



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 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			
Sketch Plat Review.			

APPLICATION INFORMATION			
Applicant: David Mirabal		Phone: 505-363-5613	
Address: 1936 Cherry Lane N.W.		Email:	
City: Albuquerque	State: NM	Zip: 87107	
Professional/Agent (if any): JAG Planning & Zoning		Phone: 505-363-5613	
Address: P.O. Box 7857		Email: JageJagpandz.COM	
City: Albuquerque	State: NM	Zip: 87194	
Proprietary Interest in Site: Owner		List all owners: David Mirabal	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 32-A-1-A	Block:	Unit:	
Subdivision/Addition: Rio Grande Gardens Addition	MRGCD Map No.:	UPC Code: 10120594924110923	
Zone Atlas Page(s): H-12	Existing Zoning: R-A	Proposed Zoning: No Change	
# of Existing Lots: One	# of Proposed Lots: N	Total Area of Site (Acres): .544	

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1936 Cherry Lane N.W.	Between: Apple Lane N.W.	and: Rio Grande Blvd N.W.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Project # 1004036 14DRB-70022, 17DRB-70075		

Signature: Andrew Garcia	Date: 6-1-2020
Printed Name: Andrew Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00050	SK	\$50			

Meeting Date: June 10, 2020	Fee Total: \$50
Staff Signature: Vanessa A Segura	Date: 6/2/2020
	Project # PR-2020-003903

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

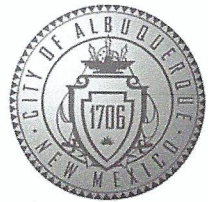
Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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>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>Andrew Garcia</i>	Date: <i>6-1-2020</i>
Printed Name: <i>Andrew Garcia</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
<i>PS-2020-00050</i>	<i>PR-2020-003903</i>
<div style="text-align: right;">  </div>	
Staff Signature: <i>Vanessa A Segura</i>	
Date: <i>6/2/2020</i>	



June 2, 2020

Ms. Jolene Wofley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wofley and members of the Development Review Board:

JAG Planning & Zoning, agent for David Mirabal, respectfully requests your sketch plat review for a Minor Preliminary/Final Subdivision and Vacation of a Turnaround Easement.

This request is to vacate an existing right-of-way turnaround easement located on the property legally described as **LOT 32-A-1, RIO GRANDE GARDENS ADDITION, CONT .5894 ACRES**. The applicant intends to vacate the turnaround easement to allow the use of the property without being restricted by a right-of-way- easement. Research of the property demonstrated that a portion of Cherry Lane NW, including the turnaround easement was vacated. However, the turnaround easement vacation request was not completed within the one year time period. The proposed preliminary and final plat will incorporate the removal of the turnaround easement.

The property is zoned R-A and will meet the minimum lot size requirement of .25 acres. The site is location in an Area of Consistency and will meet the Contextual Residential Development lot size as identified in the consistency standards 14-16-5-1(C)(2)(b)2 (see attached map).

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagpandz.com.

Sincerely,



Andrew Garcia

Principal

JAG Planning & Zoning, LLC



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

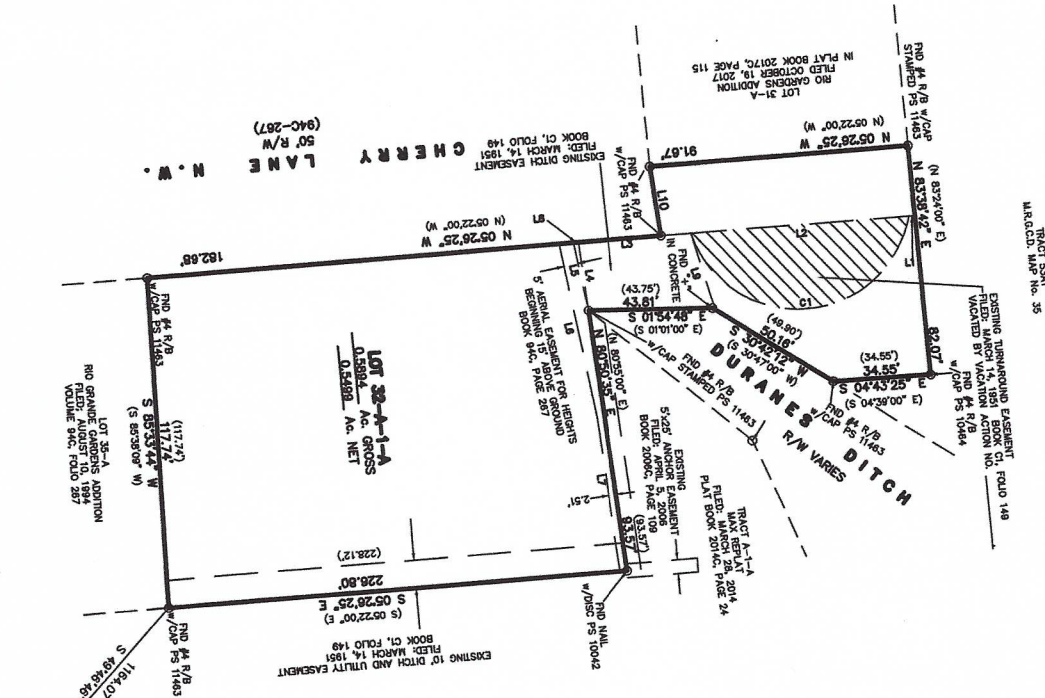
IDO Zoning information as of May 17, 2018

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

Zone Atlas Page:
H-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

Gray Shading Represents Area Outside of the City Limits



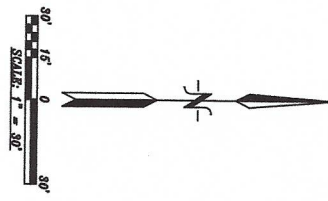
LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 0528'25" W	71.46
2	N 0528'25" W	36.86
3	N 0528'25" W	36.86
4	N 0528'25" W	36.86
5	N 0528'25" W	36.86
6	N 0528'25" W	36.86
7	N 0528'25" W	36.86
8	N 0528'25" W	36.86
9	N 0528'25" W	36.86
10	N 0528'25" W	36.86

CURVE TABLE

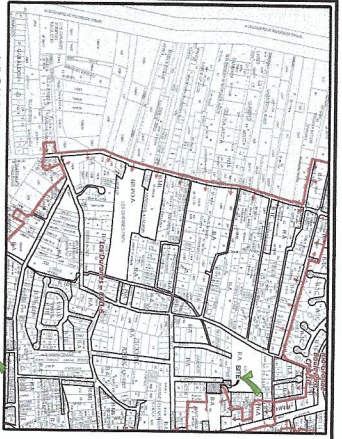
NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
1	150°59'23"	N 05°28'25" W	177.45

IACS STATION 7+413.7
 N=1495.777 837
 E=1513.953 442
 GRD TO GRD=0.9998944760
 ΔK= -00° 14' 35.56"
 ΔX= 2.96 ΔY= 490.9953
 ELEVATION = 4884.264



SCHEDULE PLAT OF
LOT 32-A-1-A
 WITHIN
RIO GRANDE GARDENS ADDITION
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 12, T.10N., R.2E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2017

THE SURVEY OFFICE, LLC
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0203
 333 TOMAS BLVD., N.E. 87102 FAX: (505) 998-0305



VICINITY MAP No. H-12

PURPOSE OF PLAT: TO CONVEY LOT 32-A WITH A VACATED PORTION OF CHERRY LANE (VACATION ACTION No. 16DR-1004036) AND GRANT ALL EASEMENTS AS SHOWN

GENERAL NOTES:

1. UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#1463 WERE SET AT ALL PROPERTY CORNERS.
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. TOTAL AREA OF PROPERTY: 0.5894 ACRES.
4. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE ALBUQUERQUE SYSTEM, GENERAL ZONE, NAD 1983.
5. DISTANCES ARE GROUND, BEARINGS ARE GND.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
7. DATE OF FIELD WORK: JULY, 2014
8. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTIONS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
9. DOCUMENTS USED TO ESTABLISH BOUNDARY:
 - A. PLAT OF TRACTS A-1, A-2 AND B-1 MAX REPLAT FILED: APRIL 5, 2006 IN PLAT BOOK 2006C, PAGE 109
 - B. PLAT OF LOTS 32-A AND 35-A RIO GRANDE GARDENS ADDITION FILED: AUGUST 10, 1994 IN PLAT BOOK 94C, PAGE 267
 - C. PLAT OF TRACT A-1-A MAX REPLAT FILED: MARCH 28, 2014 IN BOOK 2014C, PAGE 24

PUBLIC UTILITY EASEMENTS

Public Utility easements shown on this plat are granted for the common use of the following utilities: Electric, Gas, Cable TV, and Telephone. The easements are granted for the installation, maintenance, and service of such lines and facilities. The easements are granted for the installation, maintenance, and service of such lines and facilities. The easements are granted for the installation, maintenance, and service of such lines and facilities.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, repair, alter, improve, upgrade, and maintain, and to use, operate, and control, all such lines and facilities for purposes described above. Together with free access to, over, and across all boundaries with the right and privilege of going upon, herein and with the right to utilize the right of way, and easement to space for electric customers of Granite, including sufficient working area to remove trees, shrubs or bushes which interfere with the purposes set forth herein, and to construct, reconstruct, alter, improve, upgrade, and maintain, and to use, operate, and control, all such lines and facilities for purposes described above. The easements are granted for the installation, maintenance, and service of such lines and facilities. The easements are granted for the installation, maintenance, and service of such lines and facilities.

Disclaimer:

The plat is prepared by the Public Service Company of New Mexico, GUEST ENGINEER, and is not a warranty of any kind. The Public Service Company of New Mexico, GUEST ENGINEER, does not warrant or represent that the information contained herein is accurate or complete. The Public Service Company of New Mexico, GUEST ENGINEER, does not warrant or represent that the information contained herein is accurate or complete.

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

PROPERTY OWNER OF RECORD: BERNALILLO CO. TREASURER'S OFFICE:

LEGAL DESCRIPTION

LOT 32-A AND 35-A (32-A) OF THE PLAT OF LOTS 32-A AND 35-A, RIO GRANDE GARDENS ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, DEED BOOK 94C, PAGE 267, COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 10, 1994 IN PLAT BOOK 94C, PAGE 267, AND BEING A PORTION OF THE VACATED CHERRY LANE (VACATED BY VACATION ACTION NO. 16DR-100 4036) THAT BEING DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL, MONUMENT 7'-41.9" HAVING NEW STATE PLANE COORDINATES OF GENERAL ZONE, N=1495.777837 AND E=519.953487, A DISTANCE OF 164.07 FEET RUNNING THENCE S. 85° 33' 44" W. A DISTANCE OF 117.45 FEET TO A POINT BEING A POINT ON THE EASTERN LINE OF CHERRY LANE, THENCE N. 05° 26' 25" W. TO A POINT ON THE CHERRY LANE, A DISTANCE OF 182.68 FEET TO AN ANGLE POINT, THENCE N. 05° 26' 25" W. TO A POINT ON THE CENTERLINE OF CHERRY LANE, THENCE N. 05° 26' 25" W. TO A POINT ON THE CENTERLINE OF CHERRY LANE, A DISTANCE OF 916.7 FEET TO THE CORNER THENCE S. 04° 43' 55" W. A DISTANCE OF 20.53 FEET TO AN ANGLE POINT, THENCE S. 04° 43' 55" W. A DISTANCE OF 82.07 FEET TO THE NORTHEAST POINT ON THE DURANES DITCH, A DISTANCE OF 50.6 FEET TO AN ANGLE POINT, THENCE S. 01° 54' 48" E., A DISTANCE OF 43.81 FEET TO AN ANGLE POINT, THENCE N. 80° 50' 55" E., A DISTANCE OF 935.7 FEET TO AN ANGLE POINT, THENCE S. 05° 26' 25" E., A DISTANCE OF 50.6 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.5894 ACRES MORE OR LESS.

PLAT OF LOT 32-A-1 WITHIN RIO GRANDE GARDENS ADDITION

TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2020

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS: _____

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____

GUEST CORPORATION D/B/A CENTURILINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS: _____ DATE _____

CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

RECORDS _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMATEC _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHARPERSON, PLANNING DEPARTMENT _____ DATE _____

FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

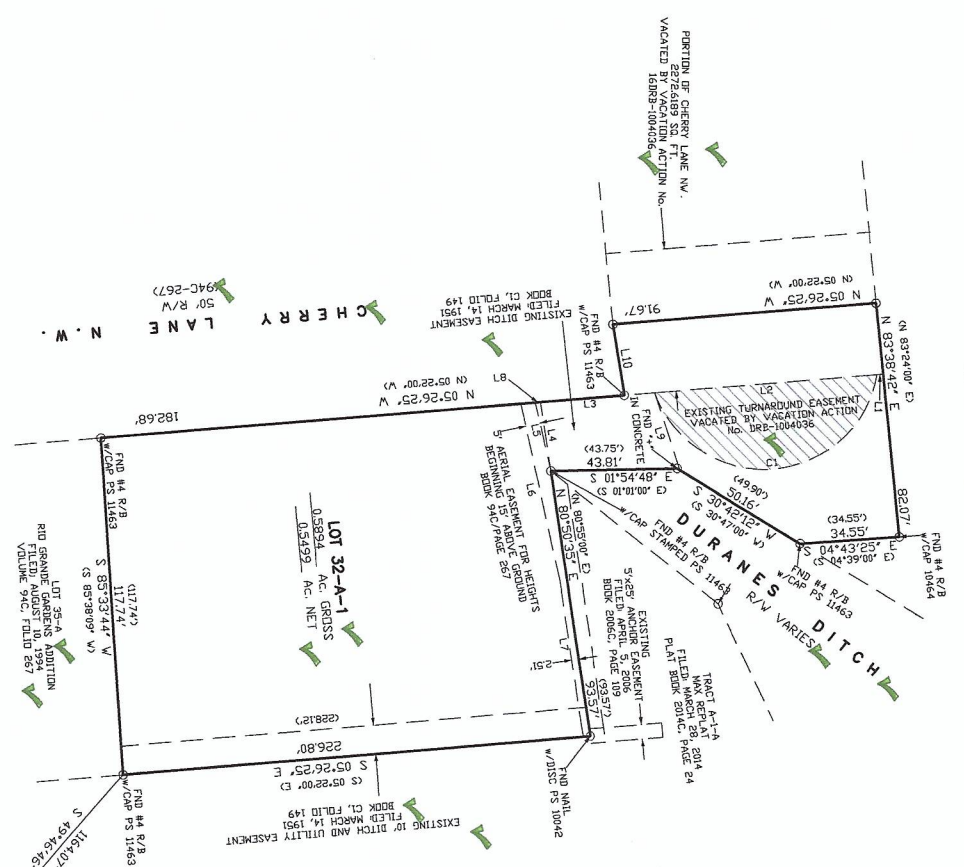
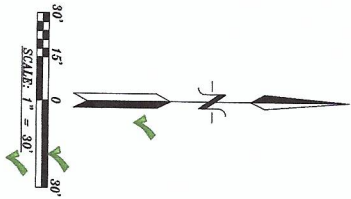
ACKNOWLEDGMENT STATE OF NEW MEXICO) S.S. DATE _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS _____ DAY OF _____, 2020

OWNERS NAME _____ BY: _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

SUBJECTORS CERTIFICATE: _____
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I AM RESPONSIBLE FOR SAID PLAT AND METS THE REQUIREMENTS AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEY AS SET FORTH BY THE STATE OF NEW MEXICO.
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS _____ DAY OF _____, 2020

ANTHONY L. HARRIS, P.S. # 11483
 PLANNING DEPARTMENT, OFFICE NO. 1400
 1400 UNIVERSITY BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 498-4000
 FAX: (505) 498-8448



PLAT OF
LOT 32-A-1
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
RIO GRANDE GARDENS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2020

PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 05°26'25" W	12.14'
2	N 05°26'25" W	17.82'
3	N 05°26'25" W	17.82'
4	N 80°50'34" W	124.40'
5	S 75°56'37" W	124.58'
6	N 05°26'25" E	153.98'
7	N 05°26'25" E	153.92'
8	N 05°26'25" E	153.92'
9	S 71°37'18" W	184.44'
10	N 80°09'45" E	125.07'

CURVE TABLE

NUMBER	BETWA. ANGLE	CURVE DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	150°59'23"	N 05°26'25" W	48.00'	105.41'	77.45'

ACS STATION 7+413.7
 N=1 495,777.837 U.S. SURVEY FEET
 E=1 513,553.442 U.S. SURVEY FEET
 GRID TO GRID=0.999844750
 Δxc = -00' 14" 35.56"
 Δyc = 00' 01" 35.56"
 ELEVATION = 4994.364 U.S. SURVEY FEET

CAD PLANNING AND SURVEYING, INC. PLOUW, (206) 888-8868
 1400 15th Avenue N.E., Suite 100, Redmond, WA 98073

CABQMaps - Advanced Map Viewer 2.0

Search...

Sign in

Getting Around

Maps & Data Sources

Tasks

Tool Labels



Pan

Zoom In

Zoom Out

Initial View

Previous Extent

Next Extent

Bookmarks

Print

Export

Share

Identify

Navigation Tools

Print and Share

Racilite (17)

Area of Consistency Calculations

Lots - 20

Total Ac. 8.44

8.44 Ac ÷ 20 Lots = .422

.422 Ave Ac. X 125% = .527

.422 + .527 = .949 Ac.



Displaying 1 - 17 (Total: 17)

Page 1 of 1

Layers

Results (17)