



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)

### 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		Email: 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](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, 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:

Date: 5/21/18

Printed Name: DAVID SOULE

☐ Applicant or ☒ Agent

#### FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

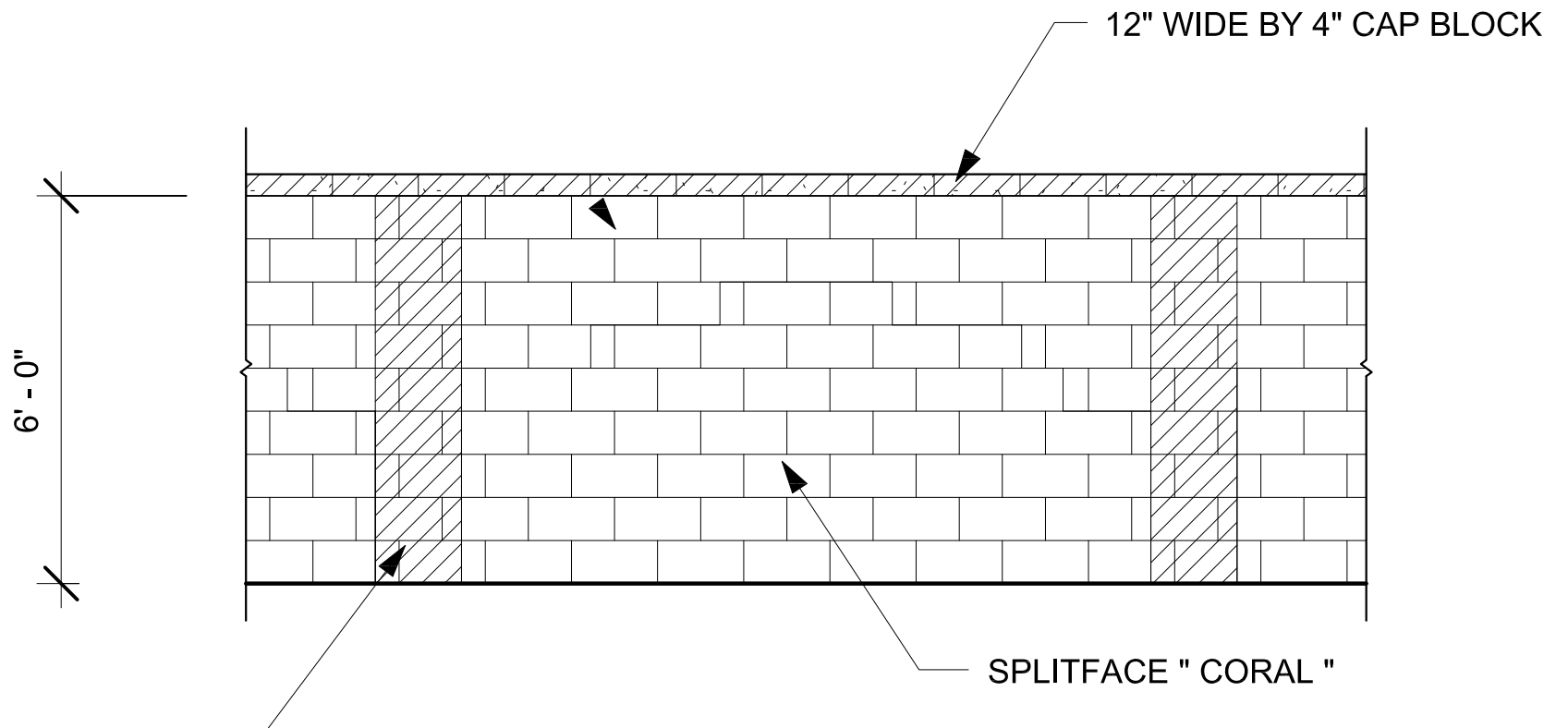
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Staff Signature:

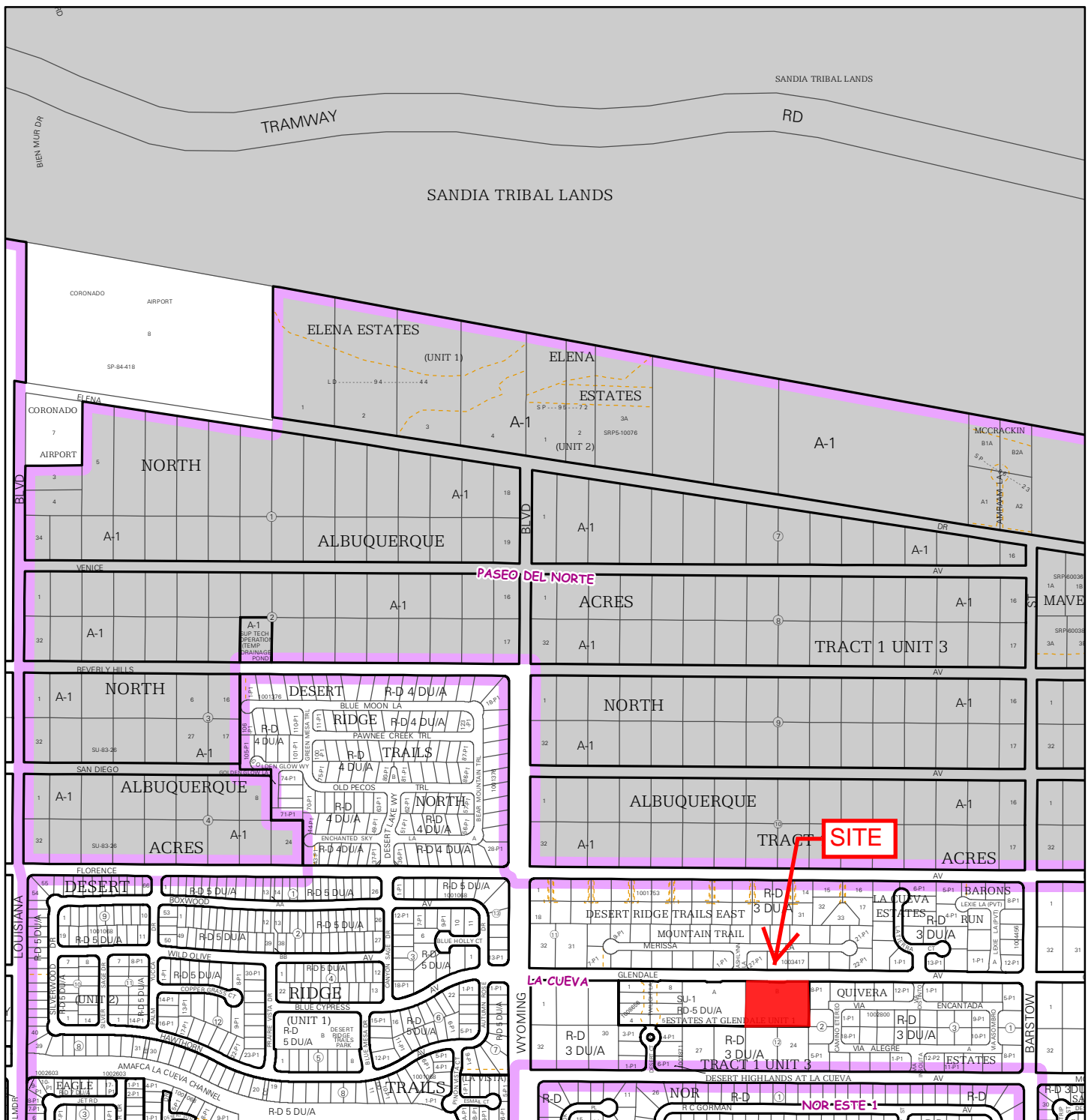
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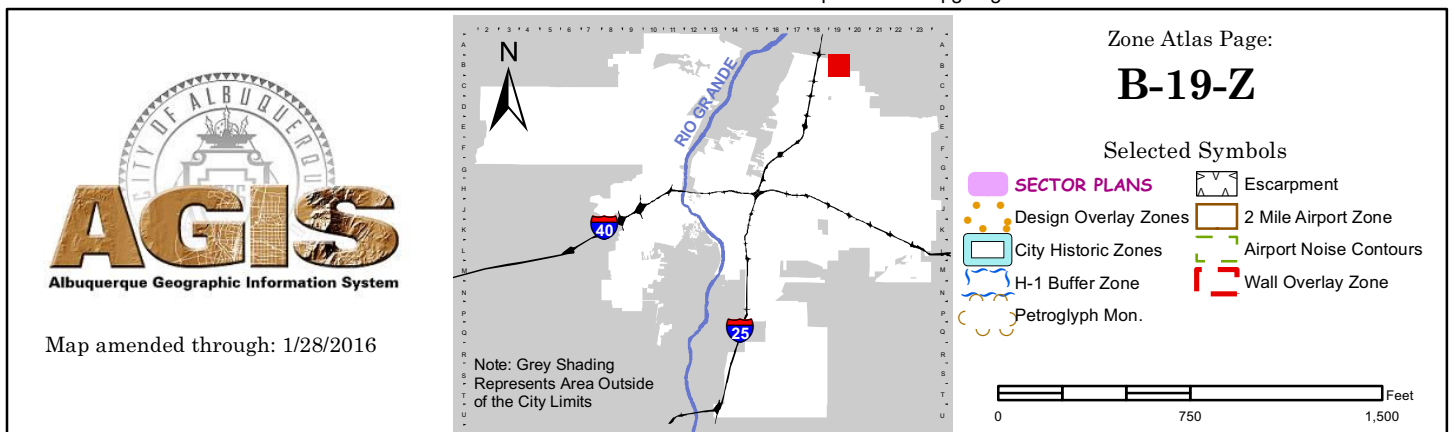


## PERIMETER WALL DETAIL

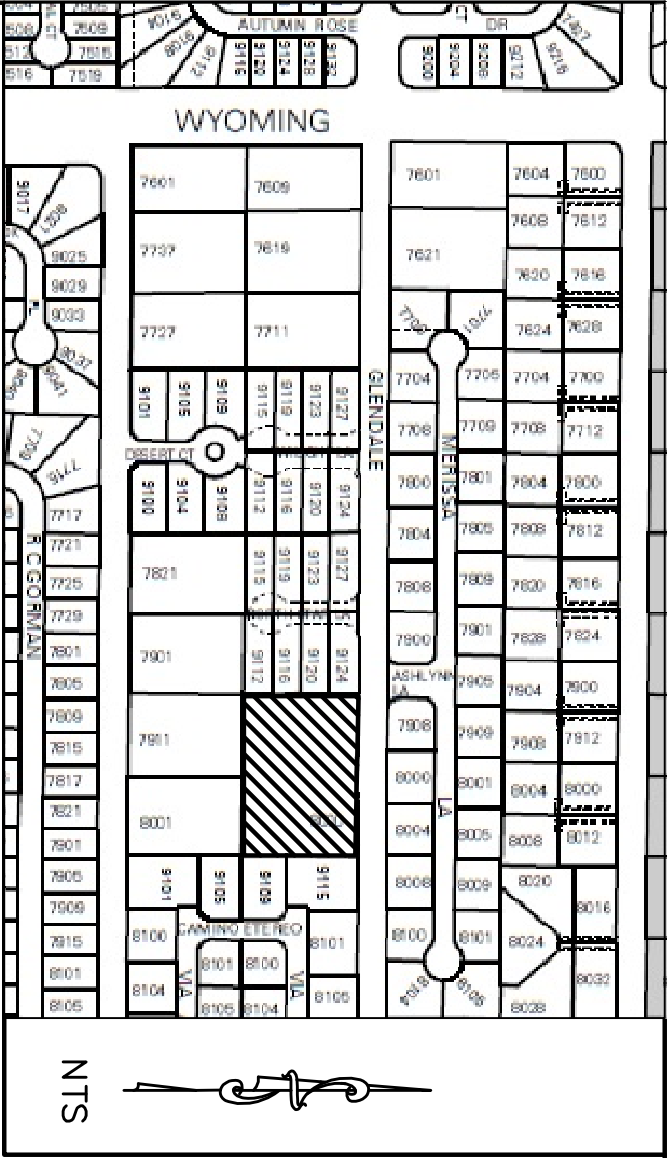
\*WALL ALONG GLENDALE AND ENTRANCE



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







LOCATION MAP

B-19-Z

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 Schmille, Managing Member

Date

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 Schmille, Managing Member of Ashton Homes, LLC on behalf of said limited liability company.

Notary Public

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

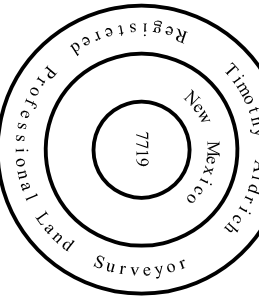
Utility Approvals:

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, P.S. No. 7719



05/30/2018  
Date

ALDRICH LAND  
SURVEYING

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

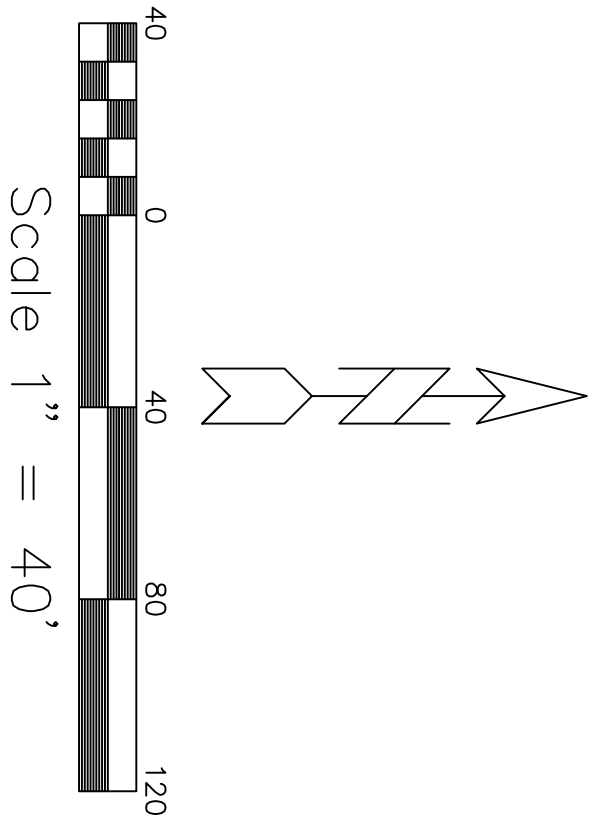
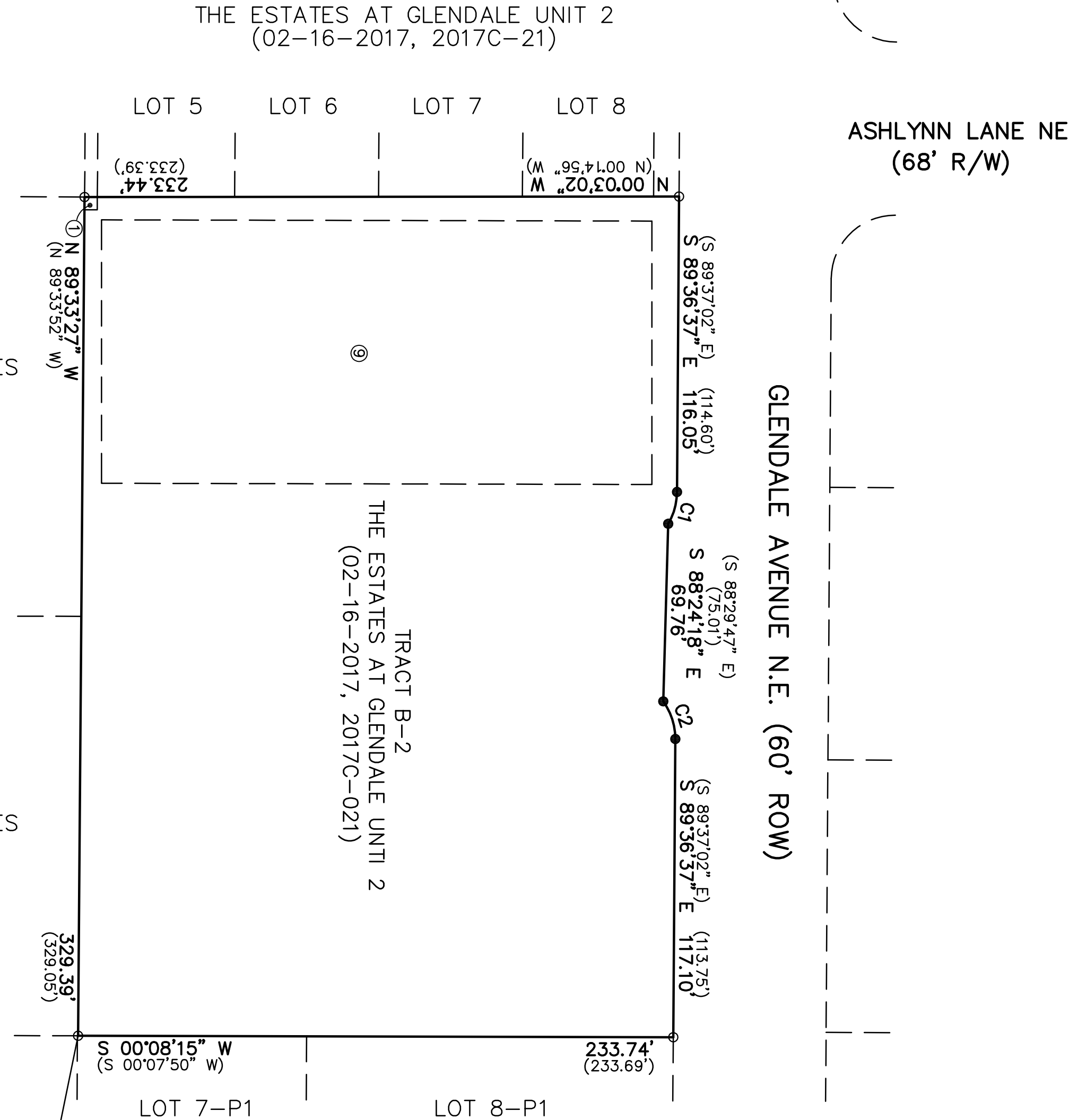
PLAT FOR  
THE ESTATES AT GLENDALE  
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2018

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)



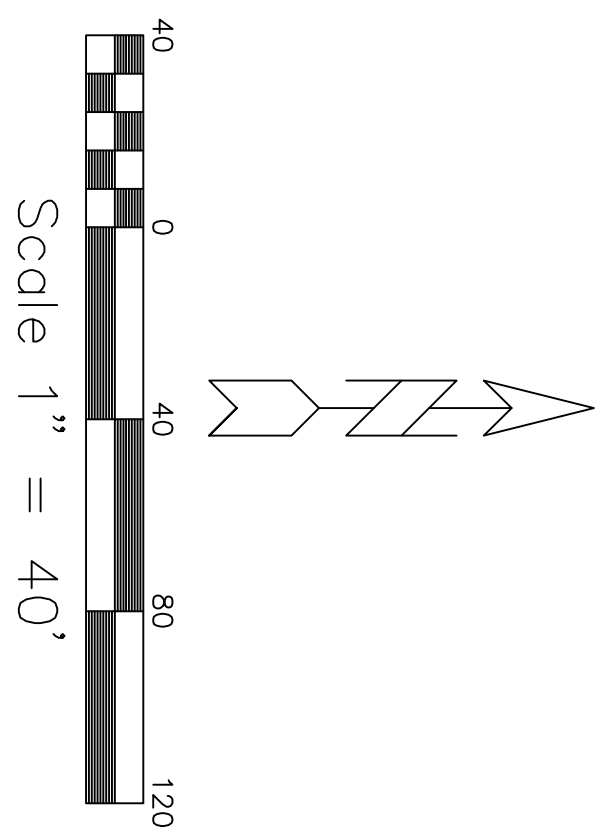
ACS MONUMENT  
"1-B20"  
N=1524154.945 (US SURVEY FOOT)  
E=1550483.349 (US SURVEY FOOT)  
G-G=0.999651137  
Aoc=-00°10'24.45"  
ELEVATION=5477.179 (US SURVEY FOOT)  
CENTRAL ZONE  
(NAD83/NAVD88)

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

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

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

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)
  - △ SET C.O.A. CENTERLINE MONUMENT "LS 7719" (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 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)

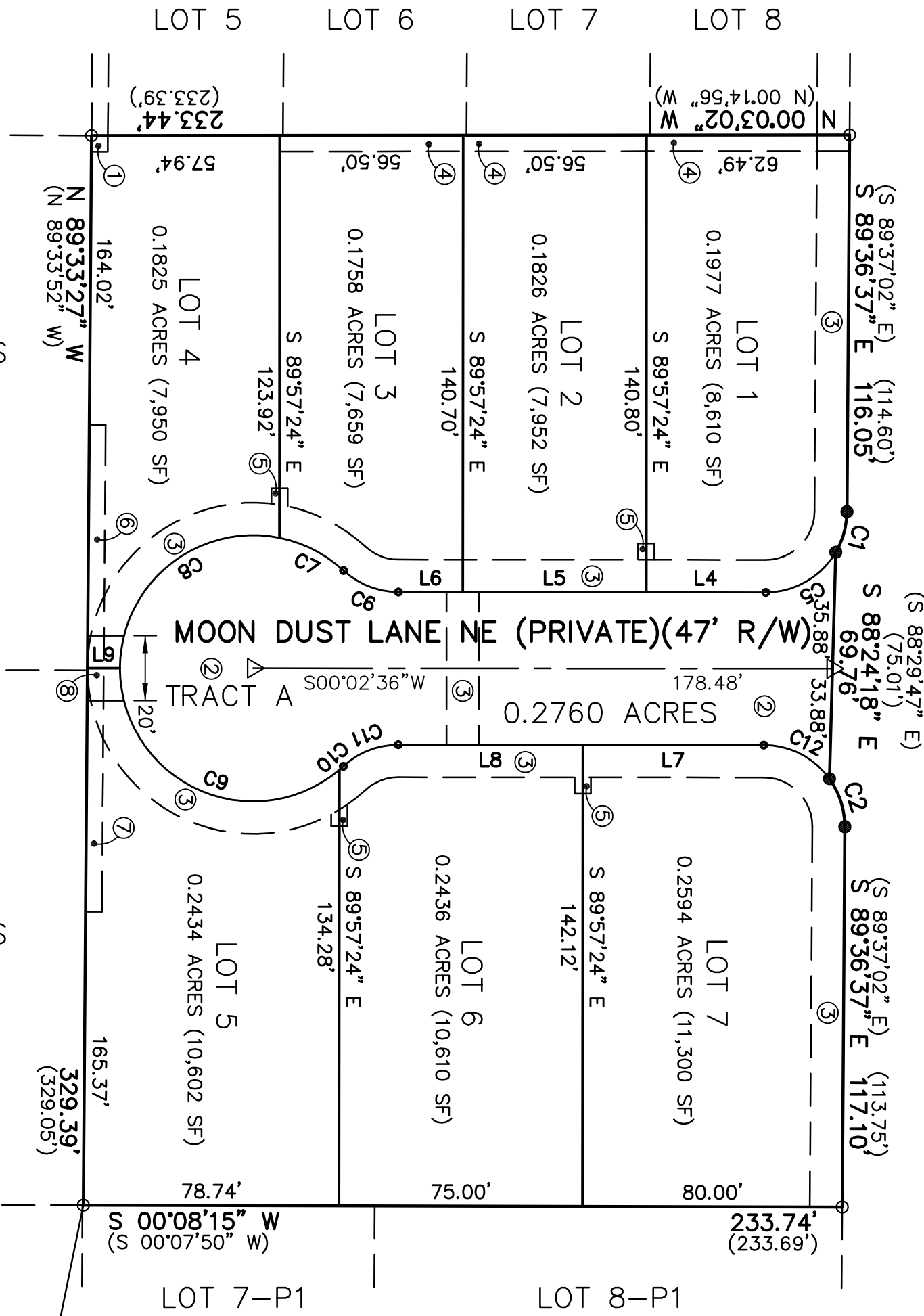
ACS MONUMENT  
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(NAD83/NAVD88)

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  
505-884-1998

ASHLYNN LANE NE  
(68' R/W)

GLENDALE AVENUE N.E. (60' ROW)



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

DRAINAGE NOTE  
EACH LOT OWNER SHALL CONSTRUCT AND MAINTAIN  
A PRIVATE STORM WATER QUALITY POND PER  
THE APPROVED GRADING PLAN (B190027)

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'	59°39'13"	S 29°47'01" E	24.87'
C6	18.63'	25.00'	42°42'20"	S 21°23'46" W	18.21'
C7	22.42'	41.00'	31°19'52"	N 27°05'00" E	22.14'
C8	62.44'	41.00'	87°15'27"	N 32°12'40" W	56.58'
C9	83.23'	41.00'	116°18'13"	S 17°46'28" W	69.65'
C10	1.64'	41.00'	02°17'06"	S 41°31'11" E	1.63'
C11	18.63'	25.00'	42°42'20"	N 21°18'34" W	18.21'
C12	23.64'	25.00'	54°10'53"	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)