



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (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

Subdivide existing 2 lots into 7 tracts and 75 lots, vacate easements and grant easements.

APPLICATION INFORMATION		
Applicant: Solare Collegiate Foundation		Phone:
Address: 1623 La Vega Dr SW		Email:
City: Albuquerque	State: NM	Zip: 87105
Professional/Agent (if any): CSI-Cartesian Surveys Inc.		Phone: 505-896-3050
Address: P.O. Box 44414		Email: cartesiandenise@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	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.: Tracts 12-B-1-A and 12-B-1-B	Block:	Unit:
Subdivision/Addition: El Rancho Grande I	MRGCD Map No.:	UPC Code: 100905533402040127 100905538202740125
Zone Atlas Page(s): M-9-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 2	# of Proposed Lots: 7 Tracts and 75 lots	Total Area of Site (Acres): 10.9991
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 8801 Gibson Blvd SW	Between: Barbados Ave SW	and: 98th Street SW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: Denise King		Date: 10/12/2021
Printed Name: Denise King		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
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. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? No 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
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

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
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ 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.
- ___ 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
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved


Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

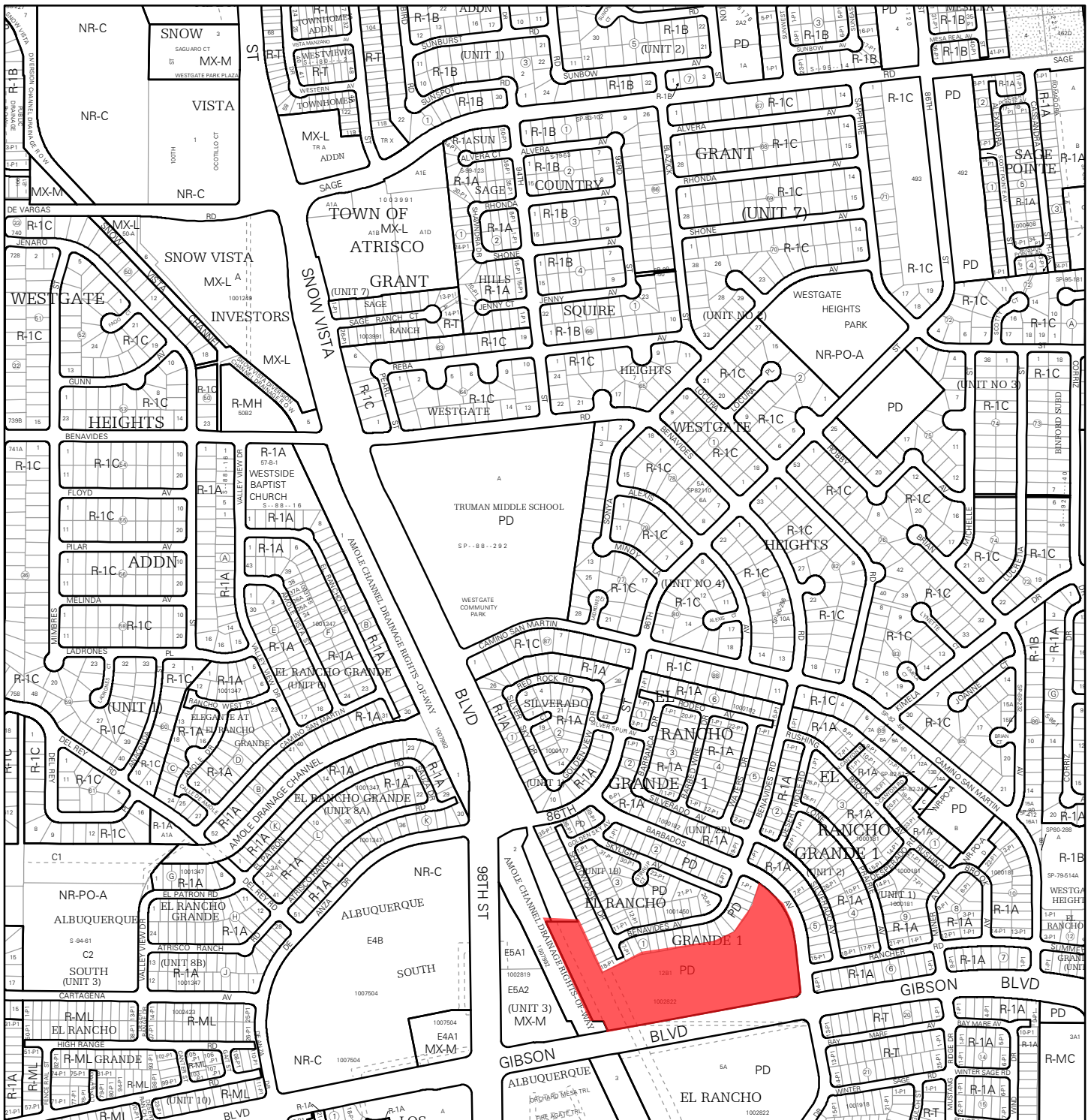
MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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

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.

<p><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></p>	
<p>Signature: <u>Denise King</u></p>	<p>Date: <u>10/12/2021</u></p>
<p>Printed Name: <u>Denise King</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers _____</p>
<p>_____</p>	<p>_____</p>
<p>_____</p>	<p>_____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



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:
M-09-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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 12, 2021

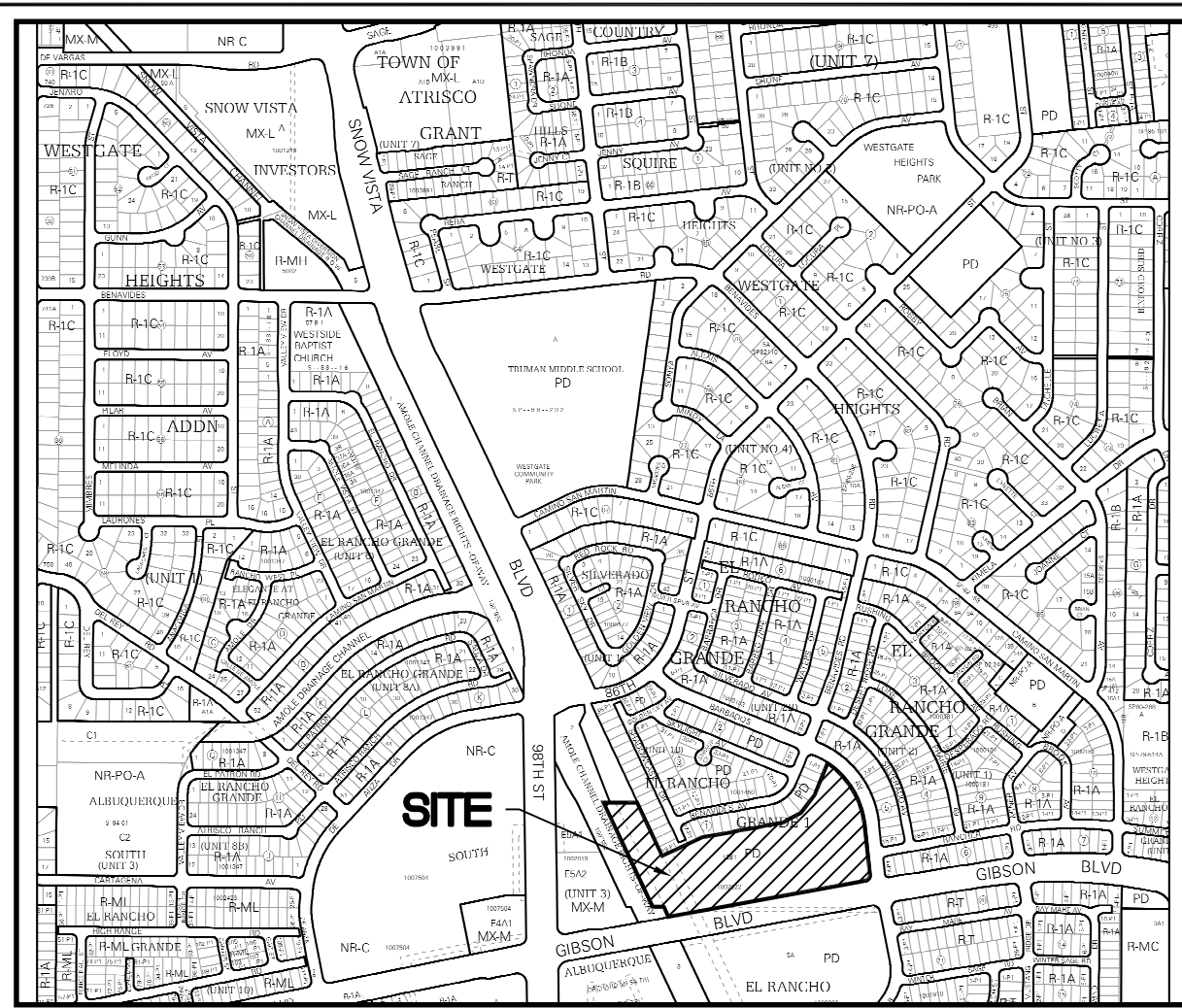
Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Subdivision of Tracts 12-B-1-A and 12-B-1-B of El Rancho Grande I

Members of the Board:

Cartesian Surveys is acting as an agent for Solare Collegiate Foundation and requests a sketch plat review to create seven (7) new tracts and seventy-five (75) new lots from two (2) existing tracts by subdivision of Tracts 12-B-1-A and 12-B-1-B of El Rancho Grande I, located at 8801 Gibson Blvd SW and between Barbados Ave SW and 98th Street NW. The property is currently zoned as MX-M. This plat intends to vacate some easements and grant some easements.

Thank you,
Denise King



Vicinity Map - Zone Atlas M-9-Z

N.T.S.

Easement and Drainage Notes

- 1 EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 2 EXISTING 25' PRIVATE STORM DRAIN EASEMENT (12/12/2019, 2019C-127) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 3 EXISTING PRIVATE ACCESS EASEMENT (12/12/2019, 2019C-127) VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 4 EXISTING 10' PEDESTRIAN ACCESS EASEMENT (4/12/2002, 2002C-121)
- 5 EXISTING 100' PNM EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91883)
- 6 EXISTING 5' PNM EASEMENT (1/8/2002, 2002C-7)
- 7 EXISTING 10' PUE (8/15/2003, 2003C-249)
- 8 EXISTING 10' PNM EASEMENT (2/22/2001, 2001C-57)
- 9 EXISTING 20' PERMANENT WATERLINE EASEMENT (10/25/1985, BK. A104, PG. 9135, DOC. NO. 1985090123) SHOWN HEREON AS [Symbol] VACATED WITH THIS PLAT
- 10 EXISTING 50' PERMANENT ACCESS ROAD AND WATERLINE EASEMENT (10/25/1985, BK. BK. MISC. 284-A, PG. 668-671, DOC. NO. 1985090123)
- 11 EXISTING AMAFCA DRAINAGE EASEMENT (10/7/2005, DOC. NO. 2005149548) SHOWN HEREON AS [Symbol]
- 12 EXISTING UNOBSTRUCTED LINE OF SIGHT EASEMENT (1/8/2002, 2002C-7) SHOWN HEREON AS [Symbol]
- 13 EXISTING UNDERGROUND PNM EASEMENT (10/4/2005, BK. A104, PG. 6254, DOC. NO. 2005146656)
- 14 AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078629)
- 15 AREA OUTLINED BY DRAINAGE COVENANT (9/17/2019, DOC. NO. 2019078634) VACATED WITH THIS PLAT
- 16 6.25' X 25.83' PNM EASEMENT GRANTED BY DOCUMENT (____/____/____, DOC. NO. _____) SHOWN HEREON AS [Symbol]
- 17 10' PNM EASEMENT GRANTED BY DOCUMENT (____/____/____, DOC. NO. _____)

Legal Description

TRACTS 12-B-1-A AND 12-B-1-B OF THE PLAT OF TRACTS 12-B-1A AND 12-B1B BEING A REPLAT OF TRACT 12-B-1 OF THE BULK LAND PLAT FOR EL RANCHO GRANDE I, PARCELS 5-A AND 12-B-1 WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 12, 2019, IN PLAT BOOK 2019C, PAGE 127.

Documents

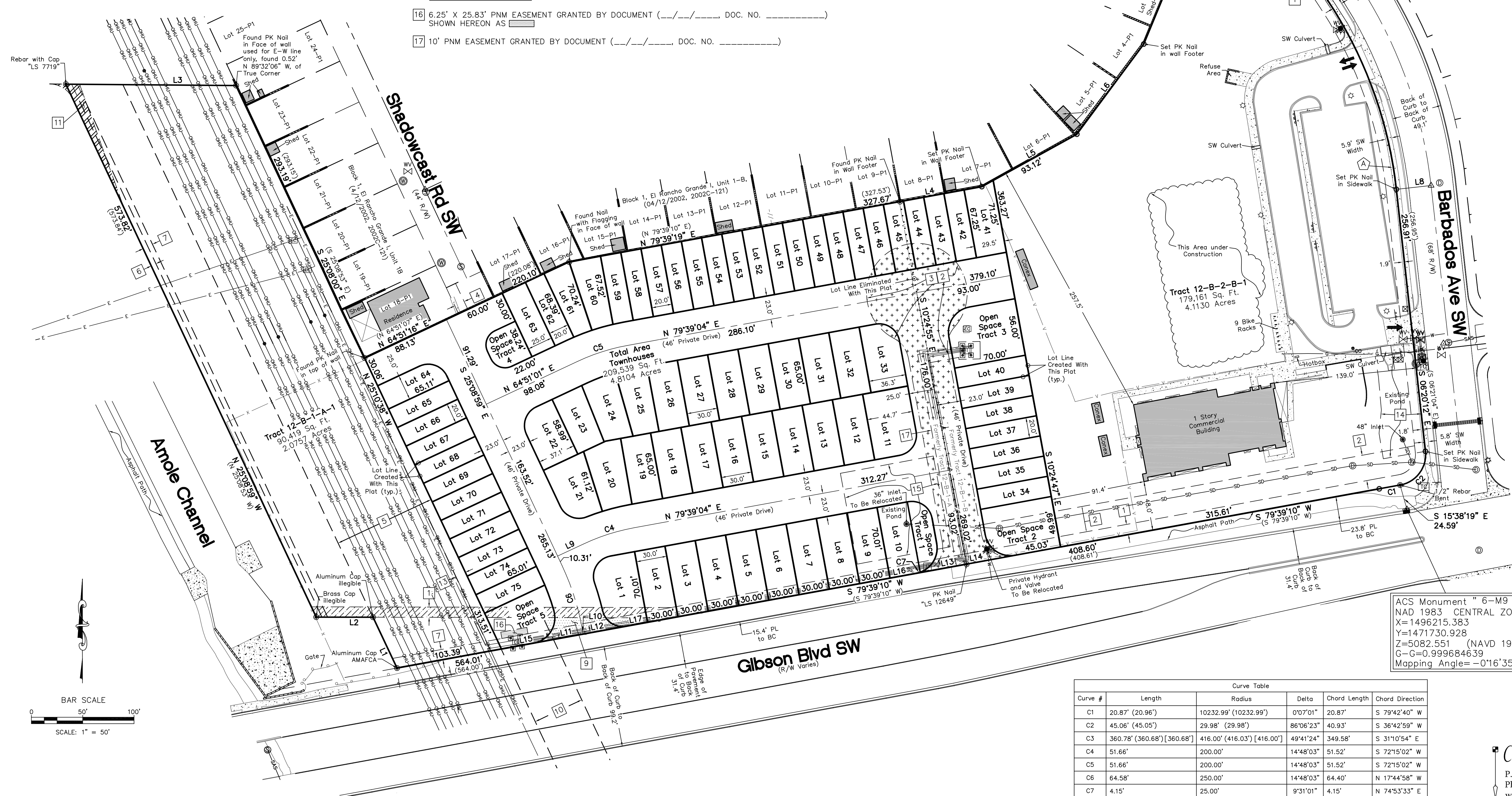
1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1037841 AND AN EFFECTIVE DATE OF MAY 17, 2021.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2019, IN BOOK 2019C, PAGE 127.
3. PLAT OF EL RANCHO GRANDE I, UNIT 1-B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2002, IN BOOK 2002C, PAGE 121.
4. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 3, 2019, AS DOCUMENT NO. 2019045667.
5. PLAT FOR AMOLE CHANNEL DRAINAGE RIGHTS-OF-WAY, TRACTS 1 THRU 5, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 04, 2002, IN BOOK 2009C, PAGE 171, AS DOCUMENT NO. 2009135016.

Indexing Information

Section 33, Township 10 North, Range 2 East, N.M.P.M. as projected into the Town of Atrisco Grant
 Subdivision: El Rancho Grande I
 Owner: Solare Collegiate Foundation
 UPC #: 100905533402040127 (Tract 12-B-1-A)
 100905533202740125 (Tract 12-B-1-B)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.



ACS Monument "6-M10"
 NAD 1983 CENTRAL ZONE
 X=1497827.859
 Y=1471787.588
 Z=5050.537 (NAVD 1988)
 G-G=0.999685636
 Mapping Angle=-0°16'24.79"

ACS Monument "6-M9"
 NAD 1983 CENTRAL ZONE
 X=1496215.383
 Y=1471730.928
 Z=5082.551 (NAVD 1988)
 G-G=0.999684639
 Mapping Angle=-0°16'35.92"

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES PER PLAT (12/12/2019, 2019C-127)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/15/2003, 2003C-249)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED
[Symbol]	COVERED AREA
[Symbol]	CONCRETE
[Symbol]	GUARD RAIL
[Symbol]	WIRE FENCE
[Symbol]	BLOCK WALL
[Symbol]	PIPE FENCE
[Symbol]	VINYL FENCE
[Symbol]	WOOD FENCE
[Symbol]	HANDRAIL
[Symbol]	UTILITY PEDESTAL
[Symbol]	BOLLARD
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	UTILITY POLE
[Symbol]	ANCHOR
[Symbol]	PULL BOX
[Symbol]	LIGHT POLE
[Symbol]	TRANSFORMER
[Symbol]	ELECTRIC CABINET
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	SAS CLEANOUT
[Symbol]	STORM DRAIN INLET
[Symbol]	DROP INLET
[Symbol]	IRRIGATION BOX
[Symbol]	SIGN
[Symbol]	CURB CUT/INDICATION OF ACCESS TO ROADWAY
[Symbol]	UNDERGROUND GAS UTILITY LINE
[Symbol]	UNDERGROUND WATER UTILITY LINE
[Symbol]	UNDERGROUND STORM DRAIN UTILITY LINE
[Symbol]	UNDERGROUND ELECTRIC UTILITY LINE

Line Table

Line #	Direction	Length (ft)
L1	N 25°14'33" W (N 25°12'42" W)	54.77' (54.71')
L2	N 89°53'21" W (N 89°49'19" W)	55.33' (55.32')
L3	S 89°32'06" E (S 89°29'58" E)	166.37' (166.40')
L4	N 79°39'19" E (N 79°39'10" W)	81.02' (81.10')
L5	N 61°07'11" E (N 61°07'02" E)	105.73' (105.71')
L6	N 36°33'03" E (N 36°32'54" W)	109.49' (109.47')
L7	N 22°26'54" E (N 22°26'44" W)	170.33' (170.30')
L8	N 83°39'48" E	34.00' (34.00')
L9	N 64°51'01" E	28.01'
L10	N 10°20'56" W	5.38'
L11	S 79°39'04" W	48.96'
L12	S 79°39'37" W	42.63'
L13	S 79°37'59" W	50.03'
L14	S 79°40'24" W	47.97'
L15	S 79°38'44" W	32.04'
L16	S 79°39'10" W	25.87'
L17	S 79°39'10" W	21.09'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	20.87' (20.96')	10232.99' (10232.99')	0°07'01"	20.87'	S 79°42'40" W
C2	45.06' (45.05')	29.98' (29.98')	86°06'23"	40.93'	S 36°42'59" W
C3	360.78' (360.68') [360.68']	416.00' (416.03') [416.00']	49°41'24"	349.58'	S 31°10'54" E
C4	51.66'	200.00'	14°48'03"	51.52'	S 72°15'02" W
C5	51.66'	200.00'	14°48'03"	51.52'	S 72°15'02" W
C6	64.58'	250.00'	14°48'03"	64.40'	N 17°44'58" W
C7	4.15'	25.00'	93°10'1"	4.15'	N 74°53'33" E