



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"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (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 S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<b>APPEAL</b>	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<input type="checkbox"/> Waiver to DPM (Form V2)			
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Combine 55 parcels into 2 new lots and grant easement(s)			

<b>APPLICATION INFORMATION</b>			
Applicant: Dennis Jontz		Phone:	
Address: 725 6th Street		Email:	
City: Albuquerque	State: NM	Zip: 87102	
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 all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Lot 258-284 & 310-340 & Vacated Alleys & Street		Block: 23 & 28	Unit:
Subdivision/Addition: Armijo Brothers Addition		MRGCD Map No.:	UPC Code: 101405811818533804
Zone Atlas Page(s): J-14-Z	Existing Zoning: R-MH	Proposed Zoning R-MH	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 4.78	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 6th Street N.W.		Between: Marble Ave. N.W.	and: Lomas Blvd. N.W.
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

Signature:		Date: 10/14/19
Printed Name: Jayson Pyne		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>		
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](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>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: 10/14/19
Printed Name: Jayson Pyne	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
Staff Signature:	
Date:	



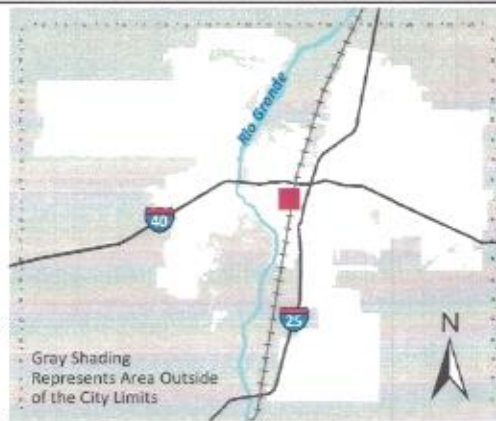


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

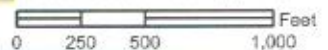


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-14-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



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

October 10, 2019

Development Review Board  
City of Albuquerque

**Re: 725 6<sup>th</sup> Street N.W.**

Members of the Board:

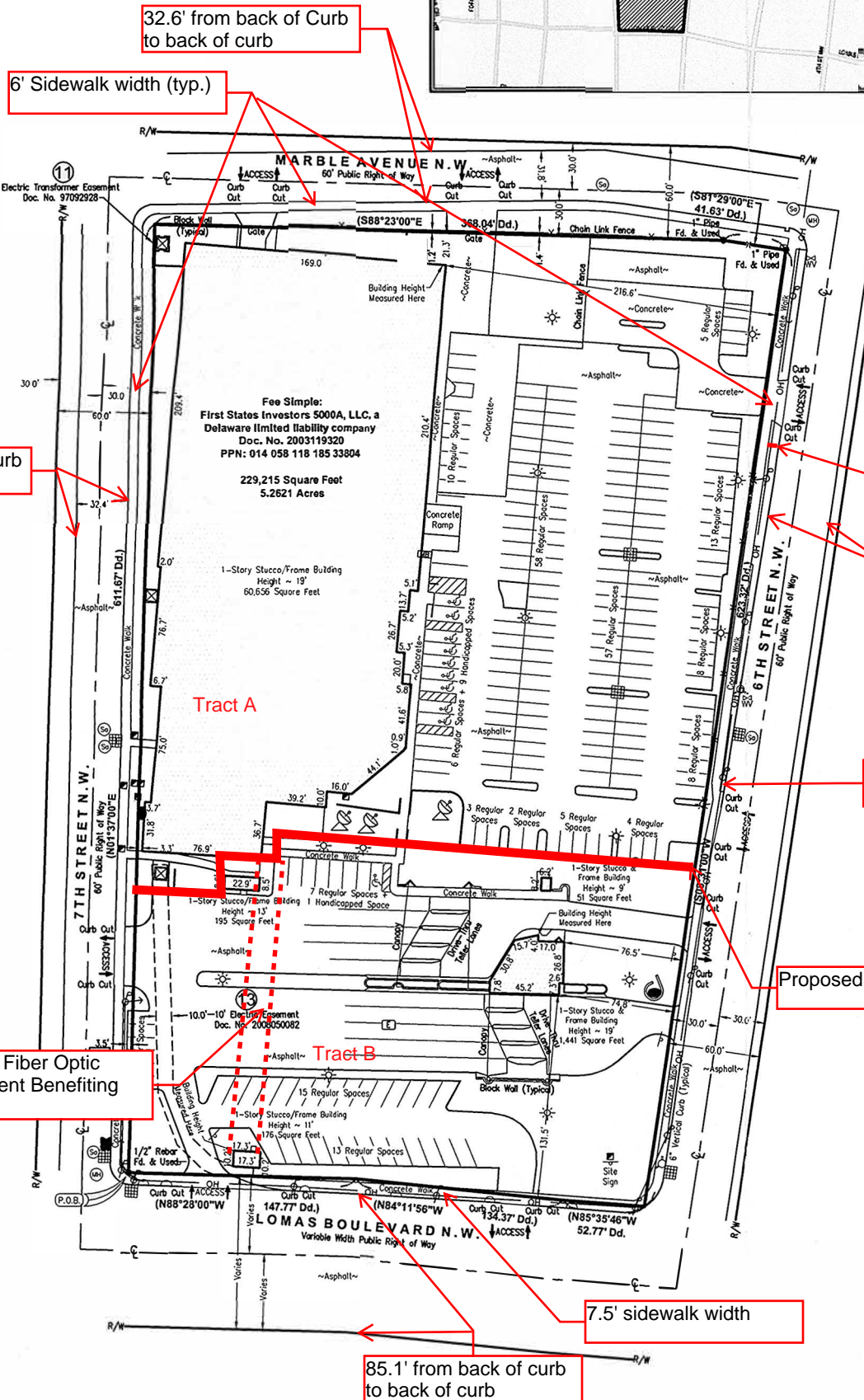
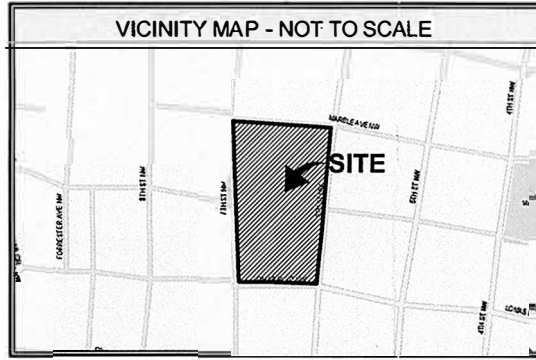
Cartesian Surveys is acting as an agent for the owner and request a Sketch plat review to combine 55 existing lots into 2 new lots and grant easement(s). The property is located at 725 6<sup>th</sup> Street N.W. between Lomas Blvd. N.W. and Marble Ave. N.W.

Thank you for your time and consideration.

Jayson Pyne



THE PURPOSE OF THIS SKETCH PLAT IS TO UNDERSTAND THE REQUIREMENTS THAT WILL BE IMPOSED BY THE CITY TO SUBDIVIDE THE PROPERTY FROM ONE TRACT INTO TWO AND GRANT EASEMENTS.



**LEGEND OF SYMBOLS & ABBREVIATIONS**

- R/W - Right-of-Way
- E - Centerline
- P.O.B. - Place/Point of Beginning
- A - Surveyor's Observation
- Schedule B-Section II Item
- Od. - Deed
- Monumentation Found as Noted
- Manhole
- Storm Manhole
- Catch Basin
- Sanitary Manhole
- Fire Hydrant
- Water Valve
- Satellite Dish
- Gas Meter
- Gas Valve
- Air Condition Unit
- Electric Meter
- Electric Transformer
- Electric Vault
- Utility Pedestal
- Handicap Space
- Sign
- Mail Box
- Utility Pole
- Light Pole
- Guy Wire
- Fence (As Noted)
- Overhead Utilities
- No Parking Area
- Building Area

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X UNSHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 35002, MAP NUMBER 35001 00340 WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**RECORD DESCRIPTION**

A certain parcel of land situate within the City of Albuquerque, New Mexico, being and comprising Blocks numbered Twenty-three (23) and Twenty-eight (28) of the PERFECTO ARMIJO AND BROTHERS ADDITION to the City of Albuquerque, New Mexico, within the Town of Albuquerque Grant, Bernalillo County, New Mexico, as the same are shown and designated on the plat of said Addition filed in the office of the County Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on July 8, 1887, EXCEPTING that Southern portion of said Block numbered Twenty-three (23) now within the new right-of-way of Lomas Boulevard N.W. as described in the June 2nd, 1951 Judgment of Cause No. 78341 in the District Court, State of New Mexico, County of Bernalillo, and filed therein; ALSO INCLUDING that portion of State Avenue N.W. between Sixth Street N.W. and Seventh Street N.W. the former alley within said Block numbered Twenty-three (23) and the former alley within said Block numbered Twenty-eight (28); Being more particularly described by metes and bounds survey as follows:  
BEGINNING at the Southwest corner of the parcel herein described, a point marking the intersection of the new Northernly right-of-way line of said Lomas Boulevard N.W., with the Easternly right-of-way line of Seventh Street N.W. and being a point on the Westernly boundary of said Block numbered Twenty-three (23) whence the original Southwest corner of said Block numbered Twenty-three (23) bears S. 1 deg. 37' W., 39.64 feet distance said original Southwest corner now being within the right-of-way of said Lomas Boulevard N.W.; thence N. 01 deg. 37' E., 611.67 feet distance along said Easternly right-of-way line of Seventh Street N.W. and common Westernly boundaries of said Blocks numbered Twenty-three (23) and Twenty-eight (28) to the intersection of said Easternly right-of-way line of Seventh Street N.W. with the Southernly right-of-way line of Marble Avenue N.W., said intersection being common to the Northwest corner of said Block numbered Twenty-eight (28) and being the identical Northwest corner of the parcel herein described; thence, S. 88 deg. 23' E., 368.04 feet distance along said Southernly right-of-way line of Marble Avenue N.W. and common Northernly boundary of said Block numbered Twenty-eight (28) to a point; thence, S. 91 deg. 23' E., 41.63 feet distance continuing along said Southernly right-of-way line of Marble Avenue N.W. and common Northernly boundary of said Block numbered Twenty-eight (28) to the intersection of said Southernly right-of-way line of Marble Avenue N.W. with the Westernly right-of-way line of Sixth Street N.W., said intersection being common to the Northeast corner of said Block numbered Twenty-eight (28) and being the identical Northeast corner of the parcel herein described; thence, S. 08 deg. 31' W., 623.32 feet distance along said Westernly right-of-way line of Sixth Street N.W. and common Easternly boundaries of said Blocks numbered Twenty-eight (28) and Twenty-three (23) to the intersection of said Westernly right-of-way line of Sixth Street N.W. with the new Northernly right-of-way line of said Lomas Boulevard N.W., said intersection being the Southeast corner of the parcel herein described; thence, N. 85 deg. 35' 46" W., 52.77 feet distance along said Northernly right-of-way line of Lomas Boulevard N.W. to a point; thence, N. 84 deg. 11' 56" W., 134.37 feet distance continuing along said Northernly right-of-way line of Lomas Boulevard N.W. to a point; thence, N. 88 deg. 28' W., 147.77 feet distance continuing along said Northernly right-of-way line of Lomas Boulevard N.W. to the Southwest and beginning corner of the parcel herein described.

The above described property is the same property that is described in First American Title Insurance Company Title Commitment No. 1726981-AL01, dated November 6, 2012 at 6:00 A.M.

**SIGNIFICANT OBSERVATIONS**

**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
537 North Cleveland-Massillon Road Akron, Ohio 44333  
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3606 www.bockandclark.com

