



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 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<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>		
Relocating the lot lines to reflect the approved EPC site plan that is now subject to the IDO and the DPM.		

<b>APPLICATION INFORMATION</b>		
Applicant: Diamond Tail Realty, LLC		Phone:
Address: 20 Fall Pippin Lane Suite 203		Email:
City: Asheville	State: NM	Zip: 28803
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com
City: Rio Rancho	State: NM	Zip: 87121
Proprietary Interest in Site:	List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract H-5 thru H-11	Block:	Unit:
Subdivision/Addition: Ventana Square	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): B-10-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 7	# of Proposed Lots: 8	Total Area of Site (Acres): 10.9332
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Universe Blvd. N.W.	Between: Paseo Del Norte NW	and: Paradise Blvd. NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
(1000390) PR-2020-004024 (SI-2020-00533)		

<b>Signature:</b>	<b>Date:</b> 10-6-20
<b>Printed Name:</b> Jayson Pyne	<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-2020-00096	SK	\$50			
Meeting Date: October 14, 2020			Fee Total:		
Staff Signature:			Date: 10/6/2020		Project # PR-2020-004024

## UPC Codes

1. 101006506208830605 (Tract H-5)
2. 101006504807330604 (Tract H-6)
3. 101006501607230610 (Tract H-7)
4. 101006501605030611 (Tract H-8)
5. 101006504904730603 (Tract H-9)
6. 101006501702830612 (Tract H-10)
7. 101006503902630602 (Tract H-11)

**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**

- N/A 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**

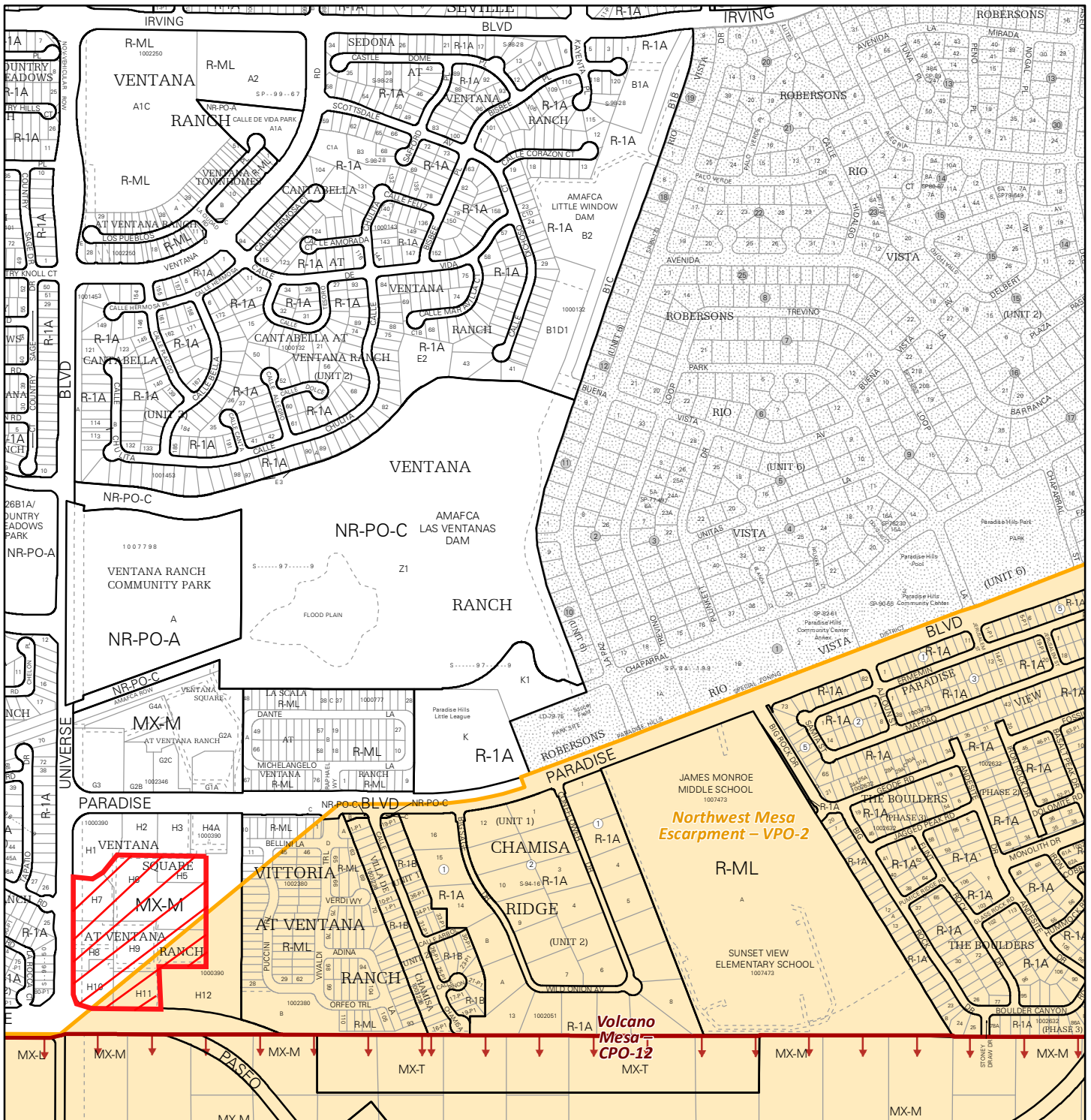
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability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


<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>	
<p>Signature: </p>	<p>Date: 10-6-20</p>
<p>Printed Name: Jayson Pyne</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: PS-2020-00096</p>	<p>Project Number: PR-2020-004024</p>
<div style="text-align: right;"> </div>	
<p>Staff Signature: </p>	
<p>Date: 10/6/2020</p>	



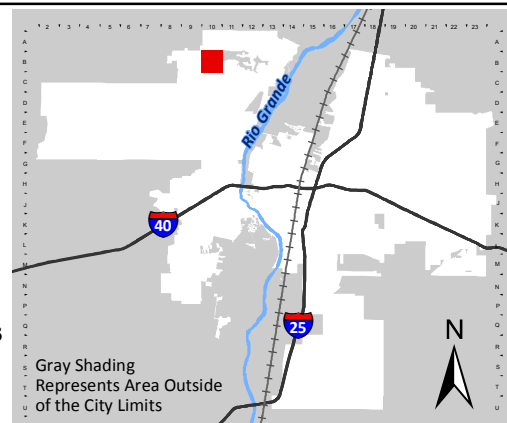
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**B-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

0 250 500 1,000 Feet

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

October 5, 2020

Development Review Board  
City of Albuquerque

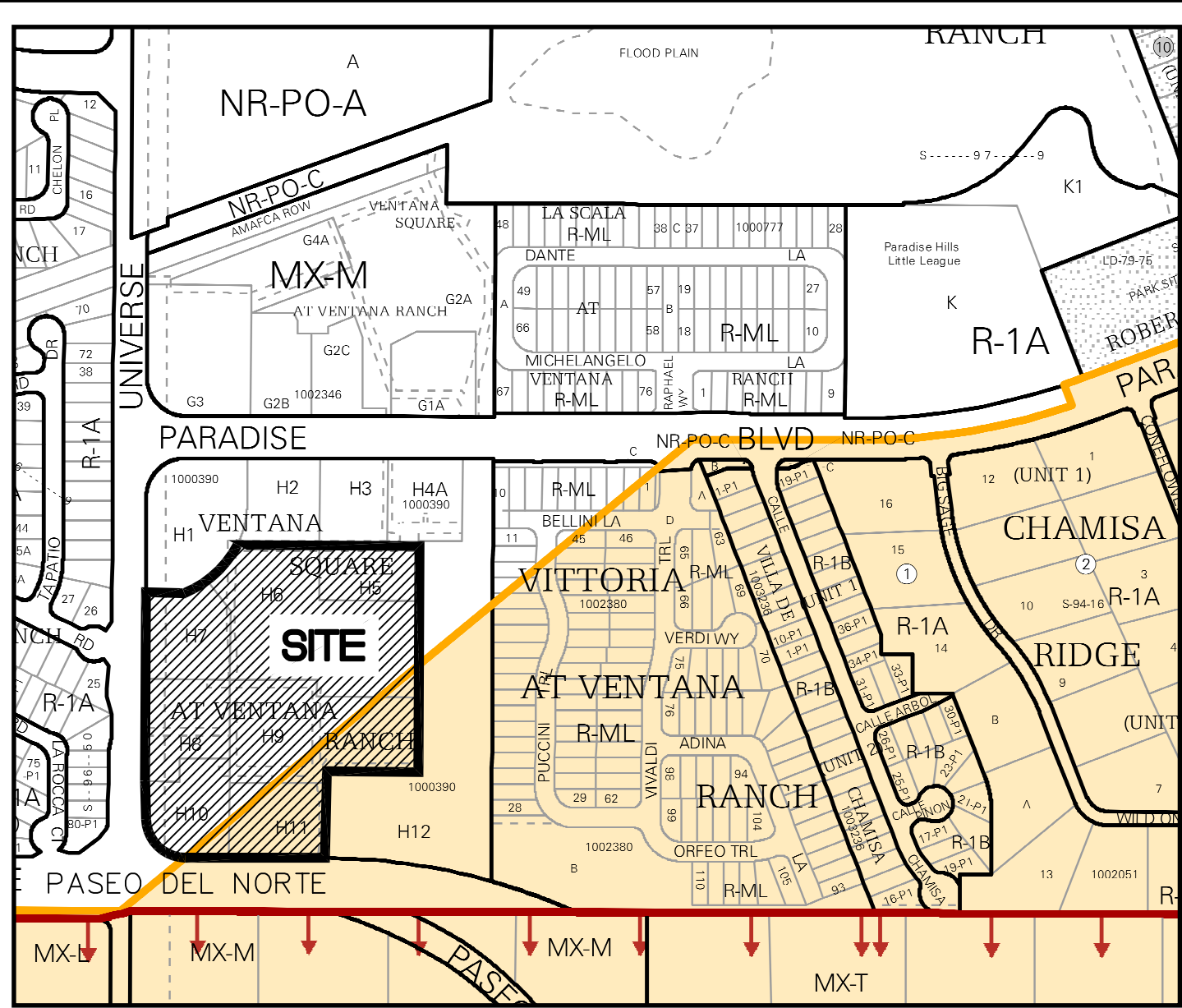
**Re: Sketch Plat Review for Proposed Tracts H-5A, H-6A, H-6B, H-7A, H-8A, H-9A, H-10A, H-11A, Ventana Ranch located on the Northeast Corner of Universe Blvd. N.W. and Paseo Del Norte N.W.**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to relocate the lot lines between seven (7) existing lots and create eight (8) new lots to reflect the approved EPC site plat that is now subject to the IDO and the DPM. The property is currently zoned MX-M.

Jayson Pyne





Vicinity Map - Zone Atlas B-10-Z

N.T.S.

### Indexing Information

Projected Section 10, Township 11 North, Range 2 East,  
 N.M.P.M. Town of Alameda Grant  
 Subdivision: Ventana Square at Ventana Ranch  
 Owner: Diamond Tail Realty LLC  
 UPC #: 101006506208830605 (Tract H-5)  
 101006504807330604 (Tract H-6)  
 101006501607230610 (Tract H-7)  
 101006501605030611 (Tract H-8)  
 101006504904730603 (Tract H-9)  
 101006501702830612 (Tract H-10)  
 101006503902630602 (Tract H-11)

### Purpose of Plat

1. SUBDIVIDE EXISTING 7 TRACTS INTO 8 TRACTS, AS SHOWN HEREON.

### 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 THE COVENANT, CONDITIONS AND RESTRICTIONS FROM THE FOLLOWING FILED DOCUMENTS:
  - DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS FILED JULY 15, 2003, DOC. NO. 2003121810
  - FIRST AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001871
  - SECOND AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001872
  - THIRD AMENDMENT FILED MAY 13, 2004, DOC. NO. 2004065091
  - ASSIGNMENT OF DECLARANT'S RIGHTS FILED JANUARY 27, 2005, DOC. NO. 2005012998
  - FOURTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 20060510001
  - FIFTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051002
  - SIXTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051003
  - SEVENTH AMENDMENT FILED OCTOBER 30, 2012, DOC. NO. 2012114745
  - EIGHTH AMENDMENT FILED SEPTEMBER 2, 2015, DOC. NO. 2015077196

**Sketch Plat**  
 for  
**Tracts H-5A, H-6A, H-6B,  
 H-7A, H-8A, H-9A, H-10A  
 and H-11A, Ventana  
 Square at Ventana Ranch**  
 Being Comprised of  
 Tracts H-5 thru H-11  
 Ventana Square at Ventana Ranch  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2020

### Legal Description

TRACTS "H-5" THRU "H-11" OF VENTANA SQUARE AT VENTANA RANCH (A REPLAT OF TRACT H-A, VENTANA RANCH), ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50, AS DOCUMENT NO. 2003035708.

### Documents

1. TITLE COMMITMENT FOR TRACT "H-10", PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1903010 AND AN EFFECTIVE DATE OF MAY 2, 2019.
2. PLAT OF RECORD FOR VENTANA SQUARE AT VENTANA RANCH FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50.
3. WARRANTY DEED FOR TRACTS "H6-H11", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 9, 2004, IN BOOK A71, PAGE 2892, DOC. NO. 2004002902.
4. WARRANTY DEED FRO TRACT "H5", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2004, IN BOOK A75, PAGE 7110, DOCUMENT NO. 2004047250.

Line Table		
Line #	Direction	Length (ft)
L1	S 00°00'00" E	383.16'
L2	N 01°16'32" W	95.96'
L3	N 01°16'32" W	54.11'
L4	S 89°38'39" E	85.48'
L5	N 00°27'29" E	60.17'
L6	N 89°41'01" W	24.95'
L7	S 00°13'42" W	62.00'
L8	S 89°43'09" E	98.87'
L9	S 45°01'04" E	71.96'
L10	S 00°18'00" W	220.87'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32'	1578.00'	0°09'25"	4.32'	N 89°42'33" W
C2	154.48'	100.00'	88°30'43"	139.57'	S 45°31'54" E
C3	76.75'	245.00'	17°56'52"	76.43'	N 60°27'59" E
C4	107.31'	245.00'	25°05'45"	106.46'	N 38°56'41" E
C5	184.06'	245.00'	43°02'37"	179.76'	N 47°55'07" E
C6	63.31'	80.00'	45°20'43"	61.67'	N 22°21'22" W

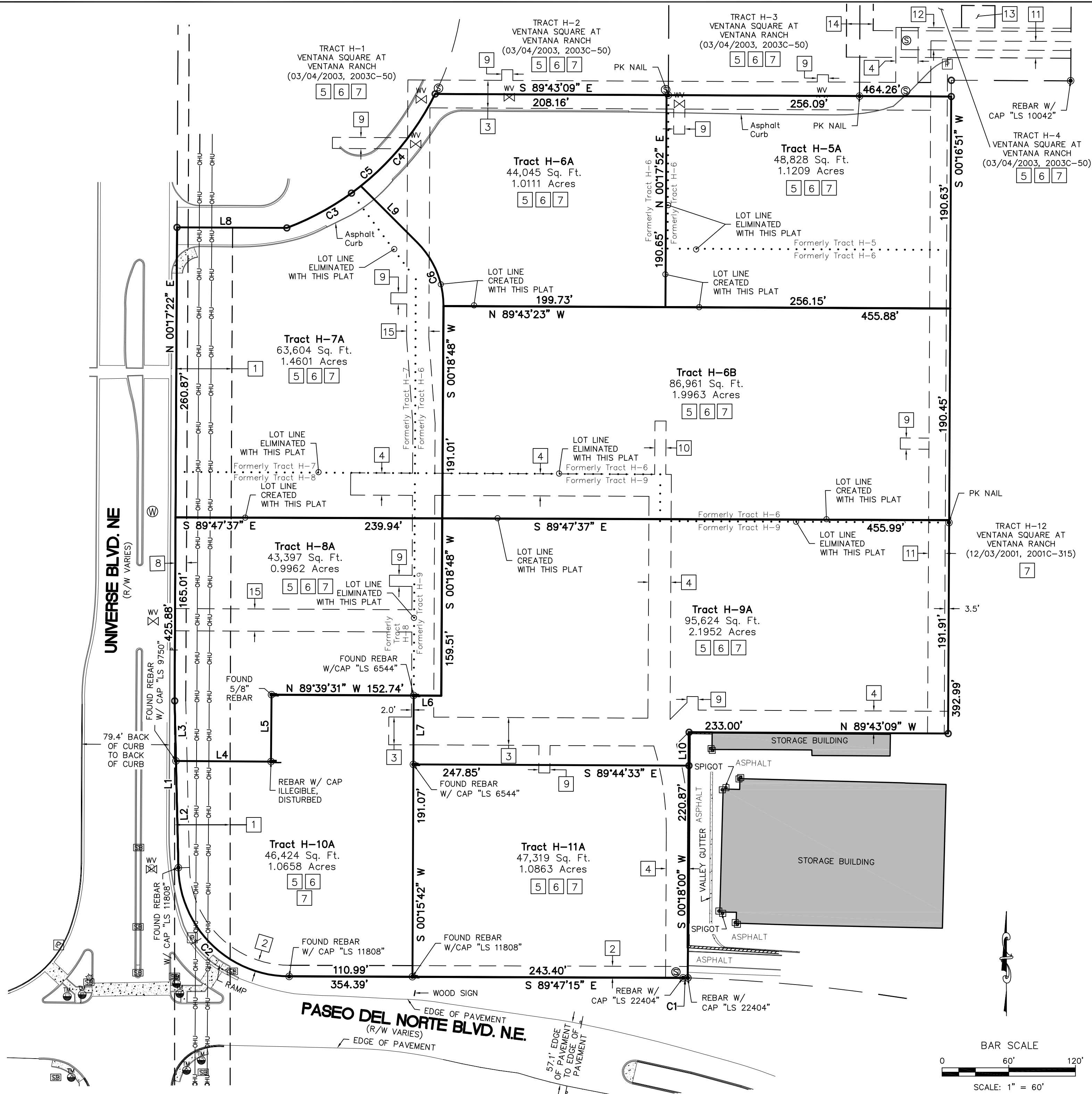
### Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
▣	CONCRETE
▨	BLOCK WALL
□	BOLLARD
☆	LIGHT POLE
⊠	SIGNAL BOX
⊙	TRAFFIC MAST
⊠	PULL BOX
WV	WATER VALVE
⊙	MANHOLE
— OR —	SIGN
— OHU —	OVERHEAD UTILITY LINE
⊙	WATER MANHOLE

**CSI-CARTESIAN SURVEYS INC.**

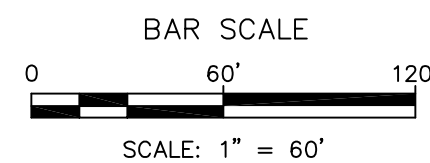
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 wplotnerjr@gmail.com

**Sketch Plat**  
for  
**Tracts H-5A, H-6A, H-6B,**  
**H-7A, H-8A, H-9A, H-10A**  
**and H-11A, Ventana**  
**Square at Ventana Ranch**  
Being Comprised of  
**Tracts H-5 thru H-11**  
**Ventana Square at Ventana Ranch**  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2020



**Easement Notes**

- 1 EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- 2 EXISTING 10' P.U.E. (12/03/2001, 2001C-315)
- 3 EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- 4 EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- 5 EXISTING NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 6 EXISTING NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 7 EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 8 EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- 9 EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- 10 EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- 11 EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491)
- 12 EXISTING 20' SANITARY SEWER EASEMENT (7/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489)
- 13 EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (3/4/2003, 2003C-50)
- 14 EXISTING 24' ACCESS EASEMENT (7/30/2002, BK. A39, PG. 5217)
- 15 EXISTING 20' PUBLIC WATERLINE EASEMENT (3/4/2003, 2003C-50)



**CSI-CARTESIAN SURVEYS INC.**

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