



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 Plans - EPC (Form P2)	☒ Sketch Plat Review and Comment (Form S3)	
☐ Infrastructure List or Amendment to Infrastructure List (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		
Subdivision: 1 tract into 2 tracts		
Granting of private access easement		
APPLICATION INFORMATION		
Applicant/Owner: Stewart Chester French, Trustee - Stewart RVT		Phone:
Address: P.O. Box 25063		Email:
City: Albuquerque	State: NM	Zip: 87125
Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
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 5-C	Block:	Unit:
Subdivision/Addition: Paradise Valley	MRGCD Map No.:	UPC Code: 1-012-064-245-464-212-02
Zone Atlas Page(s): C-12	Existing Zoning: NR-SU	Proposed Zoning: n/a
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 2.781
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 9300 Golf Course Rd NW	Between: Paradise Blvd	and: Marna Lynn Ave NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
none		
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: 9/23/2024
Printed Name: Derrick Archuleta		☐ Applicant or ☒ Agent

- ___ 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
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

September 23, 2024

Development Facilitation Team
City of Albuquerque
600 2nd St NW
Albuquerque NM

RE: TRACT 5-C, PARADISE VALLEY

Development Facilitation Team:

I would like to request Sketch Plat review and DFT comments for a minor subdivision (1 tract into 2 tracts) for the above mentioned property.

The property owner would to create a separate tract for an existing cell tower on the site. Proposed Tract 5-C-1 is to be 2.6852± net acres and Tract 5-C-2 (cell tower tract) at 0.0329± net acres on property zoned NR-SU (Non Residential – Sensitive Use) on a total of 2.781± acres.

The request also includes the granting of a private access easement for the benefit of Tract 5-C-2 to be maintained by Tract 5-C-1.

The site is currently developed with a mortuary known as French Funerals and Cremations on proposed Tract 5-C-1 and a cell tower on proposed Tract 5-C-2.

The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Northwest Mesa Planning Area.

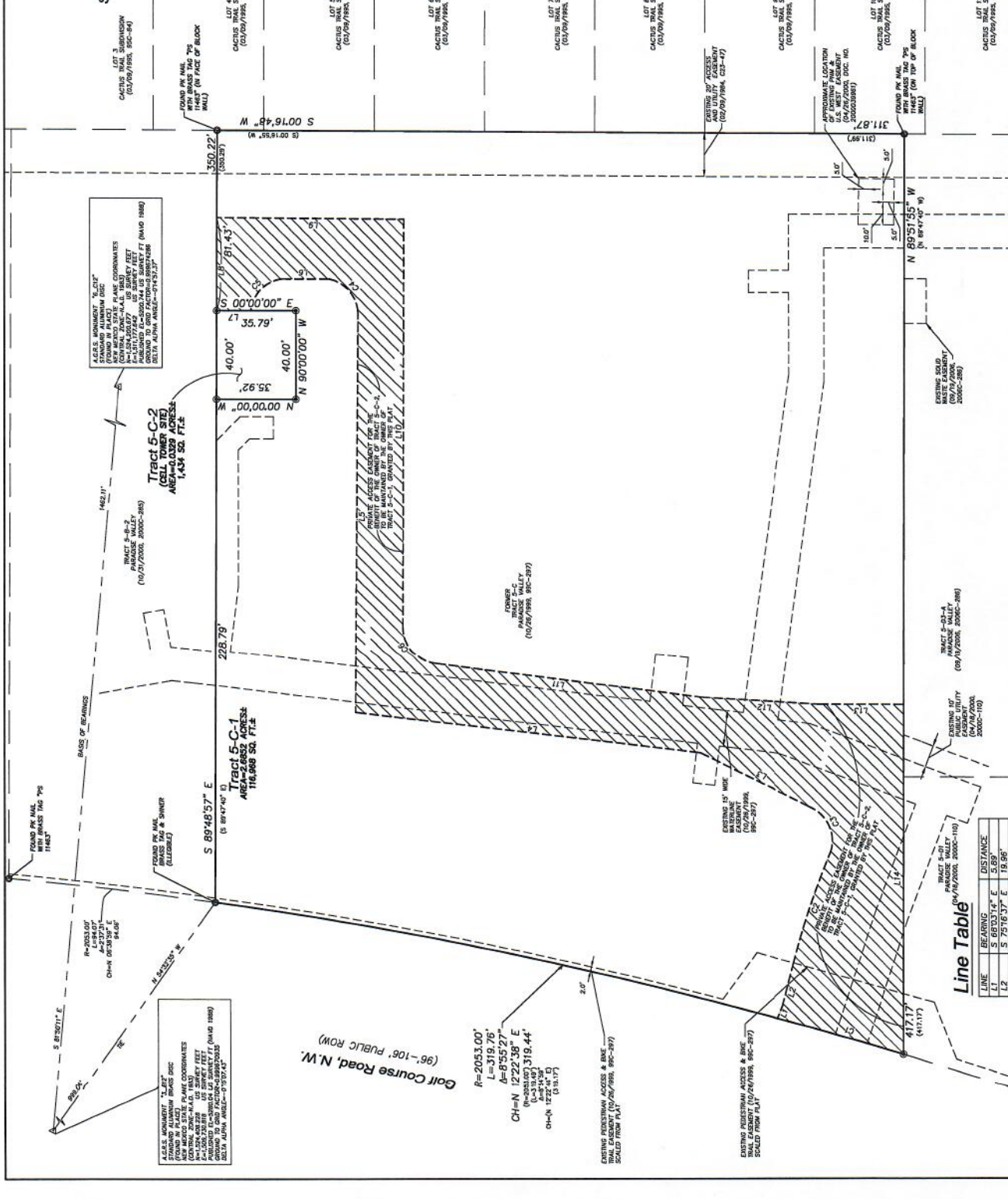
Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal

Plat of
Tracts 5-C-1 & 5-C-2
Paradise Valley
Town of Alameda Grant, Projected
Section 13, Township 11 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
September 2024



PRECISION SURVEY, INC.

PROJECT INFORMATION

CREW/TECH:	DATE OF SURVEY:
MC	09/15-16/2024

DRAWN BY:	CHECKED BY:
JK	LM

PHONE	SHEET NUMBER
505.856.5700	2 OF 2

OFFICE LOCATION:
1200 San Mateo Boulevard, NE
Albuquerque, NM 87113

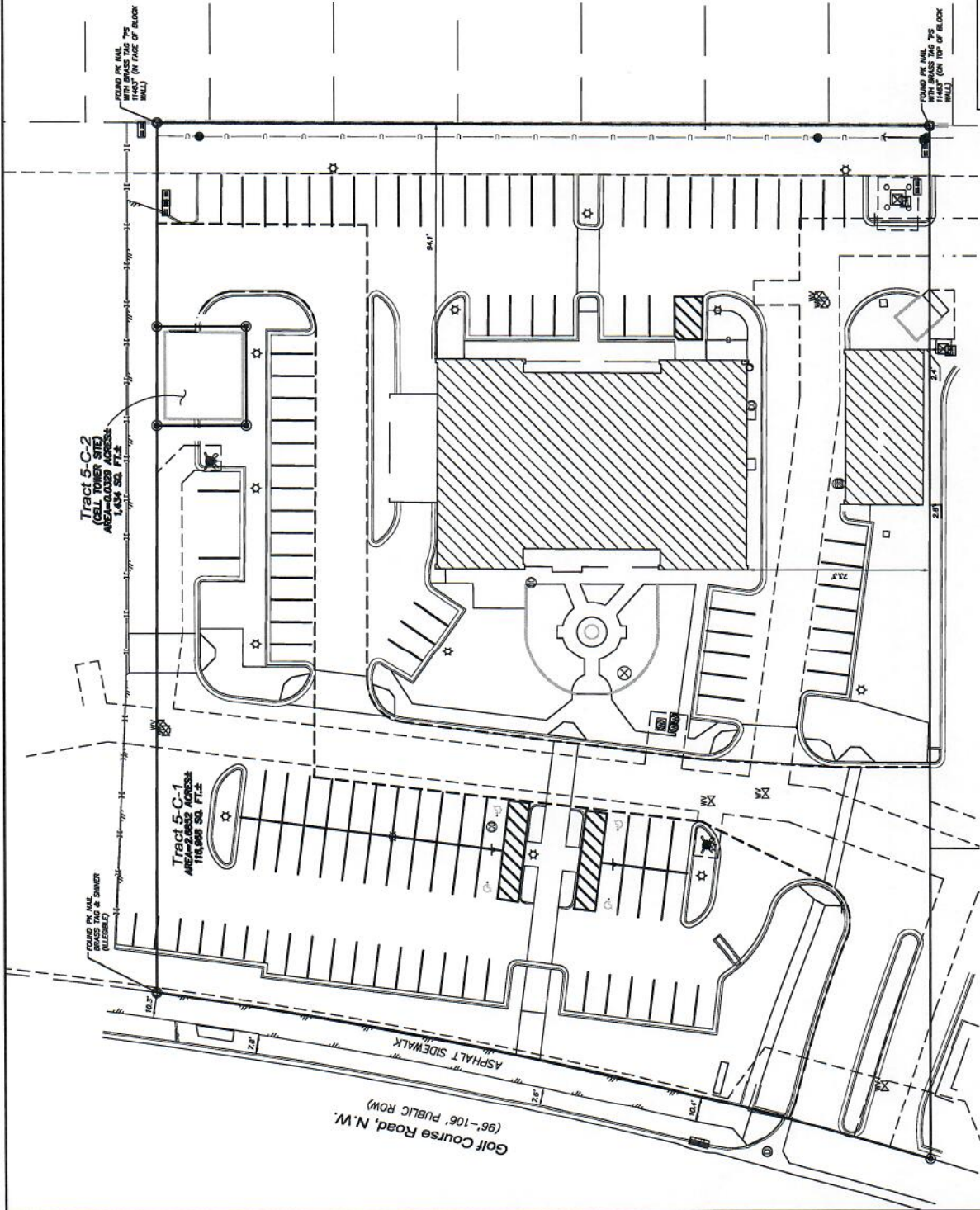
Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2053.00'	59.35'	59.34'	N 16°00'40" E	1°39'23"
C2	361.54'	53.25'	53.25'	S 71°22'36" E	8°00'11"
C3	16.89'	24.68'	22.54'	N 84°19'47" E	83°44'08"
C4	15.04'	21.56'	19.97'	N 45°31'40" W	77°02'23"
C5	17.01'	24.63'	22.53'	S 49°41'02" W	82°36'24"

Line Table

LINE	BEARING	DISTANCE
L1	S 68°03'14" E	5.69'
L2	S 75°16'37" E	19.95'
L3	N 28°27'07" E	55.55'
L4	S 68°37'06" E	181.59'
L5	N 00°04'59" E	21.15'
L6	N 00°00'00" W	15.50'
L7	S 69°48'57" E	41.94'
L8	N 89°19'07" W	184.20'
L9	S 03°27'13" W	57.79'
L10	S 03°27'13" W	57.79'
L11	S 00°08'05" W	58.77'
L12	N 89°51'55" W	156.39'

Sidewalk Exhibit of
Tracts 5-C-1 & 5-C-2
Paradise Valley
 Albuquerque, Bernalillo County, New Mexico
 September 2024



PRECISION
 SURVEYS, INC.

OFFICE LOCATION
 8000 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.866.0700 PHONE
 505.866.0700 FAX

PROJECT INFORMATION
 PROJECT NO.
 245207
 SHEET NUMBER
 1 OF 1



SCALE: 1"=40'