



Effective 12/15/2022

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

The purpose of the plat is to a create parcel from an area that is currently identified as New Mexico Department of Transportation Right-of-way that is to be vacated and dedicate easements as shown.

APPLICATION INFORMATION

Applicant/Owner: New Mexico Department of Transportation		Phone: 505 934-0354
Address: 7500 Pan American Freeway NE		Email:
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): JAG Planning & Zoning - Juanita Garcia		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List <u>all</u> owners: NM Department of Transportation	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 14-B-NRW-1	Block:	Unit:
Subdivision/Addition: Trinchera Ranch	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): E-17	Existing Zoning: No Zoning	Proposed Zoning MX-H
# of Existing Lots: 0	# of Proposed Lots: 1	Total Area of Site (Acres): 2.99 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: No Assigned Address	Between: -25	and: Osuna Blvd NE
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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: <i>Juanita Garcia</i>	Date: 7/25/2024
Printed Name: Juanita Garcia - JAG Planning & Zoning, LLC	<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.

- ___ 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

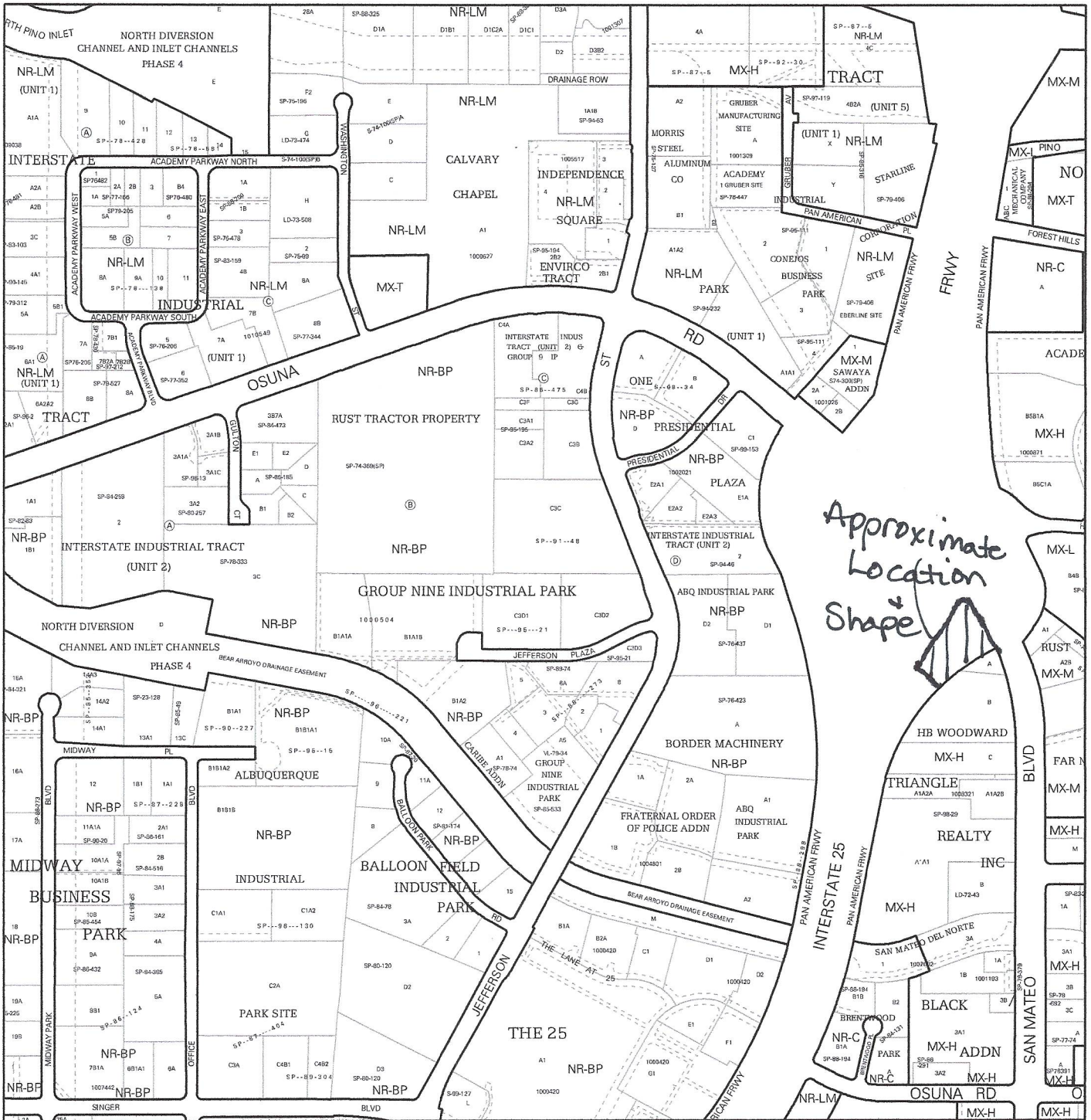
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the 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.*

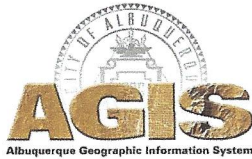
- ✓ 1) DFT Application form completed, signed, and dated
- ✓ 2) Form S3 with all the submittal items checked/marked
- ✓ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ✓ 5) Letter describing, explaining, and justifying the request
- ✓ 6) Scale drawing of the proposed subdivision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



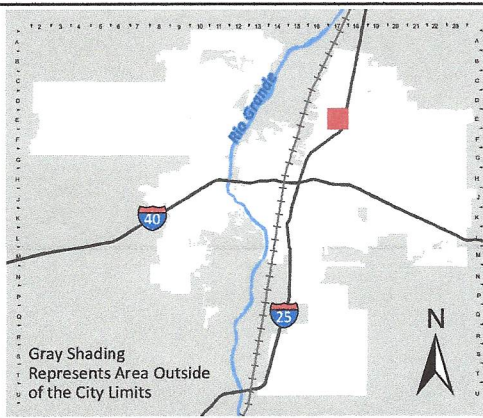
Approximate
Location
Shape

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



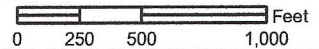
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: E-17-Z

- Easement
- 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
- Petroglyph National Monument
- Escarpment

Gray Shading
Represents Area Outside
of the City Limits





July 25, 2024

Development Facilitation Team (DFT)
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for the New Mexico of the Department of Transportation, respectfully requests your review of a proposed Sketch Plat Application for an unaddressed property located on San Mateo Blvd NE and will be legally described as **Parcel 14B-NRW-1, Trinchera Ranch**, and containing approximately 2.99 acres. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

The purpose of the plat is to define the exterior boundary of Parcel 14B-NRW-a, Trinchera Ranch since the subject property is currently designated a New Mexico Department of Transportation Right-of-way. In addition, the proposed plat will grant a Private Access and Drainage Easement as shown on the plat.

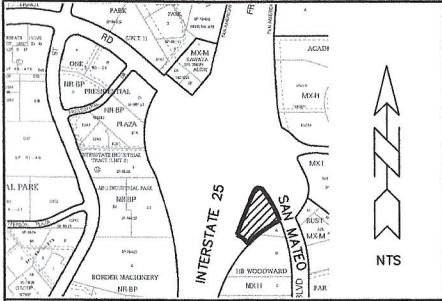
We believe this request could follow the procedures outlined in Section 6-6(M)(2)(g) regarding procedures for public rights-of-way that have been vacated. A meeting to determine the zone category to be designated to the site took place with Michael Vos and James Aranda of the Planning Department on May 28, 2024, where it was determined that the site would be zoned MX-H (Mixed Use – High Intensity Zone District) after the completion of a subdivision plat.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC



LOCATION MAP E-17-Z

PURPOSE OF PLAT

- To create Parcel 14B-NRW-1 as shown hereon.
- To grant private access and drainage easement as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: E-17-Z
- Total Number of Lots created: 1
- Total Number of existing Lots: 1
- Gross Subdivision Acreage: 2.9921 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:

"WARRANTY DEED - Trinchera Ranch, Inc. to NMDOT",
(07-27-1959, Bk D493, Pg 281-282)

"NMDOT RIGHT-OF-WAY MAPS - U1-025-4(52)228 AND I-025-4(17)226",
(09-14-2014 & 1958)

all being records of Bernalillo County, New Mexico.

- Field Survey: February, 2023.
- Title Report(s): Fidelity National Title Insurance Company
Commitment No. SP000144644; Commitment Date: December 6, 2022.
- Address of Property: San Mateo Boulevard NE NE, Albuquerque, NM 87109
- City of Albuquerque, New Mexico IDO Zone: No zoning presently available
- 100 Year Flood Zone Designation: ZONE X, as shown on Panel 139
of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo
County, New Mexico, dated September 26, 2008.
This property does not lie within the 100 Year Flood Plain.
- Unless shown otherwise all points are set 1/2" rebar with cap
or PK nail with tag "LS 7719".

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 parcel as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. 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: Jama Holdings, LLC, a Utah limited liability company

Jay Manning, Manager _____ Date _____

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2024, this instrument was acknowledged before me by Jay Manning, Manager of Jama Holdings, LLC, a Utah limited liability company, on behalf of said limited liability company.

Notary Public _____

DESCRIPTION

A certain parcel of land being a portion of existing Right-of-Way and identified as Parcel 14B-NRW-1, as mapped on U1-025-4(52)228, City of Albuquerque, Bernalillo County, New Mexico and further being a portion of land described in Warranty Deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on July 27, 1959, in Book D493, Pages 281-282, and being more particularly described as follows:

BEGINNING at a northerly point of said Parcel, being a point of compound curvature on the existing westerly (2024) Right-of-Way & Access Control Line of San Mateo Boulevard NE (San Mateo Survey Centerline Station 24+58.42 offset 73.00 feet right) WHENCE a found AGRS Survey Control Monument Stamped "SMW_12 2005" bears N 86° 55' 55" E, 2.443.07 feet;

Thence Along the existing Right-of-Way & Access Control Line, 353.87 feet along a curve turning to the right through an angle 14° 55' 42", having a radius of 1,357.40 feet, and whose long chord bears S 30° 35' 42" E for a distance of 352.87 feet (said Access Control Line ending at Station 27+12.00) to the southeasterly corner;

Thence Leaving said westerly Right-of-Way Line, 404.80 feet along a curve turning to the left through an angle of 21° 09' 48", having a radius of 1,085.92 feet, and whose long chord bears S 30° 40' 45" W for a distance of 402.50 feet to a point;

Thence N 47° 54' 09" W, 89.00 feet to a point;

Thence N 64° 16' 39" W, 64.40 feet to the southwest corner, said point being on the existing (2024) easterly Right-of-Way & Access Control Line of Interstate Highway 25 (North Bound Frontage Road Survey Centerline Station 307+08.58 offset 10.00 feet right);

Thence Along said existing easterly Right-of-Way & Access Control Line, 483.89 feet along a curve turning to the right through an angle of 07° 16' 39", having a radius of 3,809.72 feet, and whose long chord bears N 21° 28' 18" E a distance of 483.57 feet to a point of compound curvature (North Bound Frontage Road Survey Centerline Station 311+93.74 offset 10.00 feet right);

Thence continuing 105.40 feet along a curve turning to the right through an angle of 116° 48' 52", having a radius of 51.74 feet, and whose long chord bears N 83° 31' 01" E a distance of 88.14 feet, to the POINT OF BEGINNING and containing 2.9921 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- 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.
 - New Mexico Gas Company (NMCCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - 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.
 - 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 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 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, NMCCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMCCO, 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.

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.

BERNALILLO COUNTY TREASURER

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

SKETCH PLAT FOR
PARCEL 14B-NRW-1
TRINCHERA RANCH
(A REPLAT OF A PORTION OF
INTERSTATE HIGHWAY 25 RIGHT-OF-WAY)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 26,
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2024

PROJECT NUMBER: _____

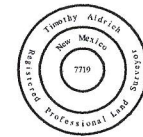
Application Number: _____

PLAT APPROVAL THIS PLAT WAS APPROVED BY THE DEVELOPMENT
Utility Approvals: HEARING OFFICER ON _____

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
Hydrology Department	Date
Code Enforcement	Date
Solid Waste Management	Date
Planning Department	Date
City Engineer	Date

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, P.S. No. 7719

07/20/2024
Date



Drawn By: TA	Date: 07-20-2024
Checked By: TA	Drawing Name: 22172PLT.DWG
Job No.: 22-172	Sheet: 1 of 2

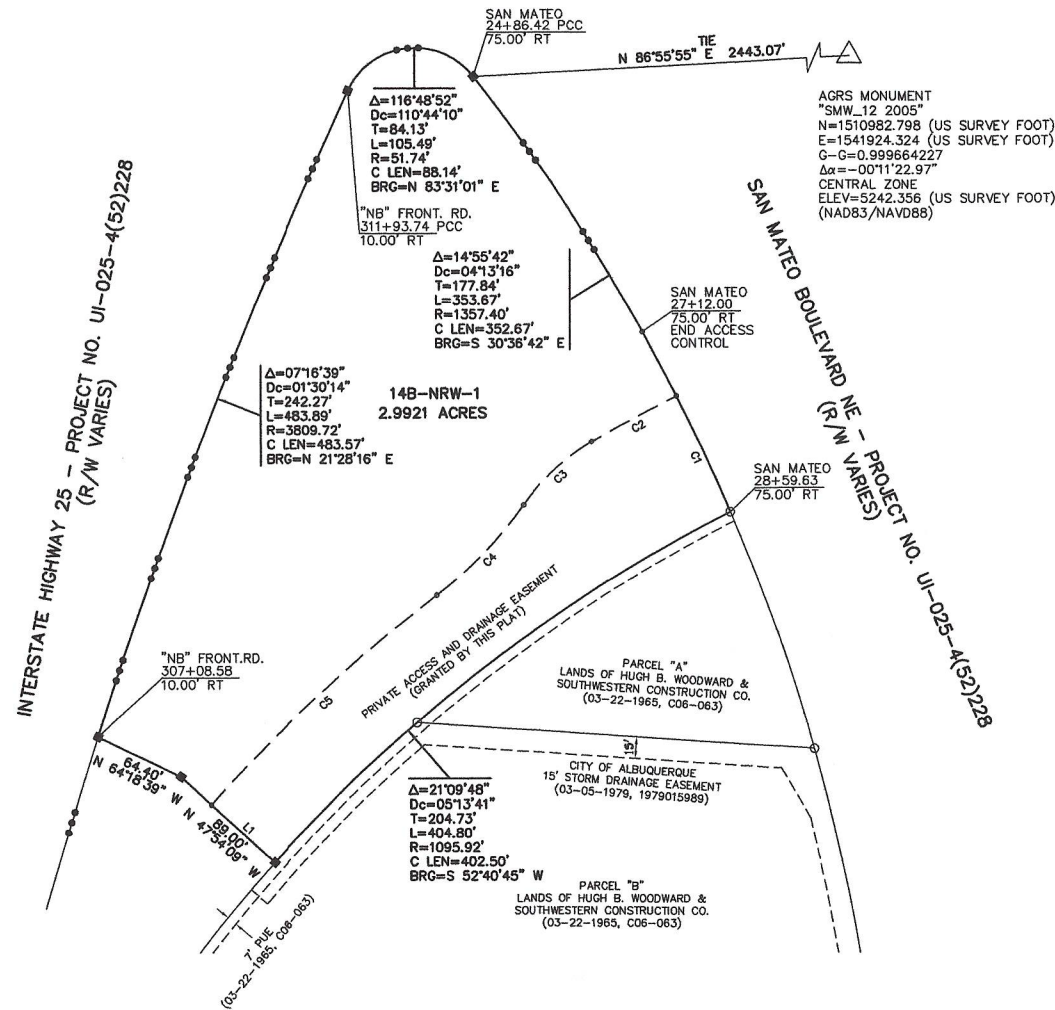
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

PRIVATE ACCESS AND DRAINAGE EASEMENT DATA

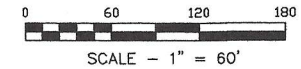
CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	03°45'32"	89.05'	1357.40'	N 25°01'38" W	89.04'
C2	03°16'06"	67.59'	1184.92'	S 61°45'19" W	67.58'
C3	25°01'44"	65.53'	150.00'	S 47°36'24" W	65.01'
C4	17°42'10"	87.75'	284.00'	S 43°56'37" W	87.40'
C5	10°41'51"	215.82'	1155.92'	S 47°26'46" W	215.50'

LINE	BEARING	DISTANCE
L1	S 47°54'09" E	60.00'

SKETCH PLAN FOR
 PARCEL 14B-NRW-1
 TRINCHERA RANCH
 (A REPLAT OF A PORTION OF
 INTERSTATE HIGHWAY 25 RIGHT-OF-WAY)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 26,
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2024



AGRS MONUMENT
 *SMW_12 2005
 N=1510982.798 (US SURVEY FOOT)
 E=1541924.324 (US SURVEY FOOT)
 G-C=0.999664227
 Δα=-00°11'22.97"
 CENTRAL ZONE
 ELEV=5242.356 (US SURVEY FOOT)
 (NAD83/NAVD88)



LEGEND

- SET 5/8" REBAR WITH CAP "LS 7719"
- FOUND 5/8" REBAR
- △ FOUND CONTROL MONUMENT AS NOTED
- EXISTING ACCESS CONTROL LINE
- - - ACCESS AND UTILITY EASEMENT AS NOTED
- - - - - EXISTING EASEMENT AS NOTED

Drawn By:	TA	Date:	07-20-2024
Checked By:	TA	Drawing Name:	22172PLT.DWG
Job No.:	22-172	Sheet:	2 of 2

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

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
 - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
 - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way.
2. Any property owner that purchases vacated public right-of-way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
 - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
 - i. The zone district boundary will be extended to the new lot lines established by the subdivision.
 - ii. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of-way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
 - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following: