

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

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- ___ 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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- ___ 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**

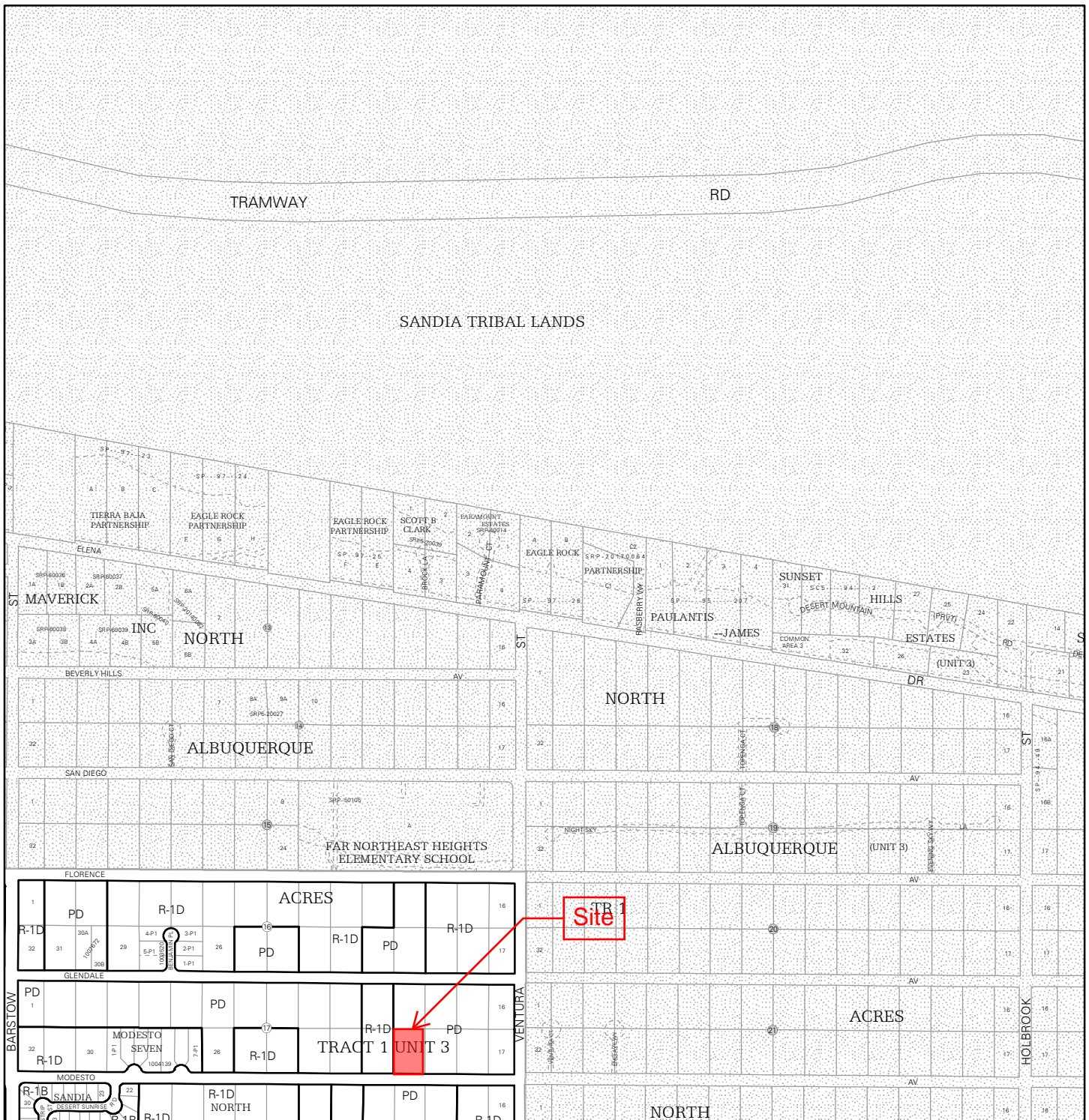
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- ___ 1) DFT Application form completed, signed, and dated
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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application 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


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- ___ 1) DFT Application form completed, signed, and dated
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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 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

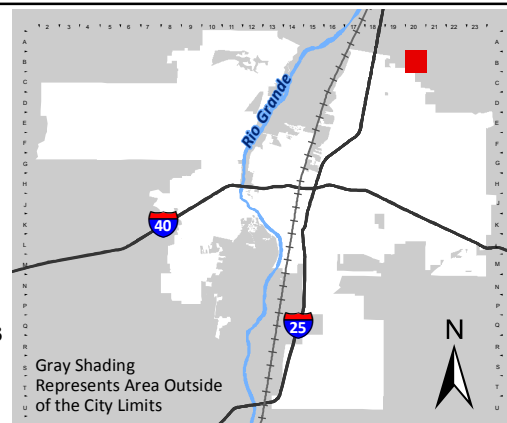


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
B-20-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

November 5, 2023

Development Facilitation Team
City of Albuquerque
Via email; plandrs@cabq.gov

Re: Sketch Plat Review – 8901 Modesto Ave NE,
Lot 20, Block 17, Tract 1, Unit 3, North Albuquerque Acres

Dear Facilitation Team Members:

I'm submitting this application for sketch plat review on behalf of myself as applicant/owner. Although this is an existing platted parcel and I have no need or desire to subdivide or replat the property, I have been told that dedication of right-of-way may be required as a condition of building permit approval for existing lots within North Albuquerque Acres. I also understand that there may be public infrastructure required. Accordingly, I'm submitting this application in order to help define the requirements for building a home on the subject property. Below are questions that I'm submitting with this application:

1. Is a replat of the lot required in order to formally dedicate Right-of-Way for Modesto? If so, how and when does the city determine that this is required given that it apparently has not been required in other similar cases such as 8750 Eagle Rock (Lot 9, Block 2, Tract 3 Unit 3 NAA, City Hydro File C20D088)? That lot was approved by city hydrology for permanent CO in October of this year, but there is no recorded plat or recorded infrastructure improvements agreement.
2. If R/W dedication is required, can it be accomplished via a quitclaim deed in favor of the city rather than a formal plat process?
3. If a plat is required, what public infrastructure improvements will be required as a condition of plat approval?
4. Is it possible to request a waiver of sidewalk and/or curb & gutter requirements? Under what conditions are such waivers normally approved?
5. The lot contains a small natural arroyo that is not within a FEMA floodplain. Will a drainage easement for the natural arroyo be required as a condition of plat approval?

In addition to the questions above, if there is additional information or other requirements that I should be aware of prior to moving forward with development of formal applications for approval, please advise me of such information through this sketch plat process.

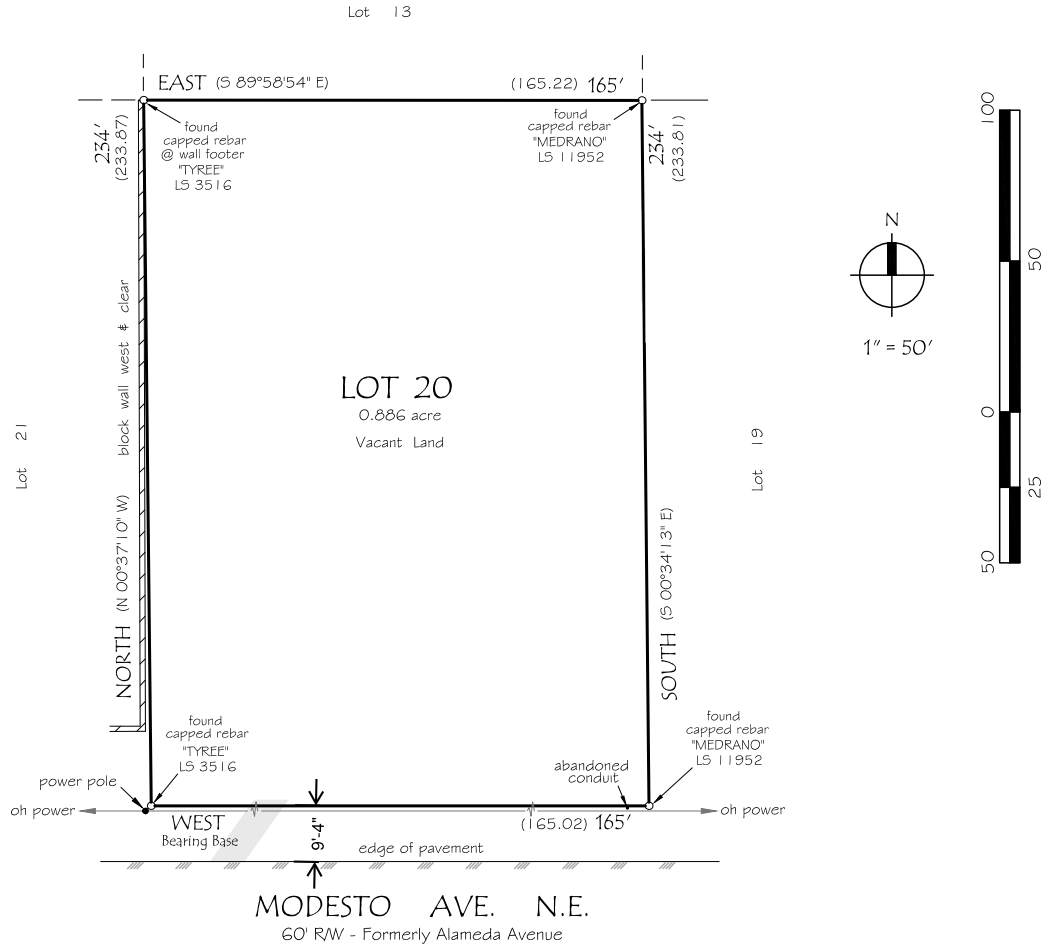
Sincerely,

Bruce Stidworthy, PE,

Sketch Plat

LEGAL DESCRIPTION

Lot Twenty (20) in Block numbered Seventeen (17), Tract 1, Unit 3, of NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said Plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931 in Plat Volume D, Folio 121.



NOTES

- 1) Bearing Base for this survey is the south line of subject lot as monumented and recorded as due West (aka N 90°00'00" W) by the Plat of Record (D-121). Measured values that vary from record are shown in parenthesis.
- 2) All property corners are monumented as indicated.
- 3) Any underground structures not shown are not a part of this survey.
- 4) This property is subject to pertinent easements, matters of zoning, covenants, restrictions and reservations of record.
- 5) This survey shows only those easements apparent on the ground and those disclosed in a Title Binder prepared for this property by Old Republic Title (Comm # 2304802). No title search was performed by the surveyor.
- 6) This property IS NOT located within a Special Flood Hazard Boundary per FEMA FIRM 35001CO133H, dated 8/16/12. This property lies in a Zone X.