



DEVELOPMENT REVIEW BOARD APPLICATION

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)	☐ Variance for Carport within setback(s) (Form V)
☐ 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 (Form S1)	☐ Vacation of Private Easement(s) (Form V)	
☐ Amendment to Preliminary Plat (Form S2)	☐ Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS	
☐ Extension of Preliminary Plat (Form S1)	☐ Variance – Temporary Deferral of SW (Form P2)	☒ Sketch Plat Review and Comment (Form P2)	
	☐ Variance – Sidewalk Waiver (Form V)		
SITE PLANS	☐ Variance to IDO (Form V)	APPEAL	
☐ DRB Site Plan (Form P2)	☐ Variance to DPM (Form V)	☐ Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
CREATE 2 LOTS FROM 1 EXISTING LOT			

APPLICATION INFORMATION			
Applicant: JOHN D. PEARSON		Phone:	
Address: 8105 COUNTRYWOOD RD NE		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87107	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505.980.8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
Proprietary Interest in Site: OWNER		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: LOT 8-B	Block:	Unit: 1	
Subdivision/Addition: ALVARADO GARDENS	MRGCD Map No.:	UPC Code: 1-013-060-052-246-315-23	
Zone Atlas Page(s): G-13	Existing Zoning: R-A	Proposed Zoning: n/a	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 0.8967 ±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: RIO GRANDE BLVD	Between: ARTESANOS CT	and: CAMPBELL RD	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1003373			

Signature: <i>Derrick Archuleta</i>		Date: 7.9.19	
Printed Name: DERRICK ARCHULETA		☐ Applicant or ☒ Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting/Hearing Date:		Fee Total:	
Staff Signature:	Date:	Project #	

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.

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

- ☐ Proposed Final Plat (7 copies, 24" x 36" folded)
- ☐ Design elevations & cross sections of perimeter walls (3 copies)
- ☐ Copy of recorded IIA
- ☐ Landfill disclosure and EHD 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

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 S1.

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 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: *Derrick Archuleta*

Date: 7.9.19

Printed Name: DERECK ARCHULETA

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

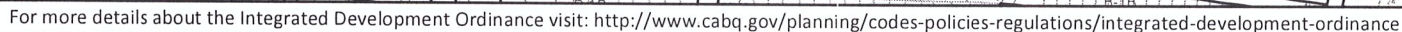
Case Numbers

	-
	-
	-

Staff Signature:

Date:





0 250 500 1,000 Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

July 9, 2019

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

RE: LOT 8-B, UNIT 1, ALVARADO GARDENS

Ms. Dicome and members of the Board:

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

The property owner would like to create two tracts from one existing tract for existing Lot 8-B, Unit 1, Alvarado Gardens. Proposed Lot 8-B-1 is to be 0.3161± net acres and Lot 8-B-2 is to be 0.4483± on property zoned R-A (Rural and Agricultural).

The request also includes the granting of a 22 foot wide private access, sewer, water and public utility easement.

The property is currently vacant.

The site is located within the Near North Valley Planning Area, Rio Grande Boulevard Character Protection Overlay Zone 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 DIVIDE LOT EIGHT-B (8-B), UNIT 1, ALVARADO GARDENS INTO TWO (2) 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 CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.6987 ACRES.
- 4: BASE OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
- 7: DATE OF FIELD WORK: JUNE 2019.
- 8: 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: PLAT OF ALVARADO GARDENS, ADDITION, UNIT 1
B: FILED: AUGUST 15, 1932 IN VOLUME C2, FOLIO 10
C: PLAT OF LOTS 8-A & 8-B, UNIT 1, ALVARADO GARDENS
DATED: DECEMBER 13, 2017
DATED: JULY 13, 2018 IN BOOK 2018C, PAGE 0091 AS DOCUMENT NO. 201801388
10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X FIRM PANEL No. 35001C033H, DATED 08/16/2012, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN
11: PRIOR TO ACQUIRING A BUILDING PERMIT A GRADING PLAN WILL BE REQUIRED FOR LOTS 8-B-1 & 8-B-2.
12: A BLANKET DRAINAGE EASEMENT GRANTED BY THIS PLAT BY LOT 8-B-1 AND 8-B-2 FOR THE BENEFIT OF LOTS 8-B-1 AND 8-B-2. THIS EASEMENT TO BE MAINTAINED BY LOTS 8-B-1 AND 8-B-2.

LEGAL DESCRIPTION
LOT NUMBERED EIGHT-B (8-B) OF THE PLAT OF LOTS 8-A AND 8-B, UNIT 1, ALVARADO GARDENS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 13, 2018 IN PLAT BOOK 2018C, PAGE 91.

PLAT OF
LOTS 8-B-1 & 8-B-2
UNIT 1, ALVARADO GARDENS
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2019

PROJECT NUMBER:		DATE
APPLICATION NUMBER:		DATE
UTILITY APPROVALS:		DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO		DATE
NEW MEXICO GAS COMPANY		DATE
QWEST CORPORATION D/B/A CENTURYLINK QC		DATE
COMCAST		DATE
CITY APPROVALS:		DATE
CITY SURVEYOR		DATE
REAL PROPERTY DIVISION (CONDITIONAL)		DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
ADCUWA		DATE
PARKS AND RECREATION DEPARTMENT		DATE
AMATCA		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 PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS, AND THAT THE SURVEY 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

OWNERS NAME _____ BY: _____
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS ____ DAY OF _____, 20 ____

OWNER: _____ DATE _____

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.

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

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18, T.10N., R.3E., N.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2019

EXISTING 22' PRIVATE ACCESS, PRIVATE SEWER,
PRIVATE WATER AND PUBLIC UTILITY EASEMENT,
FILED JULY 13, 2018 IN BOOK 2018C, PAGE 0091
DOCUMENT NO. 201806136R

TO RIO GRANDE BOULEVARD N.W.

UNIT 1, ALVARADO GARDENS
FILED JULY 13, 2018
BOOK 2018C, PAGE 0091
DOCUMENT NO. 2018061388

NORTH 1/2 LOT 8
ALVARADO GARDENS ADDITION, UNIT 1
FILED: AUGUST 15, 1932
VOLUME C2, FOLIO 10

22' PRIVATE ACCESS, PRIVATE SEWER, PRIVATE WATER AND
PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT FOR THE
SHARED BENEFIT OF LOT 8-B-1 AND LOT 8-B-2, TO BE
MAINTAINED BY LOTS 8-B-1 & 8-B-2

FOUND NO. 4 REBAR WITH
CAP STAMPED PS11463
(S 82°56'47" E)
S 82°56'47" E

204.02

105.66

14° W 22.1' N 82° 56' 47" W

1

UNIT 1, ALVARADO GARDENS
FILED JULY 13, 2018
BOOK 2018

40' 20' 0 40' SCALE: 1" = 40'

LINE	BEARING	DISTANCE
L1	N 82°56'47" W	20.00'
L2	S 07°03'13" W	20.00'
L3	N 82°56'47" W	20.00'
L4	N 07°03'13" E	20.00'

CURVE TABLE

CURVE TABLE					
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	49°27'31"	S 11°30'17" W	70.10	60.51	58.65
(C1)	(49°27'31")	(S 11°30'17" W)	(70.10)	(60.51)	(58.65)
C2	90°00'00"	S 52°03'13" W	28.00	43.98	39.60
C3	90°00'00"	N 37°56'47" W	28.00	43.98	39.60

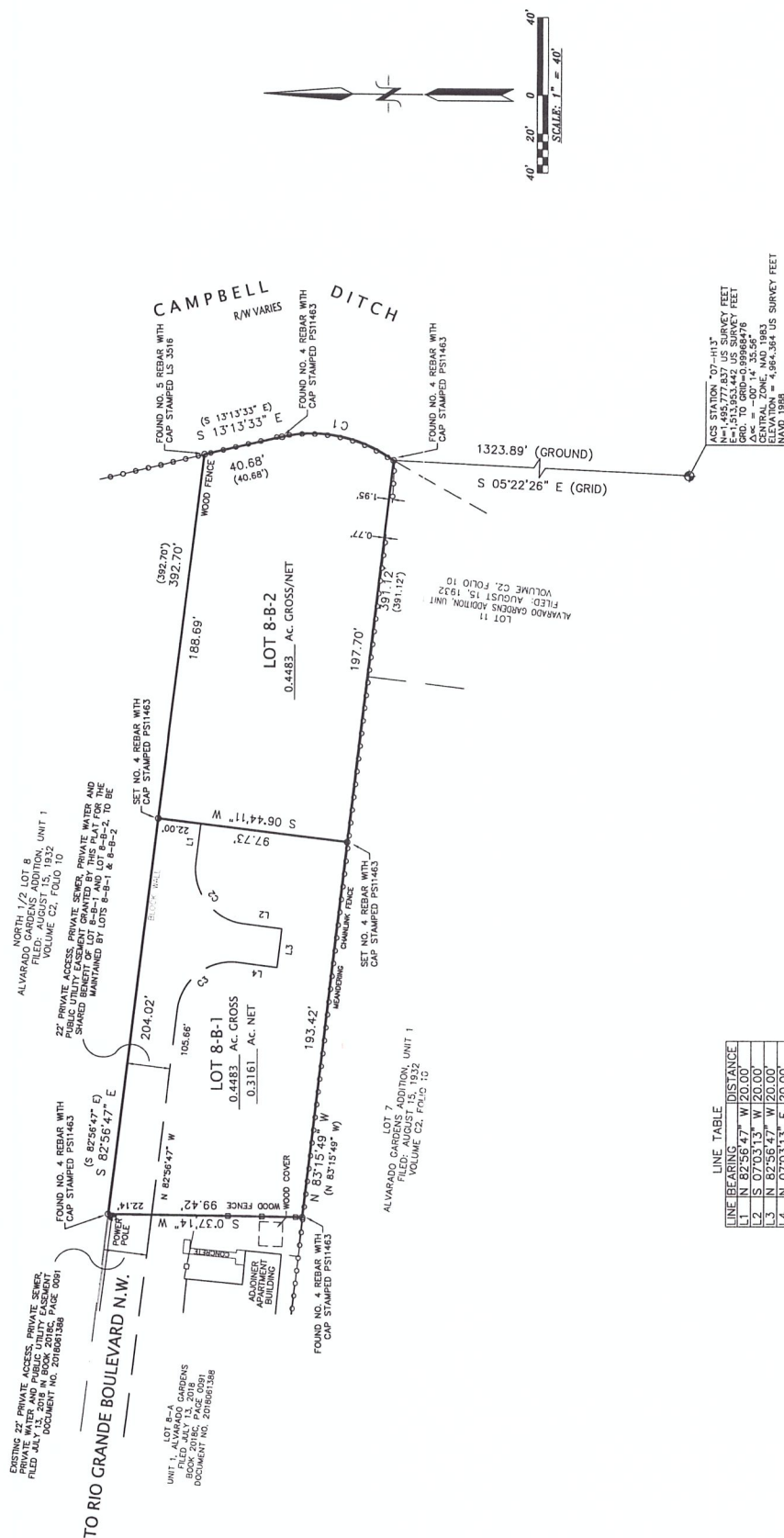
ACS STATION "07-H13"
N=1,495,777.837 US SURVEY FEET
E=1,513,953.442 US SURVEY FEET
GRD. TO GRID=0.99968476
 $\Delta ec = -00^{\circ} 14' 35.56''$
CENTRAL ZONE, NAD 1983
ELEVATION = 4,964.364 US SURVEY FEET
MAY 1988

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 8-B-1 & 8-B-2
UNIT 1, ALVARADO GARDENS

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M.
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