



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 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 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			
Subdivide 2 existing lots into 3 new lots and grant easement(s).			

APPLICATION INFORMATION			
Applicant: Red Shamrock 4, LLC		Phone:	
Address: 8220 San Pedro Dr. N.E.		Email:	
City: Albuquerque	State: NM	Zip: 87113-2476	
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 5, 8, and 9	Block: 3	Unit:	
Subdivision/Addition: Coors Pavilion	MRGCD Map No.:	UPC Code: See Attached Sheet	
Zone Atlas Page(s): G-11-Z	Existing Zoning: NR-C	Proposed Zoning NR-C	
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (Acres): 14.9000	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: St. Joseph Dr. N.W.	Between: Coors Blvd. N.E.	and: Atrisco Dr. N.W.	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1005357, 1000032, 1011410, PR-2019-002765			

Signature:		Date: 10/14/19	
Printed Name: Jayson Pyne		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	
Meeting Date:		Fees 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(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

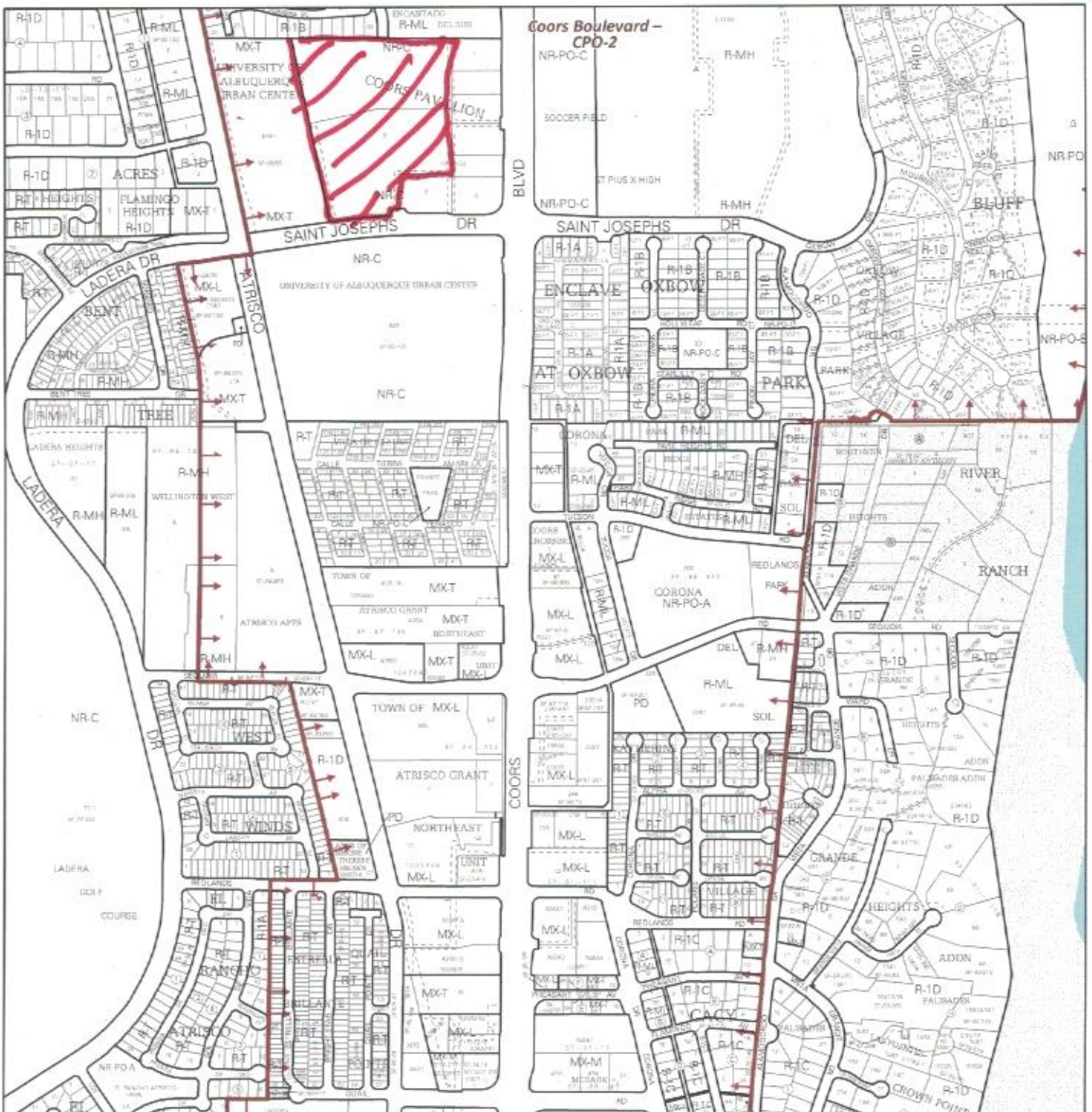
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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: 10/14/15
Printed Name: Jayson Pyne	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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




Coors Boulevard - CPO-2

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-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

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

October 14, 2019

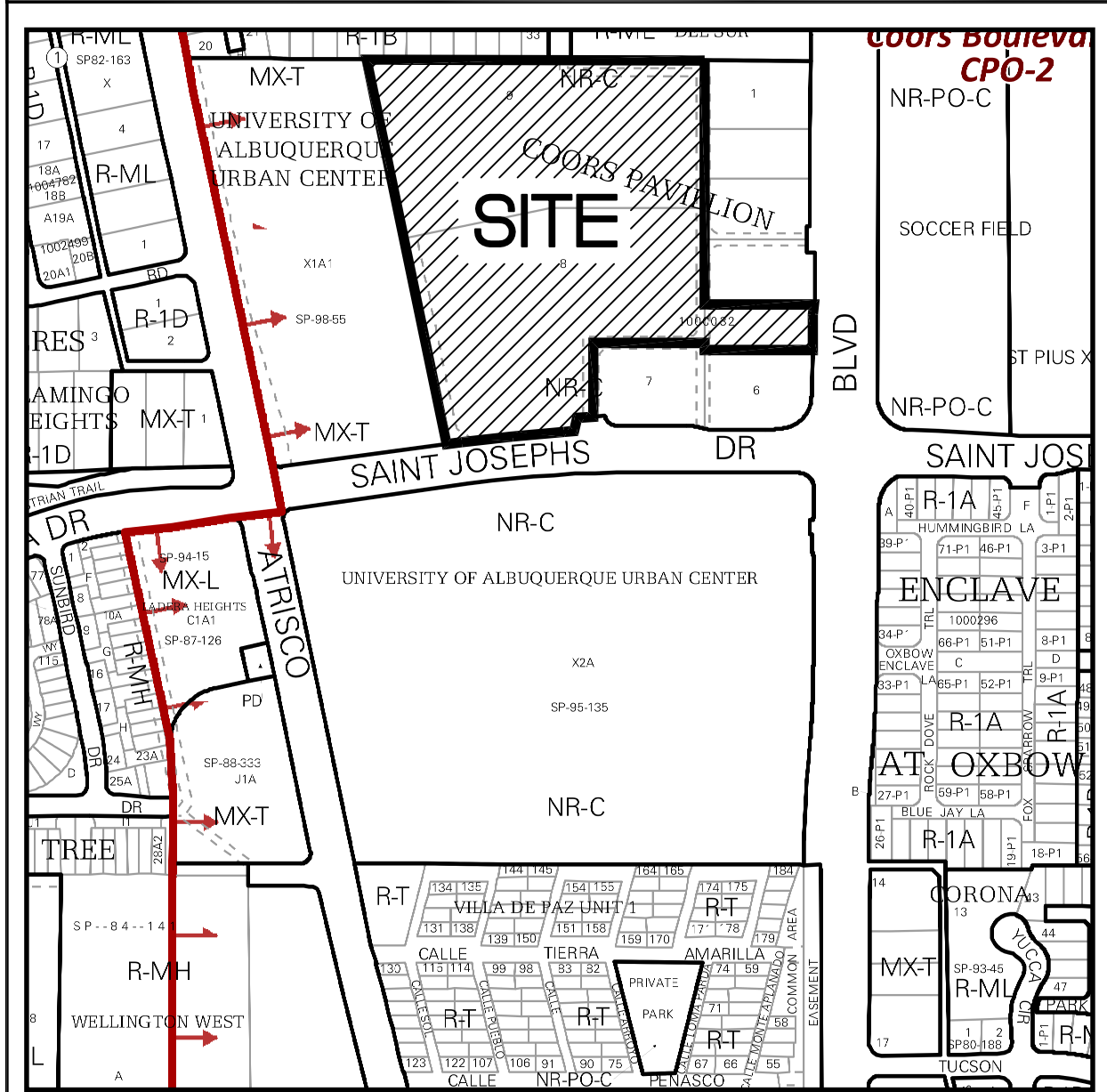
Development Review Board
City of Albuquerque

Re: Proposed Lots 5-A, 8-A and 9-A, Block 3, Coors Pavilion

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to combine 3 existing Lots and create 3 new lots. Located at St. Josephs Dr. N.W. between Atrisco Dr. N.W. and Coors Blvd. N.W. Thank you for your time and consideration.

Jayson Pyne



Vicinity Map - Zone Atlas G-11-Z

Notes

1. FIELD SURVEY PERFORMED IN JULY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Easement Notes

- * [1] EXISTING PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- * [2] EXISTING 20' PRIVATE DRAINAGE EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [3] EXISTING 10' PUBLIC UTILITY EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [4] EXISTING 20' PUBLIC WATER EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [5] EXISTING 10' PRIVATE SANITARY SEWER EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- * [6] EXISTING PRIVATE BLANKET DRAINAGE EASEMENT ACROSS LOT 9 (4/11/2017, BK. 2017C, PG. 42) VACATED WITH THE FILING OF THIS PLAT
- [7] 20' UTILITY EASEMENT (3/18/1976, BK. 468, PG. 165-166, DOC. NO. 4915317) AS SHOWN ON PLAT (4/11/2017, BK. 2017C, PG. 42)
- [8] EXISTING PUBLIC WATER METER EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [9] EXISTING PUBLIC WATERLINE EASEMENT (5/8/2000, BK. A5, PG. 4444 AS DOC. NO. 20044618) AS SHOWN ON PLAT (4/11/2017, BK. 2017C, PG. 42)
- [10] PRIVATE INGRESS/EGRESS EASEMENT-ACCESS DRIVEWAY GRANTED WITH THE FILING OF THIS PLAT BENEFITING THE OWNERS OF LOTS 1-9 TO BE MAINTAINED BY THE UNDERLYING OWNER OF EACH TRACT PURSUANT TO THE PROVISIONS CONTAINED IN THE DECLARATION OF ECR RECORDED ON DECEMBER 13, 2016 AS DOC. NO. 2016116329, GRANTED WITH THE FILING OF THIS PLAT.
- [11] PRIVATE DRAINAGE POND EASEMENT, BENEFITING LOTS 1-9 TO BE MAINTAINED AS "COMMON USE AREA" BY ALL THE OWNERS PURSUANT TO THE PROVISIONS CONTAINED IN THE DECLARATION OF ECR RECORDED ON DECEMBER 13, 2016 AS DOC. NO. 2016116329 AND THE DECLARATION OF TEMP. STORM WATER DRAINAGE EASEMENT BENEFITING TRACT X-1-A1, UNIVERSITY OF ALBUQUERQUE URBAN CENTER FILED JANUARY 19, 2017 AS DOCUMENT 2017005194, GRANTED WITH THE FILING OF THIS PLAT.
- [12] EXISTING P.U.E. (1/30/2018, AS DOC. NO. 2018009029)

* BENEFITTING AND USE OF THE OWNERS OF LOT 1 THRU 9, COORS PAVILION. MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS 1 THRU 9, COORS PAVILION AS FURTHER DEFINED IN THE RECORDED "DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS".

Indexing Information

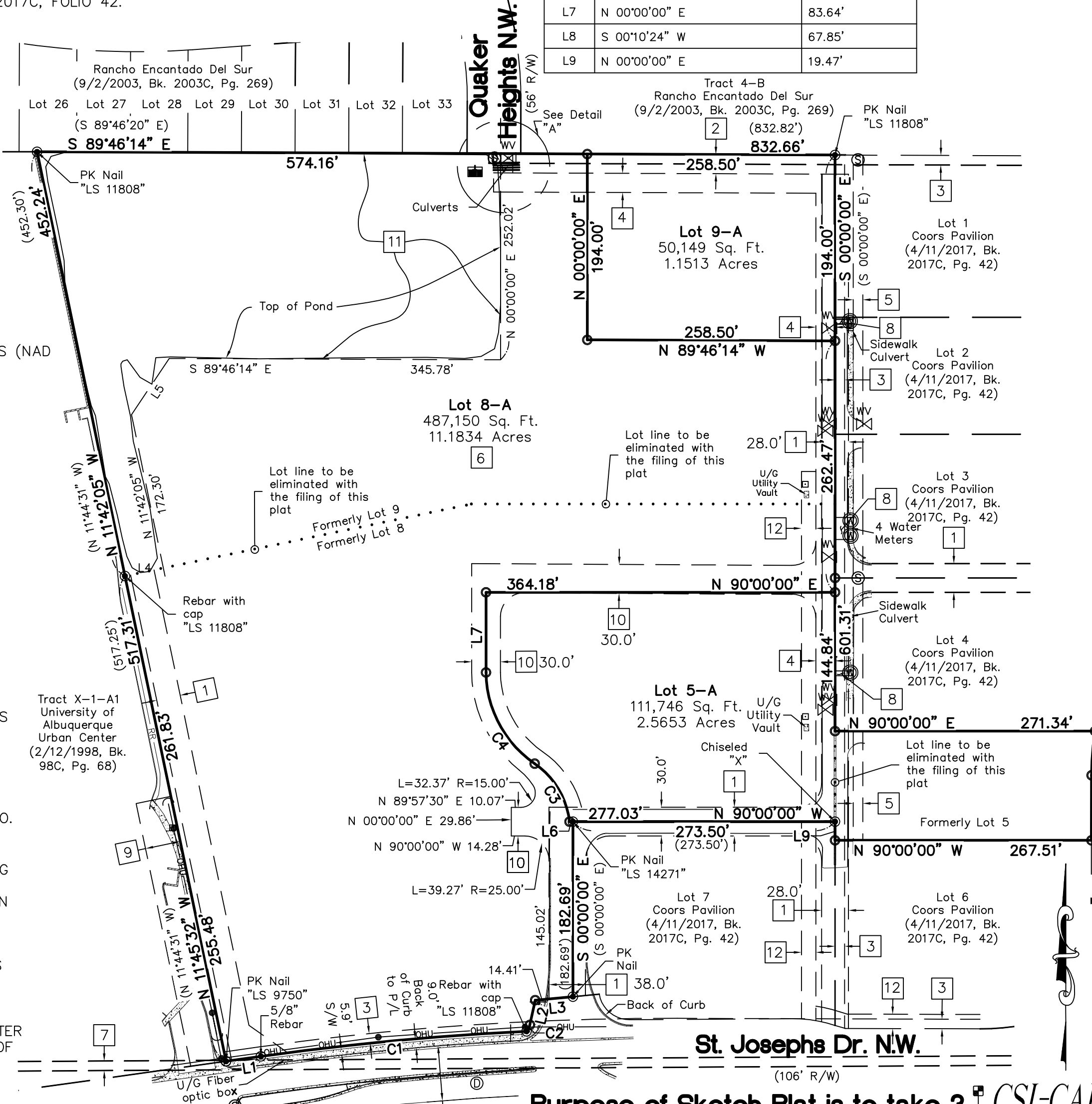
Projected Section 2, Township 10 North, Range 2 East, N.M.P.M. within the Town of Albuquerque Grant
 Subdivision: Coors Pavilion
 Owner: Red Shamrock 4, LLC
 UPC #: 101106018746520809 (Lot 8)
 101106018750920808 (Lot 9)
 101106023746120805 (Lot 5)

Legal Description

LOT NUMBERED FIVE (5), EIGHT (8), AND NINE (9), OF COORS PAVILION, WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRIME MERIDIAN, 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 11, 2017 IN MAP BOOK 2017C, FOLIO 42.

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	278.74' (278.73')	3053.00' (3053.00')	5'13'52"	278.64'	S 84°36'47" W
C2	7.60' (7.60')	15.00' (15.00')	29°01'18"	7.52'	S 26°43'08" W
C3	72.84'	85.00'	49°05'52"	70.63'	N 30°59'18" W
C4	112.12'	117.00'	54°54'22"	107.88'	N 28°05'03" W
C5	46.33'	307.00'	8°38'50"	46.29'	S 04°29'37" W

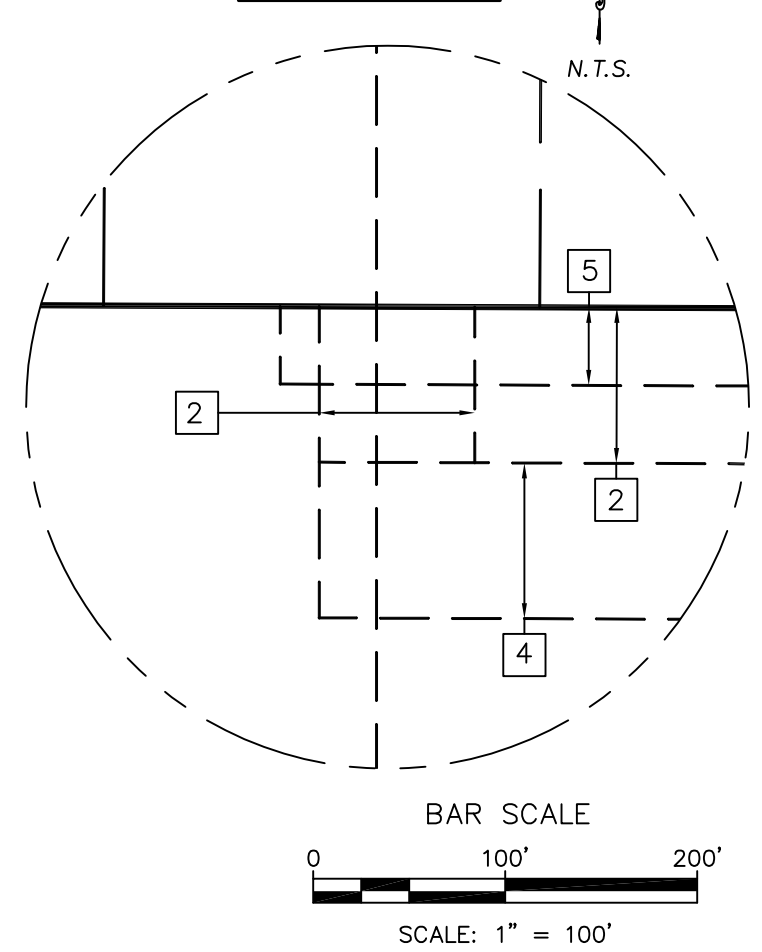
Line #	Direction	Length (ft)
L1	S 81°59'51" W (S 81°59'51" W)	36.65' (36.65')
L2	S 12°12'29" W (S 12°12'29" W)	26.39' (26.39')
L3	S 84°41'06" W (S 84°41'06" W)	39.52' (39.52')
L4	S 89°41'02" E	41.79'
L5	N 33°51'33" E	70.65'
L6	N 90°00'00" W	3.53'
L7	N 00°00'00" E	83.64'
L8	S 00°10'24" W	67.85'
L9	N 00°00'00" E	19.47'



Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (4/11/2017, BK. 2017C, PG. 42)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
- ▨ CONCRETE
- ▨ BLOCK WALL
- RR RAILROAD TIES
- OHU OVERHEAD UTILITY LINE
- UTILITY POLE
- ⊕ ANCHOR
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ MANHOLE
- ⊕ SIGN
- ⊕ STORM DRAIN INLET
- ⊕ UTILITY PEDESTAL

Detail "A"



Purpose of Sketch Plat is to take 3 existing lots and make 3 new lots, vacate, and grant easements.

CSI-CARTESIAN SURVEYS INC.

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