



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.**

<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**

Subdivision: 1 lot into 2 lots

**APPLICATION INFORMATION**

Applicant/Owner: Danmar Construction LLC		Phone:
Address: 5215 Edith Blvd NE		Email:
City: Albuquerque	State: NM	Zip: 87107
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: OWNERS	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.: Lot 23-A	Block: 11	Unit:
Subdivision/Addition: Valley View Addn	MRGCD Map No.:	UPC Code: 1-017-057-312-063-409-12
Zone Atlas Page(s): K-17	Existing Zoning: MX-T	Proposed Zoning: n/a
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.1389

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 334-336 Adams St SE | Between: Coal Ave | and: Zuni Rd

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

1009162

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: 2-26-2024
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](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) 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](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.

- 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







**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

February 26, 2024

Development Facilitation Team  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: LOT 23-A, BLOCK 11, VALLEY VIEW ADDITION**

Development Facilitation Team:

I would like to request DFT review for a minor subdivision for the above mentioned property for a subdivision (1 lot into 2 lots).

The property owner would like to create two lots to reflect the original lot configuration of the Valley View Addition platted in 1911. In 2012, Lots 22 and 23 were consolidated creating existing Lot 23-A under Project #1009162. Proposed Lot 23-A-1 is to be 0.0696± net acres and Lot 23-A-2 at 0.0693± on property zoned MX-T (Mixed Use – Transition).

The property is currently developed with a fitness and nutrition business known as Upward Motion.

The site is located within the Near Heights Planning Area, Nob Hill/Highland Character Protection Overlay Zone, including the Building Height Sub-area 4 and governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal





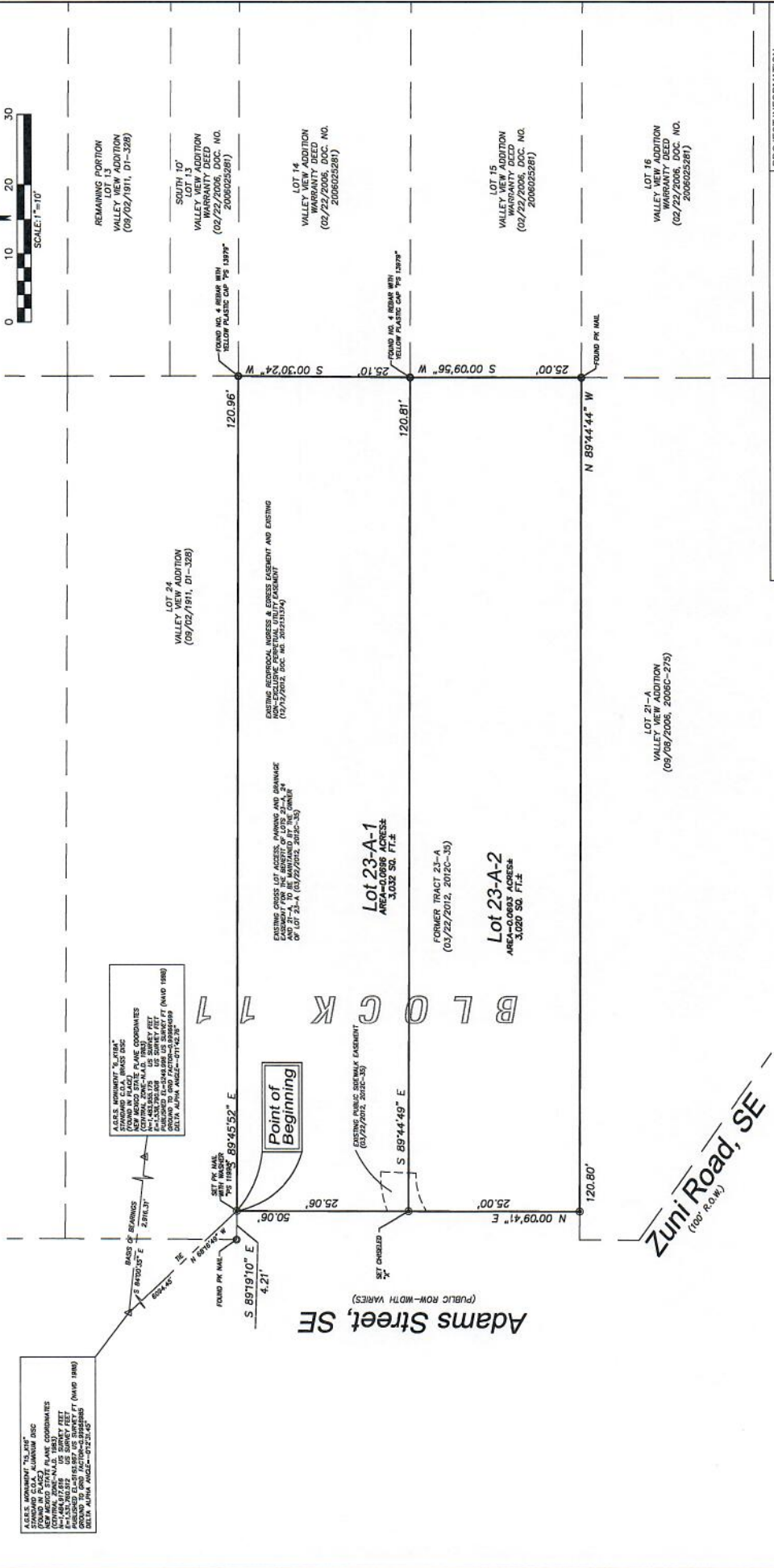
Plat of  
**Lots 23-A-1 & 23-A-2, Block 11**  
**Valley View Addition**  
 Section 23, Township 10 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 October 2023

**Legend**

N 90°00'00" E MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES TO ADJACENT MONUMENT AS DESIGNATED

○ BEARER NO. 2, REBAR WITH PINK PAINT MARK SET FOR THIS SURVEY UNLESS NOTED OTHERWISE

△ FOUND ALUMINUM ALGES MONUMENT AS DESIGNATED



ALGES MONUMENT "TULIP" DISC (FOUND IN PLACE) PLANK COORDINATES (CENTRAL ZONE-N.A.S. 1983) P-14350, 261279.70 US SURVEY FEET BEARING TO BEARER NO. 2 (MAY 1980) BEARING TO GRID FACTOR=0.9999999999 DELTA ALPHA ANGLE=-0°23'31.00"

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**Point of Beginning**

**Adams Street, SE**  
 (PUBLIC ROW-WIDTH VARIES)

**Zuni Road, SE**  
 (100' R.O.W.)

REMAINING PORTION  
 LOT 13  
 VALLEY VIEW ADDITION  
 (09/02/1911, D1-326)

SOUTH 10'  
 VALLEY VIEW ADDITION  
 WARRANTY DEED  
 (02/22/2006, DOC. NO.  
 2006025281)

LOT 14  
 VALLEY VIEW ADDITION  
 WARRANTY DEED  
 (02/22/2006, DOC. NO.  
 2006025281)

LOT 15  
 VALLEY VIEW ADDITION  
 WARRANTY DEED  
 (02/22/2006, DOC. NO.  
 2006025281)

LOT 16  
 VALLEY VIEW ADDITION  
 WARRANTY DEED  
 (02/22/2006, DOC. NO.  
 2006025281)

LOT 24  
 VALLEY VIEW ADDITION  
 (09/02/1911, D1-326)

EXISTING SEWER, SANITARY & DRAINAGE  
 NON-EXCLUSIVE EASEMENT AND EXISTING  
 NON-EXCLUSIVE EASEMENT  
 (12/13/2012, DOC. NO. 201215334)

EXISTING CROSS LOT ACCESS, PARKING AND DRAINAGE  
 AND 21'-1" TO BE ABANDONED TO THE STATE  
 OF LOT 23-A (03/22/2012, 2012-35)

**Lot 23-A-1**  
 AREA=0.0663 ACRES  
 3,032 SQ. FT.

FORMER TRACT 23-A  
 (03/22/2012, 2012C-35)

**Lot 23-A-2**  
 AREA=0.0663 ACRES  
 3,020 SQ. FT.

LOT 21-A  
 VALLEY VIEW ADDITION  
 (09/06/2006, 2006C-275)

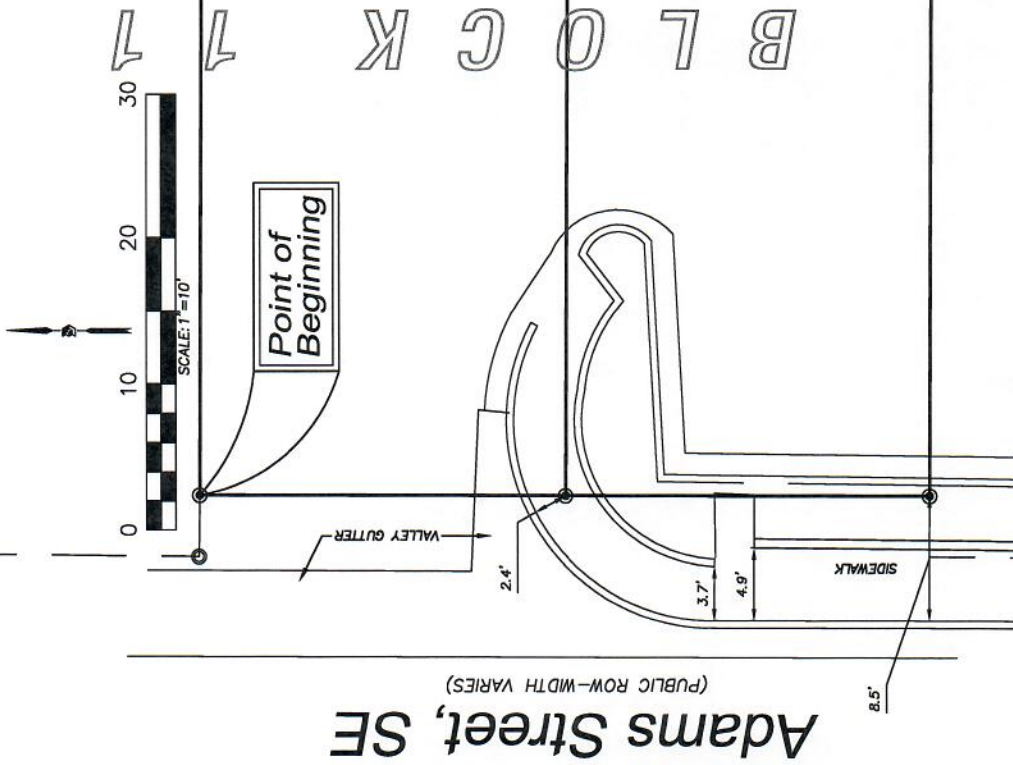
PROJECT INFORMATION	
CREW/TECH MC	DATE OF SURVEY 10/03/2023
DRAWN BY: JK	CHECKED BY: LM
PER. JOB NO. 23243DP	SHEET NUMBER 2 OF 2

**PRECISION SURVEYS, INC.**

OFFICE LOCATION  
 5200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.866.5700 PHONE  
 505.866.7000 FAX



Sidewalk Exhibit for  
 Lots 23-A-1 & 23-A-2, Block 11  
**Valley View Addition**  
 Section 23, Township 10 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 October, 2023



**Lot 23-A-1**  
 AREA=0.0696 ACRES±  
 3,032 SQ. FT.±

**Lot 23-A-2**  
 AREA=0.0693 ACRES±  
 3,020 SQ. FT.±



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