



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		
Adjust interior lot line between two existing lots		

APPLICATION INFORMATION			
Applicant: Dnc, Ltd.		Phone:	
Address: 7120 Wyoming NE Suite 5		Email:	
City: Albuquerque	State: NM	Zip: 87109	
Professional/Agent (if any): CSI-Curtesian Surveys, Inc.		Phone: (505) 896-3051	
Address: P.O. Box 44114		Email: curtisian.jayson@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
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.: Tracts A-A-1-A-1 & C-1-A-5A-1	Block:	Unit: S-P	
Subdivision/Addition: Loma Del Norte Unit 5-A	MRGCD Map No.:	UPC Code: See attached sheet	
Zone Atlas Page(s): D-19-Z & E-19-Z	Existing Zoning: MX-M & MX-L	Proposed Zoning: MX-M & MX-L	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 17.0716	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 7110 Wyoming Blvd		Between: Wyoming Blvd.	and: Barstow St. NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature:	Date: 2-17-20
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

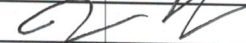
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

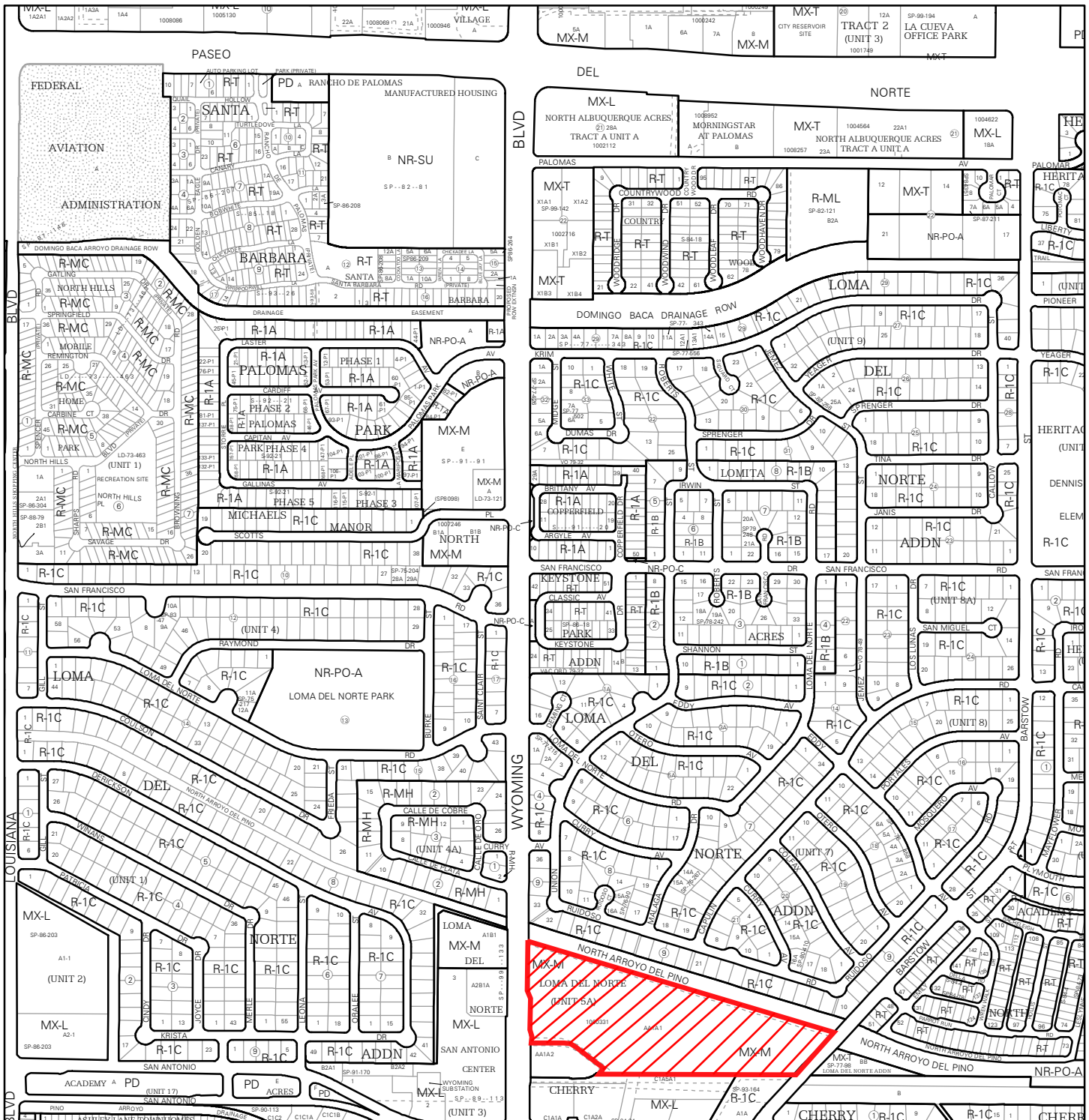
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 2-17-2020
Printed Name: Jayson Pyne	<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

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

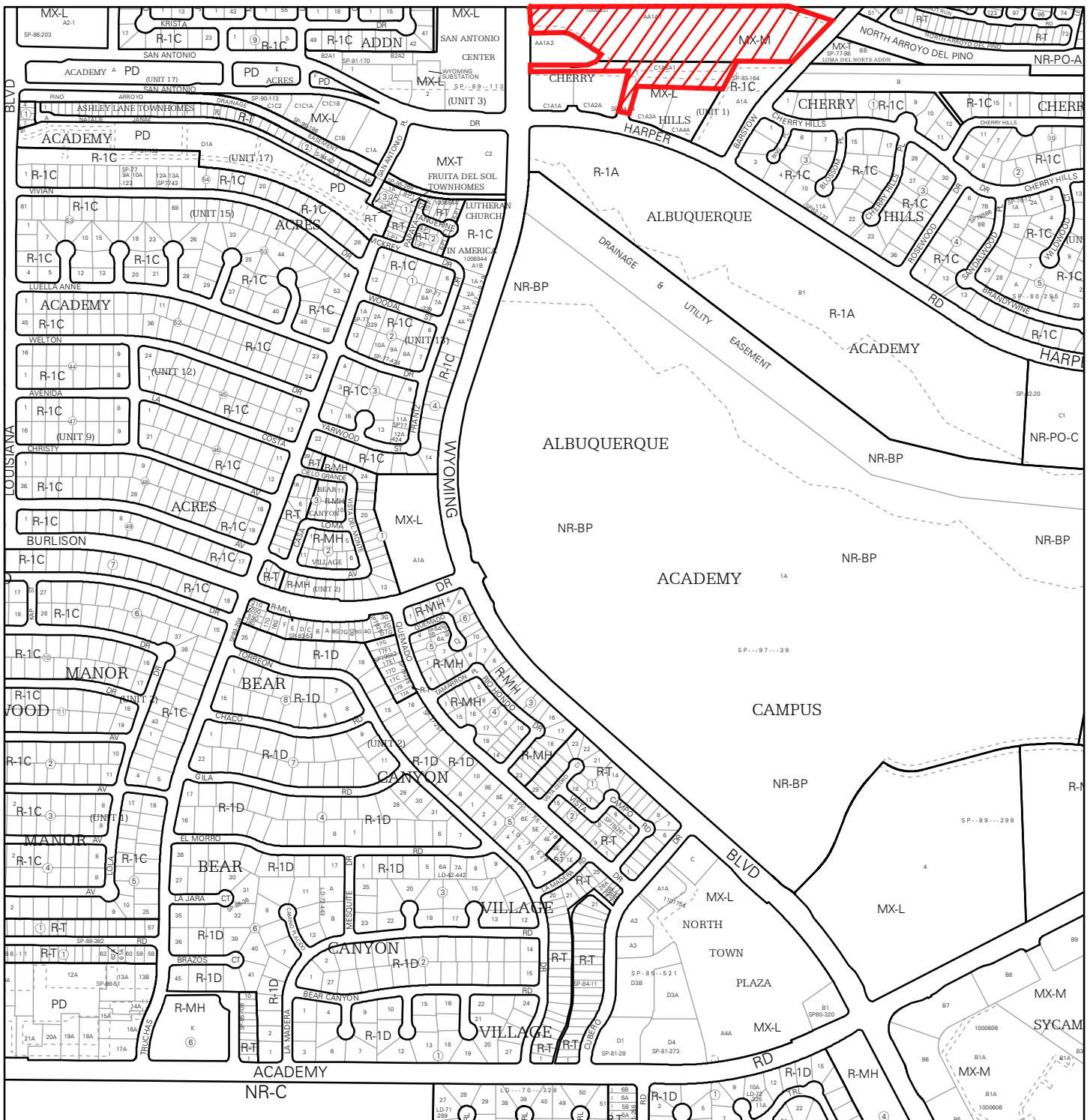
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
D-19-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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000
Feet



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:
E-19-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

February 17, 2020

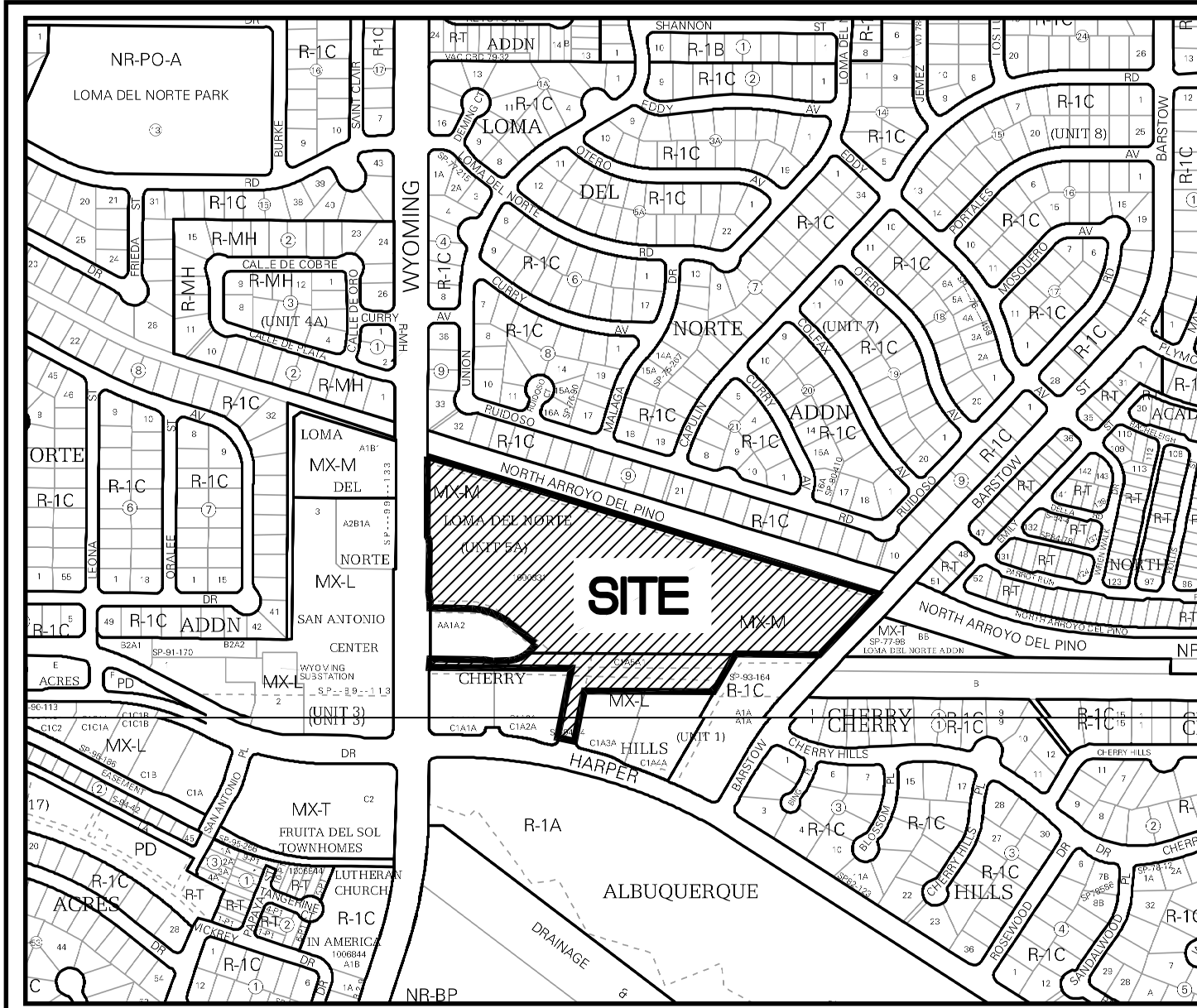
Development Review Board
City of Albuquerque

**Re: Tracts A-A-1-A-1 and C-1-A-5A-1, Loma Del Norte Unit 5-A, aka 7110 and 7120
Wyoming Blvd N.E.**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to adjust the interior lot line between two (2) separate tracts. The property is currently zoned MX-H and MX-L.

Jayson Pyne



Vicinity Map - Zone Atlas D-19-Z and E-19-Z

N.T.S.

Indexing Information

Sections 19 and 30, Township 11 North, Range 4 East, N.M.P.M. as Projected into the Elena Gallegos Grant
 Subdivision: Loma del Norte, Unit 5-A
 Owner: DNC LTD Partnership c/o Scott Garrett
 UPC #: 101906333902042901 (Tract A-A-1-A-1)
 101906233351410203 (Tract C-1-A-5A-1)

Sketch Plat for
Proposed Tracts
A-A-1-A-1-A and
C-1-A-5A-1-A
Loma del Norte, Unit 5-A
 Comprised of Tracts
A-A-1-A-1 and C-1-A-5A-1
Loma del Norte, Unit 5-A
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2020

Easement Notes

- 1 EXISTING 10' PNM AND MST&T EASEMENT (9/19/1991, BK. BCR 91-16, PG. 6673, DOC. NO. 91078696) SHOWN HEREON AS [Symbol]
- 2 EXISTING 7' UTILITY EASEMENT (4/21/1977, D7-166)
- 3 EXISTING 10' PNM AND MST&T EASEMENT (7/19/1966, BK. D808, PG. 730, DOC. NO. 15959)
- 4 EXISTING 10' PNM GAS SERVICES (NOW NMGAS) EASEMENT (12/1/1995, BK. 95/29, PG. 2305-2306, DOC. NO. 95122959) SHOWN HEREON AS [Symbol]
- 5 EXISTING RECIPROCAL CROSS-LOT ACCESS AND PARKING, SIGNAGE AND DRAINAGE EASEMENT BENEFITING, MAINTAINED BY AND CROSSING TRACTS A-A-1-A-1, A-A-1-A-2 AND C-1-A-5A-1 (10/23/2003, BK. A67, PG. 4434, DOC. NO. 2003194838) BLANKET IN NATURE
- 6 EXISTING 10' PNM AND MST&T EASEMENT (12/28/1992, BK. BCR 92-30, PG. 8860, DOC. NO. 92129929)
- 7 EXISTING 10' GAS EASEMENT (12/9/1986, DOC. NO. 86120877)
- 8 EXISTING 20' WATERLINE EASEMENT (8/23/1995, 95C-318)
- 9 EXISTING 10' UTILITY EASEMENT (8/23/1995, 95C-318)
- 10 EXISTING 10' PNM AND US WEST EASEMENT (3/22/1995, BK 95-7, PG. 3504, DOC. NO. 95028540) SHOWN HEREON AS [Symbol]
- 11 EXISTING 10' P.U.E. (3/4/1994, 94C-67)
- 12 EXISTING 5' UTILITY EASEMENT (3/4/1994, 94C-67)
- 13 EXISTING 60' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT (9/28/1993, 93C-283)
- 14 EXISTING 150' PNM EASEMENT SHOWN ON PLAT (10/25/1977, C12-135) VACATED PORTION BY (3/4/1994, 94C-67)
- 15 EXISTING REMAINING PORTION OF A 150' PNM EASEMENT SHOWN ON PLAT (10/25/1977, C12-135) PORTION RELEASED BY DOCUMENT (1/28/1994, BK. MISC. 94-3, PG. 8564-8567) AND AS SHOWN ON PLAT (3/4/1994, 94C-67)
- 16 EXISTING 30' BIKE TRAIL EASEMENT (12/30/1992, 92C-278)
- 17 EXISTING REMAINING PORTION OF A 50' PUBLIC PARK EASEMENT SHOWN ON PLAT (10/25/1977, C12-135) VACATED PORTION BY (3/4/1994, 94C-67)
- 18 EXISTING RECIPROCAL PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT PER DECLARATION (2/4/1994, 94-4, PG. 8968-8970, DOC. NO. 94016886) BLANKET IN NATURE ACROSS AND BENEFITING TRACTS A-A-1-A-1, C-1-A-5A, A-A-1-A-2 AND FROM CHERRY HILLS UNIT 1, TRACTS C-1-A-1A, C-1-A-2A, C-1-A-3A AND C-1-A-4A
- 19 EXISTING 10' PNM AND MST&T EASEMENT (2/21/1986, BK. MISC. 323A, PG. 981, DOC. NO. 86 15568) SHOWN HEREON AS [Symbol]
- 20 EXISTING 10' PNM AND MST&T EASEMENT (9/19/1991, BK. BCR 91-16, PG. 6673, DOC. NO. 91078696) AND (2/21/1986, BK. MISC. 323A, PG. 981, DOC. NO. 86 15568)
- 21 EXISTING NON-EXCLUSIVE ACCESS AND PARKING EASEMENT PER DECLARATION OF EASEMENT (3/26/2010, DOC. NO. 2010025297) ACCESS EASEMENT, BLANKET IN NATURE, SHOWN HEREON AS [Symbol] AND PARKING EASEMENT SHOWN HEREON AS [Symbol]
- 22 EXISTING PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-A-1-A-2, A-A-1-A-1 AND C-1-A-5A-1 (9/30/2003, 2003C-297)

Legal Description

TRACTS A-A-1-A-1 AND C-1-A-5-1, LOMA DEL NORTE, UNIT 5-A, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 30, 2003, IN PLAT BOOK 2003C, PAGE 297.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF ALBUQUERQUE BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 3, 2012 AS DOCUMENT NO. 2012103687, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019 AND JANUARY 2020.
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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

THE PURPOSE OF THIS SKETCH PLAT IS TO ADJUST INTERIOR LOT LINE BETWEEN 2 TRACTS

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1906851 AND AN EFFECTIVE DATE OF SEPTEMBER 23, 2019.
2. PLAT OF RECORD FOR LOMA DEL NORTE, UNIT 5-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 30, 2003, IN BOOK 2003C, PAGE 297.
3. DEED FOR CITY OF ALBUQUERQUE PORTIONS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 3, 2012, AS DOCUMENT NO. 2012103687.
4. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 30, 1992, AS DOCUMENT NO. 92131753.

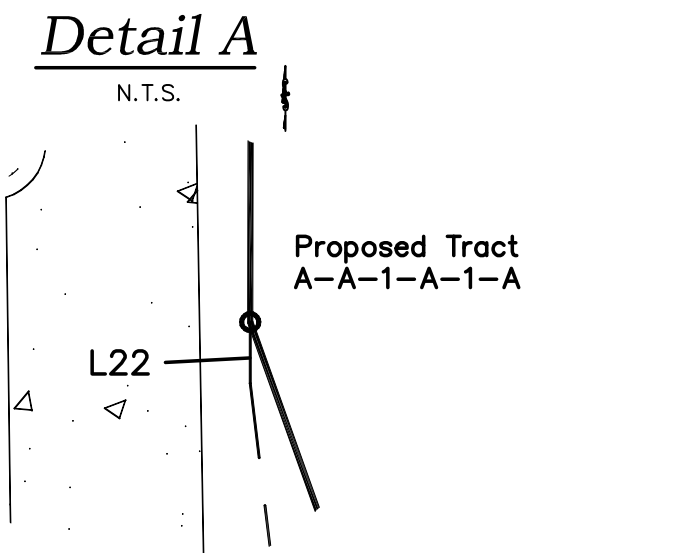
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	[Symbol]	TRANSFORMER
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/30/2003, 2003C-297)	[Symbol]	ELECTRIC CABINET
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (3/4/1994, 94C-67)	[Symbol]	GAS METER
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (10/3/2012, DOC. NO. 2012103687)	[Symbol]	WATER VALVE
[Symbol]	FOUND MONUMENT AS INDICATED	[Symbol]	WATER METER
[Symbol]	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED	[Symbol]	FIRE HYDRANT
[Symbol]	COVERED AREA	[Symbol]	ROOF DRAIN
[Symbol]	CONCRETE	[Symbol]	MANHOLE
[Symbol]	UTILITY PEDESTAL	[Symbol]	SAS CLEANOUT
[Symbol]	BLOCK WALL	[Symbol]	IRRIGATION BOX
[Symbol]	CHAINLINK FENCE	[Symbol]	FLAGPOLE
[Symbol]	WOOD FENCE	[Symbol]	SIGN
[Symbol]	BOLLARD	[Symbol]	CURB CUT/INDICATION OF ACCESS TO ROADWAY
[Symbol]	OVERHEAD UTILITY LINE	[Symbol]	UNDERGROUND GAS UTILITY LINE
[Symbol]	UTILITY POLE	[Symbol]	UNDERGROUND WATER UTILITY LINE
[Symbol]	PULL BOX	[Symbol]	UNDERGROUND SANITARY SEWER LINE
[Symbol]	LIGHT POLE	[Symbol]	UNDERGROUND ELECTRIC UTILITY LINE
[Symbol]	ELECTRIC METER	[Symbol]	UNDERGROUND FIBER OPTIC UTILITY LINE
		[Symbol]	UNDERGROUND TELEPHONE UTILITY LINE
		[Symbol]	FIRE DEPARTMENT CONNECTION
		[Symbol]	RAMP

Sketch Plat for
**Proposed Tracts
 A-A-1-A-1-A and
 C-1-A-5A-1-A**
 Loma del Norte, Unit 5-A
 Comprised of Tracts
 A-A-1-A-1 and C-1-A-5A-1
 Loma del Norte, Unit 5-A
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2020

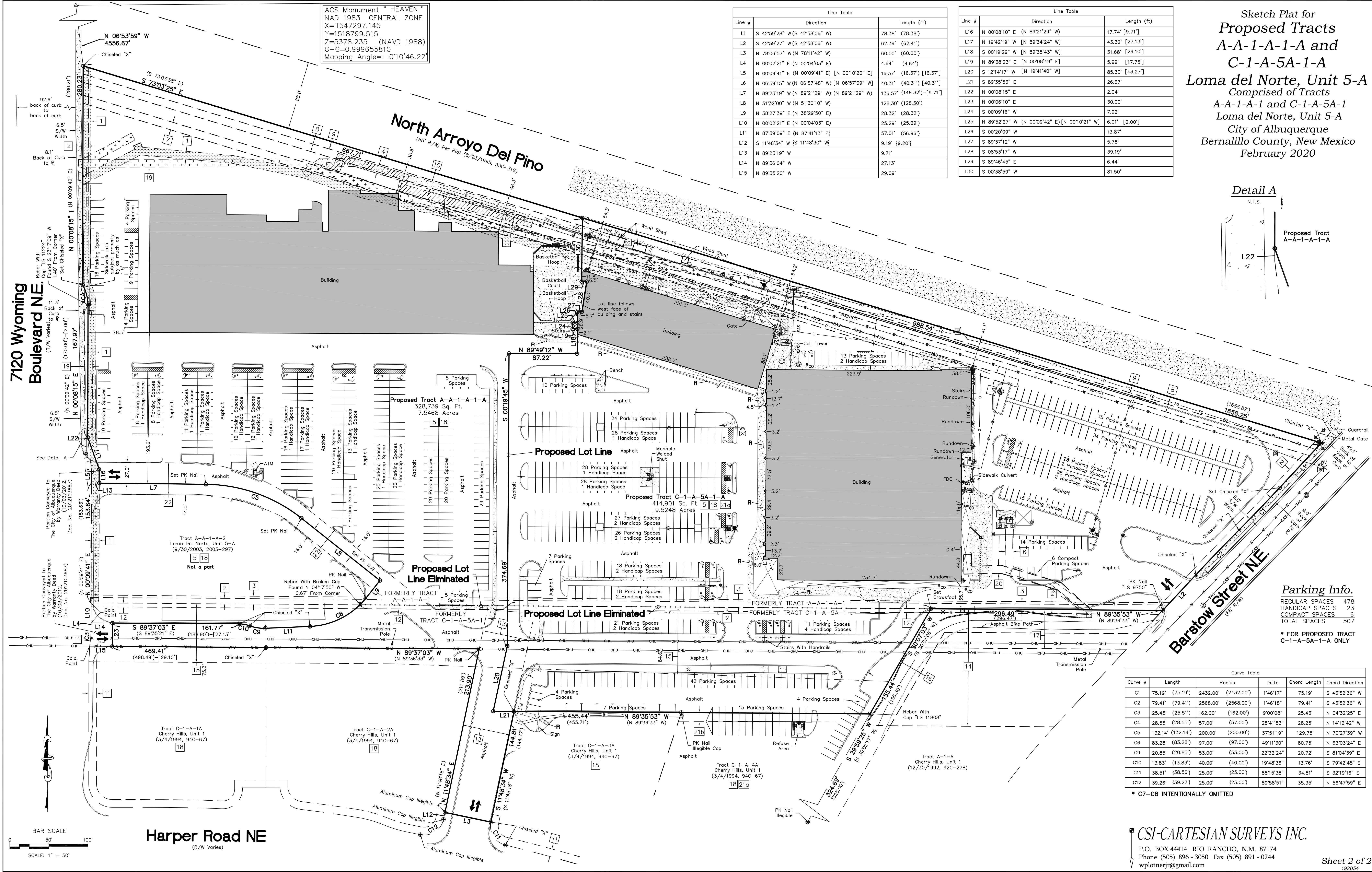
Line #	Direction	Length (ft)
L1	S 42°59'28" W (S 42°58'06" W)	78.38' (78.38')
L2	S 42°59'27" W (S 42°58'06" W)	62.39' (62.41')
L3	N 78°06'57" W (N 78°11'42" W)	60.00' (60.00')
L4	N 00°02'21" E (N 00°04'03" E)	4.64' (4.64')
L5	N 00°09'41" E (N 00°09'41" E) [N 00°10'20" E]	16.37' (16.37') [16.37']
L6	N 06°59'15" W (N 06°57'48" W) [N 06°57'09" W]	40.31' (40.31') [40.31']
L7	N 89°23'19" W (N 89°21'29" W) [N 89°21'29" W]	136.57' (146.32')-[9.71']
L8	N 51°32'00" W (N 51°30'10" W)	128.30' (128.30')
L9	N 38°27'39" E (N 38°29'50" E)	28.32' (28.32')
L10	N 00°02'21" E (N 00°04'03" E)	25.29' (25.29')
L11	N 87°39'09" E (N 87°41'13" E)	57.01' (56.96')
L12	S 11°48'34" W (S 11°48'30" W)	9.19' [9.20']
L13	N 89°23'19" W	9.71'
L14	N 89°36'04" W	27.13'
L15	N 89°35'20" W	29.09'

Line #	Direction	Length (ft)
L16	N 00°08'10" E (N 89°21'29" W)	17.74' [9.71']
L17	N 19°42'19" W [N 89°34'24" W]	43.32' [27.13']
L18	S 00°19'29" W [N 89°35'43" W]	31.68' [29.10']
L19	N 89°38'23" E [N 00°08'49" E]	5.99' [17.75']
L20	S 12°14'17" W [N 19°41'40" W]	85.30' [43.27']
L21	S 89°35'53" E	26.67'
L22	N 00°08'15" E	2.04'
L23	N 00°06'10" E	30.00'
L24	S 00°09'16" W	7.92'
L25	N 89°52'27" W (N 00°09'42" E) [N 00°10'21" W]	6.01' [2.00']
L26	S 00°20'09" W	13.87'
L27	S 89°37'12" W	5.78'
L28	S 08°53'17" W	39.19'
L29	S 89°46'45" E	6.44'
L30	S 00°38'59" W	81.50'



**7120 Wyoming
 Boulevard N.E.**

Harper Road NE
 (R/W Varies)



Parking Info.

REGULAR SPACES	478
HANDICAP SPACES	23
COMPACT SPACES	6
TOTAL SPACES	507

* FOR PROPOSED TRACT C-1-A-5A-1-A ONLY

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	75.19' (75.19')	2432.00' (2432.00')	1°46'17"	75.19'	S 43°52'36" W
C2	79.41' (79.41')	2568.00' (2568.00')	1°46'18"	79.41'	S 43°52'36" W
C3	25.45' (25.51')	162.00' (162.00')	9°00'08"	25.43'	N 04°32'25" E
C4	28.55' (28.55')	57.00' (57.00')	28°41'53"	28.25'	N 14°12'42" W
C5	132.14' (132.14')	200.00' (200.00')	37°51'19"	129.75'	N 70°27'39" W
C6	83.28' (83.28')	97.00' (97.00')	49°11'30"	80.75'	N 63°03'24" E
C9	20.85' (20.85')	53.00' (53.00')	22°32'24"	20.72'	S 81°04'39" E
C10	13.83' (13.83')	40.00' (40.00')	19°48'36"	13.76'	S 79°42'45" E
C11	38.51' (38.56')	25.00' (25.00')	88°15'38"	34.81'	S 32°19'16" E
C12	39.26' (39.27')	25.00' (25.00')	89°58'51"	35.35'	N 56°47'59" E

* C7-C8 INTENTIONALLY OMITTED

