



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 checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (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 SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		APPEAL	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<input type="checkbox"/> Waiver to DPM (Form V2)			
BRIEF DESCRIPTION OF REQUEST			
Sub-divide one tract into two new tracts.			

APPLICATION INFORMATION		
Applicant: Holly Partners		Phone: (505) 275-8223
Address: 4520 Lower Terrace Circle		Email: tushar@enjgroup.com
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Fierro & Company		Phone: (505) 503-9546
Address: 6300 Montano Rd., Suite C		Email: robert.fierro@fierrocompany.com
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest in Site:	List all owners: Tesch Development, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 20A-1	Block:	Unit:
Subdivision/Addition: PARADISE NORTH	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): A-11-2	Existing Zoning: MX-L	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 19.09
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: McMAHON NW	Between: LINSER BLVD. NW	and: BANDELIER DR. NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature: Robert Fierro		Date:
Printed Name: Robert Fierro		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
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

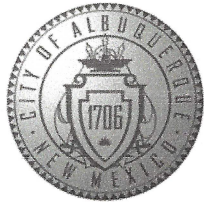
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

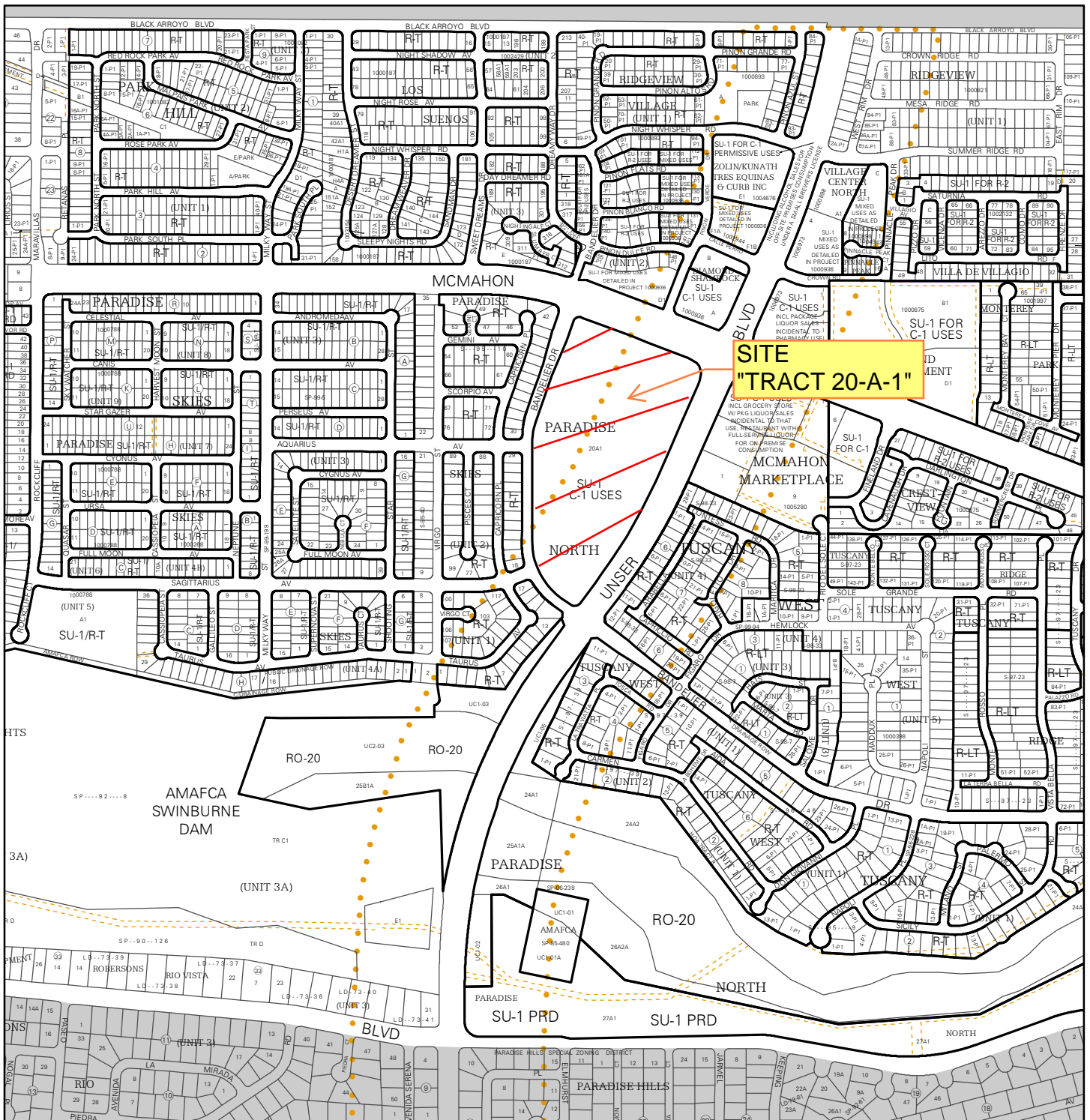
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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>Robert Fierro</u></p>	<p>Date: <u>2-25-2020</u></p>
<p>Printed Name: <u>Robert Fierro</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 current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



Fierro & Company

5508 Costa Verde Rd. NW Rd
Albuquerque, NM 87120
(505) 352-8930 | www.fierrocompany.com

February 25, 2020

City of Albuquerque
Development Review Board

RE: Sketch Plat Tract 20A-1 of the Plat of Paradise North

Fierro & Company, LLC is submitting a Sketch Plat to divide Tract 20A-1 of the Plat of Paradise North into two new tracts (Tract 20A-1A and Tract 20A-1B) as shown in the attached Sketch Plat. The existing Tract 20A-1 is currently zoned MX-L.

The purpose of this sketch plat is to divide one existing tract into two new tracts for the rezoning of Tract 20A-1B in the future. Tract 20A-1A is proposed to remain zone MX-L. This sketch plat is being submitted to request the subdivision only and not any zone changes.

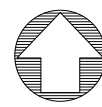
Thank you.

FIERRO & COMPANY

Robert Fierro, P.E., P.S.
President



VICINITY MAP
FROM ZONE ATLAS PAGE A-11-Z
N.T.S.



NTS

SUBDIVISION DATA

1. DRB NO. _____
2. ZONE ATLAS MAP NO. A-11; ZONING: SU-1.
3. GROSS SUBDIVISION ACREAGE: 19.089 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (9) TRACTS.
5. DATE OF SURVEY: JANUARY 2020
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
7. THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT ONE EXISTING TRACT (TRACTS 20A-1) AS DESCRIBED IN THAT PLAT OF PARADISE NORTH FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 08, 1990, BOOK 90C, PAGE 182 INTO TWO NEW TRACTS.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF PARADISE NORTH RECORDED IN DOCUMENT NO. 1990061878 OF THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE RECORDED ON AUGUST 08, 1990, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. SOLAR NOTE - PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.
5. GRID TO GROUND SCALE FACTOR USED IS 0.999670857 AS PUBLISHED BY ACS MONUMENT "9-A11".
6. DATA IN PARENTHESIS IS RECORD OBTAINED FROM THE PLAT OF PARADISE NORTH, RECORDED AUGUST 08, 1990, IN DOCUMENT NO. 1990061878.

DESCRIPTION
TRACT 20A-1, OF THE PLAT OF PARADISE NORTH SITUATE WITHIN SECTION 2, T. 11 N., R. 2 E., N.M.P.M., 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 AUGUST 08, 1990 IN PLAT BOOK 90C, PAGE 182.

THIS TRACT CONTAINS 19.089 ACRES (831,504 SQ. FT.) MORE OR LESS.

EXISTING EASEMENTS:

- ① 10-FOOT PUBLIC UTILITY EASEMENT
FILED: AUGUST 08, 1990, IN BOOK 90C, PAGE 182.

SKETCH PLAT OF
TRACTS 20A-1A & 20A-1B
PARADISE NORTH
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2020

APPROVALS:

A.B.C.W.U.A. DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A/ CENTURYLINK QC DATE

COMCAST DATE

CITY SURVEYOR DATE

A.M.A.F.C.A. DATE

BERNALILLO COUNTY APPROVALS:

BERNALILLO COUNTY PUBLIC WORKS DIVISION DATE

BERNALILLO COUNTY NATURAL RESOURCES SERVICES DATE

BERNALILLO COUNTY ZONING DEPARTMENT DATE

BERNALILLO COUNTY FIRE MARSHALL DATE

BERNALILLO COUNTY DEVELOPMENT
REVIEW AUTHORITY, CHAIR DATE

M.R.G.C.D. DATE

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY
TREASURER'S OFFICE DATE

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF TRACTS 20A-1A THRU 20A-1I, PARADISE NORTH, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

TRES ESQUINAS LIMITED COMPANY,

BY: _____
MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF _____)
)SS.

COUNTY OF _____)

ON THIS ____ DAY OF _____, 2020, BEFORE ME

PERSONALLY APPEARED _____
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

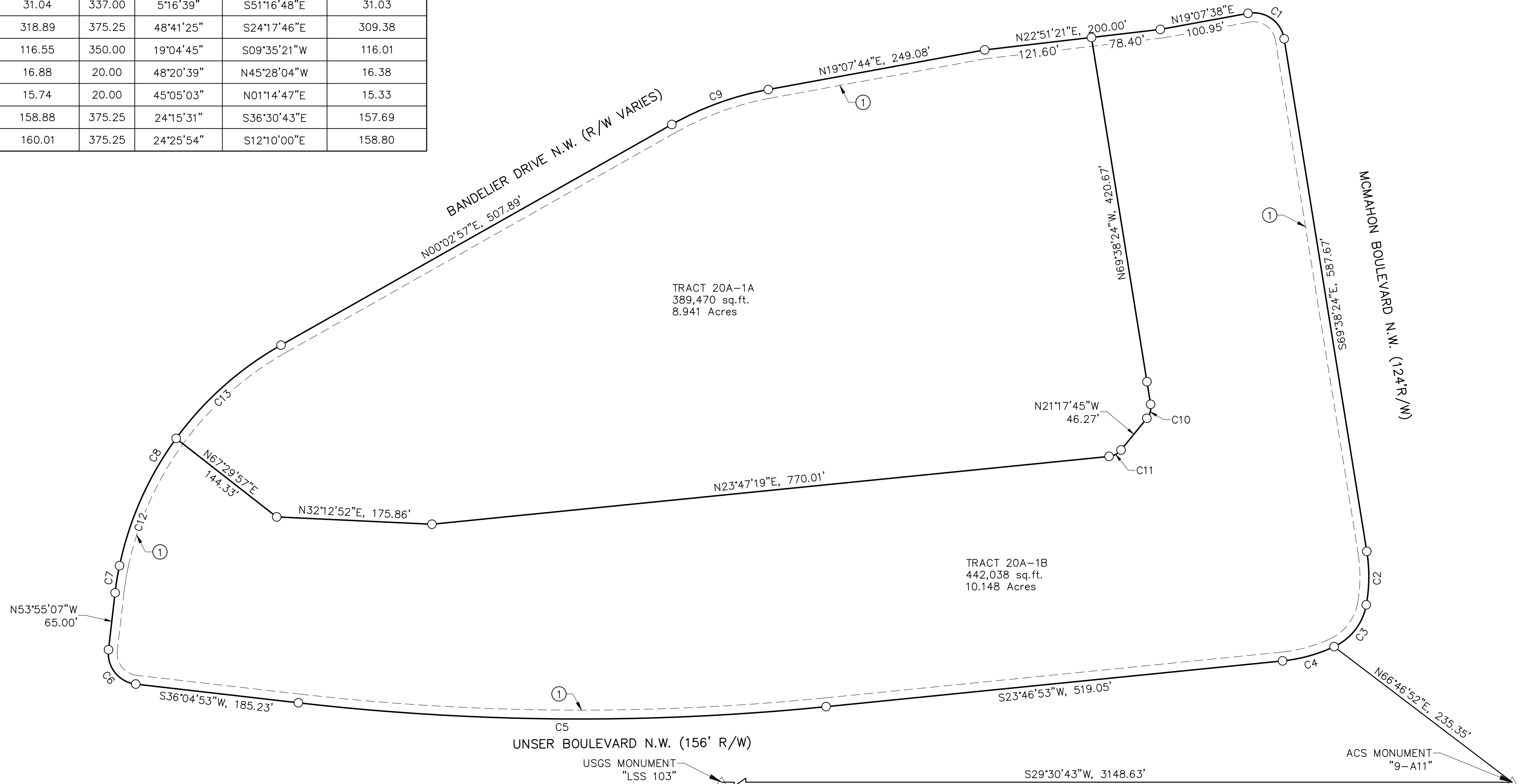
MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

Fierro & Company
ENGINEERING | SURVEYING
6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

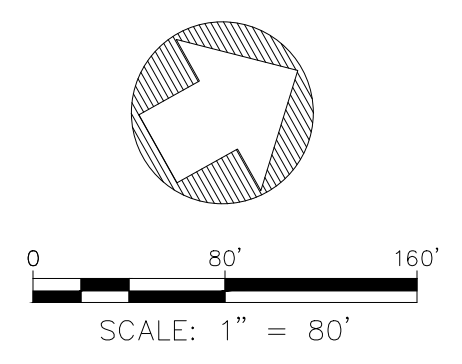
SKETCH PLAT OF
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PARADISE NORTH
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2020

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.74	35.00	91°14'22"	S64°44'40"W	50.03
C2	60.81	180.00	19°21'22"	N59°57'44"W	60.52
C3	62.07	65.00	54°42'53"	N22°55'58"W	59.74
C4	60.81	180.00	19°21'22"	N14°06'13"E	60.52
C5	598.26	2786.79	12°18'00"	N29°55'53"E	597.11
C6	54.98	35.00	90°00'21"	N81°04'53"E	49.50
C7	31.04	337.00	5°16'39"	S51°16'48"E	31.03
C8	318.89	375.25	48°41'25"	S24°17'46"E	309.38
C9	116.55	350.00	19°04'45"	S09°35'21"W	116.01
C10	16.88	20.00	48°20'39"	N45°28'04"W	16.38
C11	15.74	20.00	45°05'03"	N01°14'47"E	15.33
C12	158.88	375.25	24°15'31"	S36°30'43"E	157.69
C13	160.01	375.25	24°25'54"	S12°10'00"E	158.80



USGS MONUMENT "LSS 103"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1530466.034 U.S. SURVEY FEET
 X=1505019.995 U.S. SURVEY FEET
 DELTA ALPHA= -0°15'40.72"
 GROUND TO GRID FACTOR= 0.999671640
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5295.137 U.S. SURVEY FEET

ACS MONUMENT "9-A11"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1533206.142 U.S. SURVEY FEET
 X=1506571.019 U.S. SURVEY FEET
 DELTA ALPHA= -0°15'30.20"
 GROUND TO GRID FACTOR= 0.999670857
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 5301.647 U.S. SURVEY FEET



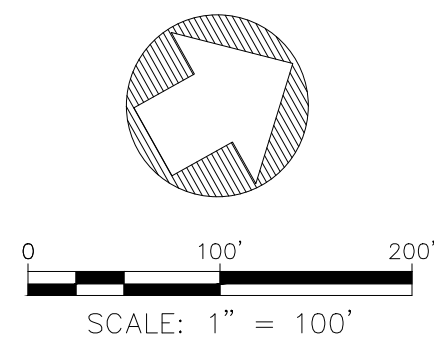


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