



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 P1)	<input type="checkbox"/> 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 S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> 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 SWM (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

LOT CONSOLIDATION TO CREATE 6 TRACTS
 VACATION OF PUBLIC RIGHT OF WAY (SD 2018-00082)

APPLICATION INFORMATION

Applicant: DOS VIENTOS LLC / ETG PROPERTIES LLC		Phone:
Address: P.O. BOX 26207		Email:
City: ALBUQUERQUE	State: NM	Zip: 87125
Professional/Agent (if any): ARCH+PLAN LAND USE CONSULTANTS		Phone: 505-980-8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
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.: SEE ATTACHED	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: SEE ATTACHED
Zone Atlas Page(s): J-14	Existing Zoning: NR-LM	Proposed Zoning: N/A
# of Existing Lots: 17	# of Proposed Lots: 6	Total Area of Site (Acres): 2.72 ±

LOCATION OF PROPERTY BY STREETS

Site Address/Street: COMMERCIAL ST	Between: ROMA AV	and: LOMAS BLVD
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1011039 PR 2018-001429

Signature:	Date: 8.20.19
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

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

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: _____
- 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

SKETCH PLAT REVIEW AND COMMENT

- 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 (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- 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

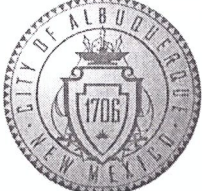
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or 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)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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><i>Derrick Archuleta</i></u>	Date: <u>8.20.19</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number _____
Staff Signature: _____	
Date: _____	

GLORIETA STATION

LEGAL DESCRIPTION

LOT 15-A, 16 AND B, BLOCK 2, COMMERCIAL ADDITION

LOTS 1, 2, 3, 4, AND 5, BLOCK 6, COMMERCIAL ADDITION

TRACT 198 AND TRACT 199-A, MRGCD MAP 37

TRACTS 9, 10, 11, 12 AND 13, BLOCK A, BENNET ADDITION

UPC CODES

UPC: 101405836708541016

UPC: 101405836607741015

UPC: 101405835007541014

UPC: 101405835405841013

UPC: 101405834304341006

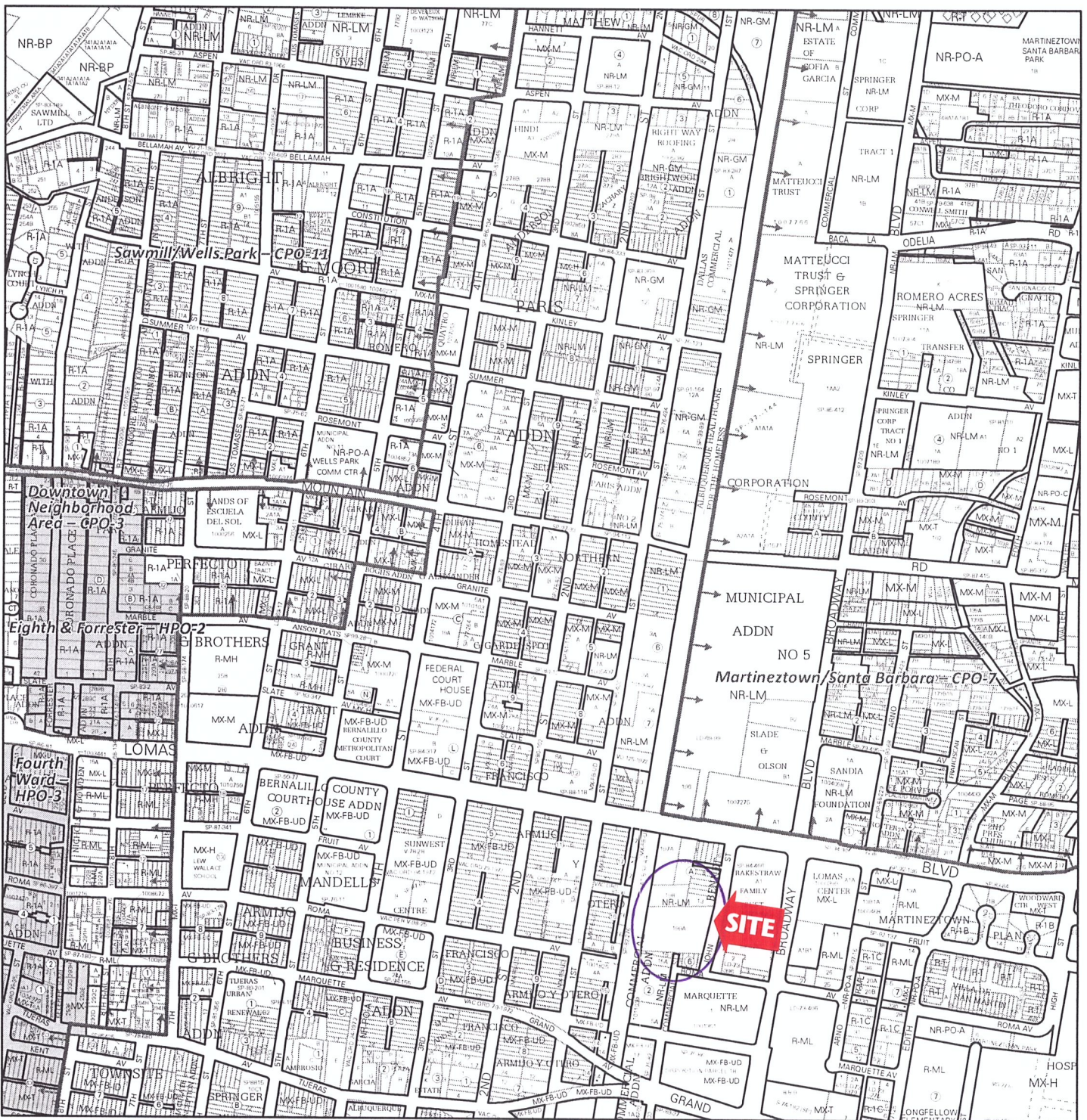
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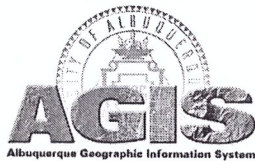
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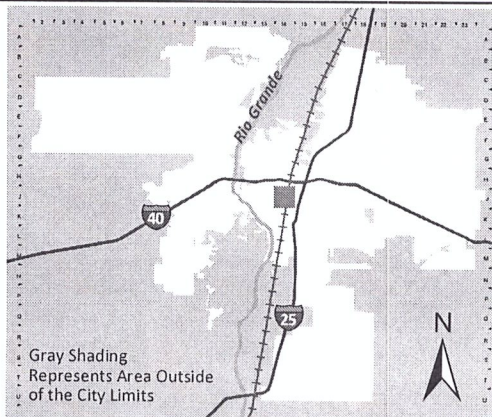


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Zone Atlas Page:
J-14-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

0 250 500 1,000 Feet

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

August 20, 2019

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

**RE: LOT 15-A, 16 AND B, BLOCK 2, COMMERCIAL ADDITION
LOTS 1, 2, 3, 4, AND 5, BLOCK 6, COMMERCIAL ADDITION
TRACT 198 AND TRACT 199-A, MRGCD MAP 37
TRACTS 9, 10, 11, 12 AND 13, BLOCK A, BENNET 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 replat and consolidate the existing lots and tracts mentioned above located within the Commercial Addition, Bennet Addition and MRGCD Map 37. The proposed Glorieta Station will include Tract A is to be 0.2008± net acres, Tract B at 0.7077± net acres, Tract C at 0.9154± net acres, Tract D at 0.8029± net acres, Tract E at 0.4926± net acres and Tract F at 0.5174± net acres on property zoned NR-LM (Non Residential – Light Manufacturing).

The request also reflects the vacation of Commercial Street (SD 2018-00082).

The property is currently developed with warehouse buildings and a coffee shop.

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

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

Sincerely,



Derrick Archuleta, MCRP
Principal

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

September 20, 2018

Dos Vientos, LLC
PO BOX 26207
ABQ, NM 87125

Project# PR-2018-001429
Application# SD-2018-00061

LEGAL DESCRIPTION:

All or a portion of Tract 15-A, block 2,
Commercial Addition, zoned NR-LM, located on
Commercial ST. between Marquette Ave NE and
Lomas Blvd. NE, containing approximately .2
acre(s). (J-19)

On September 19, 2018, the Development Review Board (DRB) voted to APPROVE PR-2018-001564 SD-2018-00082, a Vacation of Public Right of Way, based on the following Findings and Condition:

1. The request meets the criteria in 14-16-6-6(K)(3).
2. The public welfare does not require that easement be retained because this portion of Commercial Street does not have any connections to other streets and only connects to the applicant's property.
The vacation will support the redevelopment of the site and will allow for better traffic continuity at the intersection of Commercial Street and Roma Ave.
3. Because the street does not connect to any other streets or properties, the vacation will not abridge any rights of any property owners. The application contains a letter of authorization from the legal owner of record. The applicant owns the property surrounding the street section to be vacated.
4. The area of the vacation is outlined on the exhibit submitted by the applicant and a copy is placed in the DRB file.

Condition:

1. A replat showing the vacated property must be approved by the DRB and recorded within one year of this vacation action.

Official Notice of Decision
Project # PR-2018-001429 SD-2018-00061
September 19, 2018
Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 4, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome
DRB Chair

KD/mg

Derrick Archuleta, ARCH and PLAN land use Consultants arch.plan@comcast.net