



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

To subdivide Tract N-1 into two tracts as a bulk land plat.

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): Bohannon Huston, Inc.		Phone: (505) 823-1000
Address: 7500 Jefferson St. NE		Email: abenham@bhinc.com
City: Albuquerque	State: New Mexico	Zip: 87109
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.: Tract N-1	Block:	Unit:
Subdivision/Addition: Correction Plat of Tracts N-1 and N-2 Watershed Subdivision	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 Pintada Blvd NW	and: Arroyo Vista Blvd NW
---	---------------------------------	---------------------------

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

n/a

I certify that the information I have included on this application and any supplemental forms required notice was complete, true, and accurate to the extent of my knowledge.

Signature:  <small>DN: cn=US, email=abenham@bhinc.com, o=Bohannon Huston, Inc., ou=PLS, cn=Alan R. Benham Contact Info: abenham@bhinc.com Date: 2024.04.04 11:44:11 06'00'</small>	Date: April 5th, 2024 <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
Printed Name: Alan R. Benham, PE, PLS, CFedS	

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 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

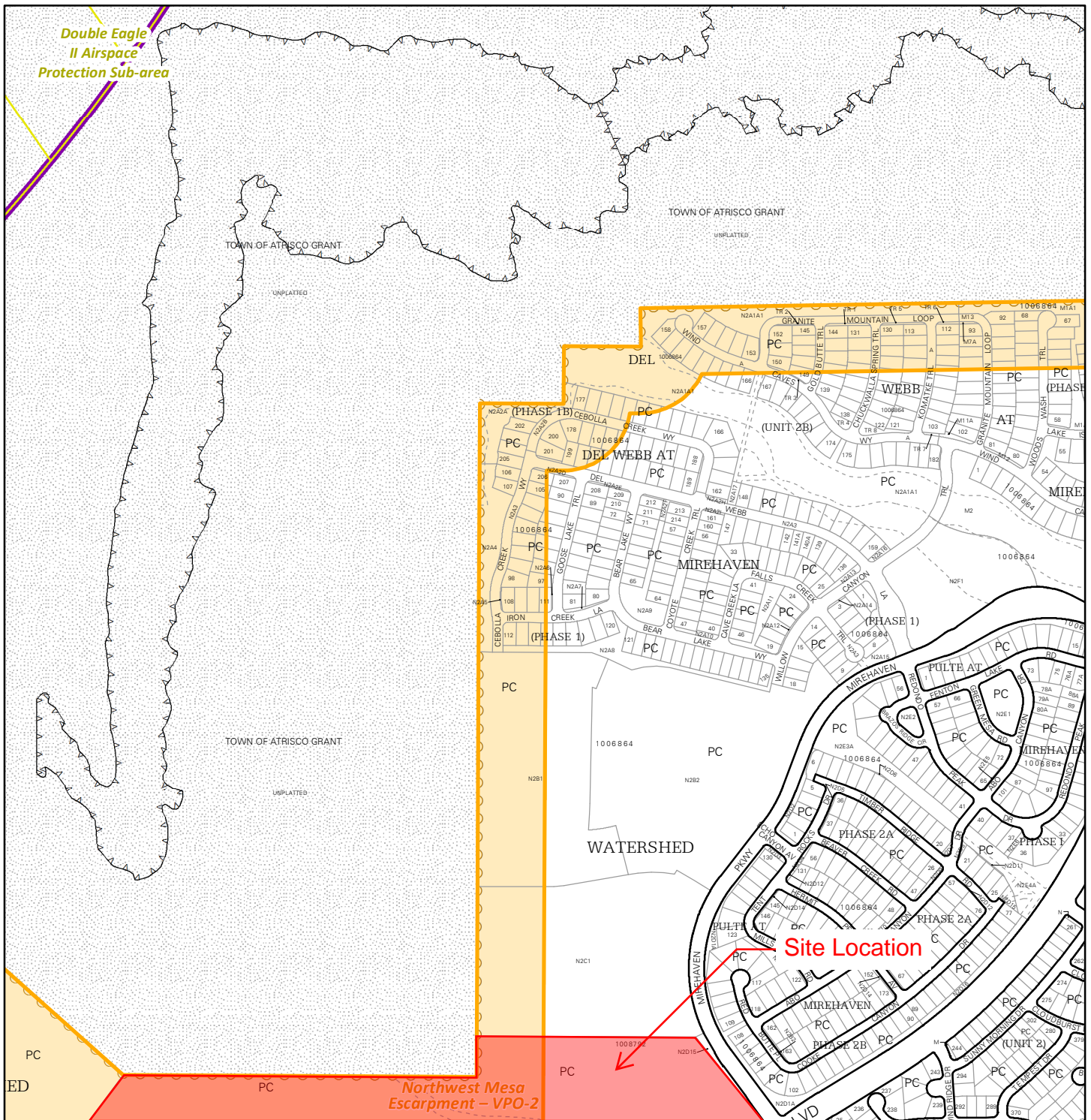
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

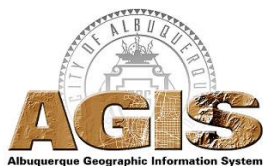
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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
- N/A 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

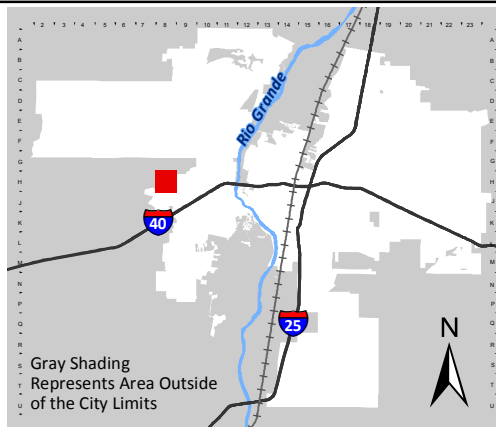


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

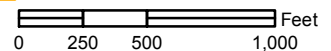


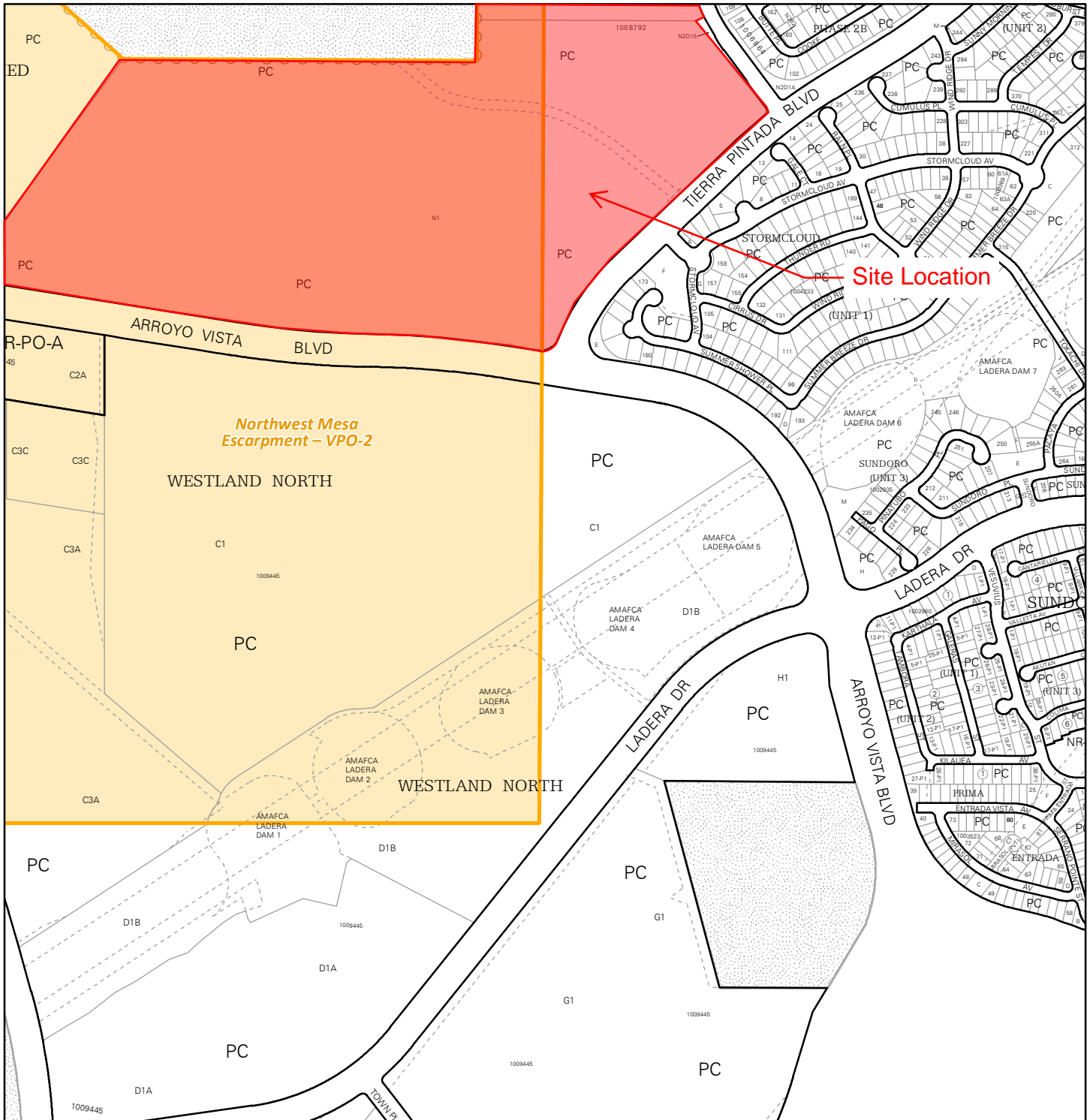
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-08-Z

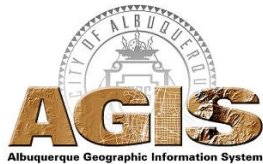
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



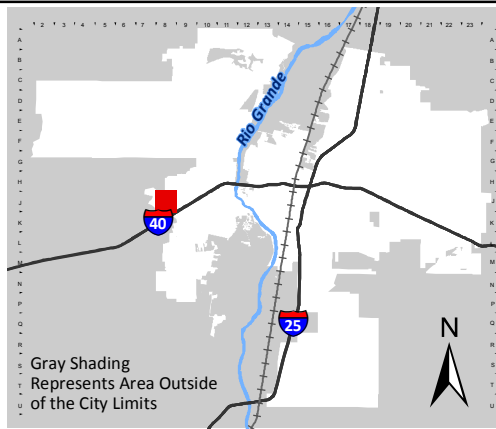


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

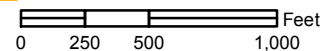


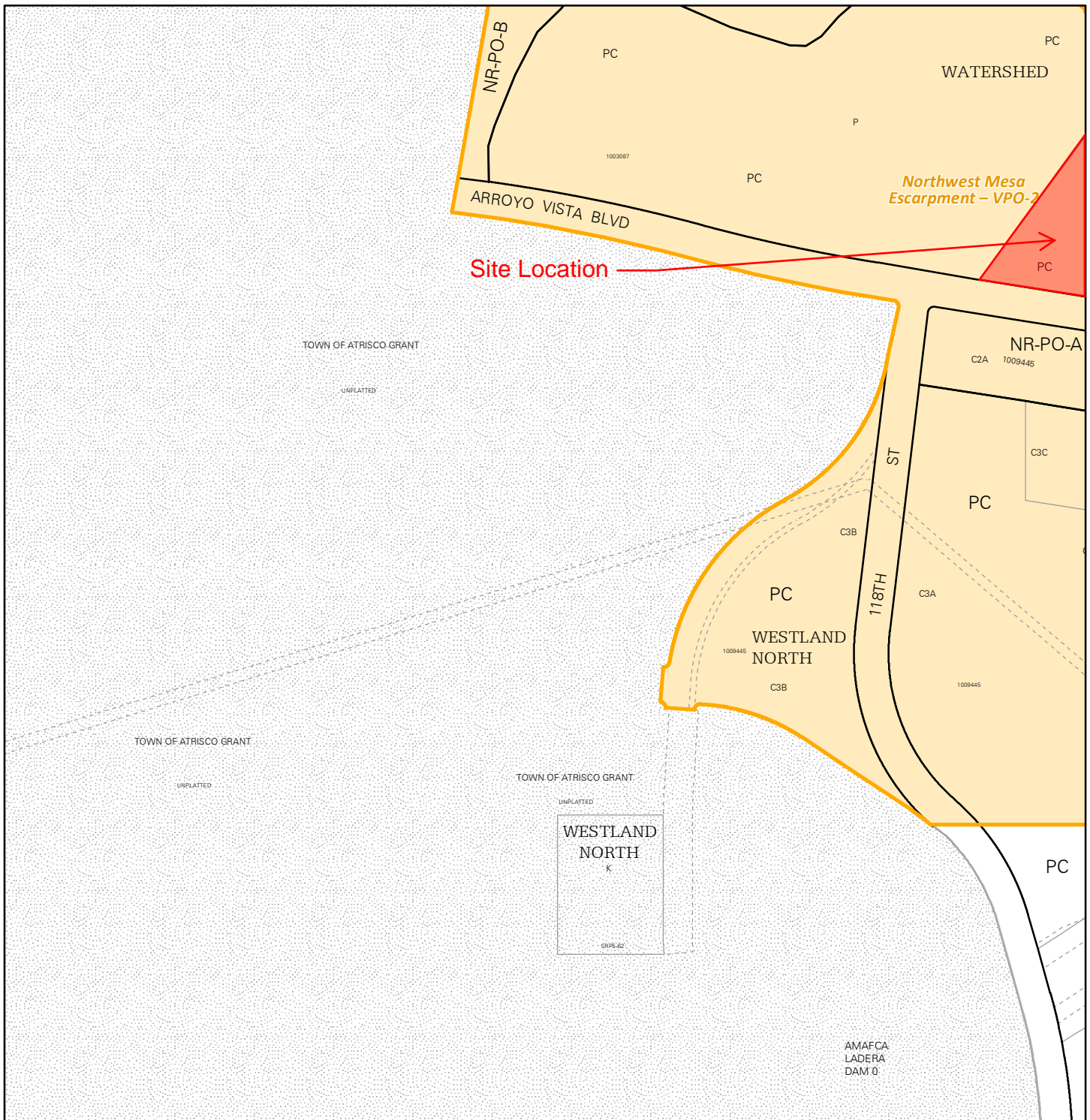
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-08-Z

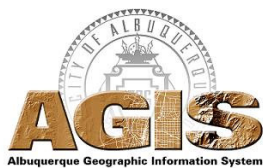
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



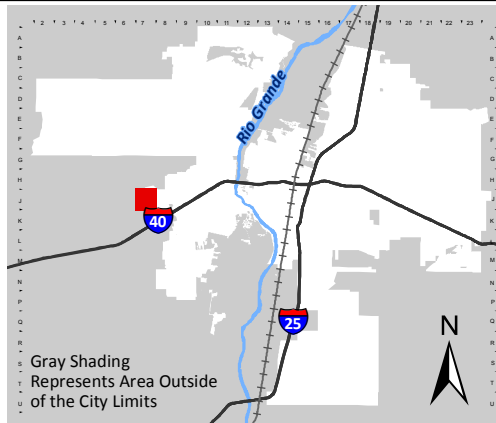


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

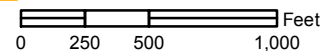


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-07-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



April 5th, 2024

DFT
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

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,

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

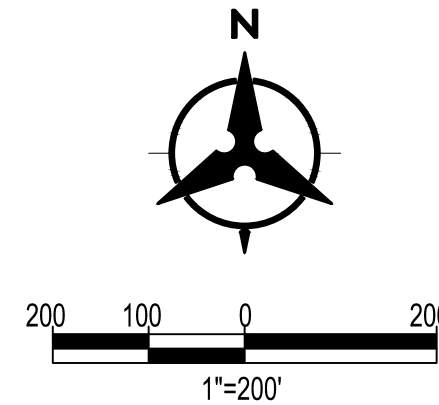
Alan Benham, PE, PLS, and CFedS
Senior Vice President
Survey Engineering

ARB/kdl

**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**

LEGEND

- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PS 15700"
- FOUND PLASTIC CAP AS NOTED
- ⊙ FOUND REBAR AS NOTED
- ⊕ FOUND BRASS CAP AS NOTED
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ADJOINING PROPERTY LINE



BOUNDARY CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	05°37'58" LT (05°37'58" LT)	145.81' (145.81')	291.39' (291.39')	2964.00' (2964.00')	S49°01'52"W (S49°01'42"W)	291.27' (291.27')
C2	24°45'05" LT (24°45'05" LT)	255.40' (255.40')	502.84' (502.84')	1164.00' (1164.00')	S33°50'20"W (S33°50'10"W)	498.94' (498.94')
C3	77°28'47" RT (77°28'47" RT)	80.23' (80.23')	135.23' (135.23')	100.00' (100.00')	S60°12'11"W (S60°12'02"W)	125.16' (125.16')
C4	08°10'32" LT (08°10'32" LT)	363.77' (363.77')	726.30' (726.30')	5090.00' (5090.00')	N85°08'31"W (N85°08'41"W)	725.69' (725.69')
C5	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'58"W)	704.38' (704.38')
C6	08°00'10" LT (08°00'10" LT)	356.05' (356.05')	710.94' (710.94')	5090.00' (5090.00')	N85°03'20"W (N85°03'20"W)	710.36' (710.36')
C7	00°10'22" LT (00°10'22" LT)	7.68' (7.68')	15.36' (15.36')	5090.00' (5090.00')	N89°08'36"W (N89°08'36"W)	15.36' (15.36')
C8	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'48"W)	704.38' (704.38')

BOUNDARY TANGENT DATA

ID	BEARING	DISTANCE
T1	N00°18'23"E (N00°18'17"E)	206.90' (206.78')
T2	N81°03'25"W (N81°03'35"W)	146.64' (146.64')
T3	N61°49'01"E (N61°49'01"E)	105.43' (105.43')

BOUNDARY TANGENT DATA

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

- NOTES:**
- 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.
 - 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 AGREEMENT BETWEEN APS AND AMAFCA, WHICH SHALL BE SEPARATELY AGREED UPON.



NOTE: THIS BRASS CAP HAS BEEN RECOVERED FIVE TIMES BY THE SURVEYOR: NOV 2005, FEB 2008, MAR 2011, NOV 2015 AND MAY 2023. IN THE FIRST RECOVERY IN NOV 2005, THE MONUMENT WAS STABLE AND IN UPRIGHT POSITION. SUBSEQUENT RECOVERIES REVEALED THAT THE MONUMENT HAD BEEN COMPLETELY REMOVED AND WAS LYING ON THE SURFACE OF THE GROUND. THE MONUMENT HAD BEEN PLACED BACK INTO THE GROUND BY 2015, HOWEVER, IN UNSTABLE SAND, THE MONUMENT IS CURRENTLY LEANING OVER, AND FIFTY PERCENT OUT OF THE GROUND. THE ORIGINAL COORDINATES AS OBSERVED IN NOV 2005 WERE USED FOR THIS PLAT AND HELD FOR THE BOUNDARY.

PLAT FOR INSPIRATION SUBDIVISION PHASE 1B
FILED: MAR. 12, 2020
(BK. 2020C, PG. 0032)

PLAT FOR INSPIRATION SUBDIVISION PHASE 2C
FILED: MAR. 11, 2021
(BK. 2021C, PG. 0020)

FOUND 1.25" YELLOW PLASTIC CAP STAMPED "NEW MEXICO PS 11184"

PARCEL C-2 CORRECTION PLAT OF PARCELS C-1, C-2, C-3 & D-1 WATERSHED NORTH
FILED: MAY 9, 2012
(BK. 2012C, PG. 0057)

ACCESS EASEMENT CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C8	49°06'59" LT	13.71'	25.72'	30.00'	S06°12'34"E	24.94'
C9	89°47'28" LT	29.89'	47.01'	30.00'	S45°18'12"W	42.35'
C10	00°43'54" LT	32.50'	65.01'	5090.00'	N88°41'27"W	65.01'

ACCESS EASEMENT TANGENT DATA

ID	BEARING	DISTANCE
T9	N77°33'13"E	34.18'
T10	S41°04'53"E	17.20'
T11	S00°18'23"W	96.57'
T12	S18°20'56"W	147.59'
T13	S30°46'04"E	69.06'
T14	S00°18'23"W	150.89'
T15	S61°49'01"W	130.87'
T16	N89°35'32"W	65.00'

ACCESS EASEMENT TANGENT DATA

ID	BEARING	DISTANCE
T17	N00°24'28"E	59.65'
T18	N41°04'53"W	39.19'



ALBUQUERQUE GEODETIC REFERENCE STATION "REWARD"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1,487,384.063 USR E=1,491,190.819 USR
GROUND TO GRID FACTOR = 0.999675005
Δg = -00°17'12.26"
NAVD 1988 ELEVATION = 5319.688 USR

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1,495,628.96 USR E=1,496,579.839 USR
GROUND TO GRID FACTOR = 0.999678461
Δg = -00°16'35.82"
NAVD 1988 ELEVATION = 5209.315 USR