



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		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & 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"/> Infrastructure List or 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"/> Decision of Site Plan Administrative DFT (Form A)	
BRIEF DESCRIPTION OF REQUEST		
Lot consolidation: 2 lots into 1 lot		
APPLICATION INFORMATION		
Applicant/Owner: LFO Investments NM LLC		Phone:
Address: 5207 Wilder Trl		Email:
City: Sherman	State: TX	Zip: 75092-6412
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: OWNER	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.: Lots 7 & 8	Block: 63	Unit:
Subdivision/Addition: Reynolds Addition	MRGCD Map No.:	UPC Code: 1-013-057-322-260-429-06
Zone Atlas Page(s): K-13	Existing Zoning: R-1A	Proposed Zoning n/a
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 0.1664
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1314 Stover Ave SW	Between: 13th St	and: 14th St
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		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> 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

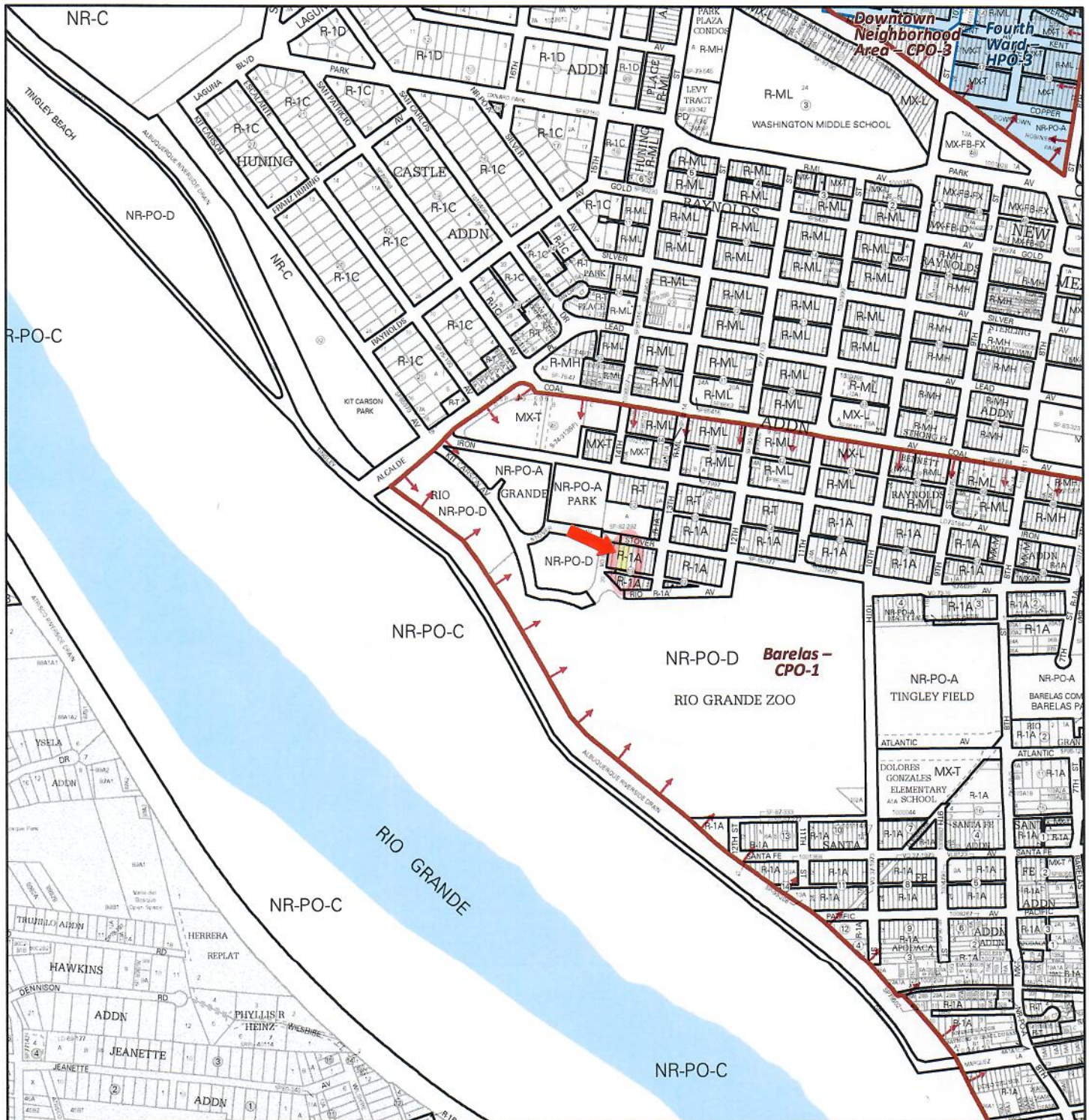
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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

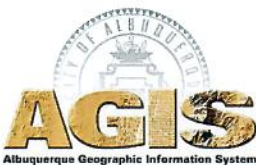
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- ~~___~~ X 1) DFT Application form completed, signed, and dated
- ~~___~~ X 2) Form S3 with all the submittal items checked/marked
- ~~___~~ X 3) Zone Atlas map with the entire site clearly outlined and labeled
- ~~___~~ X 4) Letter describing, explaining, 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

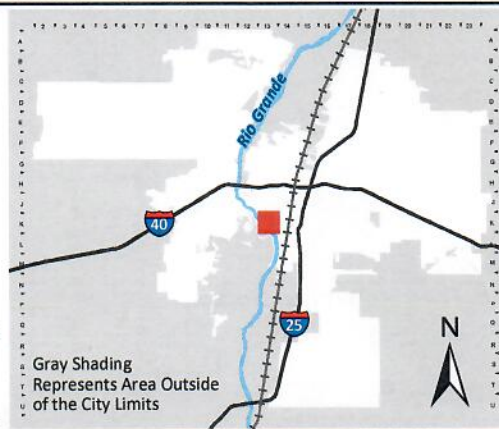


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

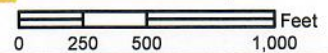


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-13-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



**ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

September 23, 2024

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

RE: LOTS 7 & 8, BLOCK 63, RAYNOLDS ADDITION

Development Facilitation Team:

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

The property owner would to combine existing lots with interest in redeveloping the property. Proposed Lot 7A is to be 0.1630± net acres on property zoned R-1A (Single Family – Small Lot).

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Central ABQ Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP
Principal



LOCATION MAP
ZONE ATLAS MAP NO. K-13-Z

SUBDIVISION DATA

1. PROJECT PR 2024-
2. ZONE ATLAS INDEX NO.: K-13
3. GROSS SUBDIVISION ACREAGE: 0.1630 ACRE
4. TOTAL NUMBER OF PROPOSED LOTS: 2
5. DATE OF SURVEY: AUGUST 2024
6. CURRENT ZONING: R-1A

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST 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.

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. CenturyLink for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
 D. Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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 the right to use the easement for the installation, maintenance, and service of the customers of Grantor, including sufficient working areas spaces 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 other structure be erected or constructed on said easements, nor shall any structure be erected or constructed on said easements which would violate any provisions of the National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

LEGAL DESCRIPTION

Lots numbered Sevens (7) and Eight (8) in Block numbered Sixty-three (63) of Raynolds Addition, as the same are shown and designated on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 24, 1924 in Volume D1, Folio 33.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO EXISTING LOTS 25' WIDE EACH INTO ONE 50' WIDE LOT TO ALLOW FOR PROPERTY DEVELOPMENT.

SOLAR NOTE

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

NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM. CENTRAL ZONE. NAD83. BEARING INSTANCES ARE GROUND FIELD AND RECORD DATA. BASIS OF BEARINGS ARE BEARINGS SHOWN ON THE PLAT OF SURVEY OF THE SUBJECT PROPERTY DATED 4/23/2024 BY THOMAS D. JOHNSON, PS 14289. NO BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT OF RAYNOLDS ADDITION.
2. PROPERTY CORNERS WERE FOUND AS SHOWN.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND NO EASEMENT DOCUMENTS WERE PROVIDED BY THE OWNERS.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER FLOOD AREAS, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35091C0333H DATED 8/16/2012.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT APPROVAL

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS-OF-WAY, ASSESSMENTS AND LEASES ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCES AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, THE SUBDIVIDER SHALL BE RESPONSIBLE FOR PROVIDING IRRIGATION WATER AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE WHOLE OF THE SUBDIVISION SHOWN HEREON AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

DANIEL ORTIZ

ACKNOWLEDGEMENT

COUNTY OF _____
 STATE OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY _____



**PLAT OF LOT 7A, BLOCK 63
 RAYNOLDS ADDITION
 (REPLAT OF LOTS 7 AND 8, BLOCK 63, RAYNOLDS ADDITION)
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 19, T10N, R3E, N1M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024**

APPROVED AND ACCEPTED BY:

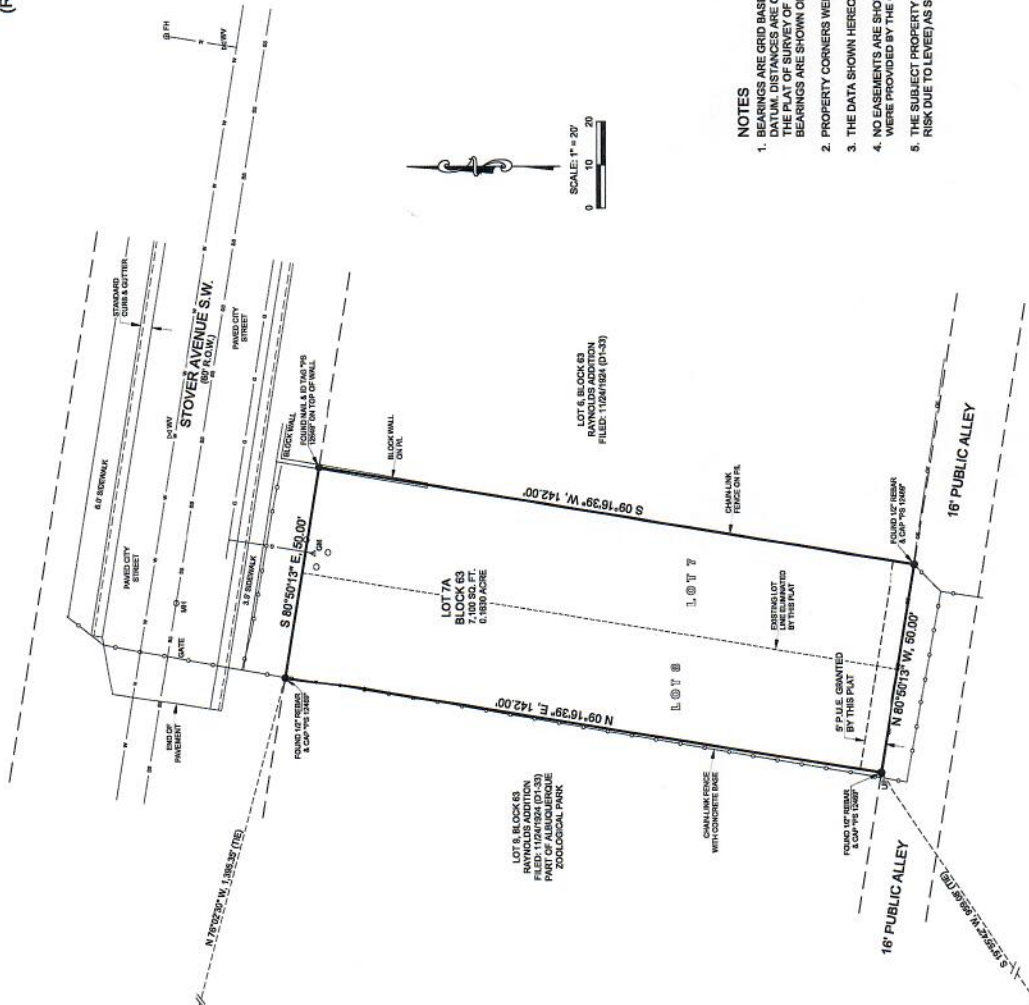
PR-2024- CASE NO.	_____	DATE	_____
D.H.O. APPROVAL DATE	_____	DATE	_____
PLANNING DEPARTMENT	_____	DATE	_____
CITY ENGINEER	_____	DATE	_____
PARKS AND RECREATION DEPARTMENT	_____	DATE	_____
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY	_____	DATE	_____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	_____	DATE	_____
A.M.A.F.C.A.	_____	DATE	_____
HYDROLOGY	_____	DATE	_____
CODE ENFORCEMENT	_____	DATE	_____
CITY SURVEYOR	_____	DATE	_____
M.R.G.C.D.	_____	DATE	_____
UTILITY APPROVALS:			
PNM	_____	DATE	_____
NM GAS COMPANY	_____	DATE	_____
CENTURYLINK	_____	DATE	_____
COMCAST	_____	DATE	_____
TREASURER'S CERTIFICATION			
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON: LOTS 7 & 8, BLOCK 63, RAYNOLDS ADDITION: UPC 10130573226494900 PROPERTY OWNER OF RECORD: ORTIZ DANIEL R., TRUSTEE BERNALILLO COUNTY TREASURER'S OFFICE: _____			

SURVEYOR'S CERTIFICATION

I, DANIEL ORTIZ, A PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Daniel Ortiz
 DANIEL ORTIZ, No. 28419 DATE 8/12/2024
 PROFESSIONAL SURVEYOR, LLC
 P.O. BOX 94595, ALBUQUERQUE, NM 87199
 office 505.892.4587
 professional.surveying@comcast.net

**PLAT OF LOT 7A, BLOCK 63
RAYNOLDS ADDITION**
(REPLAT OF LOTS 7 AND 8, BLOCK 63, RAYNOLDS ADDITION)
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 19, T10N, R3E, N.M.I.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2024



CONTROL POINT "A" IS A
NEW STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE
NAD 83
EPOCH = 1982.0
GSD FACTOR = 0.99999997
MAPPING ANGLE = -24°18.31'

LEGEND OF SYMBOLS

○	IRON	SANITARY SEWER MANHOLE
—	—	FENCE LINE
—	—	WATER VALVE
—	—	FIRE HYDRANT
—	—	WATERLINE
—	—	SANITARY SEWER LINE
—	—	GAS METER
—	—	PROTECTIVE ISOLAND
—	—	DAKLINE
—	—	UTILITY POLE
—	—	OVERHEAD UTILITY LINES

CONTROL POINT "A" IS A
NEW STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE
NAD 83
EPOCH = 1982.0
GSD FACTOR = 0.99999997
MAPPING ANGLE = -24°18.31'

- NOTES**
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