



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (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 3 LOTS INTO 2 LOTS		

<b>APPLICATION INFORMATION</b>		
Applicant: GORKY PACHA		Phone:
Address: 7138 JENSEN RD SW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87105
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 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.: 8, 9 & 10	Block: W	Unit:
Subdivision/Addition: ATLANTIC - PACIFIC	MRGCD Map No.:	UPC Code: 1.014.057.069.153.314.51
Zone Atlas Page(s): K-14	Existing Zoning: R-1A	Proposed Zoning:
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): 0.248 ±
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 510 ATLANTIC SW	Between: 5TH ST	and: BARELAS RD
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PR 2019.002058		

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: <i>Derrick Archuleta</i>	Date: 12.7.2021				
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	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? \_\_\_\_\_ 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
  - 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](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
  - 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](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
  - 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](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
  - 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

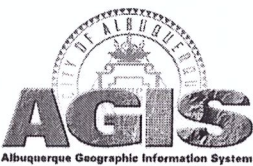
**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<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>	
Signature: <u>Demrick Archuleta</u>	Date: <u>12.7.2021</u>
Printed Name: <u>DEMICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number: _____	Case Numbers: _____
_____	_____
_____	_____
Staff Signature: _____	
Date: _____	

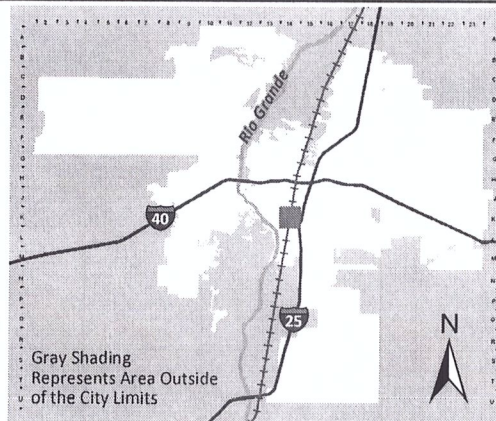


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**K-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



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

December 7, 2021

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

**RE: LOTS 9-A & 10-A, BLOCK W, THE ATLANTIC & PACIFIC ADDITION**  
**PR 2019-002058**

Ms. Wolfley and members of the Board:

I would like to request Preliminary Final Plat review for a minor subdivision for the above mentioned property. Sketch plat was presented to the DRB at the December 16, 2020.

The property owner would like to combine existing Lots 8 (west 20 feet), 9 & 10, Block W into two lots. Proposed Lot 9-A is to be 0.1296± net acres and Lot 10-A is to be 0.1296± on property zoned R-1A (Single Family Residence – Small Lot).

The property is currently developed with a single family dwelling and an accessory building on proposed Lot 9-A.

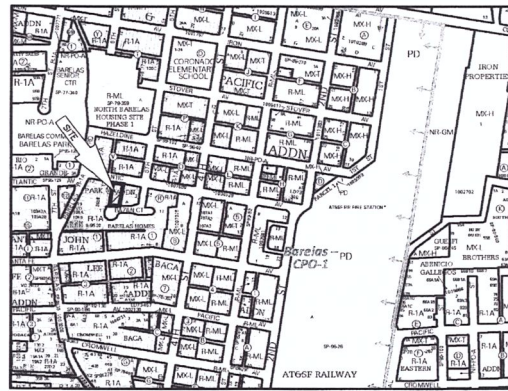
The request also include sidewalk waivers to both Atlantic Avenue and Bazan Court. In addition a waiver for not meeting the minimum right-of-way for Bazan Court.

The site is located within the Central ABQ Planning Area, Barelas Character Protection Overlay Zone and governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

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

Sincerely,

  
Derrick Archuleta, MCRP



VICINITY MAP No. K-14-Z

**LEGAL DESCRIPTION**

THE WEST TWENTY FEET (W. 20') OF LOT NUMBERED EIGHT (8) AND ALL OF LOTS NUMBERED NINE (9) AND TEN (10) IN BLOCK LETTERED "W" OF THE ATLANTIC AND PACIFIC ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1888 IN VOLUME C, FOLIO 154.

PLAT OF  
**LOTS 9-A & 10-A, BLOCK "W"**  
**THE ATLANTIC AND PACIFIC ADDITION**

WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2020

PROJECT NUMBER: **PR 2019-002058**

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

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	<i>PSA</i>	09-23-2021
Jeff Estvanko	<i>JE</i>	DATE
NEW MEXICO GAS COMPANY		DATE
Abdul A. Bhuiyan		11/15/2021
QWEST CORPORATION D/B/A CENTURYLINK QC		DATE
COMCAST		11/3/20
		DATE

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE THE WEST 20' OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK W, ATLANTIC AND PACIFIC ADDITION INTO TWO (2) NEW LOTS AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.2480 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: JANUARY 7, 2019.
- 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
- PLATS USED TO ESTABLISH BOUNDARY.
  - A: THE ATLANTIC AND PACIFIC ADDITION FILED APRIL 24, 1888 IN VOLUME C, FOLIO 154
  - B: SOUTH FIFTH STREET ADDITION FILED MARCH 23, 1925 IN VOLUME C2, FOLIO 34
  - C: BARELAS HOMES SUBDIVISION FILED APRIL 24, 1996 IN VOLUME 96C, FOLIO 169
- 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. 35001C03346 DATED 09/26/2008.

**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. Comcast 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 workers, 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 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 poles, 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.

*[Signature]*  
 DATE: 5/20/2020

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) s.s.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS 20th DAY OF May, 2020.

BY: *[Signature]*  
 OWNERS NAME

MY COMMISSION EXPIRES: 11-10-22 BY: *[Signature]*  
 NOTARY PUBLIC



**CITY APPROVALS:**

City Surveyor	<i>[Signature]</i> P.S.	6/9/2020
		DATE
*REAL PROPERTY DIVISION (CONDITIONAL)		DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
ABCWUA		DATE
PARKS AND RECREATION DEPARTMENT		DATE
AMAFCA	<i>[Signature]</i>	11/15/2021
		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE
CODE ENFORCEMENT		DATE

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) s.s.  
 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.

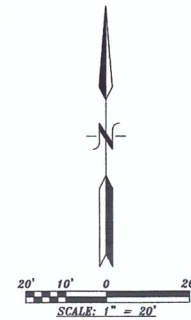
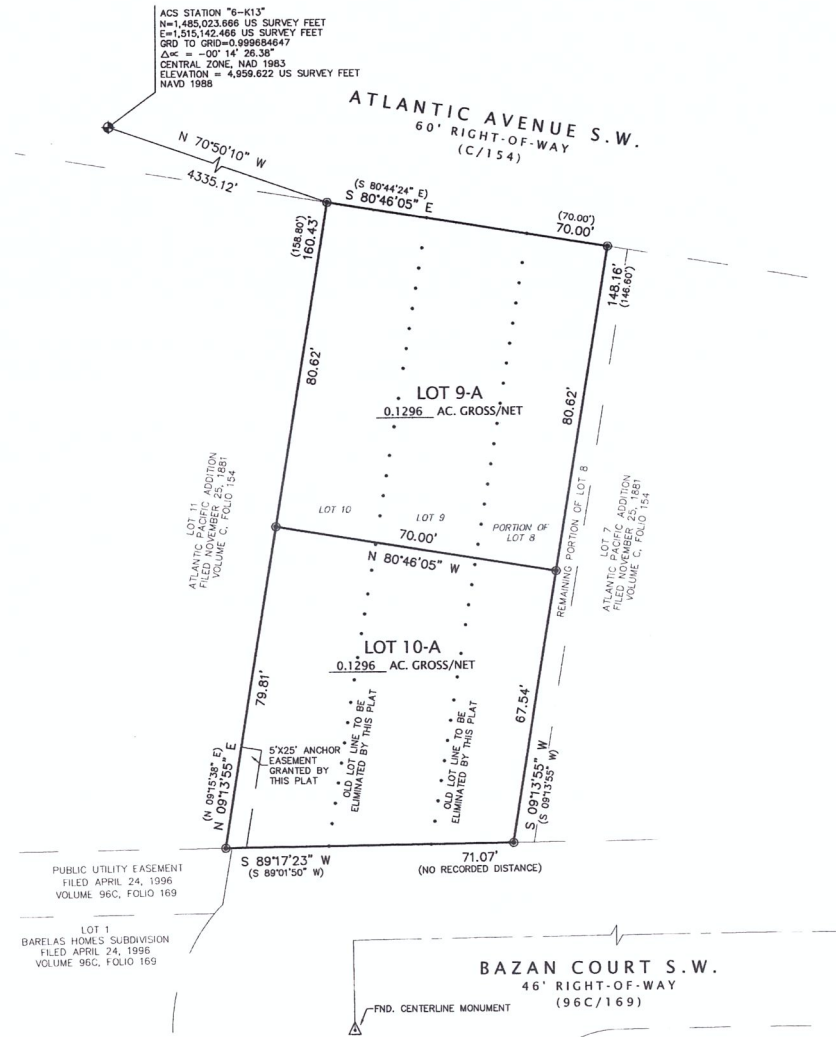
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 21st DAY OF May, 2020

*[Signature]*  
 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

PLAT OF  
**LOTS 9-A & 10-A, BLOCK "W"**  
**THE ATLANTIC AND PACIFIC ADDITION**  
 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2020



**GROSS LOT EASEMENT NOTE:**

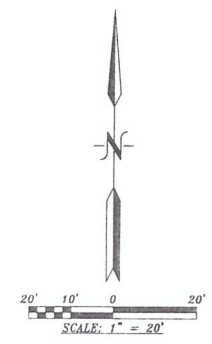
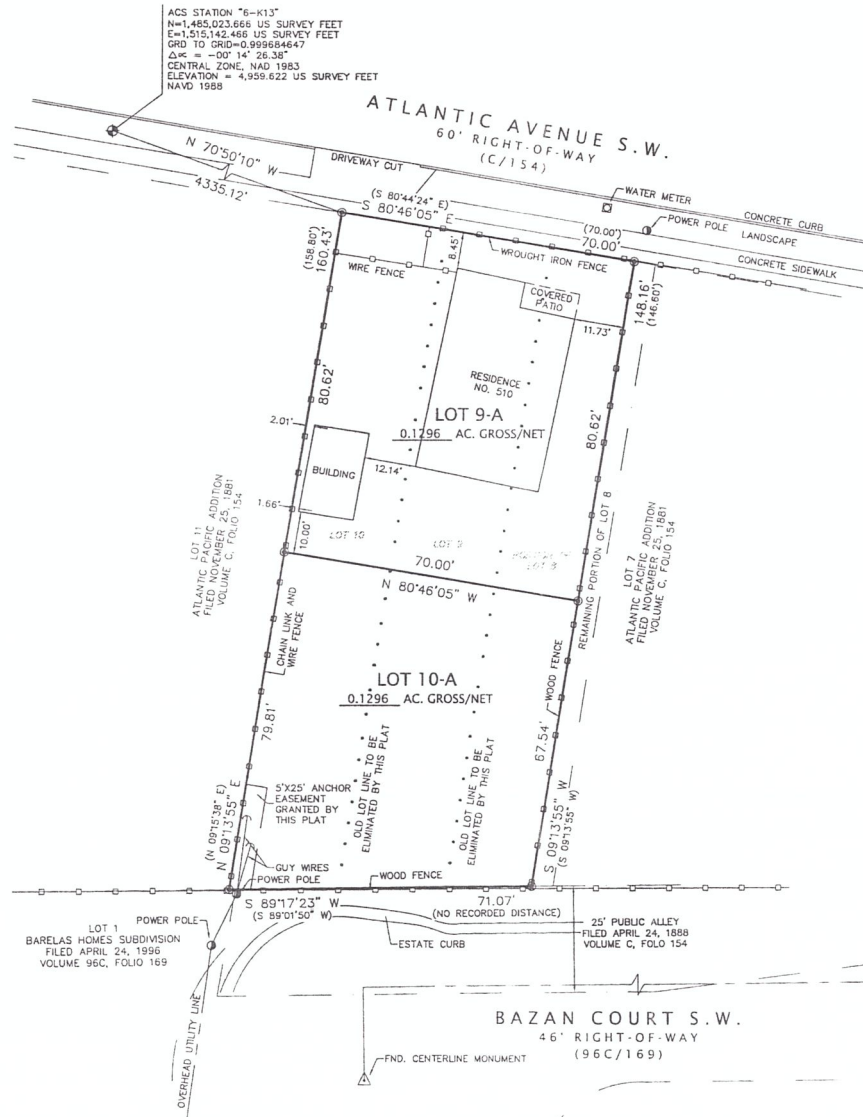
A BLANKET CROSS LOT DRAINAGE EASEMENT BETWEEN LOTS 9-A AND 10-A IS GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 1 AND 2 AND TO BE MAINTAINED BY LOTS 9-A AND 10-A.

18-1142.dwg

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

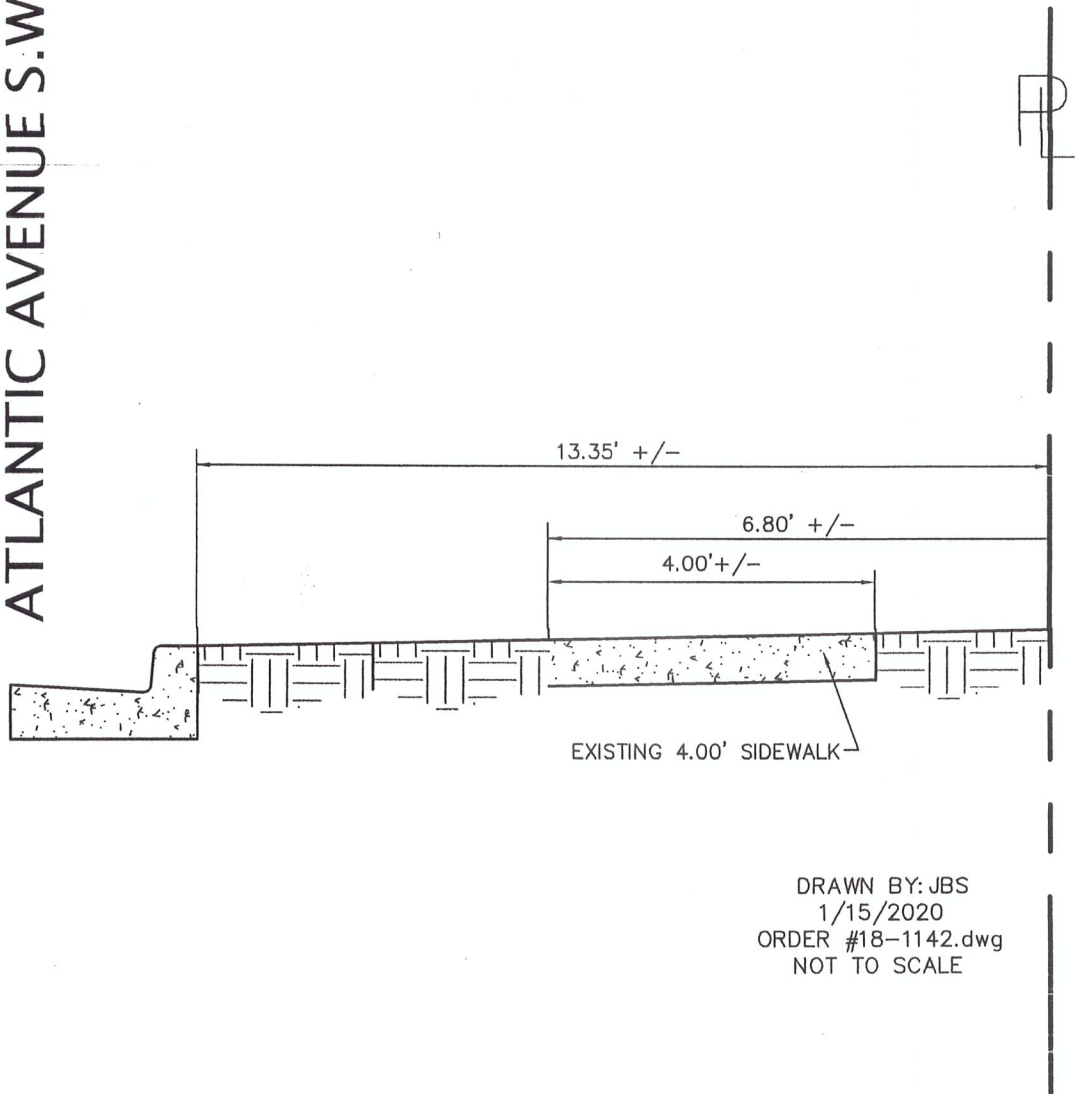
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2020



# SIDEWALK EXHIBIT

ATLANTIC AVENUE S.W.



DRAWN BY: JBS  
1/15/2020  
ORDER #18-1142.dwg  
NOT TO SCALE

## THE SURVEY OFFICE, LLC

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

SIDEWALK EXHIBIT FOR LOTS 9-A & 10-A, BLOCK "W"

# THE ATLANTIC AND PACIFIC ADDITION

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: ATLANTIC & PACIFIC ADDITION

AGIS MAP # K-14

LEGAL DESCRIPTIONS: LOTS 9-A & 10-A

BLOCK W

ATLANTIC & PACIFIC ADDITION

**DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

\_\_\_\_\_  
Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Hydrology Division Representative

\_\_\_\_\_  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on N/A (date).

*Dorinda Archuleta*  
Applicant/Agent

11.4.2020  
Date

*Chris Gustafson*  
ABCWUA Representative

11/04/2020  
Date

PROJECT # PR 2019-002058

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: ATLANTIC & PACIFIC ADDITION

AGIS MAP # K-14

LEGAL DESCRIPTIONS: LOTS 9-A & 10-A

BLOCK W

ATLANTIC & PACIFIC ADDITION

     **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

*Derrick Archuleta*  
Applicant/Agent

11.4.2020  
Date

*Ernest Armijo*  
Hydrology Division Representative

11/5/2020  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

     **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on \_\_\_\_\_ (date).

\_\_\_\_\_  
Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
ABCWUA Representative

\_\_\_\_\_  
Date

PROJECT # PR 2019-002058

## 510 ATLANTIC AVE SW Public Notice Inquiry

To arch.plan@comcast.net &lt;arch.plan@comcast.net&gt;

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Barelas NA	Courtney	Bell	<a href="mailto:liberty.c.bell@icloud.com">liberty.c.bell@icloud.com</a>	500 2nd Street SW	#9	Albuquerque	NM	87102	5059299397
Barelas NA	Lisa	Padilla	<a href="mailto:lisa@swop.net">lisa@swop.net</a>	904 3rd Street SW		Albuquerque	NM	87102	5054537154

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

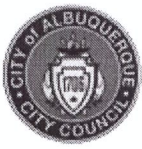
If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of**  
[webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Sunday, December 05, 2021 7:39 PM

**To:** Office of Neighborhood Coordination <[arch.plan@comcast.net](mailto:arch.plan@comcast.net)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

[arch.plan@comcast.net](mailto:arch.plan@comcast.net)

Company Name

ARCH+PLAND Land Use Consultants

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

LOTS 8, 9 & 10

BLOCK W

ATLANTIC & PACIFIC ADDITION

Physical address of subject site:

510 ATLANTIC AVE SW

Subject site cross streets:

BETWEEN 5TH ST & BARELAS RD

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14

- 
- [K-14 ZONE ATLAS.PDF \(3 MB\)](#)
  - [image001.png \(18 KB\)](#)
  - [image002.png \(8 KB\)](#)
  - [image003.png \(3 KB\)](#)
  - [image004.png \(7 KB\)](#)
  - [image006.png \(2 KB\)](#)

RE: ATLANTIC & PACIFIC ADDITION - PRELIMINARY FINAL PLAT

To liberty.c.bell@icloud.com <liberty.c.bell@icloud.com> • lisa@swop.net <lisa@swop.net> Copy  
Derrick Archuleta <arch.plan@comcast.net>

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Good morning representatives of the Barelvas Neighborhood Association:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of a lot consolidation.

The property owner at 510 Atlantic Avenue is proposing a lot consolidation (3 to 2 lots) for existing Lots 8 (west 20 feet), 9 & 10, Block W, Atlantic and Pacific Addition.

The request reflects a realignment of existing north-south lot lines to an east-west lot light to eliminate the existing lots from bisecting the single family residence on the property. Adjusting the lot line direction as part of consolidation will eliminate redevelopment intentions.

Proposed Lot 9-A currently developed with a single family residence with access from Atlantic Avenue. Proposed lot 10-A (currently vacant), will get access from Bazan Court.

The properties are located between 5th Street and Barelvas Road.

The application also includes sidewalk waivers, for both Atlantic Avenue and Bazan Court, for not achieving the required 5 feet. Also included will be a waiver for the minimum right-of-way on Bazan Court, for not achieving the required 60 feet.

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

The Preliminary/Final Subdivision will go before the DRB on the Wednesday, December 15, 2021 agenda at 9:00am.

The virtual meeting will be online via Zoom. The DRB agenda on the City's website (<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>) and will provide remote meeting information as to how join the Zoom meeting online or through telephone.

The case number for the project is PR 2021-002058.

You can check the agenda online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860 and refer the case number.

Attached for your review are exhibits that provide location of the property (Zone Atlas page), the proposed lot consolidation and existing site plan.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,  
Derrick Archuleta

***Derrick Archuleta, MCRP***

ARCH+PLAN Land Use Consultants

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: [arch.plan@comcast.net](mailto:arch.plan@comcast.net)

w: [www.ArchPlan.org](http://www.ArchPlan.org)

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- K-14 ZONE ATLAS.PDF (3 MB)
  - PRELIM FINAL PLAT.PDF (2 MB)

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PRELIMINARY FINAL PLAT
Decision-making Body:	DMS
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
<b>PART II - DETAILS OF REQUEST</b>	
Address of property listed in application:	510 ATLANTIC AVE SW
Name of property owner:	GORKY PACHA
Name of applicant:	PACH + PLAN LAND USE CONSULTANTS (DERRICK ARCHULETA)
Date, time, and place of public meeting or hearing, if applicable:	DECEMBER 15, 2021 9AM VIA ZOOM
Address, phone number, or website for additional information:	P.O. BOX 25911 APO NM 87125 (505) 980.8365
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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.

Derrick Archuleta (Applicant signature) 12.7.2021 (Date)

*Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*