

Effective 12/15/2022

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA ( <i>Form S3</i> )	
<input type="checkbox"/> Site Plan Administrative DFT ( <i>Forms P &amp; P2</i> )		<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC ( <i>Form P2</i> )		<input type="checkbox"/> Sketch Plat Review and Comment ( <i>Form S3</i> )	
<input type="checkbox"/> Amendment to Infrastructure List ( <i>Form S3</i> )		<input type="checkbox"/> Sketch Plan Review and Comment ( <i>Form S3</i> )	
<input type="checkbox"/> Temporary Deferral of S/W ( <i>Form S3</i> )		<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W ( <i>Form S3</i> )		<input type="checkbox"/> Administrative Decision ( <i>Form A</i> )	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
<b>APPLICATION INFORMATION</b>			
Applicant/Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning
# of Existing Lots:	# of Proposed Lots:		Total Area of Site (Acres):
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:		Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
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>Ryan J Mulhall</i>		Date:	
Printed Name:		<input type="checkbox"/> Applicant or <input 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](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) 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](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.

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- \_\_\_ 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**

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- \_\_\_ 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**

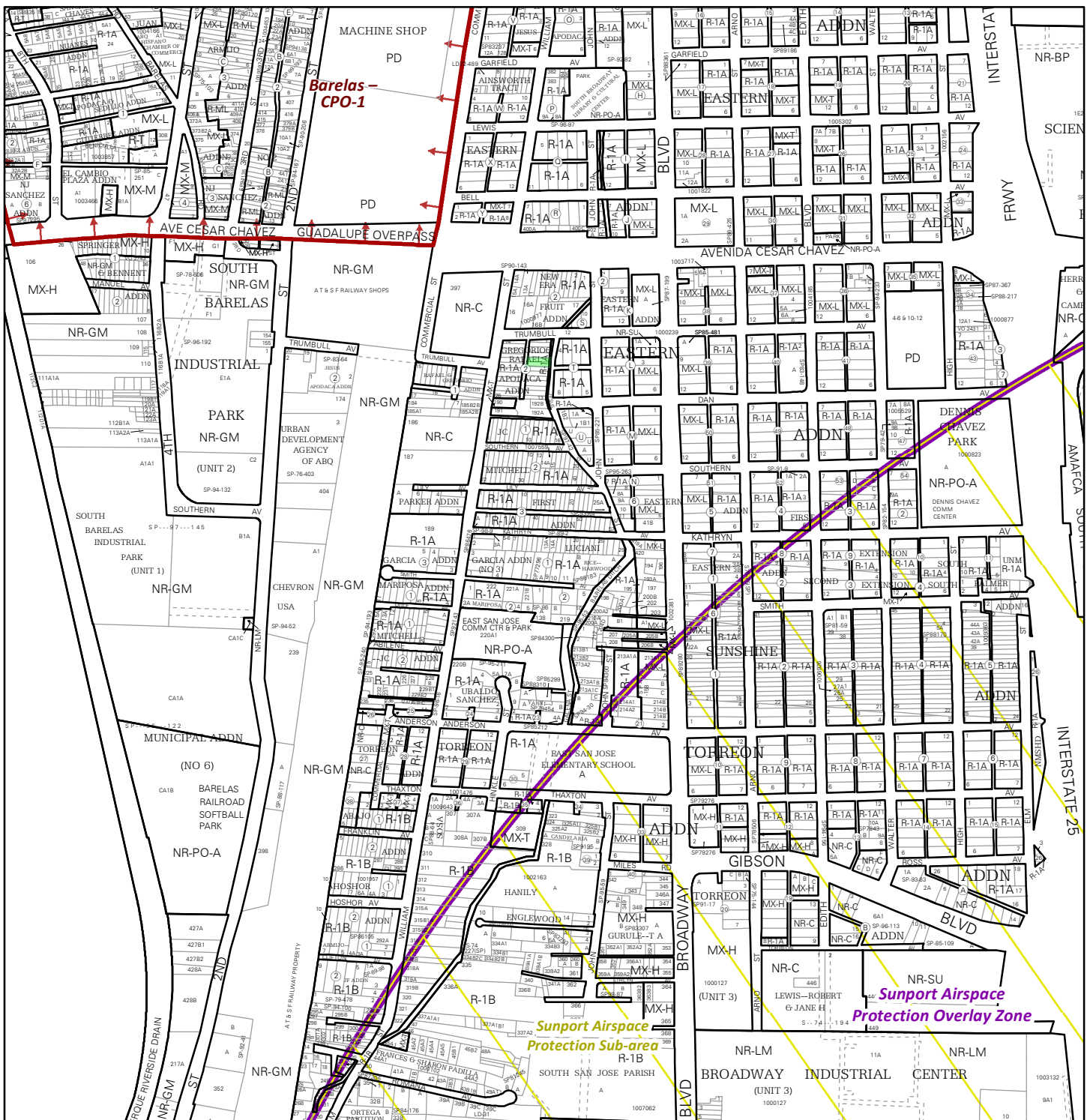
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- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 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.

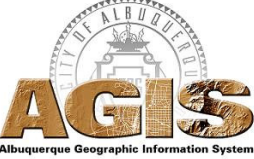
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter describing, explaining, and justifying the request
- \_\_\_ 6) Scale drawing of 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



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

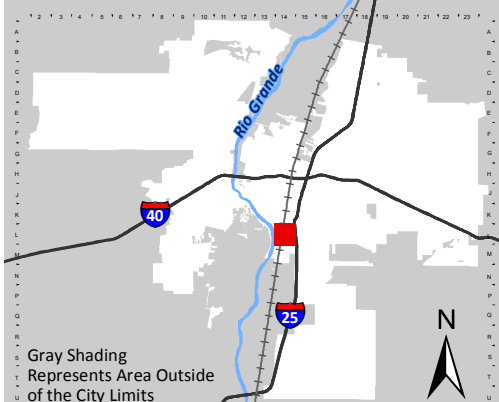


**IDO Zoning information as of May 17, 2018**

**The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).**

Zone Atlas Page:

## L-14-Z



- Easement
- 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

- Escarpment
- Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

November 11, 2024

Development Review Board  
City of Albuquerque

**Re: Sketch Plat for Proposed Minor Subdivision Plat of Lots 5 and 6, Block 2 of Apodaca-Griego & Rafael Addition**

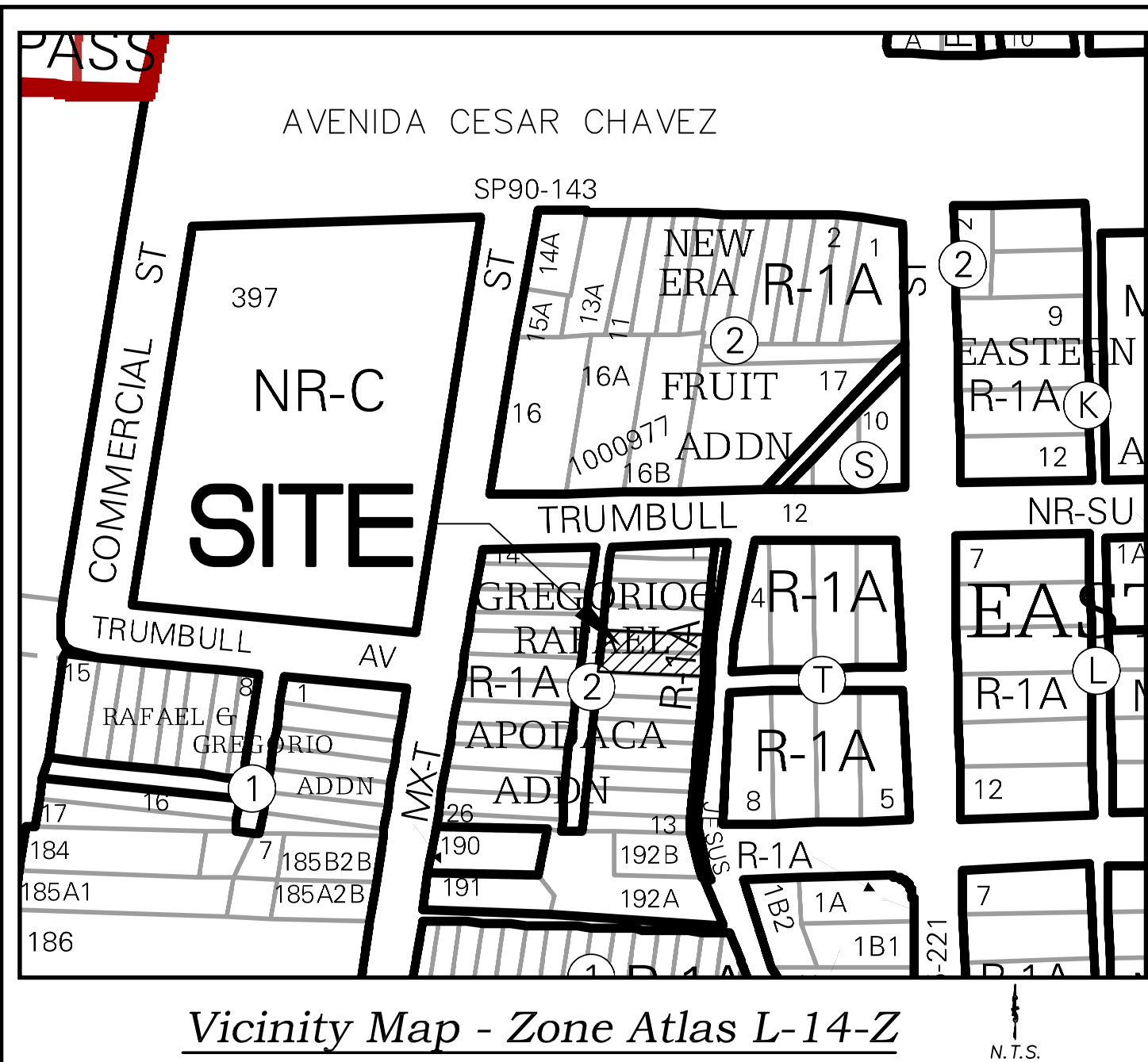
Members of the Board:

Cartesian Surveys is acting as an agent for Diana Sandoval, the owner by real estate contract for the below parcel, and we request a sketch plat review to subdivide existing Lots 5 and 6, Block 2 of Apodaca-Griego & Rafael Addition into one new lot.

Our client's property is vacant and zoned for a single-family residence (R-1A). Our plat looks to eliminate the interior lot line between the two parcels. We have an alleyway of deficient width in the rear so we know we'd need to request a determination from the DHO to allow that to remain as-is.

Would you please review and let us know what the steps forward for the intended lot line elimination? Thank you for your consideration,  
Ryan J. Mulhall





Vicinity Map - Zone Atlas L-14-Z

Notes

- 1. FIELD SURVEY PERFORMED IN NOVEMBER 2024
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .
- 5. EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.
- 6. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 20\_\_\_\_.

Documents

- 1. PLAT OF SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 24, 1906, IN MAP BOOK C2, FOLIO 32.
- 2. PLAT OF SUBJECT PROPERTIES REFILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON SEPTEMBER 4, 1911, IN MAP BOOK C1, FOLIO 52.
- 3. WARRANTY DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 16, 2021, AS DOCUMENT NO. 2021083895.
- 4. REAL ESTATE CONTRACT FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON FEBRUARY 15, 2024, AS DOCUMENT NO. 2024010504.

Indexing Information

Projected Section 29, Township 10 North, Range 3 East,  
N.M.P.M. Town of Albuquerque Grant  
Subdivision: Apodaca-Gregorio & Rafael Addition  
Owner: Liz Lauren LLC  
UPC #: 101405627735011519

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. . . . . 0.1373 ACRES  
ZONE ATLAS PAGE NO. . . . . L-14-Z  
NUMBER OF EXISTING LOTS. . . . . 2  
NUMBER OF LOTS CREATED. . . . . 1  
MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0000 ACRES  
DATE OF SURVEY. . . . . NOVEMBER 2024

Legal Description

LOTS NUMBERED FIVE (5) AND SIX (6) IN BLOCK NUMBERED TWO (2) OF THE GREGORIO AND RAFAEL ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND EX-OFFICIO RECORDED OF BERNALILLO COUNTY, ON THE 24TH DAY OF JULY 1906. IN MAP BOOK C2, FOLIO 32 AND REFILED SEPTEMBER 4, 1911, IN MAP BOOK C1, FOLIO 52.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

Solar Collection Note

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

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC # \_\_\_\_\_  
101405627735011519  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER’S OFFICE

Plat for  
Lots 5-A, Block 2  
Apodaca-Gregorio & Rafael Addition  
Being Comprised of  
Lots 5 and 6, Block 2  
Apodaca-Gregorio & Rafael Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2024

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

Surveyor's Certificate  
I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ \_\_\_\_\_ Date  
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com



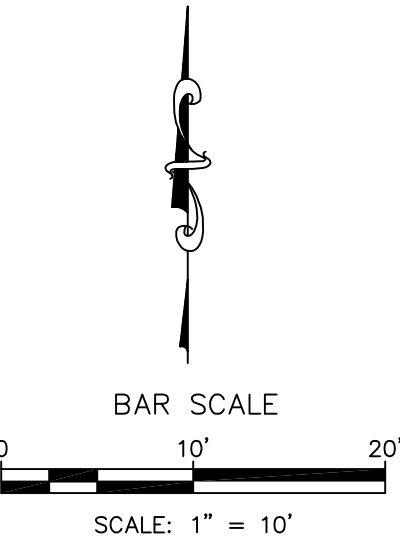
Easement Notes

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Bernalillo County, New Mexico  
November 2024

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/4/1911, C1-52)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



Jesus St SE

16' Public Alleyway

ACS Monument "12\_L14"  
NAD 1983 CENTRAL ZONE  
X=1520049.232\*  
Y=1480971.075 \*  
Z=4947.708 \* (NAVD 1988)  
G-G=0.999683830  
Mapping Angle= -0°13'52.10"

\*U.S. SURVEY FEET

Lots 17, Block 2  
Apodaca-Gregorio & Rafael Addition  
(9/4/1911, C1-52)

Lots 3 and 4, Block 2  
Apodaca-Gregorio & Rafael Addition  
(9/4/1911, C1-52)

Lot 5-A, Block 2  
5,980 Sq. Ft.  
0.1373 Acres

Westerly 1/2 of Lots 7 and 8, Block 2  
Apodaca-Gregorio & Rafael Addition  
(9/4/1911, C1-52)  
Deed (03/31/2009, Doc. No. 2009034208)

Easterly 1/2 of Lots 7 and 8, Block 2  
Apodaca-Gregorio & Rafael Addition  
(9/4/1911, C1-52)  
Warranty Deed (10/19/2010, Doc. No. 2010105515)

ACS Monument "14\_L14"  
NAD 1983 CENTRAL ZONE  
X=1522147.571 \*  
Y=1478852.266 \*  
Z=4961.157 \* (NAVD 1988)  
G-G=0.999682615  
Mapping Angle= -0°13'37.42"

\*U.S. SURVEY FEET

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P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

GARY BERNIER, MANAGING MANAGER DATE  
LIZ LAUREN LLC, OWNER IN FEE-SIMPLE

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: GARY BERNIER, MANAGING MANAGER, LIZ LAUREN LLC, OWNER IN FEE-SIMPLE

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Free Consent

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DIANA C. SANDOVAL-GURROLA DATE  
OWNER UNDER REAL ESTATE CONTRACT

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: DIANA C. SANDOVAL-GURROLA, OWNER UNDER REAL ESTATE CONTRACT

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Plat for  
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Apodaca-Gregorio & Rafael Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2024

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. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
  - D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, 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 with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space 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 well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer.**  
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.



Easement Notes

1 NO EASEMENTS SHOWN ON PLAT OF RECORD OR IN VESTING DEED

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ACS Monument "12\_L14"  
NAD 1983 CENTRAL ZONE  
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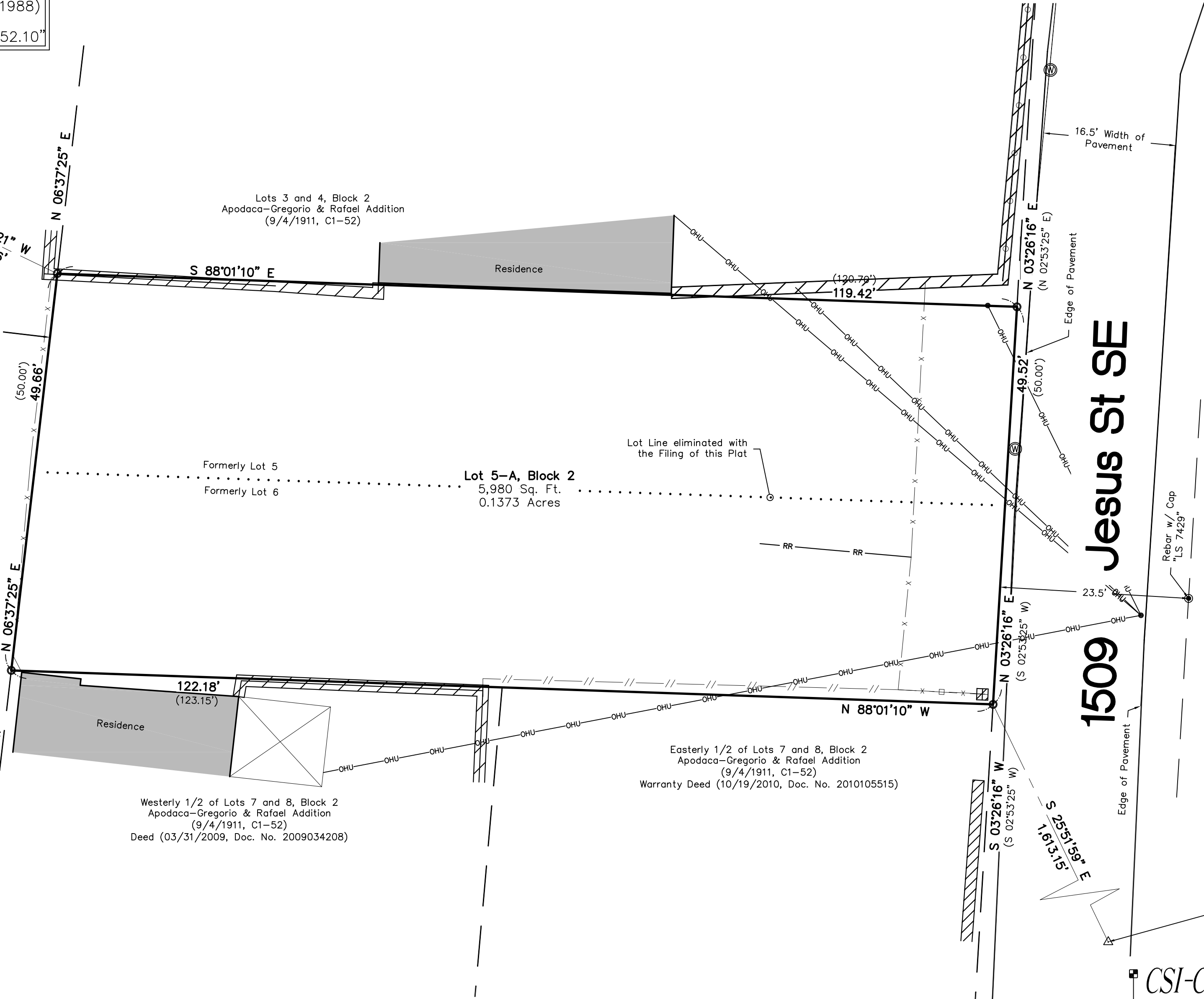
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Lots 3 and 4, Block 2  
Apodaca-Gregorio & Rafael Addition  
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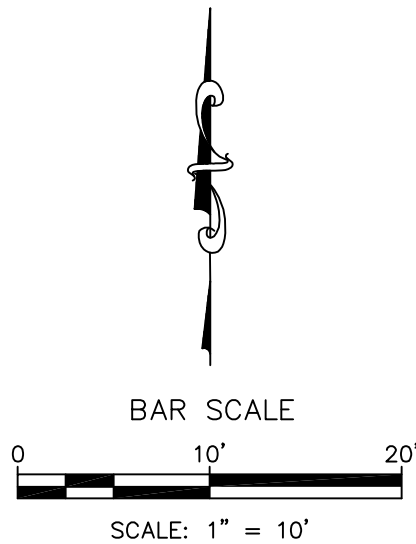
Lots 18 and 19, Block 2  
Apodaca-Gregorio & Rafael Addition  
(9/4/1911, C1-52)

16' Public Alleyway



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/4/1911, C1-52)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
—//—	WOOD FENCE
—x—	WIRE FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE
⊞	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊙	WATER METER



ACS Monument "14\_L14"  
NAD 1983 CENTRAL ZONE  
X=1522147.571 \*  
Y=1478852.266 \*  
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