



SUBDIVISION

- ☐ Major subdivision action
☒ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment/Approval (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- ☐ Annexation

☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

☐ Street Name Change (Local & Collector)

☐ **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS PHONE: 505.980.8365
ADDRESS: P.O. BOX 25911 FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: LANDCO II LLC PHONE: _____
ADDRESS: P.O. BOX 12949 FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87195 E-MAIL: _____
Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT CONSOLIDATION OF 2 LOTS INTO 1 LOT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 32-P-1 & 37-A-P1 Block: _____ Unit: 1
Subdiv/Addn/TBKA: PUESTA DEL SOL / SUNSET FARMS UNIT 1
Existing Zoning: R-1 Proposed zoning: N/A MRGCD Map No. _____
Zone Atlas page(s): K-12 UPC Code: 1-012-057-485-274-416-17
1-012-057-488-276-416-69

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1004363

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): .1875±
LOCATION OF PROPERTY BY STREETS: On or Near: 300 & 301 LUIS SANCHEZ PL SW
Between: SUNSET RD and RIO GRANDE (river)

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE Derrick Archuleta DATE 2.21.17
(Print Name) DERRICK ARCHULETA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☐ All checklists are complete	_____	_____	_____	\$ _____
☐ All fees have been collected	_____	_____	_____	\$ _____
☐ All case #s are assigned	_____	_____	_____	\$ _____
☐ AGIS copy has been sent	_____	_____	_____	\$ _____
☐ Case history #s are listed	_____	_____	_____	\$ _____
☐ Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ SKETCH PLAT REVIEW AND COMMENT (DRB22)

Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

☐ EXTENSION OF MAJOR PRELIMINARY PLAT

(DRB08)

Your attendance is

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

☒ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)

Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DERRICK ARCHULETA

Derrick Archuleta Applicant name (print) 2.21.17
Applicant signature / date



Form revised October 2007

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers

Project #

Planner signature / date



VICINITY MAP No. K-12

PURPOSE OF PLAT.
THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 32-P1 PUESTA DEL SOL AND 37-A-P1 SUNSET FARMS SUBDIVISION, UNIT 1 INTO 1 LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES.

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.1873 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (NAD 83).
- 5: DISTANCES ARE GROUND. BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
- 7: DATE OF FIELD WORK: MAY-2015.
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A SUBSEQUENT GRANT OR EASEMENT TO ANY OTHER PARTY OR PARCELS COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY.
 - A: PLAT OF PUESTA DEL SOL
 - A: FILED: FEBRUARY 1, 2010 PLAT BOOK 2010C, PAGE 13
 - B: SUNSET FARM SUBDIVISION, UNIT 1
 - B: FILED: AUGUST 4, 2005 PLAT BOOK 2005C, PAGE 271

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 ("PSC"), a New Mexico corporation, (PSC Electric) for installation, maintenance, and service of overhead and underground electric lines, including poles, cross-arms, equipment and related facilities (hereinafter "PSC Electric") and
B. New Mexico Gas Company ("NMGC"), a New Mexico corporation, for installation, maintenance, and service of natural gas pipelines, including poles, cross-arms, equipment and related facilities (hereinafter "NMGC Gas").
C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such communication services as may be required for the use of the property shown on this plat.
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable service.
Included, is the right to build, rebuild, reconstruct, locate, relocate, change, alter, improve, repair, replace, remove, or demolish any and all structures, including poles, together with fire access to, from, and over said easements, with the right and privilege of going upon, over, and across adjoining lands of Center for the Homeless and the public to install, maintain, and use the electric lines and equipment to attend service to customers of Center, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or other vegetation that may interfere with the electric lines and equipment, and to install (aboveground or subterranean), not tub, concrete or wood pole decking, or other structure shall be erected or constructed on said easements, nor shall any well be constructed or installed on said easements, nor shall any structure be constructed or any structure adjacent to or near easements shown on this plat.
The easements shall be subject to the following conditions:
1. The easements shall be subject to the provisions of the National Electrical Safety Code by construction of poles, decking or in front of transformer/switchgear doors and feet (3) feet on each side.
2. The easements shall be subject to the provisions of the National Electrical Safety Code by construction of poles, decking or in front of transformer/switchgear doors and feet (3) feet on each side.

Residencies within this plat, Public Service Company of New Mexico (PSC), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PSC, QWEST D/B/A CENTURYLINK and NMGC do not warrant that the easements shown on this plat are the only easements granted by prior plat, report or other document and which are not shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC#

PROPERTY OWNER OF RECORD:

BERNALILLO CO. TREASURER'S OFFICE:

LEGAL DESCRIPTION
LOT NUMBERED THIRTY-SEVEN-A-P-DNE C37-A-P1D OF THE PLAT OF LOTS 37-A-P1 AND 38-A-P1, SUNSET FARM SUBDIVISION, UNIT 1, CITY OF ALBUQUERQUE, 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 AUGUST 4, 2005 IN PLAT BOOK 2005C, PAGE 271 AND THE PLAT OF LOTS 1 THROUGH 37, PUESTA DEL SOL, 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 FEBRUARY 1, 2010 IN PLAT BOOK 2010C, PAGE 13

PLAT OF
LOT 32-A-P1
PUESTA DEL SOL
WITHIN
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2017

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

CONCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ 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 FOREGOING PLAT, REPORT AND INSTRUMENT, IN WHOLE OR IN PART, HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE 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 _____ DAY OF _____, 2016

ANTHONY L. HARRIS, P.S. # 11463

Anthony L. Harris, P.S. # 11463
Surveyor
Albuquerque, New Mexico

PROW: (505) 466-0666
FAX: (505) 466-0666

MY COMMISSION EXPIRES: _____ BY: _____

NOTARY PUBLIC

OWNERS NAME _____

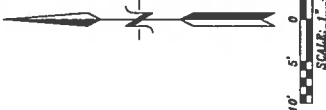
PLAT OF
LOT 32-A-P1
PUESTA DEL SOL

WITHIN
PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2017

ACS STATION "15-012"
N=1,487,534.543
E=1,511,214.742
GAD TO GRID CONVERSION
CENTRAL ZONE, NAD 1983
ELEVATION = 4985.627
NAVD 1988

ATRISCO LATERAL
60° R/V
(2010C/13)

NUMBER	DELTA ANGLE	CURB DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°24'48"	S 82°39'36" E	1254.9	51.20	50.92
C2	149°17'18"	S 26°23'19" V	40.00	14.41	13.36



LOT 38-A-P1
SUNSET FARM SUBDIVISION UNIT 1
FILED AUGUST 4, 2003
BOOK 2005C, PAGE 271

LOT 18-P1
PUESTA DEL SOL
FILED FEBRUARY 1, 2010
BOOK 2010C, PAGE 13

LOT 32-A-P1
0.0875 AC.

10' PUBLIC UTILITY EASEMENT
FILED FEBRUARY 1, 2010
BOOK 2010C, PAGE 13

LOT 19-16-P1
PUESTA DEL SOL
FILED FEBRUARY 1, 2010
BOOK 2010C, PAGE 13

LOT 31-P1
PUESTA DEL SOL
FILED FEBRUARY 1, 2010
BOOK 2010C, PAGE 13

LUIS
SANCHEZ
46° R/V
(2010C/13)

NOTE: PROPERTY CORNERS SHOWN ARE ALL
FOUND AND SET WITH BISC STAMPED PS 11493



For more current information and details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-12-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 21, 2017

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: LOTS 32-A-1, PUESTA DEL SOL

Mr. Cloud and members of the Board:

I would like to request Preliminary/Final Plat review for a minor subdivision for the above mentioned property.

The property owner would like to consolidate existing Lots 37-A-P1, Sunset Farm Subdivision Unit 1 and 32-P1, Puesta del Sol into one (1) lot, proposed to be 0.1875± acres.

The parcels are currently vacant. The existing zone is R-1.

The site is governed by the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan.

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

Sincerely,



Derrick Archuleta, MCRP
Principal