



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<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)	MISCELLANEOUS APPLICATIONS		<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)	PRE-APPLICATIONS	
<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)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<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			
Subdivide 1 existing lot into 2 new lots.			

APPLICATION INFORMATION			
Applicant: Chelsea Gonzales, DDS, LLC		Phone: (505)828-2020	
Address: 7930 Wyoming Blvd. N.E., Suite C		Email:	
City: Albuquerque	State: NM	Zip: 87109	
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone:	
Address: P.O. Box 44414		Email:	
City: Rio Rancho NM	State: NM	Zip: 87174-4414	
Proprietary Interest in Site:		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract C-1		Block:	Unit:
Subdivision/Addition: Paseo Nuevo 2		MRGCD Map No.:	UPC Code: 101806435406240206
Zone Atlas Page(s): C-18-Z	Existing Zoning: MX-L	Proposed Zoning MX-L	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 1.2676	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Holly Ave NE		Between: San Pedro Dr NE	and: Ville Ct NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature:	Date: 12/5/19
Printed Name: Jayson Pyne	<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.

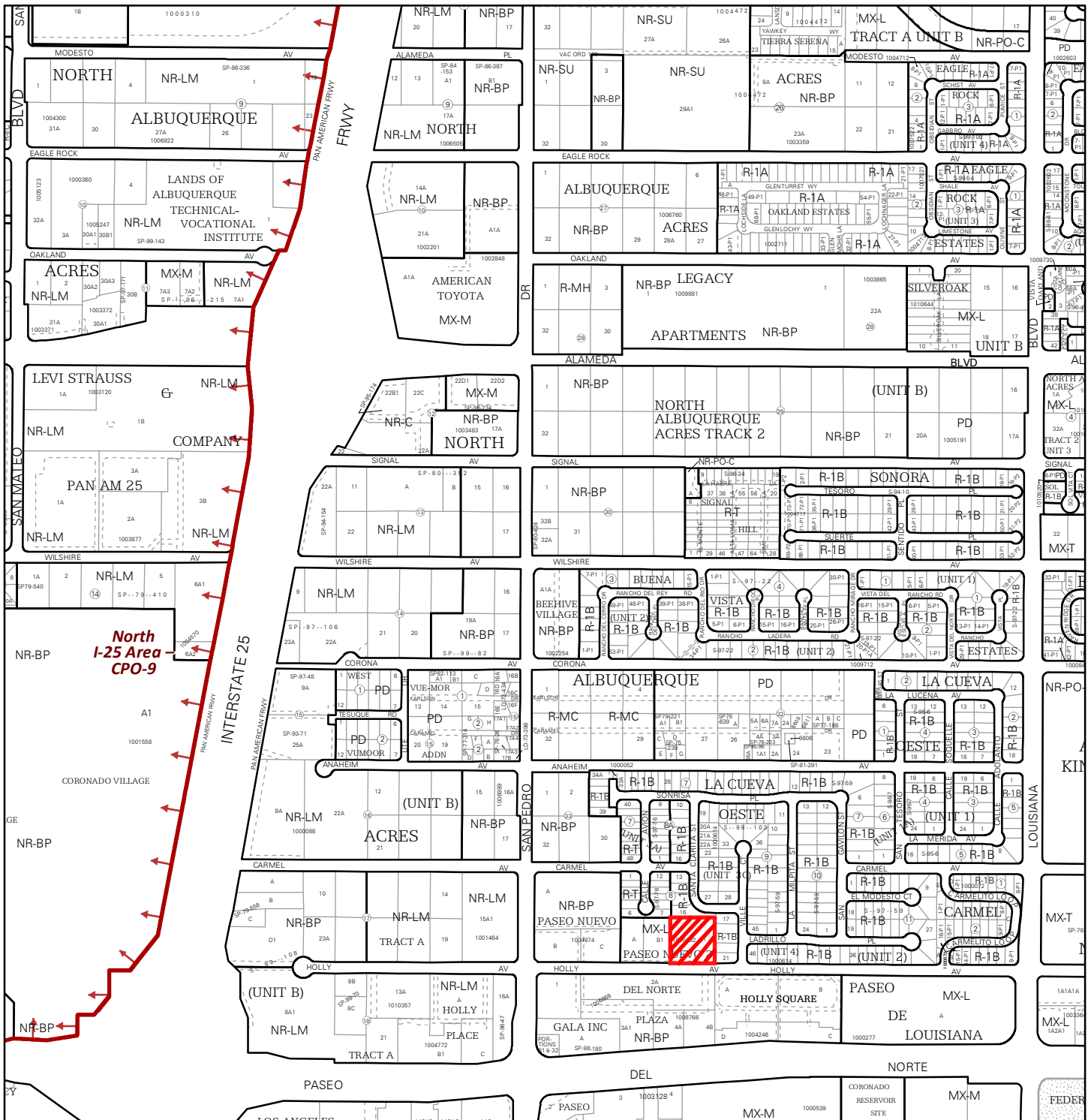
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> 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 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:	Date: 12/5/19
Printed Name: Jayson Pipe	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number _____
Staff Signature: _____	
Date: _____	

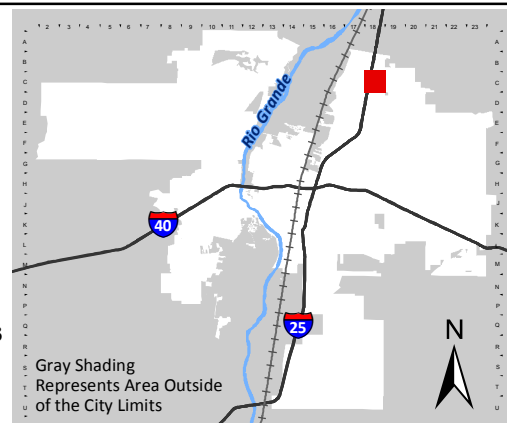


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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:
C-18-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 5, 2019

Development Review Board
City of Albuquerque

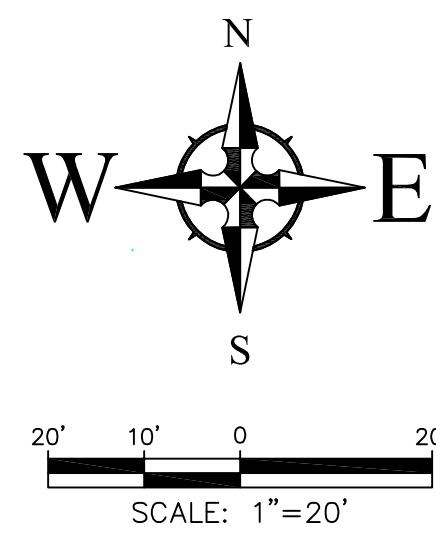
Re: 6421 Holly Ave. N.E.

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a Sketch plat review to subdivide 1 existing lot into 2 new lots within Tract C-1, Paseo Nuevo 2. The property is located at 6421 Holly Ave. N.E.

Thank you for your time and consideration.

Jayson Pyne



PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
MEDICAL OFFICE	5,075 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
MEDICAL OFFICE (5/1,000 SF)	25 spaces	47 spaces
TOTAL	25 spaces	47 spaces
HANDICAP PARKING	2 spaces	2 spaces
MOTORCYCLE PARKING	2 spaces	2 spaces
BICYCLE PARKING	4 spaces	5 spaces

GENERAL NOTES (REQUIRED INFORMATION)

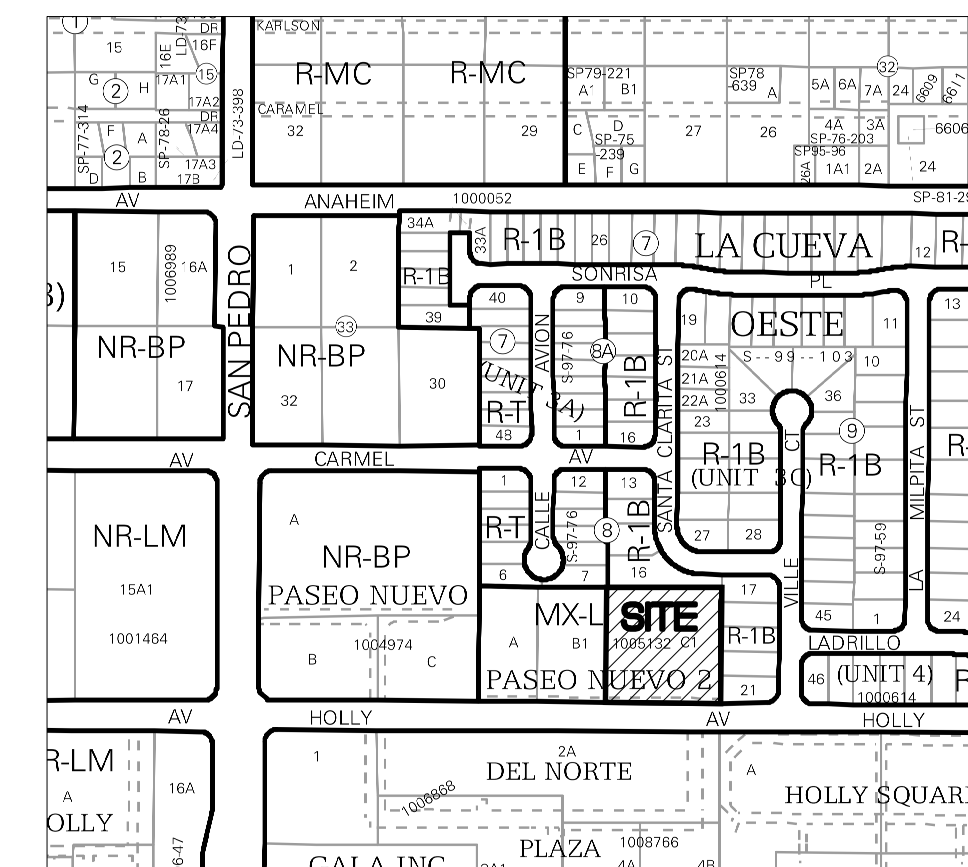
Site: 1.27 Acres (55,216 SF)
 Zoning: MX-L (Mixed Use)
 Proposed Use: Medical Office (Dental)
 Maximum Allowed = 35'; Proposed 21'-4"
 Building Height:
 Building Setback:
 Allowed: Actual:
 Front: 5' min 74.4'
 Side: 0' 118.2'
 Side: 0' 31.0'
 Rear: 15' min 80.8'

Sketch Plat

The Purpose of this sketch plat is to subdivide the existing lot into 2 new lots and receive additional comments.

LEGAL DESCRIPTION:

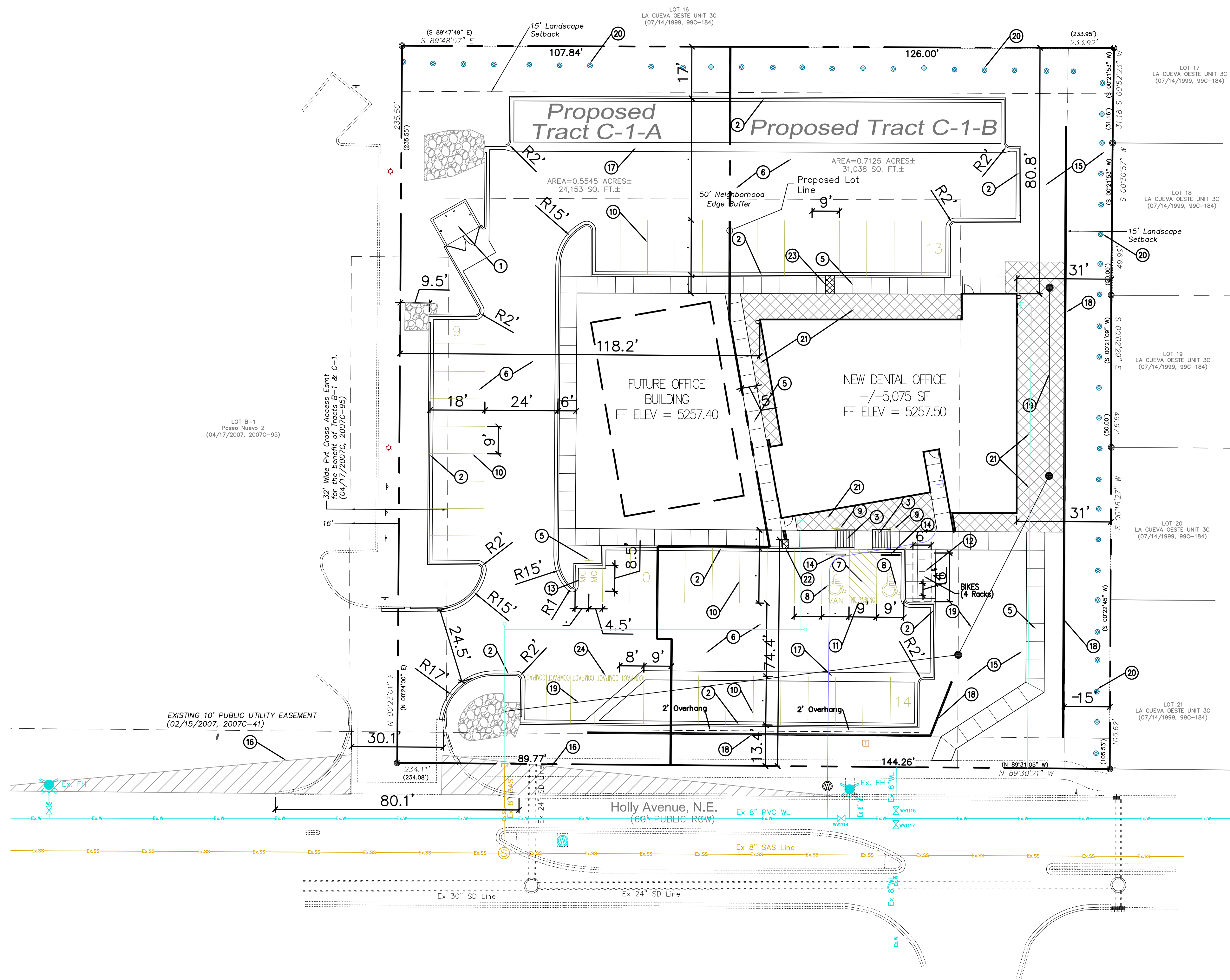
Tract C-1, Paseo Nuevo 2, Albuquerque, Bernalillo County. 1.268 Acres.



VICINITY MAP - Zone Map C-1B-Z

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
4. NOT USED.
5. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
6. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
7. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
9. INSTALL H/C SIGNAGE PER DETAIL, SHEET C1.1. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
11. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
12. INSTALL BIKE RACK PER DETAIL ON SHEET C-1.1. FOUR RACKS TOTAL. MINIMUM 4' CLEAR BETWEEN RACKS SIDE TO SIDE.
13. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE AND PER DETAIL, SHEET C1.1.
14. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C1.1. TYP 9.
15. LANDSCAPED AREA TO BE DESIGN-BUILD BY CONTRACTOR. REFER TO ARCHITECTURAL SITE PLAN FOR LANDSCAPE DESIGN CRITERIA.
16. 13'X130' CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE; SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
17. INSTALL 3' WIDE VALLEY GUTTER. REF. SHEET C1.1 FOR DETAIL.
18. PROPOSED RETAINING WALL. REF. GRADING AND RETAINING WALL PLANS.
19. INSTALL STORM DRAIN. REF. STORM DRAIN PLAN.
20. EXISTING LANDFILL VENTING SYSTEM. DO NOT DISTURB.
21. INSTALL 45-MIL EPDM POND LINER PER GEOTECHNICAL REPORT.
22. INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
23. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
24. INSTALL 2 COATS OF PAINT FOR COMPACT PARKING SPACES. LETTERS 'COMPACT' MIN 8" TALL. COLOR: WHITE



BENCH MARKS

A.C.S. MONUMENT "9-C18"
MONUMENT "HEAVEN"
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,521,497.624
E=1,542,501.428
PUB. EL=5232.47 NAVD 1988
GROUND TO GRID FACTOR=0.999664563
DELTA ALPHA ANGLE = -0°11'19.69"