



**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 P & 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"/> 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"/> Administrative Decision (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Request sketch plat review to subdivide an existing three lots into one new lot by lot line elimination.			
<b>APPLICATION INFORMATION</b>			
Applicant/Owner: Native American Pueblo Parent Resources (NAPPR)		Phone:	
Address: 4105 Silver Ave SE		Email: esanchez@nappr.org	
City: Albuquerque	State: NM	Zip: 87108	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
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.: Lots 16 thru 18		Block: 7	Unit:
Subdivision/Addition: Mesa Grande Addition		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-17-Z	Existing Zoning: MX-M		Proposed Zoning
# of Existing Lots: 3	# of Proposed Lots: 1		Total Area of Site (Acres): 0.4393 Acres
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 4105 Silver Ave SE		Between: Montclair Dr SE and: Sierra Dr SE	
<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:		Date: January 6, 2025	
Printed Name: Ryan J. Mulhall		<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](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**

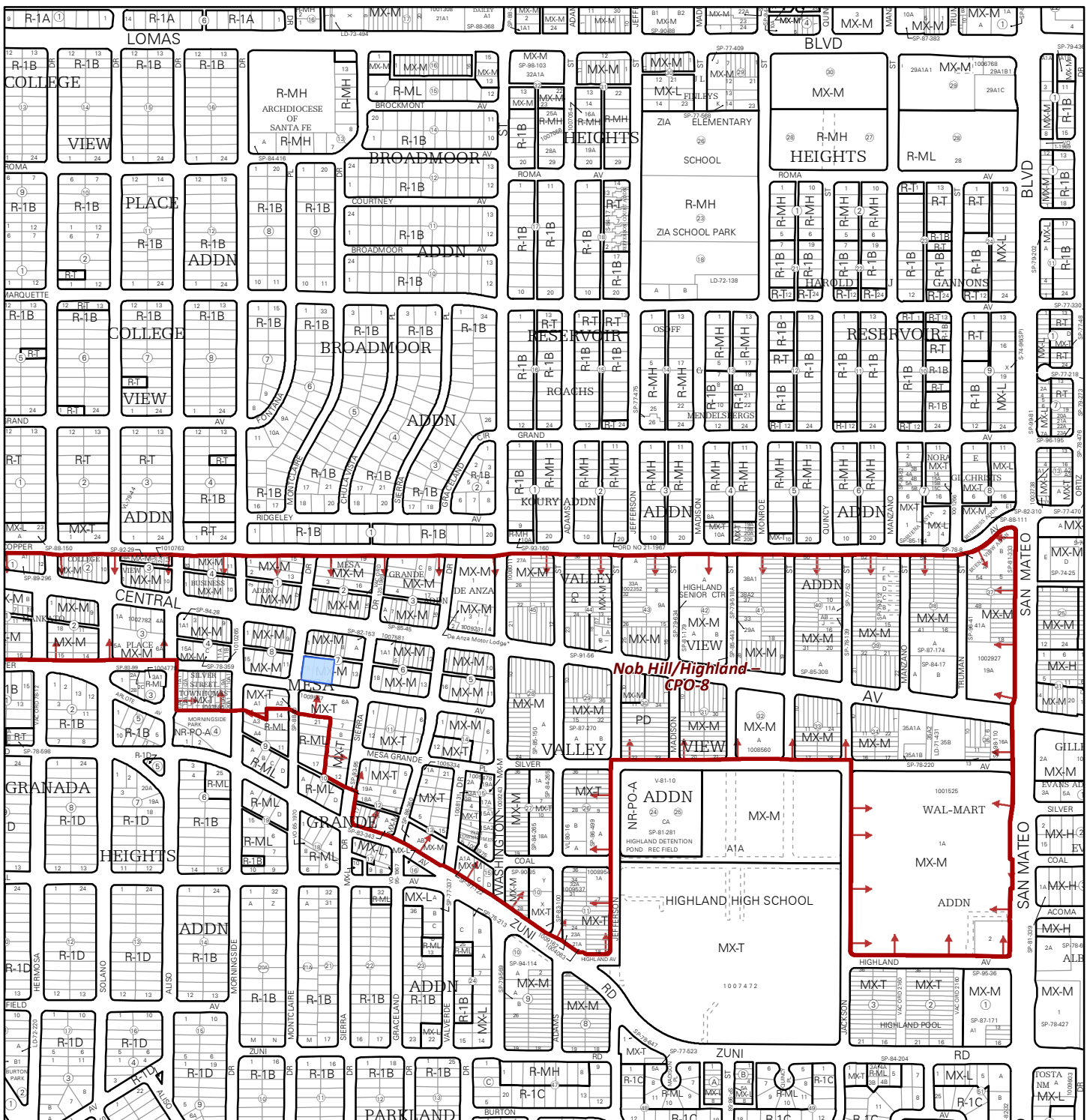
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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per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

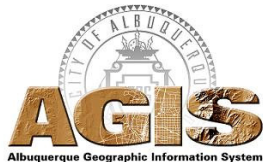
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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter describing, explaining, and justifying the request
- \_\_\_ 6) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 7) Site sketch with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

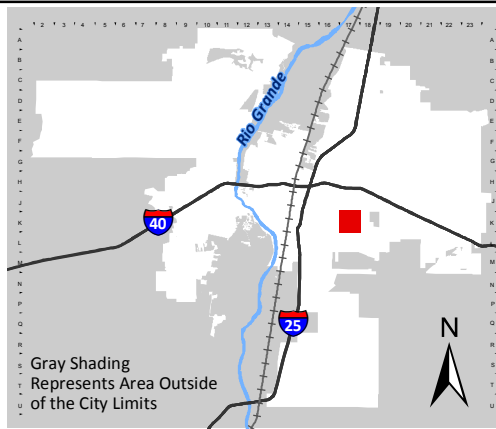


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**K-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

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

January 6, 2025

Development Facilitation Team  
City of Albuquerque

**Re: Sketch Plat for Proposed Minor Subdivision Plat of Lot 16-A, Block 7 of Mesa Grande Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for Native American Pueblo Parent Resources (NAPPR), the owner for the below lots, and we request a sketch plat review to subdivide existing Lots 16 thru 18, Block 7 of Mesa Grande Addition into one new lot.

Our client's property has an existing building on two of the lots and the third is used for additional parking on gravel. The properties are zoned for mixed use – moderate intensity (MX-M). Our plat looks to eliminate the interior lot line between the three 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

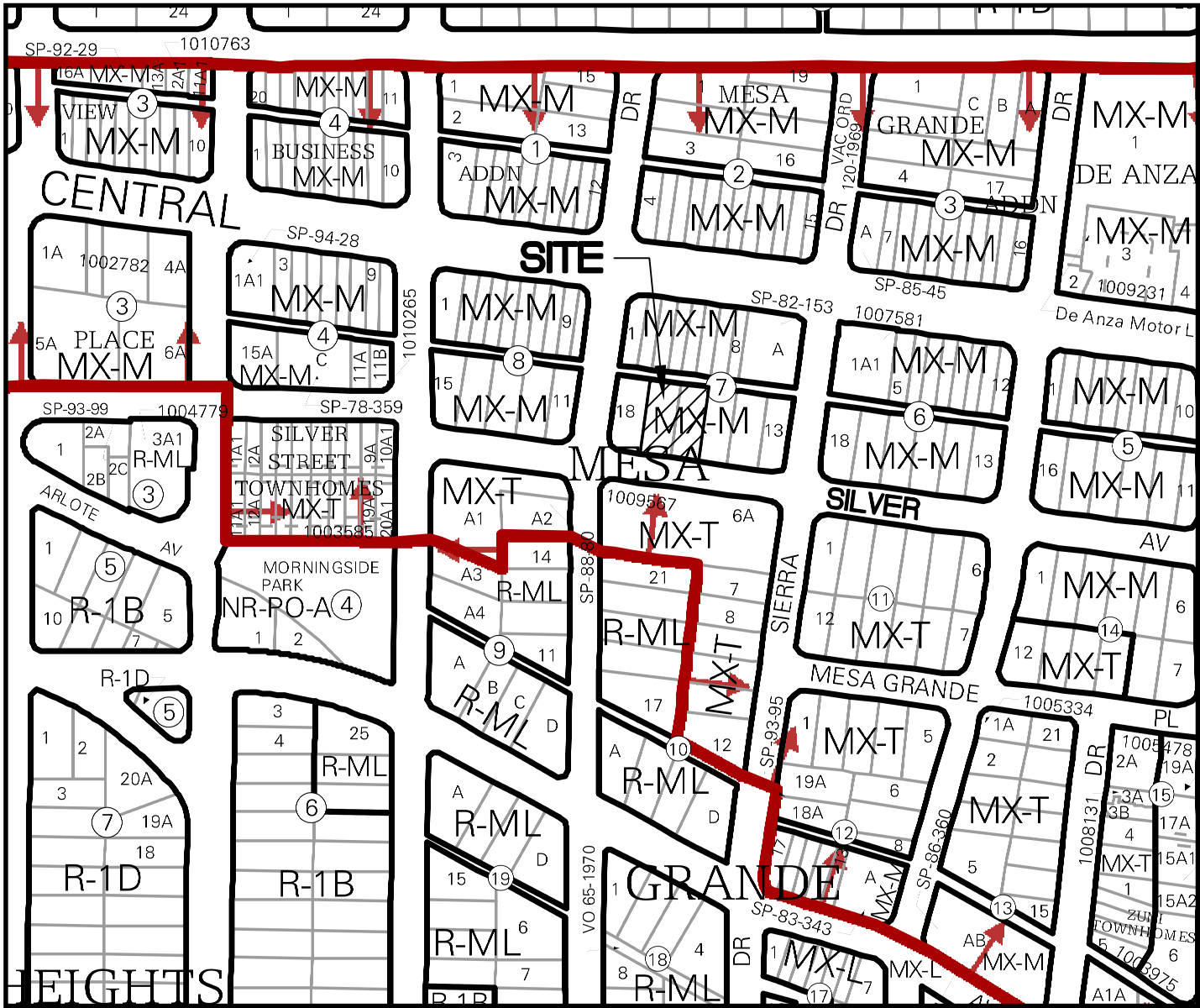
## **UPC Numbers for Parcels in Proposed Subdivision Action**

101705718020033903 (Lot 16)

101705717520033902 (Lot 17)

101705717020133901 (Lot 18)





Vicinity Map - Zone Atlas K-17-Z

N.T.S.

Documents

- 1. PLAT OF MESA GRANDE FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 18, 1931, IN BOOK C2, PAGE 27.
- 2. WARRANTY DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON SEPTEMBER 5, 2023, AS DOCUMENT NO. 2023056881.

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.

ELAINE SANCHEZ, EXECUTIVE DIRECTOR DATE  
NATIVE AMERICAN PUEBLO PARENT RESOURCES (NAPPR) INC.

STATE OF NEW MEXICO }  
COUNTY OF }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: ELAINE SANCHEZ, EXECUTIVE DIRECTOR, NATIVE AMERICAN PUEBLO PARENT RESOURCES (NAPPR) INC.

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

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

Indexing Information

Section 23, Township 10 North, Range 3 East, N.M.P.M.  
Subdivision: Mesa Grande Addition  
Owner: Native American Pueblo Parent Resources (NAPPR) Inc.  
UPC #: 101705718020033903 (Lot 16)  
UPC #: 101705717520033902 (Lot 17)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.2755 ACRES  
ZONE ATLAS PAGE NO..... K-17-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..... DECEMBER 2024

Notes

- 1. FIELD SURVEY PERFORMED IN DECEMBER 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. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 20\_\_\_\_.

Legal Description

LOTS NUMBERED SIXTEEN (16) AND SEVENTEEN (17) IN BLOCK NUMBERED SEVEN (7) OF MESA GRANDE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 18, 1931, IN VOLUME C2, FOLIO 27.

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.

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. 35001C0353H, DATED AUGUST 16, 2012.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PROPERTY OWNER OF RECORD

\_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

\_\_\_\_\_

Plat for  
Lot 16-A, Block 7  
North Albuquerque Acres  
Being Comprised of  
Lots 16 and 17, Block 7  
North Albuquerque Acres  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2025

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

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

1 EXISTING 5' PUBLIC UTILITY EASEMENT (1/15/1942, BK. P, PG. 209)

ACS Monument "9\_J17 "  
NAD 1983 CENTRAL ZONE  
X=1537076.105 \*  
Y=1487300.883 \*  
Z=5210.959 \* (NAVD 1988)  
G-G=0.999666869  
Mapping Angle= -0°11'54.86"  
\*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	N 07°43'04" E	16.00' (16.00')
L2	N 07°43'04" E	16.00' (16.00')

Lots 1 thru 8, Block 7  
Mesa Grande  
(7/18/1931, C2-27)  
Special Warranty Deed  
(1/11/2006, Bk. A10, Pg. 5020, Doc. No. 2006005051)

Tract A, Block 7  
Mesa Grande Addition  
(6/11/1982, C19-168)

Plat for  
Lot 16-A, Block 7  
Mesa Grande Addition  
Being Comprised of  
Lots 16 thru 18, Block 7  
Mesa Grande Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/18/1931, C2-27)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/11/1982, C19-168)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

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.

CSI-CARTESIAN SURVEYS INC.

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

Montclaire Dr SE  
(60' Public R/W)

Silver Ave SE  
(56.07' Public R/W)

16' Public Alleyway

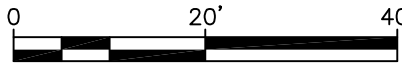
Lot 16-A, Block 7  
19,135 Sq. Ft.  
0.4393 Acres

Lot 15, Block 7  
Mesa Grande  
(7/18/1931, C2-27)

ACS Monument "6\_K18A "  
NAD 1983 CENTRAL ZONE  
X=1538790.908 \*  
Y=1483955.175 \*  
Z=5249.996 \* (NAVD 1988)  
G-G=0.999664599  
Mapping Angle= -0°11'42.76"  
\*U.S. SURVEY FEET

Lot 6-A, Block 10  
Mesa Grande Subdivision  
(8/15/2013, 2013C-97)

BAR SCALE



SCALE: 1" = 20'



Easement Notes

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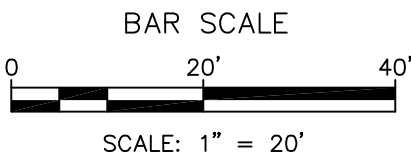
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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
—□—	METAL FENCE
■	BOLLARD
□	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
→	ANCHOR
☆	LIGHT POLE
⊙	ELECTRIC METER
⊙	GAS METER
WV	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY



CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 1  
241763

