



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>SUBDIVISIONS</b>	<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 type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SMW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
LOT CONSOLIDATION: 2 EXISTING LOTS INTO 1 LOT		

<b>APPLICATION INFORMATION</b>		
Applicant: <b>MCDONALD'S REAL ESTATE COMPANY</b>		Phone:
Address: <b>110 N. CARPENTER ST</b>		Email:
City: <b>CHICAGO</b>	State: <b>IL</b>	Zip: <b>60607</b>
Professional/Agent (if any): <b>ARCH + PLAN LAND USE CONSULTANTS</b>		Phone: <b>980.8365</b>
Address: <b>P.O. BOX 25911</b>		Email: <b>arch.plan@comcast.net</b>
City: <b>ALBUQUERQUE</b>	State: <b>NM</b>	Zip: <b>87125</b>
Proprietary Interest in Site: <b>OWNER</b>		List all owners:
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: <b>A &amp; B</b>	Block: <b>101</b>	Unit: <b>1-018-059-241-250-328-10</b>
Subdivision/Addition: <b>BEL-AIR</b>	MRGCD Map No.:	UPC Code: <b>1-018-059-254-250-328-09</b>
Zone Atlas Page(s): <b>H-18</b>	Existing Zoning: <b>MX-M</b>	Proposed Zoning: <b>n/a</b>
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (Acres): <b>0.9457±</b>
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: <b>5900 MENAUL NE</b>	Between: <b>SAN PEDRO DR.</b>	and: <b>CAGUA DR.</b>
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
<b>1008660</b>		

Signature: <i>Derrick Archuleta</i>	Date: <b>8.13.19</b>				
Printed Name: <b>DERRICK ARCHULETA</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:	Fee Total:				
Staff Signature:	Date:	Project #			

**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](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 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(I)
- 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

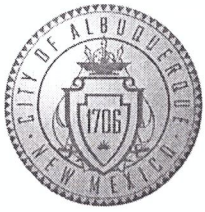
**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

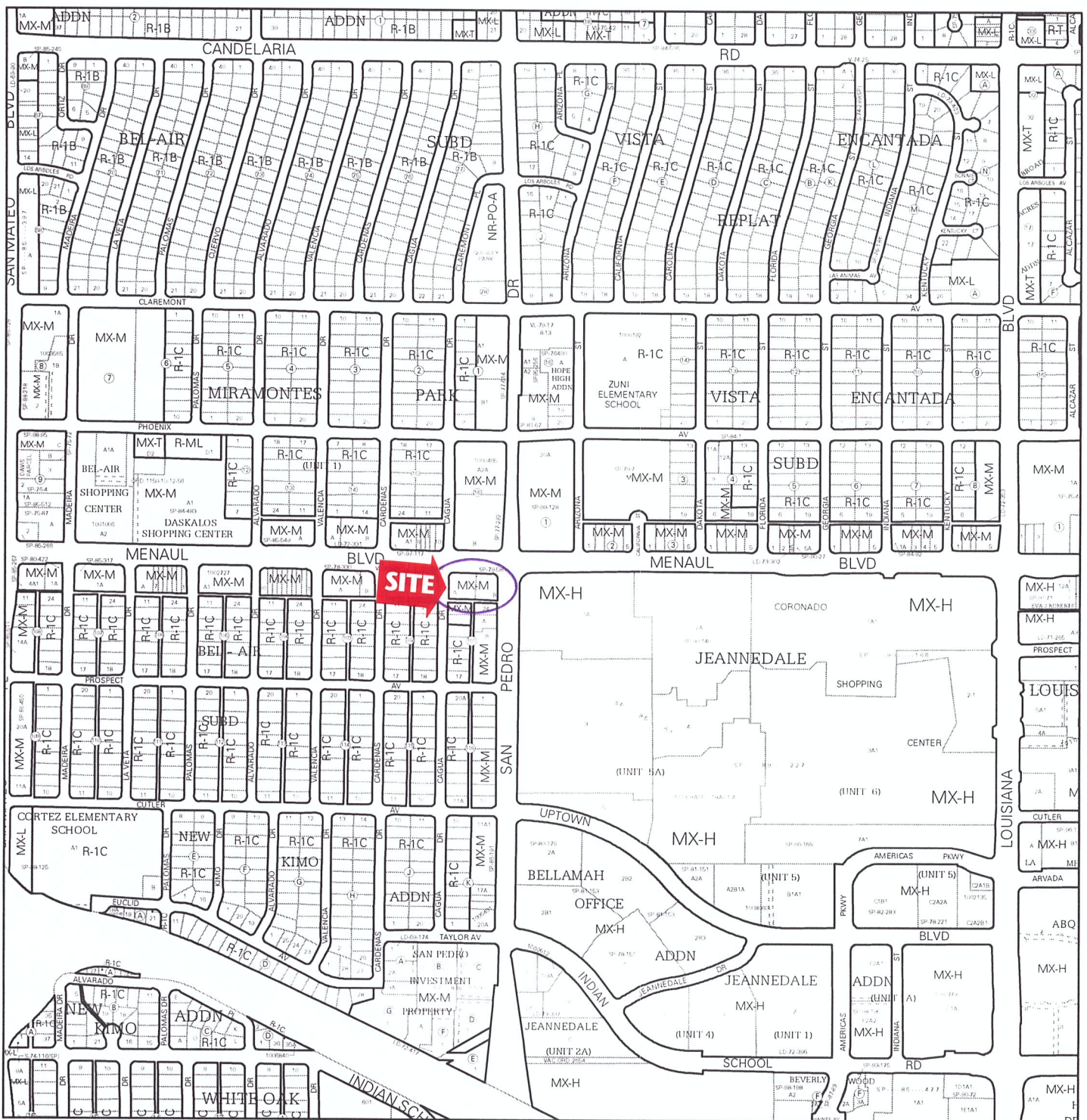
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

**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, 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.*

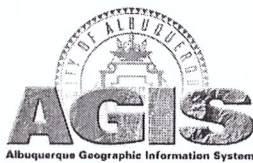
Signature: 	Date: 8.13.19
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	



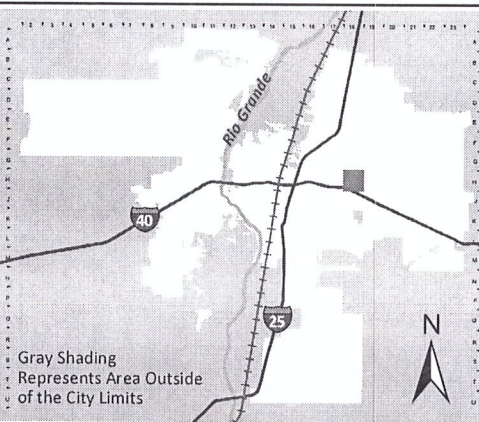
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



Albuquerque Geographic Information System

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:  
**H-18-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

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

August 13, 2019

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

**RE: TRACTS A & B, BLOCK 101, BEL-AIR**

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 consolidate two existing tracts into one proposed lot for existing Tracts A and B, Block 101, Bel-Air. Proposed Tract B-1, is to be 0.9457± net acres on property zoned MX-M (Mixed Use – Moderate Intensity).

The request includes the additional granting of right-of-way for Cagua Drive, Menaul Boulevard and San Pedro Drive.

The property is currently developed with a McDonald's restaurant.

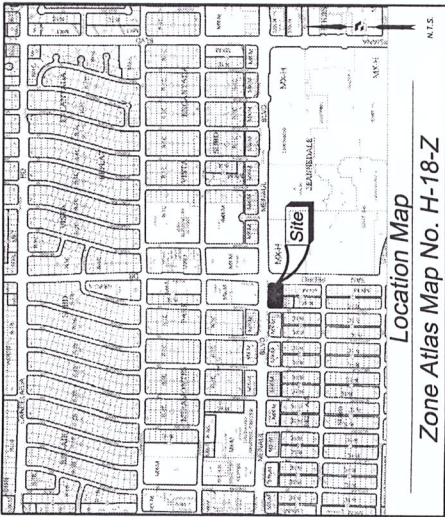
The site is located within the Mid Heights Planning Area and governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP  
Principal



Zone Atlas Map No. H-18-3

**Subdivision Data:**

GROSS SUBDIVISION AREA: 0.8457 ACRES.  
 NO. OF LOTS CREATED: 1  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE TWO EXISTING TRACTS INTO ONE NEW TRACT AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR CAGUA DRIVE, KENAUILL BOULEVARD AND SAN PEDRO BOULEVARD, N.E.

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROLATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
 IT IS HEREBY AGREED THAT THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE NATURAL GAS SERVICES.  
 IT IS HEREBY AGREED THAT THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
 IT IS HEREBY AGREED THAT THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE TELEPHONE SERVICES.  
 IT IS HEREBY AGREED THAT THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.  
 IT IS HEREBY AGREED THAT THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE OTHER UTILITY SERVICES.

**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), ONEST CORPORATION D/B/A CENTURYLINK OC AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSC, ONEST CORPORATION, AND NMGCO MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAT. THE INFORMATION SHOWN ON THIS PLAT IS GRANTED BY PSC, ONEST CORPORATION, AND NMGCO AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP

**Legal Description**

A TRACT OF LAND SITUATE WITHIN SECTION 13, T. 10 N. R. 3 E. NEW MEXICO PARISH, MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS "A", AND "B", BLOCK 101 BEL-AIR, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND LOCATED ON A CERTAIN PLAT OF RECORD, FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 1, 2019, AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID COORDINATE BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF KENAUILL BOULEVARD, N.E.; AND THE EAST RIGHT OF WAY LINE OF CAGUA DRIVE, N.E.; FROM WHENCE A TIE TO AGRS MONUMENT 18\_H18 BEARS N 89°28'32" W, A DISTANCE OF 366.96 FEET;  
 THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°30'35" E, A DISTANCE OF 255.05 FEET TO A POINT OF CURVATURE,  
 THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 31.49 FEET, A RADIUS OF 19.99 FEET, A DELTA ANGLE OF 90°16'10", A CHORD BEARING OF S 44°32'22" E, AND A CHORD LENGTH OF 28.33 FEET, TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF SAN PEDRO BOULEVARD N.E., MARKED BY A ROUND CHISELED "X";  
 THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 00°44'49" W, A DISTANCE OF 129.82 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF A PUBLIC ALLEY, MARKED BY A ROUND CHISELED "X";  
 THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 89°37'16" W, A DISTANCE OF 21.94 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF CAGUA DRIVE, N.E.;  
 THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 00°51'28" E, A DISTANCE OF 150.05 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE (FEET) MORE OR LESS, NOW COMPRISING OF TRACT B-1, BLOCK 1, BEL-AIR SUBDIVISION.

**Utility Approvals**

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
ONEST CORPORATION D/B/A CENTURYLINK OC	DATE

**City Approvals**

COMCAST	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

**Surveyor's Certificate**

LARRY W. MEDRANO, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFIES THAT THIS INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT PREPARED FROM THE FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR DOCUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT THE INSTRUMENT IS CORRECT FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL ENCROACHMENTS SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



LARRY W. MEDRANO  
 N.M.P.S. No. 11993  
 DATE

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK	
STATE PLAT DATE	TYPE	LAND GRANT	PROPERTY OWNER	TRACT A-MCDONALD REAL ESTATE COMPANY	TRACT B-MCDONALD REAL ESTATE COMPANY
NAD 83 DATUM	GRID	SECTION	MERIDIAN	SUBDIVISION NAME	BEL-AIR
VERTICAL DATUM	GRID	TOWNSHIP	RANGE	UPC	TRACT A-11-018-055-241-250-3281 / TRACT B-11-018-059-254-250-32809
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	GRID	CITY	COUNTY	STATE	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	GRID	ALBUQUERQUE	BERNALILLO	NM	
COMBINED SCALE FACTOR	GRID	ELEVATION TRANSFORMATION	ELEVATION VALUE		
GRID TO GROUND 1.000336121	GRID				
GROUND TO GRID 0.999663892	GRID				

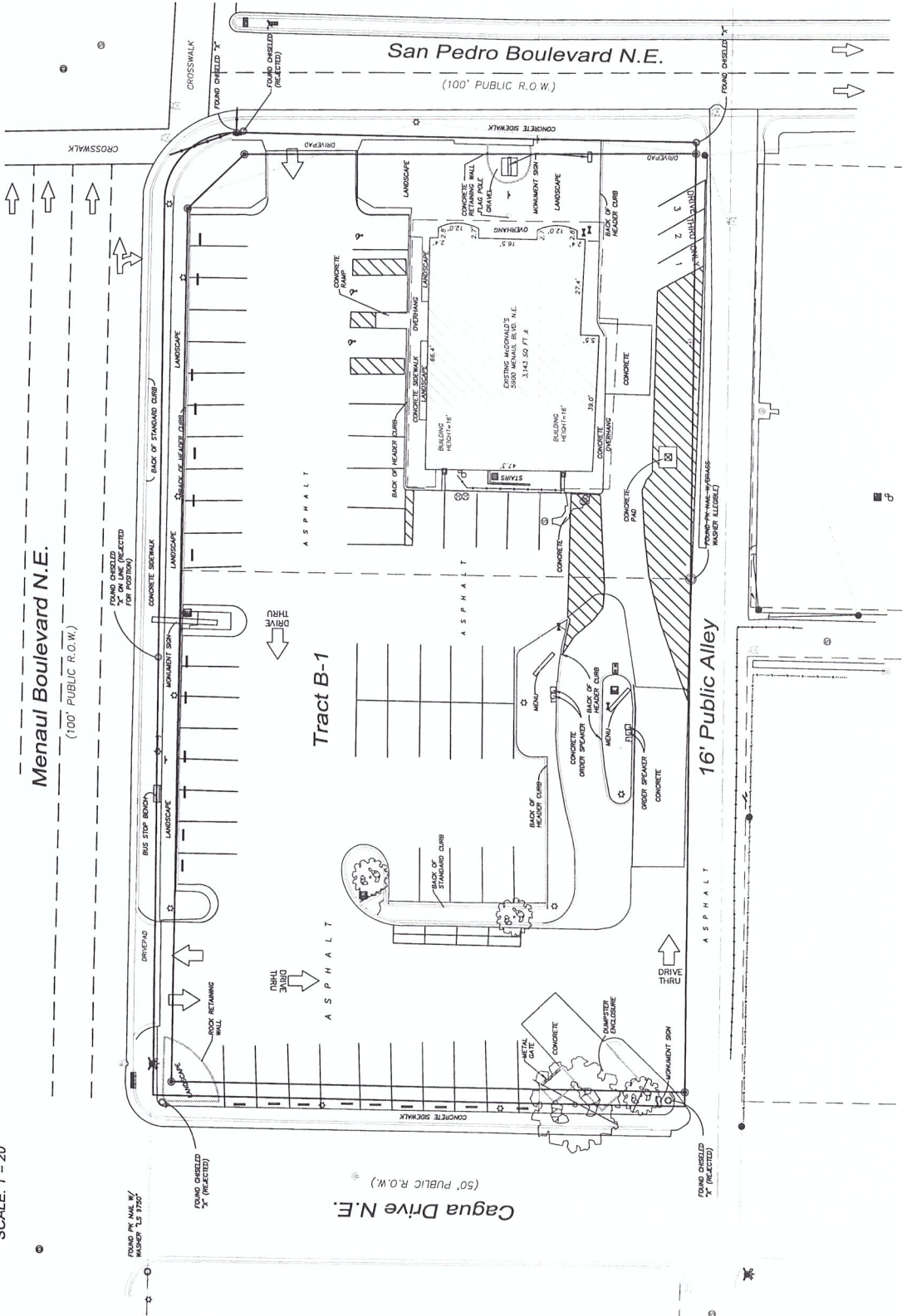
PROJECT INFORMATION		DATE OF SURVEY	
CREW/TECH	MT	DATE OF SURVEY	06/20/2018
DRAWN BY	JK	CHECKED BY	LM
PROJECT NO.	505.856.5700 PHONE	PLOT JOB NO.	15-7189P
	505.856.7900 FAX	SHEET NUMBER	1 OF 2



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX



Site Plan of  
 Tract B-1, Block 101  
**Bel-Air**  
 Section 12, Township 10 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 August 2019



**Legend**

- DEVIANTS & SET CHISELED 'X'
- ▲ SET THIS SURVEY
- FOUND ALUMINUM ADJAC MONUMENT
- UTILITY POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT POLE
- PULLBOX
- TRANSFORMER
- TRAFFIC LIGHT
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- SANITARY SINKER MANHOLE
- STORM SINKER MANHOLE
- CLEANOUT
- SINK
- GAS METER
- MEDIAN INLET
- CURB INLET
- GUARD POST
- TREE
- HANDCAP PARKING SPACE
- CURB AND GUTTER
- OVERHEAD UTILITY LINE
- GAS LINE
- WOOD FENCE
- BLOCK/PARKING WALL

COORDINATE AND DIMENSION INFORMATION		PLUS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STREET PLANE ZONE	LAND GRANT	PROPERTY OWNER	PRECISION SURVEYS, INC.	CREW/CHIEF	DATE OF SURVEY	OFFICE LOCATION	9000 San Mateo Boulevard, NE
TYPE	R/B	TRACT A: MACDONALD'S REAL ESTATE COMPANY	TRACT B: BEL-AIR	MIT	06/20/2018	ALBUQUERQUE, NM 87113	
INCIDENTAL DATUM	SECTION	MERIDIAN	SUBDIVISION NAME	DRAWN BY	CHECKED BY:	505.856.5700 PHONE	JM
NAD 83	12	NM/MP	BEL-AIR	JJK	LM	505.856.5700 FAX	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	TOWNSHIP	COUNTY	STATE	PER JOB NO.	SHEET NUMBER		
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	10 NORTH	BERNALILLO	NM	15-7185SP	1 OF 1		
COMBINED SCALE FACTOR	CITY	ELEVATION TRANSLATION	ELEVATION FACTOR				
1.000336121	ALBUQUERQUE	NO	+0.00'				
GRID TO GROUND							
1.000336121							
GROUND TO GRID							
0.999663892							

# Sidewalk Exhibit "A"

