



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		☐ Final Sign off of EPC Site Plan(s) (Form P2)	
☐ Major – Preliminary Plat (Form P1)	☐ Amendment to Site Plan (Form P2)	☐ Vacation of Public Right-of-way (Form V)	
☐ Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		☐ Vacation of Public Easement(s) DRB (Form V)
☐ Major - Final Plat (Form S1)	☐ Extension of Infrastructure List or IIA (Form S1)	☐ Vacation of Private Easement(s) (Form V)	
☐ Amendment to Preliminary Plat (Form S2)	☐ Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
☐ Extension of Preliminary Plat (Form S1)	☐ Temporary Deferral of SNW (Form V2)	☒ Sketch Plat Review and Comment (Form S2)	
	☐ Sidewalk Waiver (Form V2)		
SITE PLANS		☐ Waiver to IDO (Form V2)	APPEAL
☐ DRB Site Plan (Form P2)	☐ Waiver to DPM (Form V2)	☐ Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
LOT LINE ADJUSTMENT : 3 LOTS INTO 3 LOTS			

APPLICATION INFORMATION			
Applicant: VINCENT & NANCY PRICE		Phone:	
Address: 2026 CANDELARIA RD NW		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87107	
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: OWNERS		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 91-A, 91-B & 91-C		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.: 34	UPC Code: 1-013-060-163-250-319-08
Zone Atlas Page(s): G-13	Existing Zoning: R-A	Proposed Zoning: n/a	
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (Acres): 1.4±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 2026 CANDELARIA NW		Between: AMBER DR	and: INDIAN FARM LN
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2019-002558			

Signature:		Date: 8.13.19	
Printed Name: DERRICK ARCHULETA		☐ Applicant or ☒ Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

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**

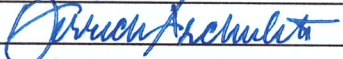
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

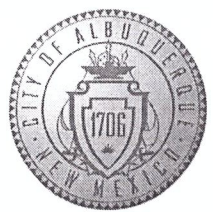
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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.

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.

Signature: 	Date: 8.13.19
Printed Name: DERRICK ARCHULETA	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers:	Project Number	
Staff Signature:		
Date:		

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

August 13, 2019

Kym Dicome, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: TRACTS 91-A, 91-B and 91-C, MRGCD MAP 34

Ms. Dicome and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

Sketch Plat was presented to the DRB for review at the July 10, 2019 meeting for a two lot subdivision under PR 2019-002558. This amended request is for a three lot subdivision.

The property owner would like to realign the boundaries between existing lots 91-A, 91-B and 91-C, MRGCD Map 34. Proposed Lands of Price on Lot A is to be 0.4000± net acres, Lot B is to be 0.4360± net acres and Lot C is to be 0.4109± net acres on property zoned R-A (Residential-Agricultural).

The request also includes the granting of private access, public utility easement and private water and sanitary sewer easment to proposed Lots B and C.

The property is developed with a single family residence on proposed Lot A with proposed Lots B and C currently vacant.

The site is located within the Near North Valley Planning Area 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
Principal



VICINITY MAP No. G-13-Z

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO REALIGN THE LOT LINES BETWEEN TRACTS 91-A, 91-B, & 91-C, M.R.G.C.D. NO. 34 INTO THREE (3) NEW LOTS AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: TOTAL AREA OF PROPERTY: 1.4009 ACRES.
- 3: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 4: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 5: BEARINGS AND DISTANCES SHOWN IN PARENTESIS ARE RECORD.
- 6: DATE OF FIELD WORK: JANUARY, 2019.
- 7: 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.
- 8: PLATS USED TO ESTABLISH BOUNDARY:
- 9: A: AMBER PLACE LOTS 1 THROUGH 31
B: COMPOUND AT THE COLONY
C: INDIAN FARMS ADDITION
FILED FEBRUARY 21, 1988 VOLUME C35, FOLIO 171
FILED MAY 15, 2017 IN BOOK 2017C, PAGE 0057, DOCUMENT NO. 2017045949
FILED FEBRUARY 9, 1981 IN VOLUME C18, FOLIO 2
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. FEMA FIRM PANEL NO. 350001G0331H, DATED 08/16/2012.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 91-A, 91-B AND 91-C AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED MONUMENT, 77°-11'33" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1495,777.837 AND E=1513,953.442 BEARS S. 13 DEG. 13' 04" W., A DISTANCE OF 4513.04 FEET RUNNING THENCE N. 08 DEG. 12'45" E., A DISTANCE OF 511.21 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF CANDELARIA ROAD, THENCE S. 89 DEG. 43' 24" E., ALONG THE SOUTHERLY LINE OF CANDELARIA ROAD, A DISTANCE OF 118.62 FEET TO THE NORTHEAST CORNER; THENCE S. 08 DEG. 13' 07" W., A DISTANCE OF 496.41 FEET TO AN ANGLE POINT; THENCE N. 83 DEG. 10' 27" W., A DISTANCE OF 21.66 FEET TO AN ANGLE POINT; THENCE N. 70 DEG. 35' 09" W., A DISTANCE OF 46.42 FEET TO THE SOUTHEAST CORNER; THENCE N. 70 DEG. 35' 09" W., A DISTANCE OF 21.66 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 1.4009 ACRES MORE OR LESS.

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of: electric, gas, water, sewer, telephone, cable television, and other utilities for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and facilities reasonably necessary to provide electrical services. C. WEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other equipment and facilities reasonably necessary to provide natural gas services. D. Cable TV for the installation, maintenance, and service of such lines, cables, 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 the land, and the right to use the land and the right to use the land and the right to use the land for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grants, including sufficient working areas for electric transformers, with the right and authority to install, maintain, and service overhead and underground electrical lines, transformers, and other building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool deck, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property shall be used for the purposes described above and no other use shall be made of the land. The construction of poles, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side. Discontinue.

In approving this plat, Public Service Company of New Mexico (PNU), WEST D/B/A CENTURYLINK and New Mexico Electric Transmission Company, Inc. (NMETCO) 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.

OWNER: _____ DATE _____

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____ DAY OF _____ 20____

BY: _____ OWNERS NAME _____ BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLAT OF
LOTS A, B, & C
LANDS OF PRICE
WITHIN
TOWN OF ALBUQUERQUE GRANT
SECTION 6, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2019

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
UTILITY APPROVALS: _____
PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____
*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ABQWUA _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
AMAFCA _____ 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 AND RESPONSIBILITY FOR THE PURPOSES OF THE ALBUQUERQUE SUBDIVISION 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 _____ DAY OF _____ 2019

ANTHONY L. HARRIS, P.S. # 11463

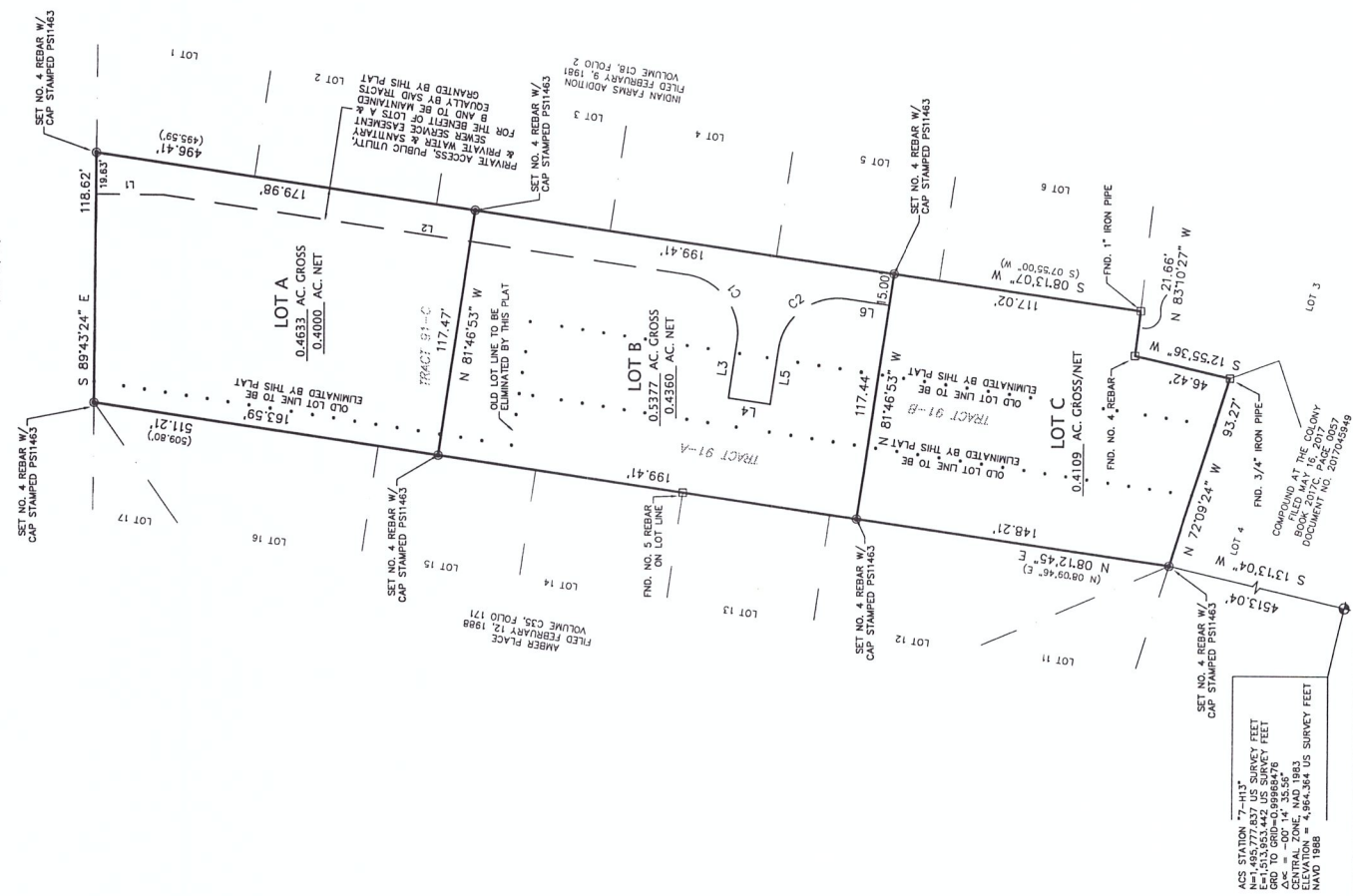
THE SURVEY OFFICE, LLC

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF
LOTS A, B, & C
LANDS OF PRICE
WITHIN
TOWN OF ALBUQUERQUE GRANT
SECTION 6, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2019

CANDELARIA ROAD N.W.
80' RIGHT-OF-WAY
(C18/2)



CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C1	43.98'	28.00'	N 53°13'07" E 39.60'
C2	43.98'	28.00'	N 36°48'53" W 39.60'

LINE TABLE	
LINE BEARING	DISTANCE
L1	S 00°15'39" W 32.13'
L2	S 06°13'07" W 246.85'
L3	S 06°13'07" W 246.85'
L4	N 08°13'07" E 20.00'
L5	N 81°46'53" W 27.00'
L6	S 08°13'07" W 20.00'

ACS STATION "72-113"
N=1,495,777.837 US SURVEY FEET
E=1,513,953.442 US SURVEY FEET
ELEVATION = 5111.21' MSL
DELTA K = -00° 14' 35.95"
CENTRAL ZONE: NAD 1983
DATUM = NAD-83
NAVD 1988

THE SURVEY OFFICE, LLC
ALBUQUERQUE, NEW MEXICO
333 LOMAS BLVD., N.E. 87102
PHONE: (505) 998-0393
FAX: (505) 998-0305

CANDELARIA ROAD N.W.
80' RIGHT-OF-WAY
(C18/2)

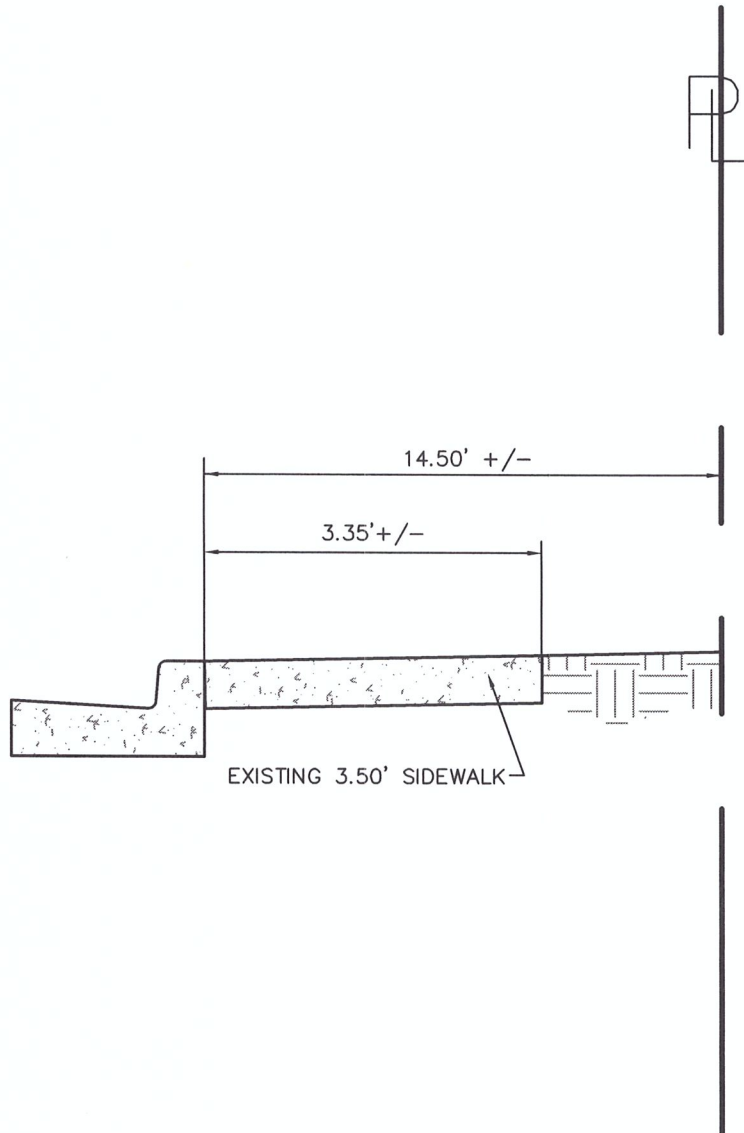


LINE TABLE		
	LINE BEARING	DISTANCE
1	S 00°16'36" W	32.13'
2	S 08°13'07" W	248.85'
3	N 81°46'53" W	27.00'
4	N 08°13'07" E	20.00'
5	S 81°46'53" W	27.00'
6	S 00°16'36" W	32.13'

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

SIDEWALK EXHIBIT

CANDELARIA ROAD N.W.



DRAWN BY: JBS
9/20/2018
ORDER #19-0072 PLAT.dwg
NOT TO SCALE

THE SURVEY OFFICE, LLC

ALBUQUERQUE, NEW MEXICO
333 LOMAS BLVD., N.E. 87102

PHONE: (505) 998-0303
FAX: (505) 998-0305

SIDEWALK EXHIBIT FOR LOTS A & B

LANDS OF PRICE

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO