



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 P & 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"/> 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"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

This property is zoned MX-M with an existing single family residence on the property. The property owner wishes to maximize the use of this property within the MX-M zone by adding (4) additional units to the existing property, resulting in a (5) unit property. We are seeking any and all information that would assist in determining feasibility and what is allowable within the MX-M zone.

APPLICATION INFORMATION

Applicant/Owner: Sally Galanter		Phone: 505-507-9401
Address: 5304 Granite Ave NE		Email: sej.galanter@gmail.com
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Adwelling Design (Damian Gutierrez)		Phone: 505-843-9522
Address: 14 El Pueblo Rd. NW		Email: damian.adwelling@gmail.com
City: Los Ranchos de Albuquerque	State: NM	Zip: 87114
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.: 3	Block: 16	Unit: n/a
Subdivision/Addition: Albuquerque Highland	MRGCD Map No.:	UPC Code: 101805801209830911
Zone Atlas Page(s): J-17-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .20

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5304 Granite Ave NE	Between: San Mateo	and: Madeira
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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: <i>Damian Gutierrez</i>	Date: 10.30.24
Printed Name: Damian S. Gutierrez	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

_ 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.*

- ___ 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 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
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

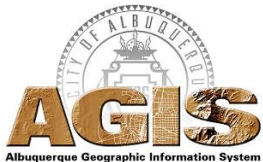


Project Location

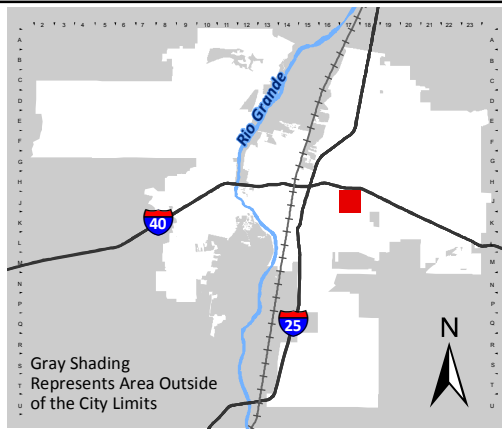
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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: J-17-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



314 El Pueblo Rd. NW
Los Ranchos de Albuquerque, NM 87114
o | 505.843.9522 w | www.adwelling.com

City of Albuquerque – Development Facilitation Team (DFT

Re: 5304 Granite Ave. NE

This letter is on behalf of Sally Galanter, property owner for the address: 5304 Granite Ave NE.

We are requesting a sketch plat review for the purpose of maximizing the use of the subject property within the MX-M zone. The current property contains (1) existing single-family residence.

The property owner wishes to add (4) additional units to the property.

We are requesting this review in order to obtain any and all information that will assist in maximizing that use within the MX-M zone and will also help us determine what is allowable in that zone.

We look forward to your review and comments.

Feel free to contact us if you have any questions.

Thanks so much,

Damian Gutierrez
Design Principal, Project Manager
Adwelling Design

LEGEND

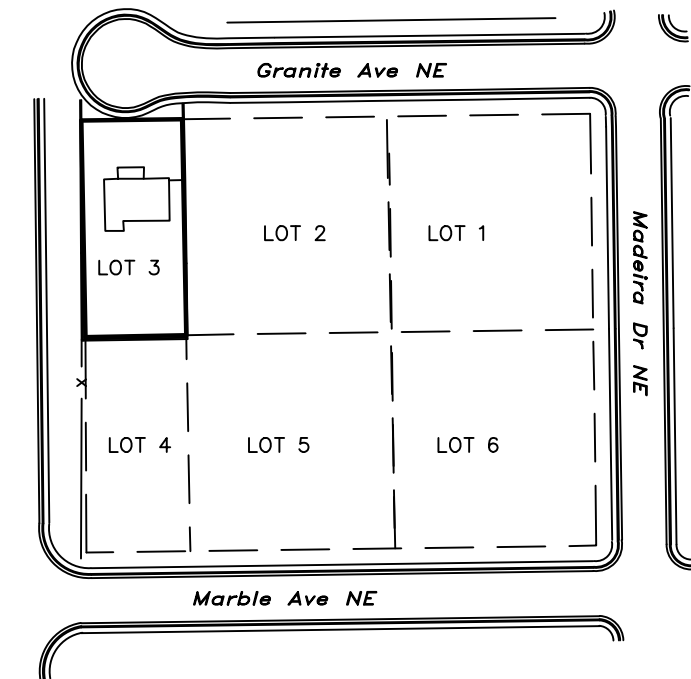
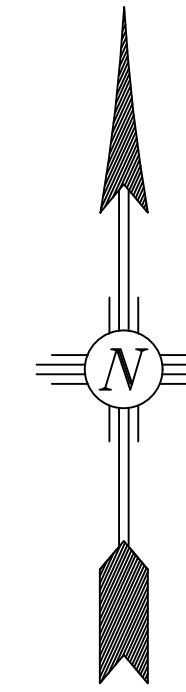
- CAPPED REBAR SET THIS SURVEY.
- ⊙ CAPPED REBAR FOUND UNLESS OTHERWISE SHOWN.
- ⊙ WATER METER.
- ⊙ GAS METER.
- ⊙ ELECTRIC METER.
- U--- EXISTING OVERHEAD UT. LINE WITH POWER POLE
- ⊙ MANHOLE
- COMM PEDESTAL
- () RECORD DATA PLAT BK. C, FOLIO 41
- x--- WIRE FENCE

*Boundary Survey
FOR
Abe Galanter*

*of the East 63 feet of Lot 3, Block 16
of Albuquerque Highland, an Addition to the City of Albuquerque
Lying and being Situate within
Section 13, Township 10 North, Range 3 East. N.M.P.M.
Albuquerque,, Bernalillo County, New Mexico*



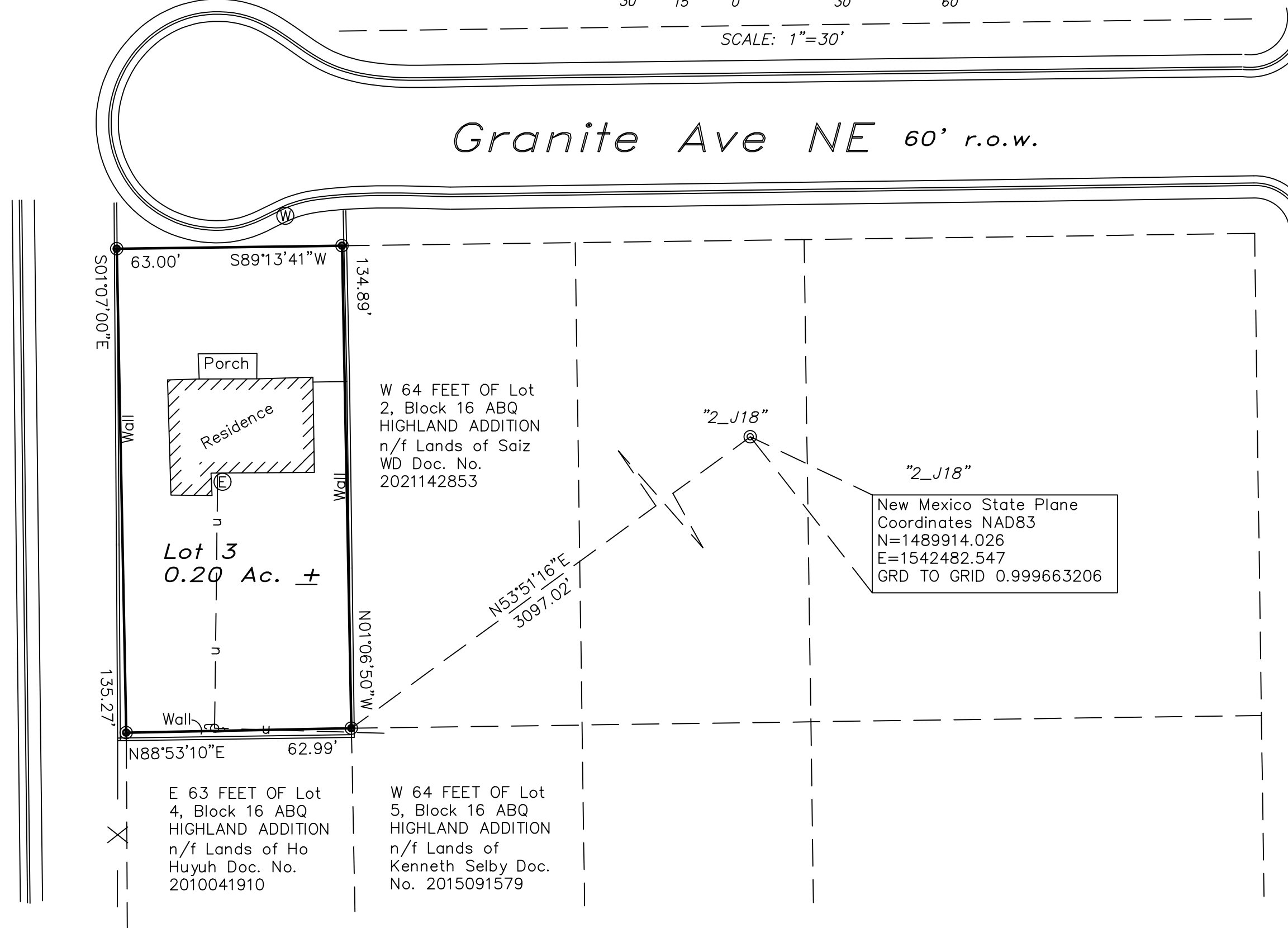
SCALE: 1"=30'



Granite Ave NE 60' r.o.w.

San Mateo Blvd NE

Madreira Dr NE



NOTES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THESE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR THE RESULTS OF AN ACCURATE TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT COULD AFFECT THIS PARCEL.

THIS TRACT OR PARCEL OF LAND MAYBE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS OF RECORD.

THIS TRACT OR PARCEL OF LAND MAY CONTAIN UTILITIES THAT ARE NOT IDENTIFIED HEREON.

BASIS OF BEARINGS:

DERIVED FROM GPS RTK OBSERVATIONS BETWEEN TWO POINTS SHOWN HEREON. AND THE W.G.S 84 ELLIPSOID

SURVEYOR'S CERTIFICATE

I Lorenzo E. Dominguez, New Mexico Professional Surveyor No.10461, do hereby certify that this Boundary Survey 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 its 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 New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.
PS NO.10461

Lorenzo E. Dominguez

Date:



EAST MOUNTAIN SURVEYING CO.
P.O. BOX 1607
MORIARTY, NM 87035
(505) 639-5557

REFERENCE DOCUMENTS

DEED FROM NEW MEXICO STATE HIGHWAY DEPARTMENT TO ABE GALANTER AS THE SAME IS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON FEBRUARY 19, 1975 AS DOCUMENT NUMBER 7449896.

PLAT OF SURVEY ENTITLED "ALBUQUERQUE HIGHLANDS AN ADDITION TO THE CITY OF ALBUQUEQUE NEW MEXICO" AS THE SAME WAS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 23, 1930 IN PLAT VOLUME C2, FOLIO 10.

SEE DOCUMENTS NOTED HEREON FOR INDIVIDUAL LOTS AND ADJOINING PROPERTIES



East Mountain Surveying Co.

Lorenzo (Larry) E. Dominguez

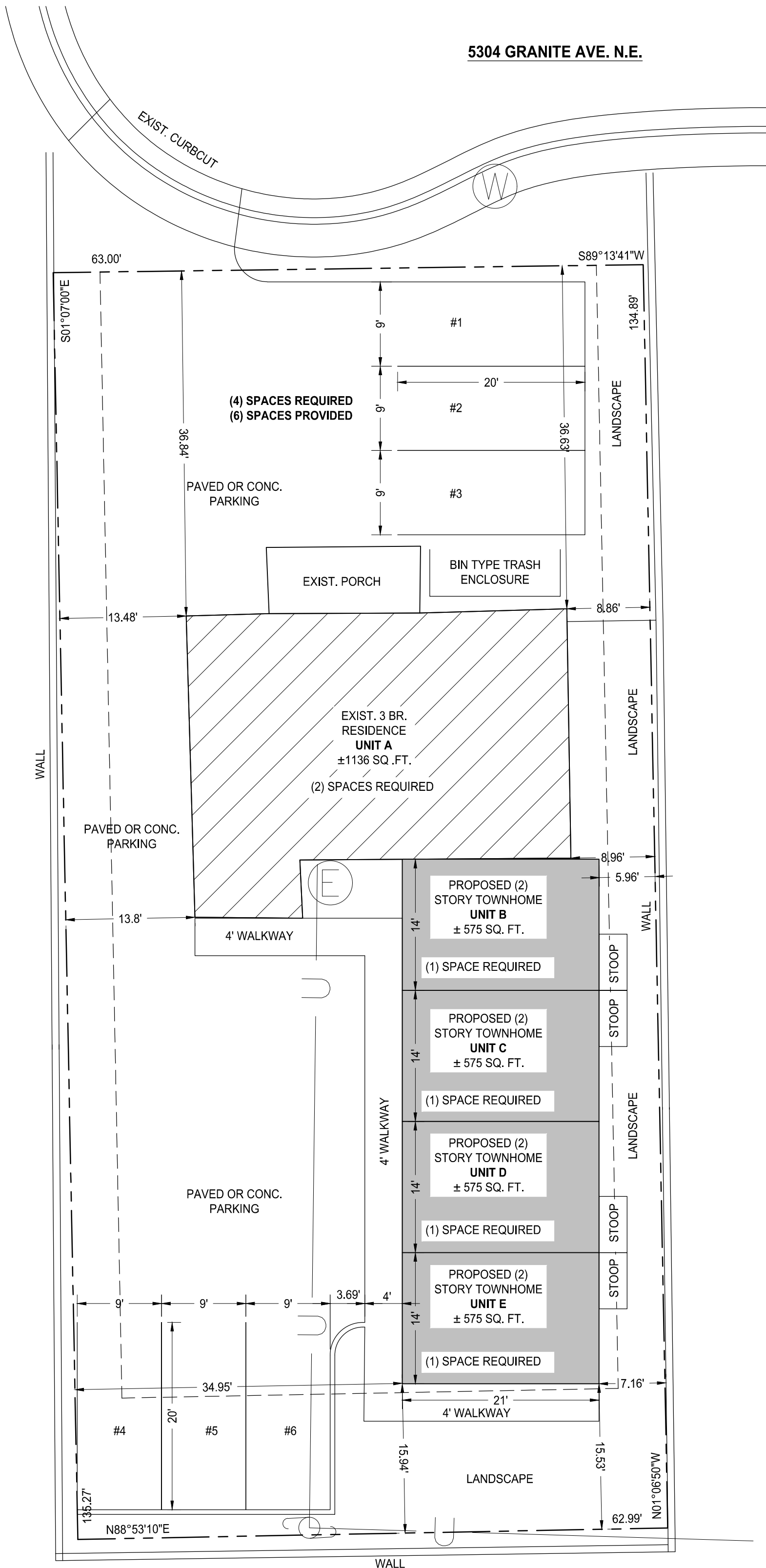
Owner/Professional Surveyor PS #10461

P.O. Box 1607, Moriarty, NM 87035

505-639-5557 Mobile 505-450-2097

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS(S): ABE GALANTER
 RECORDED DOCUMENT(S): DOC. NO. 7449896
 SEC.(S), TOWNSHIP(S), RANGE(S): SEC. 13, T.10N., R.03E., N.M.P.M.
 City: ALBUQUERQUE
 UPC # 101805801209830911
 PROJECT NO. EM 23-025



GRANITE AVE. S.E. PROPOSED SITE PLAN
1" = 10'-0"