



SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ 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

☐ 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: LEIGH RYAN / GUTIERREZ RVT PHONE: _____
 ADDRESS: 2134 DAVID WAY / 4300 CHIN LEE AV NE FAX: _____
 CITY: DELMAR / ALBUQUERQUE STATE CA/NM ZIP 90214 / 87110 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT CONSOLIDATION
ELIMINATE BUILDING ENVELOPE

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. 42, 43, 44 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: OXBOW BLUFF
 Existing Zoning: SU-3 Proposed zoning: N/A MRGCD Map No. _____
 Zone Atlas page(s): G-11 UPC Code: 1-011-060-514-391-113-22
1-011-060-500-384-113-21
1-011-060-487-383-113-20

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1002092

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 2 Total site area (acres): 2±
 LOCATION OF PROPERTY BY STREETS: On or Near: 5000-5004 - 5008 CINNAMON TEAL LA NW
 Between: MOORING DOVE LA 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 12.12.17
 (Print Name) DERRICK ARCHULETA Applicant: ☐ Agent: ☒

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.**

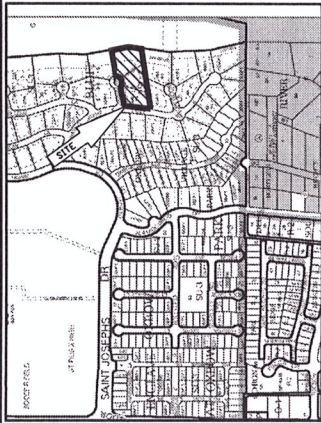
- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ___ Signed & recorded Final 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



VICINITY MAP No. G-11

PURPOSE OF PLAT.
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 42, 43 AND 44 INTO 2 LOTS, ELIMINATE THE BUILDING ENVELOPE ON LOT 43 AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES.

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#1463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 2.0142 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: JULY, 2017.
- 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 OR SOLAR PANELS FROM BEING INSTALLED ON BUILDINGS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY.

A: PLAT OF OXBOW SUBDIVISION
FILED: FEBRUARY 23, 1999 IN BOOK 99C, PAGE 32

LEGAL DESCRIPTION

LOTS NUMBERED FORTY-TWO (42), FORTY-THREE (43) AND FORTY-FOUR (44) OF THE PLAT OF OXBOW BLUFF SUBDIVISION, AS THE SAME ARE MORE PARTICULARLY DESCRIBED IN THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 23, 1999 IN PLAT BOOK 99C, PAGE 32

PLAT OF
LOTS 42-A AND 44-A
OXBOW BLUFF SUBDIVISION

WITHIN

TOWN OF ASTRISCO GRANT
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

PROJECT NUMBER: SEPTEMBER, 2017

APPLICATION NUMBER:

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

NEW MEXICO GAS COMPANY DATE

QWEST 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

ABQWUA 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 MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION 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

THE SURVEY OFFICE, LLC
3555 JIMMY HAMILTON BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 896-8908
FAX: (505) 896-8908

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

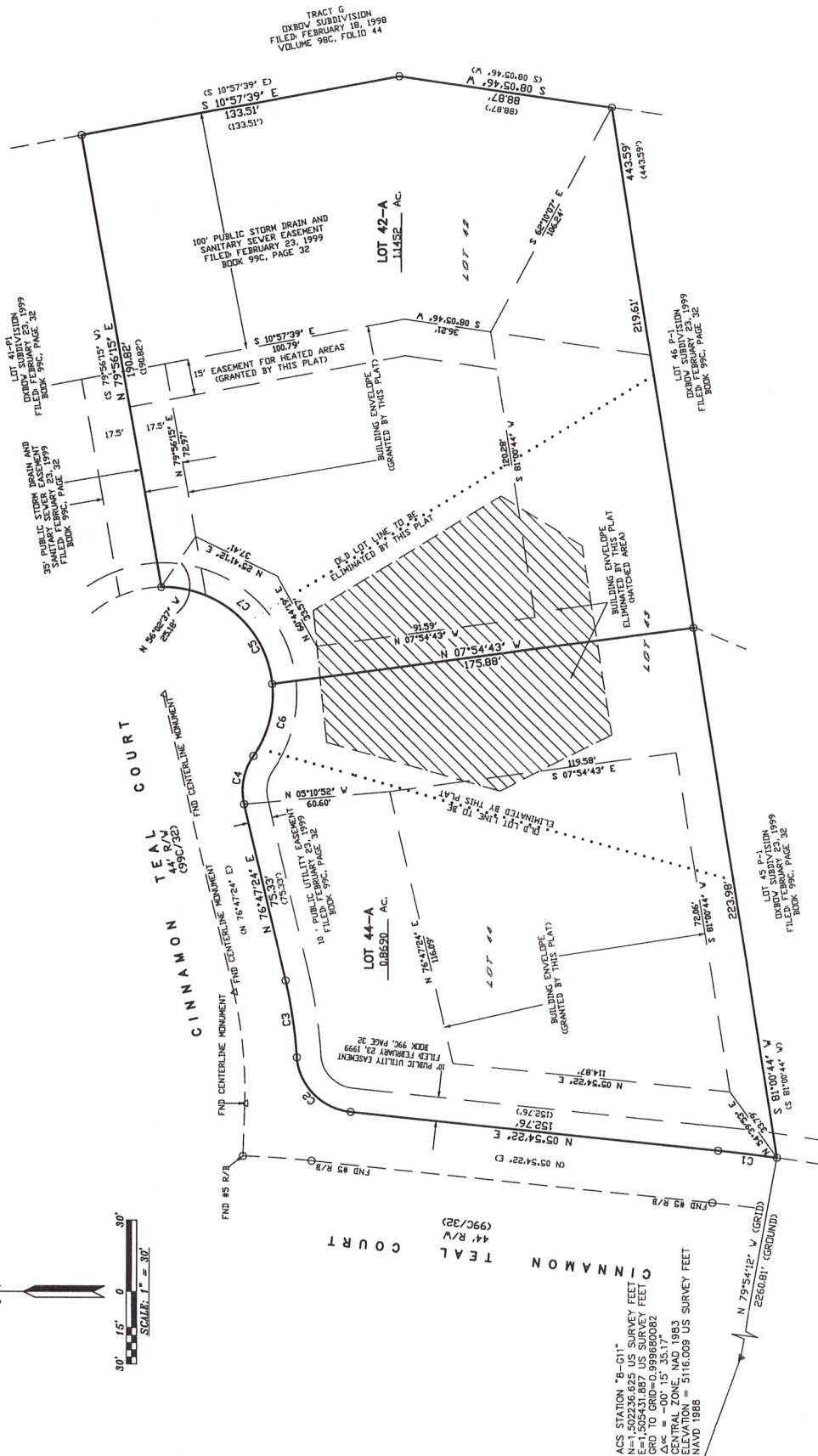
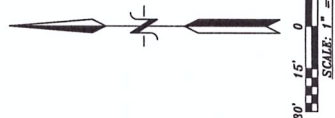
UPCA

PROPERTY OWNER OF RECORD:

BERNALILLO CO. TREASURER'S OFFICE:

PLAT OF LOTS 42-A AND 44-A OXBOW BLUFF SUBDIVISION

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



CURVE TABLE

NUMBER	DELTA ANGLE	CURVE DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	01°56'37"	N 06°52'41" E	722.00	24.49	24.49
C2	07°56'37"	N 05°52'41" E	722.00	24.49	24.49
C3	07°56'37"	N 05°52'41" E	722.00	24.49	24.49
C4	07°56'37"	N 05°52'41" E	722.00	24.49	24.49
C5	07°56'37"	N 05°52'41" E	722.00	24.49	24.49
C6	07°56'37"	N 05°52'41" E	722.00	24.49	24.49
C7	07°56'37"	N 05°52'41" E	722.00	24.49	24.49



A-1



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

December 12, 2017

Kym Dicome, Acting Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: LOTS 42 P-1, 43 P-1 AND 44 P-1, OXBOW BLUFF SUBDIVISION

Ms. Dicome 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 consolidate three (3) existing Lots 42 P-1, 43 P-1 and 44 P-1, Oxbow Bluff Subdivision into two lots. Proposed Lot 42-A to be 1.15± acres and Lots 44-A to be 0.87± acres to also include the elimination of the building envelope in Lot 43.

The parcels are currently vacant. The underlying zone is SU-3.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan and the Coors Corridor Sector Plan and the University of Albuquerque Sector Plan.

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

Sincerely,


Derrick Archuleta, MCRP
Principal