



Supplemental Form (SF)

SUBDIVISION

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

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

SITE DEVELOPMENT PLAN

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

☐ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

STORM DRAINAGE (Form D)

☐ Storm Drainage Cost Allocation Plan

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): ARCHT PLAN LAND USE CONSULTANTS PHONE: 980.8365

ADDRESS: P.O. BOX 25911

FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: arch.plan@comcast.net

APPLICANT: BRADLEY & LISA JUSTICE

PHONE: _____

ADDRESS: 10128 AVENIDA VISTA CERROS NW

FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT CONSOLIDATION

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 7 & 8 Block: 9 Unit: 18

Subdiv/Addn/TBKA: VOLCANO CLIFFS

Existing Zoning: SU-2/VCLL Proposed zoning: N/A MRGCD Map No. _____

Zone Atlas page(s): D-10 UPC Code: 1-010-063-235-245-101-46 (LOT 7)

1-010-063-247-301-101-45 (LOT 8)

CASE HISTORY:

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

PROJECT # 1010688 / 15DRB-70312

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): .835±

LOCATION OF PROPERTY BY STREETS: On or Near: 6540 PAPAGAYO RD NW

Between: AGUILAR ST. and URRACA ST.

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐ Review Date: 9.9.15

SIGNATURE

Derrick Archuleta

(Print Name)

DERRICK ARCHULETA

Applicant: ☒ Agent: ☒

DATE 4.5.16

FOR OFFICIAL USE ONLY

- ☐ **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
☐ F.H.D.P. fee rebate

Application case numbers

Action

S.F.

Fees

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
Total
\$ _____

Hearing date _____

Staff signature & Date _____

Project # _____

Revised: 4/2012

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)**

- 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

Your attendance is required.

☐ **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 S/A
- 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.

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

Application case numbers

- - -
- - -
- - -

DERICK ARCHULETA



Applicant name (print)

Derrick Archuleta

Applicant signature / date

4/5/16

Form revised **October 2007**

Project #

Planner signature / date

**PLAT OF
LOT 7A, BLOCK 9
VOLCANO CLIFFS UNIT 18
BEING A REPLAT OF LOTS 7 & 8
BLOCK 9, VOLCANO CLIFFS UNIT 18
SECTION 22, T. 11 N., R. 2 E., N.M.P.M.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2015**

N.T.S.

VICINITY MAP
ZONE ATLAS D-10-Z

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) ELECTRICAL LINES, TRANSFORMERS, 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. QUEST CORPORATION DBA CENTURY LINK OC 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, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 CHANTER 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 UNDERGROUND), HOT TUB, CONCRETE OR WOOD POOL DECKING, STRUCTURES 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 ON NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') 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 HAVE NOR 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.

UTILITY APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
QUEST CORPORATION DBA CENTURY LINK OC	DATE
COMCAST CABLE	DATE
NEW MEXICO GAS COMPANY (NMGC)	DATE

LEGAL DESCRIPTION

LOT NUMBERED SEVEN (7) AND LOT NUMBERED EIGHT (8), IN BLOCK NUMBERED NINE (9) OF VOLCANO CLIFFS UNIT 18, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 19, 1971, IN PLAT BOOK 04, VOL. 10, 105 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIO AGUILA STREET N.W., HENCE A TIE TO A C.E. MONUMENT "3-10" BEARS S. 15° 54' 27" W. A DISTANCE OF 4,143.19 FEET AND RUNNING ALONG SAID RIGHT OF WAY LINE; THENCE, N. 22° 46' 18" W., A DISTANCE OF 115.21 FEET TO A POINT OF CURVATURE; THENCE, CURVING TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND AN ARC LENGTH OF 30.66 FEET WITH A CHORD BEARING OF N. 19° 14' 20" E., AND A CHORD DISTANCE OF 31.48 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PAPAGAYO ROAD N.W. AND ANOTHER POINT OF CURVATURE; THENCE, ALONG SAID RIGHT OF WAY LINE, A CURVE CURVING TO THE RIGHT HAVING A RADIUS OF 1,273.00 FEET AND AN ARC LENGTH OF 132.84 FEET WITH A CHORD BEARING OF N. 65° 06' 03" E., AND A CHORD OF 132.79 FEET TO A POINT OF TANGENT; THENCE, ALONG SAID RIGHT OF WAY LINE, N. 67° 13' 42" E., A DISTANCE OF 98.78 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, S. 22° 46' 18" E., LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 145.00 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, S. 67° 13' 42" E., A DISTANCE OF 253.78 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIO AGUILA STREET N.W. AND BEING THE SAME POINT OF BEGINNING. SAID PARCEL CONTAINS 0.8352 ACRES 136,383.29 SQUARE FEET MORE OR LESS.

FREE CONSENT

SURVEYED AND REPLATED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOT 7A, BLOCK 9 VOLCANO CLIFFS UNIT 18, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND ENDEAVORABLE TITLE IN THE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

BRADLEY JUSTICE DATE

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015.

BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBDIVISION DATA/NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS. CENTRAL ZONE NAD 1983 AND ARE BASED UPON MOVEMENTS "3-E10" AND "K04T", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES ARE RECORD PER PLAT FILED JANUARY 19, 1971 IN PLAT BOOK 04, VOL. 10, 105.
6. GROSS ACRES ARE 0.8352 ACRES.
7. NUMBER OF EXISTING TRACTS = 2.
8. NUMBER OF TRACTS CREATED = 1.
9. PROPERTY SURVEYED JULY, 2015.
10. ALL CORNERS MARKED & SET WITH 1/2" REBAR AND CAP 13413240 UNLESS OTHERWISE INDICATED.
11. IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN A ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 130100111 & EFFECTIVE DATE OF SEPTEMBER 28, 2008.
12. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME AS SUBJECT TO A DEED RESTRICTION COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) TRACT FROM TWO (2) EXISTING TRACTS.

APPROVALS DRB CASE: PROJECT NO.

CITY SURVEYOR	DATE
PARKS & RECREATION DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.N.A.F.C.A.	DATE
A.B.C.W.U.A.	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURERS OFFICE _____

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A QUALIFIED REGISTERED PROFESSIONAL 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 PAGE KNOWN TO ME BY THE OWNERS AND/OR THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEY OF BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL T. SHOOK ANLS NO. 13240 DATE



ADVANTAGE SURVEYING MATCHLINE

PLAT OF
 LOT 7A, BLOCK 9
 VOLCANO CLIFFS UNIT 18
 BEING A REPLAT OF LOTS 7 & 8
 BLOCK 9, VOLCANO CLIFFS UNIT 18
 SECTION 22, T. 11 N., R. 2 E., N.M.P.M.,
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2015

SCALE 1"=30'
 0 30 60

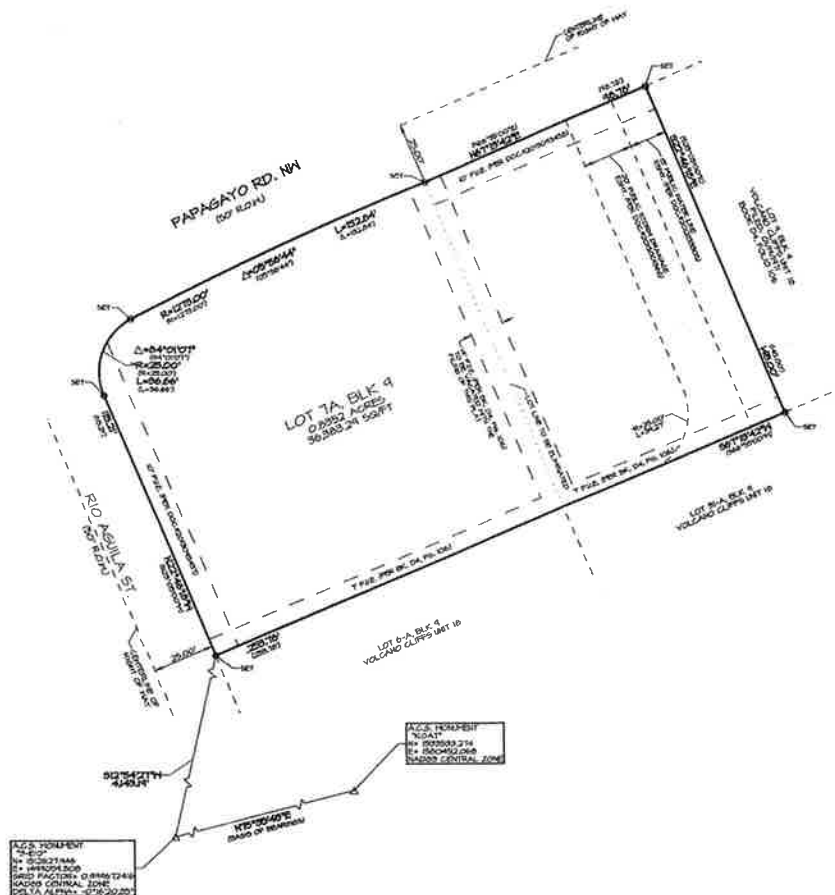
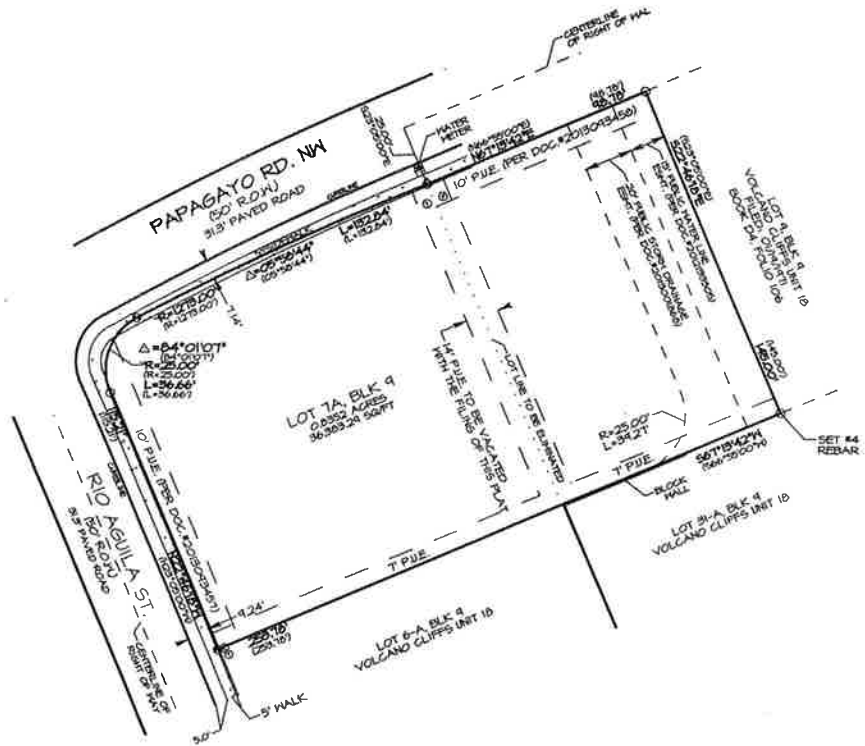


EXHIBIT 'A'



LOT 7A, BLOCK 9
VOLCANO CLIFFS UNIT 18
BEING A REPLAT OF LOTS 7 & 8
BLOCK 9, VOLCANO CLIFFS UNIT 18
DAB PROJECT NO. 1010588

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

April 5, 2016

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

RE: Tracts 7 and 8, Block 9, Volcano Cliffs Unit 18 located at 6540 Papagayo Road NW
PROJECT #1010588/15DRB-70312

Mr. Cloud and members of the Board:

I would like to request Final Plat review for a minor subdivision for the above referenced properties.

The property owner would like to consolidate existing Tracts 7 and 8, Block 9, Volcano Cliffs Unit 18 into one lot to be known as Lot 7-A containing .835± acres.

The site is currently vacant.

The property is zoned SU-2/VCLL and is governed by the Volcano Cliffs Sector Plan and Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the application.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Derrick Archuleta", with a long horizontal line extending from the end of the signature.

Derrick Archuleta, MCRP
Principal

