

**DEVELOPMENT REVIEW BOARD APPLICATION**

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 P1)	<input type="checkbox"/> 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 S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> 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 S/W (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		
Subdivide two existing lots into two new lots and grant easement(s).		

APPLICATION INFORMATION		
Applicant: Dominic & Jessica Rodriguez		Phone: 417-6874
Address: 4917 Tally Ho NW		Email: drod0318@gmail.com
City: Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 896-3050
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com
City: Rio Rancho	State: NM	Zip: 87174-4414
Proprietary Interest in Site:		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 53 and 54	Block: 18	UPC Code: 101206627022110110
Subdivision/Addition: Paradise Heights Unit 1	MRGCD Map No.:	UPC Code: 101206626821010109
Zone Atlas Page(s): A-12-Z	Existing Zoning: R-1D	Proposed Zoning R-1D
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.4927
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 4917 Tally Ho	Between: Bandelier	and: Dover
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:		Date: 6-8-20			
Printed Name: Jayson Pyne		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00054	SK	\$50			
Meeting Date: June 17, 2020			Fee Total: \$50		
Staff Signature: Vanessa A Segura			Date: 6/9/2020		
			Project # PR-2020-003946		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

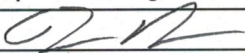

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

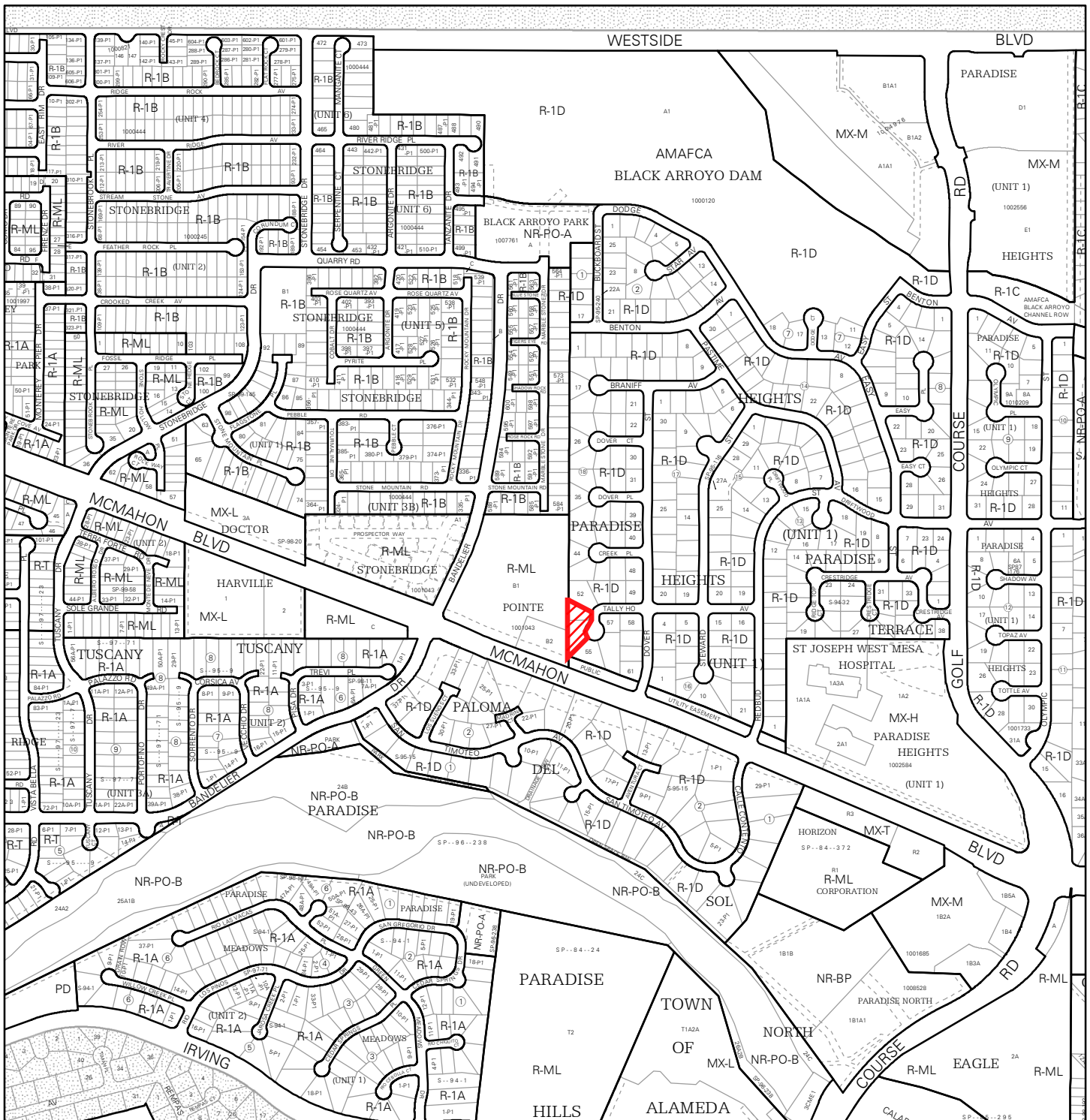
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☒ Interpreter Needed for Hearing? N/A 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)

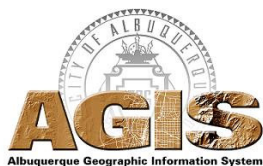
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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: 	Date: <u>6-8-20</u>
Printed Name: <u>Jayson Pyne</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
<u>PS-2020-00054</u>	<u>PR-2020-003946</u>
Staff Signature: <u>Vanessa A Segura</u>	
Date: <u>6/9/2020</u>	
	

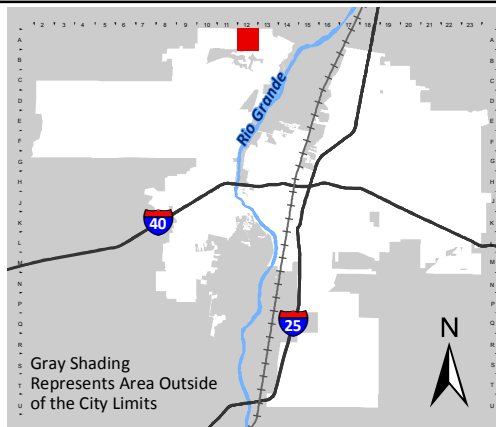


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
A-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
- 0 250 500 1,000 Feet

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

June 8, 2020

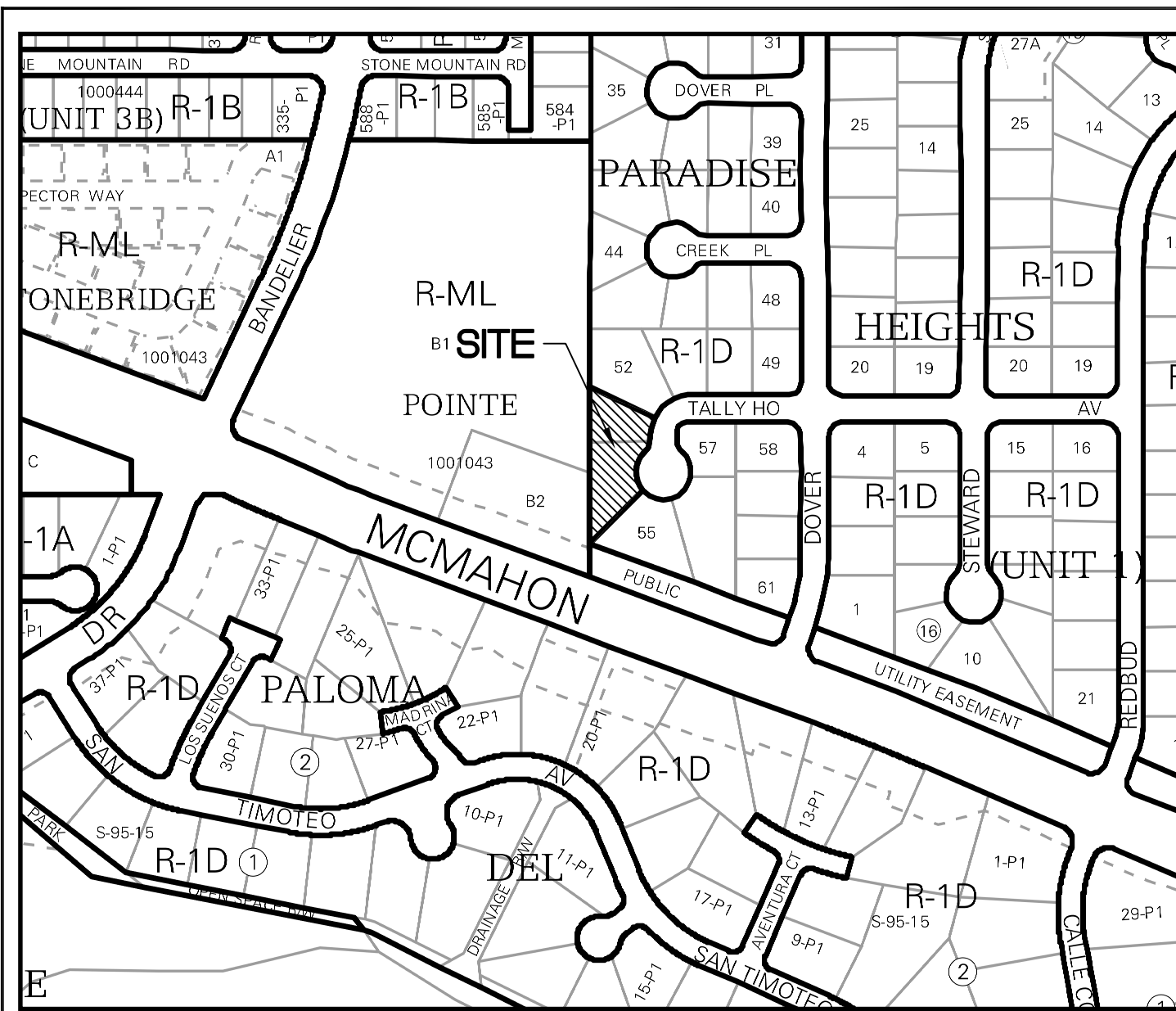
Development Review Board
City of Albuquerque

Re: Proposed Lots 53-A and 54-A, Paradise Heights Unit 1, aka 4917 and 4921 Tally Ho Ave. N.W.

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to adjust the interior lot line between two (2) separate Lots. The property is currently zoned R-1D.

Jayson Pyne



Vicinity Map - Zone Atlas A-12-Z

Documents

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1201573 AND AN EFFECTIVE DATE OF MAY 2, 2012.
- 2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON DECEMBER 13, 1966 IN BOOK D3, PAGES 154–155.
- 3. SOLE AND SEPARATE PROPERTY AGREEMENT AND CONVEYANCE FOR LOT 53 FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MAY 15, 2017 AS DOCUMENT NO. 2017045899.
- 4. WARRANTY DEED FOR LOT 54 FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JUNE 28, 2017, AS DOCUMENT NO. 2017062741.

Legal Description

LOT NUMBERED FIFTY-FOUR (54) IN BLOCK NUMBERED EIGHTEEN (18) OF PARADISE HEIGHTS UNIT 1, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON OF SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 1966, IN PLAT BOOK D3, FOLIO 154–155.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	34.22' (37.79')	75.00' (75.00')	26°08'26"	33.92'	S 13°07'29" W
C2	21.03' (21.03')	25.00' (25.00')	48°11'23"	20.41'	S 24°08'58" W
C3	36.67'	50.00' (50.00')	42°01'34"	35.86'	S 27°13'52" W
C4	44.03'	50.00' (50.00')	50°27'37"	42.63'	S 19°00'43" E
C5	107.96' (52.82'+54.49')	50.00' (50.00')	123°42'31"	88.18'	N 73°54'12" E
C6	80.71' (81.66')	50.00' (50.00')	92°29'12"	72.23'	S 02°00'04" W

Line Table		
Line #	Direction	Length (ft)
L1	S 00°03'17" W (S 00°02' W)	8.87' (9.10')

Indexing Information

Projected Section 1, Township 11 North, Range 2 East,
N.M.P.M. Alameda Grant
Subdivision: Paradise Heights Unit 1
Owner: Dominic Rodriguez
UPC #: 101206627022110110 (Lot 53)
101206626821010109 (Lot 54)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Sketch Plat for
Lots 53-A and 54-A, Block 18
Paradise Heights, Unit I
Being Comprised of
Lots 53 and 54, Block 18
Paradise Heights, Unit I
City of Albuquerque
Bernalillo County, New Mexico
June 2020

Legend

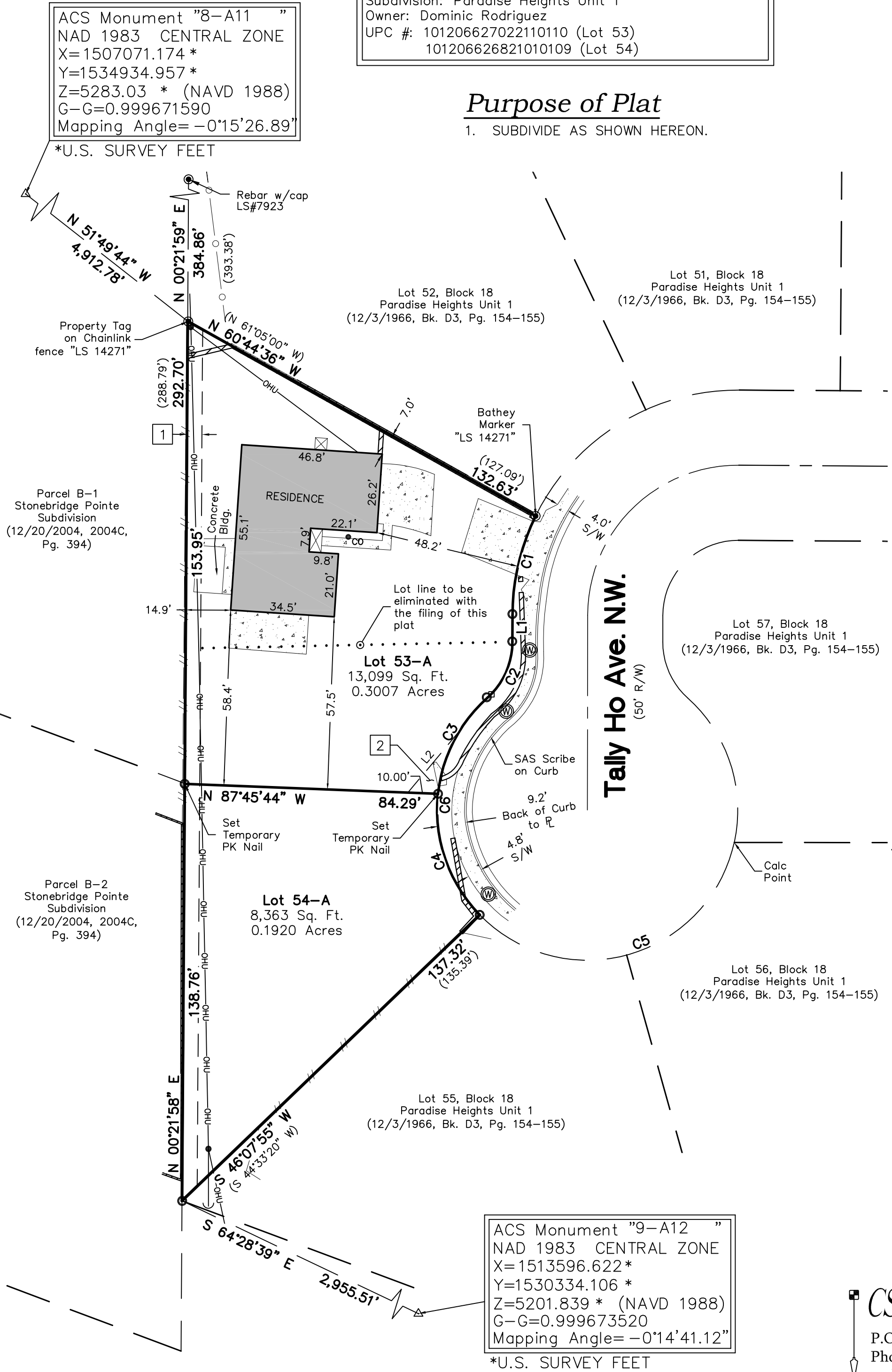
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/13/1966, BK. D3, PG. 154–155)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▢	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
—//—	WOOD FENCE
—○—	CHAINLINK FENCE
⊙	WATER METER
∞	SAS CLEANOUT

Easement Notes

- 1 EXISTING 5' P.U.E. (12/13/1966, BK. D3, PG. 155)
- 2 PRIVATE SEWER AND WATER SERVICE EASEMENT BENEFITING THE OWNER OF LOT 54–A, TO BE MAINTAINED BY THE SAME GRANTED WITH THE FILING OF THIS PLAT.

Notes

- 1. FIELD SURVEY PERFORMED IN AUGUST 2015.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
- 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- 5. PROPERTY SUBJECT TO RESTRICTIONS/COVENANTS IN DOCUMENT FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE IN BOOK D819, PAGE 737 AND BOOK MISC. 58, PAGE 855.



ACS Monument "9–A12"
NAD 1983 CENTRAL ZONE
X=1513596.622 *
Y=1530334.106 *
Z=5201.839 * (NAVD 1988)
G–G=0.999673520
Mapping Angle= –0°14'41.12"
*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com