



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 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)	<b>MISCELLANEOUS APPLICATIONS</b>		<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)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (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)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
2 LOT INTO 4 LOT SUBDIVISION			

<b>APPLICATION INFORMATION</b>			
Applicant: THURGOOD RVT.		Phone:	
Address: 305 ENCHANTED VALLEY NW		Email:	
City: LOS RANCHOS	State: NM	Zip: 87107	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505-980-8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
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.: 45	Block:	Unit: 1-014-061-111-059-301-79	
Subdivision/Addition: FREEMAN ADDN	MRGCD Map No.:	UPC Code: 1-014-061-107-049-301-78	
Zone Atlas Page(s): F-14	Existing Zoning: R-1C	Proposed Zoning:	
# of Existing Lots: 2	# of Proposed Lots: 4	Total Area of Site (Acres): 0.97±	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 4635 4639 GRANDE NW	Between: GRIEGOS RD	and: BELROSE AV	
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR 2019.003051 PS 2019.00106			

Signature: <i>Derrick Archuleta</i>		Date: 2.11.2021			
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2021-00023	SK	\$50.00			
Meeting Date: February 24, 2021			Fee Total: \$50.00		
Staff Signature: <i>Vanessa A Segura</i>		Date: 2/12/21		Project # PR-2019-003051	

**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.**

<p><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></p>	
Signature: <u><i>Derrick Archuleta</i></u>	Date: <u>2-11-2021</u>
Printed Name: <u>DEERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
<u>PS-2021-00023</u>	<u>PR-2019-003051</u>
<div style="text-align: right;">  </div>	
Staff Signature: <u><i>Vanessa A Segura</i></u>	
Date: <u>2/12/21</u>	



**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

February 11, 2021

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

**RE: LOTS 4 & 5, FREEMAN 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. A Sketch Plat was presented to the DRB under PR-2019-003051 / PS 2019-00106 for a five (5) lot subdivision on November 13, 2019. The subject application has been revised to a four (4) lot subdivision.

The property owner would like to subdivide existing Lots 4 and 5, Freeman Addition into four (4) lots. Proposed Lot 4-A is to be 0.2552± net acres, Lot 4-B at 0.2290± net acres, Lot 5-A at 0.1996± net acres and Lot 5-B on 0.2165± net acres on property zoned R-1C (Single Family – Large Lot).

Proposed Lot 4-A is currently developed with a single family residence. Proposed Lot 5-A is also developed with a house that is to be removed in conjunction with this application.

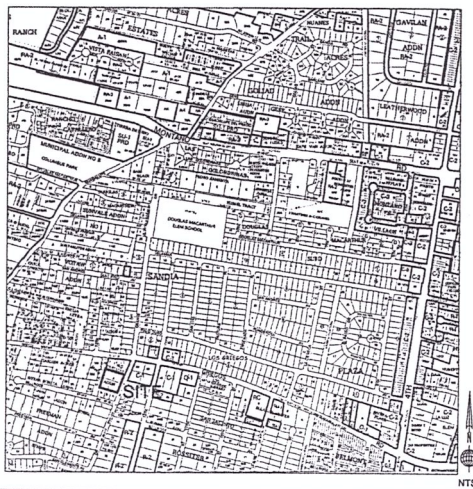
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Near North Valley Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal



VICINITY MAP ZONE ATLAS PAGE F-14

UTILITY APPROVALS:

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

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 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, other equipment and related facilities reasonably necessary to provide electrical services.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 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.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 C. Qwest Corporation d.b.a. Century Link QC for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv 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 the 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 easment 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 transformers/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.

LEGAL DESCRIPTION:  
 Lots numbered Four (4) and Five (5) of FREEMAN ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 17, 1945 in Plat Book C1, page 94.

U.P.C. No.: 1-014-061-111-059-301-79 (Lot 4), 1-014-061-107-049-301-78 (Lot 5)

FREE CONSENT:  
 The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

\_\_\_\_\_  
 Scot L. Thurgood, trustee Jeanine Thurgood, trustee  
 for the Scot L. Thurgood and Jeanine Thurgood Revocable Trust

ACKNOWLEDGEMENT

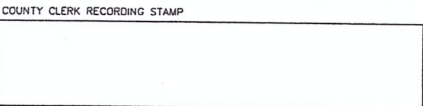
State of New Mexico )  
 County of Bernalillo ) ss  
 This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_.

BY: Scott L. Thurgood and Jeanine Thurgood

My Commission expires: \_\_\_\_\_ Notary Public

SURVEYOR'S CERTIFICATE:  
 I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko Feb 1, 2021  
 Gary E. Gritsko, N.M.P.S. No. 8686 Date



PLAT OF  
 Lots 4-A, 4-B, 5-A & 5-B,  
 THURGOOD DEVELOPMENT  
 within the Elena Gallegos Grant  
 projected Section 32, T.11N., R.3E., N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 February 2021

PURPOSE OF PLAT:  
 The purpose of this plat is subdivide two (2) existing lots into four new lots and to grant additional easements as noted.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.B.C.W.U.A. \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S CERTIFICATE:  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

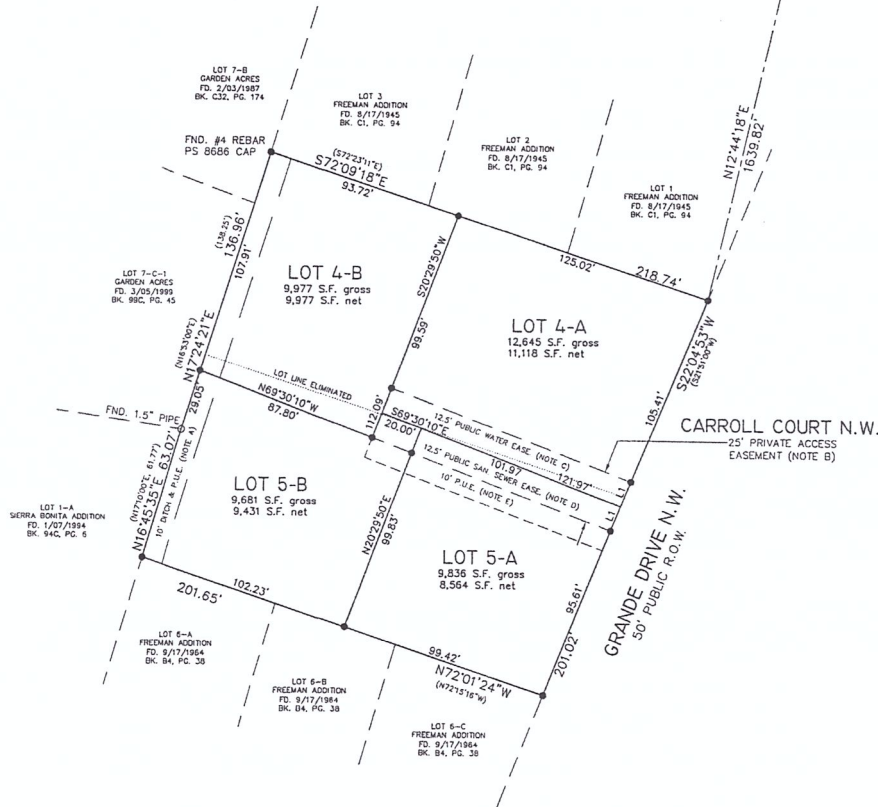
Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

ALPHA PRO SURVEYING LLC  
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
 PHONE (505) 892-1076 ALPHAPROSURVEYING.COM  
 DRAWN BY: GG FILE NO.:19-285

COUNTY CLERK RECORDING STAMP

PLAT OF  
 Lots 4-A, 4-B, 5-A & 5-B,  
 THURGOOD DEVELOPMENT,  
 within the Elena Gallegos Grant,  
 projected Section 32, T.11N., R.3E., N.M.P.M.,  
 City of Albuquerque, Bernalillo County, New Mexico  
 February 2021

AGRS STATION "DOUGLAS"  
 NM STATE PLANE COORDINATES  
 N=1505417.495, E=1520286.421  
 CENTRAL ZONE (NAD 83)  
 G-C FACTOR: 0.999682452  
 MAPPING ANGLE: -01'3"52.53"  
 ELEVATION: 4975.078 FT NAVD88



**SURVEY AND SUBDIVISION NOTES:**

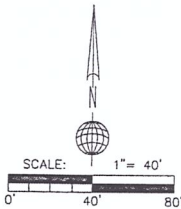
- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "DOUGLAS".
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis ( ) are record measurements, where record dimensions differ from actual measurements of record made known to this surveyor.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 0.9674 acre, or 42,138 sq. ft., more or less.
- Number of existing lots: 2
- Number of lots created: 4
- FLOOD ZONE:** The property shown hereon is located in Zone X (Shaded), areas with reduced flood risk due to levees, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0119G, effective date September 26, 2008.
- SOLAR RESTRICTIONS:** No property within the area of requested final action 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 or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
  - Plat of Freeman Addition, filed 8/17/1945, Plat Bk. C1, Page 74.
  - Adjoining plats and deeds as noted hereon.

**EASEMENT NOTES:**

- Ten (10) feet wide Ditch and Public Utility Easement granted by the plat of Freeman Addition, filed on August 17, 1945 in Plat Book C1, Page 94
- Twenty-five (25) feet wide Private Access Easement granted by this plat for ingress and egress to Lots 4-A, 4-B, 5-A, 5-B & 5-C shown hereon. The road within this easement shall be constructed and maintained by the owners of said Lots. This easement is also granted as a Public Water and Sanitary Sewer Easement for the installation and maintenance of public water and sanitary sewer lines and related equipment.
- Twelve and one-half feet (12.5) wide Public Water Easement granted by this plat for the installation and maintenance of public water lines and related equipment.
- Twelve and one-half feet (12.5) wide Public Sanitary Sewer Easement granted by this plat for the installation and maintenance of public sanitary sewer lines and related equipment.
- Ten (10) feet wide Public Utility Easement granted by this plat for the installation and maintenance of public utility lines and related equipment, including the right of ingress and egress and the right to trim interfering trees and shrubs.

SHEET 2 OF 2

**ALPHA PRO SURVEYING LLC**  
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
 PHONE (505) 892-1076 ALPHA PRO SURVEYING.COM  
 DRAWN BY: GG FILE NO.:19-285



**MONUMENT LEGEND**

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.50	S22°04'53"W

