

**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](mailto: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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- \_\_\_ 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**

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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
- \_\_\_ 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



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>	
<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)	<b>APPEAL</b>	
<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**

My partener and I are requesting a vacation of the 25' wide alley directly behind our property at 4010 CARLISLE BLVD NE. The alleyway is currently owned by CABQ. We are requesingnt vacation of that property and a wish to purchase the same.

**APPLICATION INFORMATION**

Applicant/Owner: JOHN HEUERTZ & PAUL JENKS		Phone: 505-220-2321
Address: 4010 CARLISLE, SUITE B		Email: jemezhealth@gmail.com
City: ALBUQUERQUE	State: NM	Zip: 87107
Professional/Agent (if any): FORTY10 PROPERTIES, LLC		Phone: 505-220-2321
Address: 4010 CARLISLE BLVD NE, SUITE B		Email: jemezhealth@gmail.com
City: ALBUQUERQUE	State: NM	Zip: 87107
Proprietary Interest in Site: ADJACENT TO OUR PROPERTY	List all owners: JOHN HEUERTZ & PAUL JENKS	

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

Lot or Tract No.: A	Block: 6	Unit: ALLEYWAY
Subdivision/Addition: HILTON ADDITION	MRGCD Map No.:	UPC Code: ?101706001342020801?
Zone Atlas Page(s): G-16	Existing Zoning: MX-L	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres): 4400sf

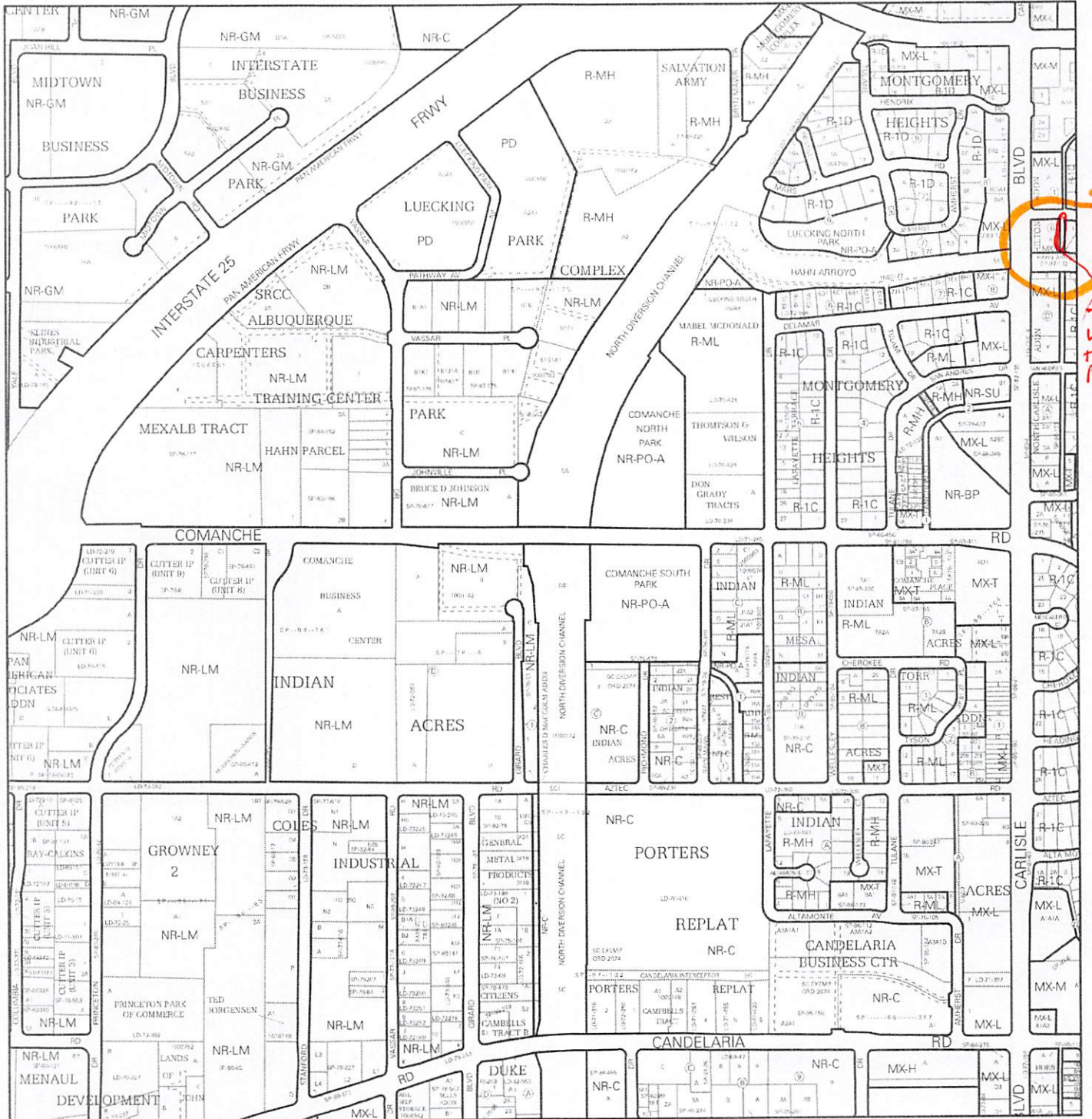
**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 4010 CARLISLE BLVD NE	Between: HILTON	and: HAHN ARROYO CHANNEL
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**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: 12/21/2023
Printed Name: JOHN HEUERTZ <i>for Forty10 Properties, LLC</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent



Alleyway we wish to purchase

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

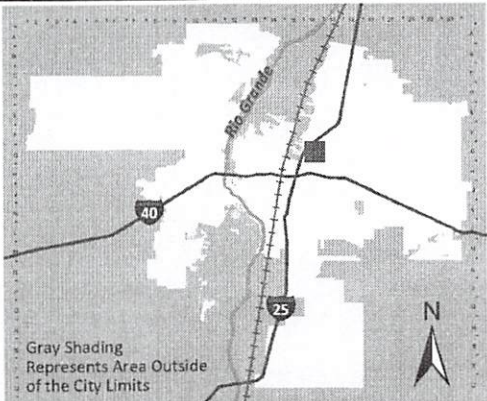
## IDO Zone Atlas May 2018




IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

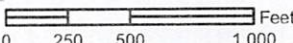
Zone Atlas Page:  
**G-16-Z**

- 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





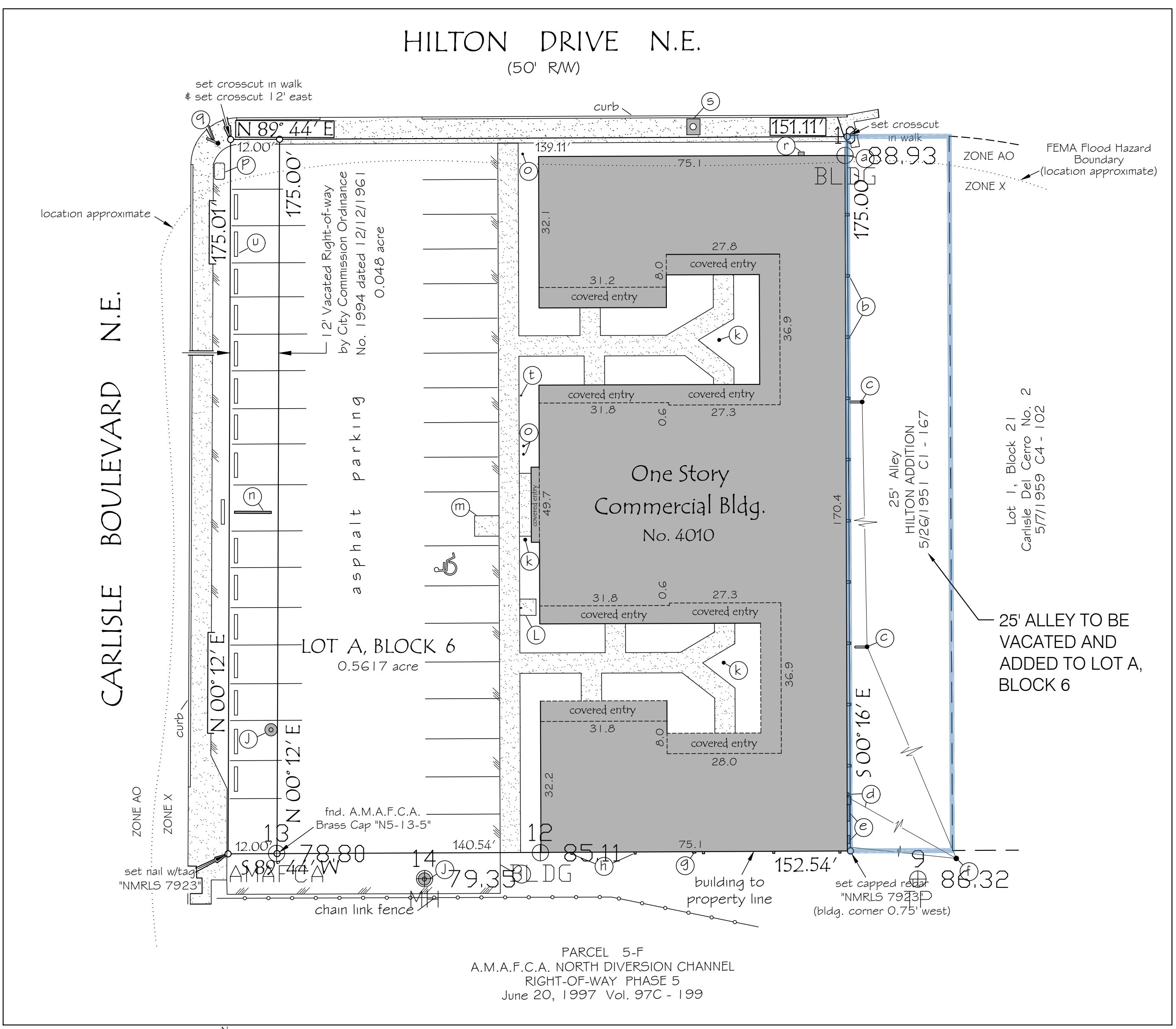
ALTA/NSPS LAND TITLE SURVEY

LOT "A", BLOCK 6  
HILTON ADDITION

TOGETHER WITH A 12' STRIP OF LAND  
CONTIGUOUS TO THE WESTERLY BOUNDARY  
OF LOT "A", BLOCK 6 HILTON ADDITION

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY  
NEW MEXICO

JANUARY 2020



LEGAL DESCRIPTION

Lot lettered "A" in Block numbered Six (6) of the HILTON ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 26, 1951 in Plat Book C1, page 167; Together with a strip of land Twelve feet (12') in width contiguous to the Westerly boundary of the above described lot, which twelve foot strip was formerly within the right of way of Carlisle Boulevard, N.E., which was vacated by City Commission Ordinance 1994, on September 12, 1961.

NOTES

- 1) Bearing Base is the Plat of HILTON ADDITION, filed 5/26/1951, Bk. C1, Pg. 167. All distance shown are ground.
- 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 Commitment prepared for this property by Stewart Title (01147-611547). No title search was performed by the surveyor.
- 6) A portion of this property is located within a Special Flood Hazard Boundary per FEMA FIRM35001CO138H, dated 8/16/12. This property is located within a Zone X and a Zone AO (depth 1').

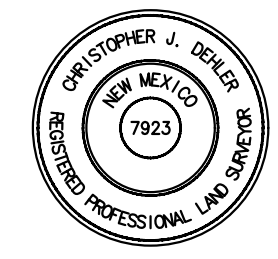
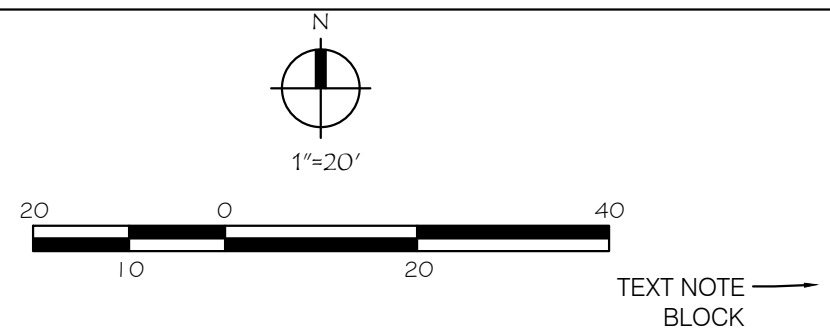
KEYED PLAT NOTES

- |   |  |
|---|--|
| (a) building corner 4.6' south, 0.55 west           | (k) light pole                             |
| (b) canales extend east of property line (typ)      | (l) concrete slab with electric conduit    |
| (c) security light/pole                             | (m) concrete handicap ramp                 |
| (d) service line to electric meter                  | (n) building sign                          |
| (e) electric service box extends 0.9' east building | (o) cleanout                               |
| (f) power pole                                      | (p) in ground service box for street light |
| (g) xfinity service box                             | (q) street light                           |
| (h) canales extend south of property line (typ)     | (r) gas meter                              |
| (i) edge of asphalt                                 | (s) city water meter                       |
| (j) sanitary sewer manhole                          | (t) electric conduit                       |
|   | (u) concrete bumper curbs (typ)            |

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to Forty 10 Properties, LLC, and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7a, 8, 9 and 11 (observable) of Table A thereof. The field work was completed on January 8, 2020



*[Signature]*  
Professional Licensed Surveyor  
Date: January 9, 2020  
Registration No. 7923

DEHLER SURVEYING  
3827 Palacio Del Rio Grande NW  
Albuquerque, NM 87107  
Ph: 414-8223  
dehlersurveying@a.com  
Job No. 363520

16 February 2024

RE: Justification Letter for Vacation of Property

My business partner and I are interested in purchasing the alleyway directly behind our building.

The alley is not a through passage because the City decades ago constructed a guard rail at the south end of the alley. The alley terminates in the Hahn Arroyo to the south and Hilton Street to the north.

My partner and I want to construct a concrete pad/enclosure for the dumpster and fence off both ends of the alley. Like I said, the alley is not used as throughway access to anything. The arroyo is accessed via a road-wide pathway at the south end of our building. Right now the only use the alley gets is when someone raids our dumpster or people doing drugs. For safety and sanitation reasons we would like to seal off easy passage through this alley and re-locate the dumpster inside a gated area.

Thank you!

Sincerely,  
John Heuertz & Paul Jenks  
Forty10 Properties, LLC