



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

<b>APPLICATION INFORMATION</b>		
Applicant: <b>AGIOLA BEJKO</b>	Phone:	
Address: <b>608 15th ST NW</b>	Email:	
City: <b>ALBUQUERQUE</b>	State: <b>NM</b>	Zip: <b>87104</b>
Professional/Agent (if any): <b>ARCH+PLAN LAND USE CONSULTANTS</b>	Phone: <b>505.980.8365</b>	
Address: <b>P.O. BOX 25911</b>	Email: <b>arch.plan@comcast.net</b>	
City: <b>ALBUQUERQUE</b>	State: <b>NM</b>	Zip: <b>87125</b>
Proprietary Interest in Site: <b>OWNER</b>	List all owners:	

<b>BRIEF DESCRIPTION OF REQUEST</b>
<b>LOT CONSOLIDATION 2 LOTS INTO 1 LOT</b>

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: <b>7 &amp; 8</b>	Block: <b>32</b>	Unit:
Subdivision/Addition: <b>PEREA ADDITION</b>	MRGCD Map No.:	UPC Code: <b>1-013-058-343-244-445-08</b>
Zone Atlas Page(s): <b>J-13</b>	Existing Zoning: <b>R-1A</b>	Proposed Zoning: <b>N/A</b>
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (acres): <b>0.1634±</b>

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: <b>608 15th ST NW</b>	Between: <b>MARBLE AV</b>	and: <b>ORCHARD PL</b>

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>

Signature:	Date: <b>6.5.18</b>
Printed Name: <b>DERRICK ARCHULETA</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

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

*A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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.*

**A Variance – DRB for the Bulk Transfer of Land** requires application on Form V in addition to this FORM S2.

**INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- 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)
- Letter describing, explaining, and justifying the request

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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


**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

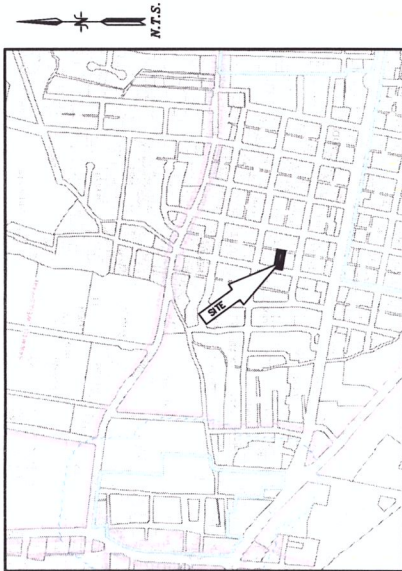
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT**

- 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
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

**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>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.</i>	
Signature: <u>Derrick Archuleta</u>	Date: <u>6.5.18</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
_____	-
_____	-
_____	-
Staff Signature:	
Date:	



VICINITY MAP No. J-13

PURPOSE OF PLAT:  
 THE PURPOSE OF THIS PLAT IS TO REMOVE THE LOT LINE BETWEEN LOTS 7 & 8, BLOCK 32, PEREA ADDITION 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: .01634 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL MERCATOR PROJECTION. DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 5: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 6: DATE OF FIELD WORK: MAY 17, 2018.
- 7: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A FLOOD HAZARD MITIGATION (FHM) OR FLOODING AGREEMENT WITH LOCAL AGENCIES OR BEING INSTALLED IN BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 8: PLATS USED TO ESTABLISH BOUNDARY.
  - A: PEREA ADDITION
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0333H DATED 08/16/2012.

LEGAL DESCRIPTION  
 LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED THIRTY-TWO (32) OF THE PEREA ADDITION, DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 1991 IN VOLUME C2, FOLIO 43.

PLAT OF  
**LOT 7-A, BLOCK 32**  
**PEREA ADDITION**  
 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2018

PROJECT NUMBER: _____	DATE _____
APPLICATION NUMBER: _____	DATE _____
UTILITY APPROVALS: _____	DATE _____
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
QWEST CORPORATION D7/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 _____
ABQWA	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
AMAFCA	DATE _____
CITY ENGINEER	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____
CODE ENFORCEMENT	DATE _____

SURVEYORS CERTIFICATE:  
 STATE OF NEW MEXICO )  
 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 AND THAT I AM A DULY LICENSED SURVEYOR OF THE ALBUQUERQUE SUBDIVISION 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  
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303  
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

PUBLIC UTILITY EASEMENTS  
 Public Utility Easements shown on this plat are granted for the common and joint use of, installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide service to the premises shown on this plat. The easements are granted to the utility companies shown on this plat, including but not limited to, QWEST, CENTURYLINK, COMCAST, and other related equipment and facilities reasonably necessary to provide communication services to the premises shown on this plat. The easements are granted 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 the easements with the right and privilege of going upon, through, under, over, and across the easements, and the right to use the easements for the right to utilize the right of way and easement to extend services to customers of Granite, including sufficient working area space for electric transformers with the right and privilege herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool, deck, or other structure shall be erected or constructed on said easements, nor shall any structure be constructed or placed on said easements, nor shall any structure be constructed or placed on any structures adjacent to or near easements shown on this plat, nor shall any structure be constructed or placed on any structures shown on this plat, nor shall any front of transformer/switchgear doors and five (5) feet on each side.

Notwithstanding to the contrary, in approving this plat, Public Service Company of New Mexico (PSCN), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCO) do not conduct a title search of the properties shown hereon, and the easements shown hereon are not intended to be subject to any other easement, right which may have been granted by prior plat, replat 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 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\_\_\_\_

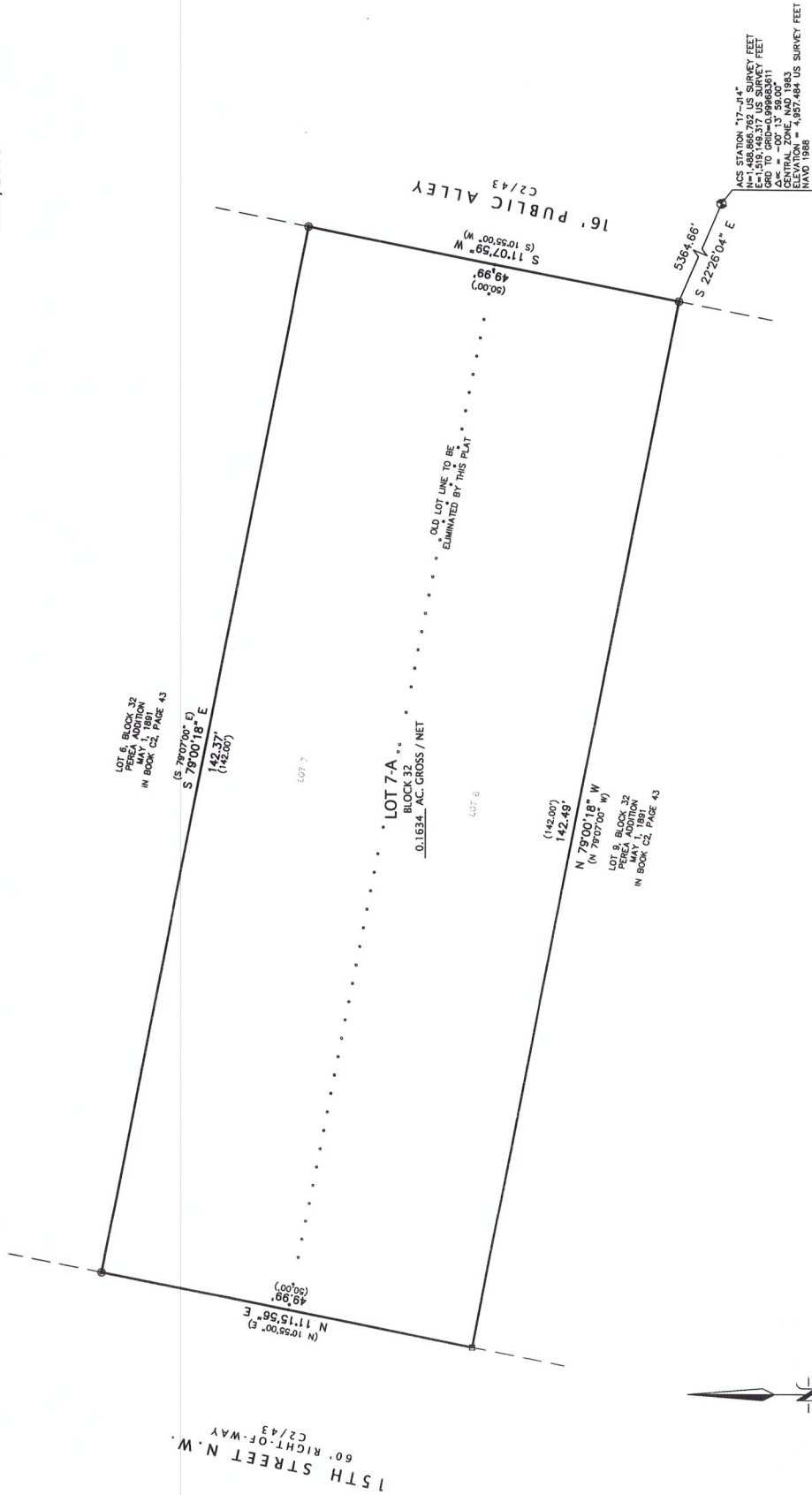
BY: \_\_\_\_\_ OWNERS NAME

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

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

PLAT OF  
**LOT 7-A, BLOCK 32  
 PEREA ADDITION**

WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2018



ACS STATION "17-J14"  
 I=448557.0 US SURVEY FEET  
 E=1518493.37 US SURVEY FEET  
 GRD TO GRD=0.99863511  
 ZONE= NAD 83  
 CENTRAL ZONE= NAD 1983  
 ELEVATION= 4,857.484 US SURVEY FEET  
 NAD= 1988

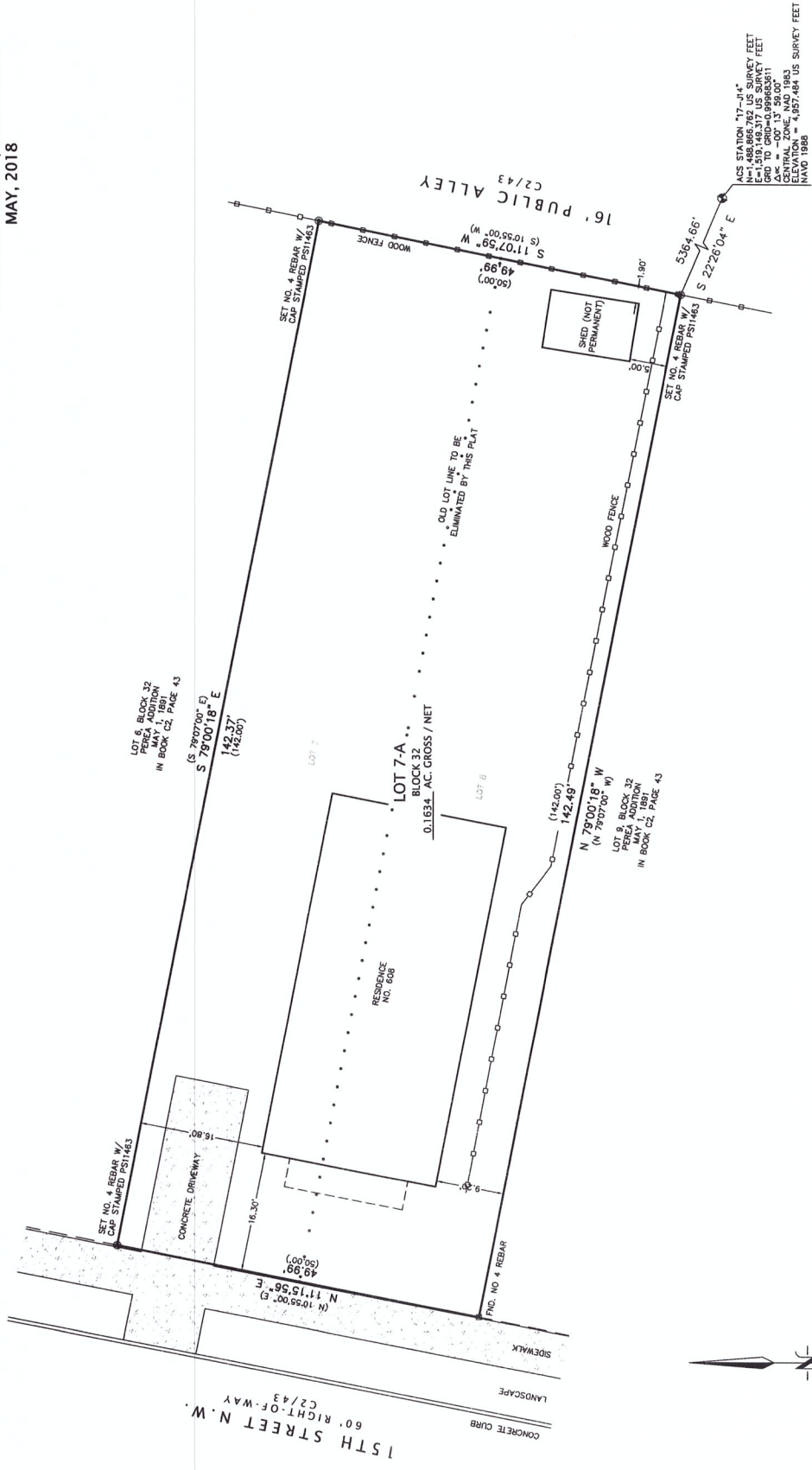
15TH STREET N.W.  
 60' RIGHT-OF-WAY  
 C2/43

16' PUBLIC ALLEY  
 C2/43

OLD LOT LINE TO BE  
 ELIMINATED BY THIS PLAT



SKETCH PLAT OF  
**LOT 7-A, BLOCK 32**  
**PEREA ADDITION**  
 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2018



ACS STATION "17-J14"  
 E=1,519,149.317 US SURVEY FEET  
 N=1,519,149.317 US SURVEY FEET  
 GRID TO GRID=0.999963011  
 DATUM=NAAD 1983  
 CENTRAL ZONE, NAD 1983  
 ELEVATION = 4,957.484 US SURVEY FEET  
 (MAY 1988)



THE SURVEY OFFICE, LLC  
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303  
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

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

June 4, 2018

Kym Dicome, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: TRACT 7-A, BLOCK 32, PEREA ADDITION**

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 two (2) lots (Lots 7 and 8), Block 32, Perea Addition into one (1) lot. Proposed Lot 7-A is to be 0.1634± acres on property zoned R-1A (Single Family).

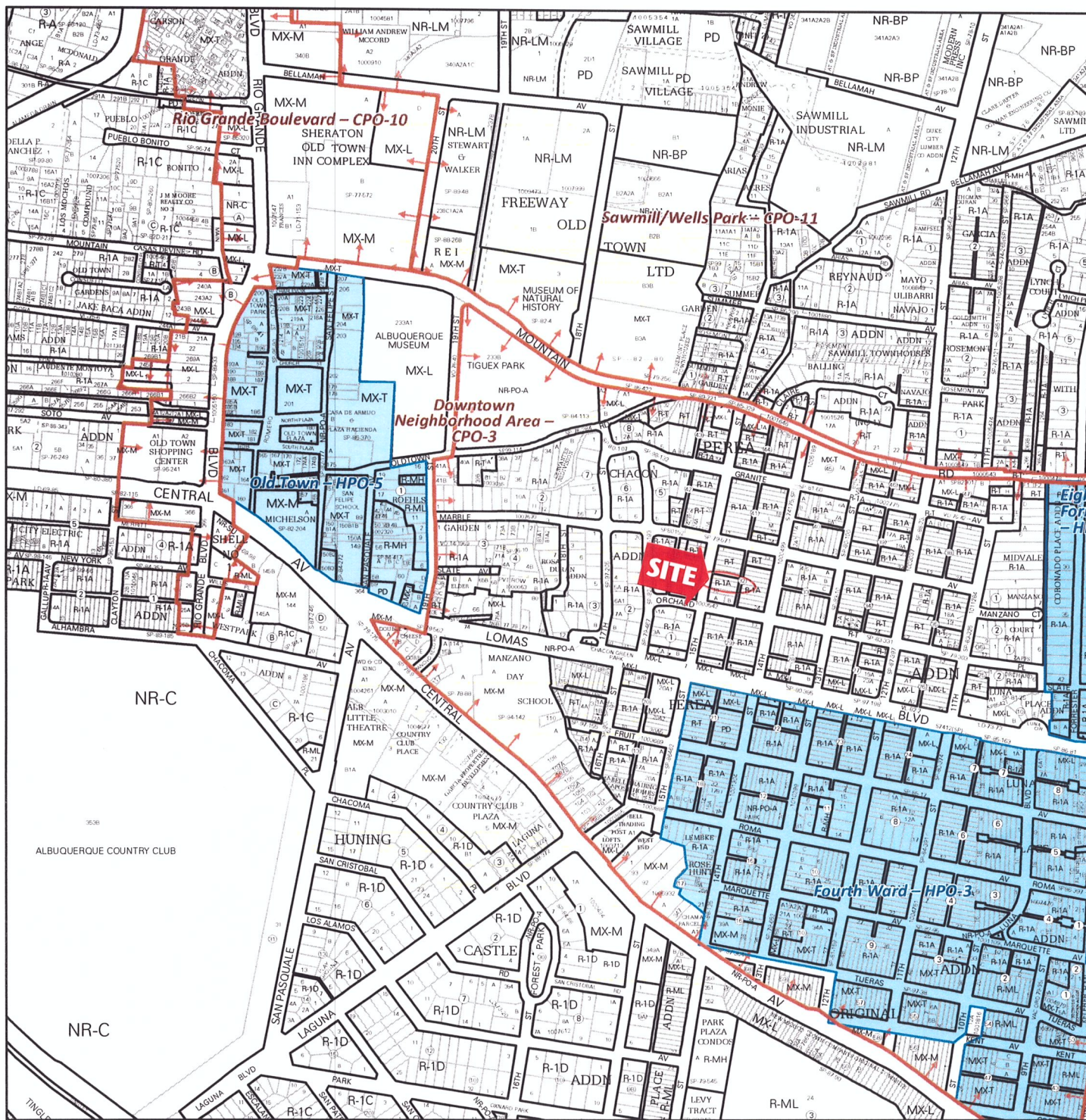
Existing property is currently developed with a single family dwelling that bisects both existing lots.

The site is located within the Central ABQ Planning Area and is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

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

Sincerely,

  
Derrick Archuleta, MCRP  
Principal

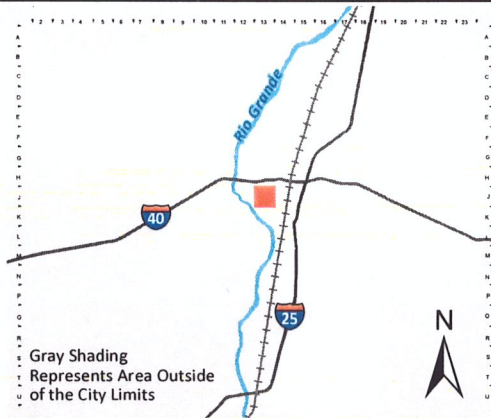


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading  
Represents Area Outside  
of the City Limits



## Zone Atlas Page: J-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

