



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 SAW (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)

**BRIEF DESCRIPTION OF REQUEST** EXISTING GUADALUPE PLAZA SHOPPING CENTER.  
OWNER WOULD LIKE TO SEPARATE MAIN ANCHOR STORE, AND ALSO  
CREATE A SEPARATE PARCEL FOR DRAINAGE AREA AT S.E. CORNER

<b>APPLICATION INFORMATION</b>		
Applicant: <u>GUADALUPE STATION LLC, MUSHTAK KHATRI, V.P.</u>	Phone: <u>972.417.5835 EXT. 700</u>	
Address: <u>16600 DALLAS PARKWAY, SUITE 300</u>	Email: <u>MKHATRI@AZTCORPORATION.</u>	
City: <u>DALLAS</u>	State: <u>TX</u>	Zip: <u>75248</u> <u>COM</u>
Professional/Agent (if any): <u>VLADIMIR JIRIK, PROFESSIONAL SURVEYING LLC</u>	Phone: <u>505 620 4228</u>	
Address: <u>PO BOX 94595</u>	Email: <u>professional.surveying@comcast.net</u>	
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>87199</u>
Proprietary Interest in Site: <u>NONE</u>	List all owners: <u>GUADALUPE STATION LLC</u>	

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: <u>TRACT "Y"</u>	Block: <u>N/A</u>	Unit: <u>N/A</u>
Subdivision/Addition: <u>GUADALUPE PLAZA</u>	MRGCD Map No.: <u>29</u>	UPC Code: <u>101406243501440405</u>
Zone Atlas Page(s): <u>E-14</u>	Existing Zoning: <u>MX-M</u>	Proposed Zoning: <u>MX-M</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>4</u>	Total Area of Site (Acres): <u>7.3453</u>

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: <u>6211 4TH ST. N.W.</u>	Between: <u>GUADALUPE TRAIL N.W.</u>	and: <u>SOLAR ROAD N.W.</u>
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) #'s PROVIDED BY PLANNING</b>		
<u>CZ-69-42, AX-82-14, Z-82-93, Z-82-93-2, PR-2019-003030, 1001564</u>		

Signature: <u>Vladimir Jirik</u>	Date: <u>3/9/2020</u>
Printed Name: <u>VLADIMIR JIRIK</u>	<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:			Project #	

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

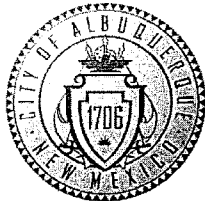
*Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.*

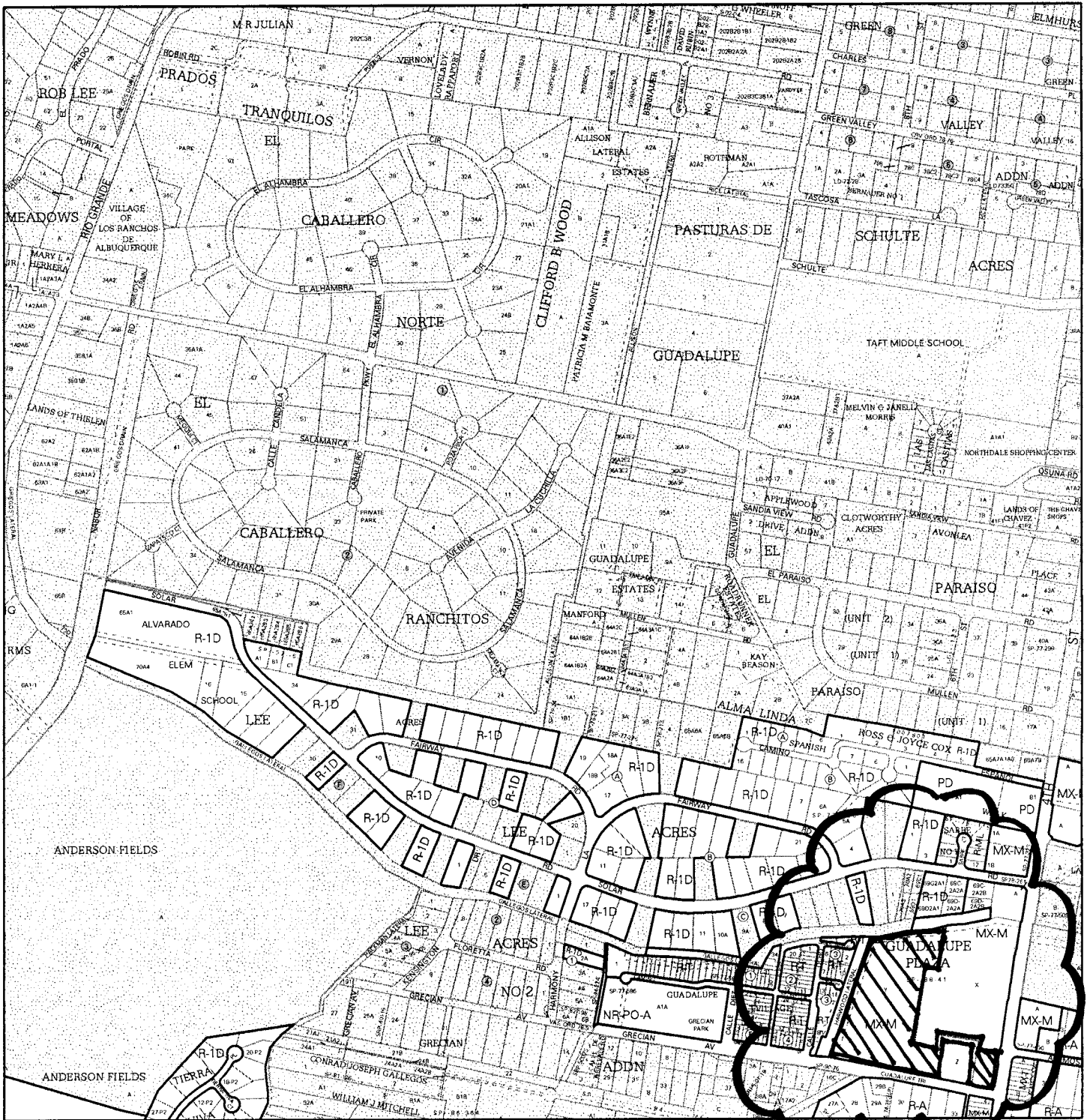
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing? **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](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)

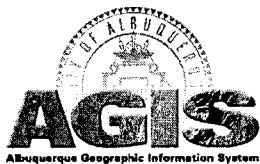
**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<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: <i>Vladimir Jirik</i>	Date: <i>3/9/2020</i>
Printed Name: <i>VLADIMIR JIRIK</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
Staff Signature:	
Date:	

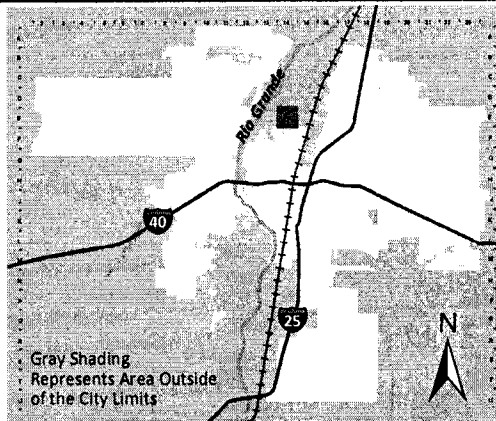


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**E-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

0 250 500 1,000 Feet

PROFESSIONAL SURVEYING LLC  
P.O. Box 94595  
ALBUQUERQUE, NM 87199  
Tel. 505.892.4597, cell 505.620.4228  
professional.surveying@comcast.net

Project: Replat of Tract "Y", Guadalupe Plaza  
Location: N.W. corner of 4th Street NW and Guadalupe Trail NW  
Address: 6211 4th Street NW, Albuquerque, NM 87107

- Owners would like to separate the main anchor store building and adjacent parking and driveway from the smaller shops and stores on both sides of the anchor building
- At the southeast corner of the intersection of 4th Street NW and Guadalupe Trail NW is an area platted in 1987 as a portion of the main Tract "Y", connected to the main parcel with 5' wide "connection". This corner area is encumbered entirely by a drainage easement, and owners would like to separate this area from the remaining portion of the shopping center parcel.
- The entire property being subdivided, and adjacent portions of the shopping center owned by others, have been fully developed; no new improvements or other project are being proposed at the location of the subject property.



LOCATION MAP  
ZONE ATLAS MAP NO. E-14-Z



**SUBDIVISION DATA**

- PROJECT #
- ZONE ATLAS INDEX NO.: E-14
- GROSS SUBDIVISION ACREAGE: 7.3453 ACRES
- TOTAL NUMBER OF EXISTING TRACTS: 1
- TOTAL NUMBER OF PROPOSED TRACTS: 4
- DATE OF SURVEY: FEBRUARY 2020

**M.R.G.C.D. APPROVAL**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS-OF-WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCES AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

**SPECIAL EASEMENT NOTE**

IN ADDITION TO EASEMENTS IN PLACE AND SHOWN ON THIS PLAT, A NEW BLANKET PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED BY THE OWNERS TO ALLOW UTILITY CONNECTIONS, SURFACE DRAINAGE, AND BOTH PEDESTRIAN AND VEHICULAR ACCESS ACROSS NEW PROPERTY LINES. THIS EASEMENT DOES NOT CREATE ANY ENCROACHMENTS OF BUILDING OR OTHER IMPROVEMENT UPON THIS BLANKET EASEMENT. FOR EXISTING UNDERGROUND UTILITY SERVICE LINES, THIS EASEMENT CREATES NECESSARY EASEMENTS TO ALLOW THE MAINTENANCE OF THESE SERVICE LINES AS NEEDED AND WHERE THEY CROSS NEW PROPERTY LINES.

MAINTENANCE OF UNDERGROUND SERVICE LINES IS THE RESPONSIBILITY OF THE BENEFICIARY OF EACH SERVICE LINE.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- Century Link for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast 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 within the easement, 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), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

**LEGAL DESCRIPTION**

TRACT "Y", GUADALUPE PLAZA, AS SAID TRACT IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 2/9/1988 IN VOLUME C35, FOLIO 164.

**PURPOSE OF THE PLAT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 1 TRACT INTO 4 TRACTS, AND TO GRANT EASEMENTS DESCRIBED AND SHOWN HEREON FOR THE PURPOSES NOTED.

**SOLAR NOTE**

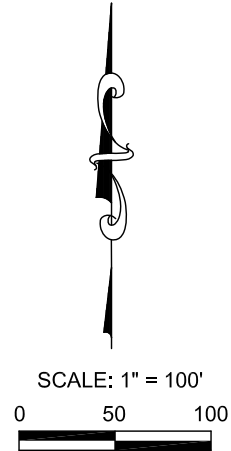
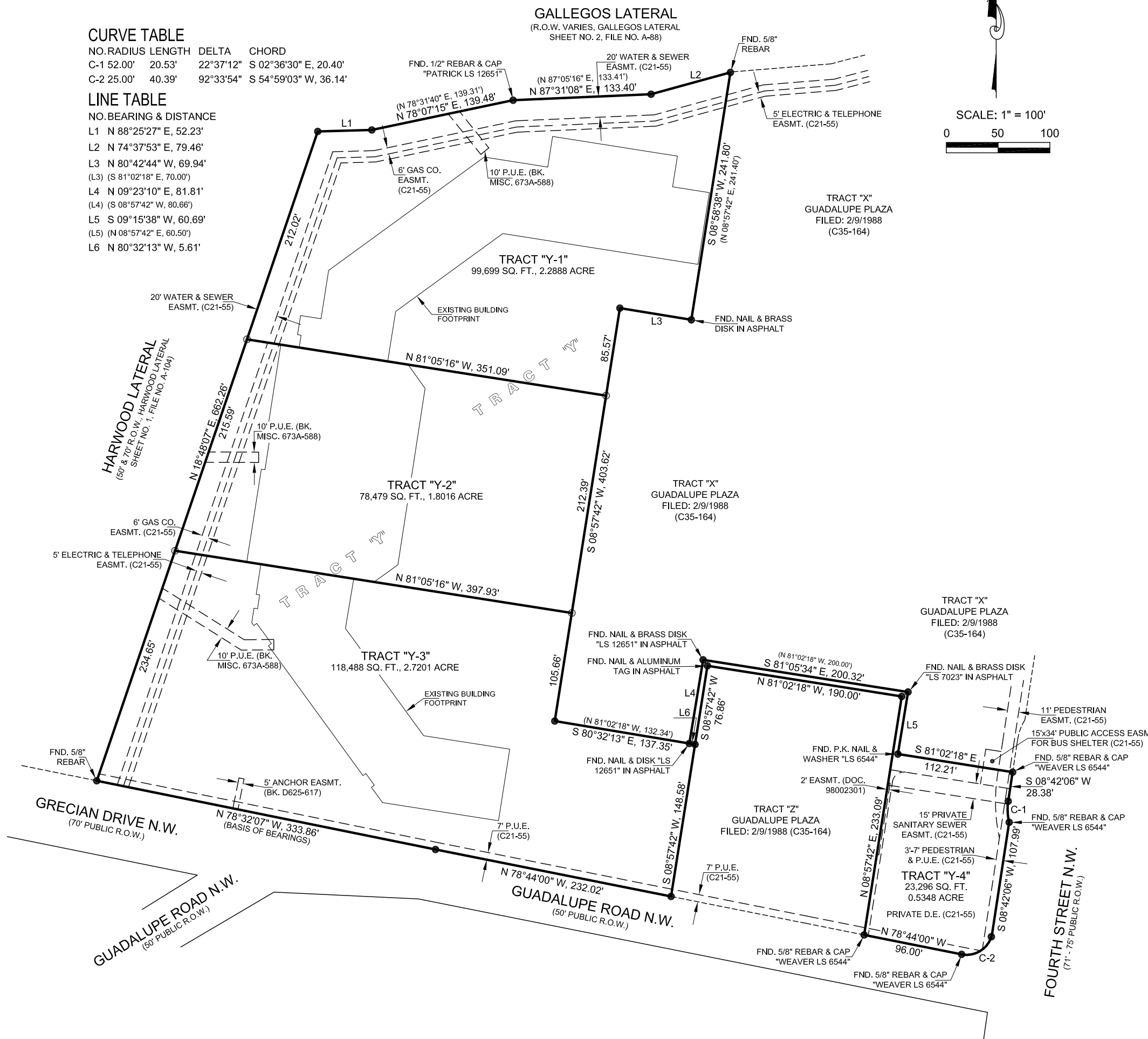
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**CURVE TABLE**

NO.	RADIUS	LENGTH	DELTA	CHORD
C-1	52.00'	20.53'	22°37'12"	S 02°36'30" E, 20.40'
C-2	25.00'	40.39'	92°33'54"	S 54°59'03" W, 36.14'

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 88°25'27" E, 52.23'	
L2	N 74°37'53" E, 79.46'	
L3	N 80°42'44" W, 69.94'	
(L3)	(S 81°02'18" E, 70.00')	
L4	N 09°23'10" E, 81.81'	
(L4)	(S 08°57'42" W, 80.66')	
L5	S 09°15'38" W, 60.69'	
(L5)	(N 08°57'42" E, 60.50')	
L6	N 80°32'13" W, 5.61'	



**SKETCH PLAT OF TRACTS Y-1, Y-2, Y-3 AND Y-4  
GUADALUPE PLAZA**

ELENA GALLEGOS GRANT, PROJECTED SECTION 29, T11N, R3E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2020

APPROVED AND ACCEPTED BY:

CASE NO.	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
A.M.A.F.C.A.	DATE
CODE ENFORCEMENT	DATE
M.R.G.C.D.	DATE
CITY SURVEYOR	DATE

**UTILITY APPROVALS:**

PNM	CENTURYLINK
NM GAS COMPANY	COMCAST

**NOTES**

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. BASIS OF BEARINGS IS BEARING N 78°32'07" W ALONG THE WEST PORTION OF THE SOUTH PROPERTY LINE. DISTANCES ARE GROUND. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMPS 10464" OR "MAG" NAIL & ID DISK MARKED "NMPS 10464".
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- EASEMENTS SHOWN ON THIS PLAT ARE AS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION AND AS PROVIDED IN THE TITLE COMMITMENT NO. 2453581-AL01 DATED 11/6/2019 BY FIRST AMERICAN TITLE INSURANCE COMPANY.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #101406243501440405 EXISTING TRACT Y, GUADALUPE PLAZA  
PROPERTY OWNERS OF RECORD: GUADALUPE STATION LLC C/O MARVIN F POER & COMPANY  
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Vladimir Jirik*  
VLADIMIR JIRIK, NMPS NO. 10464  
PROFESSIONAL SURVEYING LLC  
P.O. BOX 94595 ALBUQUERQUE, NM 87199  
office 505.892.4597, cell 505.620.4228  
professional.surveying@comcast.net



**FREE CONSENT**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES STATED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

FOR GUADALUPE STATION LLC, A DELAWARE LLC  
MUSHTAK KHATRI, VICE PRESIDENT

**ACKNOWLEDGEMENT**

COUNTY OF \_\_\_\_\_  
STATE OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, BY \_\_\_\_\_



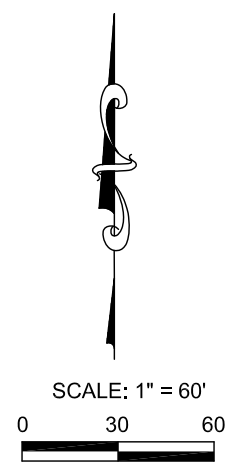
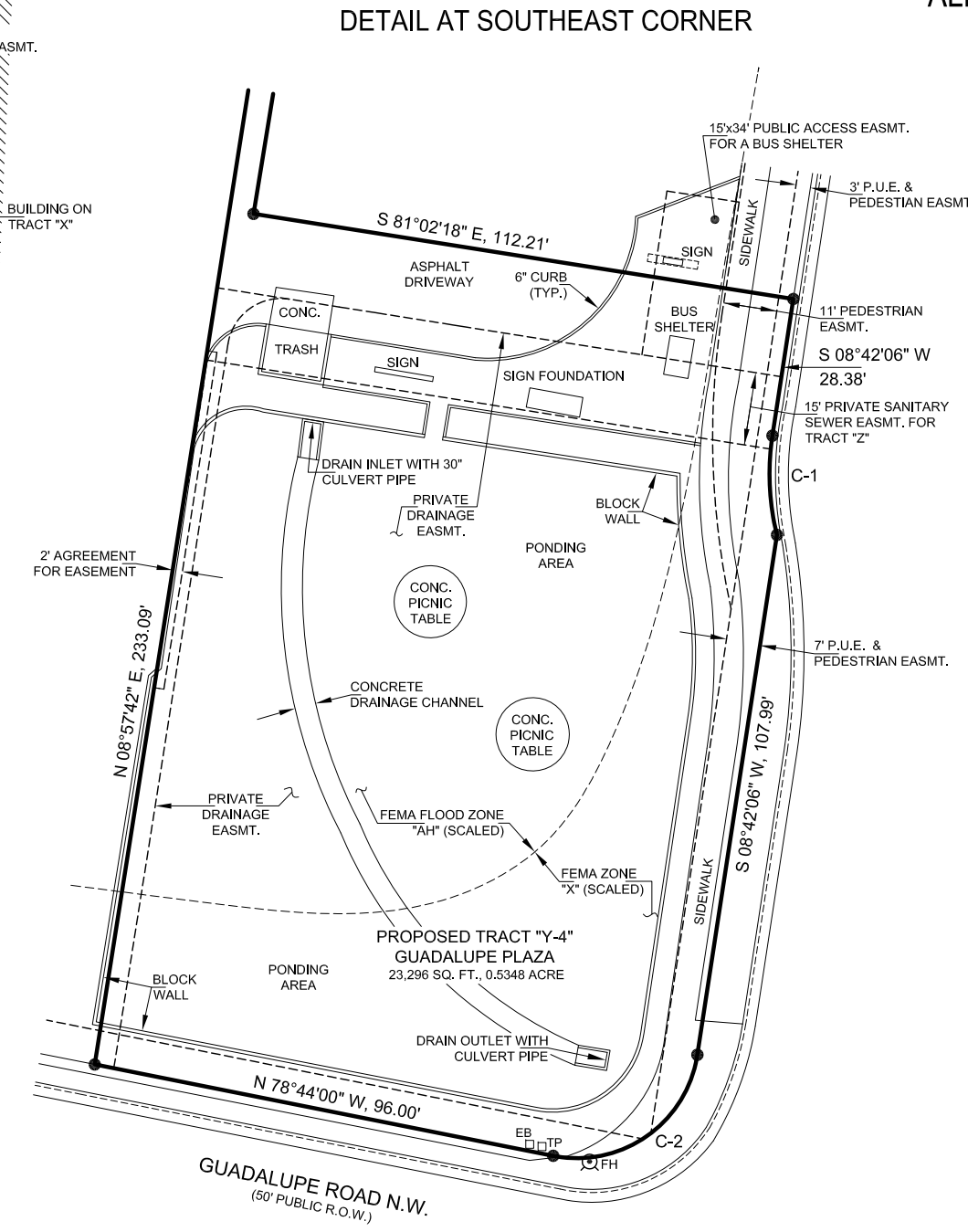
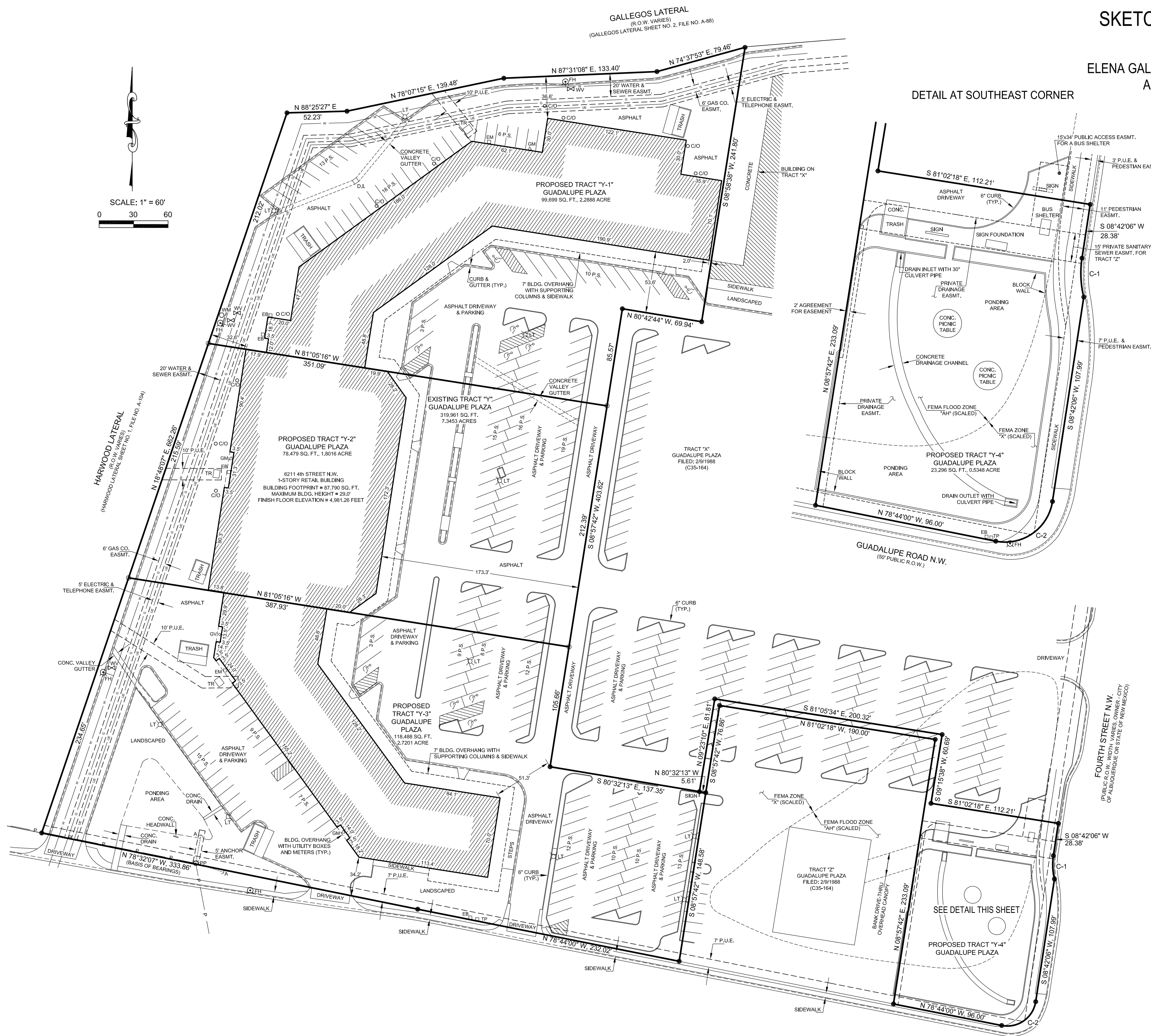
# SKETCH PLAT OF TRACTS Y-1, Y-2, Y-3 AND Y-4 GUADALUPE PLAZA

ELENA GALLEGOS GRANT, PROJECTED SECTION 29, T11N, R3E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH 2020

EXISTING SITE IMPROVEMENTS

NO.	RADIUS	LENGTH	DELTA	CHORD
C-1	52.00'	20.53'	22°37'12"	S 02°36'30" E, 20.40'
C-2	25.00'	40.39'	92°33'54"	S 54°59'03" W, 36.14'



FOURTH STREET N.W.  
(PUBLIC R.O.W. WITH VARIES, OWNER: CITY OF ALBUQUERQUE OR STATE OF NEW MEXICO)