



Effective 12/15/2022

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		
The purpose of the plat is to realign the property between Lot, Ray Pena Subdivision and Lot 14, Quaker Heights Subdivision and grant public easements as shown.		
APPLICATION INFORMATION		
Applicant/Owner: Melissa Ramirez and Lolo Chavez		Phone: (505) 362-8903
Address: 5909 Westward Lane NW and 4815 Northern Trail NW		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87120
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 <u>all</u> owners: David & Melissa Ramirez and Lolo Chavez	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lot 1 and Lot 14	Block:	Unit:
Subdivision/Addition: Ray Pena and Quaker Heights Subdivisions	MRGCD Map No.:	UPC Code: 101106110426330816 & 101106111626430817
Zone Atlas Page(s): F-11	Existing Zoning: R-1(C) & R-A	Proposed Zoning No Change
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): .87
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 5609 Westward Lane NW & 4815 Northern Trail NW	Between: Unser Blvd NW	and: Northern Trail NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2023-009637, PS-2023-00210		
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: 04/22/2024
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.

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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

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

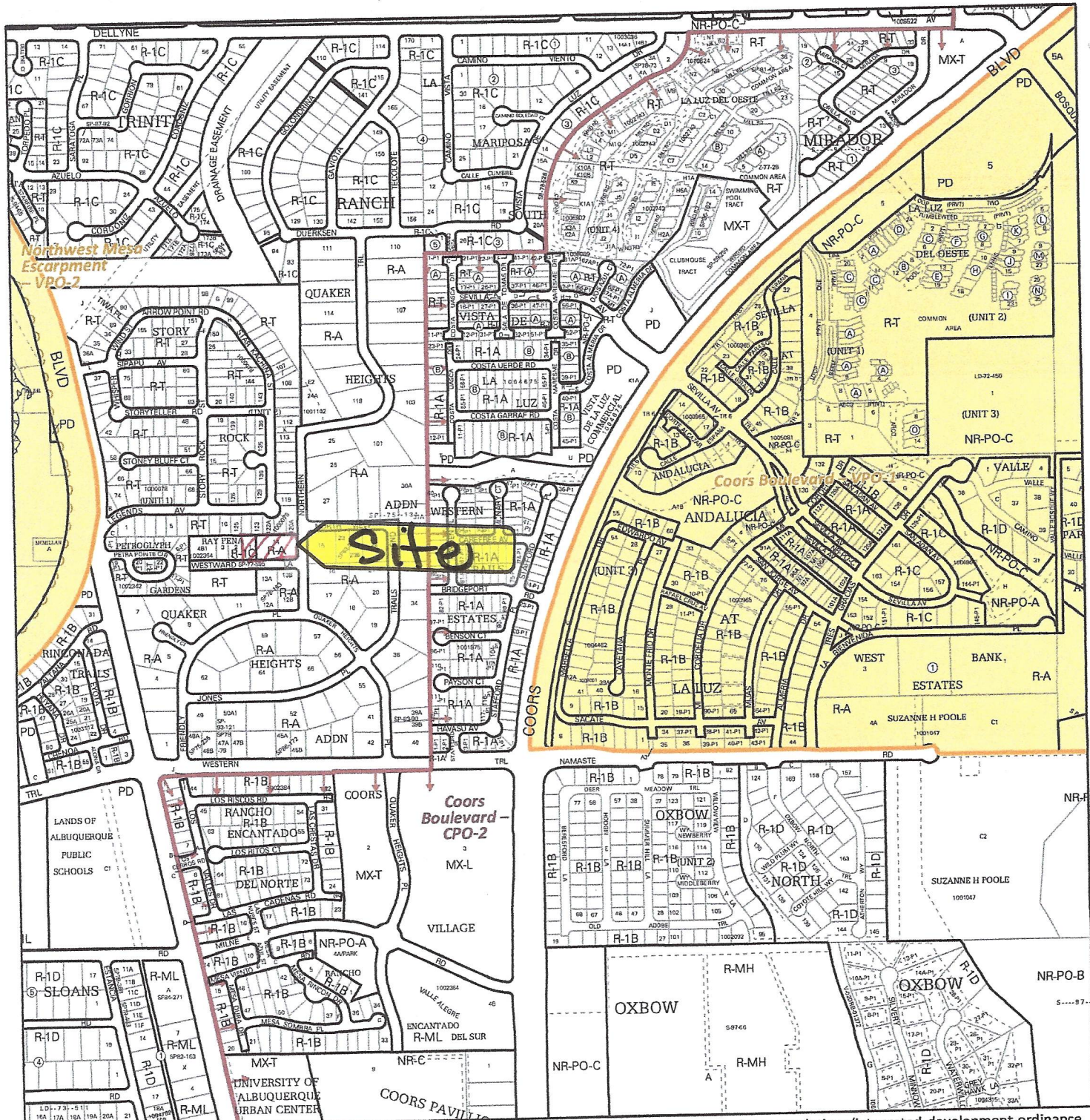
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

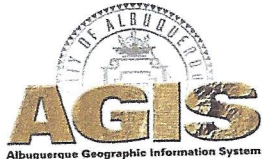
- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Letter describing, explaining, and justifying the request
- 6) Scale drawing of the proposed subdivision plat or Site 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



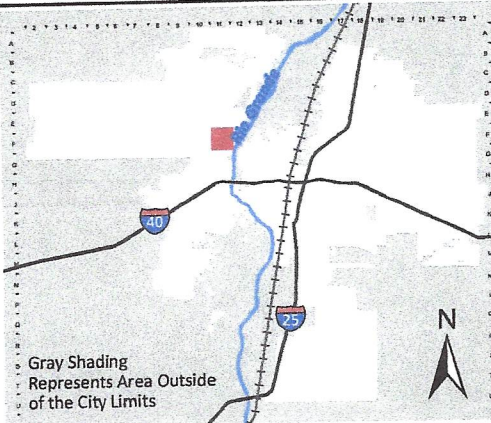
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-11-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



April 22, 2024

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

Development Facilitation Team:

JAG Planning & Zoning, agent for Melissa Ramirez, respectfully requests your review of a proposed Sketch Plat Application for the location of 5609 Westward Land NW, legally described as **Lot 1, Ray Pena Subdivision**, containing approximately .21 acres and 4815 Northern Trail NW, legally described as **Lot 14, Quaker Heights Addition**, containing .66 acres. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

The applicant intends to realign the property between Lot 1 Ray Pena Subdivision and Lot 14, Quaker Heights Addition and grant easements as shown on the plat. The proposed legal descriptions for the three lots will be **Lot 1A, Ray Pena Subdivision and Lot 14A, Quaker Heights Subdivision**.

This applicant is aware that a zone map amendment will be required to allow the platting action to occur but needs clarification on conceptual lot size allowances for this 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

**PLAT OF
LOT 1A, RAY PENA SUBDIVISION &
LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN
SECTION 35, T. 11 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2024

LOT 124 - A
STORY UNIT 2
FILED: MARCH 14, 2002
BOOK 2002C, PAGE 96

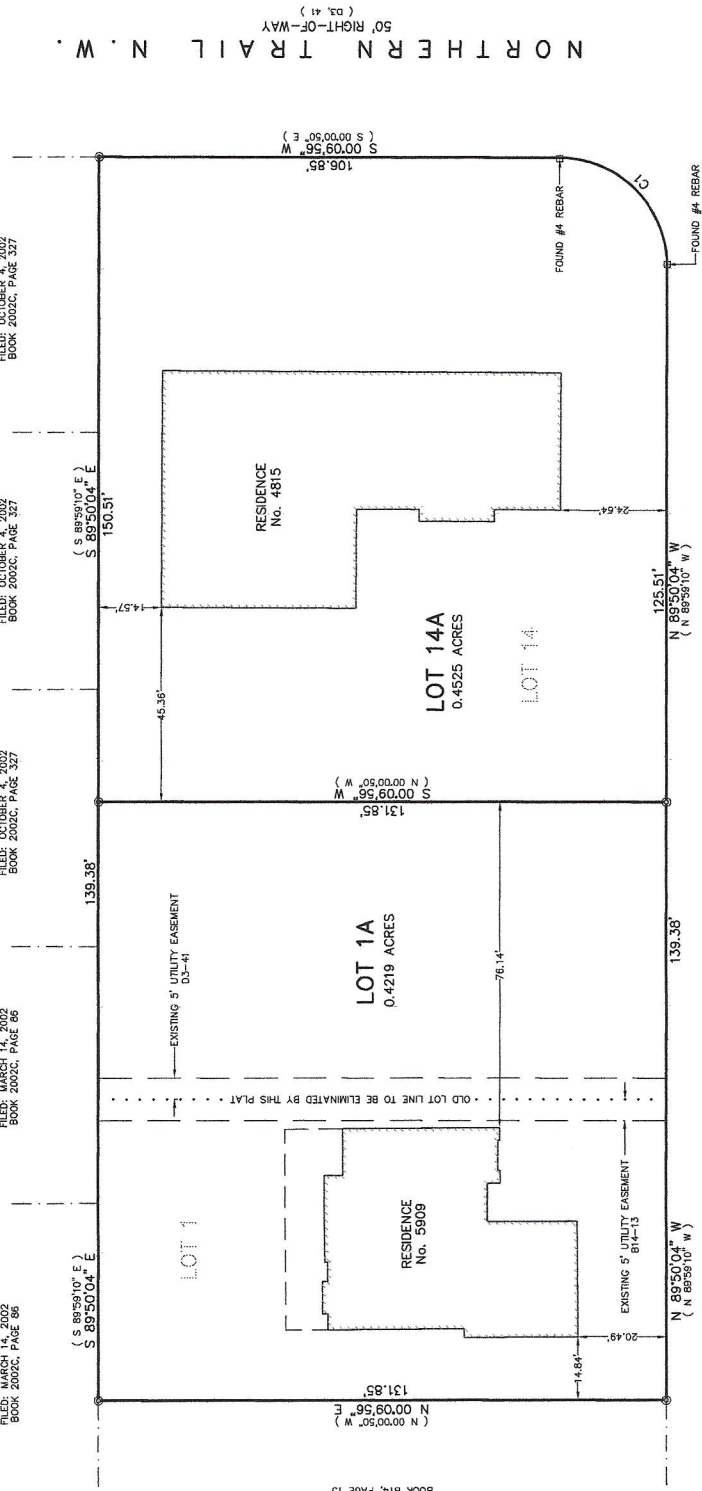
LOT 123 - A
STORY UNIT 2
FILED: MARCH 14, 2002
BOOK 2002C, PAGE 86

LOT 122 - A
STORY UNIT 2
FILED: OCTOBER 4, 2002
BOOK 2002C, PAGE 327

LOT 121 - A
STORY UNIT 2
FILED: OCTOBER 4, 2002
BOOK 2002C, PAGE 327

LOT 120 - A
STORY UNIT 2
FILED: OCTOBER 4, 2002
BOOK 2002C, PAGE 327

LOT 2
RAY PENA SUBDIVISION
FILED: DECEMBER 20, 1977
BOOK B14, PAGE 13



WESTWARD LANE N.W.
50' RIGHT-OF-WAY
(B14, 13)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	N 44°59'10" E	90°00'00"