



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"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<input type="checkbox"/> Temporary Deferral of SW (Form P2)	<b>PRE-APPLICATIONS</b>
	<input type="checkbox"/> Sidewalk Waiver (Form V)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Variance to IDO (Form V)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Subdivide 1 existing lot into 2 new lots		

<b>APPLICATION INFORMATION</b>		
Applicant: David Marisco		Phone:
Address: 2225 Muniz Rd. 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: cartesianjayson@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
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.: Lot C	Block: 25	Unit:
Subdivision/Addition: Emil Mann Addition	MRGCD Map No.:	UPC Code: 101905621337720707
Zone Atlas Page(s): L-19-Z	Existing Zoning: RM-L	Proposed Zoning RM-L
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.2715
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Charleston St. SE	Between: Trumbull Ave. SE	and: Southern Ave. SE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

Signature:	Date: 5/20/19
Printed Name: Jayson Pyne	<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/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](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**

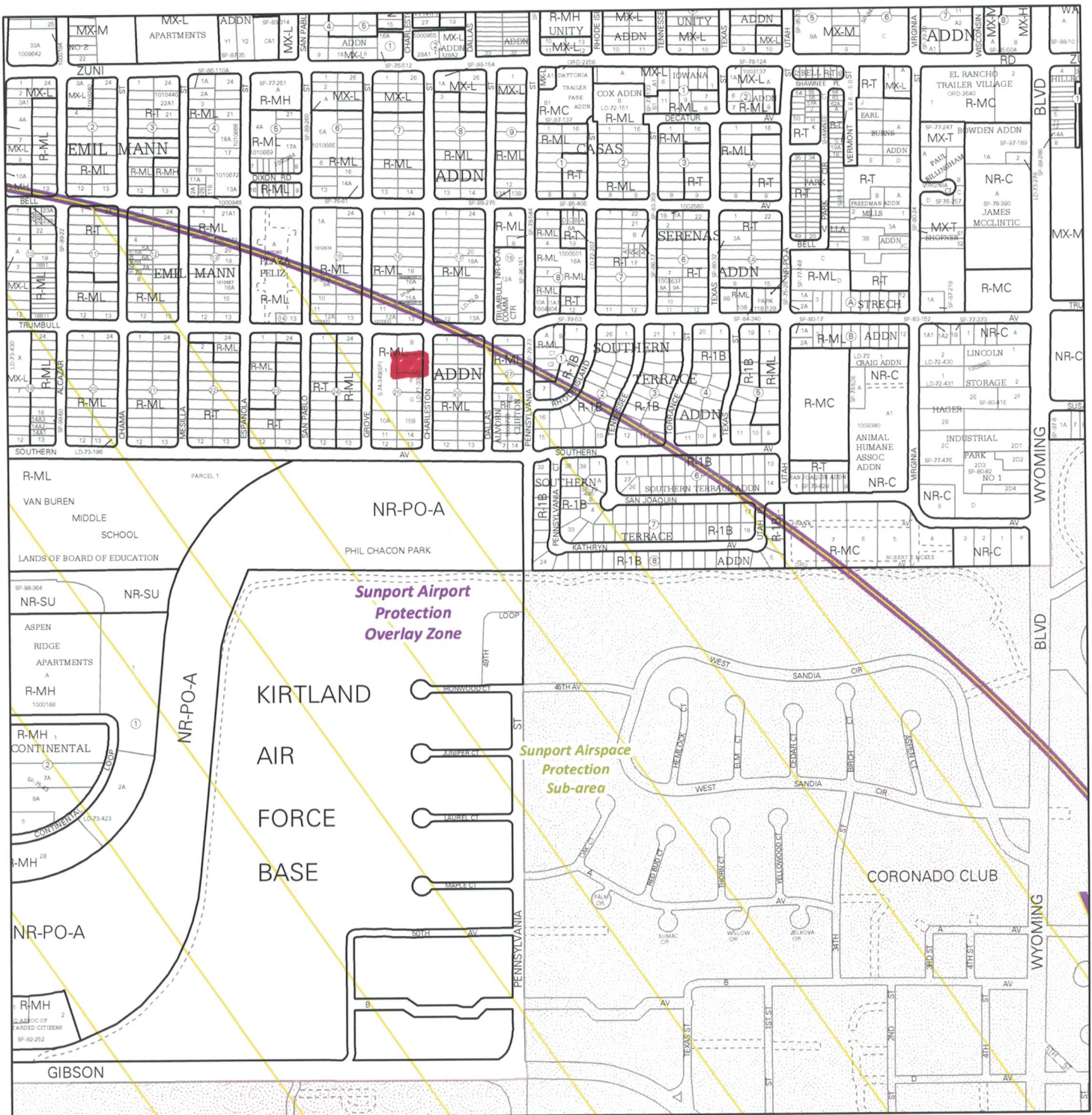
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

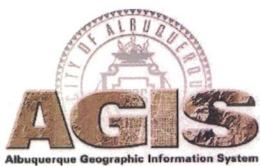
**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<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>5/20/19</u></p>
<p>Printed Name: <u>Jason Pyne</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

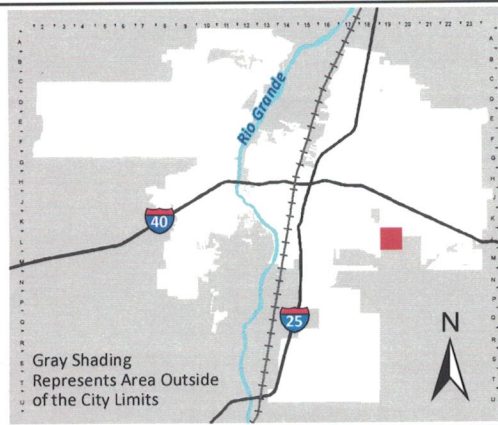


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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).

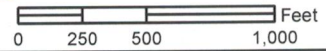


Gray Shading  
Represents Area Outside  
of the City Limits



## Zone Atlas Page: L-19-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



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

May 17, 2019

Development Review Board  
City of Albuquerque

**Re: Lots C-1 and C-2, Block 25, Emil Mann Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to grant easements and subdivide 1 existing lot into 2 new lots within lot C, Block 25, Emil Mann Addition. Located at 509 and 513 Charleston St. S.E., Albuquerque, NM 87105.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

**Sketch Plat for  
Lots C-1 and C-2, Block 25  
Emil Mann Addition  
Being Comprised of  
Lot C, Block 25  
Emil Mann Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2019**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/31/1971, B5-187)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (7/18/1942, D-78)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (7/21/1971, B5-188)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
□	UTILITY PEDESTAL
▩	BLOCK WALL
—○—	CHAINLINK FENCE
—//—	WOOD FENCE
—□—	METAL FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊕	ELECTRIC METER
⊙	GAS METER
⊖	WATER METER
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY

**Legal Description**

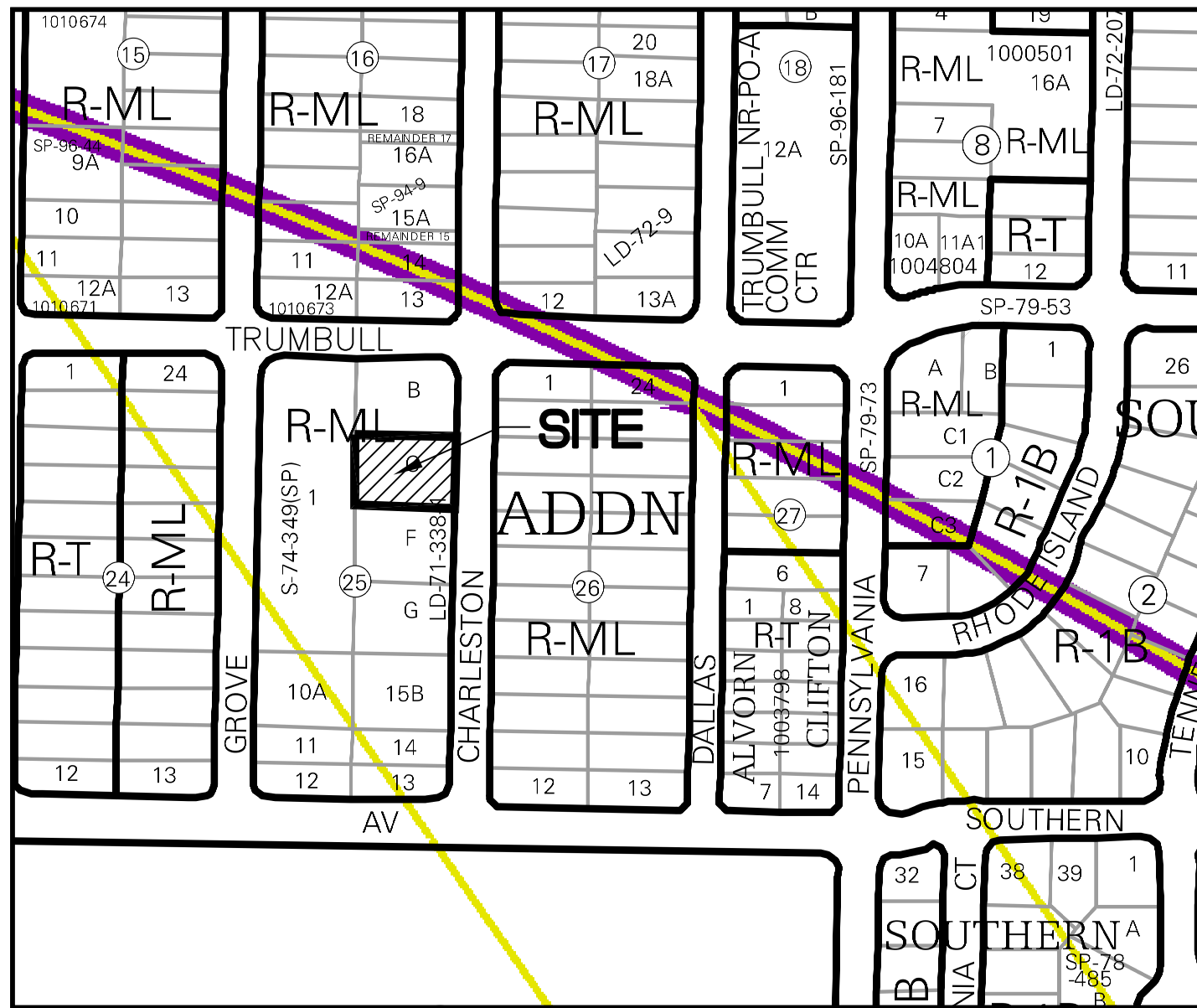
LOT LETTERED "C" IN BLOCK NUMBERED TWENTY-FIVE (25) OF THE RE-PLAT OF LOTS 5-A, 5-B, 6-A, 6-B, AND THE NORTH ONE-HALF OF LOTS 7-A AND 7-B IN BLOCK 25, EMIL MANN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE RE-PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 21, 1971 IN PLAT BOOK B-5, FOLIO 187.

**Documents**

- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-53988 AND AN EFFECTIVE DATE OF MAY 9, 2019.
- PLAT OF RECORD FOR EMIL MANN ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1971 IN BOOK B5, PAGE 187.
- CORRECTED PERSONAL REPRESENTATIVE'S DEED FOR THE NORTH 50 FEET OF LOT C, BLOCK 25, EMIL MANN ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 9, 2002, IN BOOK A38, PAGE 6582, DOC. NO. 2002086822.
- CORRECTED PERSONAL REPRESENTATIVE'S DEED FOR THE SOUTH 50 FEET OF LOT C, BLOCK 25, EMIL MANN ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 9, 2002, IN BOOK A38, PAGE 6583, DOC. NO. 2002086823.

**Notes**

- FIELD SURVEY PERFORMED IN MAY 2019.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID-CENTRAL ZONE).



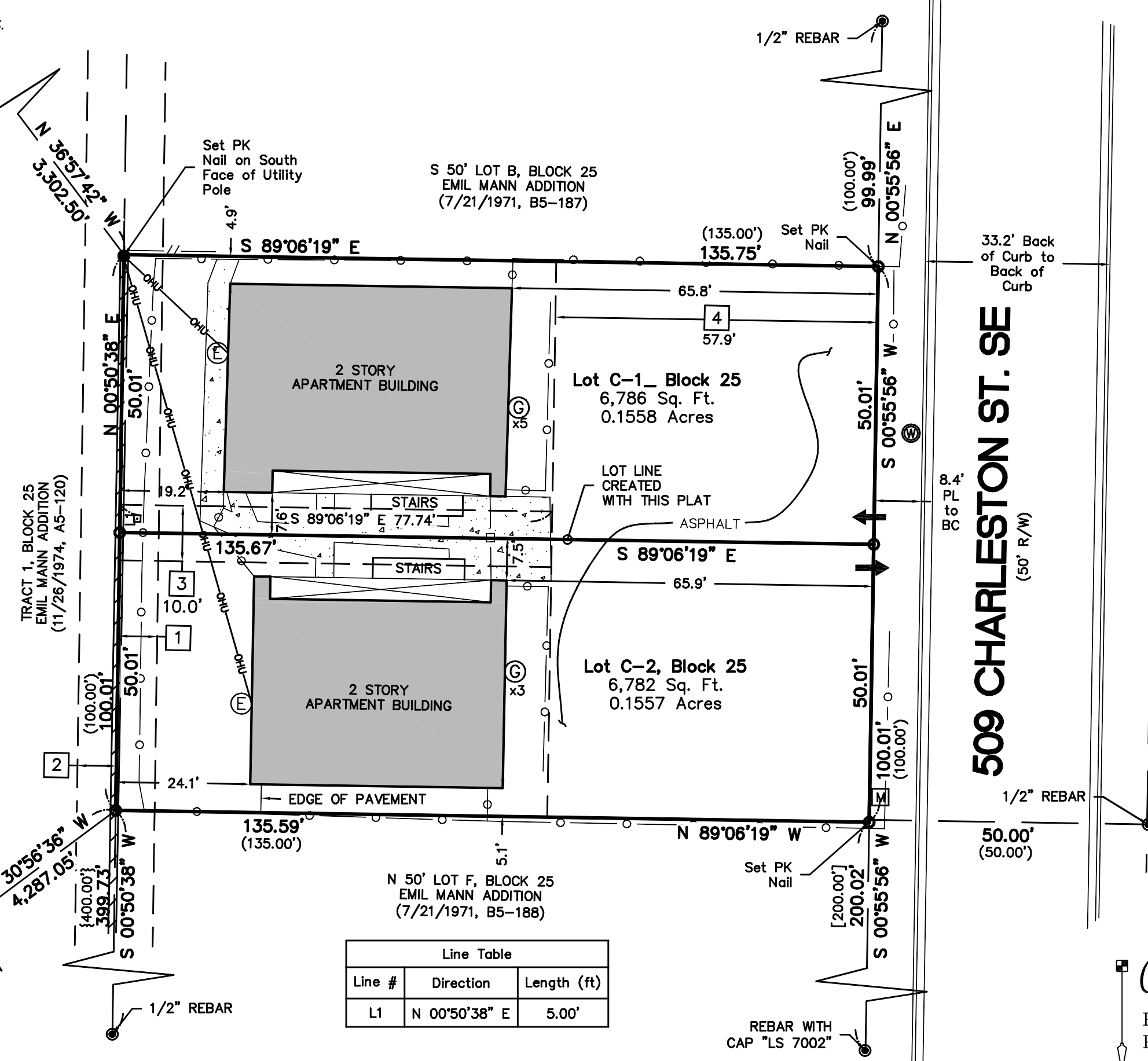
**Vicinity Map - Zone Atlas L-19-Z**

ACS Monument " 7-K19 "  
NAD 1983 CENTRAL ZONE  
X=1545165.941 \*  
Y=1483044.082 \*  
Z=5325.987 \* (NAVD 1988)  
G-G=0.999659513  
Mapping Angle=-0°10'58.61"  
\*U.S. SURVEY FEET

ACS Monument " G-2 "  
NAD 1983 CENTRAL ZONE  
X=1544945.855\*  
Y=1476630.47 \*  
Z=5337.43 \* (NAVD 1988)  
G-G=0.999659019  
Mapping Angle=-0°10'59.70"  
\*U.S. SURVEY FEET

**Easement Notes**

- EXISTING 7' PUBLIC UTILITY EASEMENT (8/30/1968, B4-158)
- EXISTING 7' PUBLIC UTILITY EASEMENT (11/26/1974, A5-120)
- PRIVATE RECIPROCAL PEDESTRIAN ACCESS EASEMENT BENEFITING BOTH LOT OWNERS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF EACH LOT GRANTED BY THE FILING OF THIS PLAT
- PRIVATE CROSS LOT DRAINAGE AND ACCESS EASEMENT BENEFITING BOTH LOT OWNERS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF EACH LOT GRANTED BY THE FILING OF THIS PLAT



**509 CHARLESTON ST. SE**  
(50' R/W)

**THE PURPOSE OF THIS  
PLAT IS TO GET  
COMMENTS FOR THE  
PROPOSED LOT SPLIT  
WITH EASEMENT(S)  
GRANTED**

**CSI-CARTESIAN SURVEYS INC.**

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