



Effective 3/01/2022

<b>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>		
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Request sketch plat review of subdivision to create two new lots from one existing lot		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Buck Buckner, PE	Phone:	
Address:	Email:	
City:	State:	Zip:
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.	Phone: 505-896-3050	
Address: PO Box 44414	Email: cartesianryan@gmail.com	
City: Rio Ranco	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners: VIA Real Estate, LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract J	Block:	Unit:
Subdivision/Addition: Vista de La Luz	MRGCD Map No.:	UPC Code: 101106131538523401
Zone Atlas Page(s): F-11-Z	Existing Zoning: PD	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 1.8731
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 5401 Sevilla Ave NW	Between: Coors Blvd NW	and: Costa Alameria Dr NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 05/31/2022
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? N/A 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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ 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
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Required notice with content per IDO Section 14-16-6-4(K)
  - \_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

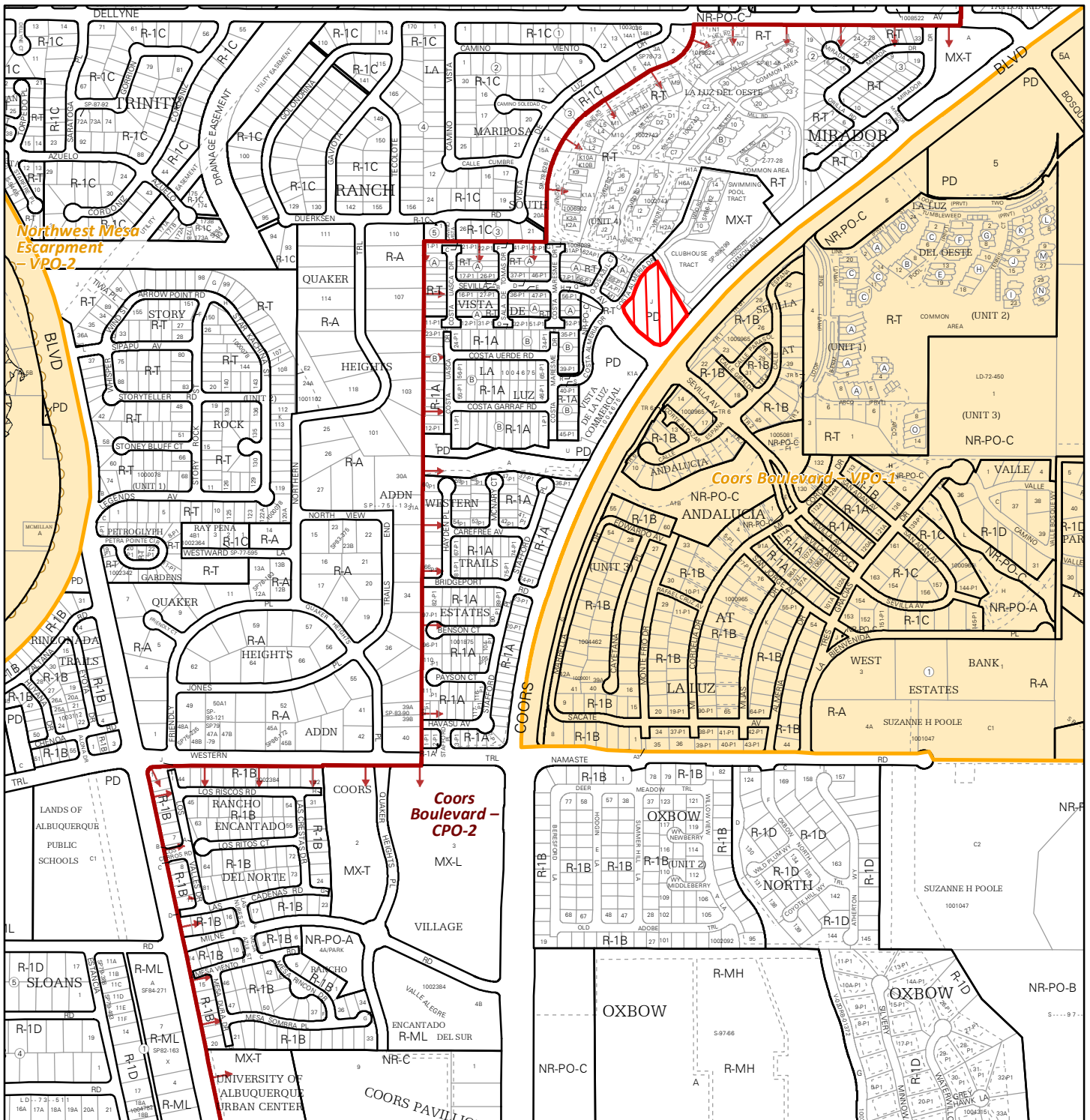
**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_


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- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 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
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ 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 S1.**

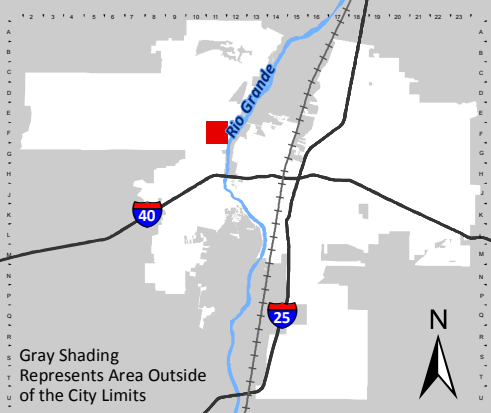


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/cabq-policies-regulations/integrated-development-ordinance>

## 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:  
**F-11-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

0 250 500 1,000 Feet

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

May 31, 2022

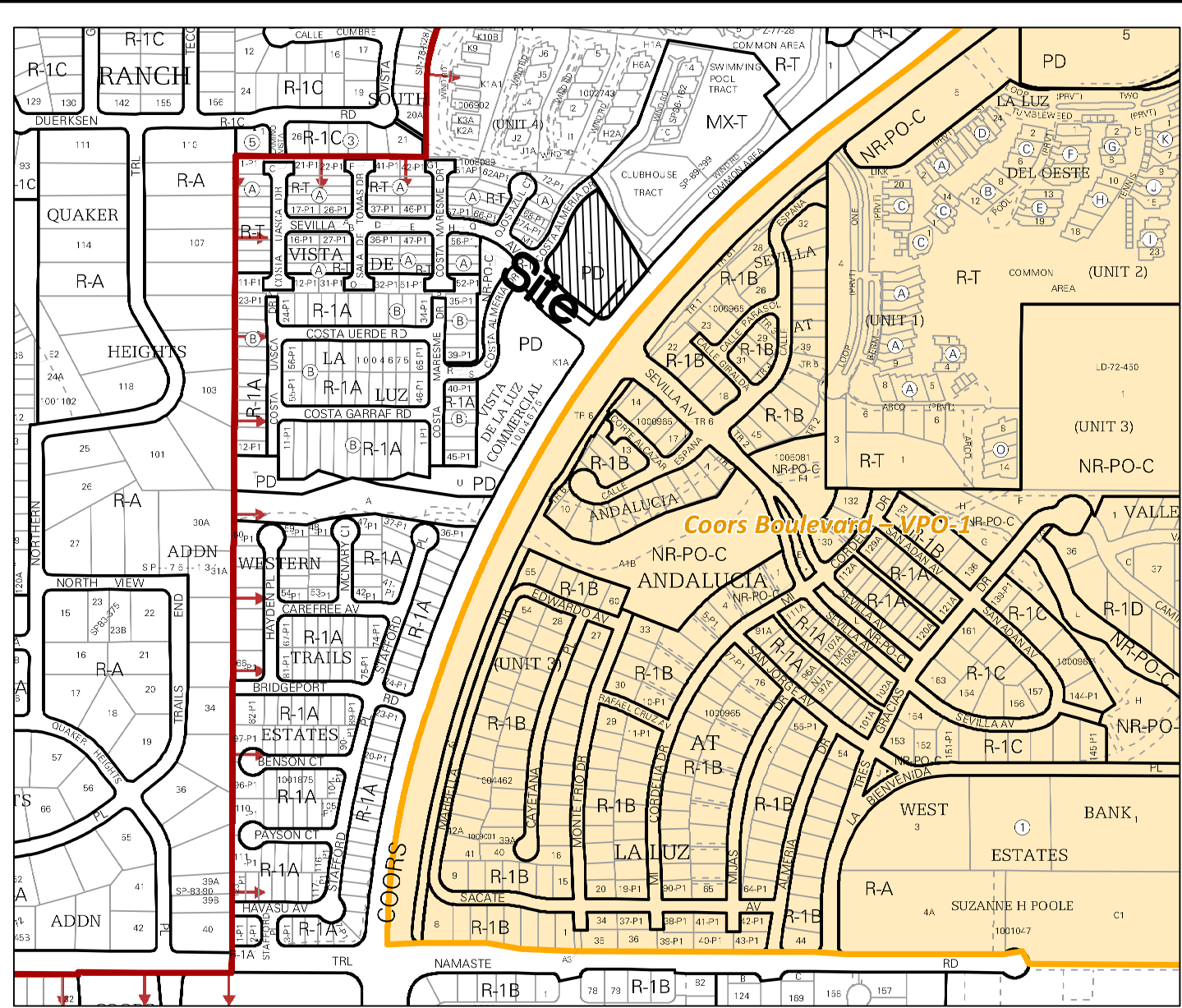
Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Lots J-1 and J-2 of Vista de la Luz, being comprised of Lot J, Vista de la Luz**

Members of the Board:

Cartesian Surveys is acting as an agent for Rain Tunnel Car Spa, Quick Lube and requests sketch plat review of our plat to take one existing lot, being Lot J, Vista de la and subdivide it into two new lots J-1 and J-2. The property is located at 5401 Sevilla NW on the NE corner of Sevilla Avenue NW and Coors Boulevard NW. The property is currently zoned as PD (Planned Development).

Thank you for your time and consideration,  
Ryan J. Mulhall



Vicinity Map - Zone Atlas F-11-Z



**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-53857 AND AN EFFECTIVE DATE OF JULY 11, 2019.
2. PLAT OF VISTA DE LA LUZ FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 30, 2006, IN BOOK 2006C, PAGE 331.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 20, 2022, AS DOCUMENT NUMBER 2022006561.

**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

\_\_\_\_\_ DATE  
 DERRICK MERCHANT, MANAGER  
 VIA REAL ESTATE, LLC, A WYOMING LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
 BY: DERRICK MERCHANT, MANAGER, VIA REAL ESTATE, LLC, A WYOMING LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**Indexing Information**

Projected Section 35, Township 11 North, Range 2 East, N.M.P.M.  
 Subdivision: Vista De La Luz  
 Owner: Via Real Estate, LLC  
 UPC #: 101106131538523401

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 1.8731 ACRES  
 ZONE ATLAS PAGE NO. . . . . F-11-Z  
 NUMBER OF EXISTING LOTS. . . . . 1  
 NUMBER OF LOTS CREATED. . . . . 2  
 MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0000 ACRES  
 DATE OF SURVEY. . . . . DECEMBER 2021

**Notes**

1. FIELD SURVEY PERFORMED IN DECEMBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legal Description**

TRACT LETTERED "J" FOR VISTA DE LA LUZ, WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 30, 2006, IN PLAT BOOK 2006C, FOLIO 331.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # \_\_\_\_\_ 101106131538523401

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for  
 Tract J-1 and J-2,  
 Vista De La Luz  
 Being Comprised of  
 Tract J,  
 Vista De La Luz  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2022**

**Project Number:** \_\_\_\_\_ PR-

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

**City Approvals:**

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

**Surveyor's Certificate**

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. \_\_\_\_\_ Date  
 N.M.R.P.S. No. 14271

**CSI-CARTESIAN SURVEYS INC.**

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



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Tract J-1 and J-2,  
Vista De La Luz  
Being Comprised of  
Tract J,  
Vista De La Luz  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2022**

Line Table		
Line #	Direction	Length (ft)
L1	N 32°55'34" W (N 33°11'18" W)	34.61' (34.42')
L2	N 58°46'43" E (N 58°46'43" E)	6.95' (6.93')
L3	N 31°00'15" W	24.50'
L4	S 42°47'33" W	43.35'
L5	S 47°13'08" E	78.84'
L6	N 42°59'04" E	10.73'
L7	S 50°14'34" E	57.11'

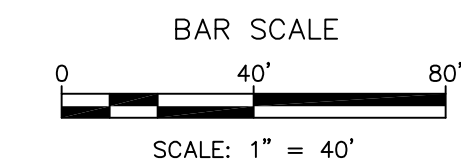
ACS Monument "1-E11"  
NAD 1983 CENTRAL ZONE  
X=1507287.119 \*  
Y=1509268.08 \*  
Z=5116.831 \* (NAVD 1988)  
G-G=0.999679470  
Mapping Angle=-0°15'22.98"  
\*U.S. SURVEY FEET

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/30/2006 BK. 2006C, FOL. 331 DOC. NO. 20061652)
△	FOUND CENTERLINE MONUMENT WITH CAP ILLEGIBLE, UNLESS MARKED OTHERWISE
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Easement Notes**

- EXISTING 10' P.U.E. (10/30/2006 BK 2006C, PG. 331)
- EXISTING 10' UNDERGROUND PNM AND MST&T EASEMENT (09/14/1978, BK. MISC. 637, PG. 899)
- EXISTING 6' PUBLIC SIDEWALK EASEMENT (10/30/2006 BK 2006C, PG. 331)
- EXISTING ABCWUA WATER EASEMENT (10/19/2016, DOC. NO. 2016099065) SHOWN HEREON AS [Pattern]
- EXISTING PRIVATE FACILITY DRAINAGE COVENANT WITH THE CITY OF ALBUQUERQUE (9/27/2017, DOC. NO. 2017092964) DRAINAGE AREA SHOWN HEREON AS [Pattern]
- EXISTING PNM EASEMENT (5/29/2019, DOC. NO. 2019044201)



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	193.39' (193.33')	3894.72'(3894.72')	2°50'42"	193.37'	S 39°39'18" W
C2	46.60' (46.61')	30.00' (30.00')	88°59'35"	42.05'	S 82°43'44" W
C3	85.34' (85.34')	250.00' (250.00')	19°33'31"	84.93'	N 42°59'43" W
C4	47.08' (47.26')	35.00' (35.00')	77°04'40"	43.61'	N 05°36'46" E
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C8	43.81'	274.50' (274.50')	9°08'39"	43.76'	N 23°42'06" E
C9	134.44'	3894.72'(3894.72')	1°58'40"	134.44'	S 40°05'19" W
C10	58.94'	3894.72'(3894.72')	0°52'02"	58.94'	S 38°39'58" W

ACS Monument "8-G11"  
NAD 1983 CENTRAL ZONE  
X=1505431.887 \*  
Y=1502236.625 \*  
Z=5116.009 \* (NAVD 1988)  
G-G=0.999680082  
Mapping Angle=-0°15'35.17"  
\*U.S. SURVEY FEET

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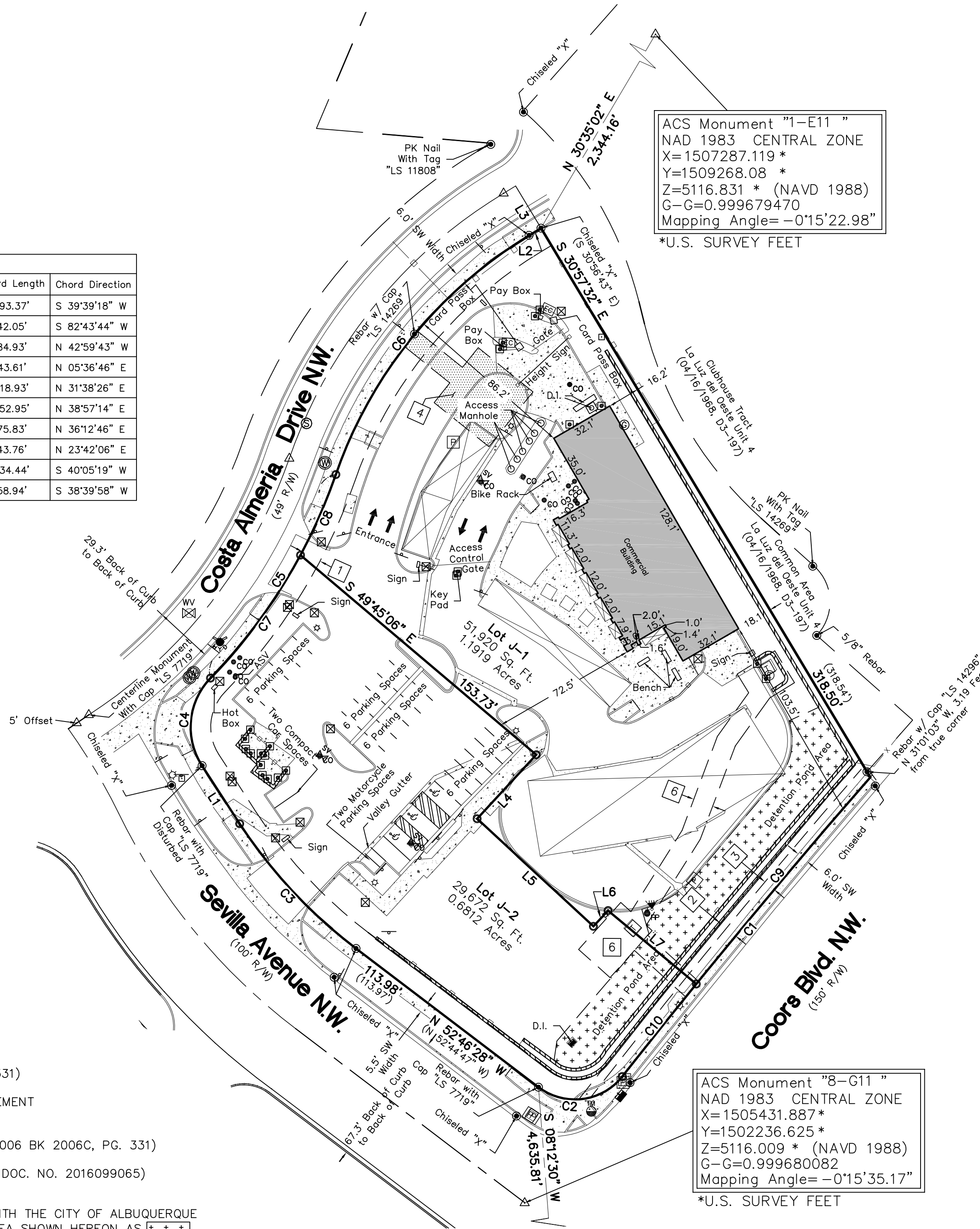
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△	FOUND CENTERLINE MONUMENT WITH CAP ILLEGIBLE, UNLESS MARKED OTHERWISE
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
—x—	WIRE FENCE
—□—	METAL FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊠	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊠	TRANSFORMER
⊠	ELECTRIC CABINET
▲	FLOOD LIGHT
⊠	TRAFFIC MAST
⊙	GAS METER
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊙	SAS CLEANOUT
⊙	FLAGPOLE
⊙	IRRIGATION BOX
⊙	STORM DRAIN INLET
⊙	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
ASV	ANTI-SIPHON VALVE
SV	SEWER VALVE
D.I.	DROP INLET



**Easement Notes**

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