



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>			
REPLAT 13 EXISTING LOTS INTO 15 LOTS			

<b>APPLICATION INFORMATION</b>			
Applicant: <b>LONNIE YANES</b>		Phone:	
Address: <b>6220 CENTRAL AV SW</b>		Email:	
City: <b>ALBUQUERQUE</b>	State: <b>NM</b>	Zip: <b>87105</b>	
Professional/Agent (if any): <b>ARCH + PLAN LAND USE CONSULTANTS</b>		Phone: <b>505.980.8365</b>	
Address: <b>P.O. BOX 25911</b>		Email: <b>arch.plan@comcast.net</b>	
City: <b>ALBUQUERQUE</b>	State: <b>NM</b>	Zip: <b>87125</b>	
Proprietary Interest in Site: <b>OWNER</b>		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.: <b>42 THRU 51 &amp; 53, 54, 55</b>		Block:	Unit:
Subdivision/Addition: <b>DAVIS PEREA COURSON</b>		MRGCD Map No.:	UPC Code: <b>SEE ATTACHED</b>
Zone Atlas Page(s): <b>L-10/L-11</b>	Existing Zoning: <b>R-1B</b>	Proposed Zoning:	
# of Existing Lots: <b>13</b>	# of Proposed Lots: <b>15</b>	Total Area of Site (Acres): <b>1.5987±</b>	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: <b>62<sup>ND</sup> ST.</b>		Between: <b>DAYTONA RD</b>	and: <b>CLOUDCROFT RD</b>
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
<b>1007344</b>			

Signature: <i>Derrick Archuleta</i>	Date: <b>4.28.2020</b>
Printed Name: <b>DERRICK ARCHULETA</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00042	SK	\$50			
Meeting Date: <b>May 6, 2020</b>				Fee Total: <b>\$50</b>	
Staff Signature: <i>Vanessa A Segura</i>			Date: <b>4/28/2020</b>	Project # <b>PR-2020-003688</b>	

**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

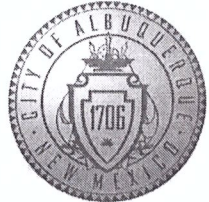
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

- 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**

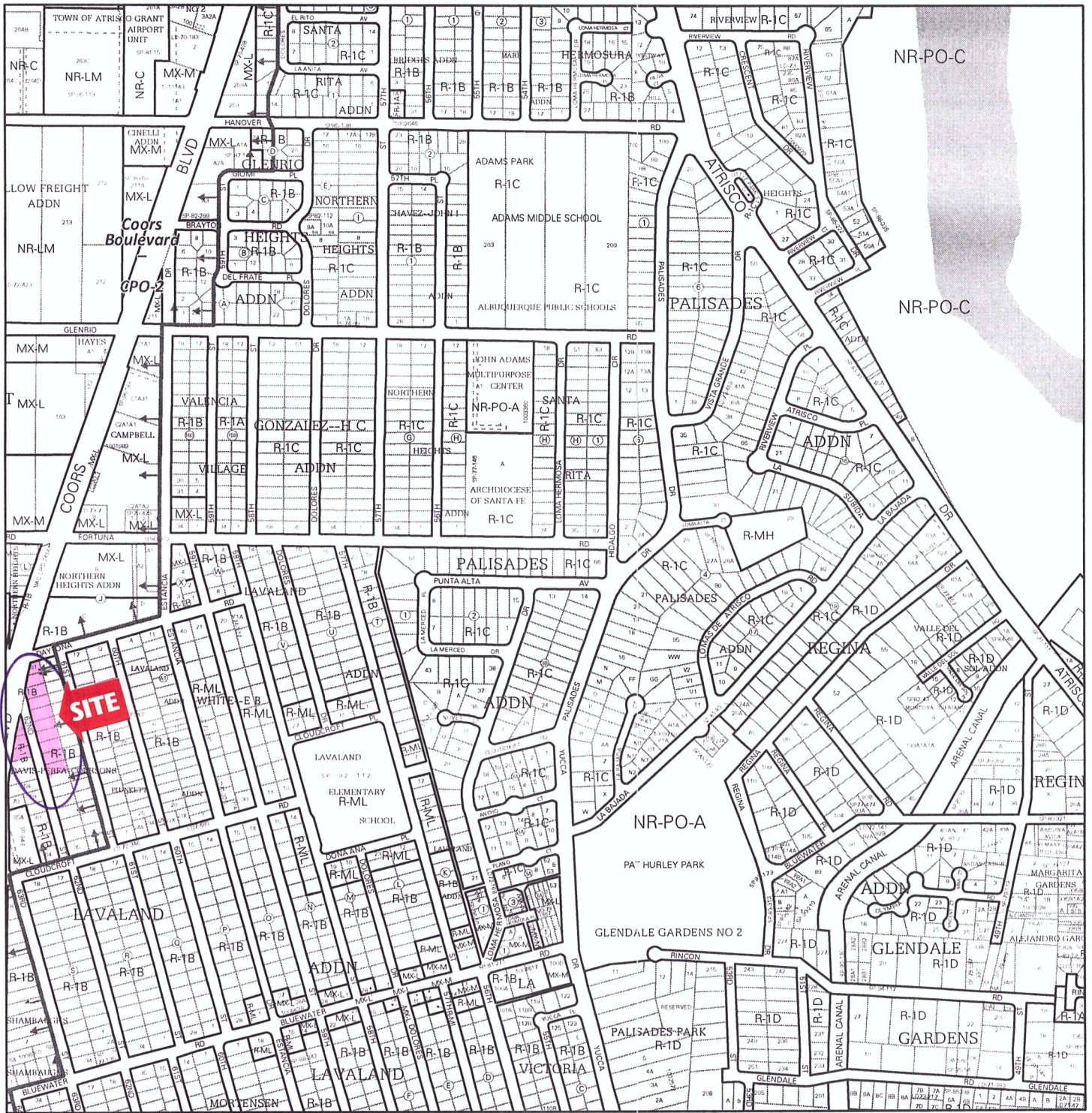
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

**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>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: <i>Derrick Archuleta</i>	Date: <i>4.28.2020</i>
Printed Name: <i>DERRICK ARCHULETA</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers: <i>SI-2020-00042</i>	Project Number: <i>PR-2020-003688</i>
	
Staff Signature: <i>Vanessa A Segura</i>	
Date: <i>4/28/2020</i>	

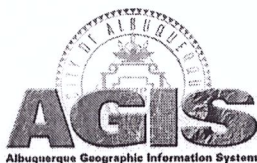
DAVIS – PEREA – COURSON SUBDIVISION  
UPC #'s

Lots 53-54-55	1-010-058-512-142-402-12
Lot 42	1-011-058-007-128-318-28
Lot 43	1-011-058-006-134-318-27
Lot 44	1-011-058-003-140-318-26
Lot 45	1-011-058-001-145-318-25
Lot 46	1-011-058-001-051-318-24
Lot 47	1-011-058-521-158-404-05
Lot 48	1-011-058-521-163-404-04
Lots 49-50-51	1-011-058-518-177-404-01

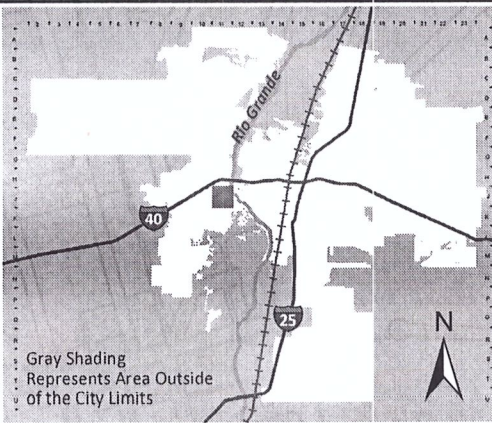


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:

## J-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



**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

April 27, 2020

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

**RE: LOTS 42 THRU 51 & LOTS 53 THRU 55, DAVIS PEREA COURSON SUBDIVISION**

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 replat existing Lots 42 thru 51 and Lots 53 thru 55, Davis Perea Courson Subdivision from thirteen (13) to fifteen (15) lots. Proposed Lot A thru J and Lots 50A, 51A, 53A, 54A and 55A, Davis Perea Courson Subdivision is on 1.5987± total acres on property zoned R-1B (Single Family – Medium Lot)

The property is currently developed with a single family residence on proposed Lot 50A with the balance of the property undeveloped.

The request is under the oversight of Habitat for Humanity who is interested in developing the property.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan, the Coors Boulevard Character Protection Overlay Zone and within the Southwest Mesa Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal

# SKETCH PLAT

PROPOSED LOTS A THRU J  
& PROPOSED LOTS 50A, 51A, 53A, 54A & 55A  
DAVIS - PEREA - COURSON SUBDIVISION  
OF TRACTS 113, 114 & 115 IN  
AIRPORT UNIT

TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

APRIL 2020

## LEGAL DESCRIPTION

Lots numbered Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47) and Forty-eight (48), inclusive, of the DAVIS-PEREA-COURSON SUBDIVISION, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 2, 1948, in Plat Book C, Page 93.

AND

Lots Forty-nine (49), Fifty (50), Fifty-one (51) and Lots Fifty-three (53), Fifty-four (54) and Fifty-five (55) of the DAVIS-PEREA-COURSON SUBDIVISION, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 6, 2004, in Book 20045, Page 1.

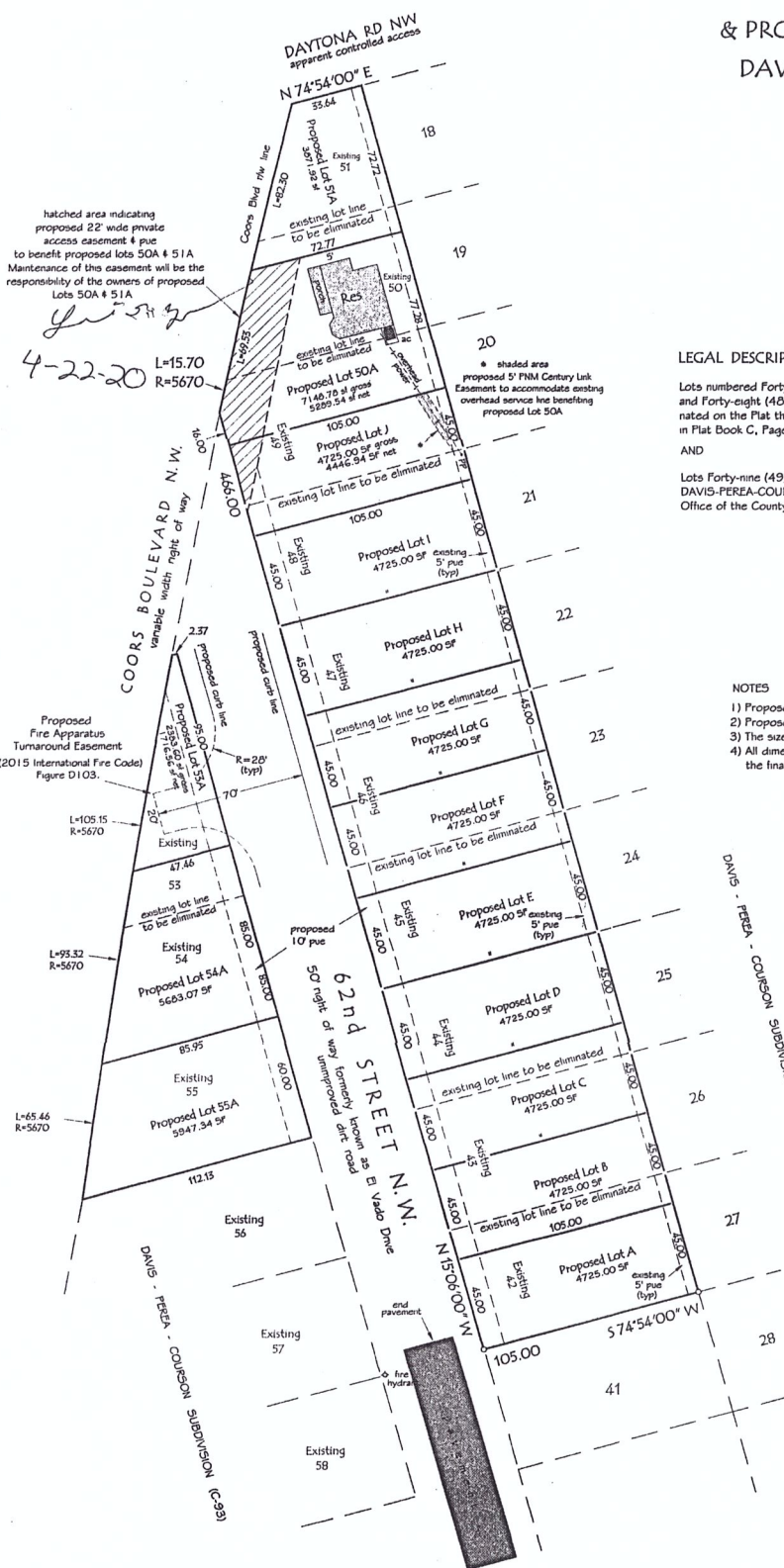
## NOTES

- 1) Proposed Lots A thru I are all 45' x 105'; 4,725 sf = 0.1085 acre in size.
- 2) Proposed Lot J has a gross acreage of 4,725 sf with a net acreage of 4446.94 sf.
- 3) The size of the remaining proposed lots are as indicated on the adjacent drawing.
- 4) All dimensions shown hereon are compiled from existing record and are subject to the final measurements obtained in the preparation of a Final Plat.



DEHLER SURVEYING

3827 Palacio Del Rio Grande NW  
Albuquerque, NM 87107  
Ph: 414-8223  
dehlersurveying@gmail.com



hatched area indicating proposed 22' wide private access easement 4' pue to benefit proposed lots 50A & 51A. Maintenance of this easement will be the responsibility of the owners of proposed Lots 50A & 51A.

4-22-20  
L=15.70  
R=5670

Proposed Fire Apparatus Turnaround Easement (2015 International Fire Code) Figure D103.

L=105.15  
R=5670

L=98.32  
R=5670

L=65.46  
R=5670

DAVIS - PEREA - COURSON SUBDIVISION (C-93)

62nd STREET N.W.  
50' right of way temporarily known as El Vado Drive

DAVIS - PEREA - COURSON SUBDIVISION (C-93)