



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 P1) | <input type="checkbox"/> Amendment to Site Plan (Form P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) |
| <input checked="" 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 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"/> 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 | | |
| Consolidation of two (2) residential lots into one (1) residential lot | | |

| | | |
|--|---------------------------------|-----------------|
| APPLICATION INFORMATION | | |
| Applicant: MCHT, LLC | Phone: | |
| Address: PO Box 9043 | Email: | |
| City: Albuquerque | State: NM | Zip: 87119-9043 |
| Professional/Agent (if any): Joshua J. Skarsgard | Phone: (505) 803-3758 | |
| Address: 8220 San Pedro Dr. NE, Ste. 500 | Email: josh@retailsouthwest.com | |
| City: Albuquerque | State: NM | Zip: 87113 |
| 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.: 25 & 26-B | Block: | Unit: 1 |
| Subdivision/Addition: Alvarado Gardens | MRGCD Map No.: | UPC Code: 101306012610530624 (Lot 25) 101306015210530613 (Lot 26-B) |
| Zone Atlas Page(s): G-13 | Existing Zoning: R-A | Proposed Zoning: same |
| # of Existing Lots: 2 | # of Proposed Lots: 1 | Total Area of Site (Acres): 0.116 (Lot 25) 0.7171 (Lot 26-B) |

| | | |
|--|------------------------|--------------------|
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: 2119 Matthew Pl. NW | Between: Griegos Drain | and: Rio Grande NW |

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

| | |
|-----------------------------------|---|
| Signature: | Date: 7/3/19 |
| Printed Name: Joshua J. Skarsgard | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

| FOR OFFICIAL USE ONLY | | | | | |
|-----------------------|------------|-----------|--------------|--------|------|
| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 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

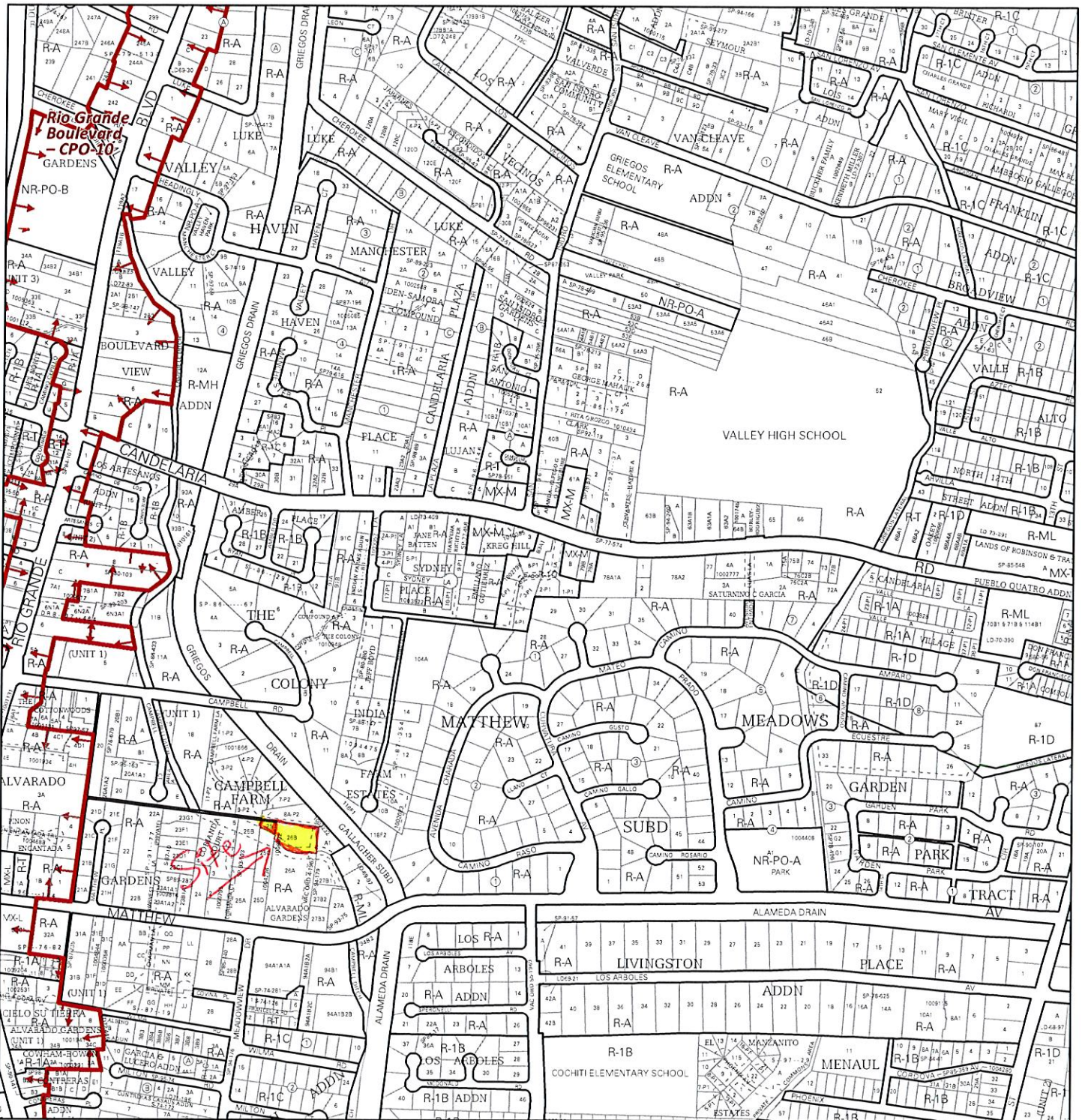
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

| | |
|---|---|
| <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: | Date: 7/3/19 |
| Printed Name: Joshua J. Sharsaard | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Case Numbers: | Project Number |
| | |
| Staff Signature: | |
| Date: | |



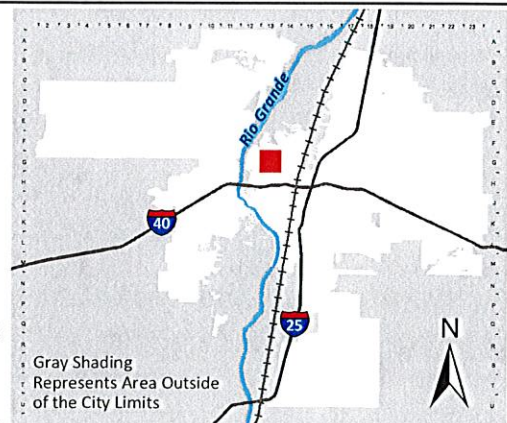
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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



Gray Shading Represents Area Outside of the City Limits

Legend:

-  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

Retail Southwest Development

8220 San Pedro Dr. NE, Suite 500, Albuquerque, New Mexico 87113, (505) 262-2323

July 3, 2019

City of Albuquerque
Planning Department
Development Review Board
Plaza del Sol
600 2nd NW
Albuquerque, NM 87102

Re: Request for Consolidation of Lots 25 and 26-B, Alvarado Gardens

Dear Development Review Board:

This letter is written in support of our Sketch Plat Review and Comment application. We are requesting that the above-referenced residential lots be consolidated into one lot for the benefit of the current owner for future residential construction. Both lots are owned by MCHT, LLC. No zoning change is requested.

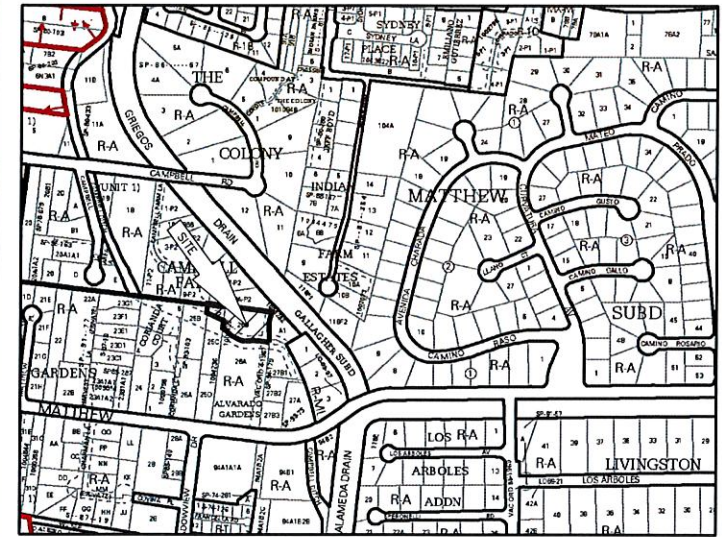
Thank you for your consideration.

Sincerely,



Joshua J. Skarsgard

JJS/mb



VICINITY MAP No. G-13-Z

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO IS TO COMBINE THE NORTHEASTERLY PORTION OF LOT 25 AND ALL OF LOT 26-B, ALVARADO GARDENS UNIT 1 INTO ONE LOT AND GRANT ANY EASEMENTS AS SHOWN.

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 PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: JANUARY, 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 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 SHADED FEMA ZONE X WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. FIRM PANEL No. 35001C0331H DATED 08/16/2012

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plot are granted for the common and joint use of:
 A. Public Service Company of New Mexico ("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. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. QWEST 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. Cable TV 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 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 purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
 Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

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

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE CITY OF ALBUQUERQUE, NEW MEXICO AND BEING IDENTIFIED AS A NORTHEASTERLY PORTION OF LOT NUMBERED TWENTY-FIVE (25) OF ALVARADO GARDENS, UNIT 1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 15, 1932, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID NORTHEAST CORNER BEING THE NORTHEAST CORNER OF SAID LOT 25, ALVARADO GARDENS, UNIT 1;
 THENCE S 06°43'00" W, 71.70 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID SOUTHEAST CORNER BEING A POINT ON THE NORTHERLY LINE OF THE CAMPBELL DITCH;
 THENCE N 67°10'10" W, 84.31 FEET DISTANCE ALONG SAID NORTHERLY LINE OF THE CAMPBELL DITCH TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;
 THENCE N 06°43'00" E, 48.30 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID NORTHWEST CORNER BEING A POINT ON THE NORTHERLY BOUNDARY OF AFOREMENTIONED LOT 25;
 THENCE S 83°17'00" E, 81.00 FEET DISTANCE ALONG SAID NORTHERLY BOUNDARY OF LOT 25 TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND PLACE OF BEGINNING

TOGETHER WITH

LOT NUMBERED TWENTY-SIX-B (26-B) OF THE PLAT OF LOTS 26-A AND 26-B, ALVARADO GARDENS, UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 19, 2011 IN PLAT BOOK 2011C, PAGE 36.

M.R.G.C.D. APPROVAL

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: _____ 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.

OWNER: _____ DATE _____
 MCHT, LLC

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
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
 JUNE, 2019

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST 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 _____

ABCWJA _____ 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 FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION 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

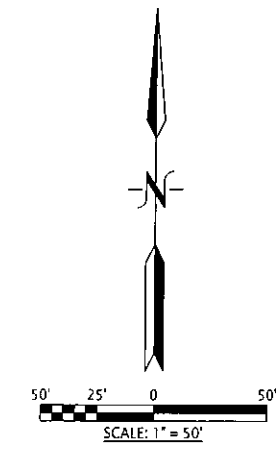
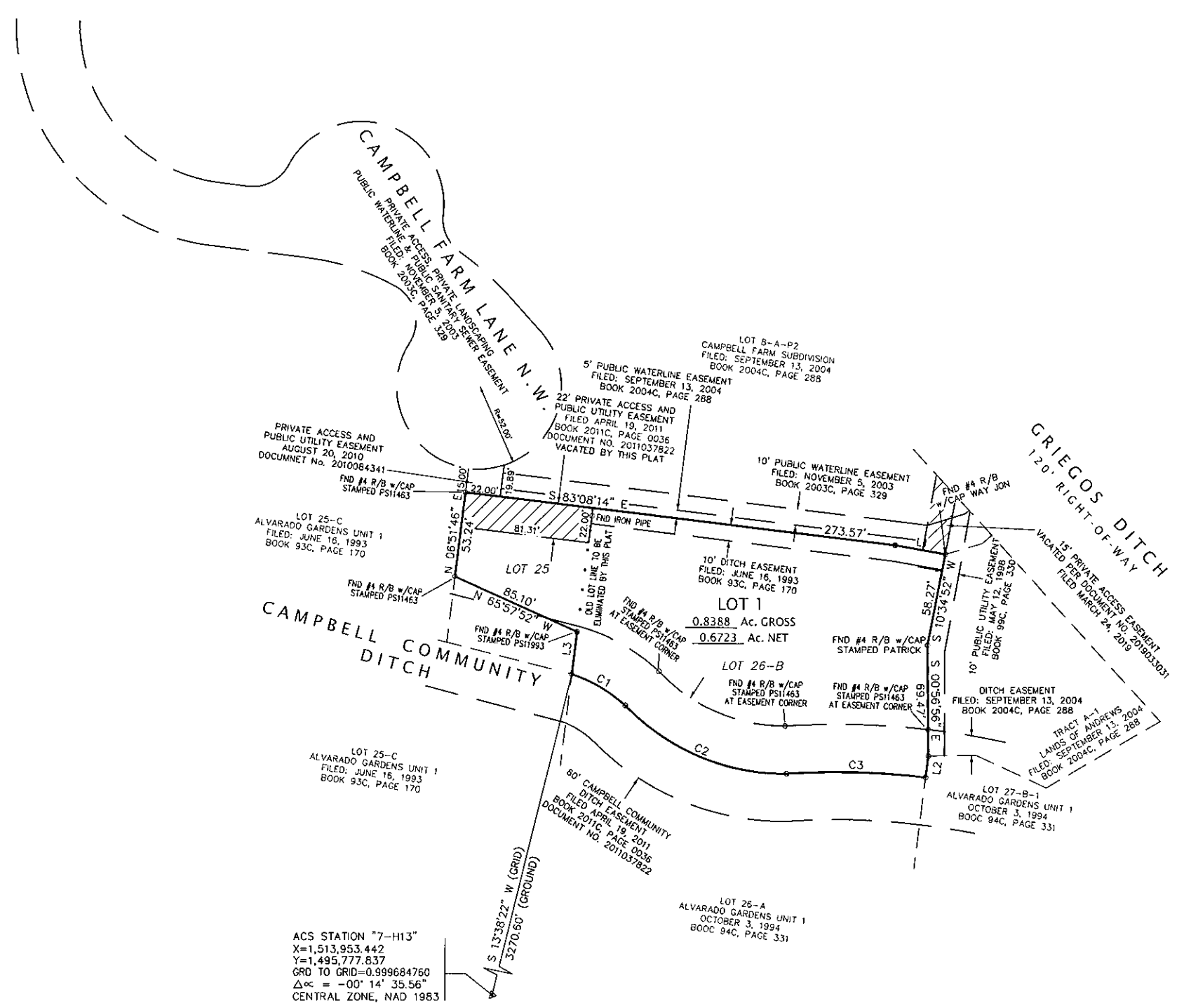
ANTHONY L. HARRIS, P.S. # 11463

THE SURVEY OFFICE, LLC

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

10-0326 PLAT.dwg PRINTED: 6/4/2019

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
 JUNE, 2019



LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 80°16'54" E | 32.00' |
| L2 | S 06°51'46" W | 13.63' |
| L3 | N 06°51'46" E | 26.78' |

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 | 139.49 | 114.22 | 111.05 |
| C3 | 10°23'57" | N 88°38'43" W | 483.76 | 87.80 | 87.68 |

ACS STATION "7-H13"
 X=1,513,953.442
 Y=1,495,777.837
 GRD TO GRID=0.999684760
 Δα = -00° 14' 35.56"
 CENTRAL ZONE, NAD 1983

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

10-0325 PLAT.dwg PRINTED: 6/4/2019