

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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)
- L A 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: 980-8365
 ADDRESS: P.O. BOX 25911 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: MURPHY PROPERTIES LLC PHONE: _____
 ADDRESS: 5124 2ND ST NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT CONSOLIDATION = VACATION OF PRIVATE EASEMENTS

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. LOTS 1, 2 & 3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: NORTH SECOND STREET BUSINESS CENTER
 Existing Zoning: M-1 Proposed zoning: N/A MRGCD Map No. _____
 Zone Atlas page(s): F-15 UPC Code: 1-015-061-051-124-308-15

1-015-061-074-116-308-16
1-015-061-095-109-308-17

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1011312 1004919

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 1 Total site area (acres): 2.96 ±
 LOCATION OF PROPERTY BY STREETS: On or Near: 5124 - 5126 - 5128 2ND ST NW
 Between: HILTON AV and PLEASANT AV

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

SIGNATURE Derrick Archuleta DATE 10-31-17

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 required.

- ___ 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

**SUBDIVISION PLAT OF
TRACT 3-A
SECOND STREET BUSINESS CENTER
SECTION 33, T 11 N, R 3 E, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2017**

LEGAL DESCRIPTION
LOTS 1, 2 & 3 NORTH SECOND STREET BUSINESS CENTER ALBUQUERQUE, NEW MEXICO BERNALILLO COUNTY
SHOWN ON PLAT OF LOTS 1 THROUGH 16 NORTH SECOND STREET BUSINESS CENTER (BK. 2008C, PG. 45 03-12-2008)
FILED IN THE OFFICE OF BERNALILLO COUNTY, NEW MEXICO

FREE CONSENT
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED
AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS
SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF
THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCELS HEREIN DESCRIBED SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY
ARE SO AUTHORIZED TO ACT SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN
FEE SIMPLE WITH WARRANTY, COVENANTS

MURPHY PROPERTIES LLC
ACKNOWLEDGMENT
STATE OF)
COUNTY OF)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____
2017 BY _____
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

**PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF
PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), A NEW MEXICO CORPORATION, (P.M. ELECTRIC) FOR THE
INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,
TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE
ELECTRICAL SERVICES**
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
QUEST CORPORATION, D.B.A. CENTURY LINK, LOC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF
SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE
COMMUNICATION SERVICES

COMCAST 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 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 EASEMENT WITH THE RIGHT AND PRIVILEGE OF
CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES AND TO UTILIZE ANY ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND
WITH THE RIGHT TO UTILIZE ANY ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND
"GRANTEE" INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, CUSTOMERS OF
SET FORTH HEREIN TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES
AND PRIVILEGE TO BUILD, SIGN, POOL, ABOVEGROUND OR SUBSURFACE) HOT TUB, CONCRETE OR
SHALL BE THE RESPONSIBILITY OF THE GRANTEE. GRANTEE OWNERS SHALL BE SOLELY RESPONSIBLE
FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE, CONSTRUCTION OF POOLS,
DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT

DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (P.M. ELECTRIC), NEW MEXICO GAS COMPANY (NMGC), CENTURY
LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (P.M. ELECTRIC), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND
COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN
GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT



PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM
THREE (3) LOTS, VACATE EASEMENTS AND GRANT ANY
EASEMENTS AS SHOWN HEREON

SUBDIVISION DATA
CITY OF ALBUQUERQUE CASE NO. DRB-
ZONE ATLAS INDEX NO. F-15
DATE OF SURVEY OCTOBER 2017
TOTAL NO. OF TRACTS EXISTING 3
TOTAL NO. OF LOTS CREATED 1
GROSS SUBDIVISION ACREAGE 2.9644 ACRES
CURRENT ZONING M-1

NOTES
1. BASIS OF BEARING - NAD 83 STATE PLANE, NMI CENTRAL ZONE
GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER
RECORDED PLAT REFERENCED IN DOCUMENTS USED

DOCUMENTS USED
1. PLAT OF LOTS 1 THROUGH 6 NORTH SECOND STREET BUSINESS
CENTER (BK. 2008C, PG. 45 03/12/2008)
2. PLAT OF EASTVALE ADDITION (VOL. C28 PG. 195 11/27/1985)
3. PLAT OF TRACT 1-A (BK. 95C PG. 205 06/09/1995)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNIFORM PROPERTY CODE #
BERNALILLO COUNTY TREASURER'S OFFICE

PROJECT NUMBER _____	DATE _____
CITY APPROVALS _____	DATE _____
CITY SURVEYOR _____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE _____
UTILITIES DEVELOPMENT _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
ABCOWIA _____	DATE _____
CITY ENGINEER _____	DATE _____
DRE CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____
REAL PROPERTY DIVISION _____	DATE _____
UTILITY APPROVALS _____	DATE _____
P.M. ELECTRIC SERVICES _____	DATE _____
NEW MEXICO GAS _____	DATE _____
QUEST CORPORATION D.B.A. CENTURY LINK LOC _____	DATE _____
COMCAST _____	DATE _____

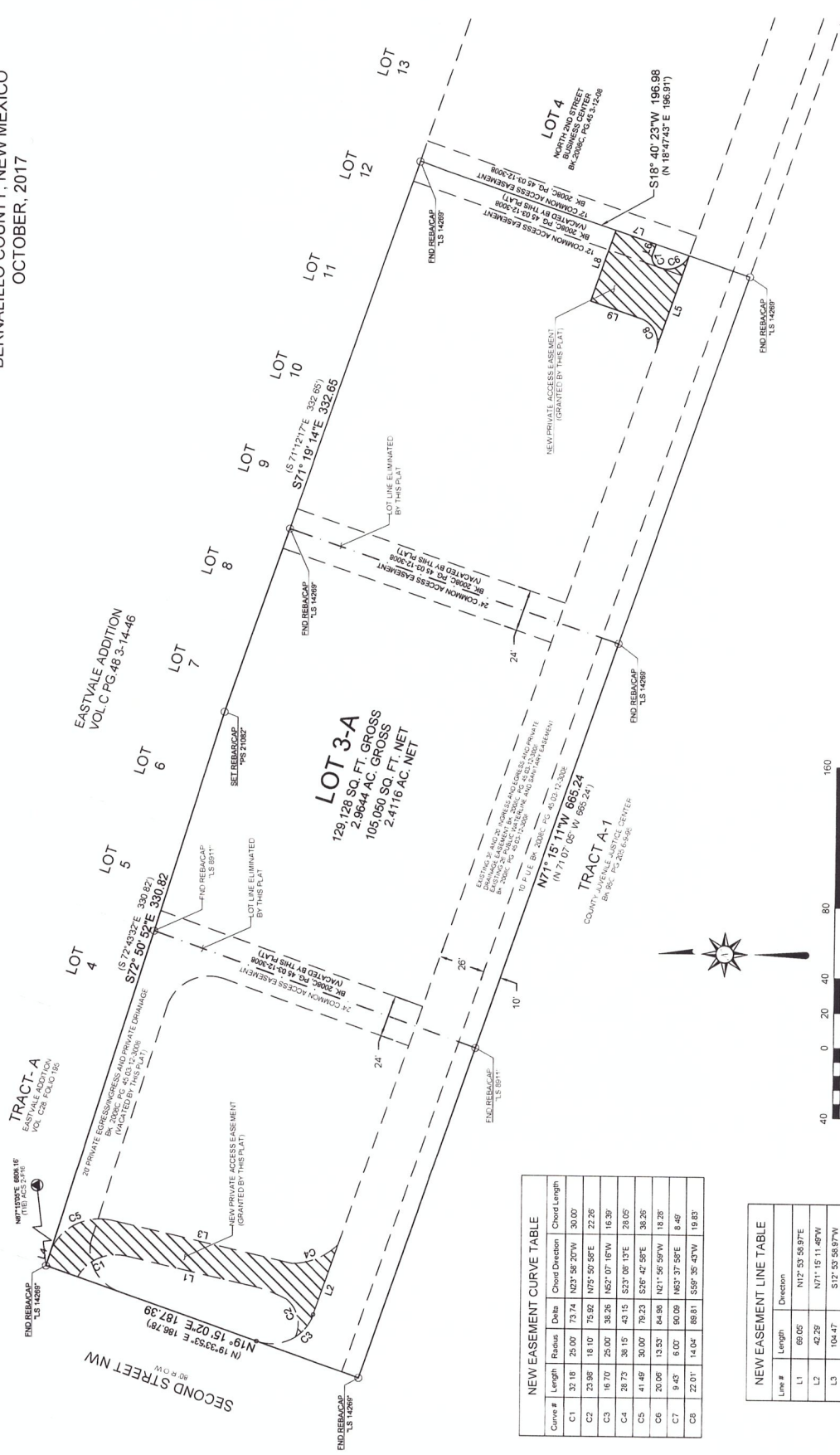
SURVEYOR'S CERTIFICATE
I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR, NO. 21082, DO HEREBY CERTIFY THAT
THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND, IN WHICH IT IS BASED WAS PERFORMED BY
ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION
SUBJECTS OF THE CITY OF ALBUQUERQUE. THE MONUMENTATION SHOWS ALL EASEMENTS ON
SUBJECTS ON THE PLAT. THE RECORD OR MADE KNOWN TO ME BY THE OWNER(S),
UTILITY COMPANIES OR OTHERS, MEETS THE MINIMUM STANDARDS FOR SURVEYING
FOR SURVEYING AND SURVEYING. THE MEXICO BOARD OF REGISTRATION FOR
PROFESSIONAL SURVEYORS AND SURVEYING, EFFECTIVE MAY 1, 2007, AND THAT IT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA 10-25-2017
SURVEYOR 1022 DATE

CONSTRUCTION SURVEY TECHNOLOGIES, INC.
MAILING: PO BOX 65394, ALBUQUERQUE, NM 87165-3921
OFFICE: 1606 CENTRAL AVE. SUITE 101, ALBUQUERQUE, NM 87106
HDSUPPLY@GMAIL.COM

PAGE 1 OF 2

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 OCTOBER, 2017



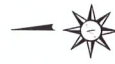
LOT 3-A
 129,128 SQ. FT. GROSS
 2,9644 AC. GROSS
 105,050 SQ. FT. NET
 2.41116 AC. NET

NEW EASEMENT CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.18	25.00'	73.74	N23°58'20"W	30.00'
C2	23.95	18.10'	75.92	N75°50'55"E	22.26'
C3	16.70	25.00'	38.26	N52°07'16"W	16.39'
C4	28.73	38.15'	43.15	S22°08'13"E	28.05'
C5	41.49	30.00'	78.23	S76°42'55"E	38.26'
C6	20.09	13.33'	81.98	N01°56'59"W	18.26'
C7	9.43'	6.00'	50.09	N03°37'55"E	8.49'
C8	22.01'	14.04'	88.81	S59°35'47"W	19.83'

NEW EASEMENT LINE TABLE

Line #	Length	Direction
L1	69.05'	N12°53'58.97"E
L2	42.29'	N71°15'11.49"W
L3	104.47'	S12°53'38.97"W
L4	9.54'	S72°50'52.46"E
L5	55.89'	N71°15'11.49"W
L6	5.90'	S71°16'25.41"E
L7	24.00'	N18°40'22.51"E
L8	42.87'	N71°16'25.34"W
L9	28.86'	S18°40'34.67"W



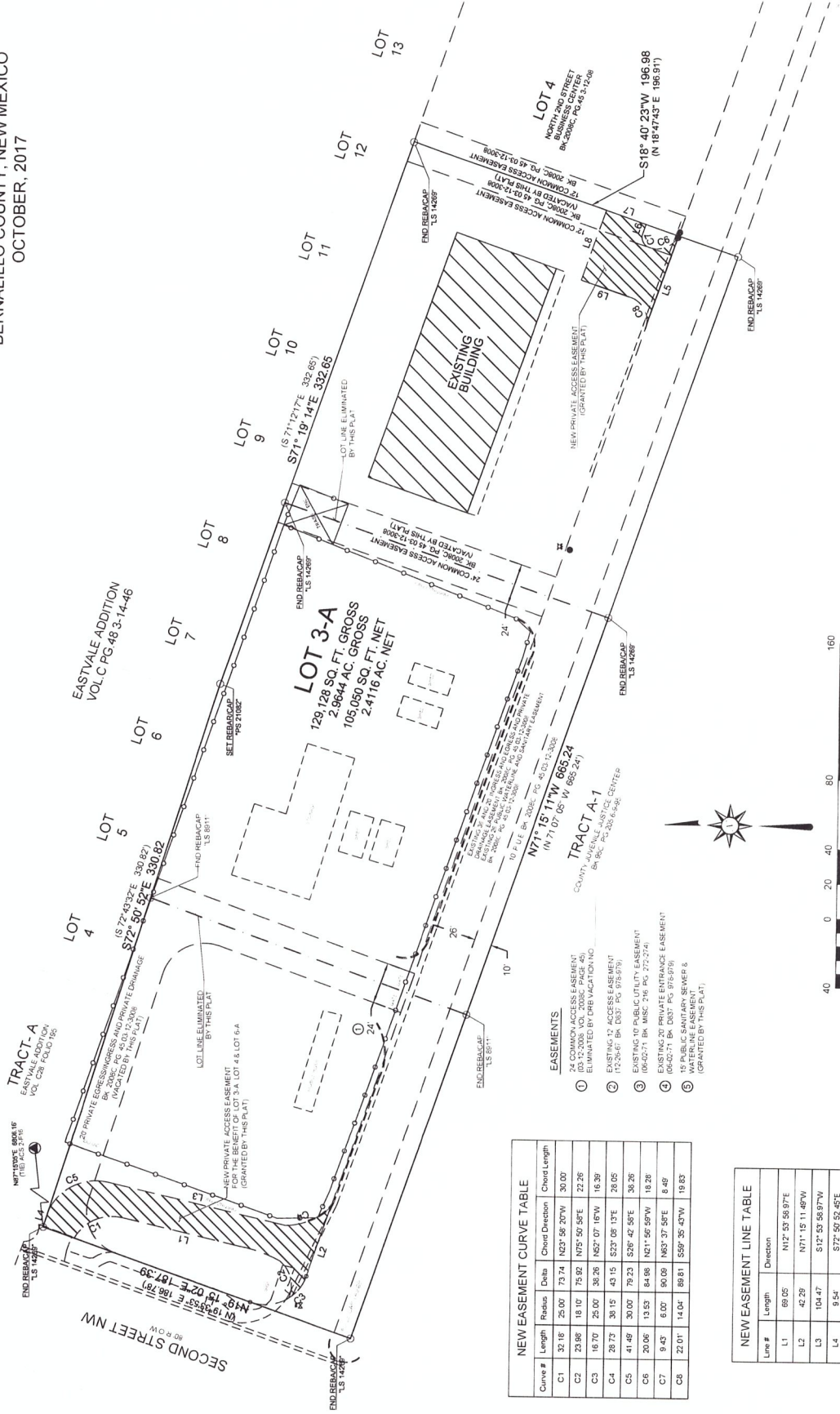
LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 MAILING: PO BOX 65395 - ALBUQUERQUE, NM 87193 505-917-5921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101 - ALBUQUERQUE, NM 87106
 INFO@CVT.CORP@GMAIL.COM

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 OCTOBER, 2017



NEW EASEMENT CURVE TABLE

Curve #	Length	Radius	Data	Chord Direction	Chord Length
C1	32.18	25.00	73.74 N23°58'20"W		30.00
C2	23.85	18.10	75.92 N75°50'58"E		22.26
C3	16.70	25.00	38.26 N82°07'16"W		16.39
C4	28.73	38.15	43.15 S23°08'13"E		28.05
C5	41.49	30.00	79.23 S26°42'58"E		38.26
C6	20.06	13.53	84.98 N21°56'59"W		18.28
C7	9.43	6.00	30.08 N63°37'58"E		8.49
C8	22.01	14.04	89.81 S56°35'30"W		19.83

NEW EASEMENT LINE TABLE

Line #	Length	Direction
L1	69.05	N12°53'58.97"E
L2	42.29	N71°15'11.46"W
L3	104.47	S12°53'58.97"W
L4	9.54	S72°50'52.45"E
L5	55.89	N71°15'11.46"W
L6	5.90	S71°16'25.41"E
L7	24.00	N18°40'22.51"E
L8	42.87	N71°16'25.34"W
L9	28.85	S18°43'34.69"W



- LEGEND OF SYMBOLS**
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER 21082"



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87183 505-817-8921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
 INFO@CVTORK.COM



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

Map amended through: 1/28/2016

Zone Atlas Page:
F-15-Z

Selected Symbols

Note: Gray Shading Represents Area Outside of the City Limits

**ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

October 31, 2017

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

RE: TRACTS 3-A, NORTH SECOND STREET BUSINESS CENTER

Mr. Cloud and members of the Board:

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

The property owner would like to create one (1) lot from existing Lots 1, 2 and 3, North Second Street Business Center. Proposed Lot 3-A is to be 2.96± acres on property zoned M-1.

The plat also includes the vacation of private common access easements as reflected on the plat.

Existing parcels, are currently developed with businesses that include RV self storage and a contractor.

The site is governed by the Central Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.

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

Sincerely,



Derrick Archuleta, MCRP
Principal