



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

CREATE 3 LOTS FROM EXISTING 2 LOTS

APPLICATION INFORMATION

Applicant: MANUEL GARZA		Phone:
Address: 1821 CANDELARIA NW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87107
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 980.8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site: OWNER	List all owners:	

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

Lot or Tract No.: A & B	Block:	Unit:
Subdivision/Addition: LAND OF ROBERT GARCIA	MRGCD Map No.:	UPC Code: 1.013.060.297.275.101
Zone Atlas Page(s): G-13	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 3	Total Area of Site (Acres): 0.253±

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **1821 CANDELARIA NW** Between: **SAN ISIDRO ST.** and: **GRIEGOS LATERAL**

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

PR 2019-002973

Signature:	Date: 4.14.2020
Printed Name: DERICK ARCHULETA	<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: 4.14.2020
	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: Derrick Archuleta

Date: 4.14.2020

Printed Name: DERICK ARCHULETA

☐ Applicant or ☒ Agent

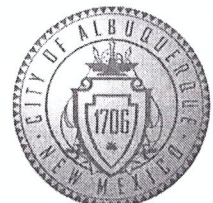
FOR OFFICIAL USE ONLY

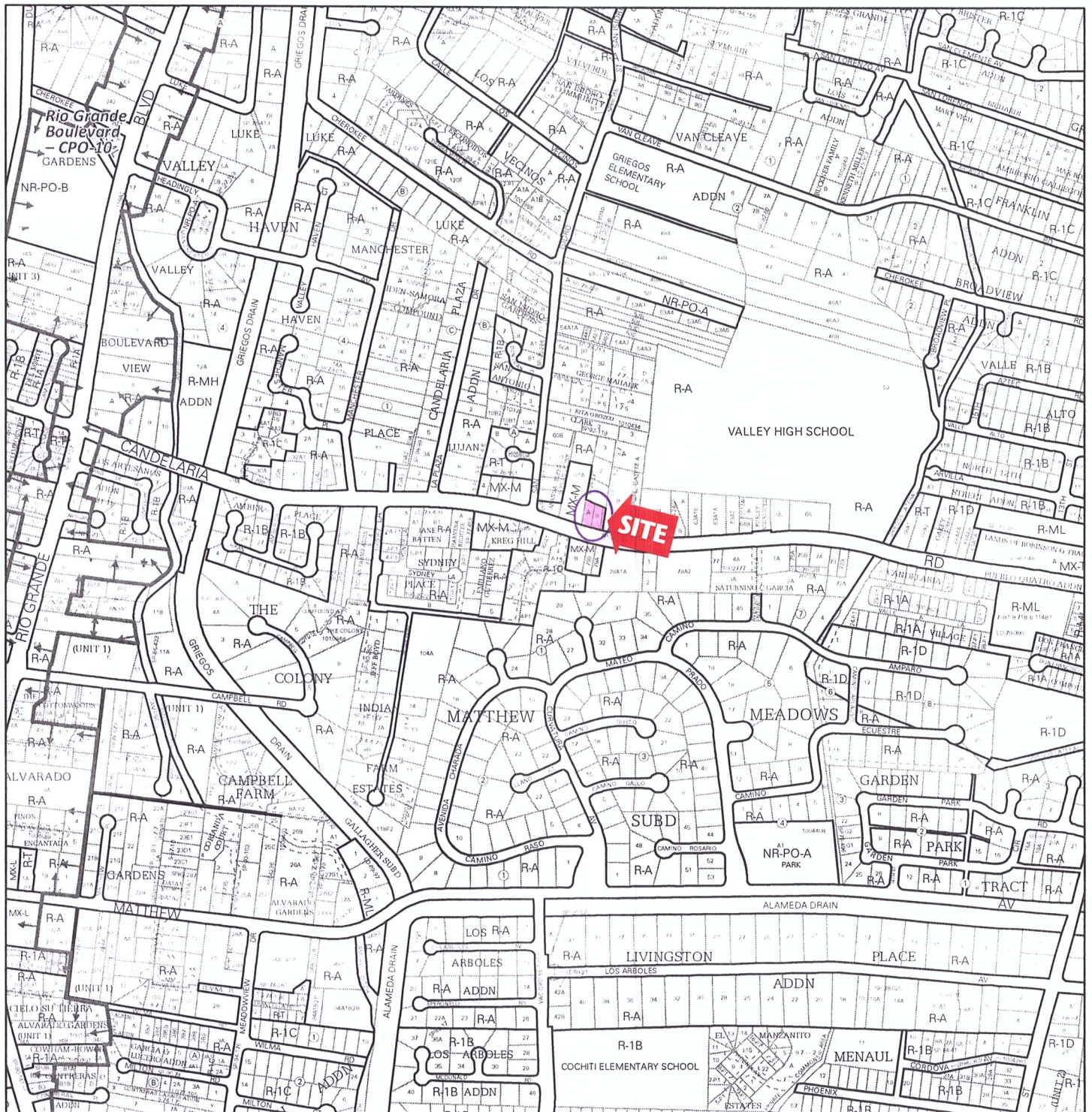
Case Numbers:

Project Number

Staff Signature:

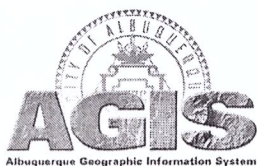
Date:



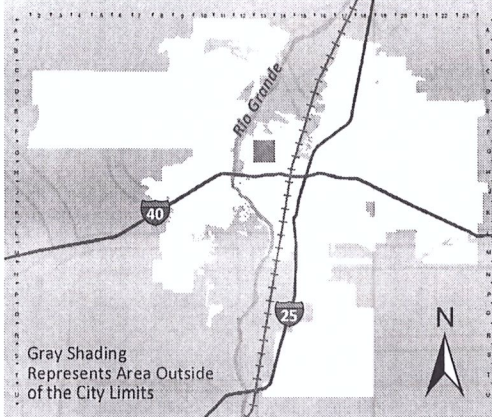


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

- 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

April 14, 2020

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: LOTS A & B, LAND OF ROBERT GARCIA

Ms. Wolfley 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 create three lots from existing two lots: Lot A and Lot B, Land of Robert Garcia. Proposed Lot A-1 is to be 0.0255± net acres, Lot A-2 at 0.1042± and Lot B is to be 0.1215± net acres on property zoned MX-M (Mixed Use – Moderate Density)

The property is currently developed with a commercial building (insurance company) and telecommunication facility (tower).

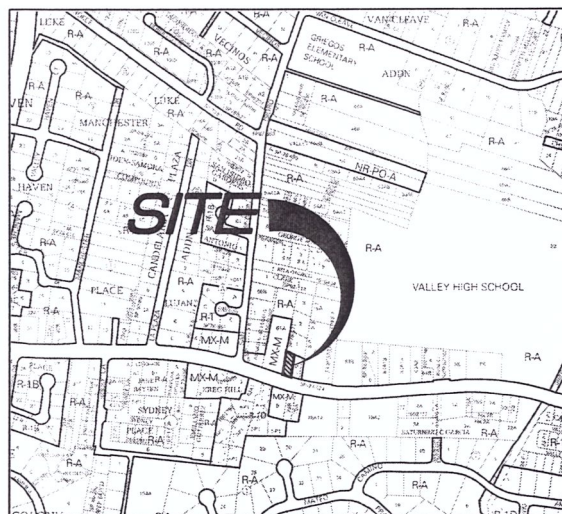
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Near North Valley Planning Area.

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

Sincerely,

A handwritten signature in blue ink, reading "Derrick Archuleta". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Derrick Archuleta, MCRP
Principal



VICINITY MAP
Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground, US Survey Feet.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
5. All corners found in place and held were tagged with a Aluminum disk stamped "L.S. 8911" unless otherwise indicated hereon.
6. All corners that were set are a 5/8" rebar with plastic cap stamped "L.S. 8911" unless otherwise indicated hereon.
7. Bernalillo County Zone Atlas Page G-13.

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Tracts created: 3
3. Total number of Lots created: 0
4. No Public Street right of way dedicated by this plat
5. Gross Subdivision acreage: 0.2512 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat 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 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM 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.

PURPOSE OF PLAT

The purpose of this plat is to:

- A. Divide One (1) existing tract into Two (2) new Tracts and as shown hereon.
- B. Dedicate Easements as shown hereon.

FLAT OF TRACTS A-1, A-2 AND TRACT B LAND OF ROBERT GARCIA

(BEING A REPLAT OF TRACT A, LAND OF ROBERT GARCIA)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2020

APPLICATION NUMBER: _____

PROJECT NUMBER: _____

PLAT APPROVAL

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 _____

Department of Municipal Development

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

Code Enforcement _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

I, David R. Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David R. Vigil
NMPS No. 8911

SHEET 1 OF 3

SURV TEK

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3386
Fax: 505-897-3377

PLAT OF
TRACTS A-1, A-2 AND TRACT B
LAND OF ROBERT GARCIA
(BEING A REPLAT OF TRACT A, LAND OF ROBERT GARCIA)

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN

PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2020

LEGAL DESCRIPTION

Tracts A and B, of Land of Robert Garcia, as the same is shown and designated on the plat entitled "Plat of Tracts A Thru D, Land of Robert Garcia, Town of Albuquerque Grant, Projected Section 6, T.10 N., R.3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 13, 1977, in Plat Book A6, Page 119.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising PLAT OF TRACTS A-1, A-2 and Tract B, LAND OF ROBERT GARCIA "BEING A SUBDIVISION OF TRACT A, LAND OF ROBERT GARCIA, projected Section 6, T.10 N., R.3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, on December 13, 1977, in Plat Book A6, Page 119", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

By: _____
Jose H. Garza

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this _____
day of _____, 20__, by _____

_____. My commission expires _____
Notary Public

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) in accordance with the National Flood Insurance Program Rate Map No. 35001C0331 H, Effective Date 8-16-2012.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat of Tracts A thru D, of Land of Robert Garcia, as the same is shown and designated on the plat entitled "Plat of Tracts A Thru D, Land of Robert Garcia", Projected Section 6, T.10 N., R.3 E., N.M.P.M., 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 December 13, 1977, in Book A6, Page 119.
- B. Plat of Tracts 1 thru 3, of Land of George Mihalik, as the same is shown and designated on the plat entitled "Plat of Tracts 1, 2 and 3, Land of George Mihalik", Projected Section 6, T.10 N., R.3 E., N.M.P.M., 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 October 16, 1978, in Book A6, Page 266.
- C. Plat of Tract 61-A, of Middle Rio Grande Conservancy District Property Map no. 34 as the same is shown and designated on the the Boundary Survey Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 25, 1999, in Book 995, Page 101.
- D. Plat of Lots 1 thru 5, of Lands of Elfege G. Jr. and Evangeline G Aranda, as the same is shown and designated on the plat entitled "Plat of Lot 1, 2, 3, 4, and 5" Lands of Elfege G. Jr. and Evangeline G. Arada, Projected Section 6, T.10 N., R.3 E., N.M.P.M., 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 February 5, 1996, in Book 96C, Page 20.

PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS

"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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

SHEET 2 OF 3

PLAT OF
TRACTS A-1, A-2 AND TRACT B
LAND OF ROBERT GARCIA

(BEING A REPLAT OF TRACT A, LAND OF ROBERT GARCIA)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

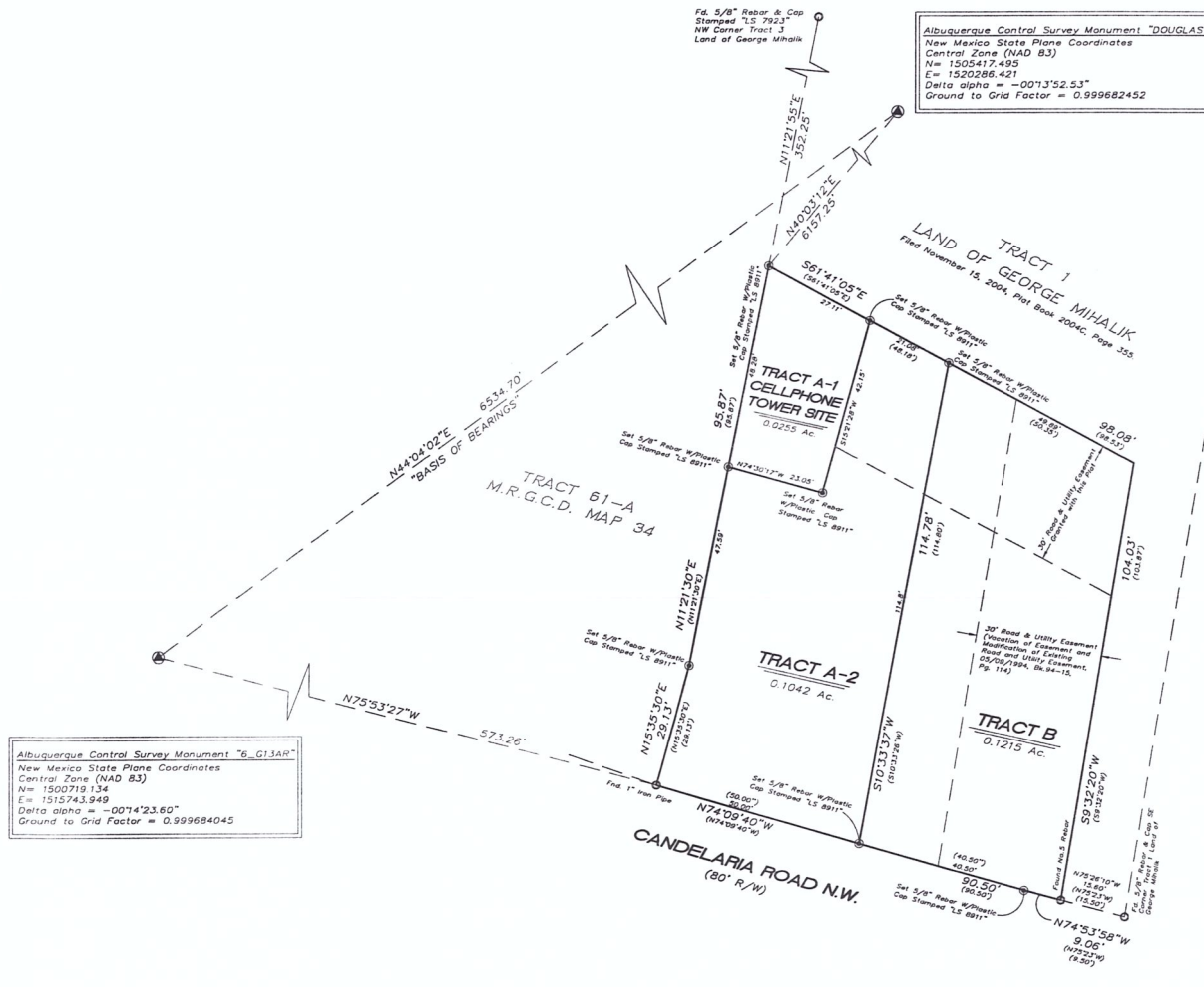
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2020



SHEET 3 OF 3

SURV+TEK

Consulting Surveyors

9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3386

Fax: 505-897-3377

TRACTS A-1, A-2 AND TRACT B
LAND OF ROBERT GARCIA

