## A<sup>City of</sup> Ibuqueraue



### DEVELOPMENT REVIEW BOARD APPLICATION

Please check the appropriate box(es) an of application.		al forms for submittal requ	uirements. All fees must be	paid at the time
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-o	f-way /Form V)
☐ Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		□ Vacation of Public Right-of-way (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 (FormS1)				
, at (come),	☐ Temporary Deferral of S/W (Form V2) ☐ Sidewalk Waiver (Form V2)		Sketch Plat Review and Comment (Form S2)	
SITE PLANS			APPEAL	
□ DRB Site Plan (Form P2)	☐ Waiver to IDO (Form V2) ☐ Waiver to DPM (Form V2)			
BRIEF DESCRIPTION OF REQUEST	= valver to brink (r offi	1 (2)	☐ Decision of DRB (Form A)	
APPLICATION INFORMATION				
Applicant: Phillip Pickard			Phone: (505) 362-8200	
Address: 7600 Pan American	Freeway N.E		Email: papickarde quail com	
City: Albuquerque		State: NM	Zip: 87109	<u> </u>
	ng and Zoning,	LLC	Phone: (505) 343 -	
1.U. DUC 18			Email: jag planning and zoning . Com	
- Histigueval		State: NM	Zip: 87194	
Proprietary Interest in Site: Proper ty	logal description is arrest	List all owners: DCL		tached
Lot or Tract No.:	iegai description is crucia	Block:		
Subdivision/Addition: North Albuquer.	. Acres	MRGCD Map No.:	Unit: A UPC Code:  P  806 303 620 130307	
Zone Atlas Page(s): D- 18	Existing Zoning: NR - LW		Proposed Zoning No Change	
# of Existing Lots:	# of Proposed Lots:		Total Area of Site (Acres): 1517	
LOCATION OF PROPERTY BY STREETS	NE.	•		
Site Address/Street: 7550 Pan American		uncisco Rd N.E	and: Del Rey Are	NE.
CASE HISTORY (List any current or prior proje	ct and case number(s) tha	at may be relevant to your re		
Signature: anchen Genni	۹ -		Date: 6-27-1	7
Printed Name: Andrew Grantia.			☐ Applicant or ☐ Agent	
FOR OFFICIAL USE ONLY				
Case Numbers Action	n Fees	Case Numbers	Action	Fees
				-
Meeting Date:			Fee Total:	
Staff Signature:	Date:	Project #		

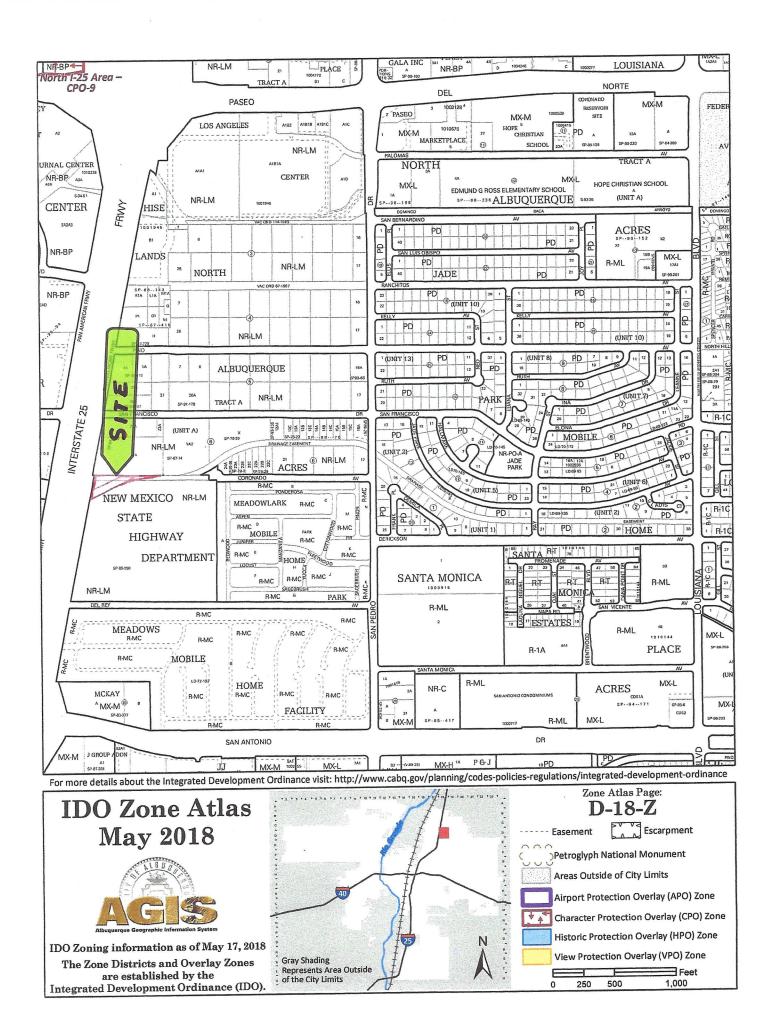
## FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

☐ INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language:

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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.

<ul> <li>A <u>Single</u> PDF file of the complete application including all documents being submitted prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via eleprovided on a CD. PDF <u>shall be organized</u> with the Development Review Application the remaining documents in the order provided on this form.</li> <li>Zone Atlas map with the entire site clearly outlined and labeled</li> </ul>	mail in which case the DDE must be			
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)				
<ul> <li>MAJOR SUBDIVISION FINAL PLAT APPROVAL</li> <li>Proposed Final Plat (7 copies, 24" x 36" folded)</li> <li>Design elevations &amp; cross sections of perimeter walls (3 copies)</li> <li>Copy of recorded IIA</li> <li>Landfill disclosure and EHD signature line on the plat if property is within a landfill</li> <li>DXF file and hard copy of final plat data for AGIS submitted and approved</li> </ul>	buffer			
DXF file and hard copy of final plat data for AGIS submitted and approved  SUBDIVISION OF LAND – MINOR (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)  Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.  (7 copies, folded)  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)  Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)  Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information Proposed Infrastructure List, if applicable  Required notice with content per IDO Section 14-16-6-4(K)(6)  Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives  Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer DXF file and hard copy of final plat data for AGIS submitted and approved  Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form \$1.  MINOR AMENDMENT TO PRELIMINARY PLAT  Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)  Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)  Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)  Infrastructure List, if applicable  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 \$1.				
I, the applicant or agent, acknowledge that if any required information is not submitted with the scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	is application, the application will not be			
Signature: Cuchen Cerrica.	Date: 6-27-19			
Printed Name: Andrew Garcia.	☐ Applicant or ☑ Agent			
FOR OFFICIAL USE ONLY				
Project Number: Case Numbers  Staff Signature:	7706			
Date:	TELLER			





June 27, 2019

Ms. Kym Dicome, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Ms. Dicome and members of the Development Review Board:

JAG Planning & Zoning, agent for Phillip Pickard, respectfully requests your review and approval of a sketch plat.

This request is to vacate an existing easement and establish the boundary for Tract "A" North Albuquerque Acres, Tract "A" Unit A, consisting of a total of .7517 acres. A portion of the subject site was previously owned by the New Mexico State Highway Department and sold to DCLP Trust. The property owner is requesting to vacate an easement that is identified on the sketch plat as a 30-footwide public right-of-way easement known as Coronado Ave NE. The property is zoned NR-LM and has no minimum lot size requirements with only a five-foot front yard setback requirement.

The preliminary/final plat will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for the preliminary plat/final plat, as specified in Table 6-1-1 of the IDO, will also be met.

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagplanningandzoning.com.

Sincerely,

Unden Garcia.

Principal

JAG Planning & Zoning, LLC



THE PURPOSE OF THIS PLAT IS TO VACATE AN EASEMENT AS SHOWN

PURPOSE OF PLAT:

## GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT PROPERTY CORNERS.

  THIS PLAT SHOWS ALL EASEMENTS OF RECORD.

  TOTAL AREA OF PROPERTY: 0.7743 ACRES. ALL

- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983,
  DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 86 14 8b Ri
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.

  DATE OF FIELD WORK: MARCH\_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
- 9: PLATS USED TO ESTABLISH BOUNDARY.
- A REDIVISION IRACTS "Z-1, "Z-2" & "Z-3" BLOCK 6 TRACT A UNIT A NORTH ALBUQUERQUE AGRES FILED: NOVEMBER 14, 1984 IN VOLUME C25, FOLIO 125 B: REDIVISION OF TRACTS Y-4-1, Y-8 MOJ Y-C, BLOCK 6 TRAGT A UNIT A NORTH ALBUQUERQUE AGRES FILED: JANUARY 15, 1987 IN VOLUME C32, FOLIO 143
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE A-O, WHICH IS CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FRM PANEL No. 3500100137H DATED 8-16-2012

LEGAL DESCRIETION
TRACT A, NORTH ALBUQUERQUE ACRES TRACT A UNIT A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

# PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use

A. <u>Public. Service. Company. of New Mexico</u> ("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. <u>New Mexico. Gos. Company.</u> for installation, maintenance, and service of natural pass. Inters. valves and other equipment and facilities reasonably necessary to provide natural

C. <u>OMEST\_D/B/A\_CENTURYLINK</u> for the installation, maintenance, and service of such lines, coble, and other related equipment and facilities reasonably necessary to provide communication services.
D. <u>Cable TV</u> 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 monitain facilities for purposes described above. tagelfer with free access to, from, and over soid excernants, with the right and privilege of going upon, over and across adjoining londs of Corotor for the purposes services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, should so restand a result of the purposes set forth herein. No building, sign, pool (aboveground erected or constructed on said excernants, nor shall not work to operated thereon. Property owners shall be saidly responsible for correcting any violations of discent for near exernants shown on this plat interface, and the purpose of the property owners shall be by construction of pools, decking, or one structures of discent for near exernants shown on this plat interface.

Disclaimer
In approving this plot, Public Service Company of New Mexico (FNM), OWEST D/B/A
CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of
the properties shown hereon. Consequently, PNM, OWEST D/B/A, CENTURYLINK and NMGC
do not work or release any seasment of seasment rights which may have been granted
by prior plot, replat or other document and which are not shown on this plot.

## 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 DESCRIPTION OF SOMEREN 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.

ACKNOWLEDGMENT  STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO ) S.S. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE WE A NOTARY PUBLIC  BY:  OWNERS NAME  OWNERS NAME  BY:  OWNERS NAME  BY:  OWNERS NAME	DATE
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19-0014\_APRIL 2019

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

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

# NORTH ALBUQUERQUE ACRES TRCT PLAT " A" OF

WITHIN

ELENA GALLEGOS GRANT

PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO **APRIL 2019** TRACT A UNIT A

PROJECT NUMBER:	
APPLICATION NUMBER:	
UTILITY APPROVALS.	
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
OWEST CORPORATION D/B/A CENTURYLINK OC	DATE
COMCAST	DATE
CITY APPROVALS:	
CITY SURVEYOR	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
SURVEYORS CERTIFICATE:	

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

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HERREY CERTIFY THAT THE PLAT MAS REPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REJUREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBIQUEDED SUBDIVISION METS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS OF MY KNOWLEDGE AND BELLEF AND METS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF KEW MEXICO.

THIS 22nd DAY OF APRIL, 2019 AT ALBUQUERQUE, NEW MEXICO,

THE SURVEY OFFICE LLC	ANTHONY L. HARRIS P.S. # 1146
19	
PHONE:	
(505) E: (505)	

NEW MEXICO 87102 998-0306 998-0306

NOTARY PUBLIC

SHEET 1 OF 2

19-0014\_APRIL 2019 INTERSTATE HIGHWAY NO.25 10°47'13" 162.42=x 30' CORONADO AVENUE N.E. VACATED BY VACATION ACTION # 50' ARRONO COMMINGE CASEMENT -COMMERCIAL BUILDING No. 7550 NORTH ALBUQUERQUE ACRES TRACT A UNIT A FILED: NOVEMBER 14, 1984
VOLUME C32, FOLIO 143 S 89'36'28" E 554.96' NORTH ALBUQUERQUE ACRES TRACT A UNIT WITHIN

ELENA GALLEGOS GRANT

OTOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.

OTY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

APRIL 2019 SKETCH PLAT OF THE SUPPLY OFFICE LLC. 333 LOMAS GOULEVIED LLC. PHOVE: (505) 998-0306 TRCT "A" SHEET 2 OF 2 A