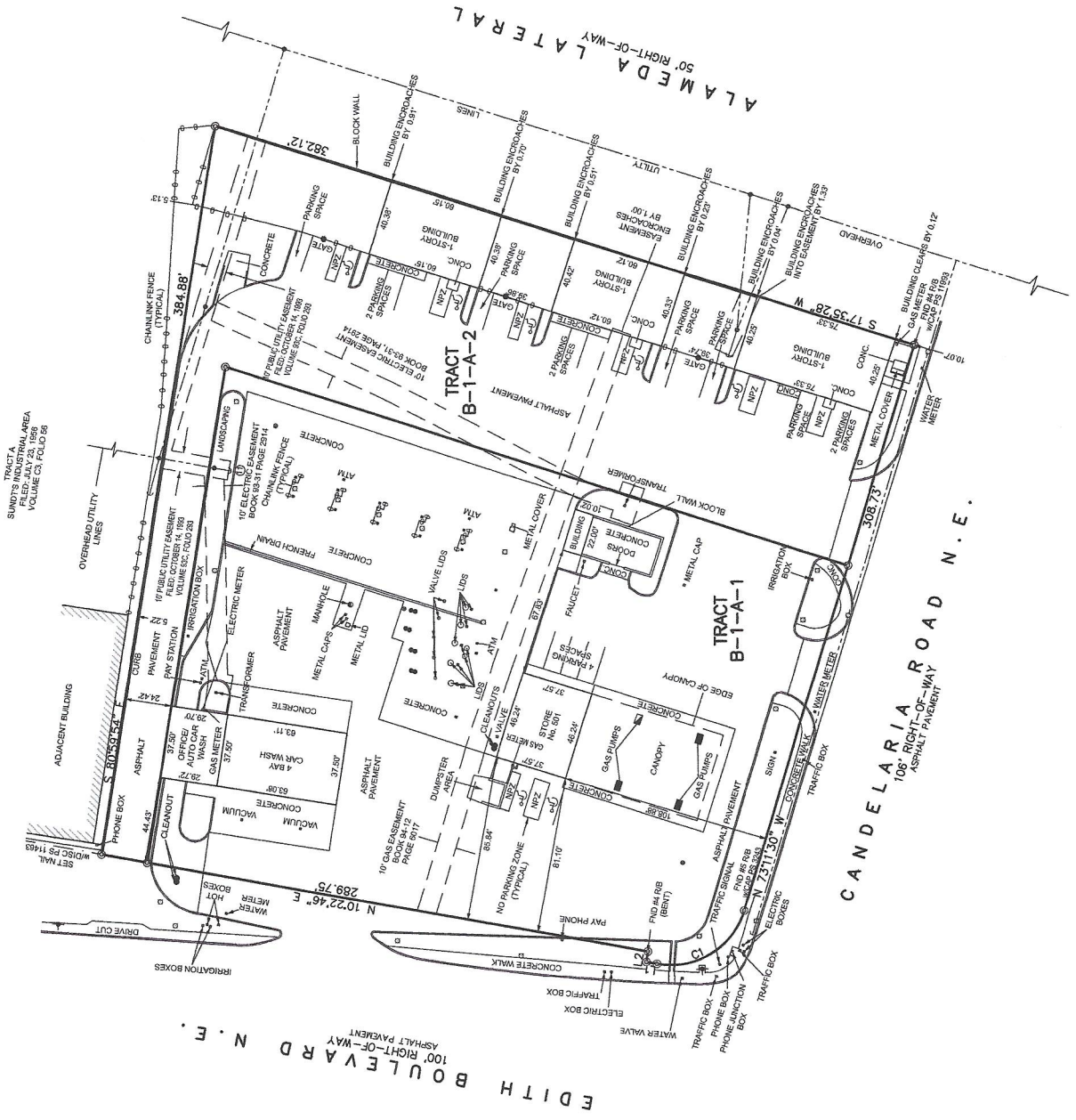
PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

SURVEYORS CERTIFICATE:
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE SAME. THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALBUQUERQUE SUBDIVISION ACT AND THE ALBUQUERQUE ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEY AS SET FORTH BY THE STATE OF NEW MEXICO.
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2023

ANTHONY L. HARRIS, P.S. #1463

PLAT OF
TRACTS B-1-A-1 & B-1-A-2
SUNDT'S INDUSTRIAL AREA

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 4, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2023



- LEGEND**
- GAS PUMP
 - FUEL CAP
 - LIGHT POLE
 - MONITORING WELL
 - FIRE HYDRANT
 - POWER POLE

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 81°23'47" E	40.00
L2	S 81°20'44" E	5.51

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	83°34'54"	S 81°23'47" E	40.00	56.35	53.31