



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 P & 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"/> 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"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Request sketch plat review of our proposed subdivision of an existing tract into three new tracts. Plat would grant a 20-foot access easement along the south from Rio Grande Blvd NW, as well as a 25-foot public water and sewer line along that same area.

APPLICATION INFORMATION

Applicant/Owner: 2611 Rio Grande LLC		Phone: 505-610-1655
Address: 131 Madison St NE, Suite 200		Email: jeremy@go-absolute.net
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): CSI - Cartisian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
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 97-B	Block:	Unit:
Subdivision/Addition: MRGCD	MRGCD Map No.: 34	UPC Code: 101206046511740232
Zone Atlas Page(s): G-12-Z	Existing Zoning: R-A	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 3	Total Area of Site (Acres): 0.9043 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2611 Rio Grande Blvd NW | Between: Vicic Place NW | and: Iris Road NW

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: 05/06/2024
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" 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 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.*

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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

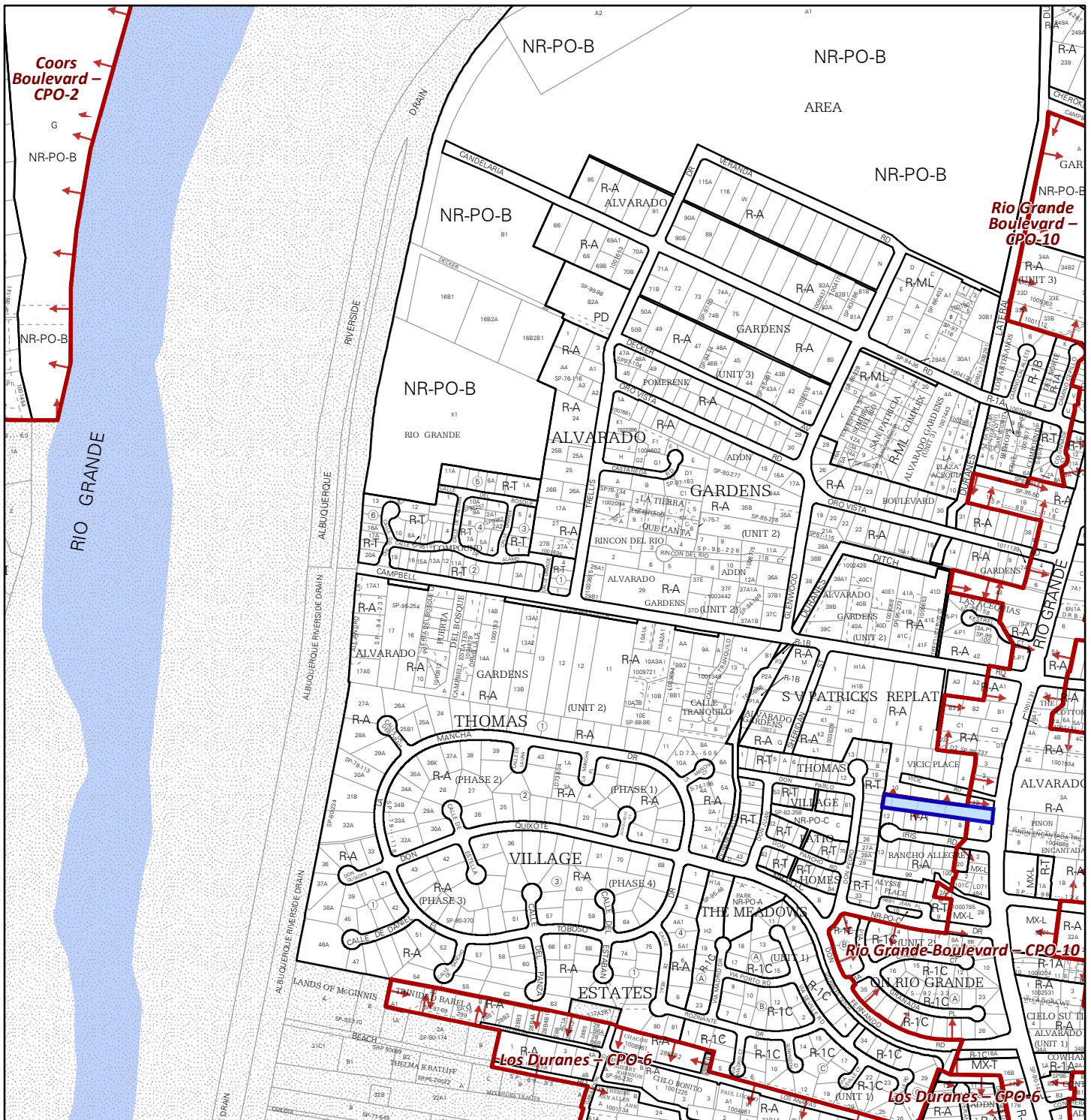
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- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter 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

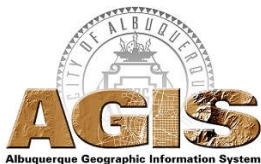
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying 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

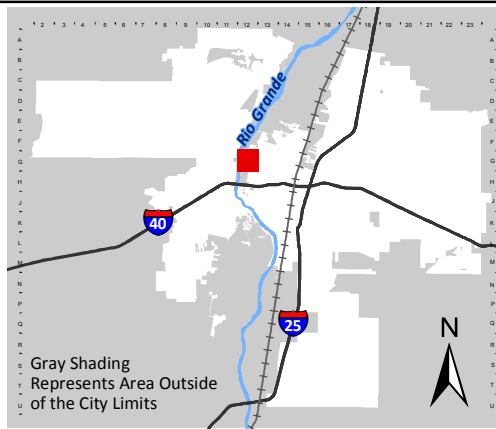


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

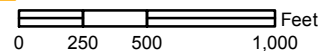


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
G-12-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



Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

May 3, 2024

Development Facilitation Team
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Tract 97-B,
MRGCD Map 34**

Members of the Board:

Cartesian Surveys is acting as an agent for 2611 Rio Grande LLC, the owner of Tract 97-B, MRGCD Map 34. The property has an existing residence in the east of the subject tract, and is located at 2611 Rio Grande Blvd NW, between Vicic Place and Iris Road NW. The property is currently zoned as R-A (Rural and Agricultural).

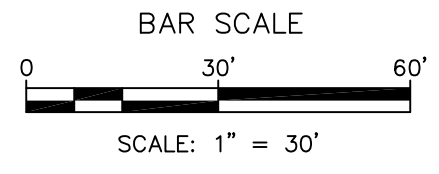
We request a sketch plat review of a proposed minor subdivision plat to create three new lots from one existing lot, with the plat also granting a 20-foot private access easement [3] and 25-foot public water and sewer line easement [4] along the south of the lots.

A water availability statement #231203 dated February 29, 2024 was provided to us by ABCWUA. Per that statement our proposed 25-foot easement would house the distribution lines for water and sewer.

Thank you for your time and consideration,
Ryan Mulhall

**Plat for
Tracts 97-B-1 thru 97-B-3,
MRGCD Map No. 34
Being Comprised of
Tract 97-B, MRGCD Map No. 34
City of Albuquerque
Bernalillo County, New Mexico
May 2024**

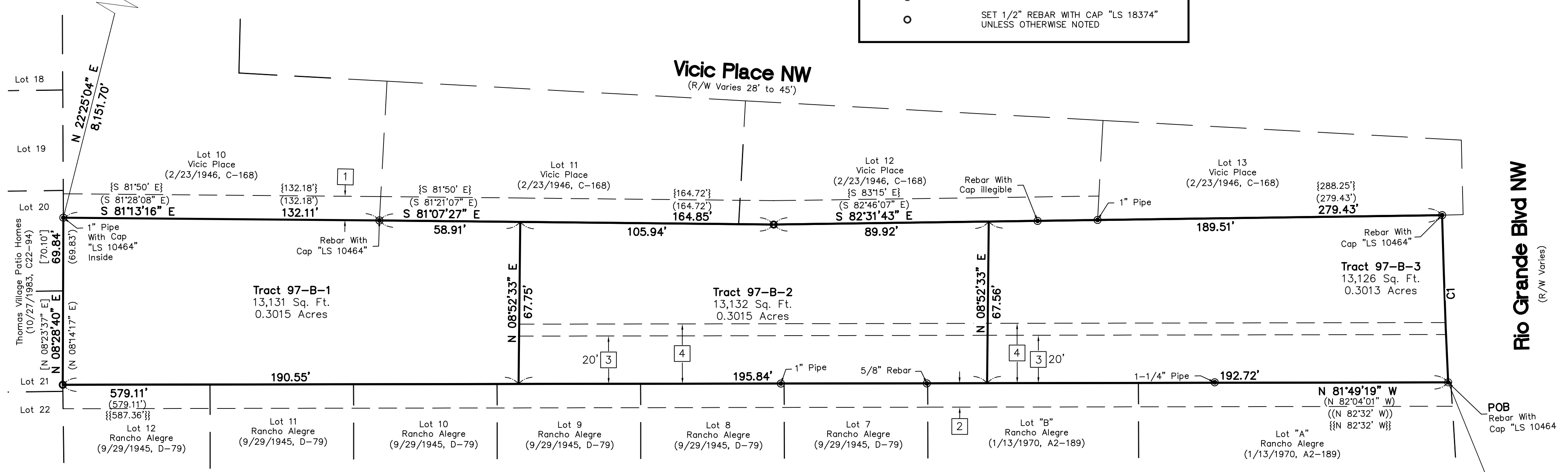
ACS Monument " 14-F13 "
NAD 1983 CENTRAL ZONE
X=151687.389 *
Y=1506751.047 *
Z=4975.508 * (NAVD 1988)
G-G=0.999683724
Mapping Angle=-0°14'24.52"
*U.S. SURVEY FEET



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	69.94' (69.87')	3006.00' (3006.00')	119°59'	69.94'	S 06°12'51" W

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES DEED (7/15/2022, DOC. NO. 2022066579)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PLAT (2/23/1946, C-168)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PLAT (10/27/1983, C22-94)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PLAT (1/13/1970, A2-189)
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PLAT (9/29/1945, D-79)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



Public Utility 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 services.
- 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 (aboveground 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

Easement Notes

- 1 EXISTING 10' IRRIGATION DITCH AND UTILITY EASEMENT (2/23/1946, C-168) SCALED FROM PLAT
- 2 EXISTING 10' IRRIGATION DITCH EASEMENT (8/29/1945, D-79)
- 3 20' PRIVATE ACCESS EASEMENT BENEFITING TRACTS 97-B-1, 97-B-2 AND 97-B-3, TO BE MAINTAINED BY THE UNDERLYING OWNERS OF SAID TRACTS, GRANTED WITH THE FILING OF THIS PLAT.

ACS Monument " 7-H13 "
NAD 1983 CENTRAL ZONE
X=1513953.442 *
Y=1495777.837 *
Z=4964.364 * (NAVD 1988)
G-G=0.999684760
Mapping Angle=-0°14'35.56"
*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Easement Notes

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- 2 EXISTING 10' IRRIGATION DITCH EASEMENT (8/29/1945, D-79)
- 3 20' PRIVATE ACCESS EASEMENT, BENEFITING TRACTS 97-B-1 AND 97-B-2, AND MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT
- 4 25' PUBLIC WATERLINE AND SEWER EASEMENT

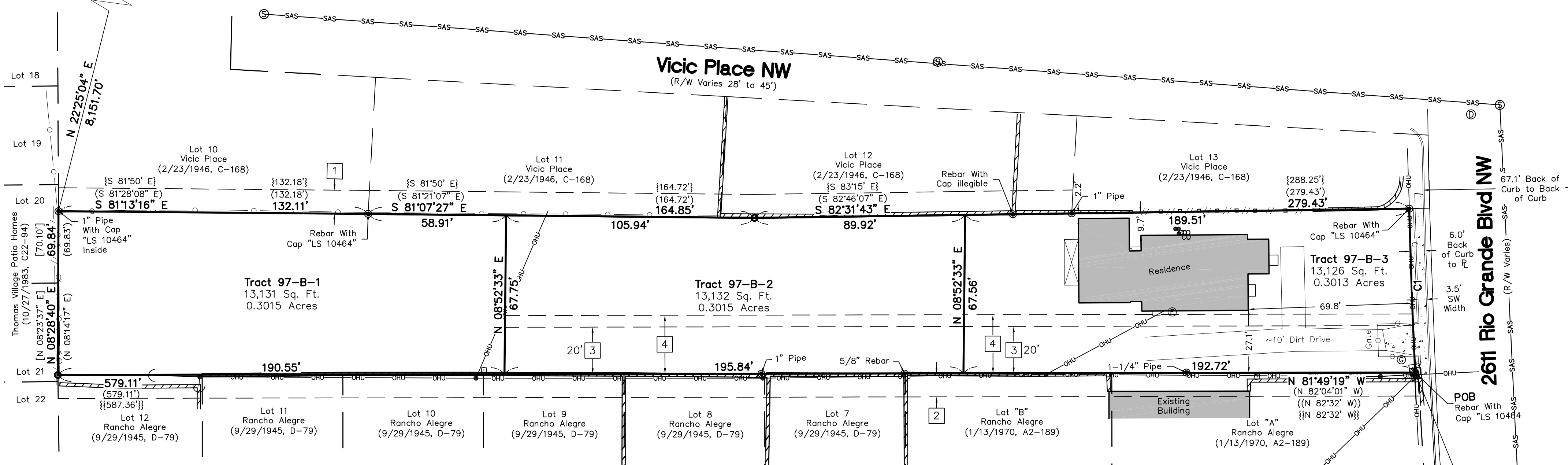
Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. GRANT EASEMENTS AS SHOWN HEREON.

**Site Sketch for
Tracts 97-B-1 thru 97-B-3,
MRGCD Map No. 34
Being Comprised of
Tract 97-B, MRGCD Map No. 34
City of Albuquerque
Bernalillo County, New Mexico
April 2024**

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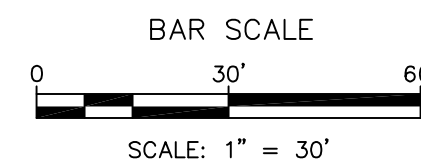
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES		COVERED AREA		GAS METER
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES DEED (7/15/2022, DOC. NO. 2022066579)		CONCRETE		MAILBOX
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PLAT (2/23/1946, C-168)		WOOD FENCE		MANHOLE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PLAT (10/27/1983, C22-94)		BLOCK WALL		SAS CLEANOUT
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PLAT (1/13/1970, A2-189)		CHAINLINK FENCE		MANHOLE
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PLAT (9/29/1945, D-79)		BOLLARD		
	FOUND MONUMENT AS INDICATED		UTILITY PEDESTAL		
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED		UTILITY POLE		
			ANCHOR		
			ELECTRIC METER		

ACS Monument " 7-H13 "
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G-G=0.999684760
Mapping Angle=-0°14'35.56"
*U.S. SURVEY FEET

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE SHADED "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0331H, DATED AUGUST 16, 2012.



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