



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 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)	MISCELLANEOUS APPLICATIONS	<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)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SAW (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			
CREATE 12 LOTS FROM 5 EXISTING LOTS			

APPLICATION INFORMATION			
Applicant: SUNSET VILLA LLC		Phone:	
Address: 4402 CANYON CT NE		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87111	
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: OWNERS		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 16-A, 23-A, 45-A, 49-A ± 59-A		Block:	Unit: 1-012-057-290-027-403-55 1-012-057-256-037-418-04
Subdivision/Addition: SUNSET VILLA		MRGCD Map No.:	UPC Code: 1-012-057-270-065-403-92 1-012-057-290-041-403-82
Zone Atlas Page(s): K-12	Existing Zoning: PD	Proposed Zoning: n/a	
# of Existing Lots: 5	# of Proposed Lots: 12	Total Area of Site (Acres): 4.6535 ±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:		Between: SUNSET GARDENS RD	and: HOOPER RD
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature: <i>Derrick Archuleta</i>	Date: 1.7.20
Printed Name: DERRICK ARCHULETA	<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

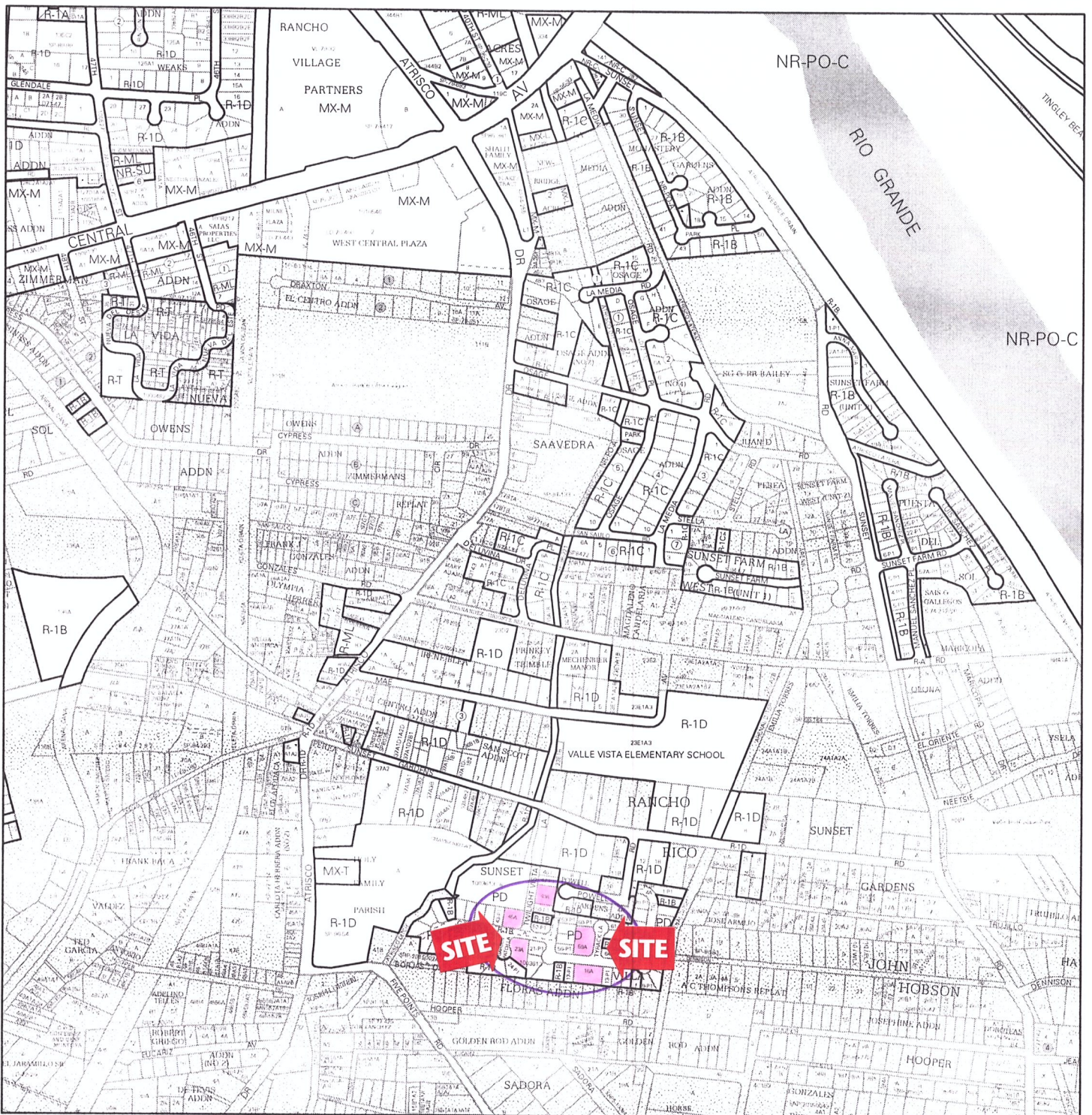
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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)

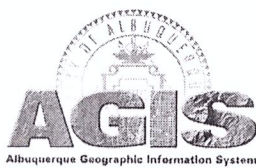
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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: <u>Derrick Archuleta</u></p>	<p>Date: <u>1.7.20</u></p>
<p>Printed Name: <u>DERRICK ARCHULETA</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

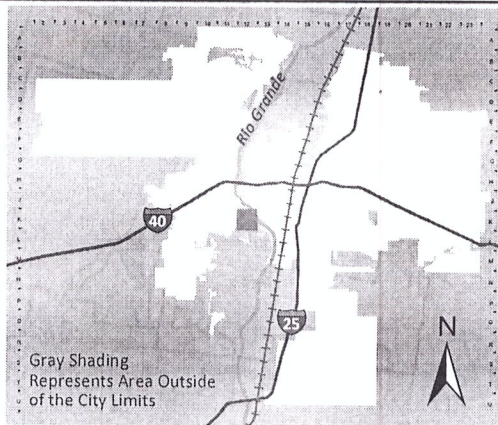


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Zone Atlas Page: K-12-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

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

January 7, 2020

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

RE: LOTS 16-A, 23-A, 45-A, 49-A & 59-A, SUNSET VILLA

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 would like to create twelve (12) lots from existing parcels 16-A, 23-A, 45-A, 49-A and 59-A, Sunset Villa. The proposed lots are as follows:

- Lot 16-A (1620 Garden Way SW) into 3 lots: Lot 16-A-1 at 0.1157± acres, Lot 16-A-2 at 0.1154± acres and Lot 16-A-3 at 0.1152± acres.
- Lot 23-A (600 Garden Patch Ln SW) into 2 lots: Lot 23-A-1 at 0.1183± acres and Lot 23-A-2 at 0.1669± acres.
- Lot 45-A (1701 Garden Way SW) into 2 lots: Lot 45-A-1 at 0.1148± acres and Lot 45-A-2 at 0.1185± acres.
- Lot 49-A (508 Twilight Vista Ln SW) into 2 lots: Lot 49-A-1 at 0.1159± acres and Lot 49-A-2 at 0.1168± acres.
- Lot 59-A (509 Tyrack Lane SW) into 3 lots: Lot 59-A-1 at 0.1178± acres, Lot 59-A-2 at 0.1190± acres and Lot 59-A-3 at 0.1166 acres.

All properties are zoned PD (Planned Development) on 4.6535± acres and currently undeveloped.

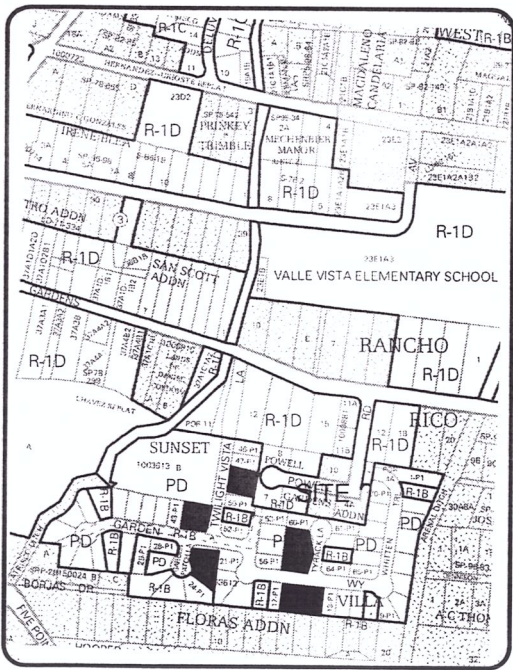
The site is located within the South Valley County Planning Area and governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

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

Sincerely,

A handwritten signature in blue ink that reads "Derrick Archuleta". The signature is written in a cursive style with a large initial "D".

Derrick Archuleta, MCRP
Principal



ZONE ATLAS K-12-Z NOT TO SCALE

LEGAL DESCRIPTION

LOTS NUMBERED 16-A, 23-A, 45-A, 49-A AND 59-A OF THE SUNSET VILLA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 21, 2016 IN PLAT BOOK VOL 2016C, FOLIO 0128 AS DOCUMENT NUMBER 2016099726.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES

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.

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.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS NUMBERED 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58 AND 59 OF THE SUNSET VILLA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE CONSOLIDATION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE

ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2019 BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT

SUBDIVISION PLAT OF
LOTS 16-A-1, 16-A-2, 16-A-3, 23-A-1, 23-A-2, 45-A-1, 45-A-2, 49-A-1, 49-A-2 59-A-1, 59-A-2 AND 59-A-3
OF
SUNSET VILLA SUBDIVISION
BEING A RE-PLAT OF LOTS 6-A, 23-A, 45-A, 49-A AND 59-A
WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2019

PROJECT NUMBER: _____	
CITY APPROVALS:	
CITY SURVEYOR	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
UTILITIES DEVELOPMENT	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
A.M.A.F.C.A.	DATE _____
ABCWUA	DATE _____
CITY ENGINEER	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____
REAL PROPERTY DIVISION	DATE _____
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE _____
NEW MEXICO GAS	DATE _____
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE _____
COMCAST	DATE _____

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2014, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12-12-2019
DATE
DAVID P. ACOSTA, NMPLS NO. 21082
PROFESSIONAL SURVEYOR

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 12 LOTS FROM 5.

NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD
5. FIELD SURVEY DATE: MONTH OF FEBRUARY 2015 AND NOVEMBER 2019

SUBDIVISION DATA:

DRB# _____
ZONE ATLAS INDEX NO. K-12-Z
TOTAL NO. OF TRACTS EXISTING 5
TOTAL NO. OF TRACTS CREATED 12
TOTAL NO ACREAGE: 4.65345 ACRES (GROSS)

DOCUMENTS USED:

SUNSET VILLA VOL 2007C, FOLIO 269

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURER'S OFFICE: _____

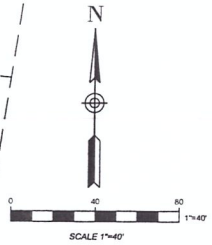
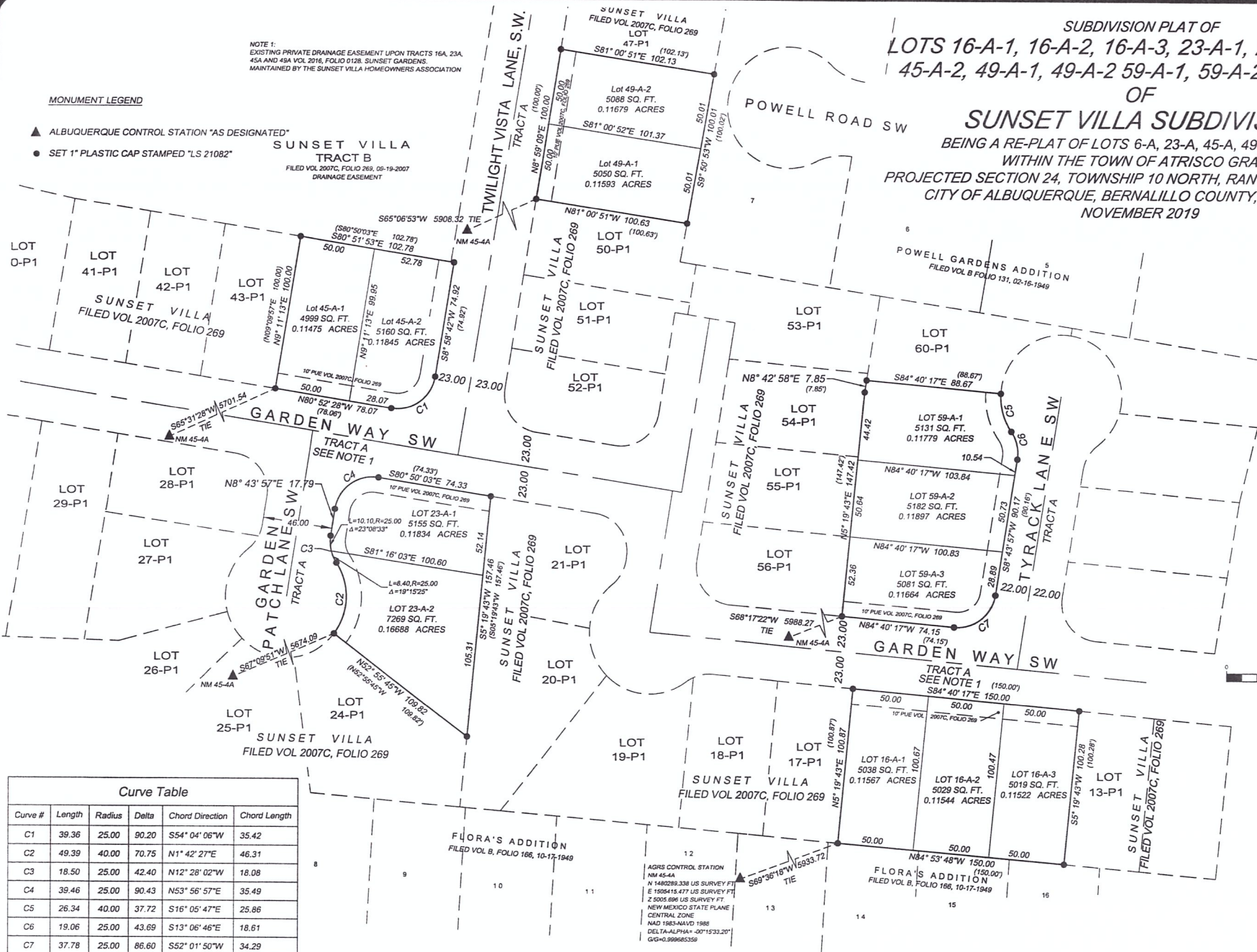
SUBDIVISION PLAT OF
**LOTS 16-A-1, 16-A-2, 16-A-3, 23-A-1, 23-A-2, 45-A-1
 45-A-2, 49-A-1, 49-A-2 59-A-1, 59-A-2 AND 59-A-3**
 OF
SUNSET VILLA SUBDIVISION
 BEING A RE-PLAT OF LOTS 6-A, 23-A, 45-A, 49-A AND 59-A
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2019

NOTE 1:
 EXISTING PRIVATE DRAINAGE EASEMENT UPON TRACTS 16A, 23A,
 45A AND 49A VOL 2016, FOLIO D108, SUNSET GARDENS
 MAINTAINED BY THE SUNSET VILLA HOMEOWNERS ASSOCIATION

MONUMENT LEGEND

- ▲ ALBUQUERQUE CONTROL STATION "AS DESIGNATED"
- SET 1" PLASTIC CAP STAMPED "LS 21082"

**SUNSET VILLA
 TRACT B**
 FILED VOL 2007C, FOLIO 269, 06-19-2007
 DRAINAGE EASEMENT



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.36	25.00	90.20	S54° 04' 06"W	35.42
C2	49.39	40.00	70.75	N1° 42' 27"E	46.31
C3	18.50	25.00	42.40	N12° 28' 02"W	18.08
C4	39.46	25.00	90.43	N53° 56' 57"E	35.49
C5	26.34	40.00	37.72	S16° 05' 47"E	25.86
C6	19.06	25.00	43.69	S13° 06' 46"E	18.61
C7	37.78	25.00	86.60	S52° 01' 50"W	34.29

NOTE: LOTS 46-50 AND TRACT A ARE WITHIN AH, AS SHOWN ON FIRM PANEL 35001C033H

AGRS CONTROL STATION
 NM 45-4A
 N 1480289.339 US SURVEY FT
 E 1586415.477 US SURVEY FT
 Z 5005.696 US SURVEY FT
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983-NAD 1986
 DELTA-ALPHA = 00°15'33.20"
 G/G=0.999665359

CONSTRUCTION SURVEY TECHNOLOGIES, INC
 6501 AMERICAS PARKWAY NE, 4TH FLOOR
 ALBUQUERQUE, NM 87110
 505-917-8921