



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		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major 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)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<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 to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
LOT CONSOLIDATION 3 LOTS INTO 2 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: 2	Total Area of Site (Acres): 1.4±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 2026 CANDELARIA		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: <i>Derrick Archuleta</i>		Date: 10.1.19	
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
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 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

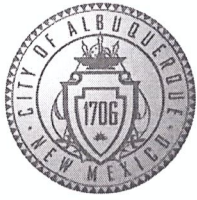
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- 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)

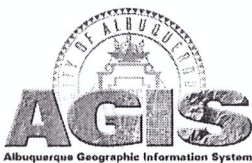
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<i>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>	
Signature: <u><i>Derrick Archuleta</i></u>	Date: <u>10-1-19</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	

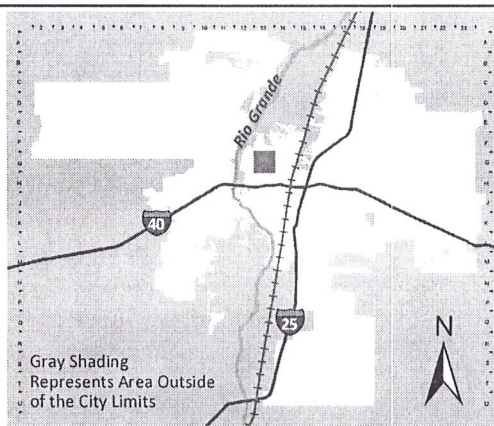


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:

G-13-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

October 1, 2019

Maggie Gould, Acting 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. Gould and members of the Board:

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

A Sketch Plat was presented to the DRB for the same property for three proposed lots at the August 21, 2019 meeting under PR 2019-002558 / PS 2019-00071. The subject application has been amended to two lots.

The property owner would like to realign the boundaries and reduce the number of lots from three to two lots between existing lots 91-A, 91-B and 91-C, MRGCD Map 34. Proposed Lot A is to be 0.6031± net acres and Lot B is to be 0.6670± net acres on property zoned R-A (Residential-Agricultural).

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

The property is currently developed with a single family residence.

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 TWO (2) LOTS AND GRANT ALL 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: 1.4009 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, 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: AMBER PLACE LOTS 1 THROUGH 31
 B: COMPOUND AT THE COLONY BOOK 2017C, PAGE 0057, DOCUMENT NO. 2017045949
 C: INDIAN FARMS, ADDITION
 FILED FEBRUARY 9, 1981 IN VOLUME C18, FOLIO 2
 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. 35001C03331H 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. 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 NO. 34, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT 17-113 HAVING NEW MEXICO STATE PLANE BEARS S. 12 DEG. 31' 24" W. DISTANCE OF 151.21 FEET TO THE POINT OF BEGINNING BEARS S. 12 DEG. 09' 24" W. DISTANCE OF 46.42 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE 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 486.41 FEET TO AN ANGLE POINT; THENCE N. 83 DEG. 10' 27" W., A DISTANCE OF 21.66 FEET TO AN ANGLE POINT; THENCE S. 12 DEG. 55' 36" W., A DISTANCE OF 46.42 FEET TO THE SOUTHEAST CORNER; THENCE N. 72 DEG. 09' 24" W., A DISTANCE OF 93.27 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:
 A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PJM Electric) for installation, maintenance, and service of natural gas lines, valves and other related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company (NMGC), a New Mexico corporation, for installation, maintenance, and service of natural gas lines, valves and other related facilities reasonably necessary to provide electrical services.
 C. WEST 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. WEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.
 E. The right to build, rebuild, 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 purpose of installing, maintaining, repairing, and operating such facilities, together with the right and privilege to firm and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No easement shall be created or construed to grant any other rights or interests in the property shown hereon that are not specifically set forth herein. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by the installation, maintenance, and service of such lines, cable, and other related equipment and facilities shown hereon.
 Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear door and five (5) feet on each side.

In approving this plat, Public Service Company of New Mexico (PNM), WEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, the grantor warrants that the easements shown hereon are correct and that no other easements which may have been granted by prior plat, report or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR, DEVELOPER, GRANTOR, AND/OR 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 INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY DEDICATE A PRIVATE ACCESS EASEMENT TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

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 _____

MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

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

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS: _____

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 WEST CORPORATION D/B/A CENTURYLINK CC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS: _____

CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCOWA _____ 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, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT, CHAPTER 59, SECTION 1-10, OF THE STATUTES AND 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

PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

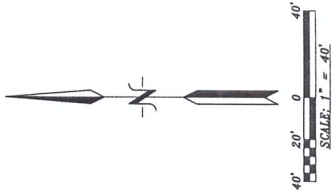
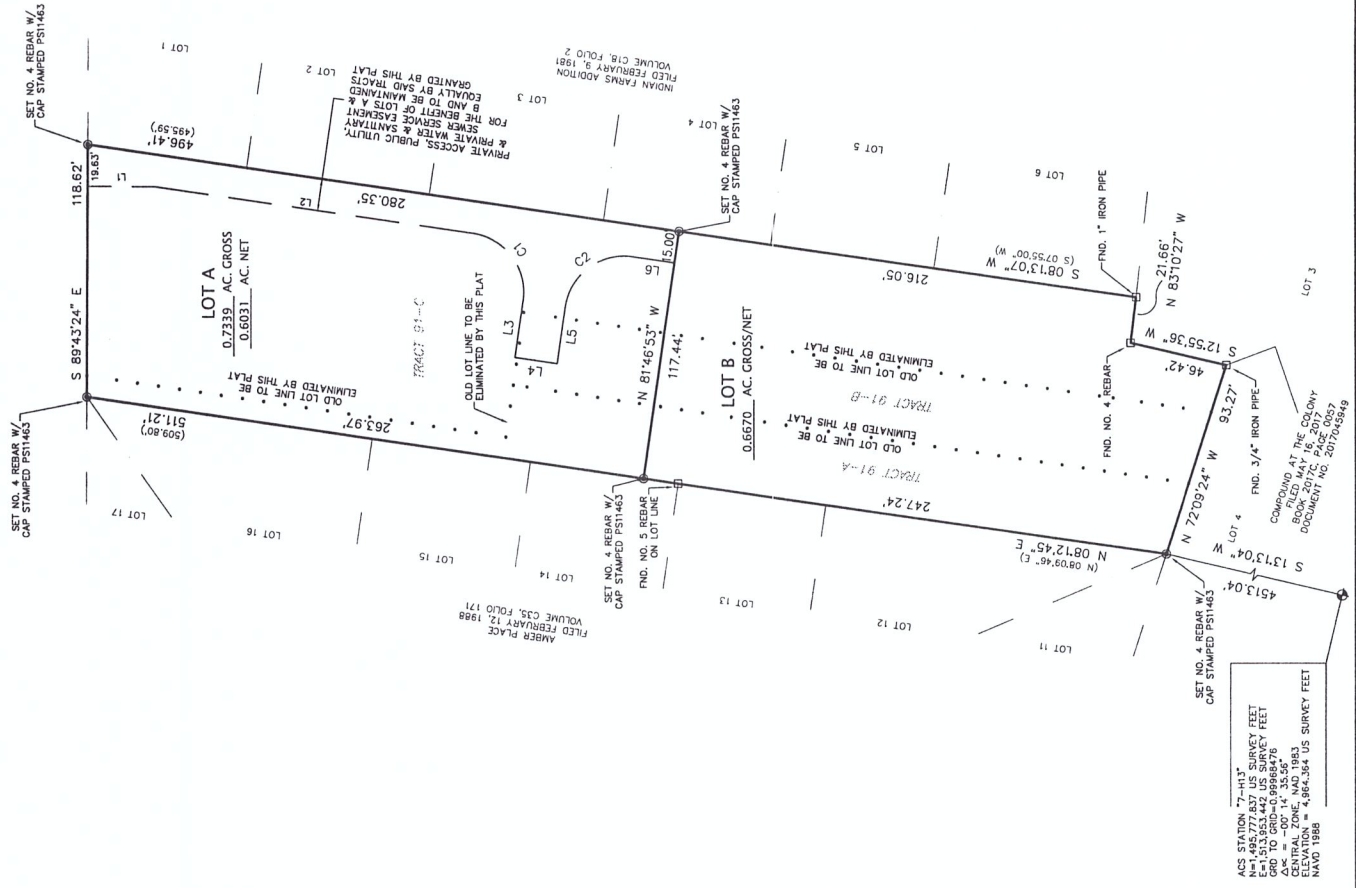
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# _____

PLAT OF
LOTS A & B
 LANDS OF PRICE

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, T.10N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2019

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



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.98	26.00	190.00 00"	S 53°18' 00" W	39.80
C2	43.98	26.00	190.00 00"	S 36°48' 53" E	35.60

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°16' 36" E	32.13
L2	N 08°13' 07" E	149.82
L3	N 81°46' 53" W	27.00
L4	S 08°13' 07" E	20.00
L5	S 43°18' 00" W	20.00
L6	S 08°13' 07" W	20.00

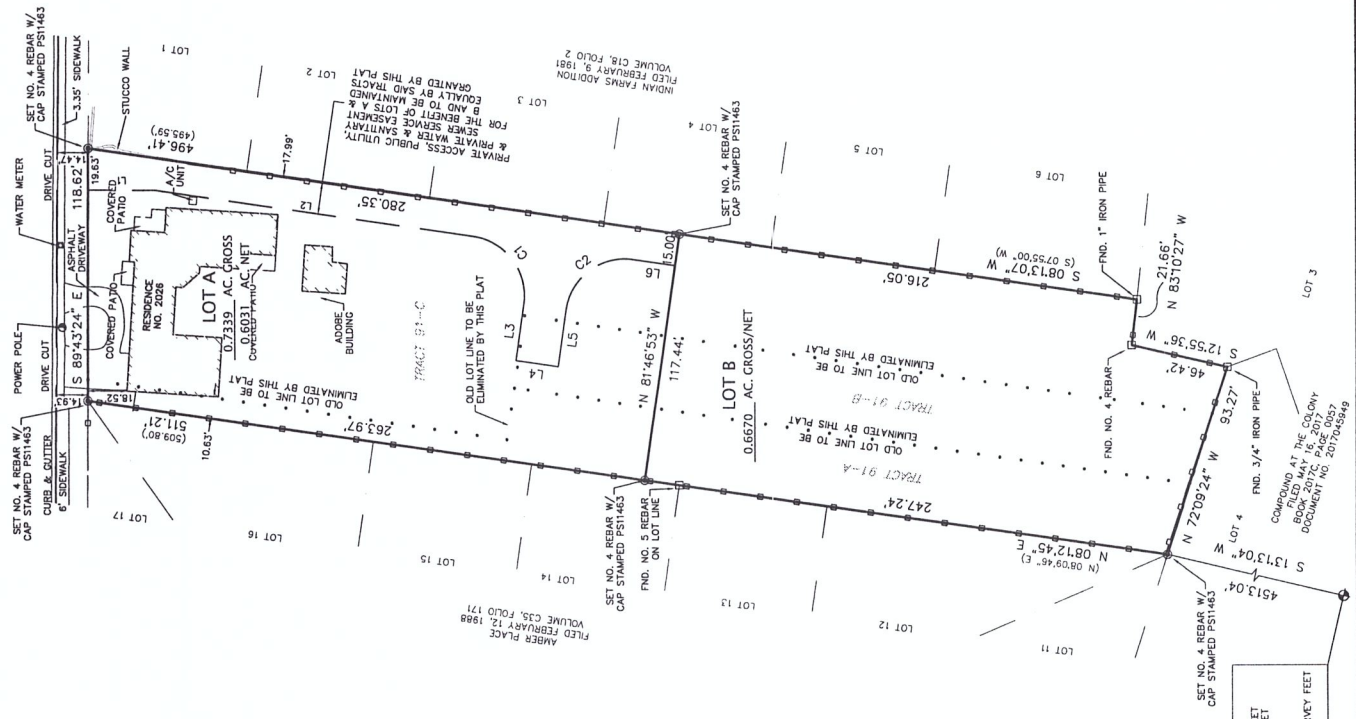
ACS STATION 77-H13
 N=1,485,777.837 US SURVEY FEET
 E=1,313,047.837 US SURVEY FEET
 GRID TO GRID=-0.99984878
 ΔX= -00° 14' 35.56"
 ΔY= 00° 00' 00.00"
 ELEVATION = 4,864.384 US SURVEY FEET
 NAVD 1988

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

SKETCH PLAT OF
LOTS A & B
 LANDS OF PRICE

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, T.10N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2019

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



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	43.89	28.00	180.00	0.00	S 36.46 53° E	156.60
C2	43.99	28.00	180.00	0.00	S 36.46 53° E	156.60

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°16'36" E	32.13
L2	N 08°13'07" E	149.82
L3	N 81°46'57" W	27.00
L4	S 07°02'07" E	27.00
L5	S 91°46'53" E	27.00
L6	S 08°13'07" W	20.00

ACS STATION 7-113
 N=1495.777, E=77.827 US SURVEY FEET
 GSD TO GSD=10.99888425
 ΔX = -00°14' 35.56"
 CENTERLINE 3/8"=3/4" US SURVEY FEET
 MAYO 1885

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