



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 2<sup>nd</sup> 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): RIO GRANDE ENGINEERING PHONE: 505.321.9099  
 ADDRESS: PO BOX 93924 FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT: JOHN PEARSON PHONE: \_\_\_\_\_  
 ADDRESS: 8105 COUNTRYWOOD RD NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: SOLE OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: MINOR SUBDIVISION- LOT SPLIT

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. LOT 8 Block: \_\_\_\_\_ Unit: 1  
 Subdiv/Addn/TBKA: ALVARADO GARDENS  
 Existing Zoning: RA2 Proposed zoning: RA2 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G13 UPC Code: 101306004024831513

**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: 1 No. of proposed lots: 2 Total site area (acres): 1.23  
 LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE BOULEVARD  
 Between: CANDELARIA and CAMPBELL ROAD

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

**SIGNATURE**

(Print Name) DAVID SOULE DATE 4/10/18  
 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
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) 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
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Proposed Infrastructure List (Figure 18)
  - 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
  - DXF file and hard copy of final plat data for AGIS is required.
  - Grading and Drainage Plan/Drainage Report Submittal to Hydrology  
**(Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)**

- 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**
  - Proposed Infrastructure List (Figure 18)
  - 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.

\_\_\_\_\_  
DAVID SOULE  
Applicant name (print)  
\_\_\_\_\_  
Applicant signature / date



Form revised **January 2018**

- Checklists complete Application case numbers
- Fees collected \_\_\_\_\_ - \_\_\_\_\_
- Case #s assigned \_\_\_\_\_ - \_\_\_\_\_
- Related #s listed \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_  
Planner signature / date  
Project # \_\_\_\_\_

April 10, 2018

Ms. Kim Dicome  
Chair- Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> street NW  
Albuquerque, NM 87102

**RE: Sketch Plat Comments  
LOT 8 ALVARADO GARDENS UNIT 1  
Albuquerque, New Mexico**

Dear Ms. Dicome:

Rio Grande Engineering requests sketch plat comments for the attached plan. The subject property is a 1.23 acre parcel located on Rio Grande Boulevard between Candelaria and Campbell road NW. The site will be split into two lots. The front lot will contain the existing building and the rear lot will be utilized for new construction. Access to each lot will be from a single 22' private access easement. The easement will contain public utility as well as private water and sewer easement rights.

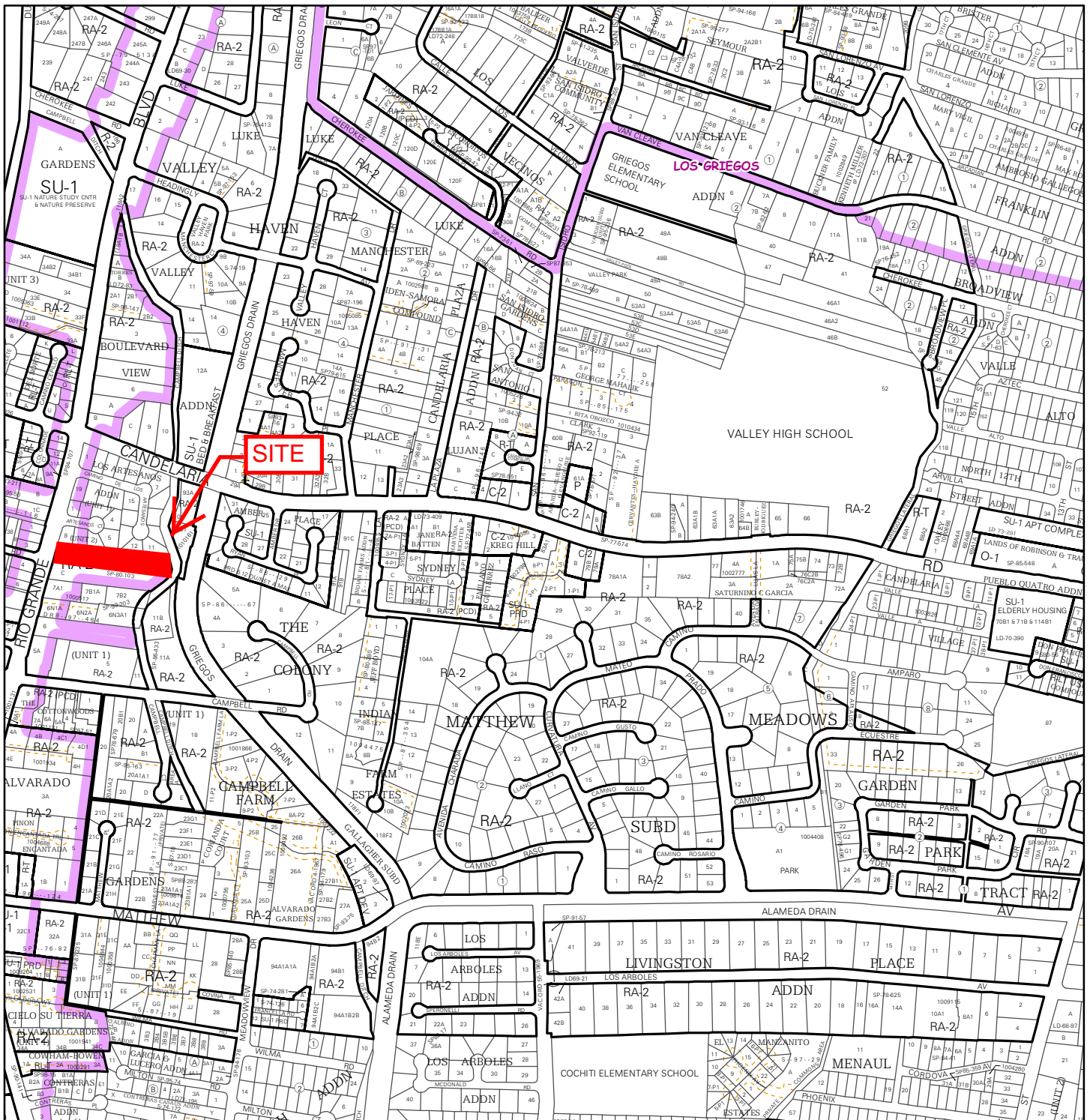
Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

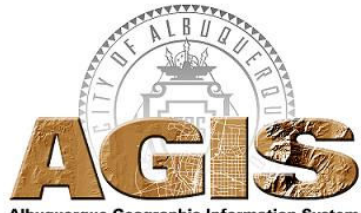


David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 67305  
ALBUQUERQUE, NM 87193

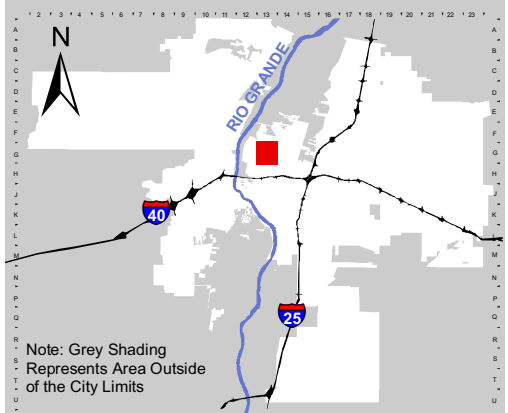
Enclosures



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



Map amended through: 1/28/2016

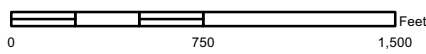


Note: Grey Shading Represents Area Outside of the City Limits

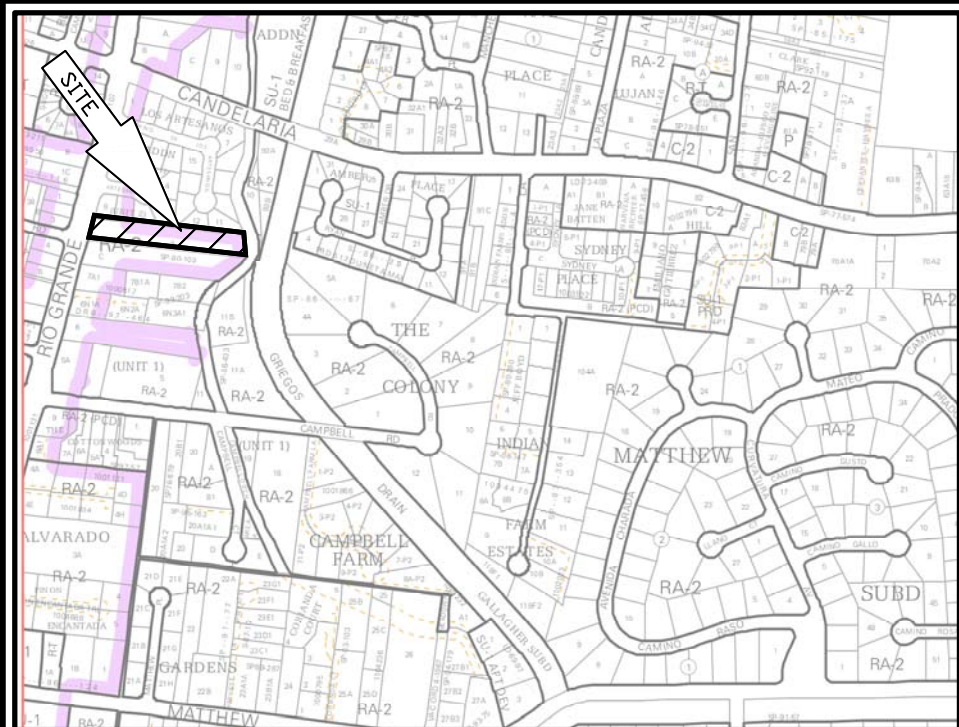
Zone Atlas Page:  
**G-13-Z**

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. G-13-Z

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND BEING THE REMAINING PORTION OF THE SOUTHERLY ONE-HALF (S 1/2) OF LOT NUMBERED EIGHT (8) OF UNIT 1 ALVARADO GARDENS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 1932 IN VOLUME C2, FOLIO 10 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE EASTERLY LINE OF RIO GRANDE BOULEVARD WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "7-H-13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,495,777.837 AND E=1,513,953.442 BEARS S. 02 DEG. 37' 48" W., A DISTANCE OF 4569.47 FEET RUNNING THENCE N. 15 DEG. 12' 21" E., ALONG THE EASTERLY LINE OF RIO GRANDE BOULEVARD, A DISTANCE OF 101.04 FEET TO THE NORTHWEST CORNER; THENCE S. 82 DEG. 56' 47" E., A DISTANCE OF 588.71 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF THE CAMPBELL DITCH; THENCE S. 13 DEG. 13' 33" E., ALONG THE WESTERLY LINE OF THE CAMPBELL DITCH, A DISTANCE OF 40.68 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG THE WESTERLY LINE OF THE CAMPBELL DITCH, 60.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.10 FEET, A CENTRAL ANGLE OF 49 DEG. 27' 31" AND HAVING A CHORD BEARING AND DISTANCE OF S. 11 DEG. 30' 17" W., 58.65 FEET TO THE SOUTHEAST CORNER; THENCE N. 83 DEG. 15' 49" W., A DISTANCE OF 612.60 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 1.3731 ACRES MORE OR LESS.

PLAT OF  
**LOTS 8-A & 8-B**  
**UNIT 1**  
**ALVARADO GARDENS**  
 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2018

PROJECT NUMBER: \_\_\_\_\_

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 \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SOUTHERLY HALF OF LOT 8, UNIT 1, ALVARADO GARDENS INTO TWO (2) LOTS 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: 1.3731 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: NOVEMBER 28, 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 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 ALVARADO GARDENS ADDITION, UNIT 1 FILED: AUGUST 15, 1932 IN VOLUME C2, FOLIO 10  
 B: ALTA SURVEY PREPARED BY THE SURVEY OFFICE DATED: DECEMBER 13, 2017
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X FIRM PANEL No. 35001C0331H DATED 08/16/2012 WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN

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 Electric) 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. QWEST D/B/A CENTURYLINK 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, 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 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 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 subsurface), hot tub, concrete or wood pool decking, 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 correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.  
 Easements for electric transformer/switchgears, 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or 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.

FREE CONSENT & DEDICATION

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 AND ALSO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS..

\_\_\_\_\_  
 DATE \_\_\_\_\_  
 \_\_\_\_\_  
 DATE \_\_\_\_\_

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 OWNERS NAME

BY: \_\_\_\_\_  
 OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

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

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 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 \_\_\_\_\_, 2018

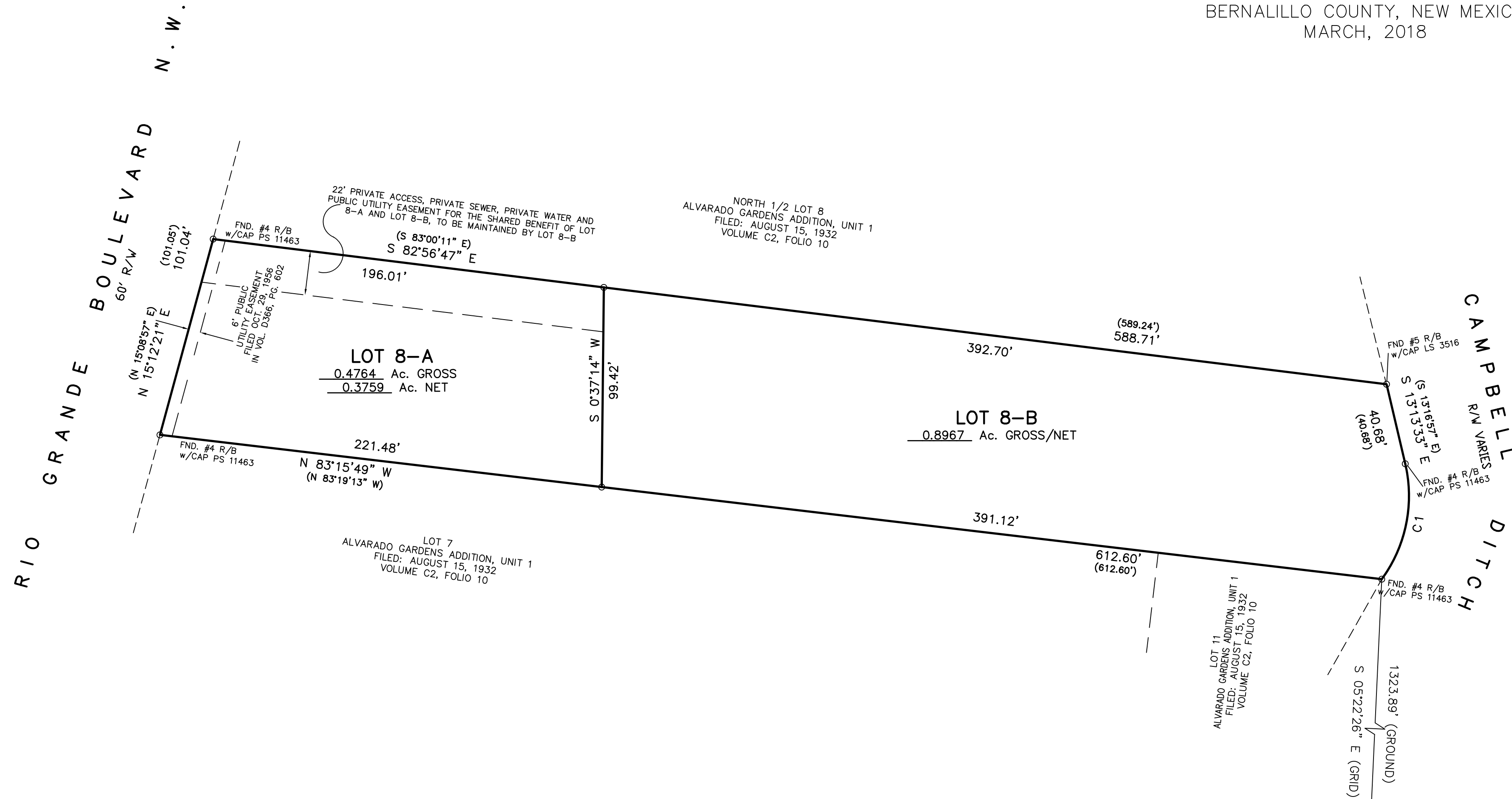
ANTHONY L. HARRIS. P.S. # 11463

THE SURVEY OFFICE, LLC  
 333 LOMAS BOULEVARD N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

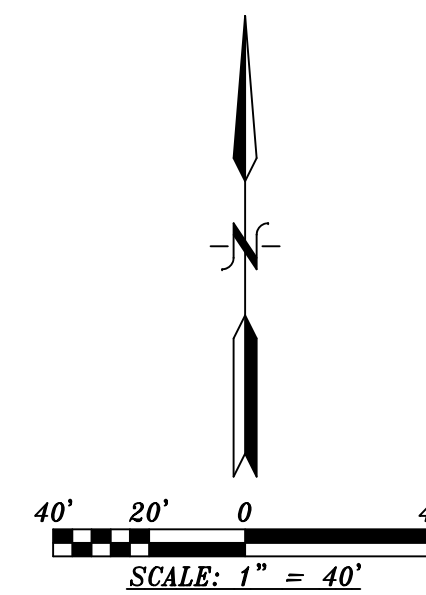
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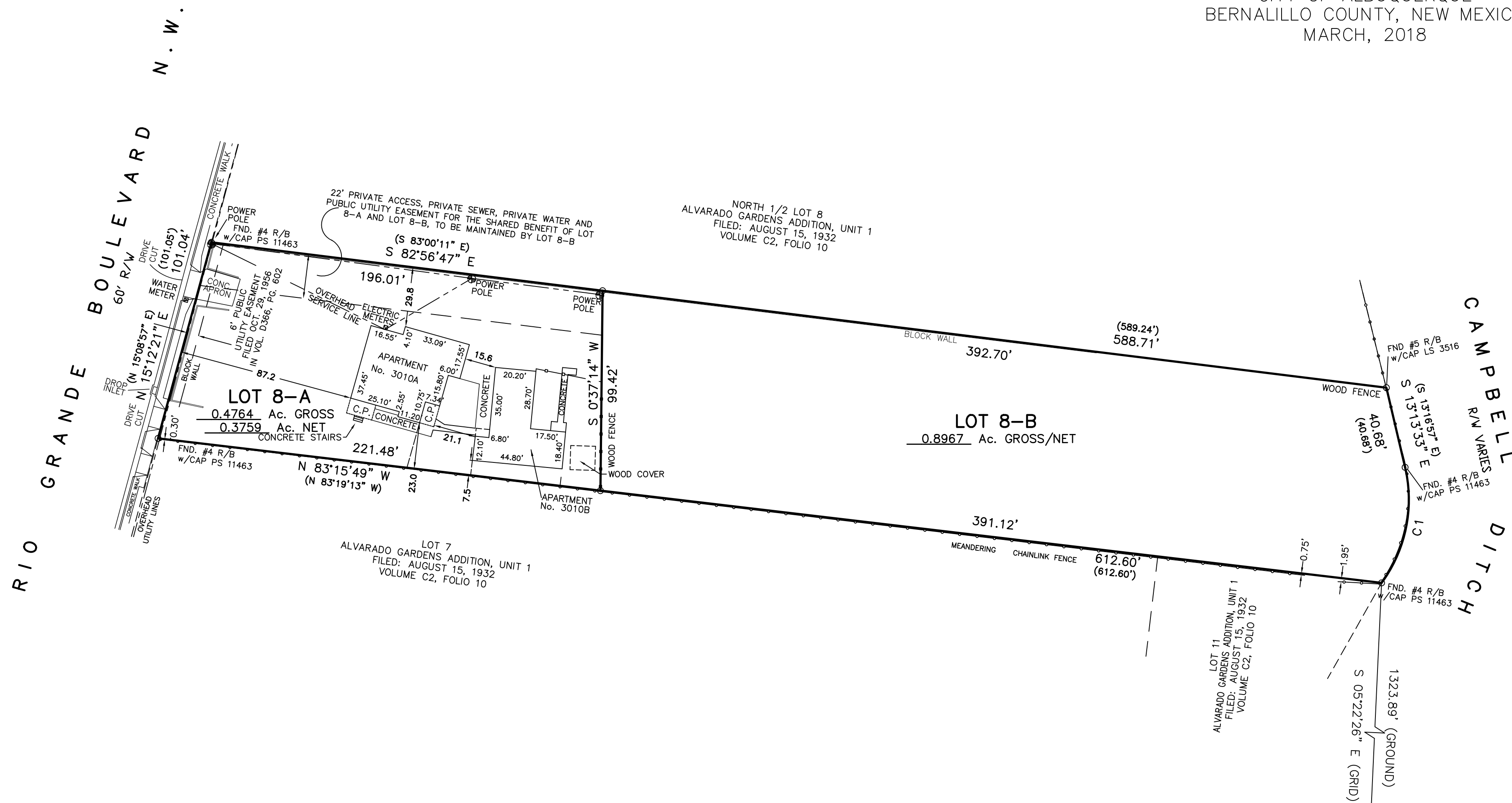
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	49°27'31"	S 11°30'17" W	70.10	60.51	58.65
(C1)	(49°37'30")	(S 11°26'53" W)	(70.10)	(60.51)	(58.65)



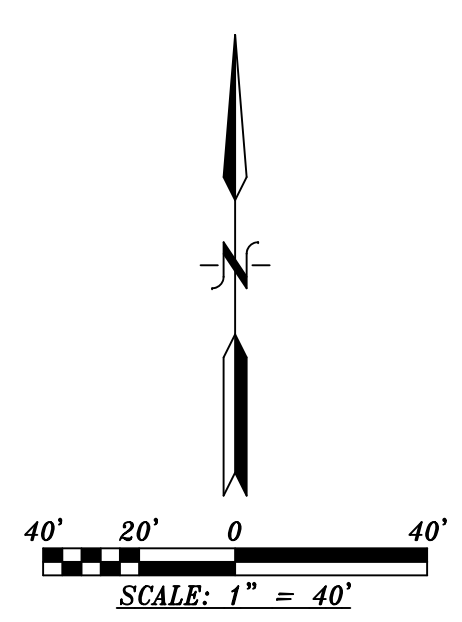
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 N=1,495,777.837 US SURVEY FEET  
 E=1,513,953.442 US SURVEY FEET  
 GRD. TO GRID=0.99968476  
 $\Delta\alpha = -00^{\circ} 14' 35.56''$   
 CENTRAL ZONE, NAD 1983  
 ELEVATION = 4,964.364 US SURVEY FEET  
 NAVD 1988

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