

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"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> 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 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"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Sidewalk Waiver (Form V)	
<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)

**BRIEF DESCRIPTION OF REQUEST**

Subdivide 1 existing lot into 2 new lots.

**APPLICATION INFORMATION**

Applicant: The Siegel Group Nevada, Inc. Phone: \_\_\_\_\_

Address: 3790 Paradise Rd. Suite 250 Email: \_\_\_\_\_

City: Las Vegas State: NV Zip: 89169

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: \_\_\_\_\_

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

Lot or Tract No.: Parcel B-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdivision/Addition: Menaul Development Area MRGCD Map No.: \_\_\_\_\_ UPC Code: 101505951036510208

Zone Atlas Page(s): H-15-Z Existing Zoning: NR-LM Proposed Zoning NR-LM

# of Existing Lots: 1 # of Proposed Lots: 2 Total Area of Site (Acres): ±5.4700

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: University Blvd NE Between: Claremont Ave NE and: Menaul Blvd NE

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Signature: Date: 5/23/19

Printed Name: Jayson Pyne  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

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**

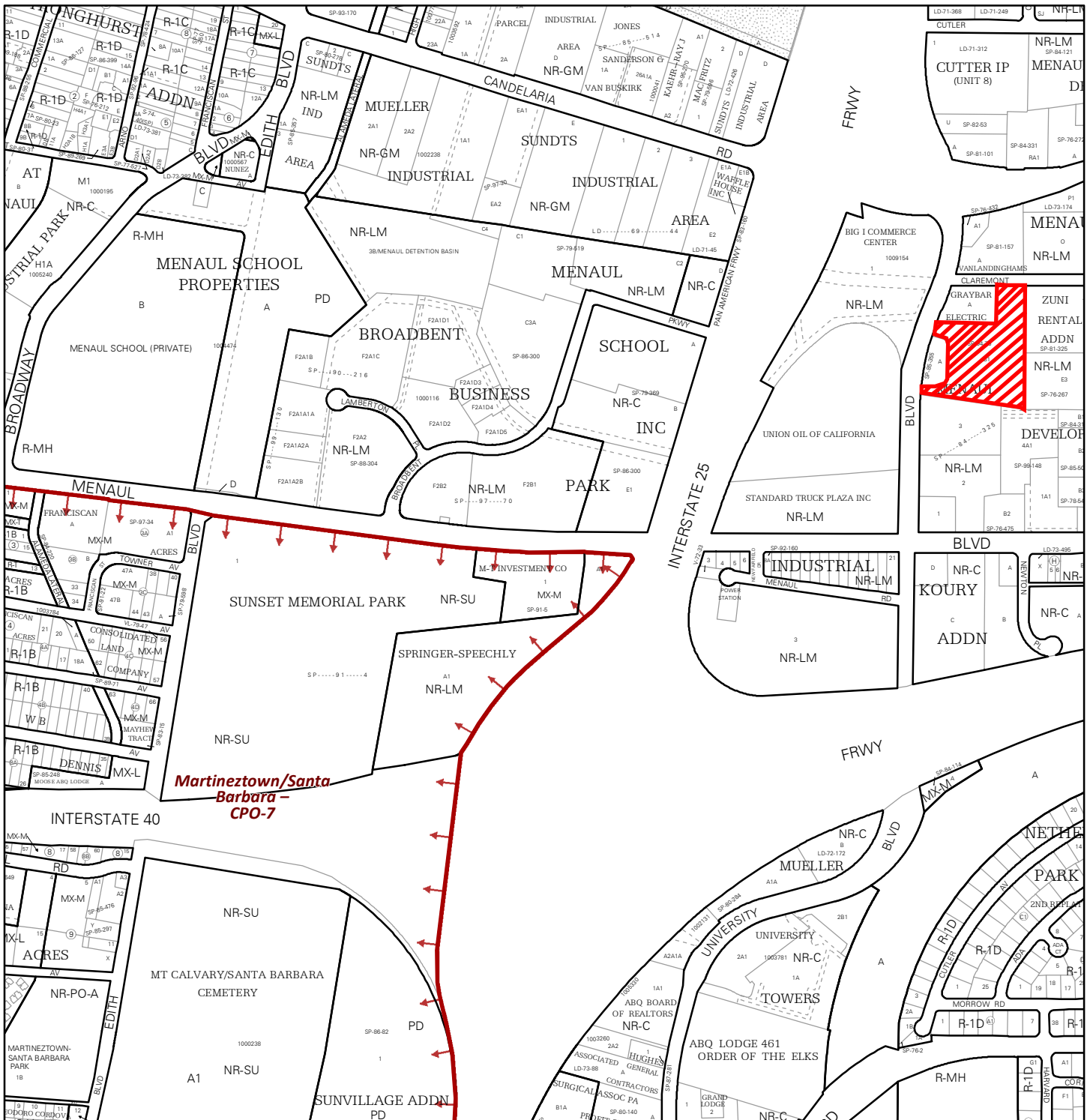
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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: 5/23/19</p>
<p>Printed Name: Jayson Pyne</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).

Zone Atlas Page:  
**H-15-Z**

- Easement
- 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
- Escarpment
- Petroglyph National Monument

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

May 23, 2019

Development Review Board  
City of Albuquerque

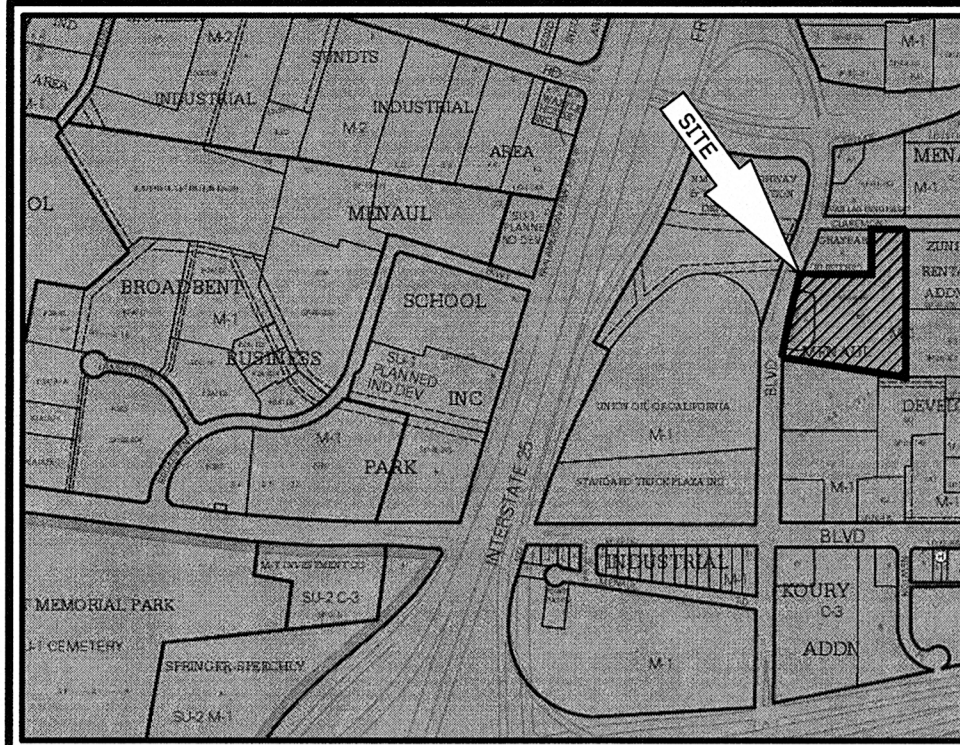
**Re: Parcels B-1-A and B-1-B, Menaul Development Area**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to subdivide 1 existing lot into 2 new lots within existing Parcel B-1, Menaul Development Area. Located at 2500 University Blvd. N.E., Albuquerque, NM 87107.

Thank you for your time and consideration.

Jayson Pyne



VICINITY MAP No. H-15

LEGAL DESCRIPTION:

PARCEL 1  
 PARCEL "A" OF MENAUL DEVELOPMENT AREA, 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 AUGUST 22, 1985, IN MAP BOOK C-28, PAGE 29.

PARCEL 2  
 PARCEL "B-1" OF MENAUL DEVELOPMENT AREA, 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 APRIL 21, 1994, IN MAP BOOK 94-C, PAGE 136

A.L.T.A / N.S.P.S. LAND TITLE SURVEY  
 OF  
**PARCELS A AND B-1**  
**MENAUL DEVELOPMENT AREA**  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2017

SKETCH PLAT  
 For Parcels B-1-A and B-1-B

The purpose of this SKETCH PLAT  
 IS TO DIVIDE PARCEL B-1 into two  
 PARCELS

- GENERAL NOTES:
- OWNER OF RECORD PER FIRST AMERICAN TITLE CO. TITLE BINDER DATED SEPTEMBER 8, 2017 IS THREE ALBUQUERQUE HOTELS LIMITED PARTNERSHIP, A NEW MEXICO LIMITED PARTNERSHIP.
  - LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIRST AMERICAN TITLE CO. COMMITMENT No. 225977-AL01
  - PLATS USED TO ESTABLISH BOUNDARY:  
 A: PLAT OF MENAUL DEVELOPMENT AREA FILED: AUGUST 22, 1985 IN BOOK C28, PAGE 29  
 B: PLAT OF MENAUL DEVELOPMENT AREA FILED: APRIL 21, 1994 IN BOOK 94-C, PAGE 136
  - FIELD WORK PERFORMED ON: OCTOBER, 2017
  - PARKING:  
 HANDICAP: 4  
 REGULAR: 180  
 TOTAL: 184
  - CURRENT ZONING: M-1
  - NPZ = NO PARKING ZONE

- SCHEDULE B NOTES:
- ITEM #9. ARE THE RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 187, PAGE 113, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NO EASEMENTS ARE NOTED.
- ITEM #10. ARE EASEMENT(S) RESERVED ACROSS THE INSURED LAND AND CONDITIONS AS NOTED, AS SHOWN ON THE RECORDED PLATS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 22, 1985, IN PLAT BOOK C28, FOLIO 29 (PARCEL 1); PLAT FILED AUGUST 14, 1956 IN PLAT BOOK C3, FOLIO 61 (PARCELS 1 AND 2); AND PLAT FILED APRIL 21, 1994, IN PLAT BOOK 94C, FOLIO 136 (PARCEL 2), WHICH AFFECTS THE PROPERTY AND ARE SHOWN HEREON.
- ITEM #11. IS AN EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED APRIL 19, 1965, IN BOOK D733, PAGE 737, AS DOCUMENT NO. 49358, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 2) WHICH AFFECTS THE PROPERTY AND IS SHOWN HEREON.
- ITEM #13. IS A LEASE AS EVIDENCED BY MEMORANDUM OF LEASE DATED OCTOBER 5, 1999, BY AND BETWEEN AT&T WIRELESS PCS L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND DVL, INC. A NEW MEXICO CORPORATION, RECORDED NOVEMBER 24, 1999, IN BOOK 99-15, PAGE 5936, AS DOCUMENT NO. 99146388, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 2) WHICH IS SHOWN HEREON.
- ITEM #14. IS AN EASEMENT GRANTED TO QWEST CORPORATION, A COLORADO CORPORATION, RECORDED MAY 12, 2009, AS DOCUMENT NO. 2009052623, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL 2) WHICH AFFECTS THE PROPERTY AND IS SHOWN HEREON.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	376.59'	1382.50'	15°36'27"	S 12°22'50" W	375.43'
(C1)	(376.82')	(1382.50')	(15°36'27")	(S 12°32'41" W)	(375.66')

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.  
 CERTIFY TO: THE SIEGEL GROUP NEVADA, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY  
 2500 ALBUQUERQUE HOLDINGS, LLC

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LAND IN 2016, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14, AND 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

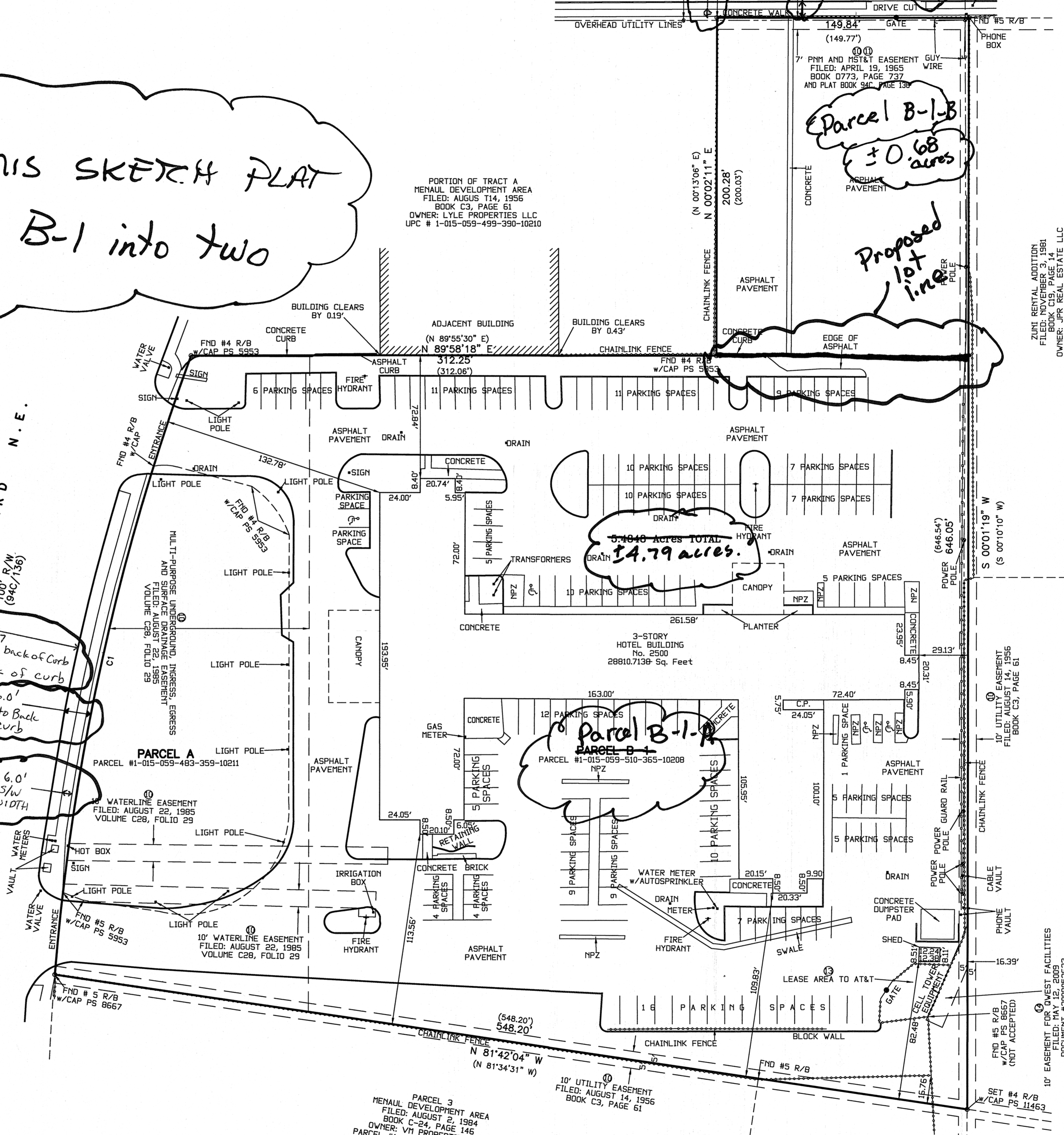
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO  
 THIS 10TH DAY OF OCTOBER 2017

Anthony L. Harris  
 ANTHONY L. HARRIS, N.M.P.S. #11463



THE SURVEY OFFICE, LLC  
 333 LOMAS BOULEVARD N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

FLOOD NOTE  
 The property shown hereon is NOT LOCATED within the 100 year flood plain. Zone "X", FIRM Panel # 35001C0351H Dated: AUGUST 16, 2012



ZURIT RENTAL ADDITION  
 FILED: NOVEMBER 3, 1991  
 OWNER: ZURIT REAL ESTATE, LLC  
 PARCEL # 1-05-059-484-380-2001

TRACT E-3  
 MENAUL DEVELOPMENT AREA  
 FILED: JULY 7, 1976  
 OWNER: GALLEY REVOCABLE TRUST  
 PARCEL No. 1-05-059-024-348-2005

EASEMENT FOR QWEST FACILITIES  
 FILED: MAY 12, 2009  
 OCCUPANT: 809595623

PARCEL 4  
 MENAUL DEVELOPMENT AREA  
 BOOK C-24, PAGE 146  
 OWNER: DREAM CATCHER LLC  
 PARCEL #1-05-059-527-319-10202

PARCEL 3  
 MENAUL DEVELOPMENT AREA  
 FILED: AUGUST 2, 1984  
 BOOK C-24, PAGE 146  
 OWNER: VTI PROPERTIES, LLC  
 PARCEL #1-05-059-488-362-10203