



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 to subdivide an existing Tract into two new tracts.

APPLICATION INFORMATION

Applicant/Owner: Dreamspring / Accion New Mexico		Phone:
Address: 2000 Zearing Ave NW		Email: slongfellow@dreamspring.org
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): CSI - Cartesian 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.: Lot 1	Block:	Unit:
Subdivision/Addition: Lands of Accion New Mexico	MRGCD Map No.:	UPC Code: 101305921901230305
Zone Atlas Page(s): H-13-Z	Existing Zoning: NR-LM	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 1.6456 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2000 Zearing Ave NW | Between: Rio Grande Blvd NW | and: 19th Street 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: September 9, 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
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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) 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

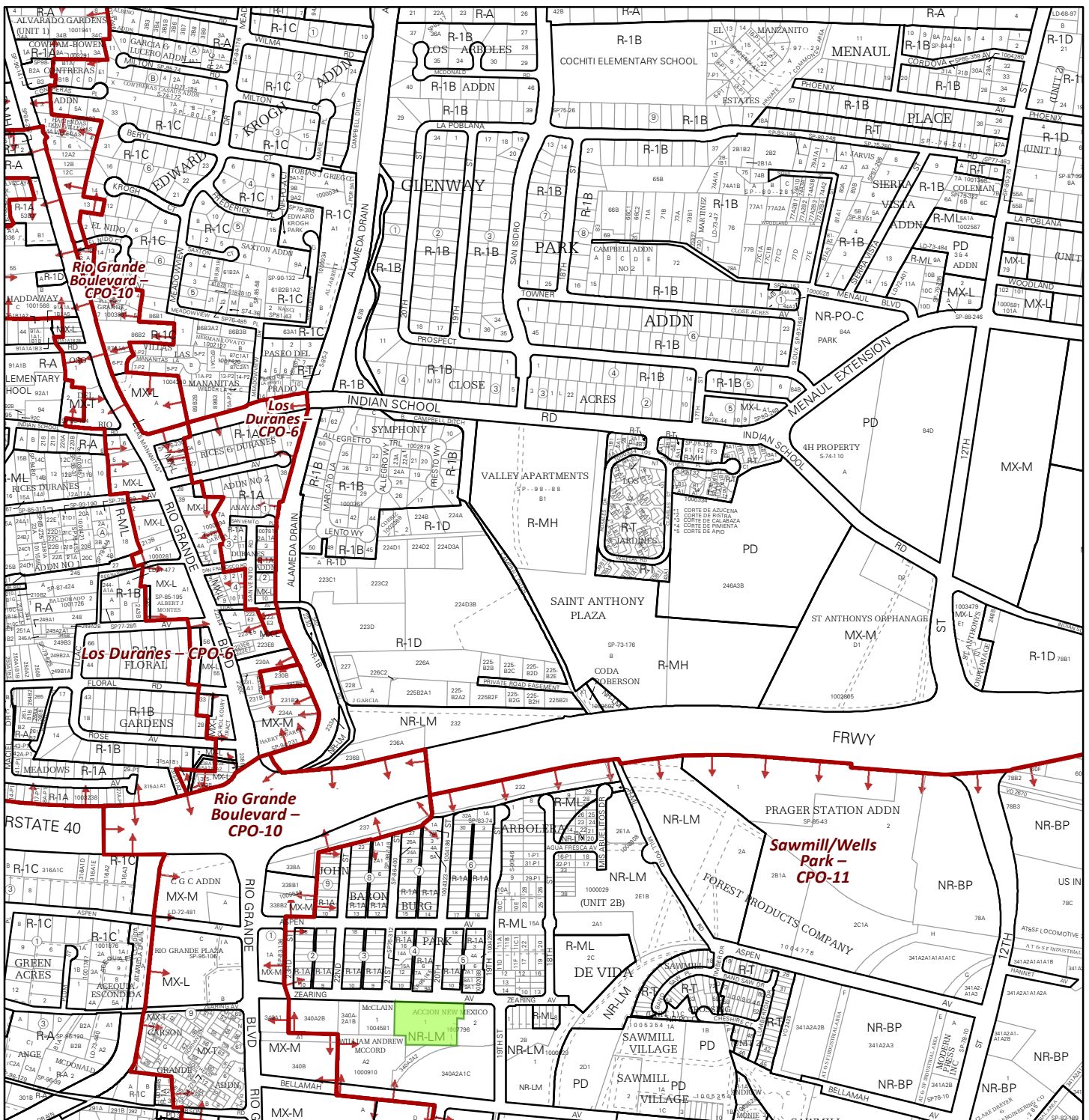
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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy 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



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-13-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

Escarpment

Petroglyph National Monument

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet

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

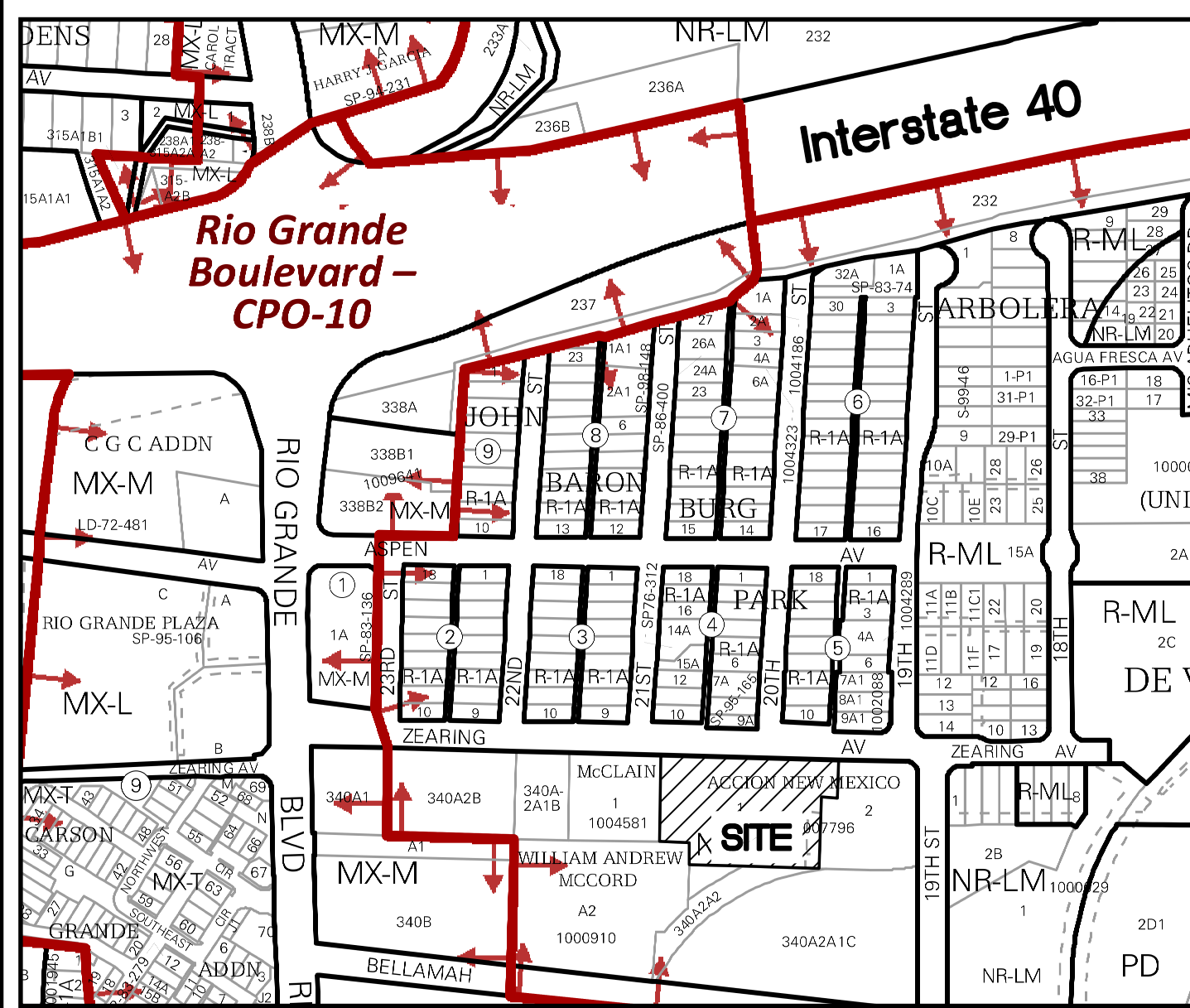
September 9, 2024
Development Facilitation Team
City of Albuquerque

Re: Sketch Plat Review for Subdivision to create Proposed Lots 1-A and 1-B, Lands of Accion New Mexico, being comprised of Lot 1, Lands of Accion New Mexico

Development Facilitation Team Members:

Cartesian Surveys is acting as an agent for Accion New Mexico and we request a sketch plat review of our proposed subdivision to subdivide existing Lot 1, Lands of Accion New Mexico into two new lots. The property is located at 2000 Zearing Avenue NW, between Rio Grande Boulevard NW and 19th Street NW. The property is currently zoned as NR-LM (Non-residential Light Manufacturing), and has minor improvements for paving and a dumpster pad with shared access via easement, but no existing structures.

Thank you for your consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas H-13-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN MAY 2019 AND AUGUST 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

LYNN TROJAHN, VICE PRESIDENT OF ADVANCEMENT ACCION NEW MEXICO _____ DATE _____

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
LYNN TROJAHN, VICE PRESIDENT OF ADVANCEMENT, ACCION NEW MEXICO

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Sections 7, Township 10 North, Range 3 East, N.M.P.M.
as projected onto the Town of Albuquerque Grant
Subdivision: Lands of Accion
Owner: Accion New Mexico
UPC #: 101305921901230305

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.6456 ACRES
ZONE ATLAS PAGE NO. H-13-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. AUGUST 2024

Legal Description

TRACT 1 OF THE PLAT OF LANDS OF ACCION NEW MEXICO, BEING A REPLAT OF TRACT 2, LANDS OF MCCLAIN AND TRACT A-3, LANDS OF WILLIAM ANDREW MCCORD, PROJECTED SECTION 18, T.10.N., R.3E., NMPM., TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 16, 2009, IN VOLUME 2009C, PAGE 143.

Documents

1. PLAT OF LANDS OF ACCION NEW MEXICO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 16, 2009, IN BOOK 2009C, PAGE 143.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 11, 2008, AS DOCUMENT NO. 2008041244.
3. PLAT OF LANDS OF WILLIAM ANDREW MCCORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 25, 2003 IN BOOK 2003C, PAGE 19 AS DOCUMENT NO. 2003108443.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AND
BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "AH" WHICH IS DEFINED AS AN AREA WITH A BASE FLOOD ELEVATION OF 4959 FEET, AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 35001C0331H.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # _____ 101305921901230305 _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

**Plat for
Lots 1-A and 1-B,
Accion New Mexico
Being Comprised of
Lot 1, Accion New Mexico
City of Albuquerque
Bernalillo County, New Mexico
September 2024**

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE 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.

BRIAN J. MARTINEZ _____ Date
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



**Plat for
Lots 1-A and 1-B,
Accion New Mexico
Being Comprised of
Lot 1, Accion New Mexico
City of Albuquerque
Bernalillo County, New Mexico
September 2024**

Easement Notes

- 1 EXISTING 3' CABQ PUBLIC SIDEWALK EASEMENT (05/05/2006, 2006C-145)
- 2 EXISTING 2.6' CABQ PUBLIC SIDEWALK EASEMENT (9/16/2009, 2009C-143)
- 3 EXISTING 28' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACT 2 (9/16/2009, 2009C-143)
- 4 EXISTING 24.5' X 28' PRIVATE REFUSE ENCLOSURE EASEMENT BENEFITING AND MAINTAINED BY TRACT 2 (9/16/2009, 2009C-143)
- 5 EXISTING 10' PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACT 2 (9/16/2009, 2009C-143)
- 6 EXISTING 11.43 X 16.58' PNM ELECTRICAL EASEMENT (7/1/2010, DOC. NO. 2010061921)
- 7 EXISTING 10' PNM ELECTRICAL EASEMENT (7/1/2010, DOC. NO. 2010061921)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/16/2009, 2009C-143)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

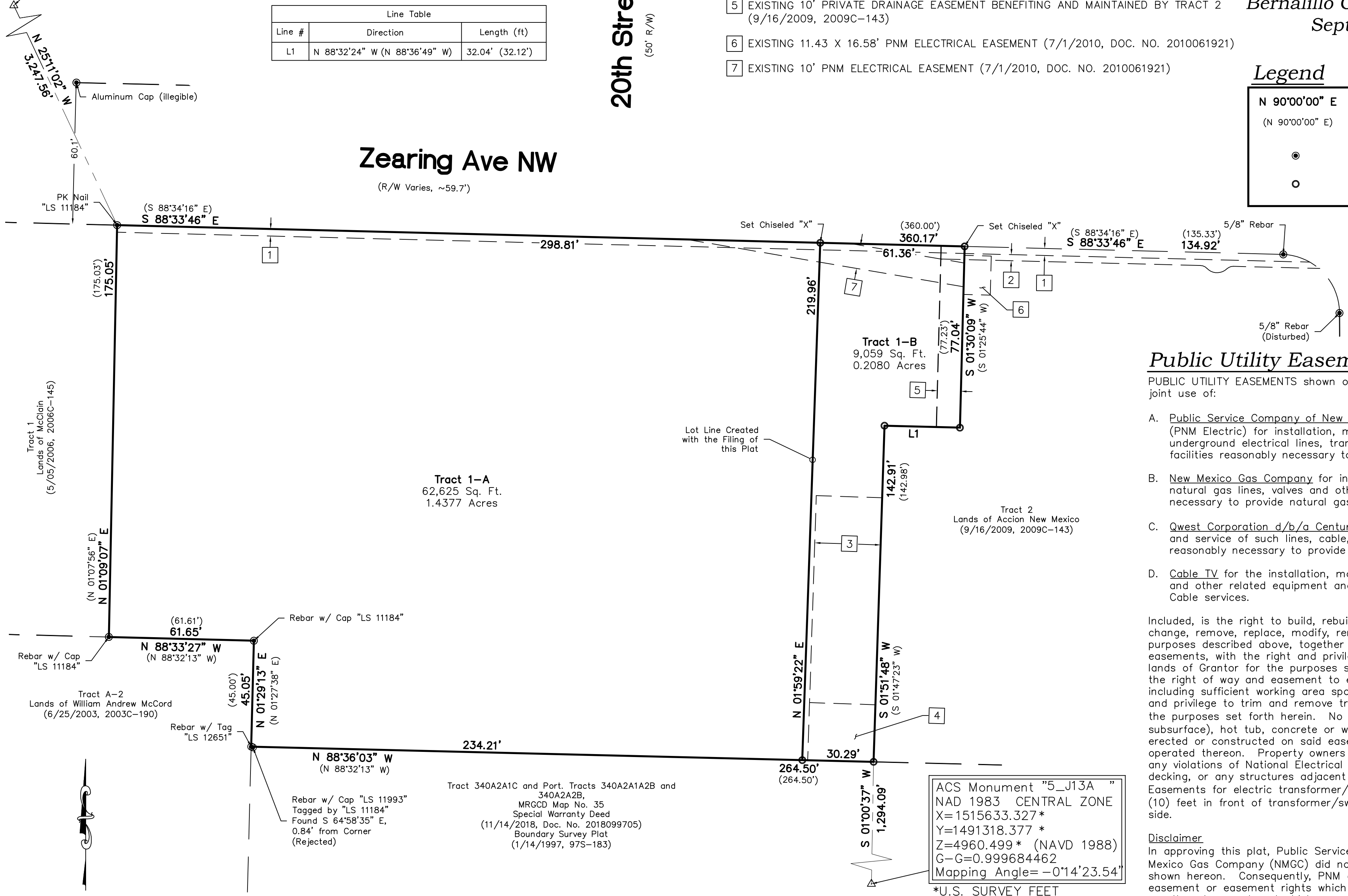
Line Table		
Line #	Direction	Length (ft)
L1	N 88°32'24" W (N 88°36'49" W)	32.04' (32.12')

20th Street NW
(60' R/W)

Zearing Ave NW
(R/W Varies, ~59.7')

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

ACS Monument "5_J13A"
NAD 1983 CENTRAL ZONE
X=1515633.327*
Y=1491318.377*
Z=4960.499* (NAVD 1988)
G-G=0.999684462
Mapping Angle=-0°14'23.54"
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Public Utility Easements

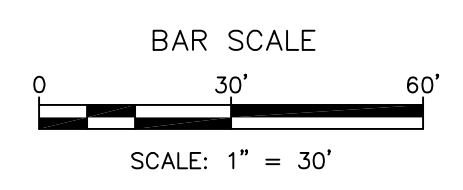
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.

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**Site Sketch for
Lots 1-A and 1-B,
Accion New Mexico
Being Comprised of
Lot 1, Accion New Mexico
City of Albuquerque
Bernalillo County, New Mexico
August 2024**

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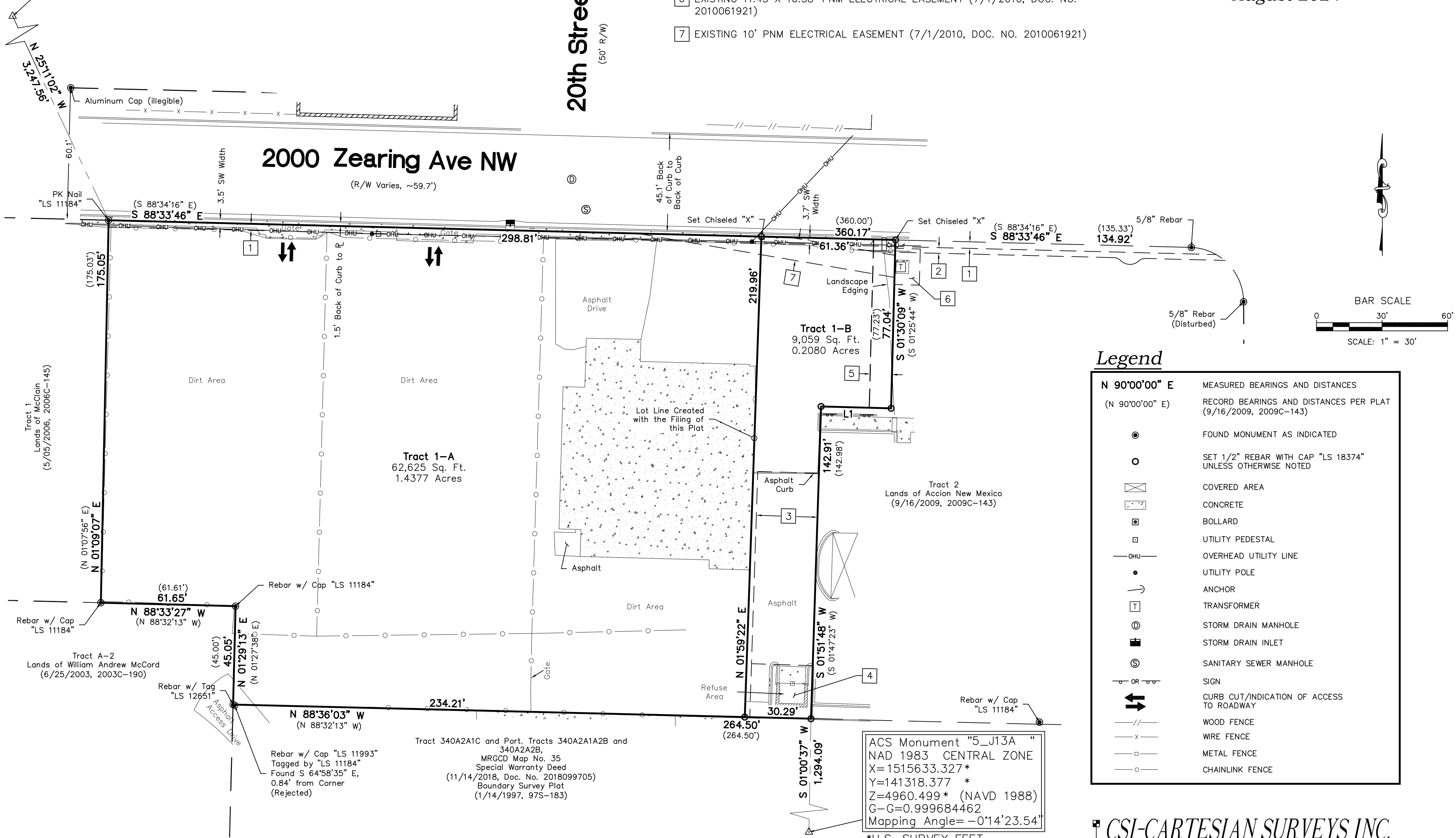
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○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	COVERED AREA
▨	CONCRETE
■	BOLLARD
□	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↪	ANCHOR
⊞	TRANSFORMER
⊙	STORM DRAIN MANHOLE
■	STORM DRAIN INLET
⊙	SANITARY SEWER MANHOLE
—OR—	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—//—	WOOD FENCE
—x—	WIRE FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE

ACS Monument "5_J13A"
NAD 1983 CENTRAL ZONE
X=1515633.327*
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