



DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

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 APPLICATION	NS	☐ Extension of Infrastructure Lis	st or IIA (Form S3)	
☐ Site Plan Administrative DFT (Forms SP & P2)		PR	RE-APPLICATIONS	
☐ Final EPC Sign-off for Master Development/Site Pla	ans - EPC (Form P2)	■ Sketch Plat Review and Comm	ment (Form S3)	
☐ Infrastructure List or Amendment to Infrastructure L	ist (Form S3)	☐ Sketch Plan Review and Comment (Form S3)		
☐ Temporary Deferral of S/W (Form S3)	1		APPEAL	
□ Extension of IIA: Temp. Def. of S/W (Form S3)		☐ Decision of Site Plan Administ	trative DFT (Form A)	
BRIEF DESCRIPTION OF REQUEST				
To subdivide Tract N-1 into two tracts	s as a bulk land	nlat		
TO SUBMITING THE LIES AND LIES	Juo a pain lana	piat.		
APPLICATION INFORMATION				
Applicant/Owner: Albuquerque Public Schools			Phone: (505) 220-6707	
Address: PO Box 25704			Email:	
City: Albuquerque		State: New Mexico	Zip: 87125	
Professional/Agent (if any): Bohannan Huston, Inc.	Professional/Agent (if any): Bohannan Huston, Inc. Phone: (5005) 823-1000			
Address: 7500 Jefferson St. NE	Address: 7500 Jefferson St. NE Email: abenham@bhinc.com			
City: Albuquerque		State: New Mexico	Zip: 87109	
Proprietary Interest in Site:		List <u>al</u> l owners:		
SITE INFORMATION (Accuracy of the existing lega	Il description is crucial	!! Attach a separate sheet if nec	essary.)	
Lot or Tract No.: Tract N-1		Block:	Unit:	
Subdivision/Addition: Correction Plat of Tracts N-1 and N		n MRGCD Map No.:	UPC Code: 100805820244120201	
Zone Atlas Page(s): H-8-Z, J-7-Z, and J-8-Z	Existing Zoning: PC		Proposed Zoning : PC	
# of Existing Lots: 1	# of Proposed Lots: 2		Total Area of Site (Acres): 109.9839 acres	
LOCATION OF PROPERTY BY STREETS				
Site Address/Street: 9601 Tierra Pintada Blvd	Between: Tierra P	Pintada Blvd NW and	d: Arroyo Vista Blvd NW	
CASE HISTORY (List any current or prior project a	nd case number(s) tha	it may be relevant to your reque	st.)	
n/a				
I certify that the information I have included a property of the property of t				
Contact Info: abenham@bhinc.com Date: 2024.04.04.11:44:11.06'00'			Date: April 5th, 2024	
Printed Name: Alan R. Benham, PE, PLS, CFedS			☐ Applicant or ■ Agent	

FORM S3 Page 1 of 2

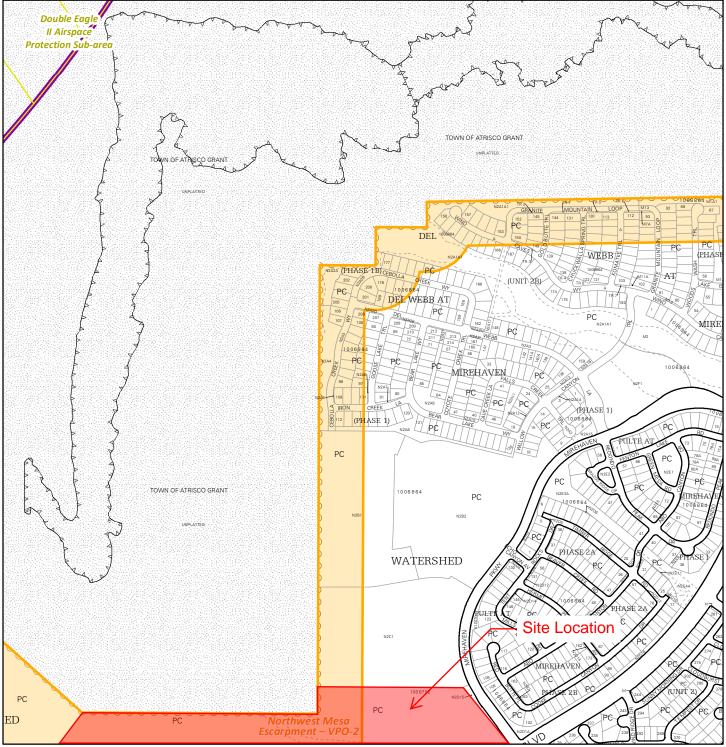
FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022
AMENDMENT TO INFRASTRUCTURE LIST
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 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 .
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) 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 man with the entire site clearly outlined and labeled

FORM S3 Page 2 of 2 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 4) Letter describing, explaining, and justifying the request

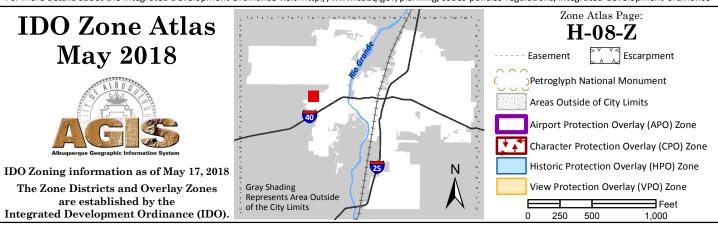
6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-

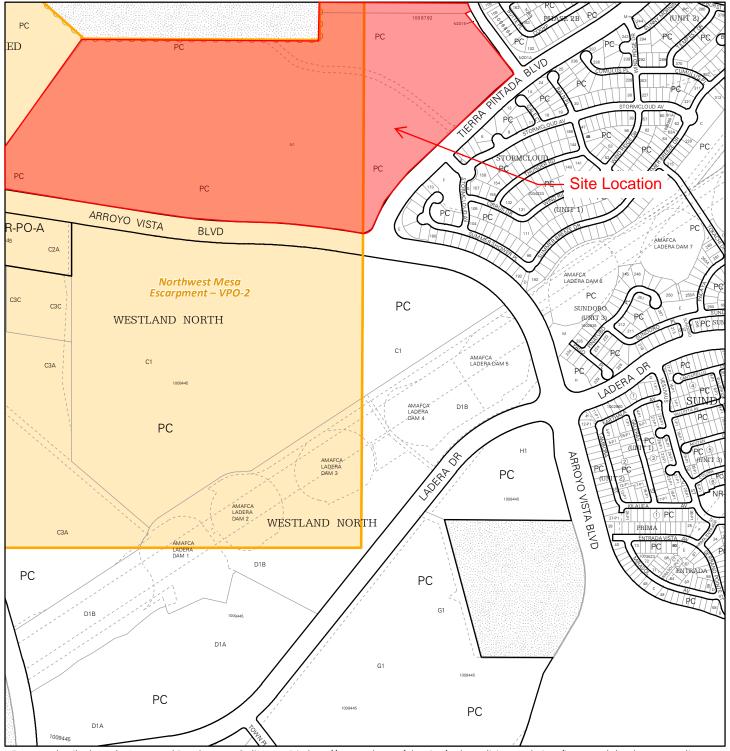
5) Scale drawing of the proposed subdivision plat or Site Plan

of-way, and street improvements, if there is any existing land use

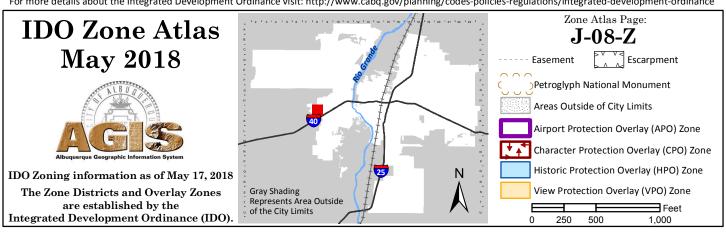


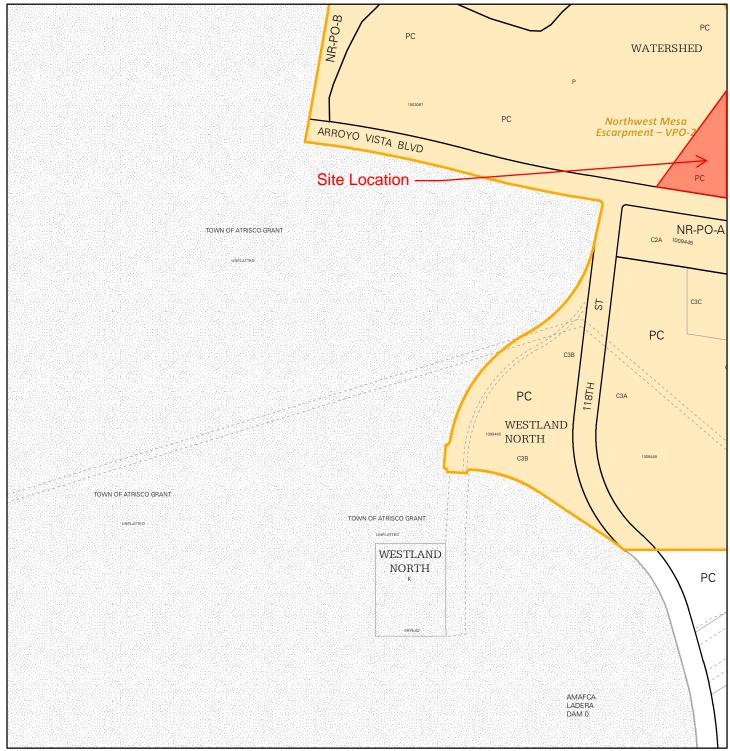
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance



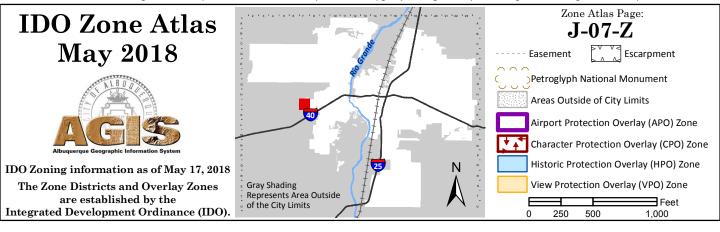


For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance





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New Mexico:
Albuquerque | Las Cruces
Colorado:
Denver | Grand Junction
800.877.5332
bhinc.com

DFT
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

April 5th, 2024

Re: Sketch Plat Submittal – Tracts N-1-A & N-1-B Watershed Subdivision (a replat of Tract N-1,

Watershed Subdivision) Albuquerque, New Mexico

Development Facilitation Team,

Bohannan Huston Inc. is submitting for Sketch Plat Review and Comment to be heard on April 17th, 2024, for the above-mentioned site. The purpose of the plat is to Subdivide Tract N-1 into two tracts, N-1-A and N-1-B. This Sketch Plat is in support of further development and we anticipate submitting this package as a Bulk Land Plat to the DHO as our next steps.

Please review the submittal packet and schedule this for the approved mentioned date.

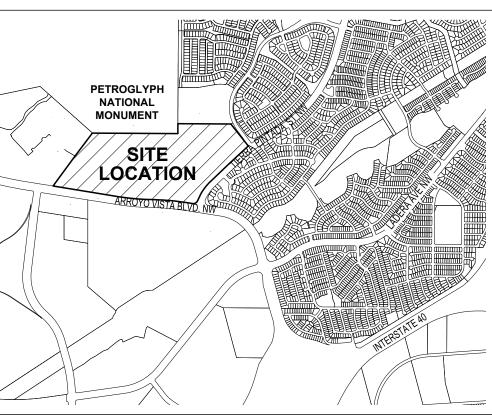
Sincerely,

DN: C=US, E=abenham@bhinc.com, O="Bohannan Huston, Inc.", OU=Survey, CN=Alan R. Benham Contact Info: abenham@bhinc.com Date: 2024.04.04 11:44:35-06'00'

Alan Benham, PE, PLS, and CFedS

Senior Vice President Survey Engineering

ARB/kdl



LOCATION MAP

NOT TO SCALE

SUBDIVISION DATA:

- 1. CDRA No.
- 2. Zone Atlas Index No.: J-7. J-8 & H-8.
- 3. Gross Subdivision Acreage: 109.9839 Acres.
- 4. Total Number of Tracts Created: 2 Tracts.
- 5. Date of Survey: May, 2023.
- 6. Plat is located within Town of Atrisco Grant, within Projected Sections 17 and 18, T10 N, R 2 E; N.M.P.M.
- 7. No public streets were created.
- 8. Zoning: PC.

PURPOSE OF PLAT:

The purpose of this Plat is to subdivide Tract N-1 into two (2) tracts, in the Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058 and to grant easements.

PUBLIC UTILITY EASEMENTS:

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, 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, including sufficient working area space for electric transformers, with the right and privilege 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 transformer/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, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION:

A certain tract of land located within the Town of Atrisco Grant, within Projected Sections 17 and 18, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "N-1", Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058.

This Tract contains 109.9839 acres, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

By:	
Client position, Client Name	
State of New Mexico) SS	
County of)	
This instrument was acknowledged before me on day of (Client position, Client Name)	, 2023 by
My Commission Expires:	
Notary Public	

NOTES:

Client

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "4-H9".

 Bearing = N33°06'21"E
- 2. Distances are ground distances.
- 3. All easements of record are shown.
- 4. Record Bearings and distances are shown in parenthesis and the same as shown on Correction Plat of Watershed Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 0058.
- 5. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 2300338, Effective Date: January 23, 2023.
- 6. Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.
- 7. SOLAR NOTE Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat 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 tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
- 8. New AMAFCA Access Easement Dedication and grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), its successors and assigns, of the easement designated herein as "New AMAFCA Access Easement" is with the full and free consent of the Board of Education of the Albuquerque Municipal School District No. 12 ("APS or "Grantor"), without any rights, or express or implied warranties other than as expressly contained herein. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. Grantee shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the New AMAFCA Access Easement or arising from Grantee's use of the New AMAFCA Access Easement.

SURVEYOR'S CERTIFICATION:

I, Alan R. Benham a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and Sur

Alan R. Benham
New Mexico Professional Surveyor 15700

Date:

SKETCH PLAT

BULK LAND PLAT OF TRACTS N-1-A & N-1-B WATERSHED SUBDIVISION

(A REPLAT OF TRACT N-1,
WATERSHED SUBDIVISION)
PROJECTED SECTIONS 17 AND 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M.
ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2024

Project Number:	
Application Number:	
PLAT APPROVAL	
Utility Approvals:	
PNM Electric Services	Date
New Mexico Gas Company	Date
CenturyLink	Date
Comcast	Date
City Approvals:	
City Surveyor	Date
*Real Property Division (conditional)	Date
**Environmental Health Department (conditional)	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
Hydrology	Date
Code Enforcement	Date
Planning Department	Date
City Engineer	Date
***MRGCD (conditional)	Date



SHEET 1 OF 2

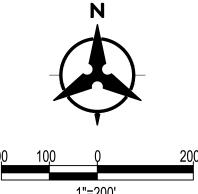


SKETCH PLAT



WATERSHED SUBDIVISION) PROJECTED SECTIONS 17 AND 18, **TOWNSHIP 10 NORTH, RANGE 2 EAST,** N.M.P.M.

ALBUQUERQUE. **BERNALILLO COUNTY, NEW MEXICO APRIL, 2024**



T15

T16

S61°49'01"W

N89°35'32"W

130.87

65.00'

T17

T18

N00°24'28"E

N41°04'53"W

59.65'

39.19'

CITY OF ALBUQUERQUE CONTROL MONUMENT SET #5 REBAR WITH ORANGE PLASTIC SURVEY 1"=200'

NOTES:

 \triangle

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EXISTING 50' FLOATING ACCESS EASEMENT IS BEING RELOCATED AS AN AMAFCA ACCESS EASEMENT WITH THIS PLAT AND WAS FIXED BY THE NATIONAL PARK SERVICE EASEMENT FILED JUN. 9, 2023 AS DOC. NO. 2023035849 AND SHOWN ON THIS PLAT.

LEGEND

CAP STAMPED "BENHAM PS 15700"

FOUND PLASTIC CAP AS NOTED

FOUND BRASS CAP AS NOTED

FOUND REBAR AS NOTED

EXISTING EASEMENT LINE

ADJOINING PROPERTY LINE

NEW EASEMENT LINE

BOUNDARY LINE

AMAFCA SHALL HAVE ACCESS TO THE "NEW AMAFCA ACCESS EASEMENT" VIA THE "APS ACCESS ROAD." AS MAY BE MODIFIED FROM TIME TO TIME AND PURSUANT TO A SEPARATE ACCESS.

C8	08°12'24" RT	353.10'	704.98'
BOU	INDARY TANGE	NT DATA	
ID	BEARING	DISTANC	Ε
T1	N00°18'23"E	206.90'	
	(N00°18'17"E)	(206.78')	
T2	N81°03'25"W	146.64'	
	(N81°03'35"W)	(146.64')	

DELTA

05°37'58" L7

(05°37'58" LT)

24°45'05" LT

(24°45'05" LT)

(77°28'47" RT)

(08°10'32" LT)

(08°12'24" RT)

08°12'24" RT

08°00'10" LT

00°10'22" LT

77°28'47" RT

08°10'32" LT

ID

C2

C3

C4

C5

C6

BOUNDARY CURVE DATA

ARC

291.39'

(291.39')

502.84'

(502.84')

135.23'

(135.23')

726.30'

(726.30')

704.98'

710.94'

15.36'

(704.98')

RADIUS

2964.00'

(2964.00')

1164.00'

(1164.00')

100.00'

(100.00')

5090.00'

4922.00'

(4922.00')

5090.00'

5090.00'

4922.00'

(5090.00')

TANGENT

(145.81')

(255.40')

80.23'

(80.23')

(363.77')

(353.10')

363.77'

353.10'

356.05'

7.68'

145.81'

255.40'

BOUNDARY TANGENT DATA			
ID	BEARING	DISTANCE	
T4	N00°18'23"E	124.70'	
T5	N30°43'14"W	88.26'	
T6	N18°21'50"E	170.11'	
T7	N00°18'23"E	73.57'	
T8	N41°04'53"W	178.10'	

CHORD BRG

S49°01'52"W

(S49°01'42"W)

S33°50'20"W

(S33°50'10"W)

S60°12'11"W

(S60°12'02"W)

N85°08'31"W

(N85°08'41"W)

N85°07'48"W

(N85°07'58"W)

N85°03'20"W

N89°08'36"W

N85°07'48"W

CHORD

291.27'

(291.27')

498.94'

(498.94')

125.16'

(125.16')

725.69'

(725.69')

704.38'

(704.38')

710.36'

15.36'

704.38'

- FOUND U.S.D.O.I. BLM

STAMPED "AP17 PNM AP18 1990"

(TIE) N80°17'29"E 7433.24'

GEOGRAPHIC POSITION (NAD 1983) NM STATE PLANE GRID COORDINATES

N=1,495,628.96 USft E=1,496,579.839 USft

GROUND TO GRID FACTOR = 0.999678461

NAVD 1988 ELEVATION = 5209.315 USft

(CENTRAL ZONE, US SURVEY FOOT)

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"

DEL WEBB AT MIREHAVEN UNIT 4

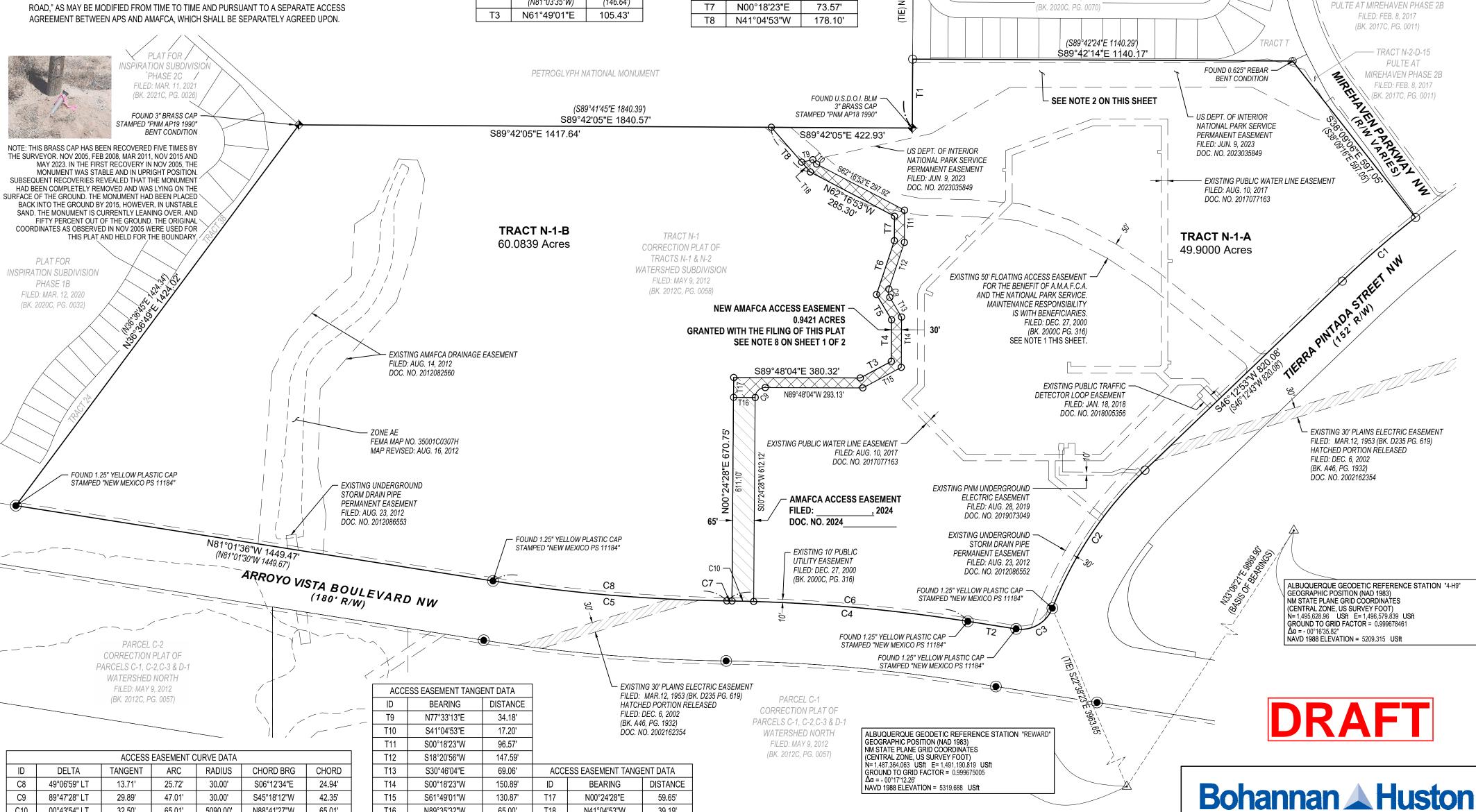
FILED: AUG. 6, 2020

3" BRASS CAP

NAVD 1988 ELEVATION = 5319,688 USft

SHEET 2 OF 2

www.bhinc.com



89°47'28" LT

00°43'54" LT

29.89'

32.50'

47.01'

65.01'

30.00'

5090.00'

S45°18'12"W

N88°41'27"W

42.35'

65.01'

C9

C10