



Effective 11/16/2023

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 SP & 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"/> Infrastructure List or 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"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

Lot line adjustment: 2 lots into 2 lots

APPLICATION INFORMATION

Applicant/Owner: MJ Hospitality LLC		Phone:
Address: 11900 Giacomo Ave SE		Email:
City: Albuquerque	State: NM	Zip: 87123
Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest in Site: OWNER	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.: Tracts L-1-B-1-A & 21-A		Block:	Unit:
Subdivision/Addition: Atrisco Business Park / Meridian Business Park		MRGCD Map No.:	UPC Code: <small>1-010-057-056-440-201-10 1-010-057-070-430-201-12</small>
Zone Atlas Page(s): K-10	Existing Zoning: NR-BP		Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 2		Total Area of Site (Acres): 4.2482

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 531 Silver Creek Rd NW | Between: Los Volcanes Rd | and: Meridian Pl

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: 2/5/24
Printed Name: Derrick Archuleta	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

- ___ 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

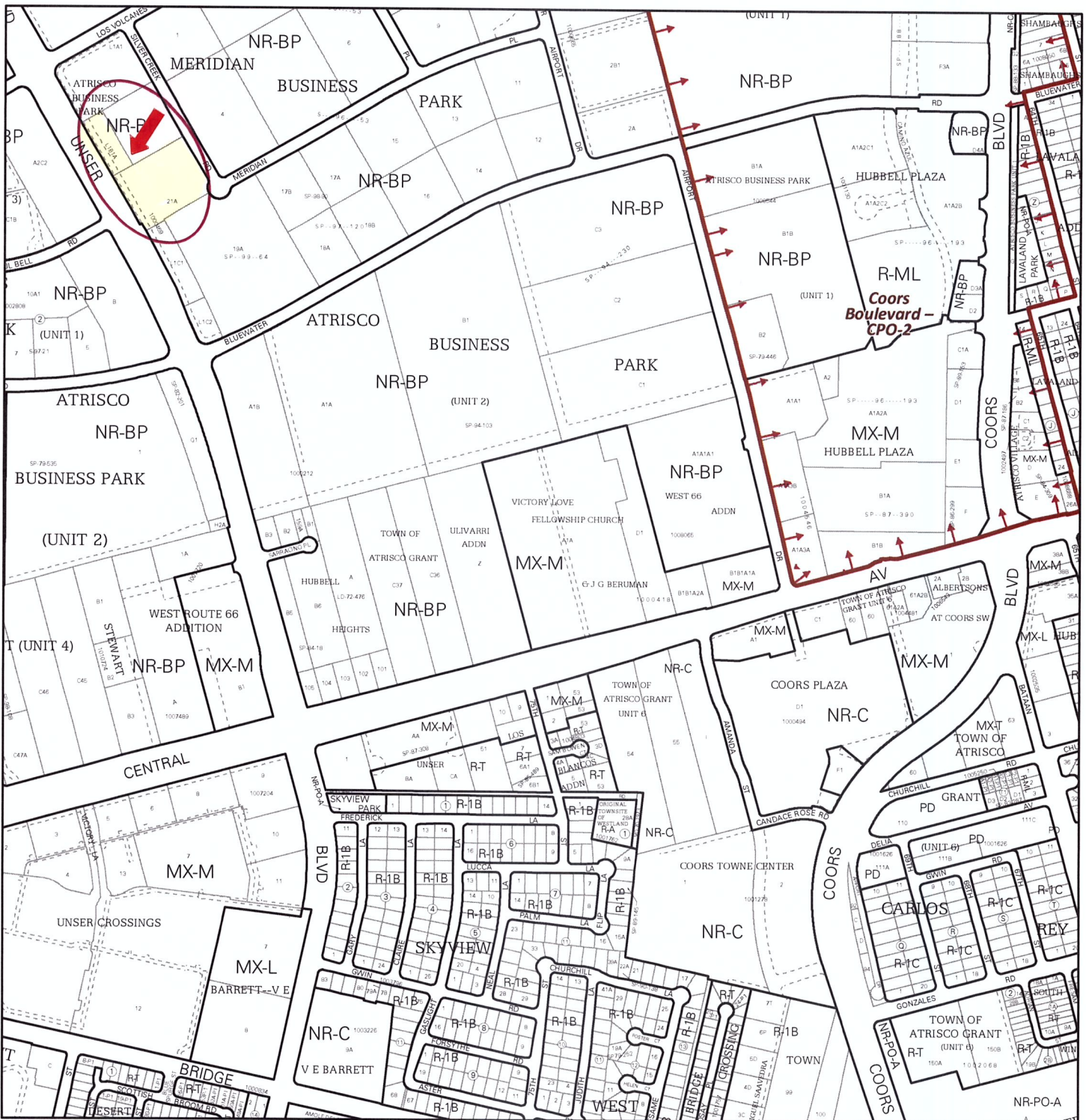
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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


- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X ___ 4) Letter describing, explaining, and justifying the request
- X ___ 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>

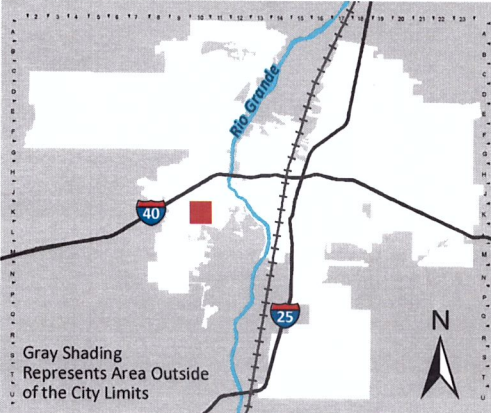
IDO Zone Atlas

May 2018



Albuquerque Geographic Information System

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:
K-10-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

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 5, 2024

Development Facilitation Team
City of Albuquerque
600 2nd St NW
Albuquerque NM

RE: TRACTS L-1-B-1-A & 21-A, ATRISCO BUSINESS PARK / MERIDIAN BUSINESS PARK

Development Facilitation Team:

I would like to request Sketch Plat review and DFT comments for a minor subdivision (internal lot line adjustment) for the above mentioned property.

The property owner would relocate an interior lot line between existing Tract L-1-B-1-A, Atrisco Business Park and Tract 21-A, Meridian Business Park resulting in the same number of two (2) lots. Proposed Tract L-1-B-1-A-1 is to be 1.8224± net acres and Tract 21-A-1 at 2.220± net acres on property zoned NR-BP (Non Residential – Business Park) on a total of 4.2482± acres.

The site is currently undeveloped.

The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Southwest Mesa Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 22, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT L-1-B-1-A, ATRISCO BUSINESS PARK AND LOT 21-A, MERIDIAN BUSINESS PARK, as the same are shown and depicted on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, under number 6, 2006, in Plat Book 2006C, Page 343, and containing 4.0444 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantees, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

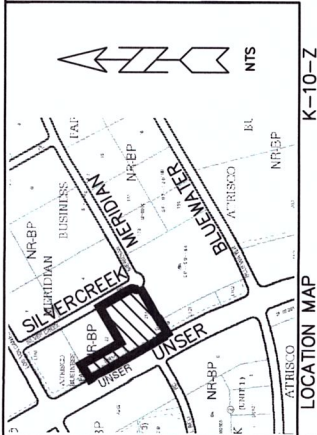
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lot/tract as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting and vacating of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: MJ Hospitality, LLC, a New Mexico limited liability company

Mohamed Jasser, Managing Member
STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this _____ day of _____, 2023, this instrument was acknowledged before me by Mohamed Jasser, Managing Member of MJ Hospitality, LLC, a New Mexico limited liability company, on behalf of said company.

Notary Public



PURPOSE OF PLAT

1. To eliminate lot line and create tract and lot as shown hereon.
2. To grant and vacate easements as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: K-10-Z
4. Total Number of Lots created: 1
5. Total Number of Tracts created: 1
6. Total Number of existing Lots: 1
7. Total Number of existing Tracts: 1
8. Gross Subdivision Acreage: 4.2482 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled: "TRACTS L-1-B-1-A & L-1-B-1-A-1, ATRISCO BUSINESS PARK & LOT 21-A, MERIDIAN BUSINESS PARK", (11-06-2006, 2006C-343) all being records of Bernalillo County, New Mexico.
5. Field Survey: January, 2023.
6. Title Report(s) - Lot 21-A: First American Title Insurance Company Policy No. 01-868954 (Policy Date: December 22, 2006).
7. Address of Property: 531 Silver Creek Road NW, Albuquerque, NM 87121
8. City of Albuquerque, New Mexico IDB Zone: NR-BP
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 328 of 823, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated November 4, 2016. This property does not lie within the 100 Year Flood Plain.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting, restricting, or preventing the installation of buildings or erected on the lots or parcels within the area of this plat.

SKETCH PLAT FOR
TRACT L-1-B-1-A-1
ATRISCO BUSINESS PARK
AND
LOT 21-A-1,
MERIDIAN BUSINESS PARK
(A REPLAT OF TRACT L-1-B-1-A,
ATRISCO BUSINESS PARK AND
LOT 21-A, MERIDIAN BUSINESS PARK)
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 22,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approver: *[Signature]* 03/29/2023
Date
Public Service Company of New Mexico
Date
New Mexico Gas Company
Date
Abdul A. Bhuyyan 03/31/2023
Date
Lumen
Date
Mike Martine 03/31/2023
Date
Comcast
Date
City Approvals:
Loren M. Riechbauer, P.S. 3/29/2023
Date
City Surveyor

Real Property Division Date
Traffic Engineering, Transportation Division Date
Albuquerque-Bernalillo County Water Utility Authority Date
Parks and Recreation Department Date
AMAFCO Date
City Engineer/Hydrology Date
Code Enforcement Date
Solid Waste Management Date
Development Hearing Officer, Planning Department Date

SURVEYOR'S CERTIFICATION

I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, and that all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meet the minimum requirements for monumentation and surveys of the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

[Signature]
Timothy Aldrich, P.S. No. 7719
03-22-2023
Date



ALDRICH LAND SURVEYING

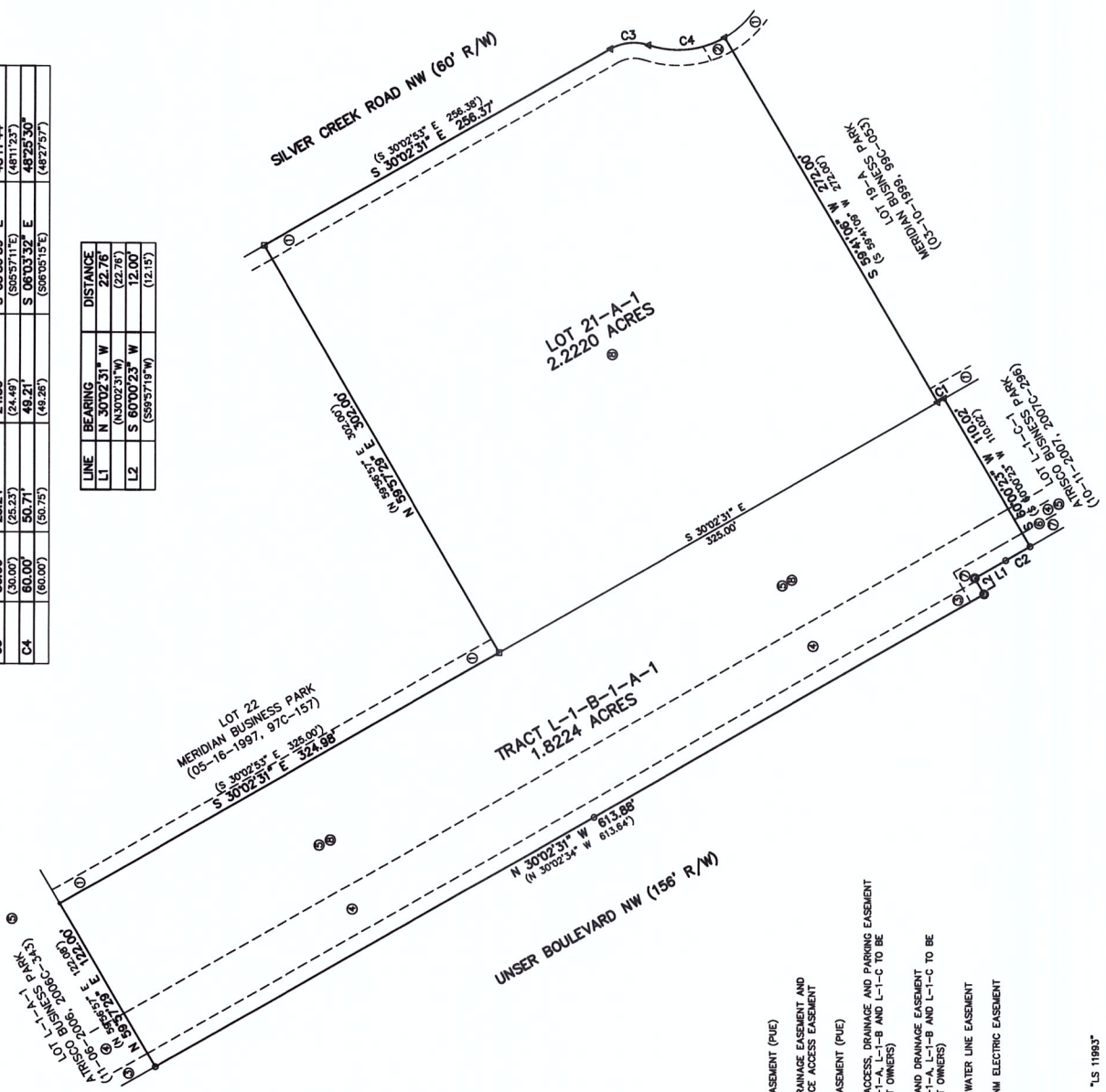
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

Drawn By: TA	Date: 03-22-2023
Checked By: TA	Drawing Name: 2217PLTDWG
Job No.: 22-171	Sheet: 1 of 3

SKETCH PLAT FOR
TRACT L-1-B-1-A-1
ATRISCO BUSINESS PARK
 AND
LOT 21-A-1,
MERIDIAN BUSINESS PARK
 (A REPLAT OF TRACT L-1-B-1-A,
 ATRISCO BUSINESS PARK AND
 LOT 21-A, MERIDIAN BUSINESS PARK)
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 CITY OF ALBUQUERQUE
 COUNTY OF BERNALILLO, NEW MEXICO
 MARCH, 2023

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5929.58' (4.76")	4.76' (4.76")	4.76' (4.76")	S 307°01'08" E (S307°01'08"E)	007°02'46" (007°02'46")
C2	5819.58' (18.00")	18.00' (18.00")	18.00' (18.00")	N 29°57'12" W (N29°57'12"W)	007°03'38" (007°03'38")
C3	30.00' (24.49")	25.24' (24.49")	24.50' (24.49")	S 05°56'39" E (S05°57'11"E)	48°11'44" (48°11'23")
C4	60.00' (56.75")	50.71' (48.26")	49.21' (48.26")	S 06°03'32" E (S06°05'15"E)	48°25'30" (48°27'57")

LINE	BEARING	DISTANCE
L1	N 307°02'31" W (N307°02'31"W)	22.76' (22.76")
L2	S 60°00'23" W (S59°57'19"W)	12.00' (12.15")



- EXISTING EASEMENTS**
- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-16-1997, 97C-157)
 - ② EXISTING 10' x 15' PRIVATE DRAINAGE EASEMENT AND PRIVATE DRAINAGE MAINTENANCE ACCESS EASEMENT (05-16-1997, 97C-157)
 - ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (12-13-2001, 2001C-326)
 - ④ EXISTING 30' CROSS PRIVATE ACCESS, DRAINAGE AND PARKING EASEMENT (FOR THE BENEFIT OF LOTS L-1-A, L-1-B AND L-1-C TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS) (12-13-2001, 2001C-326)
 - ⑤ EXISTING CROSS LOT ACCESS AND DRAINAGE EASEMENT (FOR THE BENEFIT OF LOTS L-1-A, L-1-B AND L-1-C TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS) (12-13-2001, 2001C-326)
 - ⑥ EXISTING 20' PUBLIC ARIZONIA WATER LINE EASEMENT (10-11-2007, 2007C-296)
 - ⑦ EXISTING 10' UNDERGROUND PNM ELECTRIC EASEMENT (09-12-2008, 2008101540)

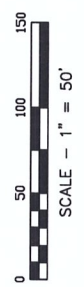
- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 11983"
 - FOUND 5/8" REBAR WITH CAP "LS 9750"
 - ▲ FOUND 5/8" REBAR WITH CAP "LS 8623"
 - FOUND 5/8" REBAR WITH CAP "LS 8811"
 - FOUND MAG NAIL WITH TAG "LS 8911"

- NEW EASEMENT**
- ⑧ CROSS LOT PRIVATE ACCESS, DRAINAGE AND PARKING EASEMENT (FOR THE BENEFIT OF LOT 21-A-1 AND TRACT L-1-B-1-A-1 MAINTAINED BY INDIVIDUAL LOT OWNERS) (GRANTED BY THIS PLAT)

Drawn By:	TA	Date:	03-22-2023
Checked By:	TA	Drawing Name:	22171PL.DWG
Job No.:	22-171	Sheet:	3 of 3

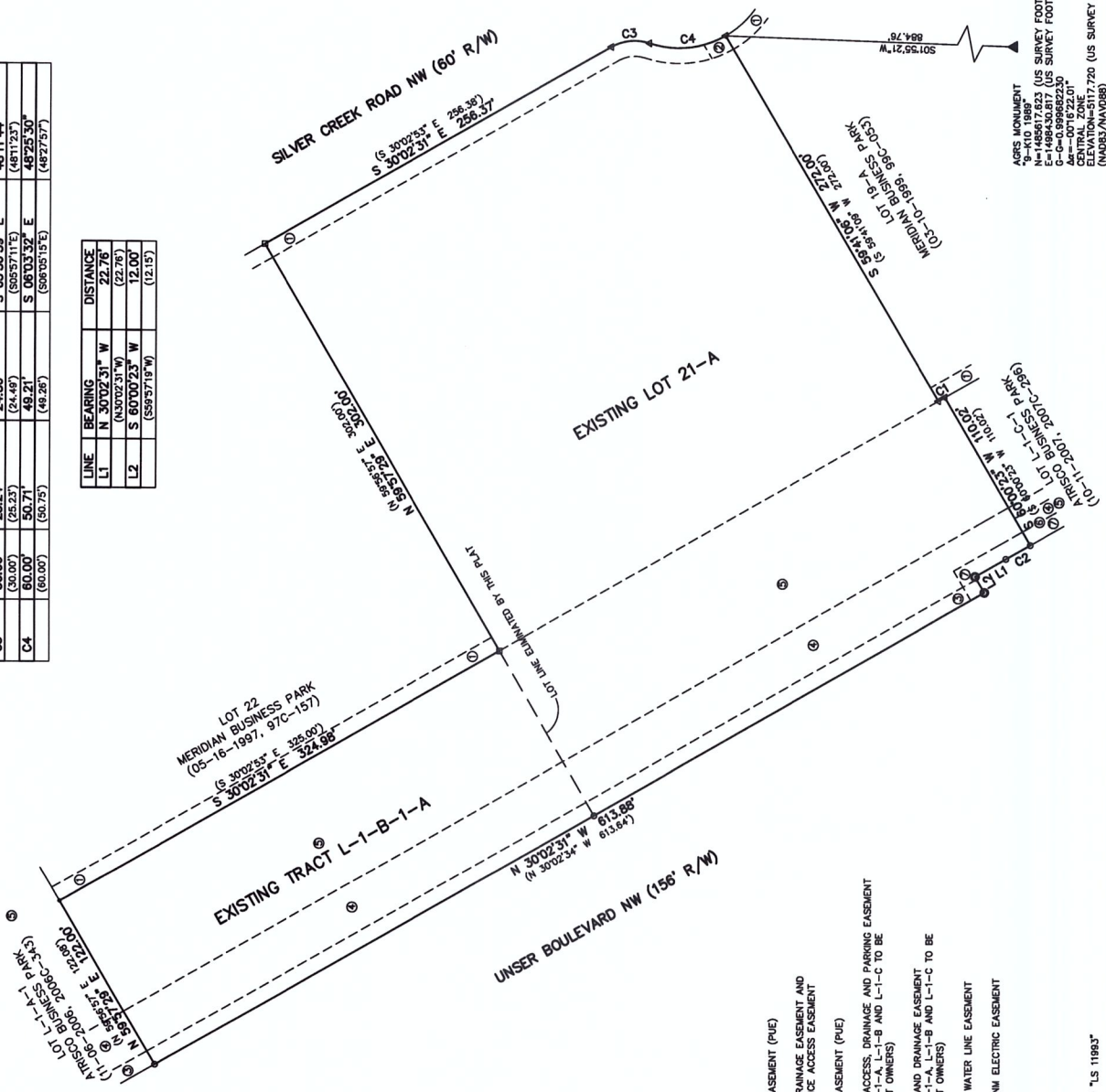
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SKETCH PLAT FOR
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ATRISCO BUSINESS PARK
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(A REPLAT OF TRACT L-1-B-1-A,
ATRISCO BUSINESS PARK AND
LOT 21-A, MERIDIAN BUSINESS PARK)
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2023



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5929.58' (5929.58')	4.76' (4.76')	4.76' (4.76')	S 30°01'08" E (S30°01'08"E)	00°02'46" (00°02'46")
C2	5819.58' (5819.58')	18.00' (18.00')	18.00' (18.00')	N 28°57'12" W (N28°57'12"W)	00°10'38" (00°10'38")
C3	30.00' (30.00')	25.24' (25.23')	24.50' (24.49')	S 05°56'59" E (S05°56'59"E)	48°11'44" (48°11'23')
C4	60.00' (60.00')	50.71' (50.75')	49.21' (49.26')	S 06°03'52" E (S06°03'52"E)	48°28'30" (48°27'57")

LINE	BEARING	DISTANCE
L1	N 30°02'31" W (N30°02'31"W)	22.76' (22.76')
L2	S 60°00'23" W (S60°00'23"W)	12.00' (12.15')



BENCHMARKS	
AGRS aluminum cap stamped "9-K10.1889"	
The station is located in the southeast quadrant of the intersection of Unser Boulevard NW and Bluewater Road NW. It is at the south end of a median island.	
Geographic Position in feet (NAD83) NGS	
N.M. State Plane Coordinates (Central Zone)	
N=148617.823, E=1486430.817, G=0-0.999692230, DI=0-07162201'	
Elevation in feet (NAVD88) = 5117.720'	

AGRS MONUMENT
N=1486430.817 (US SURVEY FOOT)
E=1486430.817 (US SURVEY FOOT)
G=0-0.999692230
DI=0-07162201'
CENTRAL ZONE
ELEVATION=5117.720 (US SURVEY FOOT)
(NAD83/NAVD88)

Drawn By:	TA	Date:	03-22-2023
Checked By:	TA	Drawing Name:	22171PL1.DWG
Job No.:	22-171	Sheet:	2 of 3



P.O. BOX 30701, ALBUQ., N.M. 87190
505-884-1990

- EXISTING EASEMENTS**
- 1 EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-16-1997, 97C-157)
 - 2 EXISTING 10' x 15' PRIVATE DRAINAGE EASEMENT AND 10' x 15' PRIVATE MAINTENANCE ACCESS EASEMENT (05-16-1997, 97C-157)
 - 3 EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (12-13-2001, 2001C-398)
 - 4 EXISTING 30' CROSS PRIVATE ACCESS, DRAINAGE AND PARKING EASEMENT (FOR THE BENEFIT OF LOTS L-1-A, L-1-B AND L-1-C TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS) (12-13-2001, 2001C-398)
 - 5 EXISTING CROSS LOT ACCESS AND DRAINAGE EASEMENT (FOR THE BENEFIT OF LOTS L-1-A, L-1-B AND L-1-C TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS) (12-13-2001, 2001C-398)
 - 6 EXISTING 20' PUBLIC ARIZONIA WATER LINE EASEMENT (10-11-2007, 2007C-296)
 - 7 EXISTING 10' UNDERGROUND PHM ELECTRIC EASEMENT (09-12-2008, 2008I0140)
- PROPERTY CORNERS**
- 1 FOUND 5/8" REBAR WITH CAP "LS 11993"
 - 2 FOUND 5/8" REBAR WITH CAP "LS 9750"
 - 3 FOUND 5/8" REBAR WITH CAP "LS 9623"
 - 4 FOUND 5/8" REBAR WITH CAP "LS 8811"
 - 5 FOUND MAG NAIL WITH TAG "LS 8811"