



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 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>		<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>			
Combine 4 existing lots into 1 new lot.			

<b>APPLICATION INFORMATION</b>			
Applicant: Maestas Development Group		Phone:	
Address: 6801 Jefferson Street N.E.		Email:	
City: Albuquerque	State: NM	Zip: 87109	
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 <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Tract A and D		Block:	101505614400730103 Tract D
Subdivision/Addition: Gibson & Miles Area		MRGCD Map No.:	UPC Code: 101505616001030107 Tract A
Zone Atlas Page(s): L-15-Z		Existing Zoning: MX-L & R-1B	Proposed Zoning MX-L & R-1B
# of Existing Lots: 4		# of Proposed Lots: 1	Total Area of Site (Acres): 0.8679
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: Gibson Blvd. S.E.		Between: Mulberry St. S.E.	and: University Blvd. S.E.
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

Signature:		Date: 11/4/19	
Printed Name: Jayson Pyne		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
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(l)
  - 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>	
<p>Signature: </p>	<p>Date: 11/4/19</p>
<p>Printed Name: Jayson Pyne</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers:</p>	<p>Project Number</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



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

November 4, 2019

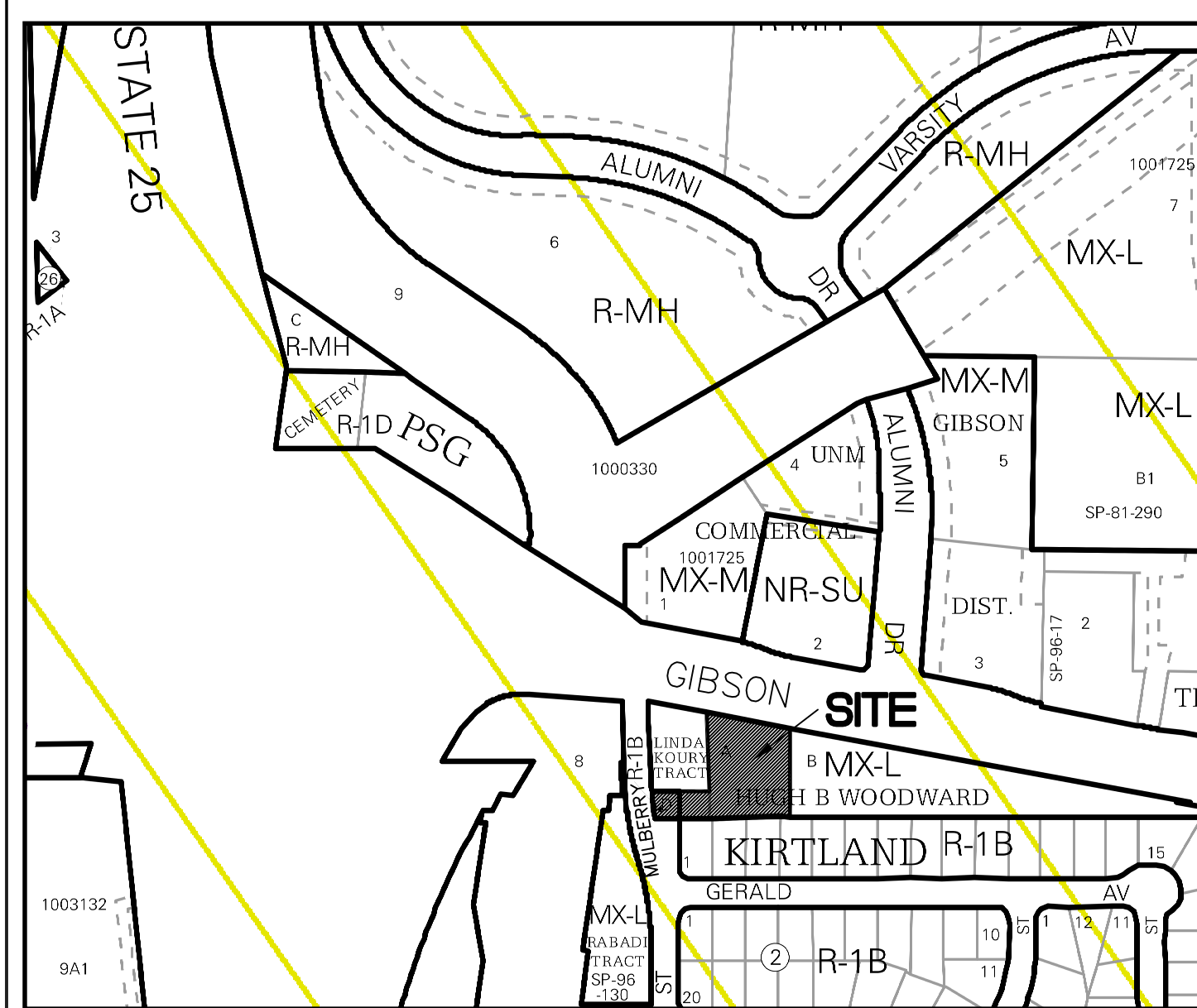
Development Review Board  
City of Albuquerque

**Re: Proposed Tract A-1, Gibson & Miles Area**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to combine 4 existing Lots and create 1 new lot. Located at Gibson Blvd. S.E. between Mulberry St. S.E. and University Blvd. S.E. Thank you for your time and consideration.

Jayson Pyne



Vicinity Map - Zone Atlas L-15-Z

**Indexing Information**

Section 28, Township 10 North, Range 3 East, N.M.P.M., Portions Projected in the Town of Albuquerque Grant Subdivision: Gibson & Miles Area Lands of Hugh B. Woodward  
 Owner: Isshin Ryu Club, Inc.  
 UPC #: 101505614400730103 (E'ly Par. of Tract D)  
 101505616001030107 (Tract A)

Purpose of this plat is to combine 4 existing lots into one new lot.

Line #	Direction	Length (ft)
L1	N 07°32'44" W (N 00°05'35" W)	28.22' (28.16')
L2	N 00°12'21" E	59.34' (28.11')
L3	S 89°17'09" E	105.67'

**Notes**

1. FIELD SURVEY PERFORMED IN JULY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**Easement Notes**

- 1 EXISTING 20' STORM DRAIN EASEMENT (5/17/1961, D3-4) (7/7/1961, Bk. D601, PG. 537)
- 2 EXISTING 5' PNM AND MST&T EASEMENT (10/5/1963, Bk. D-256, PG. 629)
- 3 EXISTING 5' PNM OVER HANG LINE EASEMENT (6/21/2019, 2019C-54)

**Legal Description**

TRACT A, AN EASTERLY PORTION OF TRACT D, AND AN UNIDENTIFIED TRACT ALSO KNOWN AS A REMAINING PORTION OF LOT 6, SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, GIBSON AND MILES AREA, LANDS OF HUGH B. WOODWARD, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 22, 1965, IN VOLUME D3, FOLIO 110, AND A PORTION OF LOT 6 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE CORRECTION QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 2019, AS DOCUMENT NUMBER 2019045089, BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT A, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GIBSON BOULEVARD SE, MARKED BY A PK NAIL WITH TAG "LS 7719", WHENCE A TIE TO ACS MONUMENT "G-10" BEARS N 73°59'25" W, A DISTANCE OF 2748.46 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY GIBSON BOULEVARD SE RIGHT-OF-WAY, S 79°18'46" E, A DISTANCE OF 164.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, MARKED BY A REBAR WITH CAP "LS 7719";

THENCE, LEAVING SAID SOUTHERLY GIBSON BOULEVARD SE RIGHT-OF-WAY, S 00°30'27" W, A DISTANCE OF 162.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF A 10 FOOT ALLEY, MARKED BY A REBAR WITH CAP "LS 7719";

THENCE, COINCIDING WITH SAID NORTHERLY 10 FOOT ALLEY RIGHT-OF-WAY, N 89°39'53" W, A DISTANCE OF 263.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MULBERRY STREET SE, MARKED BY A REBAR WITH CAP "LS 7719";

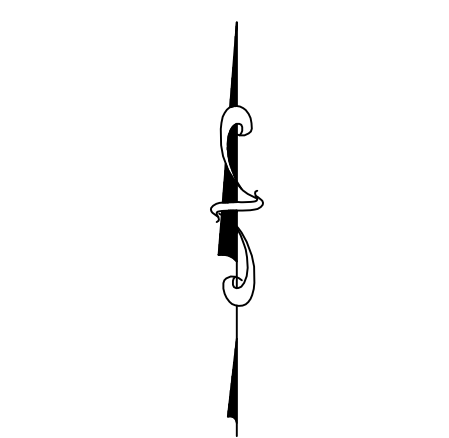
THENCE, LEAVING SAID NORTHERLY 10 FOOT ALLEY RIGHT-OF-WAY AND COINCIDING WITH SAID EASTERLY MULBERRY STREET SE RIGHT-OF-WAY THE FOLLOWING TWO COURSES:

N 07°32'44" W, A DISTANCE OF 28.22 FEET TO AN ANGLE POINT, BEING A POINT ON THE SOUTHERLY LOT LINE OF SAID TRACT D, MARKED BY A REBAR WITH CAP "LS 7719";

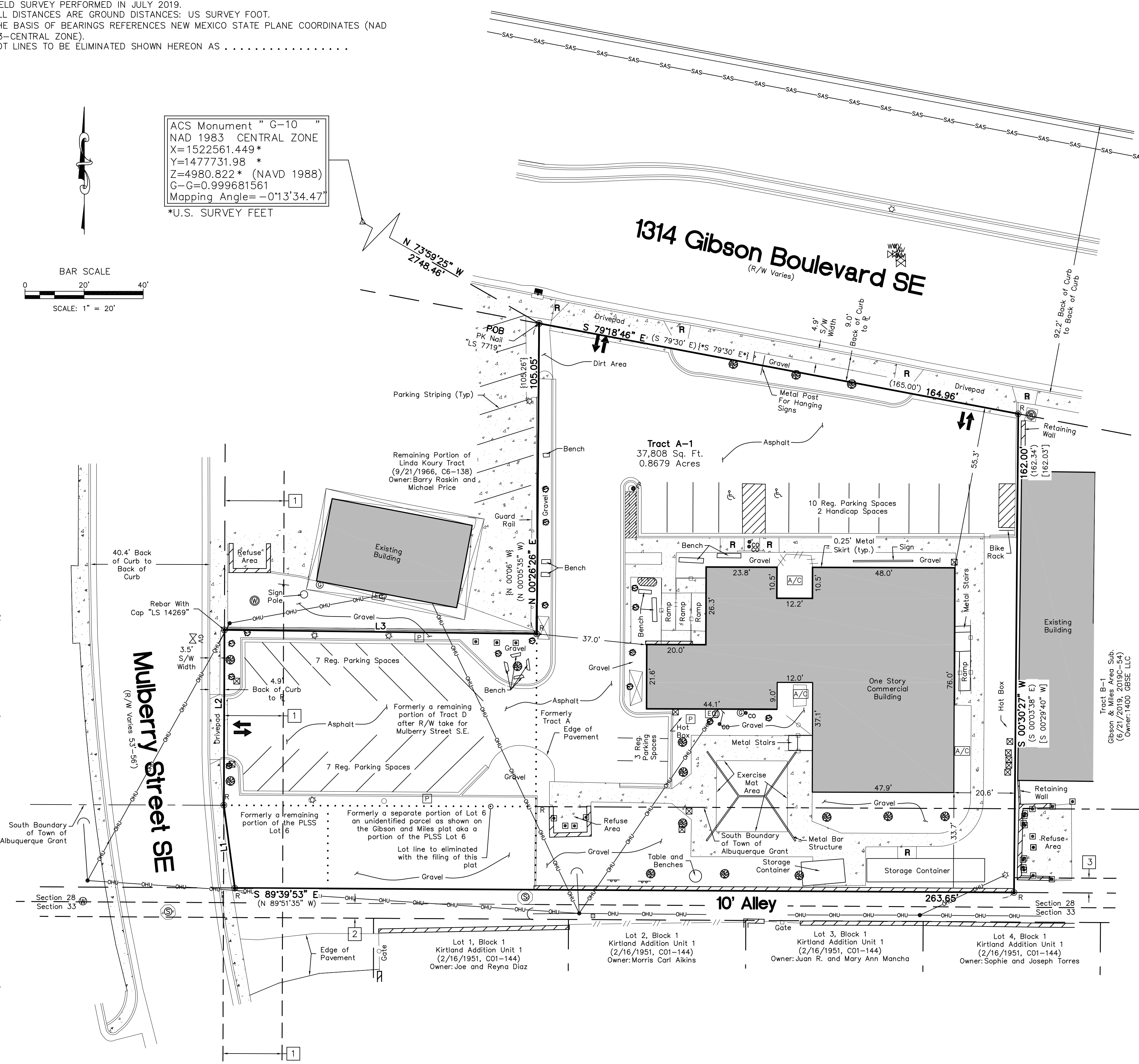
N 00°12'21" E, A DISTANCE OF 59.34 FEET TO A POINT ON THE NORTHERLY LOT LINE OF SAID TRACT D, MARKED BY A REBAR WITH CAP "LS 14269";

THENCE, LEAVING SAID EASTERLY MULBERRY STREET SE RIGHT-OF-WAY AND COINCIDING WITH SAID NORTHERLY LOT LINE OF TRACT D, S 89°17'09" E, A DISTANCE OF 105.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT D AND A POINT ON THE WESTERLY LOT LINE OF TRACT A, MARKED BY A REBAR WITH CAP "LS 7719";

THENCE, COINCIDING WITH SAID WESTERLY LOT LINE OF TRACT A, N 00°26'26" E, A DISTANCE OF 105.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8679 ACRES (37,808 SQ. FT.), MORE OR LESS.



ACS Monument "G-10"  
 NAD 1983 CENTRAL ZONE  
 X=1522561.449 \*  
 Y=1477731.98 \*  
 Z=4980.822 \* (NAVD 1988)  
 G-G=0.999681561  
 Mapping Angle=-0°13'34.47"  
 \*U.S. SURVEY FEET



**Legend**

Symbol	Description
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/22/1965, D3-110)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/21/1966, C6-138)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (6/21/2019, 2019C-54)
{*N 90°00'00" E*}	RECORD BEARINGS AND DISTANCES PER RIGHT OF WAY MAP (PROJ. NO. F-003-3(5), 12/1/1962)
⊙	FOUND MONUMENT AS INDICATED
⊙R	FOUND REBAR WITH CAP "LS 7719"
▭	COVERED AREA
▭	CONCRETE
▨	WOOD PLATFORM
▩	BLOCK WALL
▨▨▨	WOOD FENCE
▭▭▭	METAL FENCE
▭▭▭▭	CHAINLINK FENCE
⊠	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊙	ANCHOR
⊠	UTILITY PEDESTAL
—T—	UNDERGROUND TELEPHONE
⊠	PULL BOX
⊙	LIGHT POLE
⊙	ELECTRIC METER
⊠	ELECTRIC CABINET
—E—	UNDERGROUND ELECTRIC
A/C	A/C UNIT
⊙	GAS METER
⊙	GAS VALVE
⊙	WATER VALVE
⊙	WATER METER
⊙	SANITARY SEWER MANHOLE
⊙	SAS CLEANOUT
⊙	IRRIGATION BOX
⊙	WATER MANHOLE
⊙	STORM DRAIN INLET
⊙	SIGN
⊙	SHRUB
⊙	TREE
⊙	FLAGPOLE
⊙	RAMP
⊙	CURB CUT/INDICATION OF ACCESS TO ROADWAY

CSI-CARTESIAN SURVEYS INC.  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com