



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 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)                            |

**BRIEF DESCRIPTION OF REQUEST**

Divide the subject property 1.54 acre lot into 2 lots with easements to be granted

**APPLICATION INFORMATION**

|   |   |
|---|---|
| Applicant: <b>Dowry LLC and Prime Properties LLC</b>            | Phone:                                  |
| Address: <b>6801 Jefferson NE Suite 300</b>                     | Email:                                  |
| City: <b>Albuquerque</b>  | State: <b>NM</b>                        |
| Professional/Agent (if any): <b>CSI-Cartesian Surveys, Inc.</b> | Zip: <b>87109</b>                       |
| Address: <b>P.O. Box 44414</b>                                  | Phone: <b>505-896-3050</b>              |
| City: <b>Rio Rancho</b>   | Email: <b>cartesianjayson@gmail.com</b> |
| State: <b>NM</b>  | Zip: <b>87174-4414</b>                  |
| Proprietary Interest in Site:                                   | List all owners: <b>Dowry LLC</b>       |

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

|  |                              |   |
|--|------------------------------|---|
| Lot or Tract No.: <b>Lot A3A</b>                     | ck:                          | Unit:                                       |
| Subdivision/Addition: <b>Thunderbird Partnership</b> | MRGCD Map No.:               | UPC Code: <b>101306416517130202</b>         |
| Zone Atlas Page(s): <b>C13</b>                       | Existing Zoning: <b>MX-L</b> | Proposed Zoning:                            |
| # of Existing Lots: <b>1</b>                         | # of Proposed Lots: <b>2</b> | Total Area of Site (Acres): <b>1.54 ac.</b> |

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: **9710 Coors Blvd NW** Between: **Paseo Del Norte NW** and: **Eagle Ranch Rd. NW**

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

(VA-2019-00404) PR# 2019-003062

|                                  |   |
|----------------------------------|---|
| Signature:                       | Date: <b>12-31-19</b>   |
| Printed Name: <b>Jayson Pyne</b> | <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?        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**

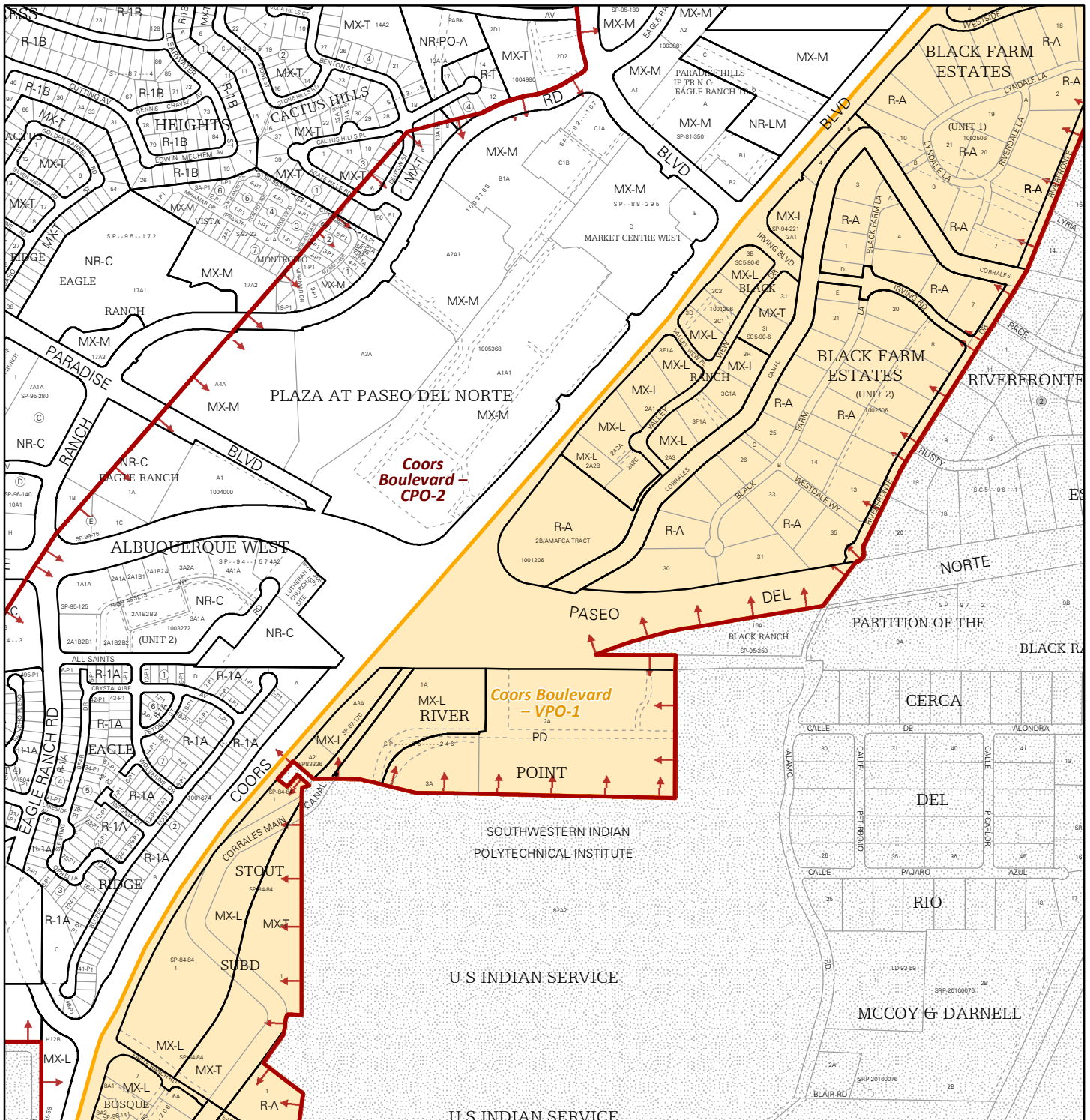
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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> |  |
| <p>Signature: </p>   | <p>Date: 12-31-19</p>  |
| <p>Printed Name: Jayson Pyle</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>   |  |

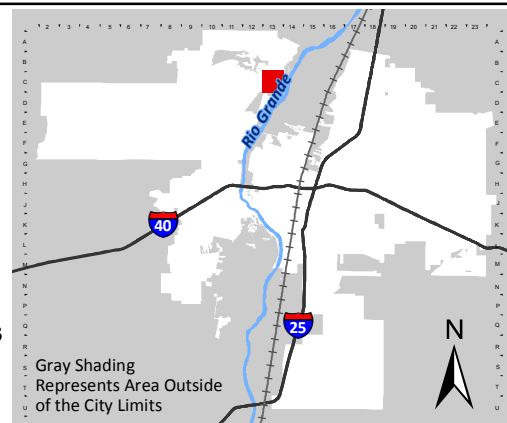


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**C-13-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

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

December 31, 2019

Development Review Board  
City of Albuquerque

**Re: Lot A3A, Thunderbird Partnership aka 9710 Coors Blvd NW**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to divide an existing lot into two (2) separate lots including easements for sidewalk and access.

The property is currently zoned MX-L and has recently gone before the Zoning Hearing Examiner for a conditional permit to allow a drive thru.

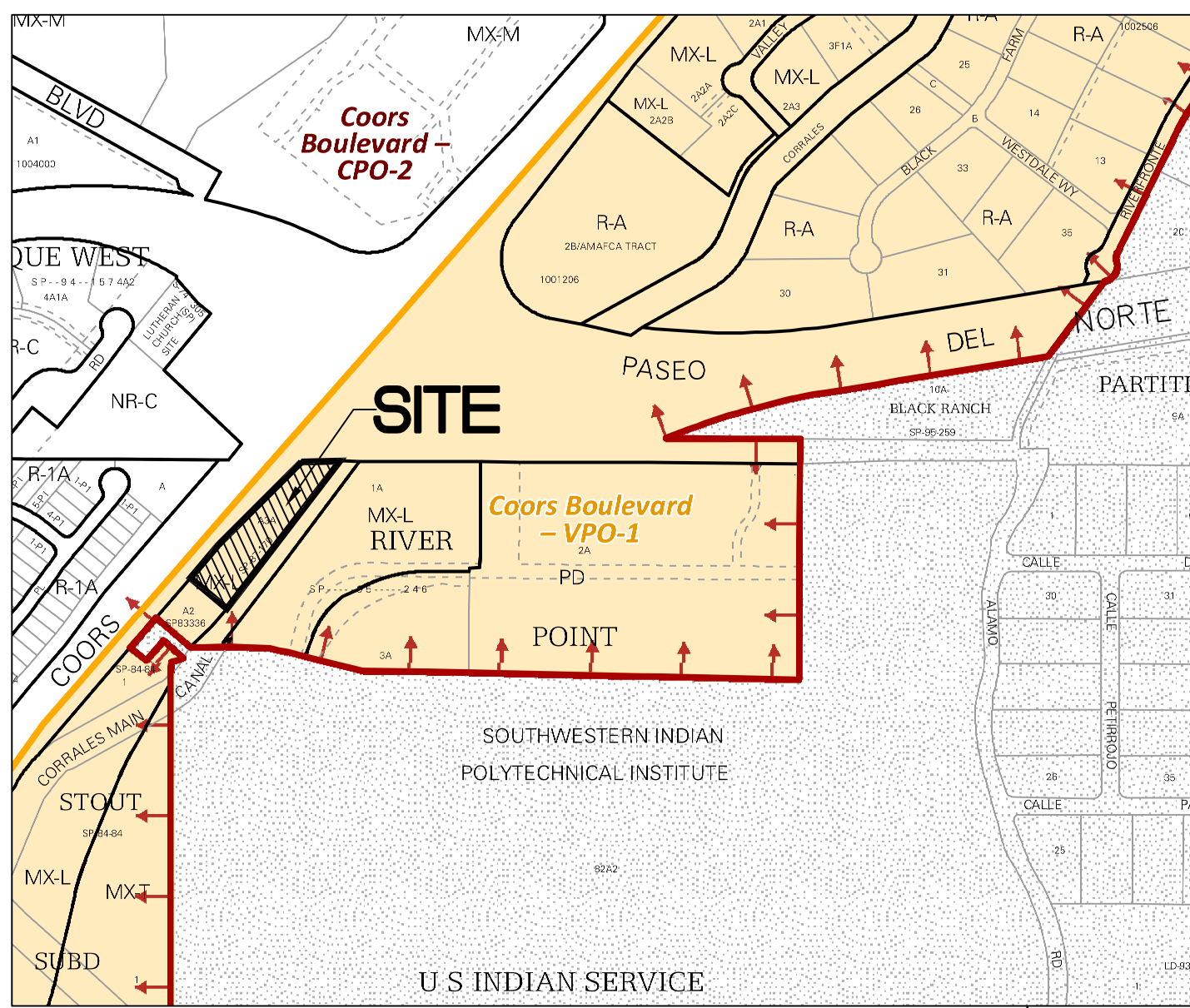
Jayson Pyne



**Sketch Plat**  
**Lots A-3-A-1 and A-3-A-2**  
**Thunderbird Partnership**  
 comprised of  
**Lot A-3-A**  
**Thunderbird Partnership**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2020

**Indexing Information**

Section 18, Township 11 North, Range 3 East, N.M.P.M.  
 Subdivision: Thunderbird Partnership  
 Owner: Dowry, LLC  
 UPC #: 101306416517130202



| Line # | Direction                                      | Length (ft)                 |
|--------|--|-----------------------------|
| L8     | N 48°47'19" W (N 49°00'21" W) [N 49°00'21" W]  | 151.04' (150.81') [150.71'] |
| L9     | S 89°26'00" E (S 89°37'21" E)*(S 89°27'04" E)* | 115.35' (115.79')           |
| L10    | N 40°58'22" E (N 40°59'39" W)                  | 175.81' (175.00')           |
| L11    | N 37°29'01" E                                  | 17.00'                      |
| L12    | N 52°30'59" W                                  | 43.50'                      |

\*L1 thru L7 Intentionally omitted

**Notes**

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. NO EVIDENCE OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.

**9170 Coors Blvd NW**  
 (R/W Varies)

**Lot A-3-A-2**  
 39,647 Sq. Ft.  
 0.9102 Acres

**Lot A-3-A-1**  
 27,331 Sq. Ft.  
 0.6274 Acres

**Record and Measured Legal Description**

LOT LETTERED A-THREE-A (A-3-A) OF THUNDERBIRD PARTNERSHIP SUBDIVISION, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOT A-3-A THUNDERBIRD PARTNERSHIP, BEING A REPLAT OF LOTS A-3 & A-4 THUNDERBIRD PARTNERSHIP (FILED JANUARY 18, 1984; VOL. C23, FOLIO 15) WITHIN SECTION 18, T.11N., R.3E., N.M.P.M., M.R.G.C.D. MAP NO. 25, BERNALILLO COUNTY, NEW MEXICO, MARCH 1987", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1987,

**Easement Notes**

- 1 EXISTING 10' PRIVATE UTILITY EASEMENT (11/17/1983, C22-114)
- 2 EXISTING 20' WATERLINE EASEMENT (11/17/1983, C22-114)
- 3 EXISTING 7' PNM AND MST&T EASEMENT (4/5/1984, BK. MISC. 105A, PG. 126, DOC. NO. 8424843)
- 4 EXISTING 5' X 25' PNM AND MST&T EASEMENT (4/5/1984, BK. MISC. 105A, PG. 126, DOC. NO. 8424843)
- 5 EXISTING 12' X 15' PNM AND MST&T EASEMENT (5/15/1987, BK. MISC. 487A, PG. 910, DOC. NO. 8751071)
- 6 EXISTING 5' AERIAL PNM AND MST&T EASEMENT (11/29/1989, BK. MISC. 813A, PG. 312, DOC. NO. 89101689)
- 7 EXISTING 20' PERMANENT SEWER UTILITIES EASEMENT (8/15/1972, BK. MISC. 273, PG. 71-75, DOC. NO. 3746) SHOWN ON PLAT (10/19/1995, 95C-379)
- 8 6' SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 9 26' SHARED VEHICULAR ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT

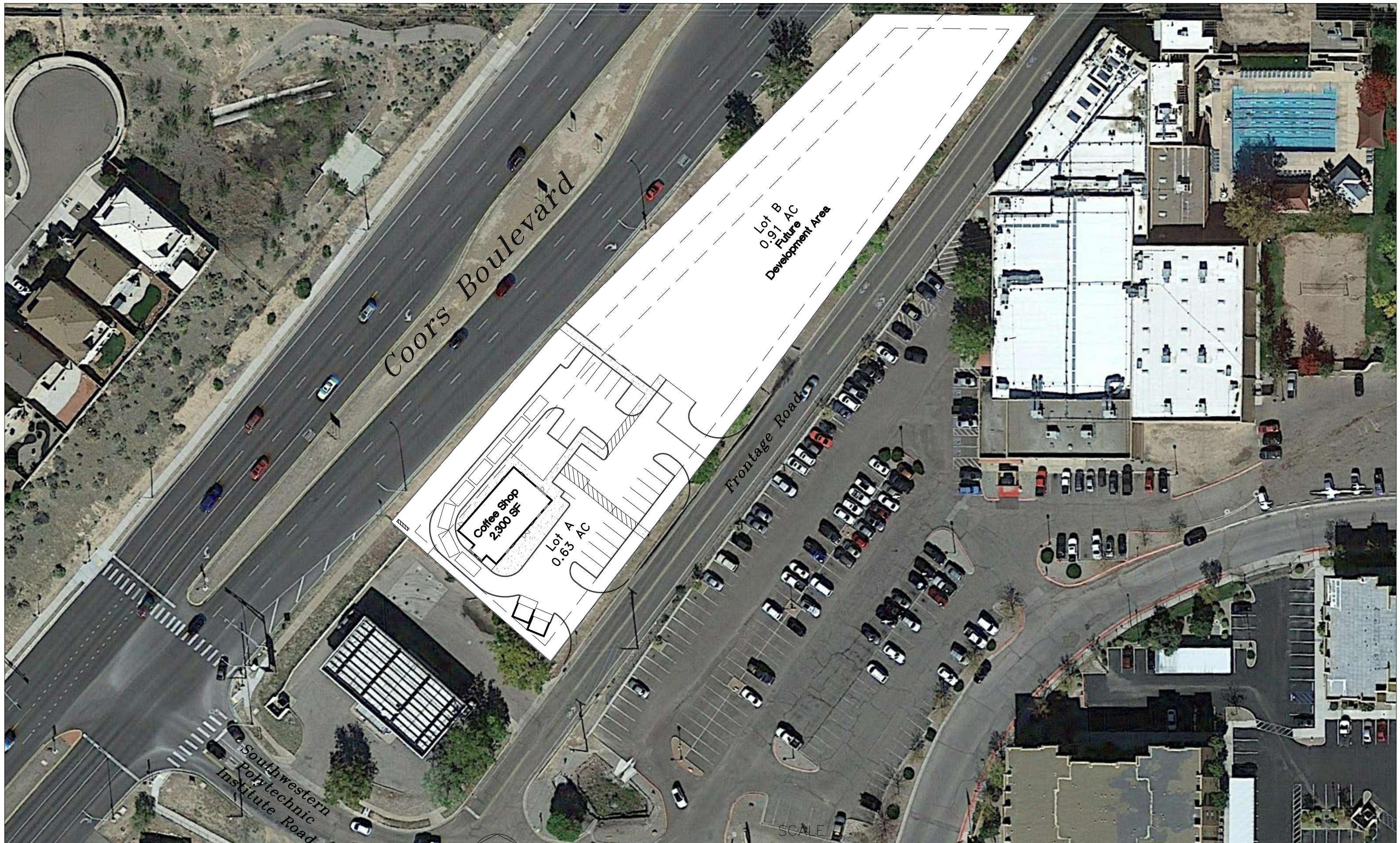
**Legend**

|                   |  |  |  |
|-------------------|--|--|--|
| N 90°00'00" E     | MEASURED BEARINGS AND DISTANCES  |  | BLOCK WALL                               |
| (N 90°00'00" E)   | RECORD BEARINGS AND DISTANCES PER PLAT (5/20/1987, C33-142)  |  | OVERHEAD UTILITY LINE                    |
| [N 90°00'00" E]   | RECORD BEARINGS AND DISTANCES PER PLAT (11/17/1983, C22-114)   |  | UTILITY POLE                             |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES PER PLAT (10/19/1995, 95C-379)   |  | ANCHOR                                   |
| *(N 90°00'00" E)* | RECORD BEARINGS AND DISTANCES PER MONUMENTATION MAP FOR COORS BOULEVARD AND PASEO DEL NORTE (PROJECT NO. DS0403-607) |  | GAS METER                                |
|                   | FOUND MONUMENT AS INDICATED  |  | WATER VALVE                              |
|                   | SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED  |  | WATER METER                              |
|                   | SET CHISELED "X"   |  | FIRE HYDRANT                             |
|                   | WOOD FENCE   |  | WELL HEAD                                |
|                   | WIRE FENCE   |  | WATER MANHOLE                            |
|                   | METAL FENCE  |  | SANITARY SEWER MANHOLE                   |
|                   |  |  | SAS CLEANOUT                             |
|                   |  |  | SPRINKLER                                |
|                   |  |  | SIGN                                     |
|                   |  |  | CURB CUT/INDICATION OF ACCESS TO ROADWAY |
|                   |  |  | RAILROAD TIES                            |
|                   |  |  | UNDERGROUND SANITARY SEWER LINE          |
|                   |  |  | UNDERGROUND TELEPHONE UTILITY LINE       |

**CSI-CARTESIAN SURVEYS INC.**

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





Coors Boulevard

Frontage Road

Southwestern Polytechnic Institute Road

Coffee Shop  
2,300 SF

Lot A  
0.63 AC

Lot B  
0.91 AC  
Future  
Development Area

