



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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		

APPLICATION INFORMATION		
Applicant/Owner: Red Shamrock 4, LLC		Phone:
Address: 8220 San Pedro Dr NE		Email:
City: Albuquerque	State: NM	Zip: 87113-27476
Professional/Agent (if any): Cartesian Surveys		Phone: (505) 896-3050 ext 105
Address: PO Box 44414		Email: cartesianamber@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest in Site:	List all owners: Red Shamrock 4, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tracts 8-A, 8-B, 8-C, 9-A and 9-C	Block:	Unit:
Subdivision/Addition: Coors Pavilion	MRGCD Map No.:	UPC Code: TBD
Zone Atlas Page(s): G-11-Z	Existing Zoning: NR-C	Proposed Zoning NR-C
# of Existing Lots: 5	# of Proposed Lots: 1	Total Area of Site (Acres): 13.0470 Ac.
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: St. Joseph's Dr NW	Between: Coors Blvd NW	and: Atrisco Dr NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2019-002765, SD-2020-00218		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Amber Palmer</i>	Date: 10/17/2022
Printed Name: Amber Palmer	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? No 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 to City Staff using other on-line resources such as Dropbox or FTP. 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

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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___ Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

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___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ 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

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Proposed Infrastructure List, if applicable

___ Required notice with content per IDO Section 14-16-6-4(K)

___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

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 / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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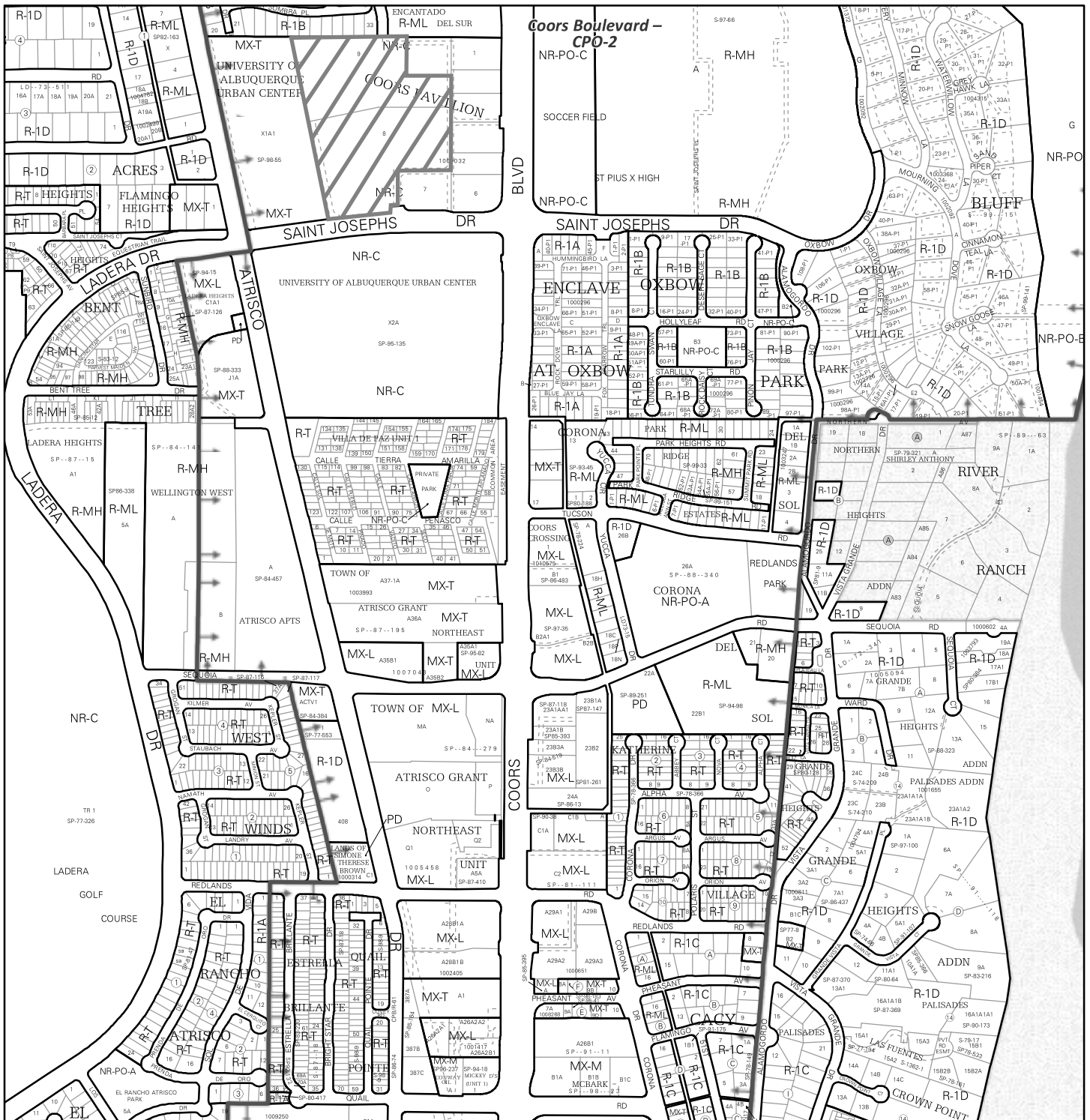
___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

___ 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.

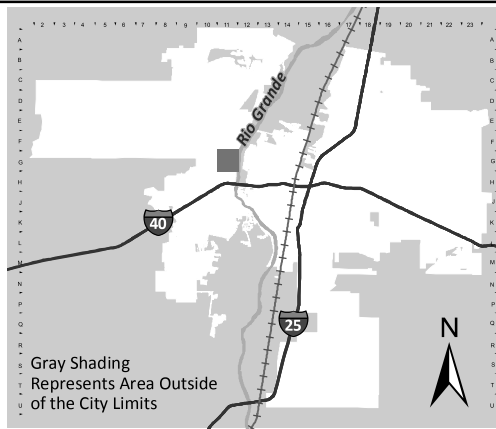


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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 11, 2022

Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Tract 8-A-1, Coors Pavilion located near the Northwest Corner of Coors Blvd. N.W. and St. Joseph's Dr. N.W.

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Red Shamrock 4, LLC and requests a sketch plat review to create one new tract from five (5) existing tracts, grant and vacate easements. The property is currently zoned NR-C (Non-Residential – Commercial). Previous subdivision actions for this property were heard under PR-2019-002765 / SD-2020-00218.

Thank you for your consideration,

Amber Palmer
Amber Palmer

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)
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- [4] EXISTING 20' PUBLIC WATER EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [5] PRIVATE DRAINAGE EASEMENT, BLANKET IN NATURE, BENEFITTING AND TO BE MAINTAINED BY THE OWNER'S OF LOT 8-A-1, GRANTED WITH THE FILING OF THIS PLAT
- [6] INTENTIONALLY OMITTED
- [7] EXISTING 20' UTILITY EASEMENT (3/18/1976, BK. 468, PG. 165-166, DOC. NO. 4915317) AND AS SHOWN ON PLAT (4/11/2017, BK. 2017C, PG. 42)
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- [9] EXISTING 37' 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] 30' INGRESS/EGRESS EASEMENT-ACCESS DRIVEWAY (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT
- [11] EXISTING PRIVATE DRAINAGE POND EASEMENT, BENEFITING LOTS 1-7, 8-A, 8-B, 8-C, 9-A, 9-B, AND 9-C 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 AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF ECR RECORDED SEPTEMBER 25, 2019 AS DOC. NO. 2019081522. THE LOCATION AND DESIGN OF THIS PRIVATE DRAINAGE POND EASEMENT, MAY BE AMENDED PURSUANT TO THE TERMS CONTAINED IN THE DECLARATION OF SAID ECR.
- [12] EXISTING 15' PNM EASEMENT (1/30/2018, AS DOC. NO. 2018009029)
- [13] PUBLIC WATER AND SEWER EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT
- [14] EXISTING 10' PNM & MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. EASEMENT (09/03/1953, BK. D254, PG. 217)
- [15] EXISTING 6' PUBLIC ROADWAY EASEMENT FOR LOT 6 (09/17/19, AS DOC. NO. 2019078636)
- ** [16] EXISTING PUBLIC SEWER EASEMENT TO ABCWUA (03/23/2021, DOCUMENT NO. 2021034015) NOTE: A 10' PRIVATE SEWER EASEMENT WAS LOCATED IN THE SAME APPROXIMATE LOCATION AND WAS VACATED AND FILED ON 03/23/2021, AS DOCUMENT NO. 2021034014.
- [17] EXISTING PRIVATE 5' SIDEWALK EASEMENT (05/25/2021, 2021C-62) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal lines]
- [18] EXISTING 10' P.U.E. (05/25/2021, 2021C-62) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [dotted pattern]
- [19] EXISTING 10' PRIVATE SANITARY SEWER EASEMENT BENEFITING LOT 8-B TO BE MAINTAINED BY THE SAME (05/25/2021, 2021C-62)
- [20] PRIVATE DRAINAGE EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [plus signs]
- [21] 20' PUBLIC WATER EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal lines]
- [22] 20' PRIVATE SANITARY SEWER EASEMENT (05/25/2021, 2021C-62)

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Note:

* BENEFITING AND FOR 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".

** THE PUBLIC SEWER EASEMENT WAS ESTABLISHED OVER AN EXISTING PRIVATE SANITARY SEWER EASEMENT THAT WAS VACATED ON 03/23/2021 AS DOCUMENT NO. 2021034014.

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Subdivision Data

GROSS ACREAGE.....13.0470 ACRES
 ZONE ATLAS PAGE NO.....G-11-Z
 NUMBER OF EXISTING LOTS.....5
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0.0000 MILES
 MILES OF HALF-WIDTH STREETS.....0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES
 DATE OF SURVEY.....OCTOBER 2022

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	278.74'	3053.00'	5°13'52"	278.64'	S 84°36'47" W
C2	7.60'	15.00'	29°01'18"	7.52'	S 26°43'08" W

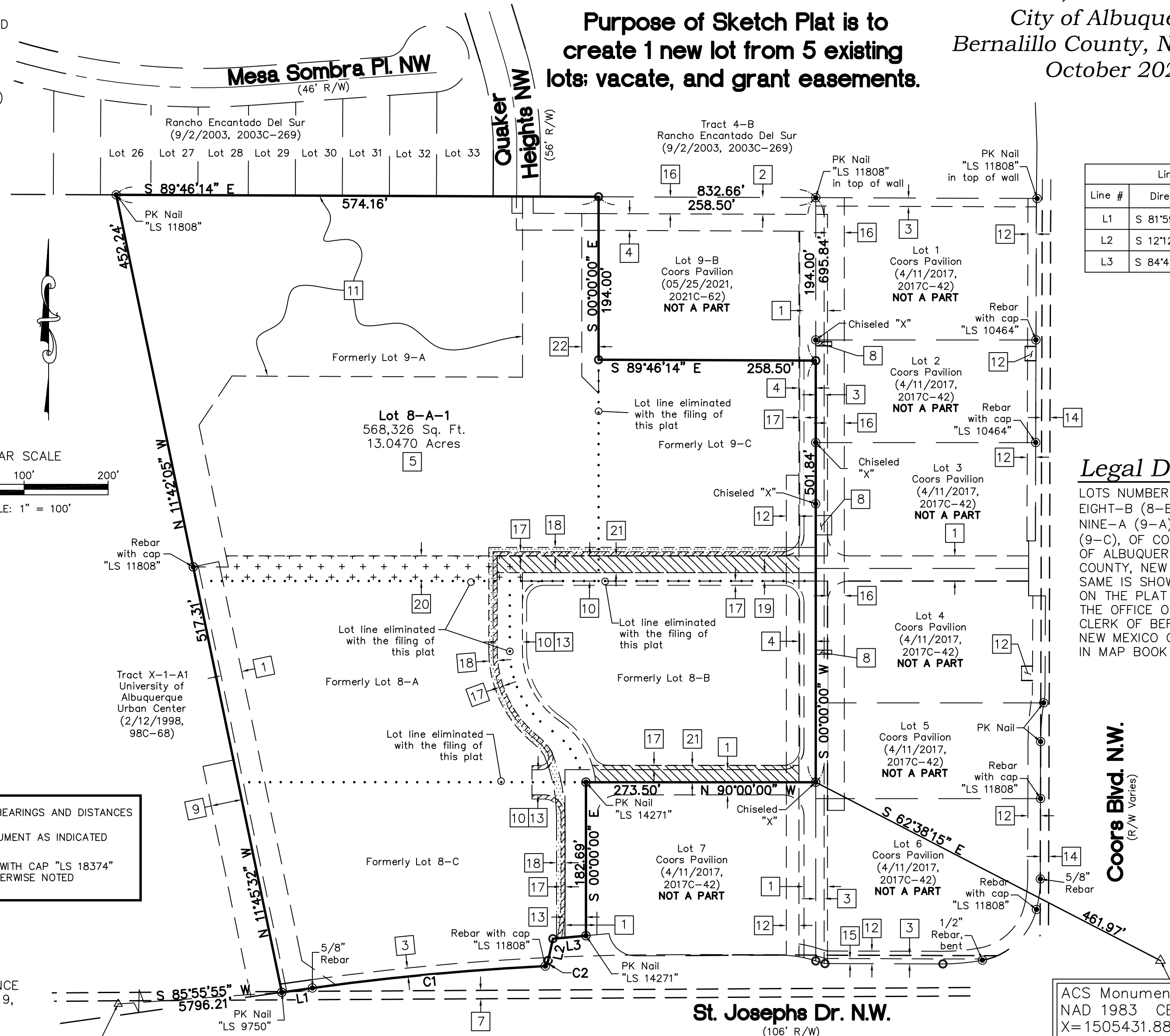
**Sketch Plat for
 Lot 8-A-1, Coors Pavilion
 Being Comprised of
 Lots 8-A, 8-B, 8-C, 9-A
 and 9-C, Coors Pavilion
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2022**

**Purpose of Sketch Plat is to
 create 1 new lot from 5 existing
 lots; vacate, and grant easements.**

Line Table		
Line #	Direction	Length (ft)
L1	S 81°59'51" W	36.65'
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L3	S 84°41'06" W	39.52'

Legal Description

LOTS NUMBERED EIGHT-A (8-A), EIGHT-B (8-B), EIGHT-C (8-C), NINE-A (9-A) AND NINE-C (9-C), OF COORS PAVILION, 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 MAY 25, 2021, IN MAP BOOK 2021C, FOLIO 62.



ACS Monument " 7-G10 "
 NAD 1983 CENTRAL ZONE
 X=1498606.697*
 Y=1501787.741 *
 Z=5159.487 * (NAVD 1988)
 G-G=0.999680173
 Mapping Angle=-0°16'22.41"
 *U.S. SURVEY FEET

ACS Monument " 8-G11 "
 NAD 1983 CENTRAL ZONE
 X=1505431.887 *
 Y=1502236.625 *
 Z=5116.009 * (NAVD 1988)
 G-G=0.999680082
 Mapping Angle=-0°15'35.17"
 *U.S. SURVEY FEET

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 [dashed lines].
5. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD.

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com
 Sheet 1 of 1
 191250

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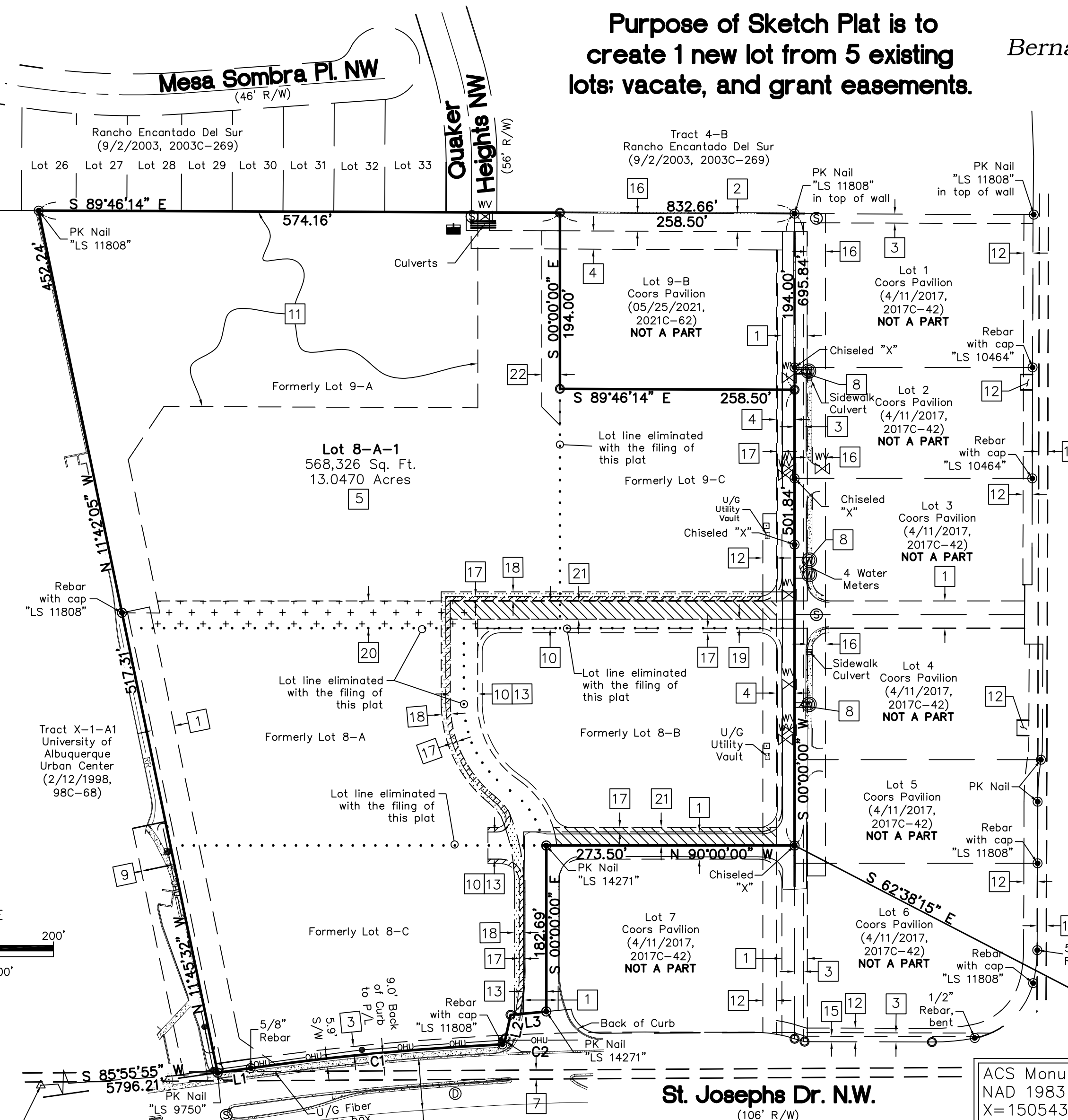
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Legend

N 90°00'00" E	
	MEASURED BEARINGS AND DISTANCES
	FOUND MONUMENT AS INDICATED
	SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
	CONCRETE
	BLOCK WALL
	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
	WATER VALVE
	WATER METER
	MANHOLE
	SIGN
	STORM DRAIN INLET
	UTILITY PEDESTAL
	MANHOLE
	RAILROAD TIES



Note:

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Sheet 1 of 1
191250