



DEVELOPMENT REVIEW BOARD APPLICATION

Effective 8/12/202

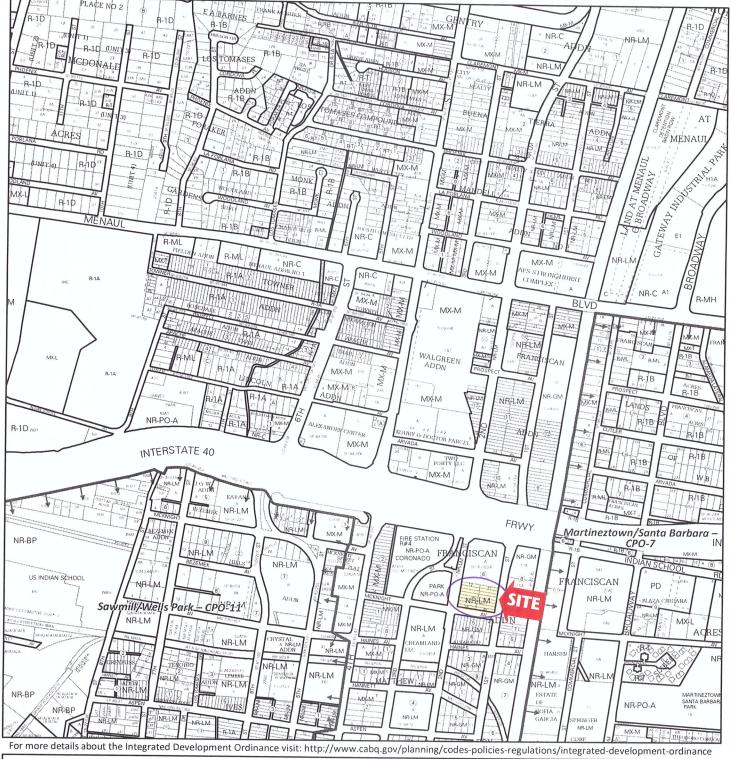
Please check the appropriate box(es) and of application.	l refer to supplementa	l forms for submittal req		8/12/2021 t the time	
SUBDIVISIONS	☐ Final Sign off of EPC	Site Plan(s) (Form P2A)	☐ Extension of IIA: Temp. Def. of S/V	V (Form V2)	
☐ Major – Preliminary Plat (Form S1)	☐ Amendment to Site F	Plan (Form P2)	☐ Vacation of Public Right-of-way (Form V)		
☐ Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		□ Vacation of Public Easement(s) DRB (Form V		
☐ Extension of Preliminary Plat (Form S1)	☐ Extension of Infrastru	ucture List or IIA (Form S1)	□ Vacation of Private Easement(s) (Form V)		
☐ Minor Amendment - Preliminary Plat (Form S2)	Extension of Infrastructure List or IIA (Form S1) Minor Amendment to Infrastructure List (Form S2)		PRE-APPLICATIONS		
☐ Minor - Final Plat (Form S2)	☐ Minor Amendment to Infrastructure List (Form S2)				
☐ Minor – Preliminary/Final Plat (Form S2)	☐ Temporary Deferral of S/W (Form V2)		Sketch Plat Review and Comment	(Form S2)	
SITE PLANS	☐ Sidewalk Waiver (Form V2)				
	☐ Waiver to IDO (Form		APPEAL		
□ DRB Site Plan (Form P2)	☐ Waiver to DPM (Form V2)		☐ Decision of DRB (Form A)		
BRIEF DESCRIPTION OF REQUEST					
LOT CONGOLIDATION:		'REVIOUS VACAT	ED MLEY		
	INTO I LOT				
ADDI IOATION INFORMATION					
APPLICATION INFORMATION					
Applicant: NEW MEXICO STEE	L COMPANY 1	NC.	Phone:		
Address: 151 TUMBLEWEED P	- 0	1	Email:		
City: SAUDIA PARK		State: NM	Zip: 87047		
Professional/Agent (if any): Apc+ + PLAN	LAND USE CON	IGULTANTS LLC	Phone: 505.980. 8365		
Address: P.O. Box 25411			Email: arch.plan acomcast.net		
City: LEUGUEZQUE		State: NM	Zip: 87125		
Proprietary Interest in Site:		List <u>al</u> l owners:			
SITE INFORMATION (Accuracy of the existing			f necessary.)		
Lot or Tract No.: Lots 17-24 & Lots 41-49		Block: 6	Unit:		
Subdivision/Addition: FRANCISCAN A		MRGCD Map No.:	UPC Code: 1.014.059.362.070		
Zone Atlas Page(s): H - 14	Existing Zoning: NIZ-LM		Proposed Zoning		
# of Existing Lots:	# of Proposed Lots:		Total Area of Site (Acres): 1.33	Total Area of Site (Acres): 1.3315 ±	
LOCATION OF PROPERTY BY STREETS					
Site Address/Street: 1916 200 ST HW		SCHOOL RO	and: MCKNIGHT AV		
CASE HISTORY (List any current or prior proje	ct and case number(s) th	nat may be relevant to your i	equest.)		
certify that the information I have included here a	nd cent in the required no	tica was complete true and a	councile to the autout of any law and also		
00 1 1		tice was complete, true, and a			
Printed Name: DERRICK ARCHIVETTO			Date: 3.1.22		
DEH-IOF PI-CAUCET	~		☐ Applicant or Agent		
FOR OFFICIAL USE ONLY					
Case Numbers Actio	n Fees	Case Numbers	Action	Fees	
Marking Date					
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. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT Interpreter Needed for Hearing? if yes, indicate language: A <u>Single</u> 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: A <u>Single</u> 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 <u>shall be organized</u> 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 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) Interpreter Needed for Hearing? if yes, indicate language: A <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDR@cabq.gov</u> 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 <u>shall be organized</u> 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 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 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: A <u>Single</u> 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 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.

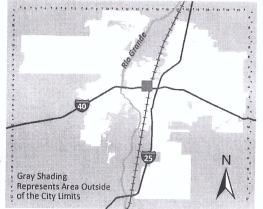






IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:

H-14-Z

Easement Escarpment

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

ARCH+PLAN LAND USE CONSULTANTS ALBUQUERQUE NM

March 1, 2022

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

RE: LOTS 17-24 AND LOTS 41-48, BLOCK 6, FRANCISCAN ADDITION

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 is interested in a lot consolidation creating one (1) lot which will also include a previous vacated alley. The proposed lot consolidation includes sixteen (16) lots and the vacated alley to be known as Tract B on property zoned NR-LM (Non Residential – Light Manufacturing) on 1.3315± acres.

Involved property is the location of an existing building that crosses lot lines. The property is the location of an industrial and specialty gas handling equipment supplier known as Matheson Tri-Gas.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Central ABQ Planning Area.

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

Sincerely,

Derrick Archuleta, MCRP

Principal



SUBDIVISION DATA

- PROJECT #2022 ZONE ATLAS INDEX NO.: H-14
- 3. GROSS SUBDIVISION ACREAGE: 1.3315 ACRES
 4. TOTAL NUMBER OF EXISTING LOTS: 16 & VACATED ALLEY
- 5. TOTAL NUMBER OF PROPOSED LOTS: 1
- 6. DATE OF SURVEY: FEBRUARY 2022

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 Company (NMCC), and Cluest Corporation drivar Century.unk (LawEs1) did not conduct a Tills Search of the properties shown hereon. Consequently, PNM, MMCC 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, except for an easement being vacated by this plat (see Note 4).

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. 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 ACP MATH ABQ, LLC	DATE
ACKNOWLEDGEMENT	
COUNTY OF	
STATE OF	
THIS INSTRUMENT WAS ACKNOWLEDGE	BEFORE ME ON

LEGAL DESCRIPTION

LOTS NUMBERED SEVENTEEN (17) THROUGH TWENTY-FOUR (24), INCLUSIVE, AND LOTS NUMBERED FORTY-ONE (41) THROUGH FORTY-EIGHT (48), INCLUSIVE, TOGETHER WITH THE VACATED ALLEY ABUTTING AND ADJACENT TO SAID LOTS, ALL, IN BLOCK NUMBERED 30K (6) OF THE REPLAT OF FRANCISCAN ADDITION TO THE CITY OF ALBUQUEROUE, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 17, 1934.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE EXISTING LOT LINES, TO COMBINE ALL LOTS AND VACATED ALLEY INTO ONE TRACT OF LAND, AND TO VACATE UTILITY EASEMENT WITHIN THE VACATED ALLEY.

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 POREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT

NOTES

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NADB3 DATUM, AND ARE BASED ON GPS OSSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY.
- 2. PROPERTY CORNERS WERE FOUND OR SET DURING THE SURVEY OF THE SUBJECT PROPERTY IN 12/2021 AS
- 3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.

UTILITY APPROVALS:

COMCAST

- 4. NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION. VACATED ALLEY WAS QUITCLAIMED TO A PRIVATE PARTY BY DEED RECORDED ON 5/8/1954 IN BOOK D278, PAGE 215. IN LIEU OF THE ALLEY, THE GRANTEE OF THE DEED AGREED TO PROVIDE EASEMENT FOR UTILITIES. NO SPECIFIC LOCATION OF THIS EASEMENT IS PROVIDED IN THE DOCUMENT. THIS EASEMENT IS BEING VACATED BY THIS PLAT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANGE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001003326 DATED 36272006.

MRGCD 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 source and easements are provided for by the subdivisitor if the subdivision of addition or plats, pasked District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

PNM	DATE	
IM GAS COMPANY	DATE	
CENTI IDVI INIV	DATE	

DATE

SKETCH PLAT OF TRACT B, BLOCK 6 FRANCISCAN ADDITION

(REPLAT OF LOTS 17-24, 41-48 & VACATED ALLEY IN BLOCK 6) TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 8, T.10N., R.3E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2022

DRB NO. 2022- CASE NO.	
CASE NO.	
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
MRGCD	DATE
CITY SURVEYOR	DATE
REASURER'S CERTIFICATION	
IS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON: TS 17-24 & 41-48, BLOCK 6 - UPC 101405936207041901	
RNALILLO COUNTY TREASURER'S OFFICE:	

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OWNERS, ITLIFY COMPARISO ON OTHER PARTIES EXPRESSION AND INVESTIGATION TO THE STATE AND THAT THE DAYS

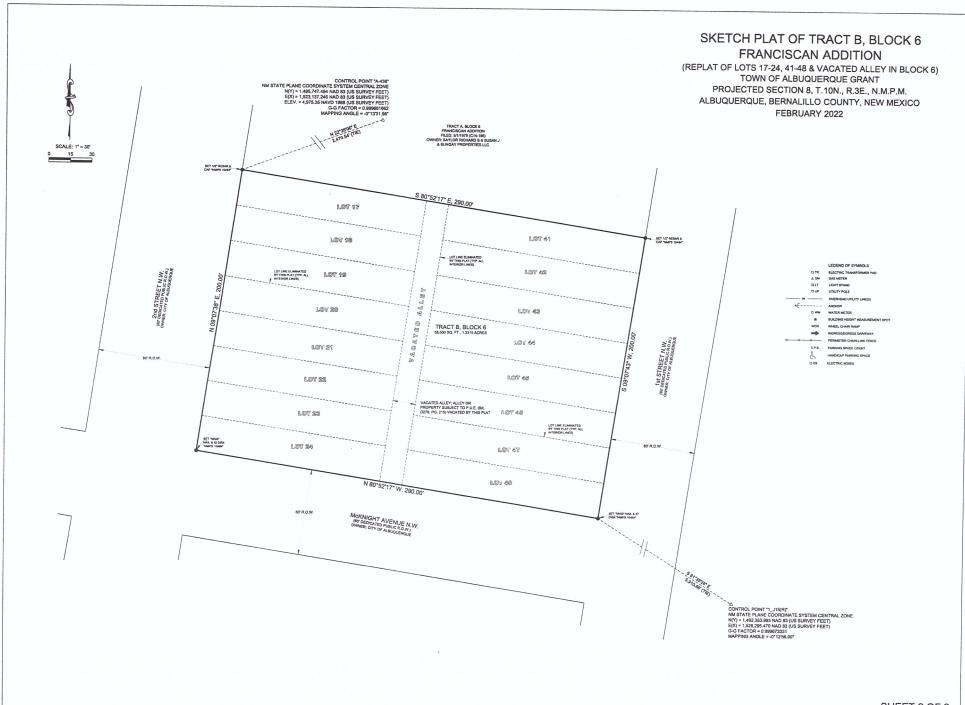
WHEN THE PARTIES AND THE PARTIES AND THE PARTIES AND THE PARTIES AND THAT THE PARTIES AND THAT THE

WHENCE, ITLIFY COMPARISO ON OTHER PARTIES EXPRESSION AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION GORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELLEY.

ONAL 10464

adeu 2/24/2022 VLADIMIR JIRIK NMPS NO. 10464
PROFESSIONAL SURVEYING LLC
P.O. BOX 94595, ALBUQUERQUE, NM 87199
office 505.892.4597, cell 505.620.4228 DATE

SHEET 1 OF 2



SKETCH OF PROPOSED TRACT B, BLOCK 6 FRANCISCAN ADDITION

