



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: 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 LINE ADJUSTMENT FROM 3 LOTS INTO 4 LOTS

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 28-PI, 29-PI & 30-PI Block: _____ Unit: 1
 Subdiv/Addn/TBKA: SUNSET FARM
 Existing Zoning: R-1 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): K-12 UPC Code: 1-012-057-495-268-416-16
1-012-057-499-262-416-15
1-012-057-503-257-416-14

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 4 Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 308, 312, 316 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

<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.
- 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)

 Applicant signature / date



Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ |
| <input type="checkbox"/> Case #s assigned | _____ |
| <input type="checkbox"/> Related #s listed | _____ |

Project # _____ Planner signature / date _____



VICINITY MAP No. K-12

PURPOSE OF PLAT.
THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS 28-P1, 29-P1 AND 30-P1 INTO 4 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES.

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11483 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.4382 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 PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: DECEMBER 2016.
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A REVERSE MORTGAGE, HOME EQUITY LINE OF CREDIT, OR OTHER FINANCIAL INSTRUMENT OR 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 SUNSET FARMS, UNIT 1
FILED: AUGUST 4, 2005 IN BOOK 2005C, PAGE 271
 - B: PLAT OF SUNSET FARMS, UNIT 1
FILED: OCTOBER 5, 2001 IN BOOK 2001C, PAGE 275
 - C: SUNSET FARMS, UNIT 1
FILED: JANUARY 17, 2006 IN PLAT BOOK 2006C, PAGE 17

LEGAL DESCRIPTION
LOTS NUMBERED TWENTY-EIGHT (28-P1), TWENTY-NINE (29-P1) AND THIRTY (30-P1) OF THE MEMORANDUM PLAT OF SUNSET FARM SUBDIVISION, UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED ON THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 17, 2006 IN PLAT BOOK 2006C, PAGE 17

PLAT OF
LOTS 28-A-P1, 29-A-P1, 30-A-P1 AND 30-B-P1
SUNSET FARM SUBDIVISION, UNIT 1
WITHIN

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

- PROJECT NUMBER: _____ DATE _____
APPLICATION NUMBER: _____ DATE _____
UTILITY APPROVALS:
PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
WEST CORPORATION D/B/A CENTURYLINK OC _____ DATE _____
COMCAST _____ DATE _____
CITY APPROVALS: _____
CITY SURVEYOR _____ DATE _____
REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ARBOVIA _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
AM/FCA _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of the following utilities:
A. Electric Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electric lines, transformers, and other equipment and related facilities reasonably necessary to provide electric service to the premises.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide gas service to the premises.
C. QWEST/D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide service to the premises.
D. CableTV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable service.
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described herein, and the right to install, maintain, and use such facilities, and 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 for the installation, maintenance, and service of such lines, cables, valves, or other electric transformers, with the right and privilege to form and remove lines, wharfs or structures which interfere with the purposes set forth herein. No building, sign, pool 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 connecting their facilities to the utility lines shown on this plat. Grantor shall be responsible for any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/pole/wharfs, as installed, shall extend ten (10) feet in front of transformer/pole/wharfs doors and five (5) feet on each side.

By executing this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK, and CableTV (collectively "UTILITIES") and the undersigned, the Grantor, acknowledge that they have read and understand the contents of this plat and the easements shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and the Grantor do not value or release any easement or easement rights which may have been granted by prior plat, right or other document and which are not shown on this plat.

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 NECESSARY TO THE UNDERSIGNED OWNERS AND PROPRIETOR THAT THEY HOLD AMONG THESE COMPLETE AND UNDEFEASIBLE 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

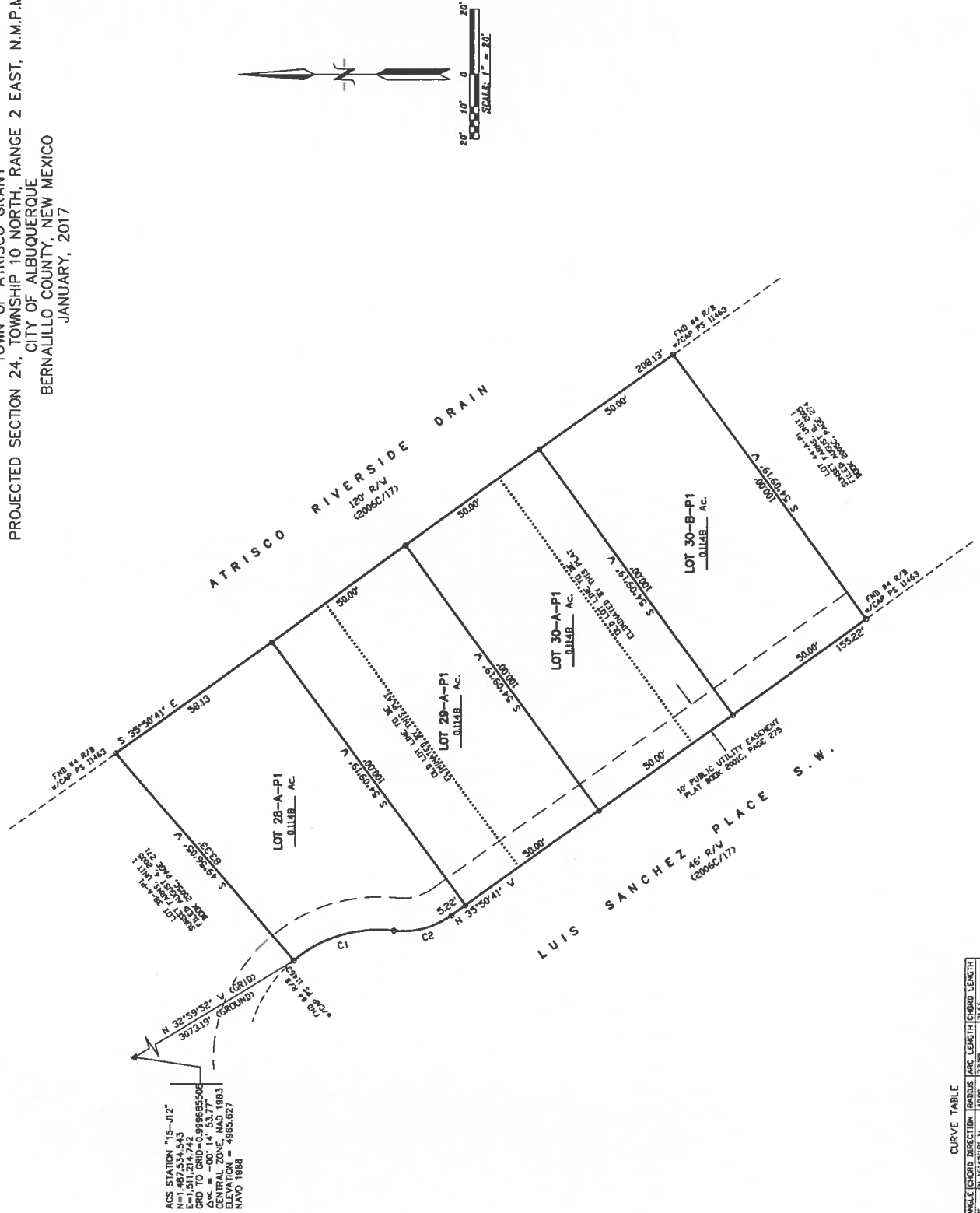
SURVEYORS CERTIFICATE.
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, OR UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR, AND THAT THE SURVEY IS ACCORDING TO THE SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT 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 _____ 2017

ANTHONY L. HARRIS, P.S. # 11483
SEE SURVEYOR OFFICE, LLC
ALBUQUERQUE, NEW MEXICO 87102
PHONE#: (505) 598-0402
FAX: (505) 598-0508

**PLAT OF
LOTS 28-A-P1, 29-A-P1, 30-A-P1 AND 30-B-P1
SUNSET FARM SUBDIVISION, UNIT 1**

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



ACS STATION "15-112"
N=1,467,534.543
E=1,511,214.742
GRID TO GRID=0.000665606
CENTRAL ZONE= 83.575°
ELEVATION = 4865.627
NAVD 1988

CURVE TABLE

CURVE NO.	ANGLE (GRD)	SECTION	CHORD	ARC LENGTH	CHORD LENGTH
C1	45°17'42"	N 15°43'19" V	40.00'	32.50'	18.88'
C2	42°25'38"	S 14°38'42" E	25.00'	18.50'	10.88'



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

Map amended through: 1/28/2016

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 28-A-P1, 29-A-P1 & 30-B-P1, SUNSET FARMS SUBDIVISION UNIT 1

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 realign interior lot lines of existing Lots 28-P1, 29-P1 and 30-P1 into four (4) parcels, each proposed to be 0.1148± 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