



Effective 12/15/2022

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

The applicant is proposing to create two lots from one lot.

APPLICATION INFORMATION

Applicant/Owner: Espanoles LLC, Isaacson Trustees & ETAL & VIWA Joint Venture		Phone:
Address: 1569 Summit Hill DR NE		Email:
City: Albuquerque	State: NM	Zip: 87112
Professional/Agent (if any): JAG Planning & Zoning - Juanita Garcia		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List <u>all</u> owners: City of Albuquerque	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 1	Block:	Unit:
Subdivision/Addition: Iron Properties	MRGCD Map No.:	UPC Code: 101405729519531723 101405731019031724
Zone Atlas Page(s): K-14	Existing Zoning: M-XH	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 7.97

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 100 Iron ST SE	Between: Coal Ave SE	and: Commercial ST SE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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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>Juanita Garcia</i>	Date: 12/2/2024
Printed Name: Juanita Garcia - JAG Planning & Zoning, LLC	<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.*

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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

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

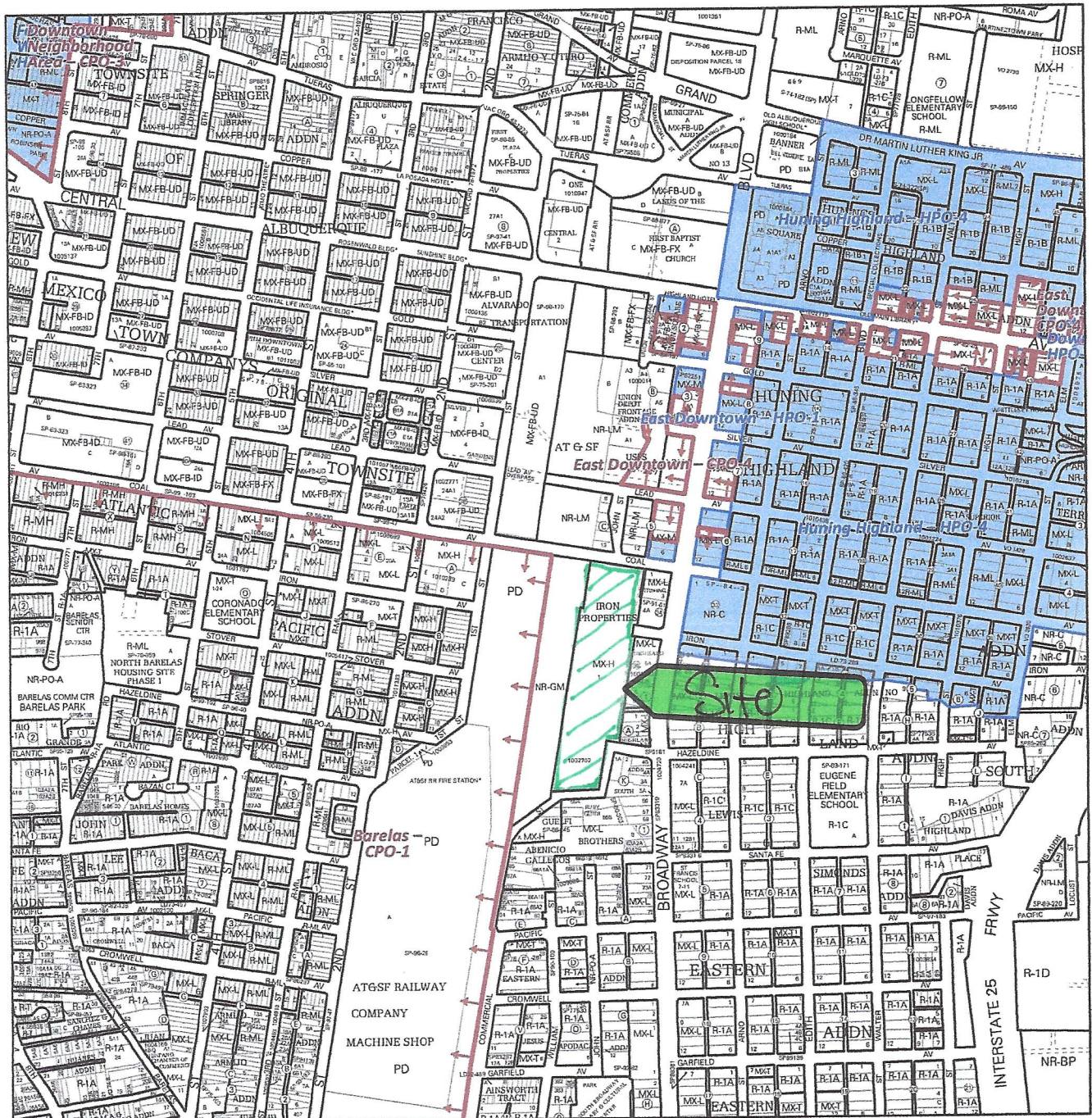
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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 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

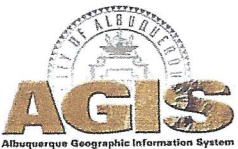
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- ✓ 1) DFT Application form completed, signed, and dated
- ✓ 2) Form S3 with all the submittal items checked/marked
- ✓ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ✓ 5) Letter describing, explaining, and justifying the request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

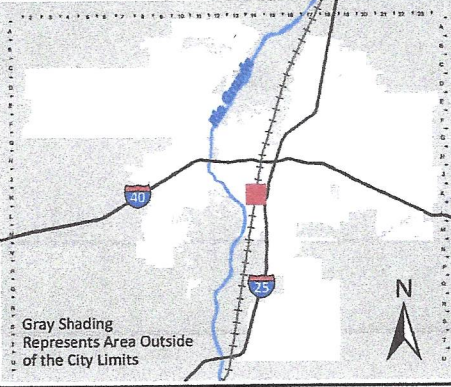
IDO Zone Atlas May 2018



AGIS
Albuquerque Geographic Information System

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-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

Feet
0 250 500 1,000



December 2, 2024

Development Facilitation Team (DFT)
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for City of Albuquerque, Department of Municipal Development, respectfully requests your review of a proposed Sketch Plat Application for 100 Iron ST SE, legally described as **Lot 1, Iron Properties**, and containing approximately 7.97 acres. The new legal description will be **Tracts 1-A & 1-B, Iron Properties**. The site is zoned M-XH, and is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

The purpose of the plat is to create two lots from one lot. The site is currently used for railroad services.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

A handwritten signature in black ink that reads "Juahita Garcia". The signature is fluid and cursive, with the first name being the most prominent.

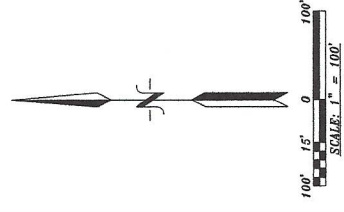
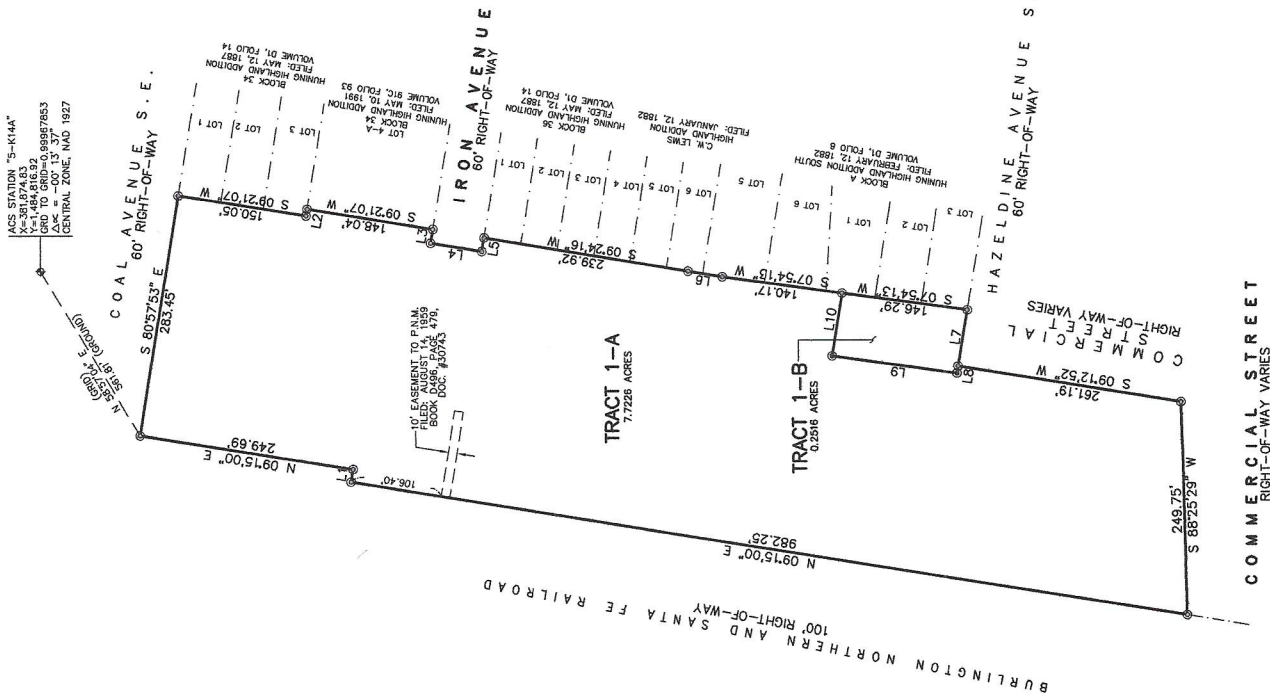
Juahita Garcia

Principal

JAG Planning and Zoning, LLC

**SKETCH PLAT OF
TRACTS 1-A & 1-B
IRON PROPERTIES**

WITHIN
SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2024



LINE TABLE

LINE	BEARING	DISTANCE
1	S 80°37'53" E	283.45
2	S 09°21'07" W	150.05
3	N 07°54'13" W	140.17
4	S 09°24'16" W	239.92
5	S 07°54'13" W	146.29
6	S 09°12'52" W	261.19
7	S 88°25'29" W	249.75
8	N 09°15'00" E	982.25
9	N 07°54'13" E	146.00
10	S 81°10'01" E	75.00