



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

Administrative Decisions	<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)	Policy Decisions
<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)
Decisions Requiring a Public Meeting or Hearing	<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)	Appeals
<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: Argus Jefferson Partners, LLC	Phone:
Address: 4700 Montgomery Blvd. NE	Email:
City: Albuquerque	State: NM
City: Albuquerque	Zip: 87109
Professional/Agent (if any): CSI-Cortesian Surveys, Inc.	Phone: (505) 896-3050
Address: P.O. Box 44414	Email: cortesianjaysen@gmail.com
City: Rio Rancho	State: NM
City: Rio Rancho	Zip: 87174
Proprietary Interest in Site:	List all owners:

BRIEF DESCRIPTION OF REQUEST

Adjust the lot line between lots 2 and 3

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 2+3	Block:	Unit: UPC: 101706231647210105
Subdivision/Addition: Independence Square	MRGCD Map No.:	UPC Code: 101706231445710106
Zone Atlas Page(s): E-17-2	Existing Zoning: NR-LM	Proposed Zoning: NR-LM
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 1.7897

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Jefferson St. NE	Between: Osuna Rd. NE	and: Ellison St NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 3/25/19
Printed Name: Jayson Pyre	<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 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

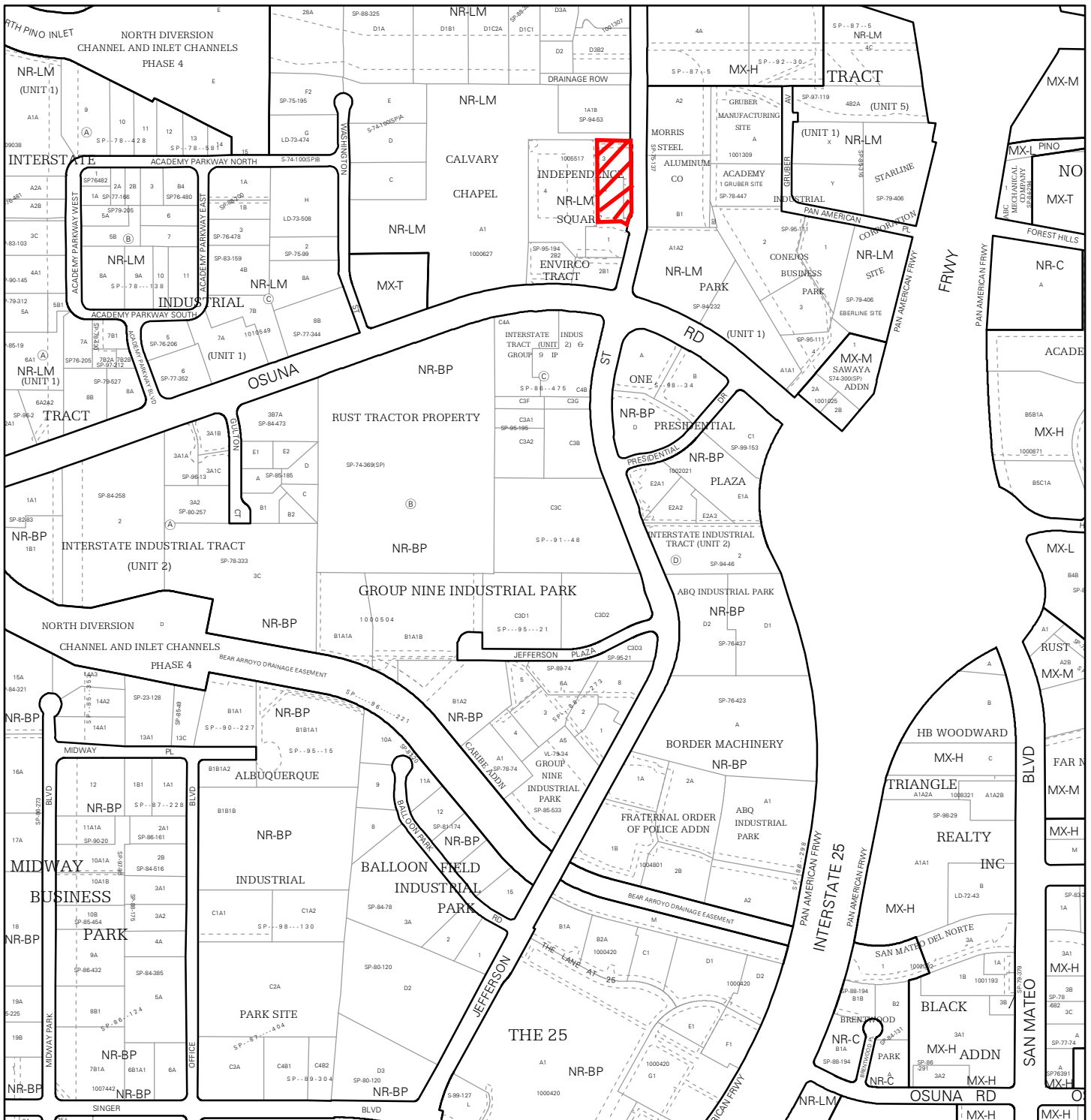
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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.

<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: </p>	<p>Date: <u>3/25/19</u></p>
<p>Printed Name: <u>Jayson Pyme</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</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>

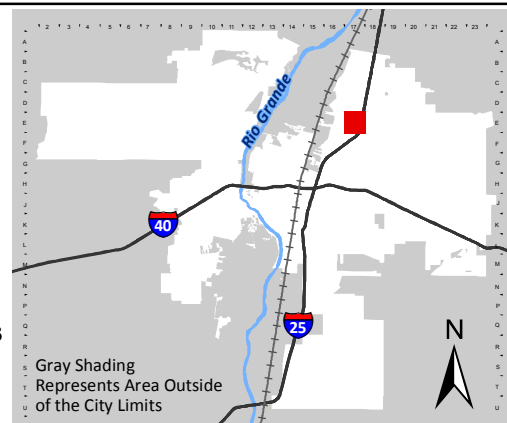
IDO Zone Atlas May 2018



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:
E-17-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

N

0 250 500 1,000
Feet

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

March 25, 2019

Development Review Board
City of Albuquerque

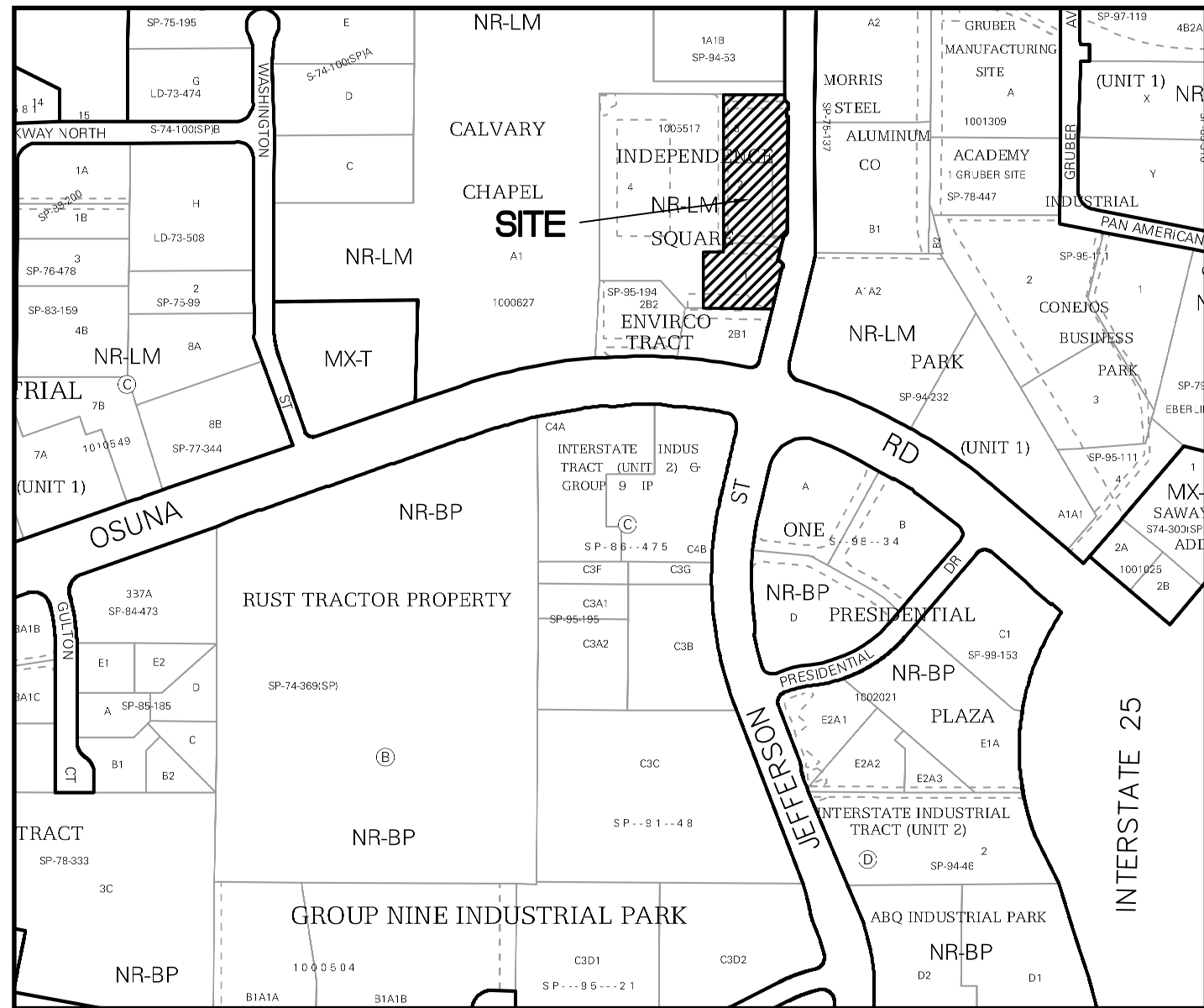
Re: Lot 2-A and 3-A, Independence Square

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests sketch plat review for a lot line adjustment within Lot 2-A and 3-A, Independence Square.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271



Vicinity Map - Zone Atlas E-17-Z

N.T.S.

Legal Description

LOTS NUMBERED TWO (2) AND THREE (3), OF INDEPENDENCE SQUARE, 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 MAY 25, 2016, IN BOOK 2016C, PAGE 60.

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 25, 2016 IN BOOK 2016C, PAGE 60.

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 ALL OF 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.

JEFF JESIONOWSKI, MANAGING MEMBER _____ DATE
 ARGUS JEFFERSON PARTNERS, LLC

STATE OF NEW MEXICO }
 COUNTY OF _____ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: EFF JESIONOWSKI, MANAGING MEMBER, ARGUS JEFFERSON PARTNERS, LLC

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Projected Section 26, Township 11 North, Range 3 East,
 N.M.P.M., Elena Gallegos Grant
 Subdivision: Independence Square
 Owner: Argus Jefferson Partners, LLC
 UPC #: 101706231445710106 (Lot 2)
 UPC #: 101706231647210105 (Lot 3)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 1.7897 ACRES
 ZONE ATLAS PAGE NO. K-9-Z
 NUMBER OF EXISTING LOTS, 2
 NUMBER OF LOTS CREATED, 2
 MILES OF FULL-WIDTH STREETS, 0.00 MILES
 MILES OF HALF-WIDTH STREETS, 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.00 ACRES
 DATE OF SURVEY, MARCH 2019

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. MEASURED BEARINGS & DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

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 Corporation d/b/a CenturyLink QC 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM 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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____ 101706231445710106
 _____ 101706231647210105

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Sketch Plat for
 Lot 3-A & 2-A
 Independence Square
 Being Comprised of
 Lots 2 & 3
 Independence Square
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2019**

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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.

Will Plotner Jr. _____ Date
 N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

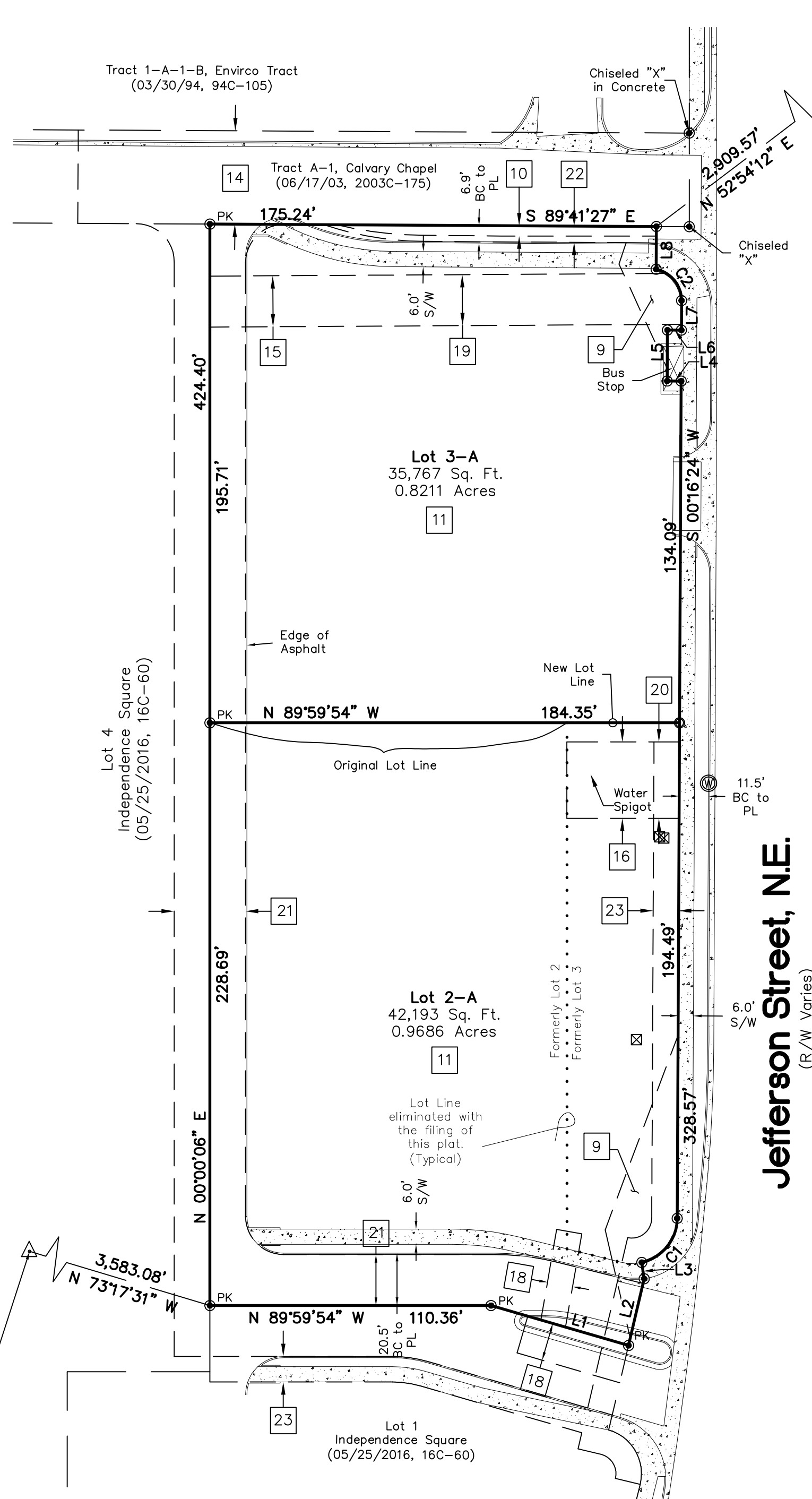
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 wplotnerjr@gmail.com



Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 INTENTIONALLY OMITTED
- 3 INTENTIONALLY OMITTED
- 4 EXISTING ACCESS EASEMENT AGREEMENT (BK. 95-21, PG. 6308-6315, 09/06/95)
- 5 EXISTING EASEMENT AGREEMENT (BK. 95-9, PG. 1118-1134, 04/12/95)
- 6 EXISTING PRIVATE INGRESS & EGRESS EASEMENT & LANDSCAPE EASEMENT (94C-180, 06/02/94)
- 7 EXISTING 10' UNDERGROUND ELECTRIC EASEMENT (C20-120, 12/10/82)
- 8 EXISTING 25' PRIVATE INGRESS/EGRESS, PRIVATE SANITARY SEWER AND PRIVATE DRAINAGE EASEMENT BENEFITTING THE SUBJECT PROPERTY (94C-180, 06/02/94)
- 9 EXISTING SIGN VISIBILITY EASEMENT - NO ABOVE GROUND IMPROVEMENTS, EXCEPT SIGNS APPROVED BY THE OWNERS OF LOTS 1-4, BETWEEN THE ELEVATIONS OF 5145.00-5168.00 FEET (NAVD 88) SHALL BE BUILT WITHIN THIS RESTRICTED AREA (05/25/2016, 16C-60)
- 10 EXISTING ACCESS EASEMENT BENEFITTING LOTS 1-4 AND TRACT A-1, CALAVARY CHAPEL (3/14/16, DOC. NO. 2016023301)
- 11 EXISTING PRIVATE CROSS LOT DRAINAGE, ACCESS AND PARKING EASEMENT AS SHOWN ON SHEET 3, BENEFITING LOTS 1-4 & TO BE MAINTAINED BY THE OWNERS OF LOTS 1-4, EXCLUSIVE OF BUILDING AND CURBED AREAS, BOTH DEFINED FOR LOT 4 ON SHEET 3 AND FUTURE BUILDING AND CURBED AREAS, FOR LOTS 1, 2 AND 3 (05/25/2016, 16C-60)
- 12 EXISTING 10' PRIVATE DRAINAGE EASEMENT (3/14/16, DOC. NO. 2016023300)
- 13 EXISTING 30' CONSTRUCTION EASEMENT (3/14/16, DOC. NO. 2016023300)
- 14 EXISTING ACCESS EASEMENT (3/14/16, DOC. NO. 2016023301)
- 15 20' PRIVATE WATERLINE EASEMENT BENEFITING LOT 4, THE OWNER SHALL MAINTAIN THE ACTUAL WATER LINE (05/25/2016, 16C-60)
- 16 30' PRIVATE WATER & PRIVATE SEWER LINE EASEMENT BENEFITING LOT 2, THE OWNER OF LOT 2 SHALL MAINTAIN THE ACTUAL WATER AND SEWER LINES (05/25/2016, 16C-60)
- 17 PRIVATE DRAINAGE POND EASEMENT BENEFITING LOTS 1-4 TO BE MAINTAINED BY THE OWNERS OF LOTS 1-4 (05/25/2016, 16C-60)
- 18 PRIVATE FIRE LINE EASEMENT BENEFITING LOTS 1-4, TO BE MAINTAINED BY THE OWNERS OF LOTS 1-4 (05/25/2016, 16C-60)
- 19 20' PRIVATE FIRELINE EASEMENT BENEFITTING LOTS 3 AND 4 TO BE MAINTAINED BY SAID OWNERS (05/25/2016, 16C-60)
- 20 30' PRIVATE FIRELINE EASEMENT BENEFITTING LOT 2 TO BE MAINTAINED BY THE OWNER OF LOT 2 (05/25/2016, 16C-60)
- 21 PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT BENEFITTING LOTS 1-4, TO BE MAINTAINED BY THE OWNERS OF LOTS 1-4 (05/25/2016, 16C-60)
- 22 EXISTING ADDITIONAL PRIVATE ACCESS EASEMENT BENEFITTING LOTS 1-4 AND TRACT A-1, CALVARY CHAPEL, TO BE MAINTAINED BY SAID BENEFICIARIES WITH THE SAME CONDITIONS AND RESTRICTIONS AS DEFINED FOR EASEMENT (05/25/2016, 16C-60)
- 23 EXISTING 10' P.U.E. (05/25/2016, 16C-60)

ACS Monument "NAA-8"
 NAD 1983 CENTRAL ZONE
 X=1534148.397*
 Y=1513775.5 *
 Z=N/A * (NAVD 1988)
 G-G=0.999673929
 Mapping Angle=-0°12'17.09"
 *U.S. SURVEY FEET



ACS Monument "I-25-14"
 NAD 1983 CENTRAL ZONE
 X=1540074.23 *
 Y=1514923.41 *
 Z=N/A * (NAVD 1988)
 G-G=0.999666707
 Mapping Angle=-0°11'36.07"
 *U.S. SURVEY FEET

**Sketch Plat for
 Lot 3-A & 2-A
 Independence Square
 Being Comprised of
 Lots 2 & 3
 Independence Square
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2019**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
PK	FOUND PK NAIL "LS 14271"
▭	CONCRETE
⊙	WATER METER
⊠	IRRIGATION BOX

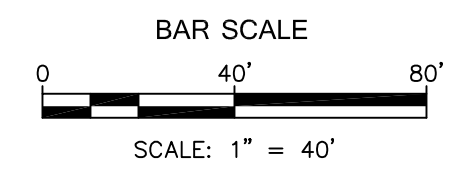
Line Table

Line #	Direction	Length (ft)
L1	S 73°48'14" E	56.20'
L2	N 13°12'45" E	26.88'
L3	N 08°32'31" W	6.47'
L4	S 89°42'39" E	5.51'
L5	N 00°17'21" E	20.00'
L6	S 89°42'39" E	5.50'
L7	S 00°16'24" W	11.59'
L8	S 00°18'33" W	16.79'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	23.98'	17.83'	77°02'36"	22.21'	S 38°47'41" W
C2	17.16'	12.50'	78°38'53"	15.84'	S 39°03'02" E

NOTE: THE PURPOSE OF THIS SKETCH PLAT IS TO ADJUST THE LOT LINE BETWEEN LOTS 2 AND 3.



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