



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Sketch Plat Review & Comment Approval			

APPLICATION INFORMATION			
Applicant: Fourth Street & Menaul, Inc. (Robert Powers)		Phone:	
Address: 5215 E. Osborn Road		Email: bobp3@cox.net	
City: Phoenix	State: AZ	Zip: 85018	
Professional/Agent (if any): Isaacson & Arfman, Inc. (Fred C. Arfman)		Phone: (505) 268-8828	
Address: 128 Monroe Street NE		Email: freda@iacivil.com	
City: Albuquerque	State: NM	Zip: 87108	
Proprietary Interest in Site: Owner		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lot 1-A-1-A		Block:	Unit:
Subdivision/Addition: Walgreen Addition		MRGCD Map No.: NA	UPC Code: 101405933826443424
Zone Atlas Page(s): H-14	Existing Zoning: MX-M	Proposed Zoning: None	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 9.6037	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 300 Menaul Blvd. NW		Between: 2nd Street NW	and: 4th Street NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1002934; PR-2018-00217; SD-2018-00016			

Signature:	Date: 05-04-21
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2021-00057	SK	\$50.00			
Meeting Date: May 12, 2021			Fee Total: \$50.00		
Staff Signature:		Date: 5/4/2021	Project # PR-20		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? NO if yes, indicate language: _____

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

_____ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

- _____ Zone Atlas map with the entire site clearly outlined and labeled
- _____ Proposed Final Plat (7 copies, 24" x 36" folded)
- _____ Design elevations & cross sections of perimeter walls (3 copies)
- _____ Copy of recorded IIA
- _____ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- _____ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

_____ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

- _____ Zone Atlas map with the entire site clearly outlined and labeled
- _____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- _____ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- _____ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- _____ 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 (7 copies, folded)
- _____ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- _____ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- _____ Proposed Infrastructure List, if applicable
- _____ Required notice with content per IDO Section 14-16-6-4(K)
- _____ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- _____ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- _____ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____


_____ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

- _____ Zone Atlas map with the entire site clearly outlined and labeled
- _____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- _____ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- _____ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- _____ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Fred C. Arfman Date: 05-01-21
 Printed Name: FRED C. ARFMAN Applicant or Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

April 30, 2021

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Reference: **4th & Menaul Marketplace**
Lot 1-A-1-A, Walgreen Addition (H-14)

Subject: Sketch Plat Description

Isaacson & Arfman, Inc., agent for Fourth St. & Menaul, Inc. request a Sketch Plat review for the referenced project. The Owner desires to split off a platted lot situated in the southeast portion of the site, adjacent and to the east of the car wash lot.

The lot split will create a new interior lot designated for open storage. Cross-lot access easement will be granted across the remaining portion of Lot 1-A-1-A to provide legal access to the new lot.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,
Isaacson & Arfman, Inc.



Fred C. Arfman, PE

Attachments: Development Review Application, Form S2, Zone Atlas Page, Sketch Plat

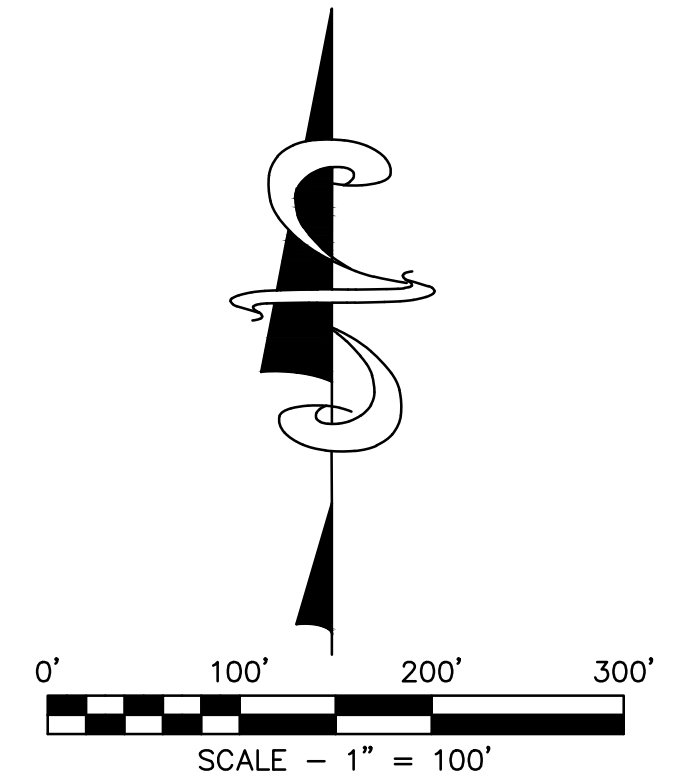
SKETCH PLAT
LOT 1-A-1-A-1 & 1-A-1-A-2
WALGREEN ADDITION
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 8
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2021

EXISTING EASEMENTS

- 1 EXISTING 2' COA RIGHT-OF-WAY AND UTILITY EASEMENT (12-08-1953, BK. D262, PG. 443-444)
- 2 EXISTING 5' PUE (02-20-1959, BK. D465, PG. 148)
- 3 EXISTING 5' PUE (02-20-1959, BK. D465, PG. 150)
- 4 EXISTING 2' PUE (07-02-1959, BK. D489, PG. 120)
- 5 EXISTING 7' PUE (03-02-1972, BK. MS250, PG. 463)
- 6 EXISTING 10' PUE (11-21-1972, BK. MS287, PG. 102)
- 7 EXISTING 10' X 45' ANCHOR EASEMENT (11-21-1972, BK. MS287, PG. 102)
- 8 EXISTING 10' PUE (07-07-1976, BK. MS485, PG. 618)
- 9 EXISTING 10' COA WATERLINE EASEMENT (07-07-1972, BK. MS267, PG. 662-663)
- 10 EXISTING COA LANDSCAPE EASEMENT (06-22-2004, DOC. 2004086653)
- 11 EXISTING UG PUE (04-19-2005, DOC. 2005053719) (04-19-2005, DOC. 2005053721)
- 12 EXISTING NMGC EASEMENT (04-19-2005, DOC. 2005053723)
- 13 EXISTING 10' OH PUE (06-08-1955, C3-14)
- 14 EXISTING CROSS LOT DRAINAGE EASEMENT ACROSS THE PROPERTY LINE OF LOT 1-A-1 & 1-A-2 FOR THE BENEFIT OF EACH LOT. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE SURFACE MAINTENANCE OF THEIR RESPECTIVE LOTS. (12-21-2010, 2010C-138)
- 15 EXISTING CROSS LOT ACCESS AND PARKING EASEMENT ACROSS THE PROPERTY LINE OF LOT 1-A-1 & 1-A-2 FOR THE BENEFIT OF BOTH LOTS. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE LOTS. (12-21-2010, 2010C-138) (TO BE VACATED BY THIS PLAT)
- 16 EXISTING 10' PUE (12-21-2010, 2010C-138)
- 17 EXISTING 1.5' X 87.25' COA PUBLIC SIDEWALK EASEMENT (12-21-2010, 2010C-138)
- 18 EXISTING CROSS LOT ACCESS AND PARKING EASEMENT ACROSS THE PROPERTY LINE OF LOT 1-A-1-A & 1-A-2-A FOR THE BENEFIT OF LOT 1-A-2-A. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE LOTS. (06-18-2018, 2018C-0083)

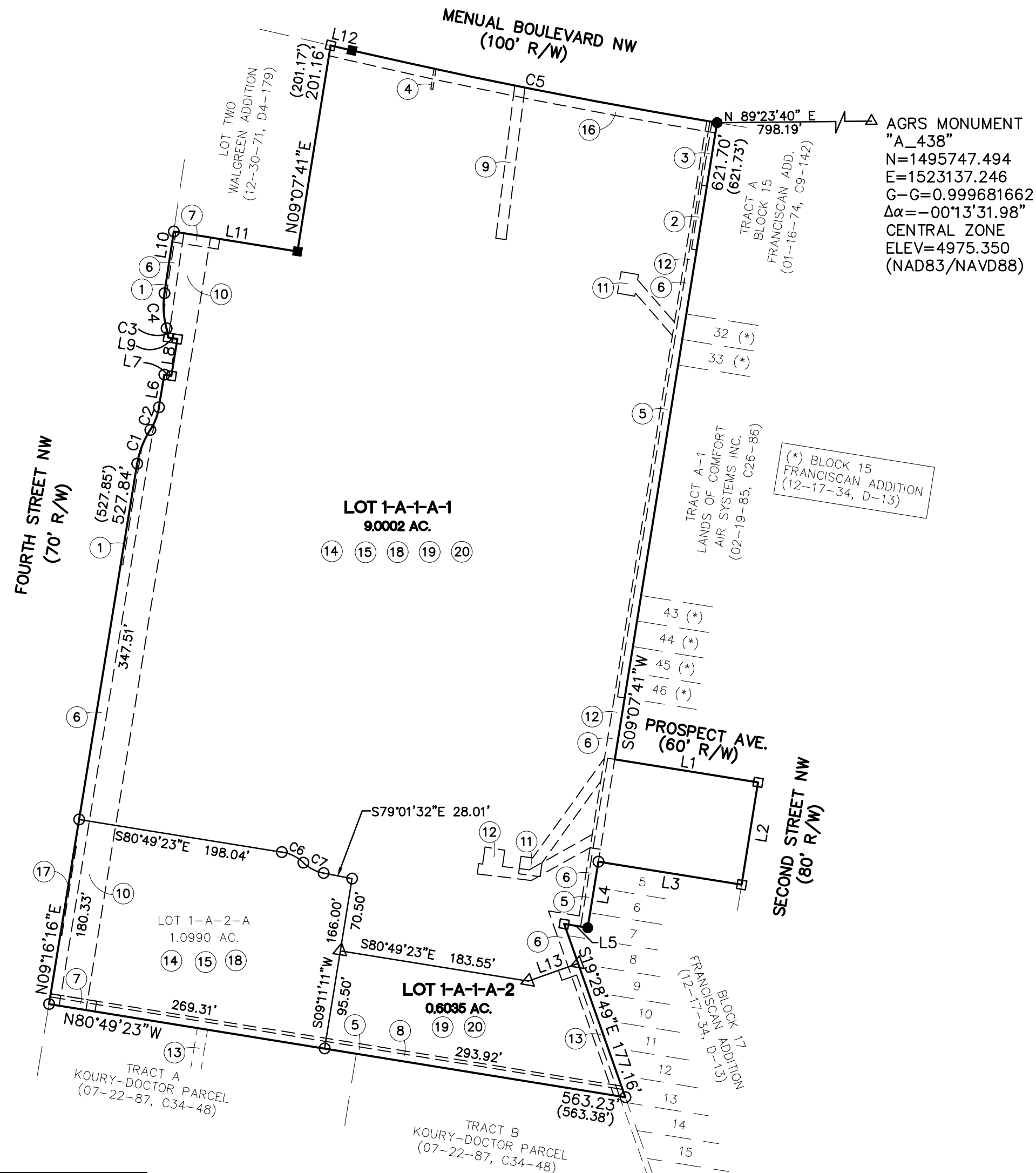
PROPOSED EASEMENTS

- 19 PROPOSED CROSS LOT ACCESS AND PARKING EASEMENT ACROSS THE PROPERTY LINE OF LOT 1-A-1-A-1 & 1-A-1-A-2 FOR THE BENEFIT OF BOTH LOTS. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE LOTS. (GRANTED BY THIS PLAT)
- 20 PROPOSED CROSS LOT WATER SERVICE EASEMENT ACROSS THE PROPERTY LINE OF LOT 1-A-1-A-1 & 1-A-1-A-2 FOR THE BENEFIT OF LOT 1-A-1-A-2. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE LOTS. (GRANTED BY THIS PLAT)



LINE	BEARING	DISTANCE
L1	S 80°52'19" E	140.00'
L2	S 09°07'41" W	100.00'
L3	N 80°52'19" W	140.00'
L4	S 09°07'41" W	64.50'
L5	N 80°52'19" W	23.11'
L6	N 09°16'16" E	32.00'
L7	S 80°43'44" E	7.00'
L8	N 09°16'16" E	36.00'
L9	N 80°43'44" W	9.02'
L10	N 08°29'31" E	60.19'
L11	S 80°52'19" E	120.94'
		(121.00)'
L12	S 77°01'19" E	21.21'
L13	N 70°31'11" E	51.04'

CURVE	RADIUS	ARC	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	84.75'	35.17'	34.92'	N 21°09'35" E (N 21°09'36" E)	23°46'38"
C2	56.63'	23.50'	23.33'	N 21°09'35" E (N 21°09'36" E)	23°46'38"
C3	56.62'	8.85'	8.85'	N 10°34'12" W (8.86)'	08°57'37"
C4	83.24'	34.20'	33.96'	N 03°16'45" W	23°32'32"
C5	5779.58'	359.04'	358.99'	S 78°48'06" E (359.13)' (359.08)'	03°33'34" (03°33'37)"
C6	40.00'	23.56'	23.23'	S 63°56'46" E	33°45'14"
C7	40.00'	22.11'	21.83'	S 62°54'25" E	31°40'32"



PROPERTY CORNERS

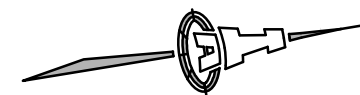
- FOUND 5/8" REBAR W/CAP "LS 4078"
- FOUND 1/2" REBAR W/CAP "LS 4078"
- FOUND 1/2" REBAR W/CAP "LS 7719"
- FOUND CROSS ON CONCRETE
- △ SET CROSS ON CONCRETE

Isaacson & Arfman, Inc.
 Civil Engineering Consultants

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 Albuquerque, NM 87108
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Checked By:	Drawn By:	No.	Revision:	PAGE
FCA	IMNA			
Date:	Job Number:			
05/04/21	2421			



SCALE: 1"=100'



EXISTING
CONDITIONS