



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 S/W (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

Vacate a portion of Meadow Rd NW and a Ditch Right-of-Way and PUE grant any easements as shown.

APPLICATION INFORMATION

Applicant: MCHT LLC, Martin Haynes	Phone: (505) 898-6622
Address: P.O. Box 9043	Email: martin@scmpartners.com
City: Albuquerque	State: NM
Professional/Agent (if any): JAG Planning - Zoning Andrew Garcia	Phone: (505) 362-8903 363-5613
Address: P.O. Box 7857	Email: jag@jagpandz.com
City: Albuquerque	State: NM
Proprietary Interest in Site:	List all owners:

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 1	Block:	Unit:
Subdivision/Addition: Campbell Farm South	MRGCD Map No.:	UPC Code: 101306015210530613
Zone Atlas Page(s): G-13	Existing Zoning: R-A	Proposed Zoning: No change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .8388

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Between: Campbell Rd N.W. and: Matthew Ave N.W.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1008492, PR-2019-002610 SD 2020-00062, VA-2019-00302

Signature: Andrew Garcia Date: 11-20-2020

Printed Name: Andrew Garcia Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00121	SK	\$50			

Meeting Date: December 2, 2020 Fee Total: \$50

Staff Signature: Vanessa A Segura Date: 11/20/2020 Project # PR-2019-002610

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

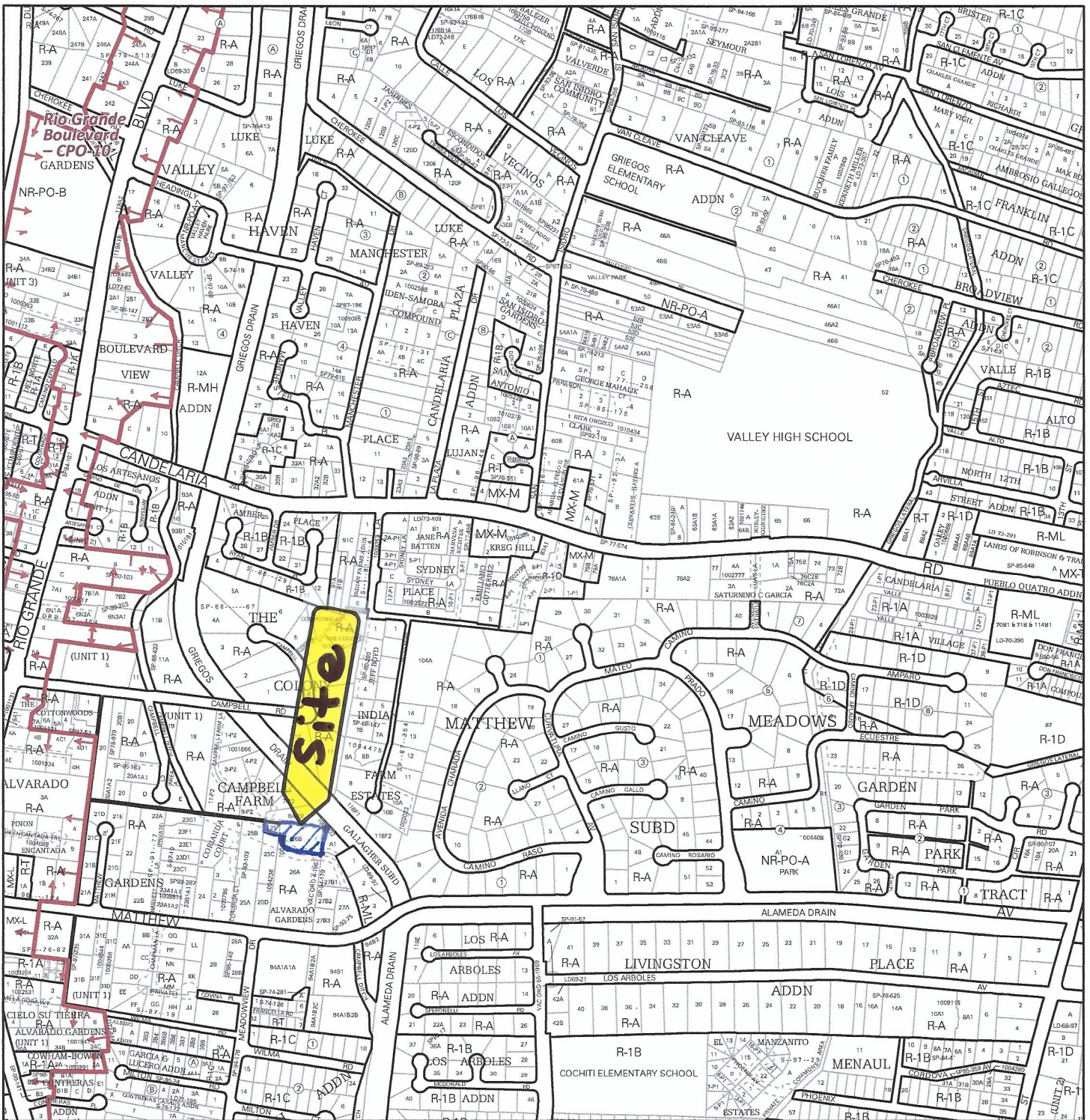
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

<p><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></p>	
Signature: <i>Andrew Garcia</i>	Date: <i>11-20-2020</i>
Printed Name: <i>Andrew Garcia</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
PS-2020-00121	PR-2019-002601
<div style="text-align: right;">  </div>	
Staff Signature: <i>Vanessa A Segura</i>	
Date: <i>11/20/2020</i>	



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

Gray Shading Represents Area Outside of the City Limits

Feet
0 250 500 1,000



November 20, 2020

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Martin Haynes, respectfully requests your review of a sketch plat.

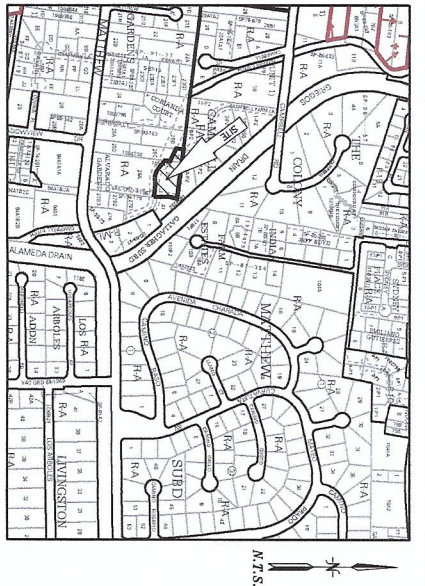
The property owner intends to vacate a portion of Meadow Road NW (160 Square Feet) shown in red ink and a Ditch Right-of-Way (1,365 Square Feet) shown in green ink, vacate a 30' Public Utility Easement along the east portion of the property and grant any easements as shown. The current legal description for the property is **Lot 1, Campbell Farm South, containing approximately .8388 acres** and the new legal description will be **Lot 1-A, Campbell Farm South, containing approximately .8388 acres**.

The property is zoned RA, Rural and Agricultural Zone, and was recently granted approval a variance to the contextual lot size requirements (VA-2019-00302).

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Andrew Garcia
Principal
JAG Planning and Zoning, LLC



LEGAL DESCRIPTION
 LOT NUMBERED ONE (1) OF THE PLAT OF LOT 1, CAMPBELL FARM SOUTH, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AS SHOWN ON THE PLAT HEREBY FILED WITH THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 19, 2020 IN PLAT BOOK 2020C, PAGE 77 TOGETHER WITH A FIVE FOOT (5') DITCH RIGHT-OF-WAY VACATED BY VACATION ACTION NO. _____ A 30' PUBLIC UTILITY EASEMENT VACATED BY VACATION ACTION NO. _____ AND THE REMAINING PORTION OF MEADOW ROAD VACATED BY VACATION ACTION NO. _____ ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SECTION 6, T.10N., R.3E., N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO STATE PLANE COORDINATES OF: CENTRAL ZONE, NAD 1983) N=1,495,772.837 AND E=513,953.442 BEARS S. 13 DEG. 38' 22" W. A DISTANCE OF 3270.60 FEET RUNNING THENCE N. 06 DEG. 51' 46" E. A DISTANCE OF 26.78 FEET TO AN ANGLE POINT, THENCE N. 06 DEG. 57' 52" W. A DISTANCE OF 85.10 FEET TO AN ANGLE POINT, THENCE N. 06 DEG. 51' 46" E. A DISTANCE OF 85.10 FEET TO AN ANGLE POINT, THENCE S. 83 DEG. 08' 14" E. A DISTANCE OF 273.57 FEET TO AN ANGLE POINT, THENCE S. 83 DEG. 08' 14" E. A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER, THENCE S. 00 DEG. 56' 58" E. A DISTANCE OF 158.27 FEET TO AN ANGLE POINT, THENCE S. 00 DEG. 56' 58" E. A DISTANCE OF 68.47 FEET TO AN ANGLE POINT, THENCE S. 06 DEG. 51' 46" W. A DISTANCE OF 13.63 FEET TO THE SOUTHEAST CORNER, THENCE S. 06 DEG. 51' 46" W. A DISTANCE OF 231.57' AND HAVING A CHORD BEARING AND DISTANCE OF 422.98 FEET TO AN ANGLE POINT, THENCE S. 06 DEG. 51' 46" W. A DISTANCE OF 87.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 483.76 FEET A GENERAL ANGLE OF 10 DEG. 23' 57" AND HAVING A CHORD BEARING AND DISTANCE OF 87.80 FEET TO AN ANGLE POINT, THENCE S. 06 DEG. 51' 46" W. A DISTANCE OF 139.49 FEET, A CENTRAL ANGLE OF 46 DEG. 55' 02" AND HAVING A CHORD BEARING AND DISTANCE OF N. 67 DEG. 24' 39" W., 111.05 FEET TO A POINT OF REVERSE CURVE, THENCE 39.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 91.48 FEET, A CENTRAL ANGLE OF 24 DEG. 31' 58" AND HAVING A CHORD BEARING AND DISTANCE OF N. 39 DEG. 51' 04" W., 38.87 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.8388 ACRES MORE OR LESS.

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS VACATE THE REMAINING PORTION OF THE DITCH RIGHT-OF-WAY, THE REMAINING PORTION OF MEADOW ROAD, AND A PUBLIC UTILITY EASEMENT

GENERAL NOTES:
 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 3: TOTAL AREA OF PROPERTY: 0.8388 ACRES.
 4: BASIS 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: OCTOBER, 2020.
 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A PLED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBING SOLAR COLLECTORS OR BUILDINGS OR ENCLOSURE ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
 9: PLATS USED TO ESTABLISH BOUNDARY:
 A: PLAT OF LOTS 26-A AND 26-B, ALVARADO GARDENS, UNIT 1 FILED APRIL 19, 2011 IN BOOK 2011C, PAGE 0036, DOCUMENT NO. 2011037822
 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN SHADY FEVA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN.
 FIRM PANEL NO. 380020331H, DATED 09/16/2012.
 11: A VARIANCE OF 0.271 ACRES TO ALLOW A LOT LARGER THAN THE ALLOWABLE CONVEYANCE STANDARDS WAS APPROVED FOR THIS PROPERTY BY THE ZONING HEARING EXAMINER SPECIAL EXCEPTION NO. VA-2018-00302, PROJECT NO. 2018-002610, HEARING DATE 11/19/18, CLOSING OF PUBLIC RECORD: 11/19/19, DATE OF DECISION: 12/04/19.

FREE CONSENT
 THE SUBDIVISION HEREOF DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT AND ALL EASEMENTS AS MAY BE OWNED BY THE PROPERTY DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE OWNED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT
 I, MCHT LLC, A NEW MEXICO LIMITED LIABILITY COMPANY DATED AUGUST 8, 1986, AS AMENDED, MEMBER COUNTY OF NEW MEXICO } S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC BY: _____ DAY OF _____ 20 _____ OWNERS NAME _____ BY: _____ NOTARY PUBLIC

FREE CONSENT
 THE SUBDIVISION HEREOF 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 OWNED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

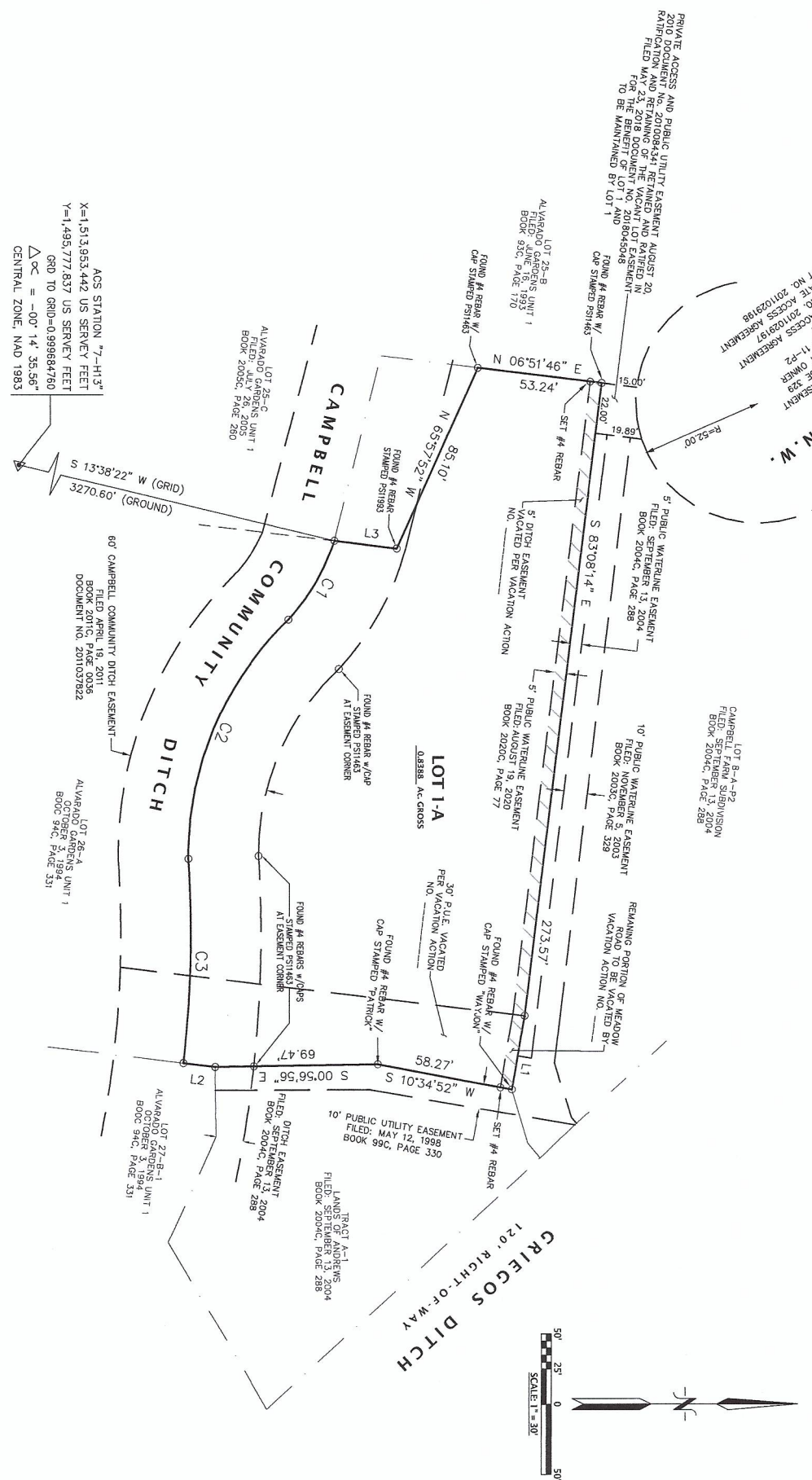
ACKNOWLEDGMENT
 I, NIGHT LLC, A NEW MEXICO LIMITED LIABILITY COMPANY DATED AUGUST 8, 1986, AS AMENDED, MEMBER COUNTY OF BERNALILLO } S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC BY: _____ DAY OF _____ 20 _____ OWNERS NAME _____ BY: _____ NOTARY PUBLIC

PLAT OF
LOT 1
CAMPBELL FARM SOUTH
 (BEING A REPLAT OF
 THE NORTHEASTERLY PORTION OF LOT 25 & ALL OF LOT 26-B
 ALVARADO GARDENS, UNIT 1)
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, T.10N., R.3E., N.M.P.M.,
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2020

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS: _____
 PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 DWEST 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 _____
 RECOWDA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 ALARCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
 CODE ENFORCEMENT _____ DATE _____
 SURVEYORS CERTIFICATE:
 COUNTY OF BERNALILLO } S.
 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 THE PRESENT EVIDENCE, INFORMATION, RESOURCES, AND SKILLS OF THE SURVEYOR AND MEETS THE 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 _____ 2020
ANTHONY L. HARRIS, P.S. # 117663

THE SURVEY OFFICE, LLC
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
 333 LOMAS BLVD., NE7102 FAX: (505) 998-0305

SKETCH PLAT OF
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CAMPBELL FARM SOUTH
 (BEING A REPLAT OF
 THE NORTHEASTERLY PORTION OF LOT 25 & ALL OF LOT 26-B
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 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2020



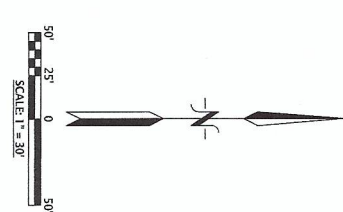
LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	S 80°18'54" E	32.00'
2	S 06°51'46" W	13.63'
3	N 06°51'46" E	26.78'

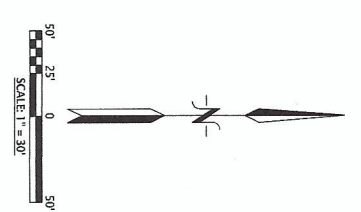
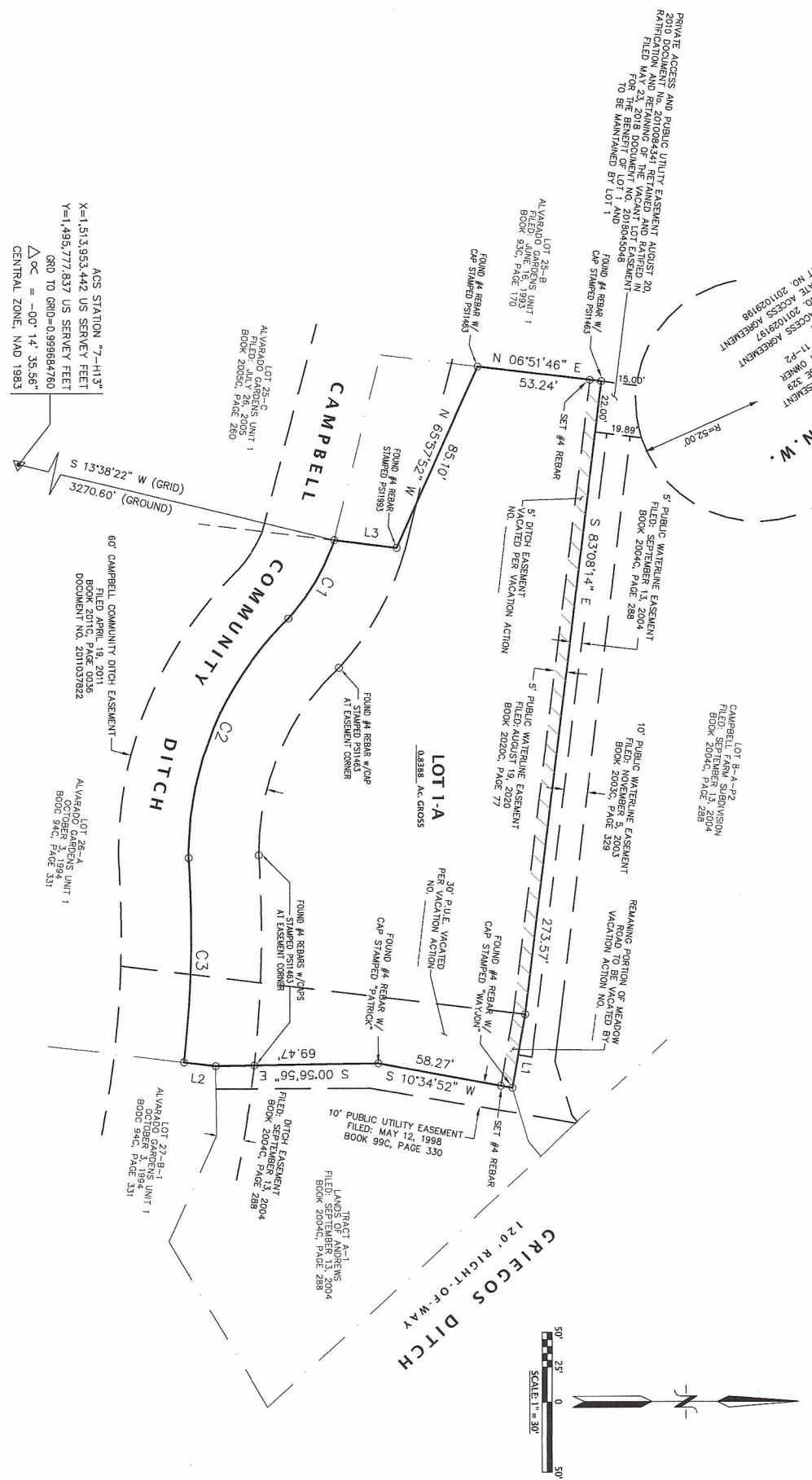
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	2°43'58"	N 59°51'04" W	91.48	39.17	38.87
C2	46°55'02"	S 67°24'39" E	138.49	114.22	111.05
C3	10°23'57"	N 88°36'43" W	483.76	87.80	87.88

ACS STATION "7"-HI13"
 X=1,513,983.442 US SERVEY FEET
 Y=1,495,777.837 US SERVEY FEET
 GRD TO GRID=0.999864780
 ΔOC = -00° 14' 35.56"
 CENTRAL ZONE, NAD 1983



PLAT OF
LOT 1
CAMPBELL FARM SOUTH
 (BEING A REPLAT OF
 THE NORTHEASTERLY PORTION OF LOT 25 & ALL OF LOT 26-B
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2020



LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	S 80°16'54" E	32.00'
2	S 06°51'46" W	13.63'
3	N 06°51'46" E	26.78'

ACS STATION "7"-H13"
 X=1,513,983.442 US SERVEY FEET
 Y=1,495,777.837 US SERVEY FEET
 GRD TO GRID=0.999684780
 ΔOC = -00° 14' 35.56"
 CENTRAL ZONE, NAD 1983

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	24°31'58"	N 59°51'04" W	91.48	39.17	38.87
C2	46°55'02"	S 67°24'39" E	138.49	114.22	111.05
C3	10°23'57"	N 88°38'43" W	483.76	87.80	87.68