



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 APPLICATIONS		☐ Extension of Infrastructure List or IIA (Form S3)	
☐ Site Plan Administrative DFT (Forms SP & P2)		PRE-APPLICATIONS	
☐ Final EPC Sign-off for Master Development/Site Pla	ans - EPC (Form P2)	■ Sketch Plat Review and Comment (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)		APPEAL	
☐ Extension of IIA: Temp. Def. of S/W (Form S3)		☐ Decision of Site Plan Administrative DFT (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Plat of Garcia's Kitchen redevelopme M.R.G.C.D tracts 131 and 132 of protracts into 1 tract.			
APPLICATION INFORMATION			
Applicant/Owner: AG & FIVE LLC			Phone: 505-842-0273
Address: 1736 Central Ave Sw			Email: Dan@garciaskitchen.com
City: Albuquerque		State: NM	Zip: 87104
Professional/Agent (if any): Square Root Services LI	LC		Phone: 575-231-7347
Address: 7921 N. World Dr.			Email: Jared.Baeza@squarerootservies.net
City: Hobbs		State: NM	Zip: 88242
Proprietary Interest in Site: Replat of site		List <u>al</u> l owners: Dan Garcia	
SITE INFORMATION (<u>Accuracy of the existing lega</u>	I description is crucia	II! Attach a separate sheet if nec	essary.)
Lot or Tract No.: Lots 1 and 2, Tracts 131 and 132		Block: N/A	Unit: N/A
Subdivision/Addition: N/A	.	MRGCD Map No.: 38	UPC Code: 101305821512830914
Zone Atlas Page(s): J-13-Z	Existing Zoning: J-13-Z		Proposed Zoning J-13-Z
# of Existing Lots: 3	# of Proposed Lots: 1		Total Area of Site (Acres): 2.394
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 1736 Central Ave SW	Between: Central	Ave. and	d: Chacoma PI. SW
CASE HISTORY (List any current or prior project a	nd case number(s) tha	at may be relevant to your reque	est.)
N/A			
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 18th, 2024			· ·
Printed Name: Jared Baeza			☐ Applicant or ■ Agent

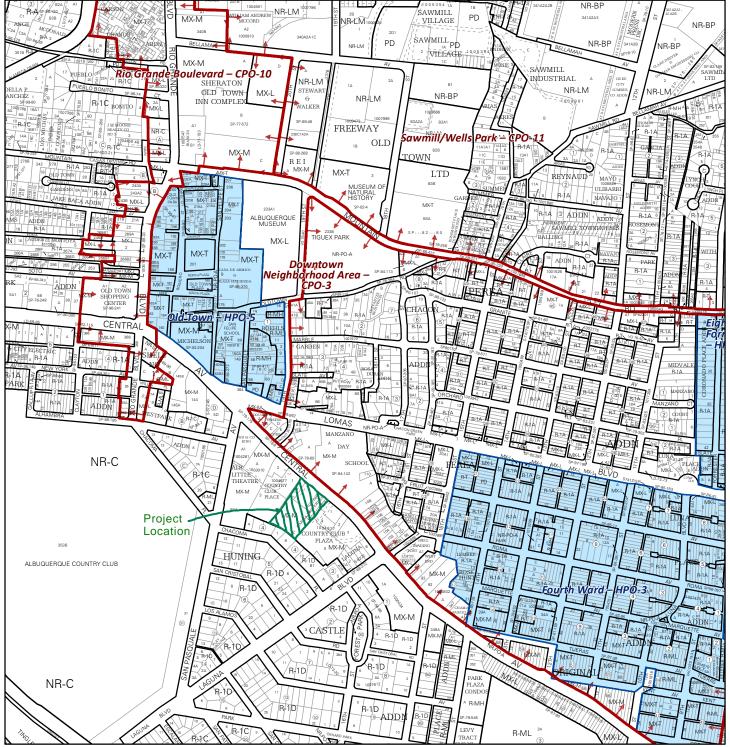
FORM S3 Page 1 of 2

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
<u> </u>
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.
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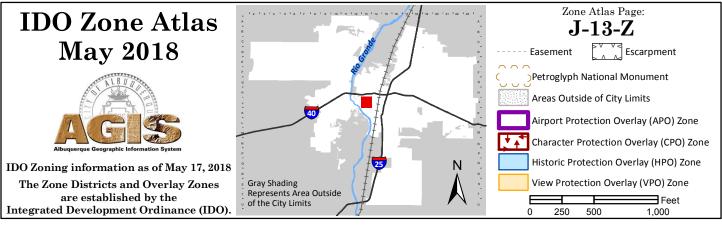
FORM S3 Page 2 of 2 4) Letter of authorization from the property owner if application is submitted by an agent 5) Letter describing, explaining, and justifying the deferral or extension 6) Drawing showing the sidewalks subject to the proposed deferral or extension INFRASTRUCTURE LIST EXTENSION OR AN 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 $\sqrt{}$ 2) Form S3 with all the submittal items checked/marked √ 3) Zone Atlas map with the entire site clearly outlined and labeled \checkmark 4) Letter describing, explaining, and justifying the request √ 5) Scale drawing of the proposed subdivision plat or Site Plan

√ 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



Square Root Services, LLC

7921 N World Dr. Hobbs, New Mexico 88242 (575)-231-7347 Jared.Baeza@squarerootservies.net

12th September 2024

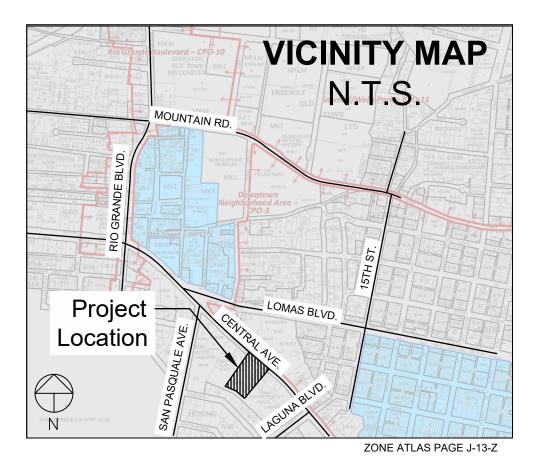
Development Review Services

To whom it may concern,

The applicant AG & FIVE LLC of Garcia's Kitchen on 1736 Central ave SW lots 1 and 2, tracts 131 and 132 of property map 38, town of Albuquerque grant projected section 18, township 10 North, range 3 east N.M.P.M., Bernalillo county, New Mexico requests a replat of the lots. The purpose of this plat is to replat and turn 3 tracts of land into 1 tract of land. Plat of Garcia's Kitchen redevelopment.

Sincerely,

Square Root Services



Bearings are grid and based on the New Mexico State Plane Coordinate System

Record Plat, Book 2009C, Page 28, bearings and distances, where they differ from

General Notes:

Sudivision Data:

Purpose of Plat:

from existing turnouts.

The purpose of this plat is to

Central Zone (NAD83).

Distances are ground U.S. Survey Feet.

"MUTH 13239" unless otherwise noted.

Bernalillo County Zone Atlas Page J-13-Z.

Total number of existing tracts:

Total number of tracts created:

Gross subdivision acreage: 2.394 acres

Replat and turn 3 Tracts into 1 Tract.

those established by this field survey, are shown in

All corners that were set are a 5/8 Inch Rebar with

Total mileage of full width streets created: 0 miles

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

Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and undergound electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services

- Qwest Corportation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other relation equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable

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 for 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

front of transformer/switchgear doors and five (5) feet on each side.

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico

OWNER AG & FIVE LLC

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy

District in easements, rights of way, assessments and liens, are fully reserved to said

District, and that if provision for irrigation source and easements are not provided for by

obligations to furnish irrigation waters and services to any portions thereof, other than

the subdivider for the subdivision, addition, or plat, said District is absolved of all

ACKNOWLEDGEMENT STATE OF NEW MEXICO COUNTY OF BERNALILLO Notary Public

THIS PLAT 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.

RECORD LEGAL DESCRIPTIONS

LOT 1 AND 2, PLAT BOOK 2009C, PAGE 28 A TRACT OF LAND LYING WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPLE MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING M.R.G.C.D. TRACT 131, PROPERTY MAP 28, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 4, 2007, IN MAP BOOK 2007C, PAGE 81, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF TRACT 131, BEING A SET #4 REBAR WITH PLASTIC CAP STAMPED "LS8911" WHENCE AN ALBUQUERQUE SURVEY CONTROL MONUMENT ALUMINUM DISC STAMPED "13-J13 1983" BEARS N 41°57'06" W, A

FROM SAID POINT OF BEGINNING CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE S.W. S 49°57'32" E, A DISTANCE OF 138.78 FEET TO A POINT BEING A CHISELED "X" IN CONCRETE; THENCE,

S 49°57'52" E, A DISTANCE OF 85.59 FEET ALONG SAID RIGHT-OF-WAY TO A POINT BEING A SET #4 REBAR WITH PLASTIC CAP STAMPED "LS8911" AND BEING THE NORTHEAST CORNER OF SAID TRACT; THENCE,

S 39°55'01" W, A DISTANCE OF 401.33 FEET TO A POINT BEING A FOUND #4 REBAR AND BEING THE SOUTHEAST CORNER OF SAID

N 48°29'42" W, A DISTANCE OF 115.88 FEET TO AN ANGLE POINT BEING FOUND #4 REBAR; THENCE,

N 66°36'53" W, A DISTANCE OF 124.87 FEET TO A POINT BEING A FOUND #4 REBAR AND BEING THE SOUTHWEST CORNER OF

N 35°13'09" E, A DISTANCE OF 214.44 FEET TO AN ANGLE POINT BEING A SET #4 REBAR WITH PLASTIC CAP STAMPED "LS8911";

N 34°24'28" E, A DISTANCE OF 64.67 FEET TO A POINT BEING A FOUND #4 REBAR WITH PLASTIC CAP STAMPED "LS11993";

S 55°40'16" E, A DISTANCE OF 50.00 FEET TO A POINT BEING A SET #4 REBAR WITH PLASTIC CAP STAMPED "LS8911"; THENCE,

N 34°18'58" E, A DISTANCE OF 151.89 FEET TO THE POINT OF BEGINNING CONTAINING 2.2173 ACRES (96,585.588 SQ FT) MORE OR

M.R.G.C.D. TRACT 132, PROPERTY MAP NO. 28 FILED 10/27/1987

Public Utility Easements

- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in

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 which are not

MEASURED LEGAL DESCRIPTIONS

LOT 1 AND 2, PLAT BOOK 2009C, PAGE 28 A TRACT OF LAND LYING WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPLE MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE

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, and said

owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-way

shown hereon to the City (or county of Bernalillo) in fee simple with warranty

covenants and do hereby grant all utility easements shown hereon to the public

use forever, including the rights of ingress and egress (both surface and

subsurface). The undersigned owner(s) and/or proprietor(s) also grant to the City in

perpetuity all sanitary sewer, water line, and drainage easements shown hereon including the right to construct, operate, inspect, and maintain sanitary sewers,

water lines, and drainage facilities therein. Unless specifically limited elsewhere on

this plat, all easements granted to the City may be used for any or all of the

purposes of sanitary sewer, water line, or drainage facility even though only one of

The undersigned owner(s) and/or proprietor(s) do hereby freely consent to all the

foregoing and do hereby represent that I/we am/are authorized to so act.

these purposes is stated on the easement as drawn on the plat.

for AG & FIVE LLC

BEGINNING AT THE NORTHWEST CORNER OF TRACT 131, BEING A SET #4 REBAR WITH PLASTIC CAP STAMPED "LS8911" WHENCE AN ALBUQUERQUE SURVEY CONTROL MONUMENT ALUMINUM DISC STAMPED "13-J13 1983" BEARS N 41°57'06" W, A

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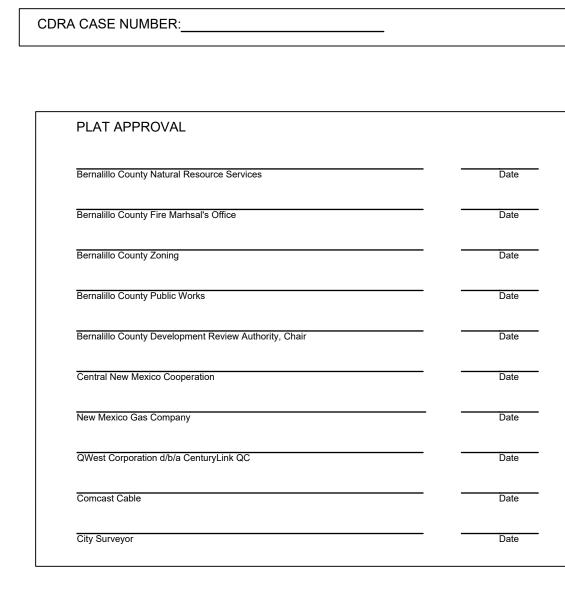
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M.R.G.C.D. TRACT 132, PROPERTY MAP NO. 28 FILED 10/27/1987



Plat of

Garcia's Kitchen Redevelopment

Being a Replat of

Lots 1 and 2 of Garcia Properties Development

and M.R.G.C.D. Tracts 131 and 132

of Property Map No. 38

Town of Albuquerque Grant

Projected Section 18, Township 10 North, Range 3 East

N.M.P.M., Bernalillo County, New Mexico.

September 2024

Treasurers Certification	
This is to certify that taxes are current and paid	d on the following:
	•
Daws dilla Caustu Tuasauran	Data
Bernalillo County Treasurer	Date

CERTIFICATION

I, Daniel R. Muth, New Mexico Professional Surveyor No. 13239, do hereby certify that this Subdivision Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act, that this survey meets the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance, and complies with Surveying Standards as established by the State Board of Licensure of Engineers and Surveyors.

Daniel R.	Muth,	P.S.	13239	



7921 N. World Dr. Hobbs, NM 88242 Squarerootservices.net 575-231-7347

TYPE OF SURVEY:

SURVEY PLAT

PROJECT NAME:

GARCIA'S KITCHEN REDEVELOPMENT

DAN GARCIA

||CLIENT:

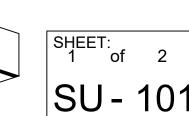
PROJECT NUMBER:

PROJECT SURVEYOR:

24134

Travis King, Brenda Ramirez

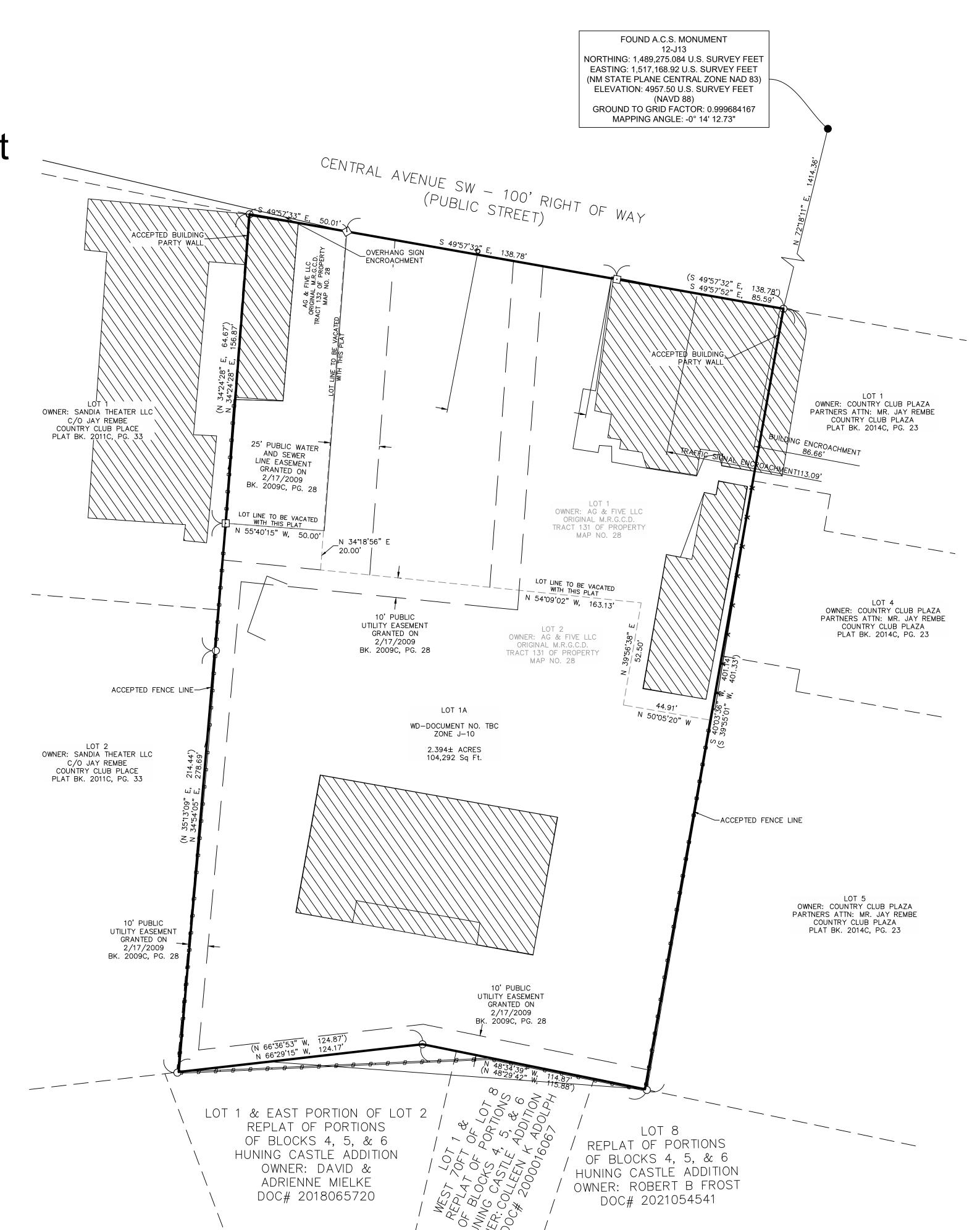
REVISIONS DESCRIPTION



Plat of Garcia's Kitchen Redevelopment Being a Replat of

Lots 1 and 2 of Garcia Properties Development and M.R.G.C.D. Tracts 131 and 132 of Property Map No. 38

Town of Albuquerque Grant Projected Section 18, Township 10 North, Range 3 East N.M.P.M., Bernalillo County, New Mexico. September 2024





7921 N. World Dr. Hobbs, NM 88242 Squarerootservices.net 575-231-7347

TYPE OF SURVEY:

SURVEY PLAT

PROJECT NAME:

GARCIA'S KITCHEN REDEVELOPMENT

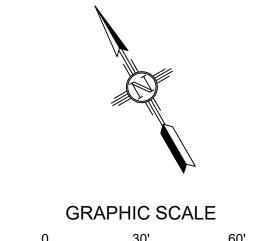
FOR

DAN GARCIA

PROJECT NUMBER: 24134

PROJECT SURVEYOR:

Daniel R. Muth, PS DRAWN BY: Travis King, Brenda Ramirez



SCALE: 1" = 30'

(IN FEET)

l	LEGEND		
	0	Set monument marke "Baker NM PS25773"	
l	•	Found monument as	
l		— Boundary	
۱		147 11	

XX°XX'XX", XX.XX'

Measured bearing and distance (XX*XX'XX", XX.XX') Record bearing and distance

	REVISIONS				
No.	DATE	DESCRIPTION			

2 of 2

Plat of Garcia's Kitchen Redevelopment Being a Replat of Lots 1 and 2 of Garcia Properties Development and M.R.G.C.D. Tracts 131 and 132 of Property Map No. 38

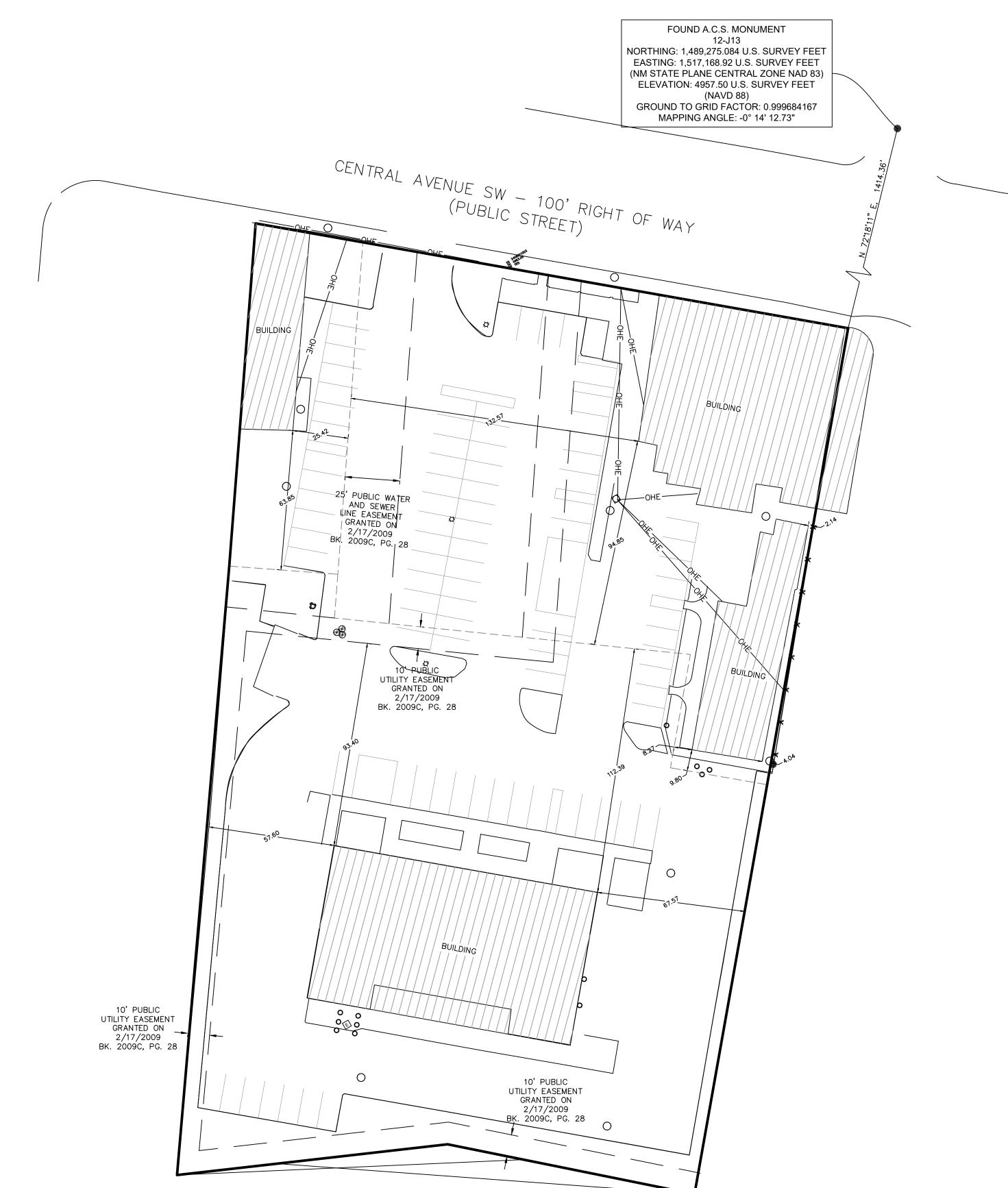
Town of Albuquerque Grant
Projected Section 18, Township 10 North, Range 3 East
N.M.P.M., Bernalillo County, New Mexico.
September 2024

Setback Standards
Zone: MX-M
UC-MS-PT

Front, minimum/ maximum: 0 ft./ 15 ft.

Side, minimum/ maximum: 0 ft./ street side: 15 ft.

Rear, minimum: street or alley: 0 ft.





7921 N. World Dr. Hobbs, NM 88242 Squarerootservices.n 575-231-7347

TYPE OF SURVEY:

SURVEY PLAT

PROJECT NAME:

GARCIA'S KITCHEN REDEVELOPMENT

FOR

DAN GARCIA

PROJECT NUMBER:

24134

Daniel R. Muth, PS

DRAWN BY: Travis King, Brenda Ramirez

GRAPHIC SCALE
0 30'

LEGEND

REVISIONS
TE DESCRIPTION

PRELIMINARY

SHEET: 2 of 2 SU - 102