



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 SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

Right-of-way dedication to the City of Albuquerque (4,967.27 square feet)

APPLICATION INFORMATION

Applicant/Owner: Rey Velasquez		Phone:
Address: P.O. Box 90342		Email:
City: Albuquerque	State: NM	Zip: 87199
Professional/Agent (if any): ARCH+PLAN Land Use Consultants / Derrick Archuleta		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.: Lot 24	Block:	Unit: 3
Subdivision/Addition: North Albuquerque Acres, Tract 1	MRGCD Map No.:	UPC Code: 1-020-065-140-069-302-09
Zone Atlas Page(s): B-20	Existing Zoning: PD	Proposed Zoning: n/a
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.8864

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Glendale Ave	Between: Barstow St	and: Ventura 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: 10/28/2024
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

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

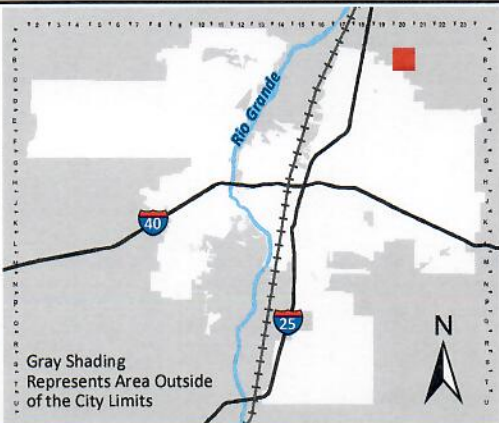


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
B-20-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 28, 2024

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

RE: LOT 24, BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3

Development Facilitation Team:

I would like to request Sketch Plat review and DFT comments for a minor subdivision (dedication of right-of-way) for the above mentioned property.

The property owner is seeking to dedicate 4,967 square feet of right-of-way along Glendale Avenue at the southern end of the parcel. Proposed Lot 24-A will reduce the lot to 0.8903± net acres on property zoned PD (Planned Development).

The site is undeveloped.

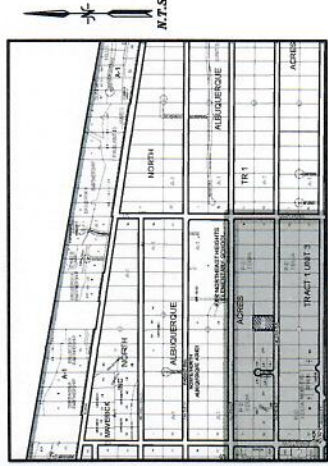
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the North Albuquerque Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP
Principal



VICINITY MAP No. B-20-Z

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 1,004.3 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: SEPTEMBER, 2024
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY.
 - A: NORTH ALBUQUERQUE ACRES
 - A: FILED: SEPTEMBER 10, 1931 IN VOLUME 000, PAGE 121
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C01.33H DATED 8-18-2012

LEGAL DESCRIPTION
 LOT NUMBERED TWENTY-FOUR (24) IN BLOCK NUMBERED SIXTEEN (16), TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN VOLUME D, FOLD 121.

**PLAT OF
 LOT 24A, BLOCK 16
 NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3**

WITHIN
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 8, T.11 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2024

- PROJECT NUMBER: _____
- APPLICATION NUMBER: _____
- UTILITY APPROVALS: _____
- PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- QWEST CORPORATION D/B/A CENTURYLINK QW _____ DATE _____
- COMCAST _____ DATE _____
- CITY APPROVALS: _____
- CITY SURVEYOR _____ DATE _____
- REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
- ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- ABQWUA _____ DATE _____
- PARKS AND RECREATION DEPARTMENT _____ DATE _____
- AMAFCA _____ DATE _____
- CITY ENGINEER _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
- CODE ENFORCEMENT _____ DATE _____

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 (PSCNM), 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 service to customers of Grants, including sufficient working area space for electric transformers, with the right and privilege to trim and maintain overhead lines, poles, and other structures and appurtenances, and to install, maintain, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide natural gas 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 Communications International, Inc. for 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, cable, and other related equipment and facilities reasonably necessary to provide cable services.

In addition, the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and underground electrical lines, transformers, and other equipment and related facilities, and to install, maintain, and service of such lines, cables, and other related equipment and facilities over and across adjoining lands of Grants for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grants, including sufficient working area space for electric transformers, with the right and privilege to trim and maintain overhead lines, poles, and other structures and appurtenances, and to install, maintain, and service of such lines, cables, and other related equipment and facilities, or other structure shall be created or contributed on said easements, nor shall any well be drilled or operated on said easements. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, cross-arms, and other structures on said easements, as installed, shall extend ten (10) feet in front of transformers/gear doors and five (5) feet on each side.

Disclaimer:
 In preparing this plat, Public Service Company of New Mexico (PNM), QWEST DATA CENTURYLINK and New Mexico Gas Company (NMGCO) have relied on the accuracy of the information provided to them by the respective utility companies and do not warrant the accuracy or release any easement or encroachment rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND THAT THEY HAVE NO RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____ DAY OF _____, 20____.

BY: _____ OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

DATE

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND NEW MEXICO MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 14th DAY OF OCTOBER, 2024.

Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463



ANTHONY L. HARRIS SURVEYING, INC.
 1508 CHIEF OF POLICE BLVD. SUITE 107
 CORRALVILLE, NEW MEXICO 87046
 PHONE: (505) 260-2279
 F-MAIL: anthonyharris@psnet.com

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF
LOT 24A, BLOCK 16
NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3

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