



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 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<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)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
LOT CONSOLIDATION 2 LOTS INTO 1 LOT		

<b>APPLICATION INFORMATION</b>		
Applicant: ANGELINA LUCERO		Phone:
Address: 916 PEACOCK DR SW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87121
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: OWNER	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: A-1 & A-2	Block:	Unit: 1.011.057.137.250.325.53
Subdivision/Addition: LANDS OF MELQUIADES CHAVEZ	MRGCD Map No.:	UPC Code: 1.011.057.130.248.325.52
Zone Atlas Page(s): K-11	Existing Zoning: R-1C	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 0.969±
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: LAURA CT.	Between: CENTRAL AV	and: CHURCHILL RD
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
1008554		

Signature: <i>Derrick Archuleta</i>		Date: 4.21.2020
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
SI-2020-00038	SK	\$50
Meeting Date: April 29, 2020		Fee Total: \$50
Staff Signature: Vanessa A Segura	Date: 4/21/2020	Project # PR-2020-003657



## 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.**

**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: Derrick Archuleta

Date: 4.21.2020

Printed Name: DERRICK ARCHULETA

☐ Applicant or ☒ Agent

#### FOR OFFICIAL USE ONLY

Case Numbers:

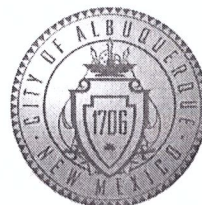
SI-2020-00038

Project Number

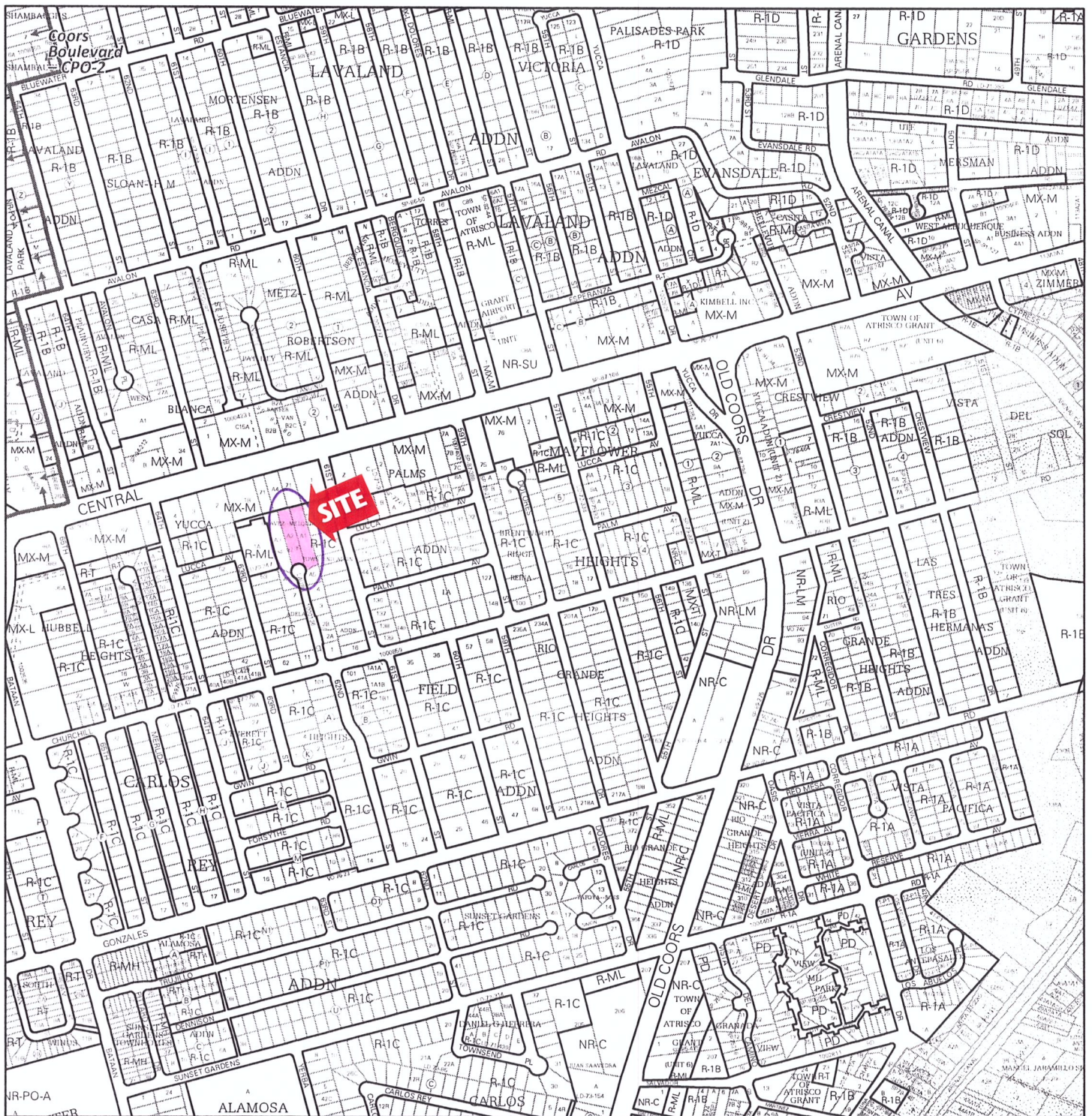
PR-2020-003657

Staff Signature: Vanessa A Segura

Date: 4/21/2020





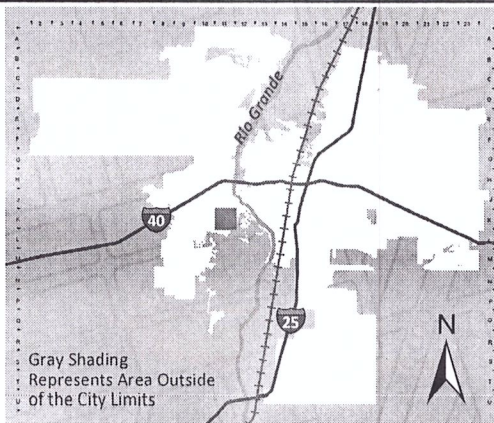


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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-11-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**

April 20, 2020

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

**RE: TRACTS A-1 & A-2, LANDS OF MELQUIADES CHAVEZ**

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 consolidate existing Lots A-1 and A-2, Lands of Melquiades Chavez into one lot. Proposed Lot A-1-R, Lands of Melquiades Chavez is to be 0.969± net acres on property zoned R-1C (Single Family – Large Lot)

The property is currently undeveloped.

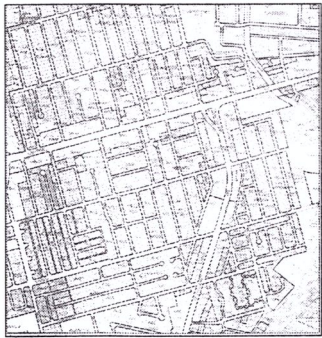
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Southwest Mesa Planning Area.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Derrick Archuleta", written in a cursive style.

Derrick Archuleta, MCRP  
Principal



Vicinity Map (nts)  
Zone Atlas Pg. K-11-Z

### FREE CONSENT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO DIVIDE THE LANDS AND GRANT EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON AND THAT THIS SURVEY IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND IS LYING AND BEING SITUATE WITHIN THE PLANNING AND PLATTING JURISDICTION OF BERNALILLO COUNTY NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES

ANGELINA LUCERO

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

NOTARY PUBLIC

COMMISSION EXPIRES

### Statement of Declaration of Purpose

The purpose of this plat is consolidate 2 lots into 1

### SURVEYOR'S CERTIFICATE

I, LORENZO E. DOMINGUEZ, NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS LAND DIVISION SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS LAND DIVISION SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

LORENZO E. DOMINGUEZ N.M.L.S. No. 10461  
EAST MOUNTAIN SURVEYING LLC  
PO BOX 1607  
MORIARTY, NM 87035

DATE



Plat of Lots A-1 and A-2  
OF THE PLAT OF  
LANDS OF MELQUIADES CHAVEZ  
COMPRISING TRACTS A1, A2, A3, A4, LOTS A-5 & A-6  
TOWN OF ATRISCO GRANT

MARCH 2020

### UTILITY APPROVALS:

PNM DATE

NEW MEXICO GAS CO. DATE

COMCAST DATE

QWEST CORP. D/B/A CENTURYLINE QC DATE

PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE GRANTED FOR THE COMMON USE OF:

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

B. 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.

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

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

INCLUDED IS THE RIGHT TO BUILD, 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 EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE 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 AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED 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 STRUCTURE ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

### DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

### CITY APPROVALS:

CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ABCWUA DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CODE ENFORCEMENT DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

U.P.C. # 1 011 057 137 250 32553 and 1 011 057 130 248 32552

PROPERTY OWNER OF RECORD: ANGELINA LUCERO

BERNALILLO COUNTY TREASURER'S OFFICE DATE

### SURVEY NOTES:

THE BASIS OF BEARING WAS ESTABLISHED BETWEEN TWO FOUND MONUMENTS, GPS RTK OBSERVATIONS AND THE WGS 84 ELLIPSOID.

WARRANTY DEED FROM SAMUEL GARCIA HERRERA & KIMBERLY SOTO, AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOCUMENT NO. 2018023647 AND 2018023647.

PLAT OF LOTS OF LANDS OF MELQUIADES CHAVES COMPRISING TRACTS "A-1", "A-2", "A-3", "A-4", LOT "A-5" AND LOT "A-6", TOWN OF ATRISCO GRANT.

OTHER DEEDS AND PLATS AS NOTED HEREON.

ALL EASEMENTS ARE SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS OR PROPRIETORS OF THIS SUBDIVISION SHOWN HEREON, UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

### INDEXING INFORMATION

OWNERS(S): ANGELINA LUCERO

RECORDED DOCUMENT(S):

SECTION, TOWNSHIP, RANGE:

SUBDIVISION(S):

PROJECT No. EM-19.131

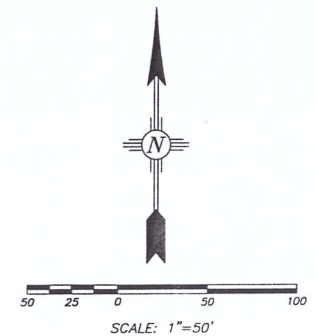
Sheet 1 of 2

Plat of Lots A-1 and A-2  
OF THE PLAT OF  
LANDS OF MELQUIADES CHAVEZ  
COMPRISING TRS A1, A2, A3, A4, LOTS A-5 & A-6  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY  
STATE OF NEW MEXICO

MARCH 2020

COMBINED LOTS A-1 AND A-2  
AREA 42207.217 SQ FT  
ACRES 0.969

NUMBER OF EXISTING LOTS = 2  
NUMBER OF PROPOSED LOTS = 1



LEGEND

- ⊙ = CAPPED REBARS SET (LS 10461)
- = POINTS FOUND
- ⊕ = ALBUQUERQUE SURVEY CONTROL MONUMENT
- X-X-X- = EXISTING FENCE
- U- = OVERHEAD UTILITIES
- ⌒ = UTILITY POLE
- ( ) = DENOTES RECORD DATA
- ⊙ = DENOTES WATER METER
- ⊙ = DENOTES MANHOLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00	S75°04'59"W
L2	42.77	S47°47'55"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	44.38	35.87	70°53'19"	N24°45'57"W	41.60
C2	59.91	39.17	87°38'46"	S73°52'05"W	54.24

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND WHENCE ALBUQUERQUE CONTROL MONUMENTS "2.L10" BEARS S 27°54'36"W, 4003.37', THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING:

N 15°06'00"W, 307.77', THENCE  
N 75°04'59"E, 133.34', THENCE  
S 14°55'01" E, 328.00', THENCE  
S 75°04'59" E, 33.00', THENCE  
S 47°47'55" E, 42.77', THENCE  
ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 70°53'19" HAVING A LENGTH OF 44.38', A RADIUS OF 39.87' AND A CHORD BEARING AND DISTANCE OF N 24°45'57" W, 41.60', THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°38'46" HAVING A LENGTH OF 59.91', A RADIUS OF 39.17' AND A CHORD BEARING AND DISTANCE OF S 73°52'05" W, 54.24' TO THE POINT AND PLACE OF BEGINNING

Found Albuquerque Survey Control Monument "2.L10"

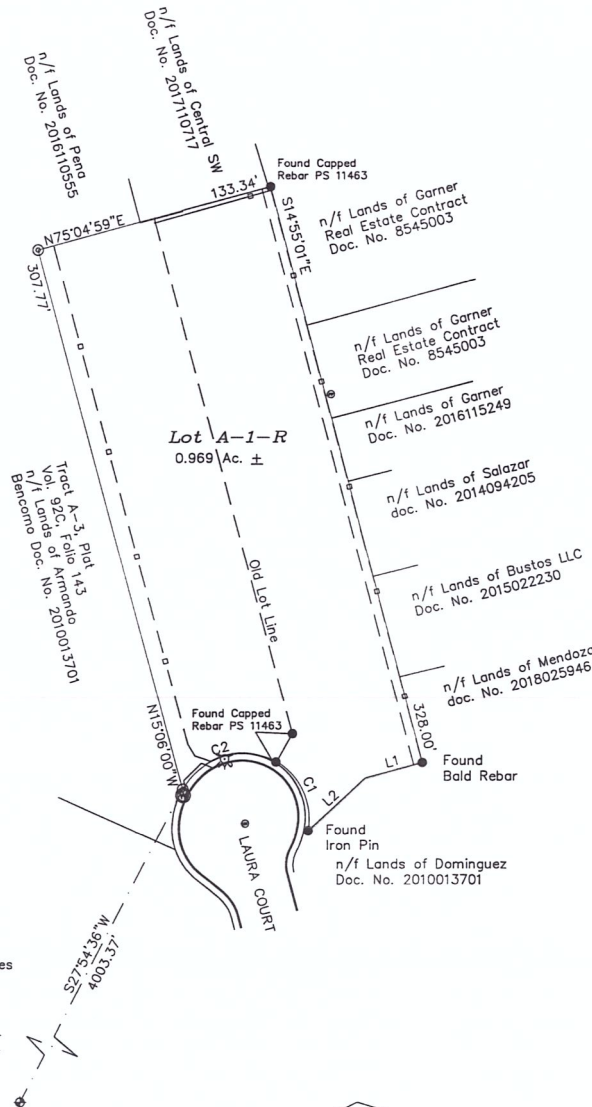
New Mexico State Plane Coordinates  
NAD83  
Central Zone  
Ground to Grid Scale Factor  
=0.9999684884  
N=1480997.867 U.S. SURVEY FEET  
E=1502323.077 U.S. SURVEY FEET

MAPPING ANGLE: -0\_15\_54.64

SURVEYOR'S CERTIFICATE

I, LORENZO E. DOMINGUEZ, NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS LAND DIVISION SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS LAND DIVISION SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

LORENZO E. DOMINGUEZ N.M.L.S. No. 10461 DATE



East Mountain Surveying Co.

Lorenzo (Larry) E. Dominguez  
Owner/Professional Surveyor · PS #10461  
PO Box 1607, Moriarty, NM 87035  
505.639-5557 · Mobile 505.450.2097 · Fax 505.639.5557

MRGCD

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

INDEXING INFORMATION

OWNERS(S): Angelino Lucero  
RECORDED DOCS: 2018023647 and 2018023634  
PLSS: SEC. 23, T.10N, R.2E., N.M.P.M. PROJECTED  
SUBDIVISION(S): MELQUIADES CHAVEZ, VOL. 92C, FOLIO 143  
PROJECT No. EM-19-131 Sheet 2 of 2