



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 SNW (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		
REPLAT OF INTERIOR LOTS 3 LOTS INTO 3 LOTS		

APPLICATION INFORMATION		
Applicant: SONATA TRAIL LLC	Phone:	
Address: 8201 GOLF COURSE RD NW, STE D3-338	Email:	
City: ALBUQUERQUE	State: NM	Zip: 87120
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:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 1, 2 & 3	Block:	Unit: 4
Subdivision/Addition: BULK LAND PLAT OF THE TRAILS	MRGCD Map No.:	UPC Code: 1-010-064-035-435-201-50 1-010-064-036-365-201-51
Zone Atlas Page(s): C-10	Existing Zoning: MX-M	Proposed Zoning 1-010-064-036-301-201-52
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (Acres): 29.8361±
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: UNIVERSE BLVD	Between: PASEO DEL NORTE	and: AVENIDA DE JAIMITO
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1006854		

Signature: <i>Derrick Archuleta</i>	Date: 6.25.2020
Printed Name: DEPRICK ARCHULETA	<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


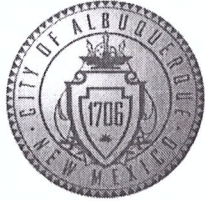
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

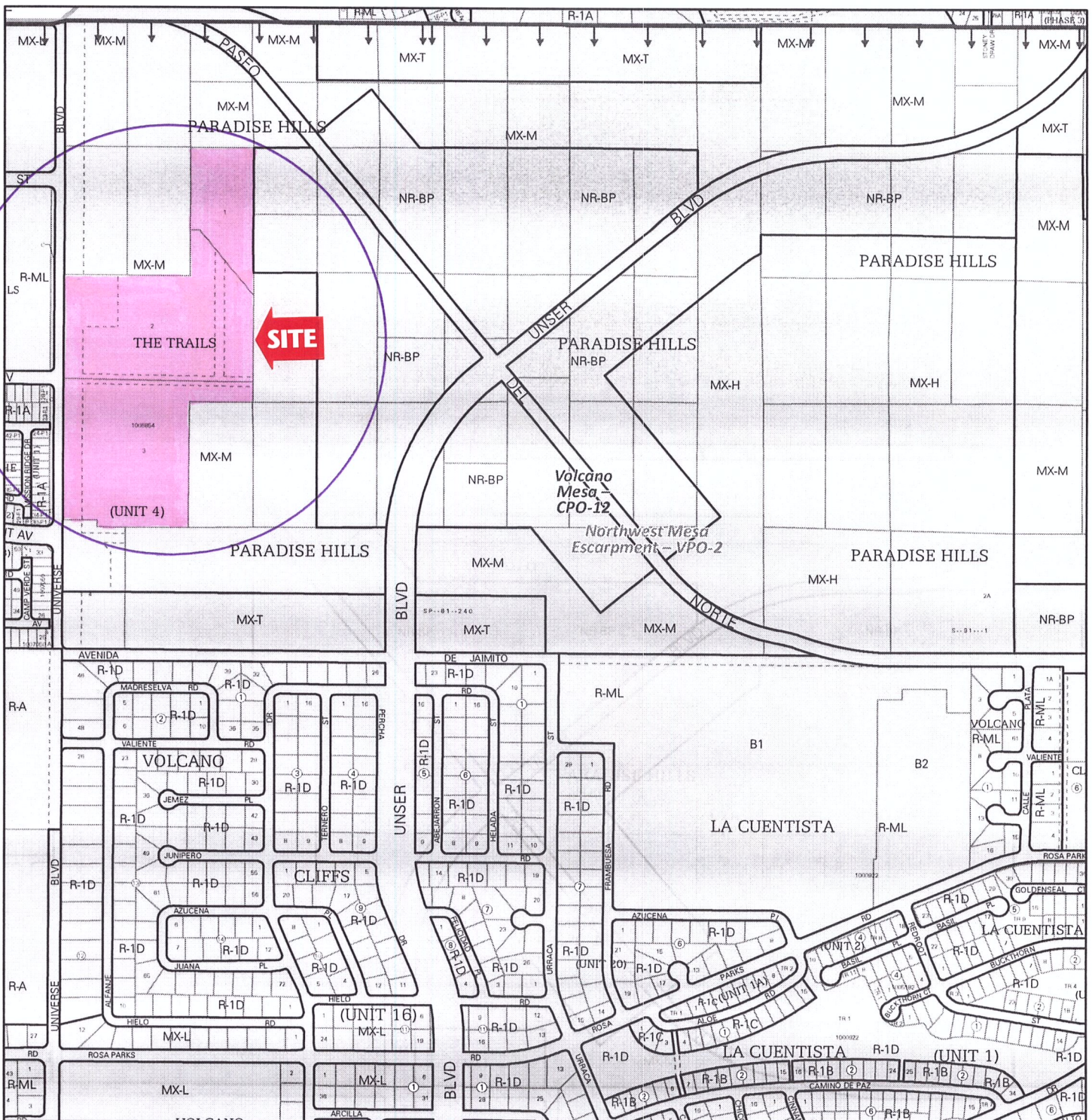
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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.

<p><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></p>	
Signature: 	Date: <u>6.25.2020</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	



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).

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-10-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

Feet

0 250 500 1,000

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

June 25, 2020

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

RE: TRACTS 1, 2 & 3, BULK LAND PLAT OF THE TRAILS, UNIT 4

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 realign the interior lots of existing Tracts 1, 2 and 3, Bulk Land Plat of the Trails, Unit 4. Proposed Tract 1A is to be 1.0756± net acres, Tract 1B at 14.3044± net acres and Tract 3A at 9.8164± net acres on property zoned MX-M (Mixed Use – Moderate Intensity)

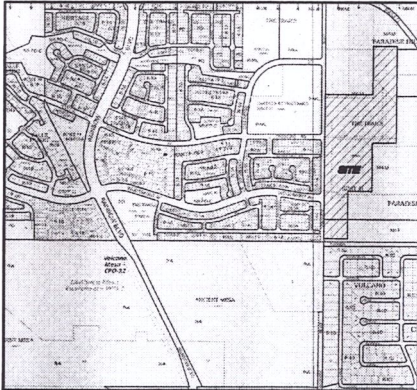
The property is currently vacant.

The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan, Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2), Volcano Mesa Character Protection Overlay Zone (CPO-12) within the Northwest Mesa Planning Area.

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

Sincerely,


Derrick Archuleta, MCRP
Principal



VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground, US Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a Aluminum disk stamped "L.S. 8911" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with plastic cap stamped "L.S. 8911" unless otherwise indicated hereon.
- Bernalillo County Zone Atlas Page G-13.

SUBDIVISION DATA

- Total number of existing Tracts: 3
- Total number of Tracts created: 3
 - Total number of Lots created: 0
 - Total number of Miles of Right of Way created: 0.6885
 - Total acreage of Right of Way created: 4.6396 acres ±
 - Gross Subdivision acreage: 29.8361 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

 Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company 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.
- 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.
- QWest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably 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 (aboveground or subsurface), 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 structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/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) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

- Divide Three (3) existing tracts into Three (3) new Tracts and as shown hereon.
- Dedicate Easements as shown hereon.
- Dedicate Right of Way as shown hereon.

FLAT OF
TRACTS 1A, 1B AND 3A
THE TRAILS UNIT 4
 (BEING A REPLAT OF TRACTS 1-3, THE TRAILS UNIT 4)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2020

APPLICATION NUMBER: _____

DRB PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico Date

New Mexico Gas Company Date

QWest Corporation d/b/a CenturyLink QC Date

Comcast Date

CITY APPROVALS

City Surveyor Date

Department of Municipal Development

Traffic Engineering, Transportation Division Date

ABCWA Date

Parks and Recreation Department Date

AMAFA Date

City Engineer Date

Code Enforcement Date

DRB Chairperson, Planning Department Date

SURVEYORS CERTIFICATION

I, David R. Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David R. Vigil
 NMP S No. 8911



PLAT OF
TRACTS 1A, 1B AND 3A
THE TRAILS UNIT 4
(BEING A REPLAT OF TRACTS 1-3
THE TRAILS UNIT 4)

WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2020

LEGAL DESCRIPTION

Tracts numbered One (1), Two (2) and Three (3) of THE TRAILS UNIT 4, within the Town of Alameda Grant in Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, 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 December 28, 2007 in Plat Book 2007C, Page 357.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat of THE TRAILS UNIT 4, within the Town of Alameda Grant in Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, 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 December 28, 2007 in Plat Book 2007C, Page 357.
- B. Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment No.: 1908585, Commitment Date: January 17, 2020.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising PLAT OF TRACTS 1A, 1B and 3A, THE TRAILS UNIT 4 "BEING A PLAT OF Tracts numbered One (1), Two (2) and Three (3) of THE TRAILS UNIT 4, within the Town of Alameda Grant in Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, 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 December 28, 2007 in Plat Book 2007C, Page 357", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

By: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this _____
day of _____, 20__ by _____.

My commission expires _____
Notary Public

PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

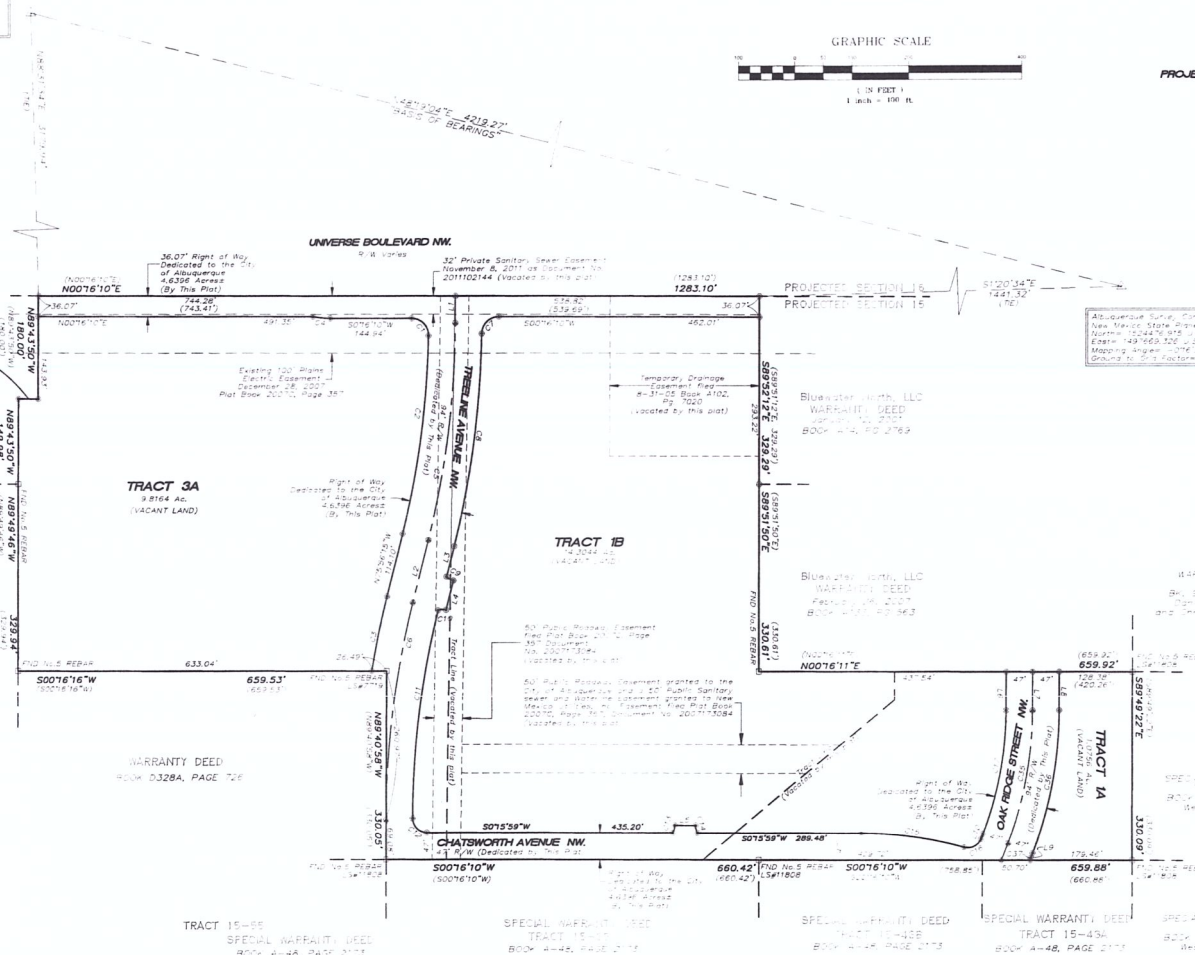
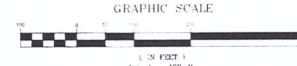
FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (Areas of Minimal Flood Hazard) in accordance with the National Flood Insurance Program Rate Map No. JS001C0111 G, Effective Date 9-26-2008.

FLAT OF
TRACTS 1A, 1B AND 3A
THE TRAILS UNIT 4
 (BEING A REPLAT OF TRACTS 1-3
 THE TRAILS UNIT 4)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2020

Albuquerque Survey Control Monument "2-29"
 True Meridian State Plane Coordinates (Central Zone - NAD 83)
 Azimuth: 152°42'12.12" S. Survey Feet
 Elevation: 4297.629320 S. Survey Feet
 Magnetic Azimuth: 137°14'32.12"
 Ground to Monument Factor: 0.999996850



TRACT 4, THE TRAILS UNIT 4
 Filed December 26, 2007
 PLAT BOOK 2007C, PAGE 35
 Document No. 2007173065

TRACT 1, PARADISE HILLS
 Filed August 17, 1987
 PLAT BOOK C18, PAGE 157

TRACT 3A
 (VACANT LAND)

TRACT 1B
 (VACANT LAND)

Albuquerque Survey Control Monument "5-89"
 True Meridian State Plane Coordinates (Central Zone - NAD 83)
 Azimuth: 152°42'12.12" S. Survey Feet
 Elevation: 4297.629320 S. Survey Feet
 Magnetic Azimuth: 137°14'32.12"
 Ground to Monument Factor: 0.999996850

Curve Table

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
01	4.16	31.00	12.43	14.12	148° 42' 33"W	90°49'24"
02	161.87	1583.00	176.62	161.78	148° 26' 20"W	128°09'59"
03	124.41	1647.00	171.24	124.24	151° 10' 32"E	42°03'57"
04	21.03	162.00	16.67	20.99	167° 49' 22"E	11°06'46"
05	165.17	1600.00	163.52	164.25	162° 50' 02"W	13°47'35"
06	185.17	1600.00	192.52	184.25	162° 50' 03"E	13°47'35"
07	46.79	30.00	29.66	42.79	164° 24' 26"E	89°27'51"
08	177.93	1647.00	189.80	177.10	162° 30' 40"W	13°58'50"
09	13.82	24.39	7.16	13.78	130° 25' 01"E	32°42'01"
10	7.91	24.39	4.16	7.92	121° 11' 21"E	32°42'01"
11	288.46	1853.00	188.11	287.65	162° 49' 32"E	12°35'06"
12	39.12	35.00	16.39	38.95	145° 19' 19"E	90°06'19"
13	13.69	24.39	6.99	13.42	113° 45' 24"E	31°07'03"
14	13.69	24.39	6.99	13.42	67° 47' 11"E	31°07'03"
15	165.22	1697.10	164.41	164.41	157° 52' 40"W	15°12'24"
16	36.11	28.00	22.62	33.55	126° 38' 56"W	84°16'39"
17	202.41	1603.00	111.45	219.79	179° 15' 13"W	20°56'15"
18	23.19	450.00	120.74	236.27	179° 15' 23"W	20°56'15"
19	264.17	1697.00	126.42	263.35	179° 15' 33"W	20°56'15"
20	4.22	25.00	2.11	4.21	179° 15' 36"E	33°59'41"

Parcel Line Table

Line #	Length	Direction
01	4.16	S89° 42' 33"W
02	161.87	S148° 26' 20"W
03	124.41	S151° 10' 32"E
04	21.03	S167° 49' 22"E
05	165.17	S162° 50' 02"W
06	185.17	S162° 50' 03"E
07	46.79	S164° 24' 26"E
08	177.93	S162° 30' 40"W
09	13.82	S130° 25' 01"E
10	7.91	S121° 11' 21"E
11	288.46	S162° 49' 32"E
12	39.12	S145° 19' 19"E
13	13.69	S113° 45' 24"E
14	13.69	S67° 47' 11"E
15	165.22	S157° 52' 40"W
16	36.11	S126° 38' 56"W
17	202.41	S179° 15' 13"W
18	23.19	S179° 15' 23"W
19	264.17	S179° 15' 33"W
20	4.22	S179° 15' 36"E