



**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 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**


**APPLICATION INFORMATION**

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street:	Between:	and:
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

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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>Ron C. Penley</i>	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input 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](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**

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.*

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- \_\_\_ 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) 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](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 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**

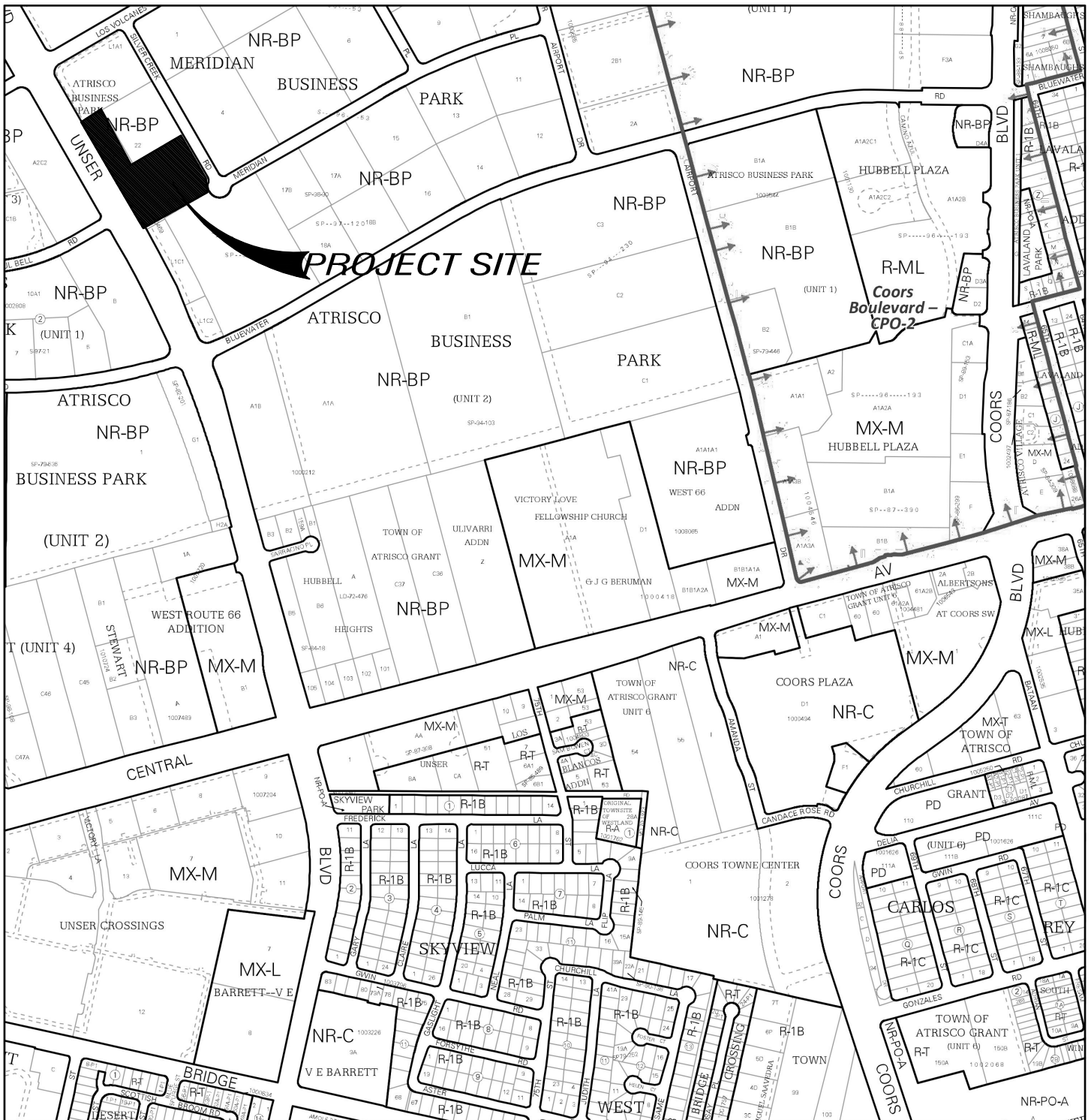
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- \_\_\_ 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**

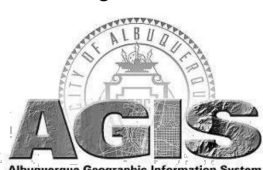
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- X \_\_\_ 1) DFT Application form completed, signed, and dated
- X \_\_\_ 2) Form S3 with all the submittal items checked/marked
- X \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X \_\_\_ 4) Letter describing, explaining, and justifying the request
- X \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- NA \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

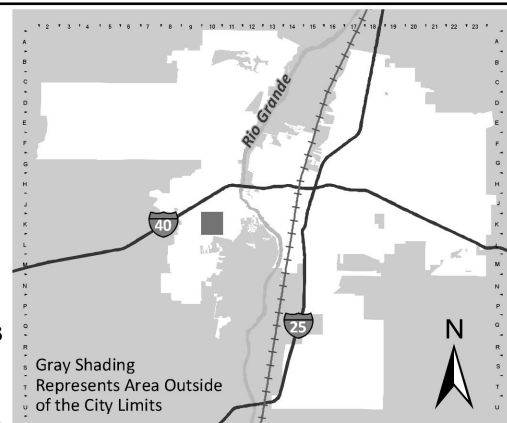


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



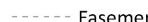







IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Rio Grande

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

Feet  
0 250 500 1,000



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

March 20, 2024

Development Facilitation Team  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: 531 Silver Creek Rd. NW– Sketch Plat

The attached Sketch Plat submittal is for two lots located within zone atlas page K-10.

The subdivision is a replat of “LT 21-A PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCO BUSINESSPARK & LOT 21-A MERIDIAN BUSINESS PARK and TR L-1-B-1-A PLAT OF TRACTS L-1-A-1 & L-1-B-1-A ATRISCOBUSINESS PARK & LOT 21-A MERIDIAN BUSINESS PARK” and is located between Silver Creek Rd. and Unser Blvd. The plat would adjust area distribution of the lots.

As agent for the owners, we are requesting comment on the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads 'Ron E. Hensley'.

Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)

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Civil

\*

Planning

\*

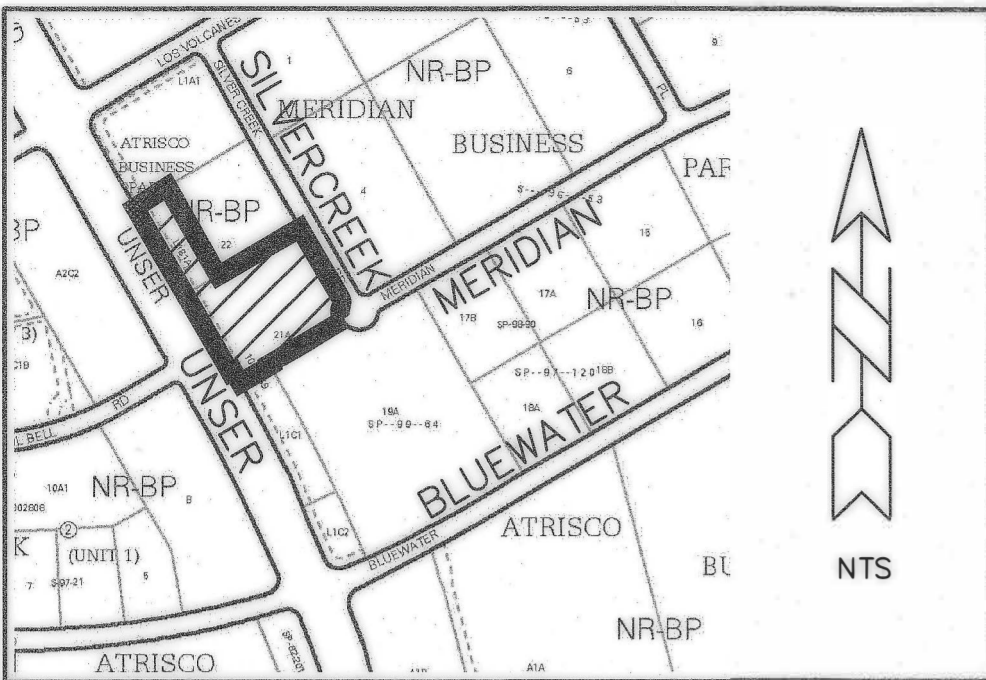
Land Development

300 Branding Iron Rd. S.E. ., Rio Rancho, NM 87124

Office: 505-410-1622

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LOCATION MAP K-10-Z

**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
7. 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-A-1 & L-1-B-1-A, 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 IDO Zone: NR-BP
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 328 of 825, 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 solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

**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 designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on November 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 Grantee, 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 sole 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 \_\_\_\_\_ Date

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

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: \_\_\_\_\_

DHO Approval Date: \_\_\_\_\_  
PLAT APPROVAL

Utility Approvals: RJA 03/29/2023

Public Service Company of New Mexico \_\_\_\_\_ Date

WJH 3/30/2023

New Mexico Gas Company \_\_\_\_\_ Date

Abdul A. Bhuwjan 03/31/2023

Lumen \_\_\_\_\_ Date

Mike Montus 03/31/2023

Comcast \_\_\_\_\_ Date

City Approvals: Loran N. Risenhoover P.S. 3/29/2023

City Surveyor \_\_\_\_\_ Date

N/A

Real Property Division \_\_\_\_\_ Date

Traffic Engineering, Transportation Division \_\_\_\_\_ Date

Albuquerque-Bernalillo County Water Utility Authority \_\_\_\_\_ Date

Parks and Recreation Department \_\_\_\_\_ Date

AMAFCA 4/10/2023

Hydrology Department \_\_\_\_\_ Date

Code Enforcement \_\_\_\_\_ Date

City Engineer \_\_\_\_\_ Date

Planning Department \_\_\_\_\_ Date

\_\_\_\_\_ Date

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**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, shows 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 meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets 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."

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



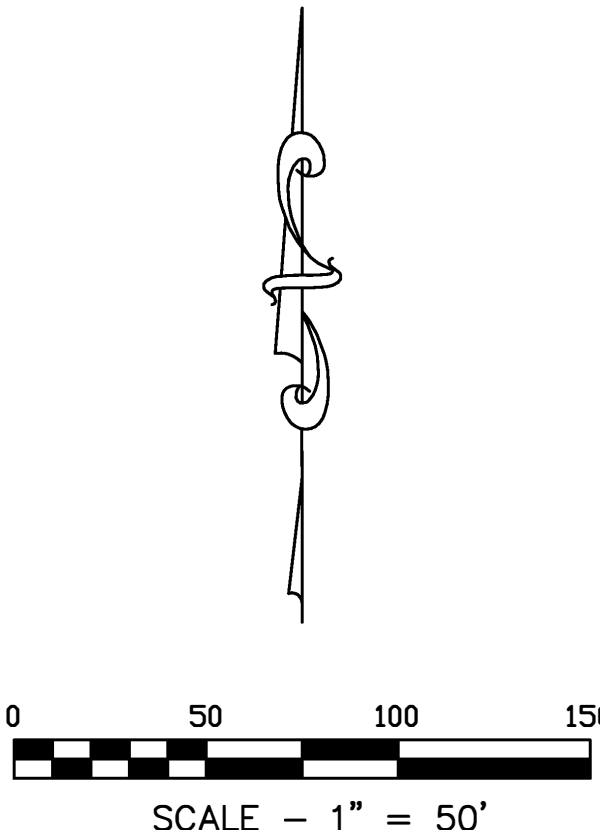
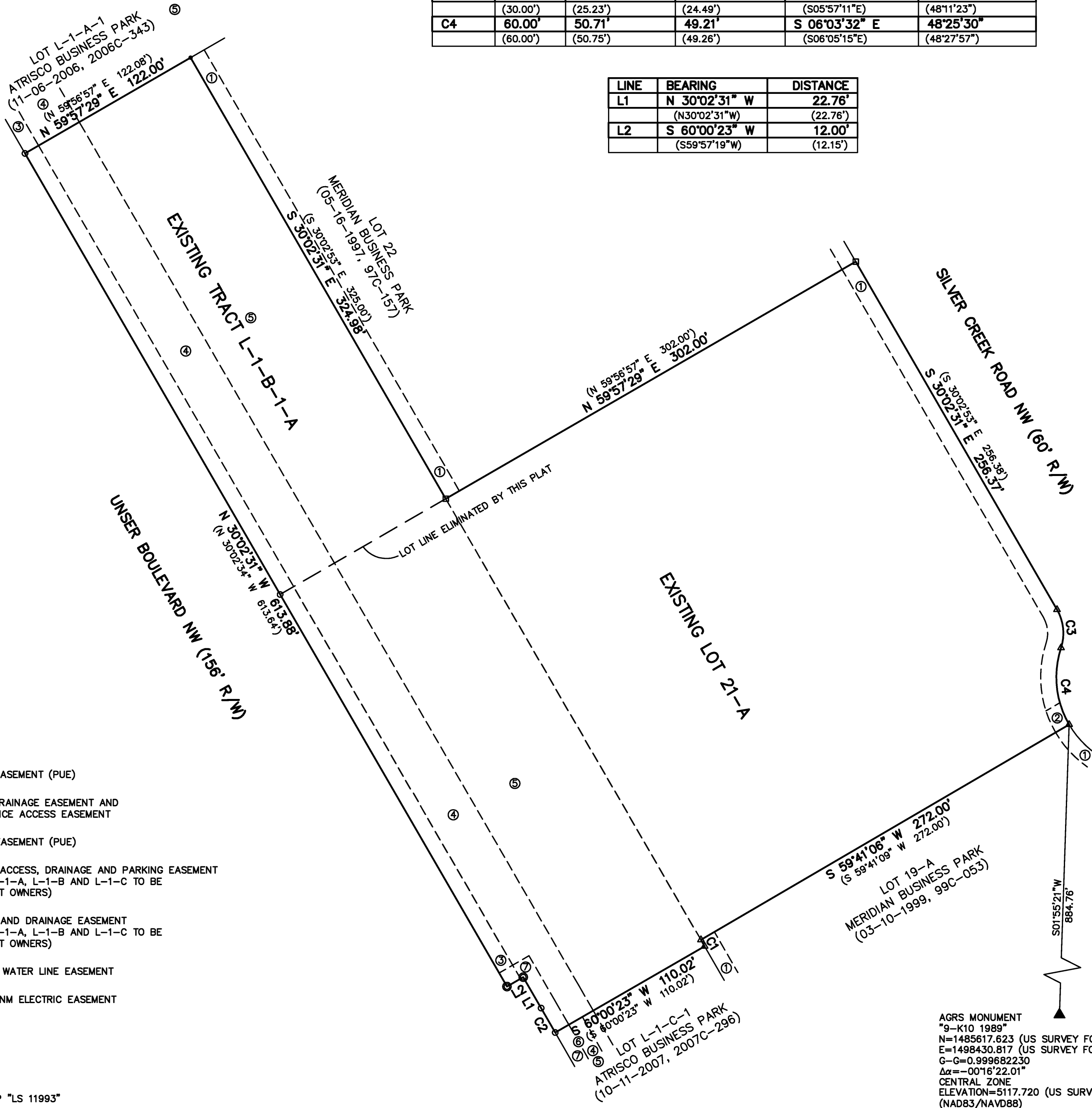
Drawn By:	TA	Date:	03-22-2023
Checked By:	TA	Drawing Name:	22171PLT.DWG
Job No.:	22-171	Sheet:	1 of 3



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)  
 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'	4.76'	4.76'	S 30°01'08" E	00°02'46"
	(5929.58')	(4.76')	(4.76')	(S30°01'08"E)	(00°02'46")
C2	5819.58'	18.00'	18.00'	N 29°57'12" W	00°10'38"
	(5819.58')	(18.00')	(18.00')	(N29°57'12"W)	(00°10'38")
C3	30.00'	25.24'	24.50'	S 05°56'39" E	48°11'44"
	(30.00')	(25.23')	(24.49')	(S05°57'11"E)	(48°11'23")
C4	60.00'	50.71'	49.21'	S 06°03'32" E	48°25'30"
	(60.00')	(50.75')	(49.26')	(S06°05'15"E)	(48°27'57")

LINE	BEARING	DISTANCE
L1	N 30°02'31" W	22.76'
	(N30°02'31"W)	(22.76')
L2	S 60°00'23" W	12.00'
	(S59°57'19"W)	(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 ABCMJA WATER LINE EASEMENT (10-11-2007, 2007C-296)
  - ⑦ EXISTING 10' UNDERGROUND PNM ELECTRIC EASEMENT (09-12-2008, 2008101340)

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 11993"
  - FOUND 5/8" REBAR WITH CAP "LS 9750"
  - △ FOUND 5/8" REBAR WITH CAP "LS 5823"
  - FOUND 5/8" REBAR WITH CAP "LS 8911"
  - FOUND MAG NAIL WITH TAG "LS 8911"

BENCHMARKS	
AGRS aluminum cap stamped "9-K10 1989"	
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=1485617.623, E=1498430.817, G-G=0.999682230, DA=-00°16'22.01"	
Elevation in feet (NAVD88) = 5117.720'	

AGRS MONUMENT  
 "9-K10 1989"  
 N=1485617.623 (US SURVEY FOOT)  
 E=1498430.817 (US SURVEY FOOT)  
 G-G=0.999682230  
 Δα=-00°16'22.01"  
 CENTRAL ZONE  
 ELEVATION=5117.720 (US SURVEY FOOT)  
 (NAD83/NAVD88)

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

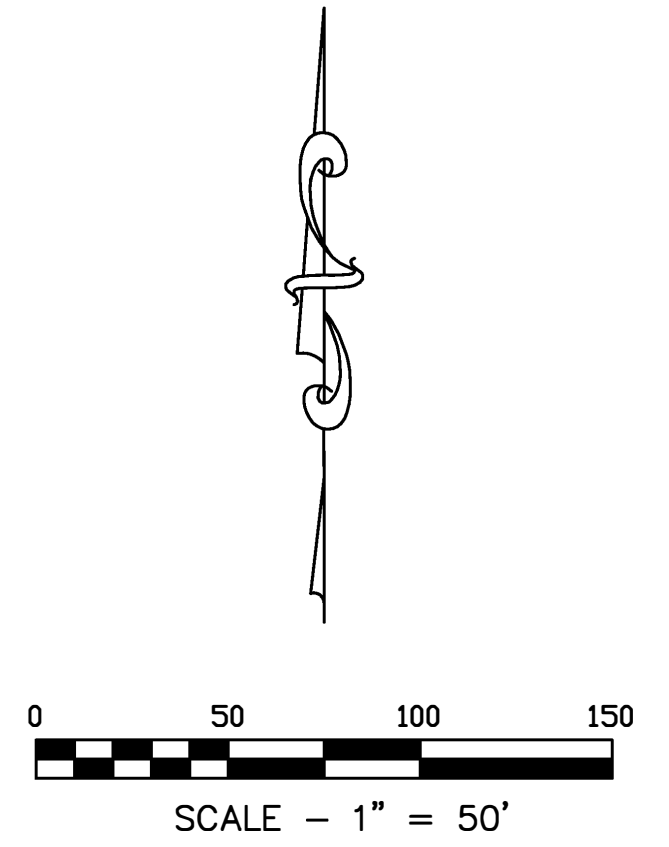
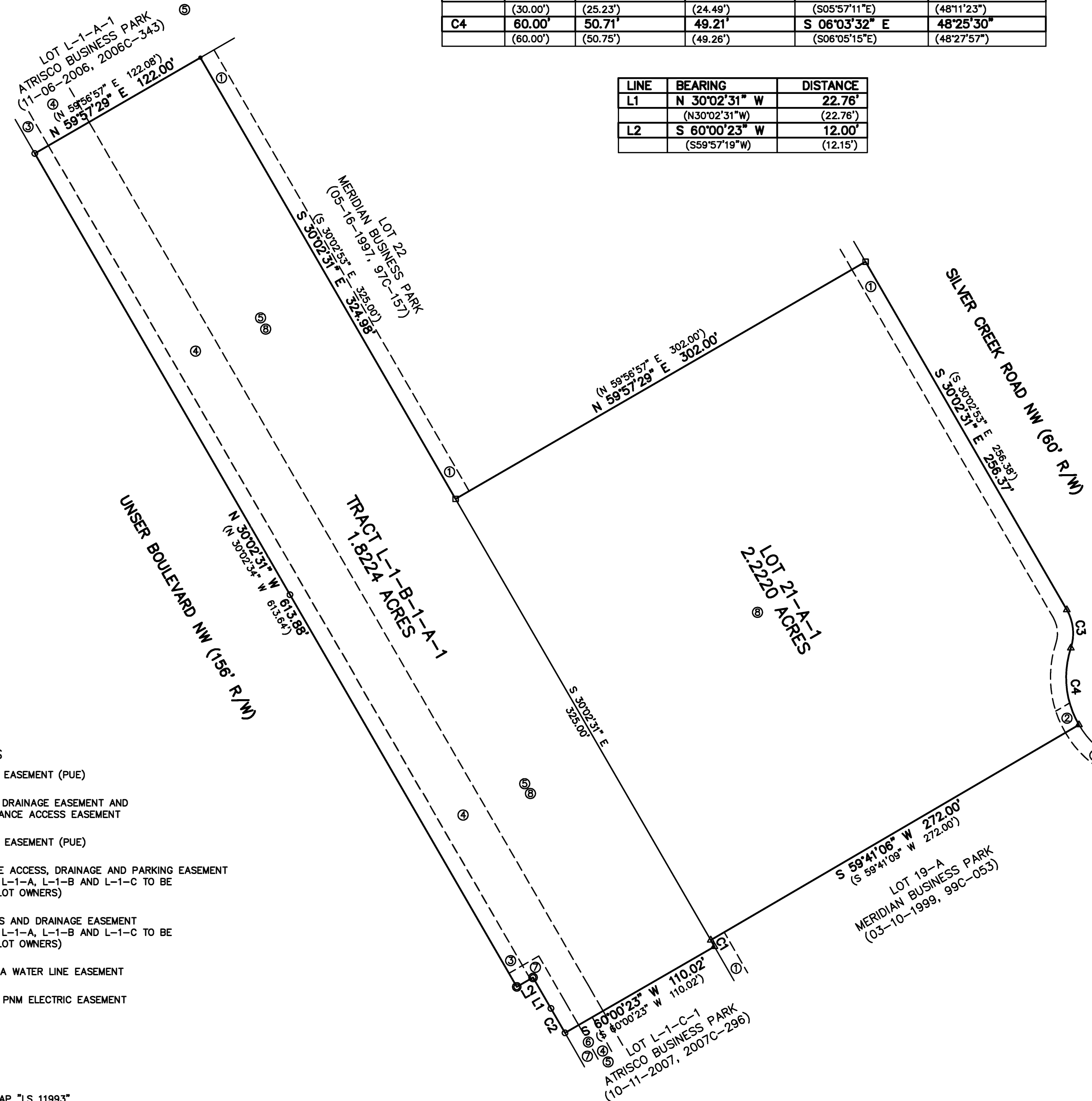
**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



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,  
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  - 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 ABCWJA WATER LINE EASEMENT (10-11-2007, 2007C-296)
  - ⑦ EXISTING 10' UNDERGROUND PNM ELECTRIC EASEMENT (09-12-2008, 2008101340)

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 11993"
  - FOUND 5/8" REBAR WITH CAP "LS 9750"
  - △ FOUND 5/8" REBAR WITH CAP "LS 5823"
  - FOUND 5/8" REBAR WITH CAP "LS 8911"
  - FOUND MAG NAIL WITH TAG "LS 8911"

- NEW EASEMENT**
- ⊙ 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:	22171PLT.DWG
Job No.:	22-171	Sheet:	3 of 3

**ALDRICH LAND SURVEYING**  
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