



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
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>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
Staff Signature:	
Date:	



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.

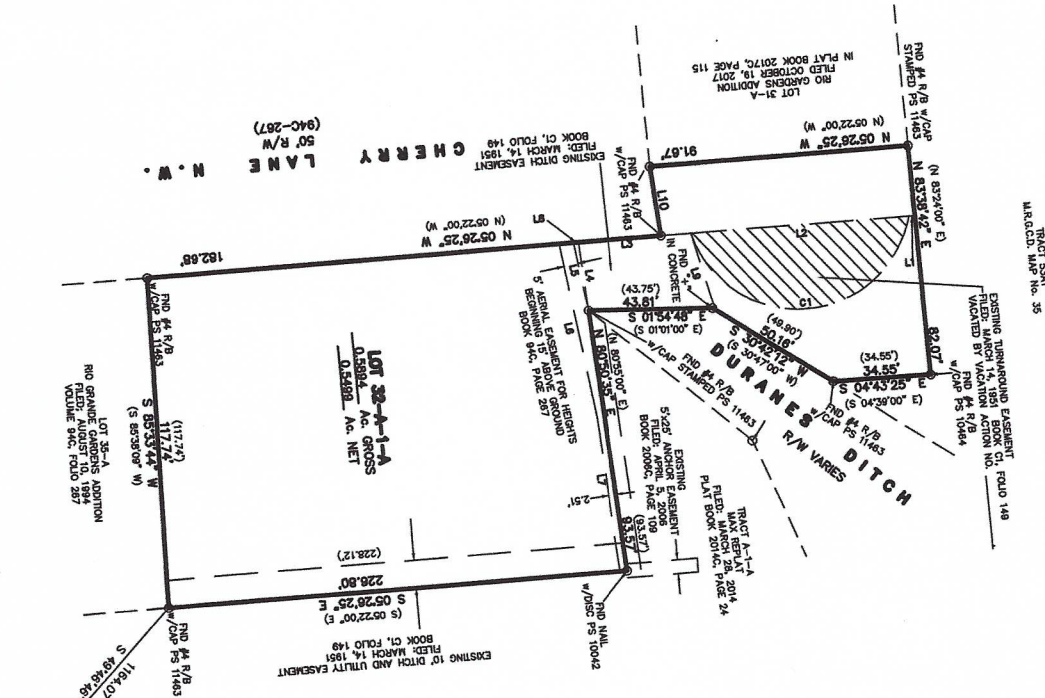
Sincerely,



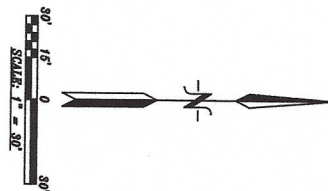
Andrew Garcia

Principal

JAG Planning & Zoning, LLC



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



LOT 32-A-1-A
 0.55281 Ac. GROSS
 0.35281 Ac. NET

LINE TABLE

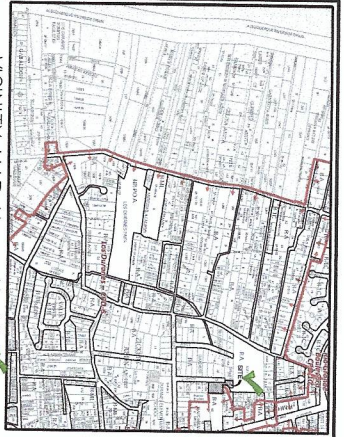
NUMBER	DIRECTION	DISTANCE
1	N 05°28'25" W	71.46
2	N 05°28'25" W	36.86
3	N 05°28'25" W	36.86
4	N 80°50'15" E	24.40
5	S 78°40'54" W	24.88
6	N 05°28'25" E	43.52
7	N 05°28'25" W	17.97
8	N 05°28'25" W	28.44
9	S 71°37'16" W	28.44
10	N 80°09'45" E	28.07

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
1	150°59'23"	N 05°28'25" W	105.41
2			177.45

ARC STATION 7'-HI3"
 N=1 495,777.827
 E=1 513,853.442
 GRID TO GRID=0.9998844760
 Az= -00° 14' 35.56"
 Az= -286.440 9983
 ELEVATION = 4884.264

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. 16DRB-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 utility companies: Electric: Public Service Company of New Mexico (PSCNM), a New Mexico corporation, for installation, maintenance, and service of overhead and related facilities reasonably necessary to provide electrical service to the property. Gas: Bernalillo Gas Company for installation, maintenance, and service of natural gas service lines, equipment and facilities reasonably necessary to provide natural gas service to the property. Cable: Bernalillo Cable Company for the installation, maintenance, and service of cable service lines, equipment and facilities reasonably necessary to provide cable service to the property. Telephone: Bernalillo Telephone Company for the installation, maintenance, and service of telephone service lines, equipment and facilities reasonably necessary to provide telephone service to the property. Other: Bernalillo Telephone Company for the installation, maintenance, and service of other utility service lines, equipment and facilities reasonably necessary to provide other utility service to the property. The easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear and five (5) feet on each side.

Disclaimer:

The plat is prepared by the Public Service Company of New Mexico (PSCNM), a New Mexico corporation, for the purpose of recording the plat. The search of the properties shown hereon, conducted by PSCNM, Bernalillo Gas Company, Bernalillo Cable Company, and Bernalillo Telephone Company, and NMC do not waive or release any easement or other document and which are not shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

PROPERTY OWNER OF RECORD: _____
 UP/C# _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

LEGAL DESCRIPTION

LOT NUMBERED THIRTY-TWO (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, FILED IN THE PUBLIC RECORDS OF THE COUNTY OF BERNALILLO, NEW MEXICO, ON AUGUST 10, 1994 IN PLAT BOOK 94C, PAGE 267, AND THE BOUNDARY OF VACATED CHERRY LANE (VACATED BY VACATION ACTION NO. 16DRB-100 4036) THAT BEING DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL, MONUMENT 7'-41.9" HAVING NEW MEXICO STATE PLANE COORDINATES OF GENERAL ZONE, N=1495.777837 AND E=519.953416, BEING 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 EASTERLY LINE OF CHERRY LANE, THENCE N. 05° 26' 25" W. TO A POINT BEING A POINT ON CHERRY LANE, A DISTANCE OF 182.68 FEET TO AN ANGLE POINT, THENCE S. 80° 09' 45" W. OF A DISTANCE OF 230.7 FEET TO A POINT ON THE CENTERLINE OF CHERRY LANE, THENCE N. 05° 26' 25" W. ALONG THE CENTERLINE OF VACATED CHERRY LANE, A DISTANCE OF 91.67 FEET TO THE CORNER THENCE S. 04° 43' 55" E. A DISTANCE OF 20.53 FEET TO AN ANGLE POINT, THENCE N. 04° 43' 55" E. A DISTANCE OF 38.42 FEET TO THE NORTHEAST POINT ON THE NORTHERLY LINE OF 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' 57" E., A DISTANCE OF 93.57 FEET TO AN ANGLE POINT, THENCE S. 05° 26' 25" E., A DISTANCE OF 56.98 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: _____
 CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

RECREATION _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMATEC _____ DATE _____
 CITY ENGINEER _____ DATE _____

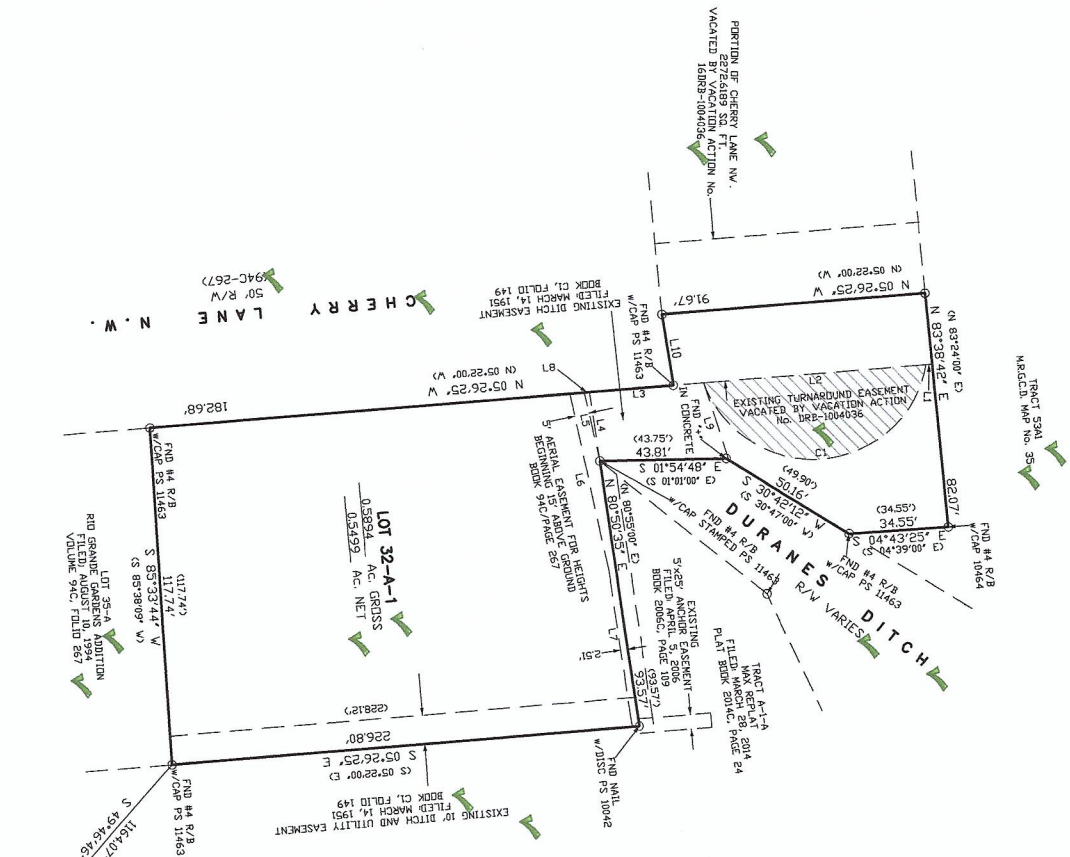
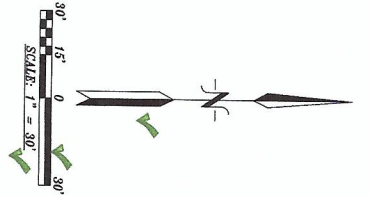
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

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 _____
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS _____ DAY OF _____, 20 _____
 BY: _____ OWNERS NAME _____
 MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC _____

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 HAVE PERSONALLY EXAMINED UNDER MY DIRECT SUPERVISION, SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT IN ALL RESPECTS AND MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS 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. 100-1000
 1000 UNIVERSITY BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 869-8648
 SHEET 1 OF 2



PLAT OF
LOT 32-A-1
RIO GRANDE GARDENS ADDITION
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2020

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 05°26'25" W	191.67
2	N 83°38'42" E	82.07
3	S 03°26'25" E	226.80
4	S 85°33'44" W	117.74
5	S 75°56'37" E	153.98
6	N 05°26'25" W	182.68
7	N 83°38'42" E	82.07
8	S 03°26'25" E	226.80
9	S 75°56'37" E	153.98
10	N 05°26'25" W	182.68

CURVE TABLE

NUMBER	BETWA	ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
1	150°59'23"	N 05°26'25" W	182.68	105°41'	177.45		

ACS STATION "7"-413"
 N=1495.277 8371 U.S. SURVEY FEET
 E=1513.553 442 U.S. SURVEY FEET
 GRID TO GRID = 0.9998844790
 Δx = -00' 14" 35.56"
 Δy = 00' 00" 00.00"
 ELEVATION = 4994.304 U.S. SURVEY FEET

L. J. ...
 ...
 ...

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

$8.44 \text{ Ac} \div 20 \text{ Lots} = .422$

$.422 \text{ Ave Ac.} \times 125\% = .527$

$.422 + .527 = .949 \text{ Ac.}$



Displaying 1 - 17 (Total: 17)

Page 1 of 1

Layers

Results (17)