



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
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** 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

- D** 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: NICOLAS PICA + ROBIN AND DANAN SJOSTROM PHONE: _____
 ADDRESS: 12405 WALKERWAY ST. NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT CONSOLIDATION OF 2 TRACTS INTO 1

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 2 & 3 Block: _____ Unit: _____

Subdiv/Addn/TBKA: ALBUQUERQUE RANCH ESTATES

Existing Zoning: R-D Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): E-22 UPC Code: 1-022-062-457-171-401-55

1-022-062-459-184-401-56

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 # 1010931 16DRB-70254

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): .7083!

LOCATION OF PROPERTY BY STREETS: On or Near: 12405 WALKERWAY ST. NE

Between: TAMARAC DR NE and ROYAL OAK ST NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 7-27-2016

SIGNATURE Derrick Archuleta DATE 9.6.16

(Print Name) DERRICK ARCHULETA Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> 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** **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

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

DERRICK ARCHULETA Applicant name (print)
Derrick Archuleta Applicant signature / date 9.6.16



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|-------|
| Application case numbers | _____ |
| _____ | _____ |
| _____ | _____ |

Form revised **October 2007**

Project # _____ Planner signature / date _____

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

September 6, 2016

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

**RE: LOT 2-A, ALBUQUERQUE RANCH ESTATES
PROJECT #1010931/16DRB-70254**

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 owners would like to consolidate existing Lot 2 and Lot 3, Albuquerque Ranch Estates into one 0.7083± acre lot.

The parcels are currently developed with a single family residence.

The property is zoned R-D and is governed by the Academy Tramway Eubank Sector Plan and the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the request.

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


Sincerely,




Derrick Archuleta, MCRP
Principal



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





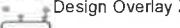

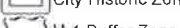
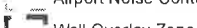



Map amended through: 1/28/2016

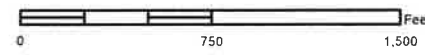


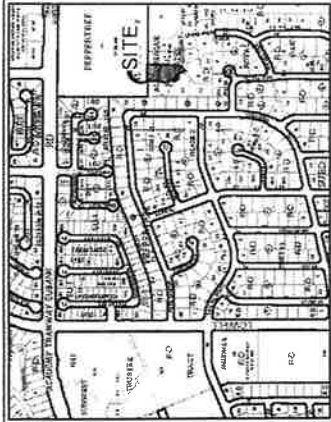
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-22-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.		





VICINITY MAP No. E-22-Z

PURPOSE OF PLAT.

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS TWO (2) AND THREE (3) INTO ONE (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: 0.7082 TOTAL ACRES.
4. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
5. DISTANCES ARE GROUND, BEARINGS ARE GRID.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
7. DATE OF FIELD WORK: APRIL 25, 2016.
8. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.

LEGAL DESCRIPTION

LOT NUMBERED TWO (2) AND THREE (3) OF THE PLAT OF LOTS 1-12 AND TRACTS OF ALBUQUERQUE RANCH ESTATES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 2, 1993 IN PLAT BOOK 930, PAGE 90.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____ DAY OF _____, 20____

BY: _____

OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____, NOTARY PUBLIC

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, 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. WEST BAY AREA CENTURYLINK for the installation, maintenance, and service of fiber optic lines, 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 thereon, and the right to use the easements for the purposes set forth herein and with the right to utilize the right of way to extend 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 easement, and to erect, repair, and maintain overhead and underground 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 Code by contractors placed on the plat.
 Easements for electric transformer/switchgear, 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), WEST BAY AREA CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a title search. Some properties are shown hereon. Consequently, PNM, WEST BAY AREA CENTURYLINK and NMGCO make no warranty as to the validity of any easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PLAT OF
LOT 2-A
ALBUQUERQUE RANCH ESTATES
 WITHIN
 SECTION 27, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.,
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2016

- PROJECT NUMBER: _____
- APPLICATION NUMBER: _____
- UTILITY APPROVALS:
- PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- WEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
- COMCAST _____ 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 PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEET THE REQUIREMENTS FOR DOCUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCES. I HAVE KNOWN THE SURVEYOR, LAND SURVEYOR, AND BELIEVE 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

PLAT OF
LOT 2-A
 WITHIN
ALBUQUERQUE RANCH ESTATES

SECTION 27, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2016

TRACT 1, DIVISION
 1, ALBUQUERQUE RANCH ESTATES
 FILED: NOVEMBER 13, 1985
 VOLUME C18, FOLIO 166

(127.00'
 127.00'
 17' PRIVATE DIMINISH EASEMENT

(S 88°55'00" E
 N 88°18'08" E
 N 01°41'52" W
 (N 00°04'59" E)

LOT 2-A
 0.7083 ACRES

LOT 1
 ALBUQUERQUE RANCH ESTATES
 FILED: APRIL 02, 1993
 VOLUME 93-C, FOLIO 90

LOT 4
 ALBUQUERQUE RANCH ESTATES
 FILED: APRIL 02, 1993
 VOLUME 93-C, FOLIO 90

10' PRIVATE UTILITY EASEMENT

20' PRIVATE ACCESS & UTILITY EASEMENT

ALL LOT LINES TO BE ELIMINATED BY THIS PLAT

10' PUBLIC UTILITY EASEMENT

10' PUBLIC UTILITY EASEMENT

LOT 11
 ALBUQUERQUE RANCH ESTATES
 FILED: APRIL 02, 1993
 VOLUME 93-C, FOLIO 90

WALKERWAY STREET NE (PRIVATE)

FOUND 3/8" REBAR WITH NO CAP

S 84°28'41" W

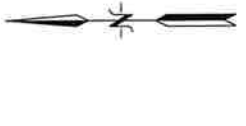
108.95'

FOUND 3/8" REBAR WITH NO CAP

LOT 9
 ALBUQUERQUE RANCH ESTATES
 FILED: APRIL 02, 1993
 VOLUME 93-C, FOLIO 90

LOT 2
 ALBUQUERQUE RANCH ESTATES
 FILED: APRIL 02, 1993
 VOLUME 93-C, FOLIO 90

LOT 6
 P2
 ALBUQUERQUE RANCH ESTATES
 FILED: APRIL 02, 1993
 VOLUME 93-C, FOLIO 90



SCALE: 1"=30'
 DRAWN BY: SDR
 DATE: 6/27/16
 16-0310.DWG

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD DISTANCE	CHORD BEARING
C1	56.59'	34.42'	34°50'50"	33.89'	N 34°37'42" W
C2	50.02'	88.33'	101°10'27"	77.29'	N 67°47'03" W
C3	47.86'	22.87'	27°22'31"	22.65'	N 78°36'35" E
C4	104.00'	116.91'	64°24'25"	110.65'	N 09°45'33" W
C5	55.13'	41.78'	43°25'05"	40.78'	S 70°04'31" W
C6	9.28'	8.29'	51°12'12"	8.02'	S 73°57'49" W
C7	45.36'	7.70'	09°40'43"	7.69'	S 60°55'04" W

MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR WITH CAP STAMPED "S 11483"

16-0310.DWG (JUNE 2016)

SKETCH PLAT OF

LOT 2-A

ALBUQUERQUE RANCH ESTATES

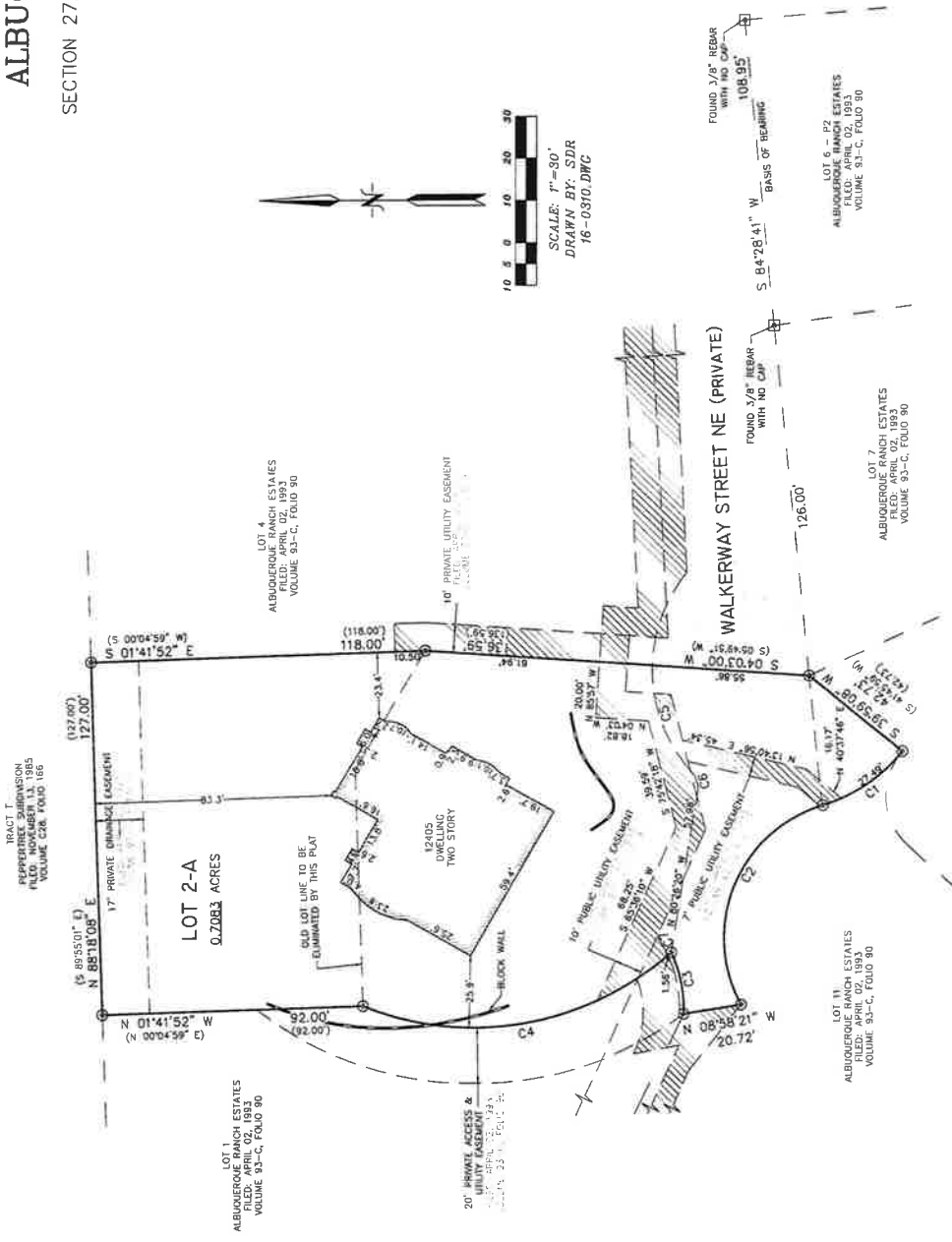
WITHIN

SECTION 27, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JUNE 2016



CURVE	RADIUS	ARC LENGTH	DELTA	CHORD DISTANCE	CHORD BEARING
C1	56.59'	34.42'	34°50'50"	33.89'	N 34°37'42" W
C2	50.02'	88.33'	101°10'27"	77.28'	N 67°47'03" W
C3	47.86'	22.87'	27°22'31"	22.65'	N 78°38'35" E
C4	104.00'	116.91'	64°24'25"	110.85'	N 09°45'33" W
C5	55.13'	41.78'	43°25'05"	40.78'	S 70°04'31" W
C6	9.28'	8.29'	51°12'12"	8.02'	S 73°57'49" W
C7	46.36'	7.70'	09°40'43"	7.69'	S 80°55'04" W

MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR WITH CAP STAMPED "PS 11463"

THE SURVEY OFFICE, L.L.C.
3000 10th Street, N.W.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306