



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.

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>	
<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)	<b>APPEAL</b>	
<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**

Interior lot line adjustment: 2 lots into 2 lots

**APPLICATION INFORMATION**

Applicant/Owner: Paula Garcia / Michael Padilla		Phone:
Address: 237 Wheeler Ave SE		Email:
City: Albuquerque	State: NM	Zip: 87102
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: owners	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 10 & 11	Block: A	Unit: 1
Subdivision/Addition: South Broadway Acres	MRGCD Map No.:	UPC Code: 1-014-055-135-333-305-48
Zone Atlas Page(s): M-14	Existing Zoning: R-1C	Proposed Zoning: n/a
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.3062

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 102 Bethel Dr SE	Between: William St	and: Topeka St
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**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: 10-14-2024
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**

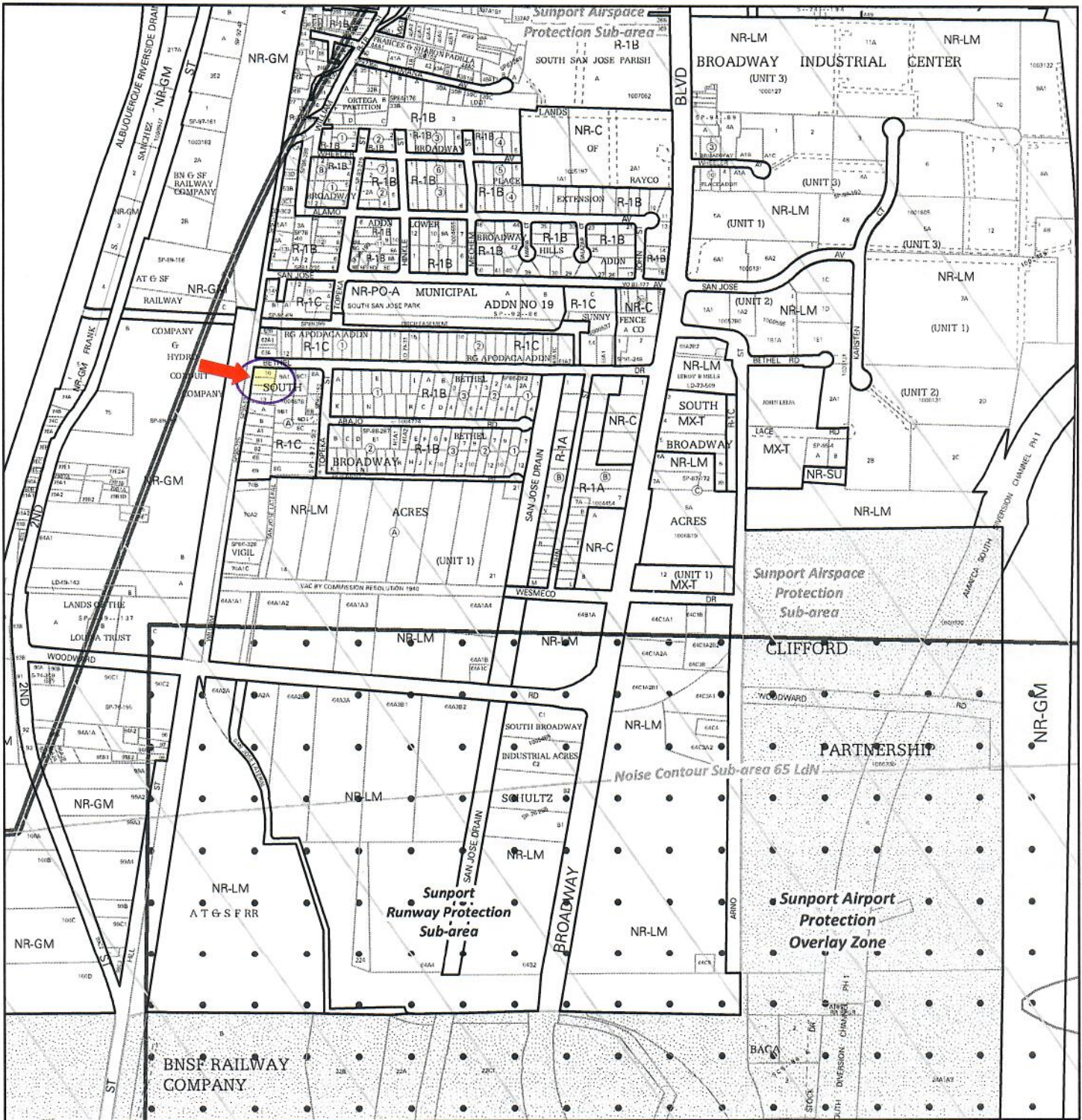
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other 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](mailto: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
- X \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

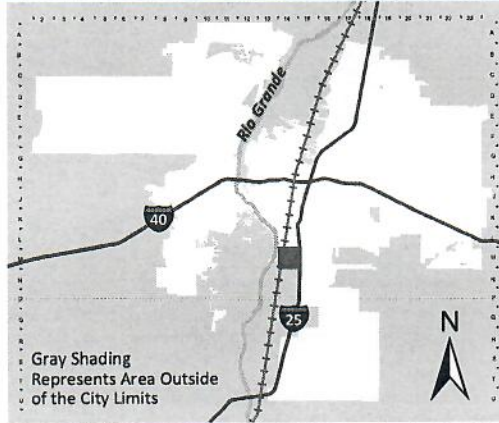


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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).



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**M-14-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

0 250 500 1,000 Feet

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

October 12, 2024

Development Facilitation Team  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: LOTS 10 & 11, BLOCK A, SOUTH BROADWAY ACRES UNIT 1**

Development Facilitation Team:

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

The property owner would relocate an interior lot line between existing Lots 10 and 11, Block A, South Broadway Acres Unit 1 resulting in the same number of two (2) lots. Proposed Lot 10-A is to be 0.1261± net acres and Lot 10-B at 0.1308± net acres on property zoned R-1C (Single Family – Extra Large Lot) on a total of 0.3062± acres.

The site is undeveloped.

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,



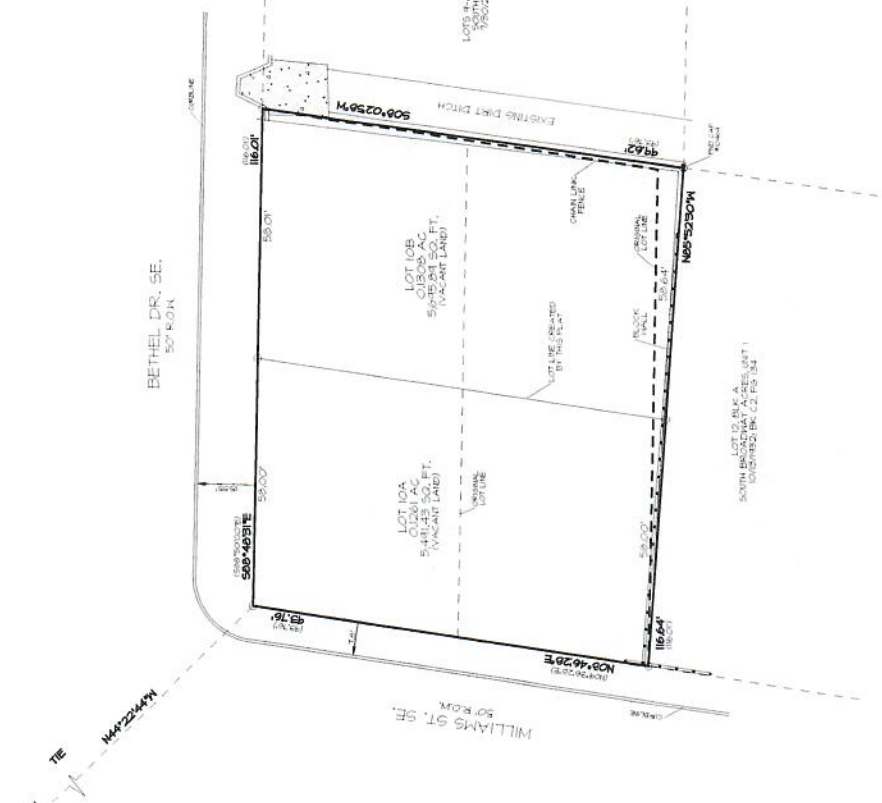
Derrick Archuleta, MCRP  
Principal



# PLAT OF LOTS 10A AND 10B, BLOCK A SOUTH BROADWAY ACRES, UNIT I

BEING A REPLAT OF  
LOTS 10 AND 11, BLOCK A  
EXCEPT THE ELY 25'  
SOUTH BROADWAY ACRES, UNIT I  
TOWN OF ATRISCO LAND GRANT  
PROJECTED SECTION 35 T.10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2024

NEW MEXICO STATE PLANE COORDINATES  
CENTRAL ZONE N.A.D. 83  
EARTH TIDAL CORRECTION  
EARTH ROTATION CORRECTION  
SCALE 0.414664508  
GCS: NAD83  
PROJ: NAD83  
UNITS: US ENGLISH  
EARTH TIDAL CORRECTION  
EARTH ROTATION CORRECTION



### SOLAR NOTE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR EASE BEING INSTALLED ON BUILDINGS OR EXECUTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

### NOTES:

1. SURVEY CONDUCTED JULY, 2024
2. DISTANCES ARE GROUND DISTANCES-- US SURVEY FOOT.
3. 360.000 SQUARE FEET = 0.8267 AC (1,097.35 SQUARE FEET = 0.25 AC)
4. ALL OBSERVATIONS BETWEEN TWO POINTS AND THE N65284 BOUNDARY ARE BASED UPON RECORDED PLAT FILED IN THE COUNTY OF BERNALILLO, NEW MEXICO, ON OCTOBER 15, 1928, IN PLAT BOOK C-2, PAGE 134
5. DISTANCES BASED UPON RECORDED PLAT FILED IN THE COUNTY OF BERNALILLO, NEW MEXICO, ON OCTOBER 15, 1928, IN PLAT BOOK C-2, PAGE 134
6. SELECTED PROPERTY IS LOCATED WITHIN ZONE 7A DESIGNATING FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS FIRM MAP NO. 35001003303, EFFECTIVE DATE: SEPTEMBER 26, 2008. 35001003303, EFFECTIVE DATE: SEPTEMBER 26, 2008. MAP NO. 35001003303, EFFECTIVE DATE: SEPTEMBER 26, 2008.
7. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THE RESULTS OF THIS SURVEY, THESE NOTES, AND OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL, THIS TRACT OR PARCEL OF LAND THAT MAY BE SUBJECT TO RESTRICTIONS, THIS TRACT OR PARCEL OF LAND, MAY CONTAIN UTILITIES THAT ARE NOT IDENTIFIED HEREON.
8. NUMBER OF TRACTS CREATED: 1
9. RECORDED BEARINGS AND DISTANCES IN PARENT DEEDS INDICATES.
10. DOCUMENTS USED:
  - A) SOUTHWEST CORNER, UNIT I, ALBUQUERQUE, NEW MEXICO, FILED ON OCTOBER 15, 1928, BOOK C-2, PAGE 134
  - B) WARRANT DEED FROM PAULA ISLANDA SARGA AND MICHAEL JILIAN PADILLA TO SOUTHWEST CORNER, UNIT I, ALBUQUERQUE, NEW MEXICO, DOCUMENT NO. 2024-042743

ADVANTAGE  
SURVEYING

425 MONTANA RD. SUITE 10  
ALBUQUERQUE, NEW MEXICO  
FAX: 505-262-0853  
ASURVETS@ADVANTAGESURVING.COM  
PROJECT NO.: L24054