



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

<b>SUBDIVISIONS</b>		<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
LOT CONSOLIDATION 2 LOTS INTO 1 LOT			

<b>APPLICATION INFORMATION</b>			
Applicant: HEADSTART ENTERPRISES		Phone:	
Address: 600 MONTAÑO RD NE		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87	
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:		List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: A-1 & A-2		Block:	Unit: 1-015-061-465-160-402-41
Subdivision/Addition: GUTHRIE COMMERCE PARK		MRGCD Map No.:	UPC Code: 1-015-061-438-127-402-39
Zone Atlas Page(s): F-15	Existing Zoning: NR-LM	Proposed Zoning: n/a	
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 7.72±	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 600 MONTAÑO NE		Between: EDITH BLVD	and: MONTBEL LP
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR 2019-001983			

Signature: <u>Derrick Archuleta</u>		Date: 1.7.20	
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting 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 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](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. 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

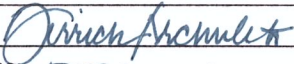
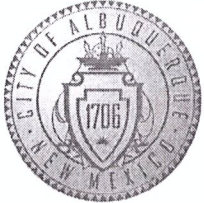
### ☐ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- ☐ 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

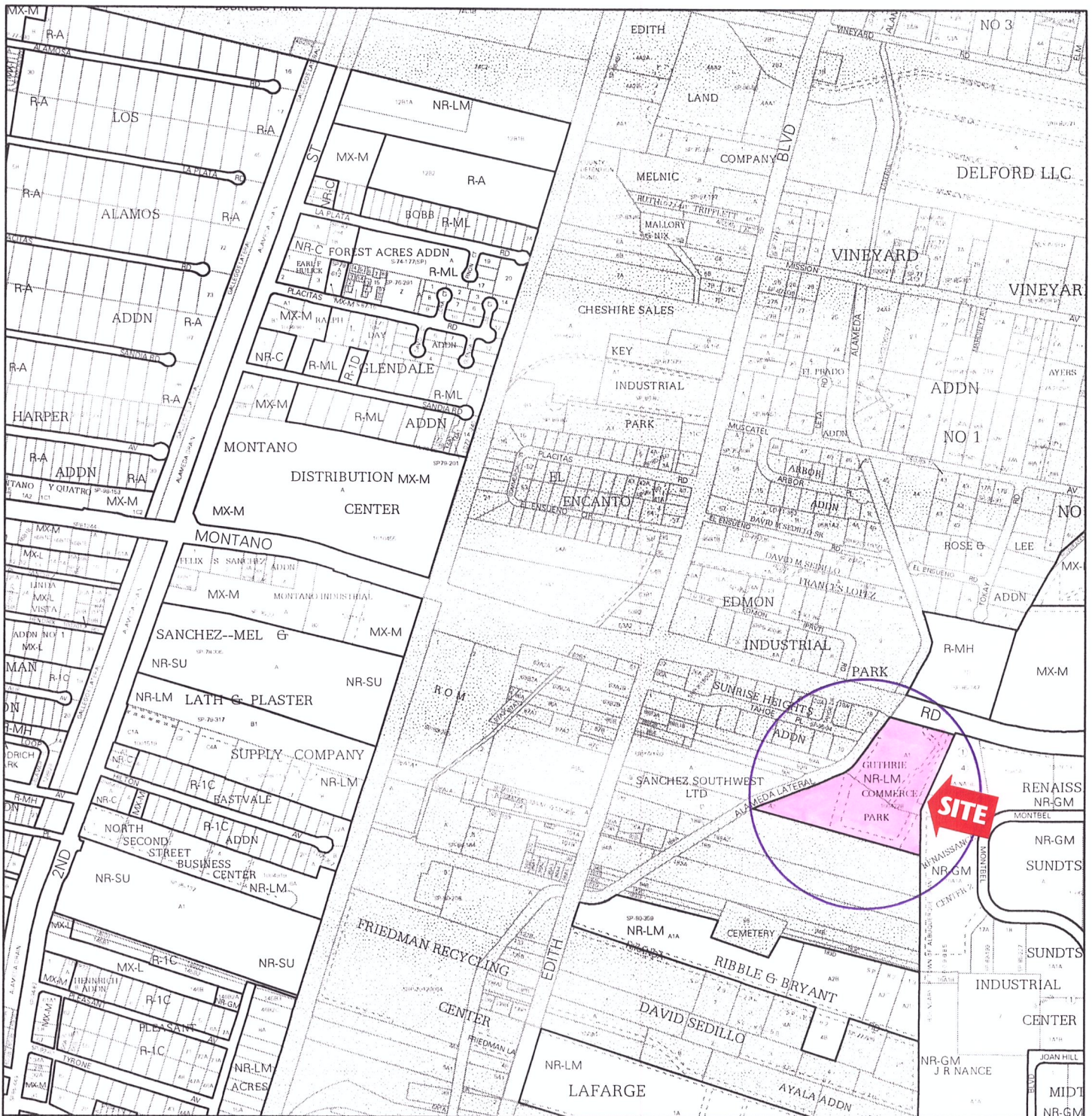
### ☐ MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- ☐ 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.

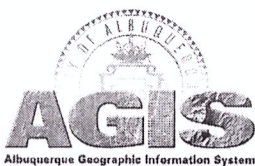
<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 1.7.20
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
Staff Signature:	
Date:	





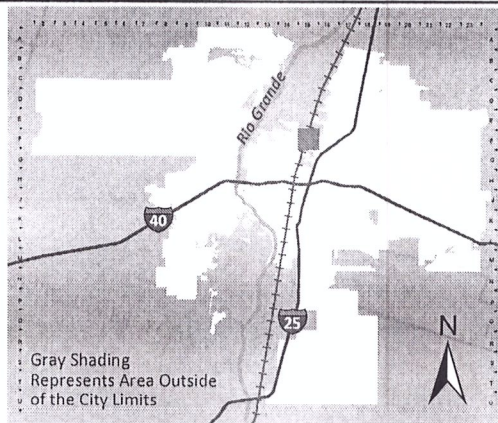
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:

**F-15-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**

January 7, 2020

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

**RE: TRACT A-1-A, GUTHRIE COMMERCE PARK**

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property. A Sketch Plat was presented to the DRB at the January 23, 2019 meeting under PR 2019-001983 / SD 2019-00017. With the last review approaching one year, the property owner would like updated comments from the Board in their efforts to proceed with completion of the lot consolidation.

The property owner would like to consolidate existing tracts A-1 and A-2, Guthrie Commerce Park into one tract. Proposed Tract A-1-A is to be 7.4387± net acres on property zoned NR-LM (Light Manufacturing).

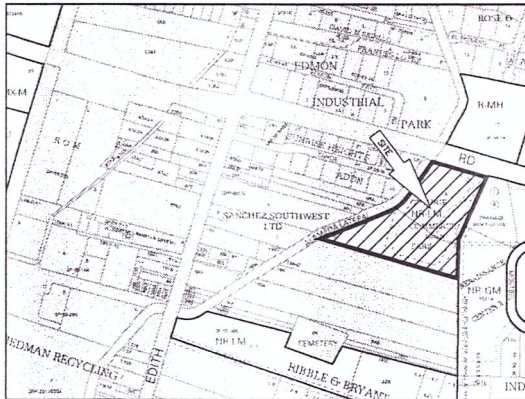
The property is currently developed with commercial activity buildings known as Car Crafters Auto Body Shop.

The site is located within the Near North Valley 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



VICINITY MAP No. F-15-Z

#### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS A-1 & A-2, GUTHRIE COMMERCE PARK INTO 1 TRACT 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: 7.7279 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: DECEMBER, 2018
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY:  
A: PLAT OF TRACTS A-1 AND A-2, GUTHRIE COMMERCE PARK  
FILED NOVEMBER 12, 2011 IN BOOK 2011C, PAGE 0126
- 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. 35001C0119G DATED 08/26/2008 & FIRM PANEL No. 35001C0138H DATED 08/16/2012

#### LEGAL DESCRIPTION

TRACT LETTERED A-ONE (A-1) AND A-TWO (A-2) OF THE PLAT OF TRACTS A-1 AND A-2, GUTHRIE COMMERCE PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 22, 2011 IN PLAT BOOK 2011C, PAGE 126.

#### PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:  
A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
D. Cable TV 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 said easements, 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, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground 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 transformer/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, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC 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.

#### 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.

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
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

## PLAT OF TRACT A-1-A GUTHRIE COMMERCE PARK

WITHIN  
ELENA GALLEGOS LAND GRANT AND TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2020

PROJECT NUMBER: PR-2019-001983

APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION D/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 \_\_\_\_\_

ABCWUA \_\_\_\_\_ 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, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE 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 \_\_\_\_\_, 2020

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

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



PLAT OF  
TRACT A-1-A  
GUTHRIE COMMERCE PARK

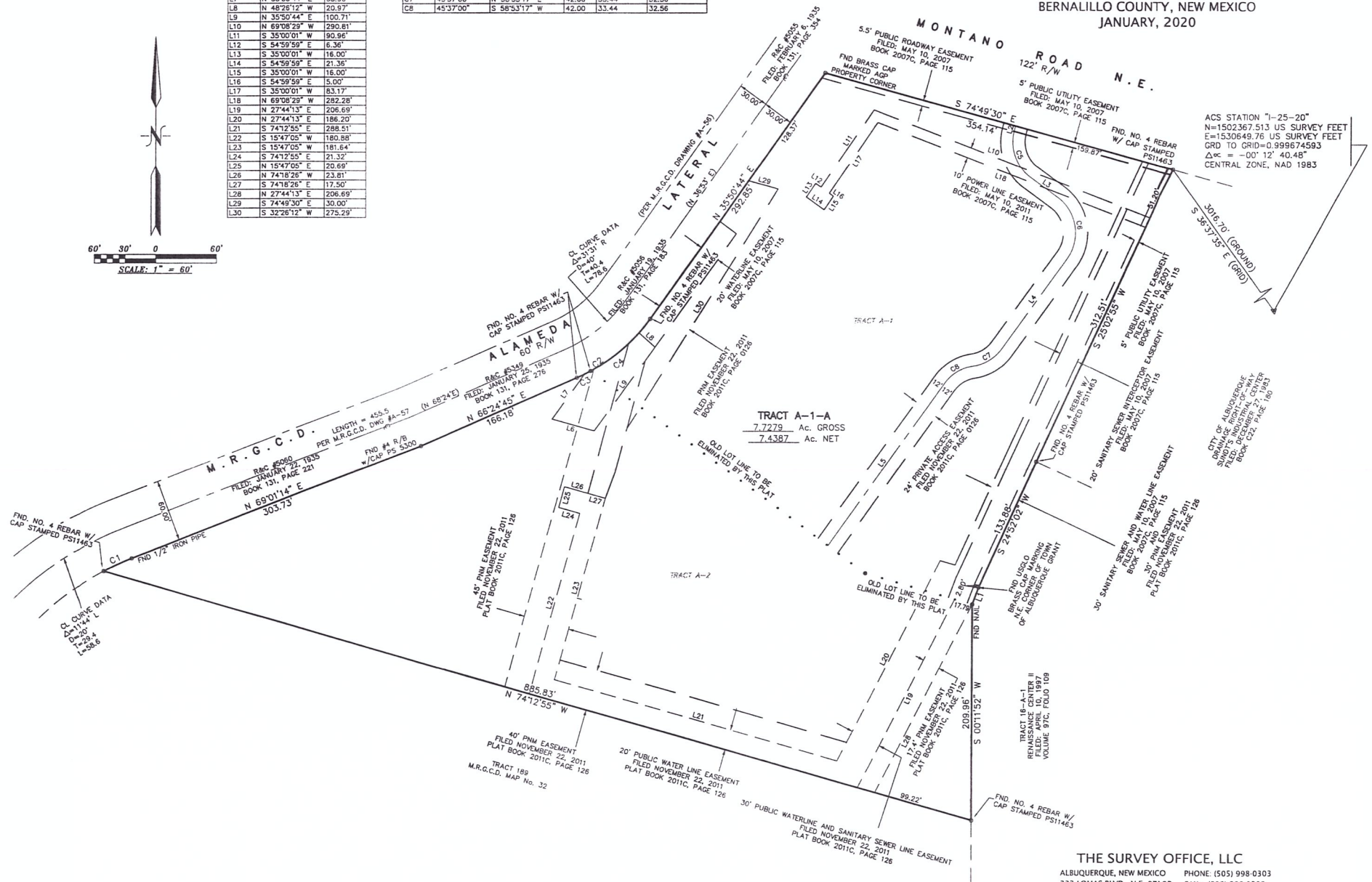
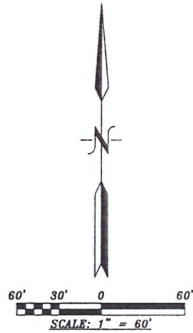
WITHIN  
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PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2020

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 21°09'20" W	17.31'
L2	S 15°28'11" W	4.04'
L3	S 54°09'16" E	33.53'
L4	S 36°04'47" W	106.34'
L5	S 36°04'47" W	184.93'
L6	N 74°18'23" W	42.61'
L7	N 35°50'44" E	53.96'
L8	N 48°26'12" W	20.97'
L9	N 35°50'44" E	100.71'
L10	N 69°08'29" W	290.81'
L11	S 35°00'01" W	90.86'
L12	S 54°59'59" E	6.36'
L13	S 35°00'01" W	16.00'
L14	S 54°59'59" E	21.35'
L15	S 35°00'01" W	16.00'
L16	S 54°59'59" E	5.00'
L17	S 35°00'01" W	83.17'
L18	N 69°08'29" W	282.28'
L19	N 27°44'13" E	206.69'
L20	N 27°44'13" E	186.20'
L21	S 74°12'55" E	288.51'
L22	S 15°47'05" W	180.98'
L23	S 15°47'05" W	181.64'
L24	S 74°12'55" E	21.32'
L25	N 15°47'05" E	20.69'
L26	N 74°18'26" W	23.81'
L27	S 74°18'26" E	17.50'
L28	N 27°44'13" E	206.69'
L29	S 74°49'30" E	30.00'
L30	S 32°26'12" W	275.29'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°47'43"	S 85°46'21" W	256.48	30.42	30.40
C2	30°34'01"	N 51°07'45" E	173.25	82.43	91.34
C3	04°56'37"	N 63°56'26" E	173.25	14.95	14.94
C4	25°37'24"	N 48°39'26" E	173.25	77.48	76.83
C5	68°37'27"	S 19°20'32" E	42.00	51.04	47.95
C6	90°14'03"	N 09°02'15" W	42.00	66.15	59.52
C7	45°37'00"	N 68°53'17" E	42.00	13.44	12.56
C8	45°37'00"	S 56°53'17" W	42.00	33.44	32.56



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

SKETCH PLAT OF  
TRACT A-1-A  
GUTHRIE COMMERCE PARK

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 CITY OF ALBUQUERQUE  
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 JANUARY, 2020

LINE TABLE		
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L1	S 21°29'20" W	17.31'
L2	S 15°28'11" E	4.04'
L3	S 54°09'16" E	33.53'
L4	S 1°00'00" E	108.93'
L5	S 36°04'47" W	194.93'
L6	N 48°18'23" W	72.61'
L7	N 35°50'44" E	53.96'
L8	E 48°21'21" W	20.97'
L9	S 50°00'00" E	106.71'
L10	N 69°08'29" E	90.96'
L11	S 35°00'01" E	90.96'
L12	S 54°59'59" E	6.36'
L13	S 35°00'01" E	16.90'
L14	S 54°59'59" E	26.69'
L15	S 35°00'01" E	16.90'
L16	S 54°59'59" E	8.00'
L17	S 35°00'01" E	53.17'
L18	N 69°08'29" E	252.28'
L19	N 74°12'55" E	266.69'
L20	N 27°44'13" E	186.20'
L21	N 74°12'55" E	288.85'
L22	S 15°47'05" W	180.51'
L23	S 15°47'05" W	21.34'
L24	N 74°12'55" E	186.20'
L25	S 15°47'05" W	20.69'
L26	N 74°18'26" W	23.81'
L27	N 74°18'26" E	17.50'
L28	N 27°44'13" E	206.69'
L29	N 74°12'55" E	30.60'
L30	S 32°28'12" W	275.29'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°47'43"	S 85°46'21" W	256.48	30.42	30.40
C2	20°10'43"	N 80°10'43" E	173.25	92.43	91.34
C3	04°56'37"	E 83°56'37" E	14.45	14.25	14.25
C4	25°37'24"	N 48°39'26" E	173.25	77.48	76.83
C5	69°37'27"	S 19°20'32" E	42.00	51.04	47.95
C6	90°14'03"	N 09°02'15" E	42.00	66.15	58.52
C7	45°37'00"	N 58°53'17" E	42.00	33.44	32.56
C8	45°37'00"	S 58°53'17" W	42.00	33.44	32.56

