



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

Administrative Decisions	<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)	Policy Decisions
<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)
Decisions Requiring a Public Meeting or Hearing	<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)	Appeals
<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)

APPLICATION INFORMATION		
Applicant: ASHTON HOMES, LLX		Phone: 505.321.9099
Address: 11209 SPYGLASS HILL LANE NE		Email:
City: ALBUQUERQUE	State: NM	Zip: 87111
Professional/Agent (if any): RIO GRANDE ENGINEERING		Phone: 505.321.9099
Address: PO BOX 93924		David@riograndeengineering.com
City: ALBUQUERQUE	State: NM	Zip: 87199
Proprietary Interest in Site: FEE SIMPLE OWNER	List all owners:	

BRIEF DESCRIPTION OF REQUEST
Final plat approval

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TRACT B	Block:	Unit: UNIT 2
Subdivision/Addition: ESTATES AT GLENDALE	MRGCD Map No.:	UPC Code: 101306004024931513
Zone Atlas Page(s): B19	Existing Zoning: SU1//PD	Proposed Zoning: SU1//PD
# of Existing Lots: 1	# of Proposed Lots: 7	Total Area of Site (acres): 1.7

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: GLENDALE	Between: WYOMING NE	and: BARSTOW NE

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

Signature:	Date: 6/12/18
Printed Name: DAVID SOULE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
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 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

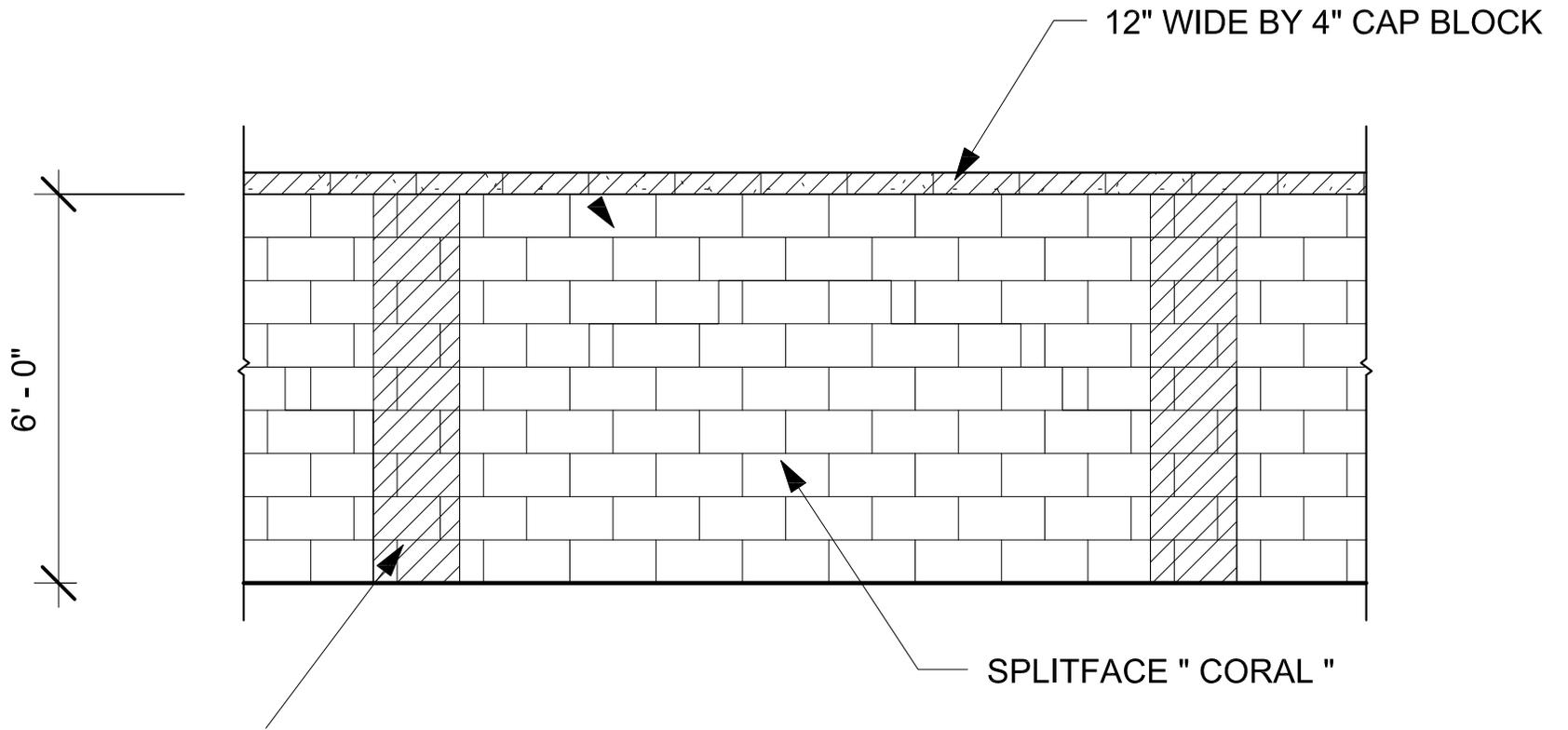
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11” by 17” maximum)
- 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.

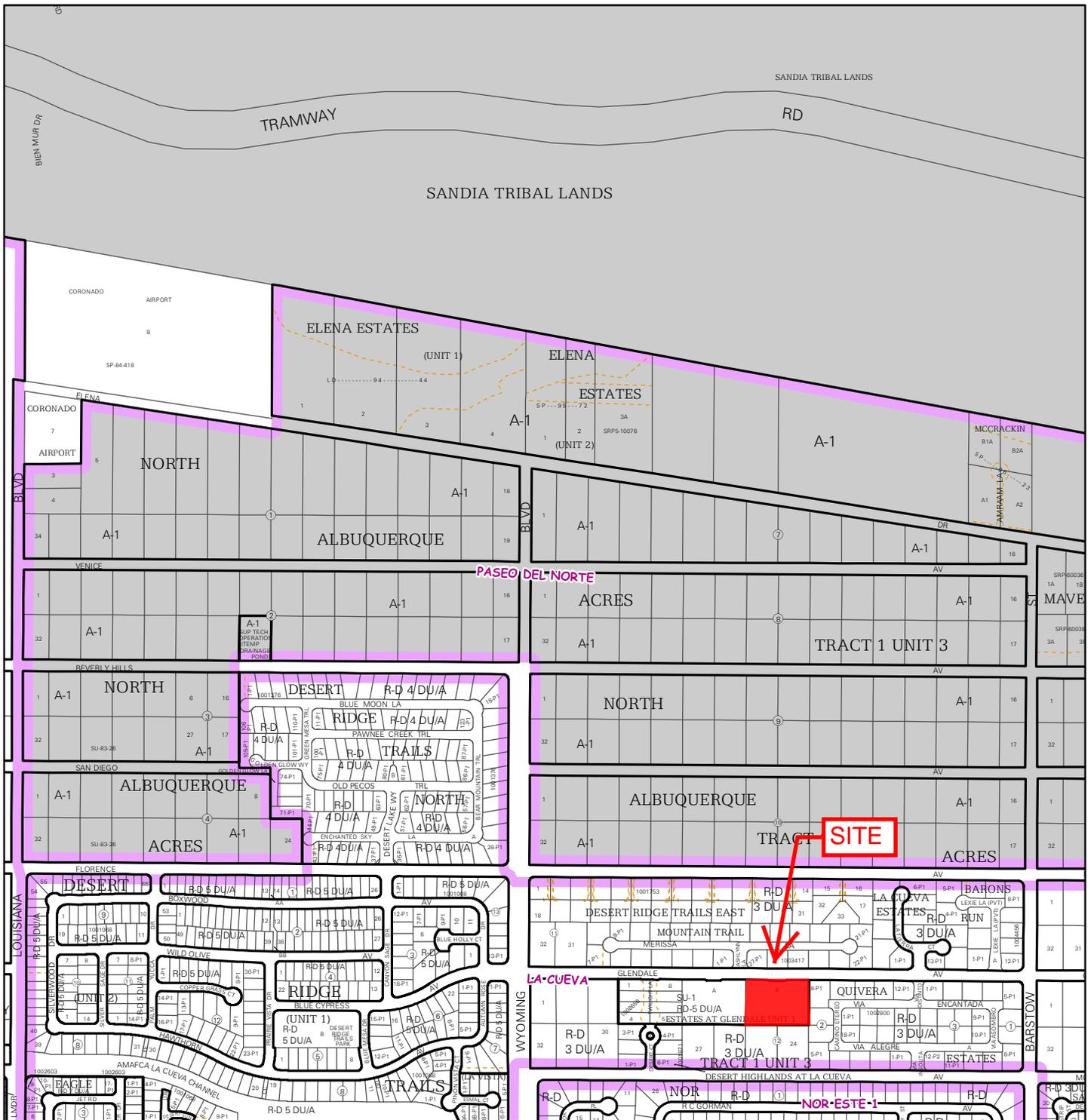
<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 5/21/18
Printed Name: DAVID SOULE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



2' WIDE COLUMNS FACED WITH
MOSS ROCK, COLUMNS SPACED EVERY 24'

PERIMETER WALL DETAIL

*WALL ALONG GLENDALE AND ENTRANCE



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:
B-19-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



DESCRIPTION
A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2, THE ESTATES AT GLENDALE, UNIT 2, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 2017, in Plat Book 2017C, Page 21, as Document No. 2017014802, and containing 1.7609 acres (76,708 SF) more or less.

SOLAR NOTE

No property within the area of requested final action 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 the lots or parcels within the area of this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC (QWEST) did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGC, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC, QWEST and COMCAST 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.

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this _____ day of _____, 2018, this instrument was acknowledged before me by Randall Schmillie, Managing Member of Ashton Homes, LLC on behalf of said limited liability company.

PLAT FOR THE ESTATES AT GLENDALE UNIT 3 WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 7 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2018

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico _____ Date
New Mexico Gas Company _____ Date

Qwest Corporation dba CenturyLink QC _____ Date

Comcast _____ Date

City Approvals:

City Surveyor _____ Date

Real Property Division _____ Date

Traffic Engineering, Transportation Division _____ Date

Albuquerque-Bernalillo County Water Utility Authority _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

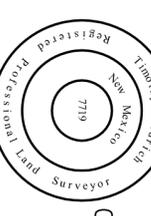
Code Enforcement _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich
Timothy Aldrich, P.S. No. 7719
05/30/2018
Date



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

- PURPOSE OF PLAT**
1. To subdivide Tract B-2 into 7 lots and 1 tract as shown hereon.
 2. To grant easements as shown hereon.

SUBDIVISION DATA

1. Zone Atlas Index No.: B-19-Z
2. Total Number of Lots created: 7
3. Total Number of Tracts created: 1
4. Total Number of existing Tracts: 1
5. Gross Subdivision Acreage: 1.7609 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:
 - "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3", (09-10-1931, D-121)
 - "THE ESTATES AT GLENDALE, UNIT 1", (09-10-2012, 2012C-103)
 - "THE ESTATES AT GLENDALE, UNIT 2", (02-16-2017, 2017C-21)
 all being records of Bernalillo County, New Mexico.
5. Field Survey: June, 2017.
6. Title Report(s): None provided.
7. Address of Property: Glendale Avenue NE.
8. City of Albuquerque, New Mexico Zone: SU-1, RD-5 DU/A
9. 100 Year Flood Zone Designation: ZONE X, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lots 1 thru 7 and Tract A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting and vacating of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

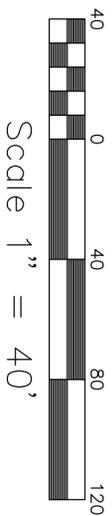
Owner: Ashton Homes, LLC, a New Mexico limited liability company

Randall Schmillie, Managing Member

Date

Notary Public

Drawn By:	TA	Date:	05-30-18
Checked By:	TA	Drawing Name:	11006PL3.DWG
Job No.:	11-006	Sheet:	1 of 3



PLAT FOR
THE ESTATES AT GLENDALE
 UNIT 3
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2018

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 21082" (TYPICAL)

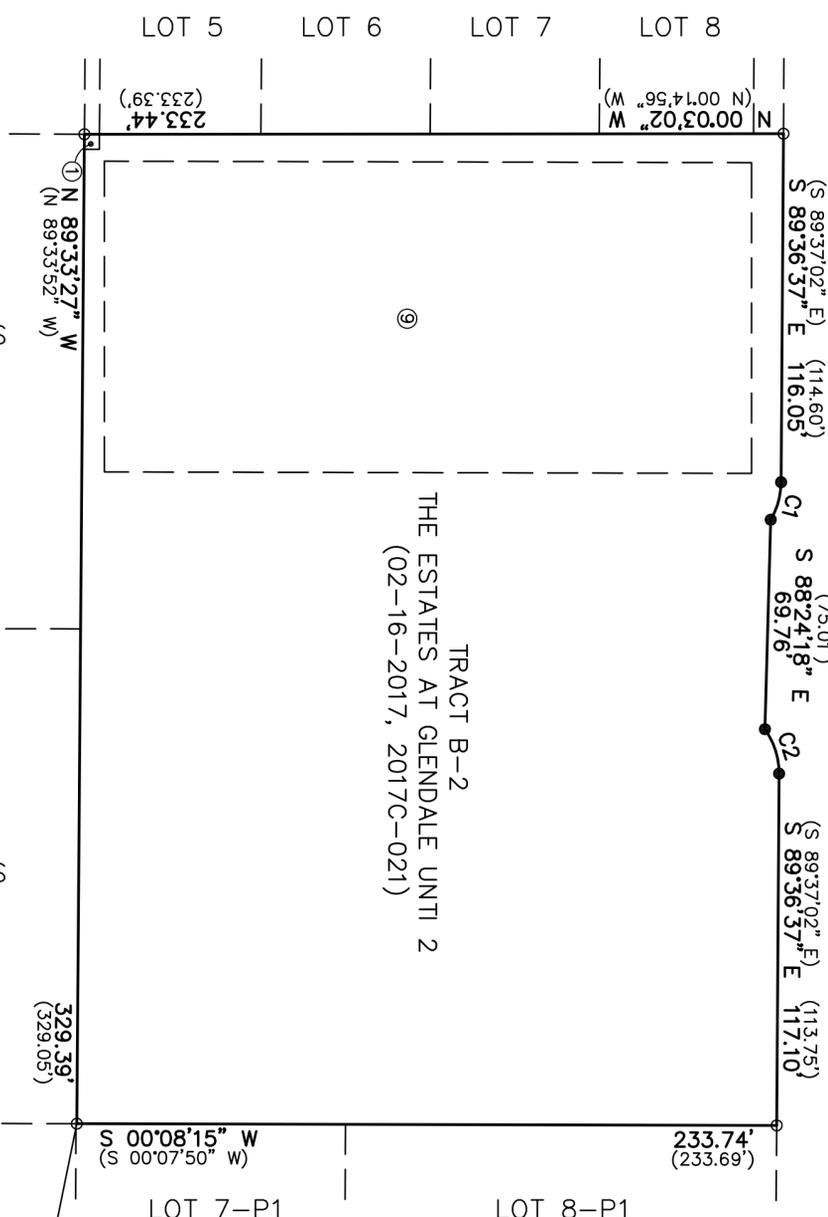
EASEMENTS

- ① 5' X 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT B-2 TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 2 H.O.A." (02-16-2017, 2017C-21)
- ② PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT B-2 TO BE MAINTAINED BY THE OWNER OF TRACT B-2 (02-16-2017, 2017C-21) (TO BE VACATED BY THIS PLAT)

ASHLYNN LANE NE
 (68' R/W)

GLENDALE AVENUE N.E. (60' ROW)

THE ESTATES AT GLENDALE UNIT 2
 (02-16-2017, 2017C-21)



LOT 7-P1 LOT 8-P1

BLOCK 2
QUIVERA ESTATES
 (06-03-2004, 2004C-173)

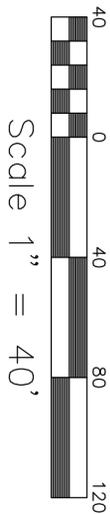
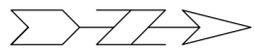
LOT 25
 BLOCK 12
 NORTH ALBUQUERQUE ACRES
 TRACT 1, UNIT 3
 (09-10-1931, D-121)

LOT 24
 BLOCK 12
 NORTH ALBUQUERQUE ACRES
 TRACT 1, UNIT 3
 (09-10-1931, D-121)

ACS MONUMENT
 "1-B20"
 N=1524154.945 (US SURVEY FOOT)
 E=1550483.349 (US SURVEY FOOT)
 G-G=0.999651137
 Az= -00°10'24.45"
 ELEVATION=5477.179 (US SURVEY FOOT)
 CENTRAL ZONE
 (NAD83/NAVD88)

Drawn By:	TA	Date:	05-30-18
Checked By:	TA	Drawing Name:	11006PL3.DWG
Job No.:	11-006	Sheet:	2 of 3

ALDRICH LAND SURVEYING
 N88°26'06"W
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1999



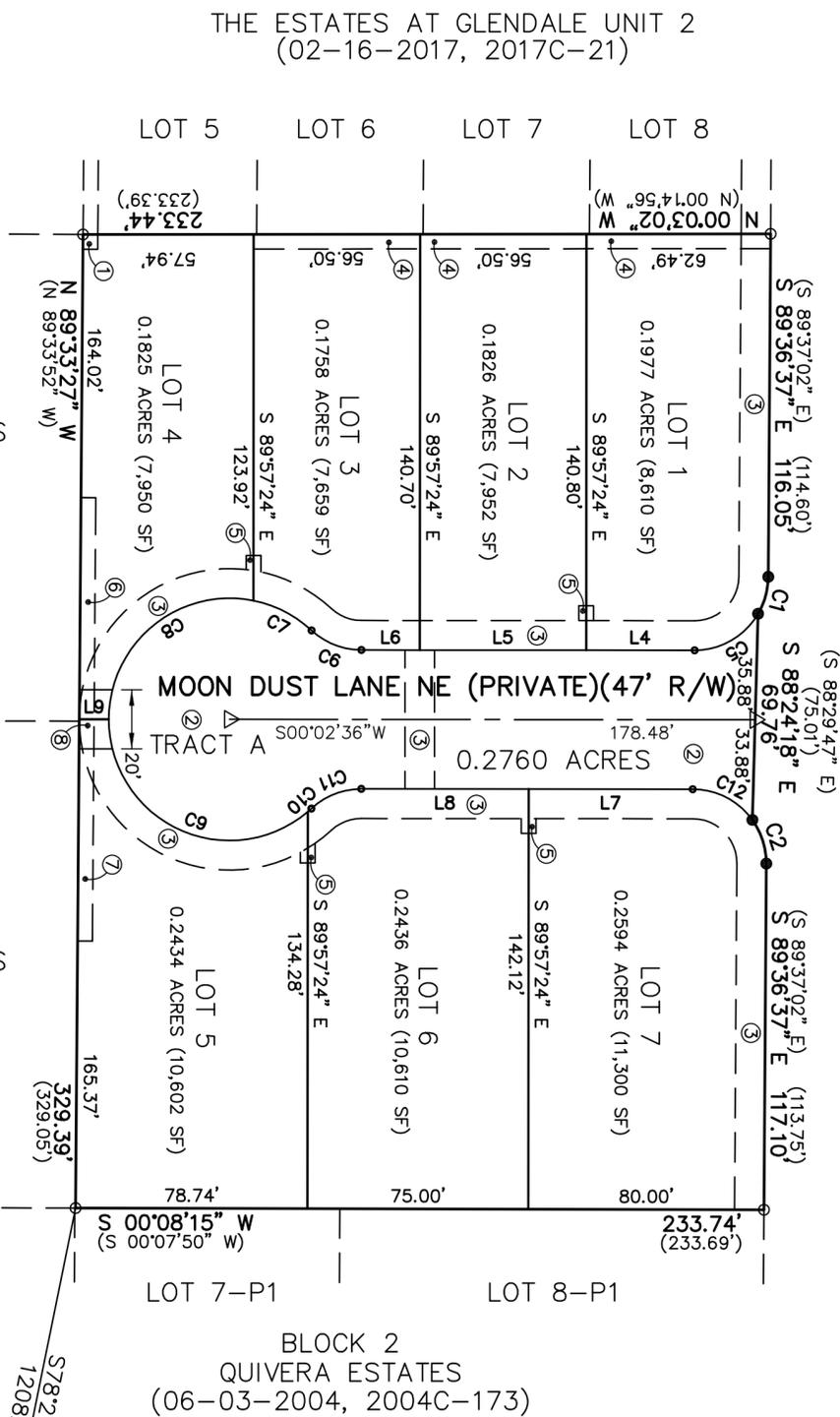
BOUNDARY					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.09'	25.00'	30°00'00"	S 74°36'37" E (S74°37'01"E)	12.94'
C2	15.78'	25.00'	36°09'54"	N 72°18'26" E (N72°18'01"E)	15.52'

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TRP.)
- FOUND 5/8" REBAR WITH CAP "LS 21082" (TYPICAL)
- △ SET C.O.A. CENTERLINE MONUMENT "LS 7719" (TYPICAL)

ASHLYNN LANE NE
(68' R/W)

GLENDALE AVENUE N.E. (60' ROW)



THE ESTATES AT GLENDALE UNIT 2
(02-16-2017, 2017C-21)

LOT 5 LOT 6 LOT 7 LOT 8

LOT 1 0.1977 ACRES (8,610 SF)
 LOT 2 0.1826 ACRES (7,952 SF)
 LOT 3 0.1758 ACRES (7,659 SF)
 LOT 4 0.1825 ACRES (7,950 SF)
 LOT 5 0.2434 ACRES (10,602 SF)
 LOT 6 0.2436 ACRES (10,610 SF)
 LOT 7 0.2594 ACRES (11,300 SF)
 LOT 8 0.2760 ACRES

LOT 7-P1 LOT 8-P1

BLOCK 2
QUIVERA ESTATES
(06-03-2004, 2004C-173)

LOTS

L4	S 00°02'36" W	36.79'
L5	S 00°02'36" W	56.50'
L6	S 00°02'36" W	19.82'
L7	S 00°02'36" W	55.71'
L8	S 00°02'36" W	56.82'
L9	S 00°02'36" W	10.00'

C5	26.03'	25.00'	S 29°47'01" E	24.87'
C6	18.63'	25.00'	S 21°23'46" W	18.21'
C7	22.42'	41.00'	N 27°05'00" E	22.14'
C8	62.44'	41.00'	N 32°12'40" W	56.58'
C9	83.23'	41.00'	S 17°46'28" W	69.65'
C10	1.64'	41.00'	S 41°31'11" E	1.63'
C11	18.63'	25.00'	N 21°18'34" W	18.21'
C12	23.64'	25.00'	N 27°08'02" E	22.77'

LOT 25
BLOCK 12
NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
(09-10-1931, D-121)

LOT 24
BLOCK 12
NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
(09-10-1931, D-121)

PLAT FOR
THE ESTATES AT GLENDALE
UNIT 3
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2018

EASEMENTS

- ① 5' X 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT B-2 TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 2 H.O.A." (02-16-2017, 2017C-21)
- ② TRACT A 47' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER AND SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1 THRU 7 AND TRACT A AND TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 3 H.O.A." (GRANTED BY THIS PLAT)
- ③ 10' PUE (GRANTED BY THIS PLAT)
- ④ 5' PRIVATE DRAINAGE EASEMENT FOR THE MUTUAL BENEFIT OF LOTS 1-4 TO BE MAINTAINED BY THE LOT ENCUMBERED BY THE EASEMENT (GRANTED BY THIS PLAT)
- ⑤ 5' X 5' PUE (GRANTED BY THIS PLAT)
- ⑥ 5' X 75' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 25, BLOCK 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3 TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 3 H.O.A." (GRANTED BY THIS PLAT)
- ⑦ 5' X 75' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 24, BLOCK 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3 TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 3 H.O.A." (GRANTED BY THIS PLAT)
- ⑧ 10' X 20' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 24 & 25, BLOCK 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3 TO BE MAINTAINED BY "THE ESTATES AT GLENDALE UNIT 3 H.O.A." (GRANTED BY THIS PLAT)

ACS MONUMENT

"1-B20"
N=1524154.945 (US SURVEY FOOT)
E=1550483.349 (US SURVEY FOOT)
G-G=0.999651137
Aoc=-00°10'24.45"
ELEVATION=5477.179 (US SURVEY FOOT)
CENTRAL ZONE
(NAD83/NAVD88)

Drawn By:	TA	Date:	05-30-18
Checked By:	TA	Drawing Name:	11006PL3.DWG
Job No.:	11-006	Sheet:	3 of 3

ALDRICH LAND
SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1999