



**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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Subdivide 3 existing tracts into 4 new tracts and vacate a portion of a private access easement [20], and grants a PUE which coincides the PNM paper easement along the NW portion of the proposed platting area

<b>APPLICATION INFORMATION</b>			
Applicant/Owner:	Diamond Tail Realty, LLC	Phone:	
Address:	20 Fall Pippin Lane Suite 203	Email:	
City:	Asheville	State:	NC
		Zip:	28803
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	505-896-3050
Address:	PO Box 44414	Email:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM
		Zip:	87174
Proprietary Interest in Site:	List all owners:		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.:	Tracts H-6B and H-9A	Block:	UPC Code: 101006505004830603 (Tr. H-6B)
Subdivision/Addition:	Ventana Square at Ventana Ranch	MRGCD Map No.:	UPC Code: 101006505004830603 (Tr. H-9A)
Zone Atlas Page(s):	B-10-Z	Existing Zoning:	MX-M
		Proposed Zoning:	
# of Existing Lots:	3	# of Proposed Lots:	4
		Total Area of Site (Acres):	5.3125
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:	Universe Blvd. NW	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			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date:	10/11/2022
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or	<input checked="" type="checkbox"/> Agent

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

*Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.*

**SKETCH PLAT REVIEW AND COMMENT**

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](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 to City Staff using other on-line resources such as Dropbox or FTP. 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

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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 to City Staff using other on-line resources such as Dropbox or FTP. 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

\_\_\_ Proposed Final Plat

\_\_\_ Design elevations & cross sections of perimeter walls

\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

**SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

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 to City Staff using other on-line resources such as Dropbox or FTP. 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

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

\_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

\_\_\_ 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

\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets

\_\_\_ Proposed Infrastructure List, if applicable

\_\_\_ Required notice with content per IDO Section 14-16-6-4(K)

\_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

**MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

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 to City Staff using other on-line resources such as Dropbox or FTP. 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

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

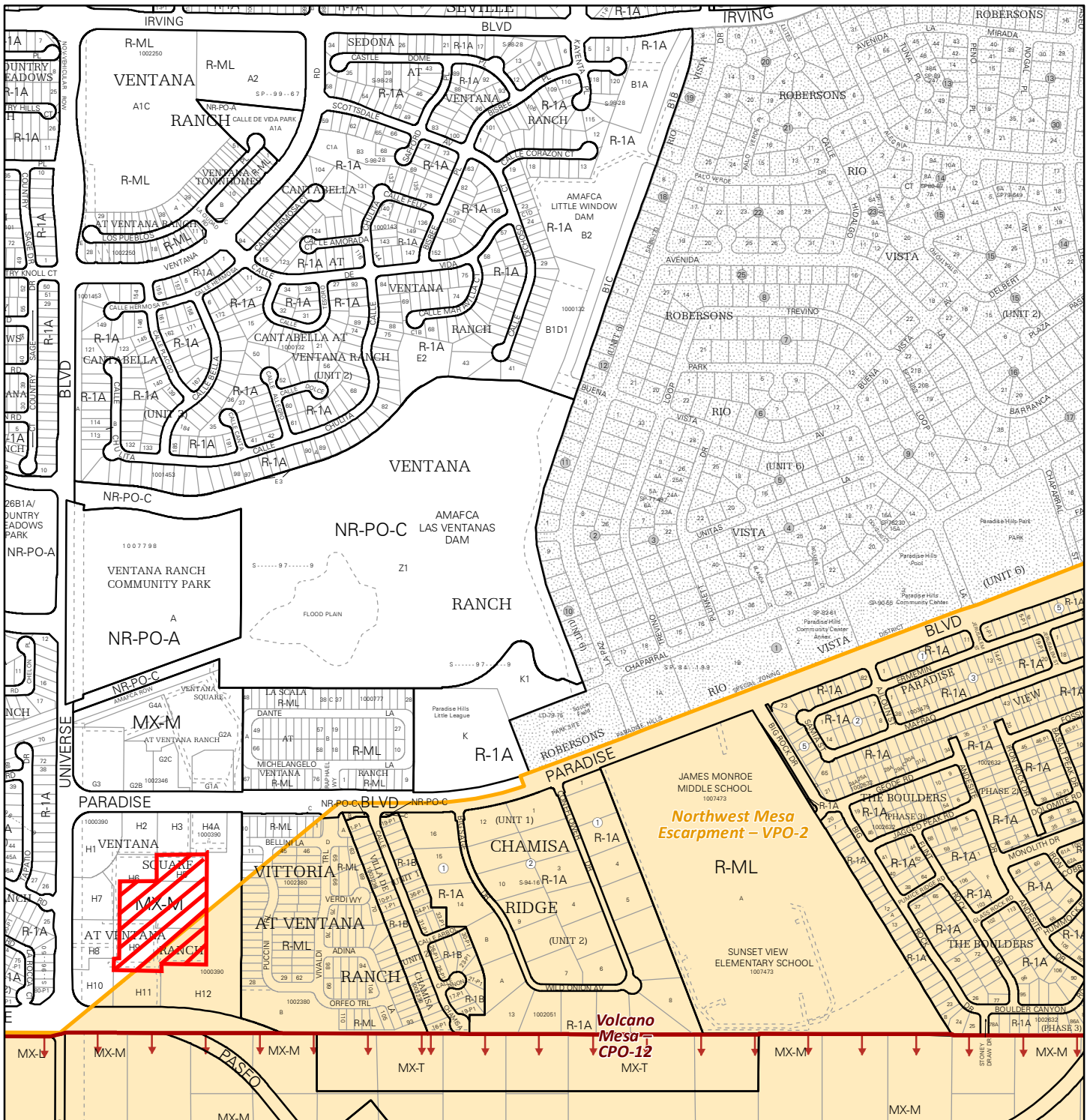
\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Infrastructure List, if applicable

**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.**






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

## IDO Zone Atlas

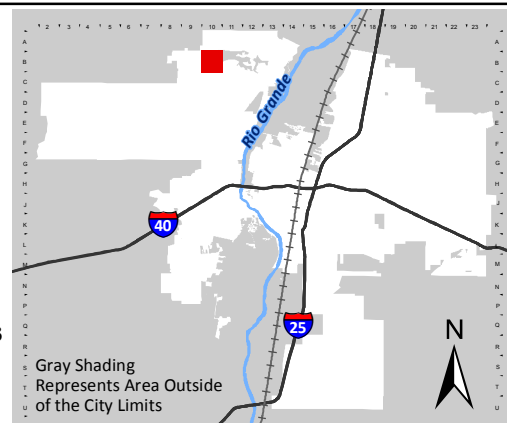
### May 2018



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:  
**B-10-Z**



Gray Shading  
Represents Area Outside  
of the City Limits

Legend:

- 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 11, 2022

Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Tracts H-5A-1, H-6B-1, H-6B-2, and H-9A-1 Ventana Ranch located near 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, Diamond Tail Realty, LLC and requests a sketch plat review to subdivide the three (3) existing tracts to create four (4) new tracts, grant a 10-foot public utility easement [29], and vacate the turn-around portion of the private access easement [20] as the future site design will have 30-foot interior drive aisles, covered by CCRs and Blanket Private Access Easement [6]. The property is currently zoned MX-M (Mixed Use – Moderate Intensity). Previous subdivision actions for this property were heard under PR-2020-004024 / SD-2021-00155, and the PR-2020-004024 number was reused when we were previously heard for a sketch plat review of a 3-tract configuration (didn't have Tract H-5A or PUE involved).

Thank you for your consideration,  
Ryan J. Mulhall



### Sketch Plat

for

## Tracts H-5A-1, H-6B-1, H-6B-2 and H-9A-1 Ventana Square at Ventana Ranch Being Comprised of

Tracts H-5A, H-6B and H-9A,  
Ventana Square at Ventana Ranch  
City of Albuquerque  
Bernillo County, New Mexico  
October 2022

The purpose of this plat is to subdivide three  
existing tracts into four new tracts, vacate and  
grant easements as shown hereon

### 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 #: 101006506108530605 (Tract H-5A)  
101006505206730604 (Tract H-6B)  
101006505004830603 (Tract H-9A)

### Notes

- 1. FIELD SURVEY PERFORMED IN JULY 2022.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY.

### Legal Description

TRACTS H-5A, H-6B AND H-9A OF THE PLAT FOR TRACTS H-5A, H-6A, H-7A, H-8A AND H-9A OF VENTANA SQUARE AT VENTANA RANCH, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON AUGUST 20, 2021 IN PLAT BOOK 2021C, PAGE 96 AS DOCUMENT NO. 2021098753.

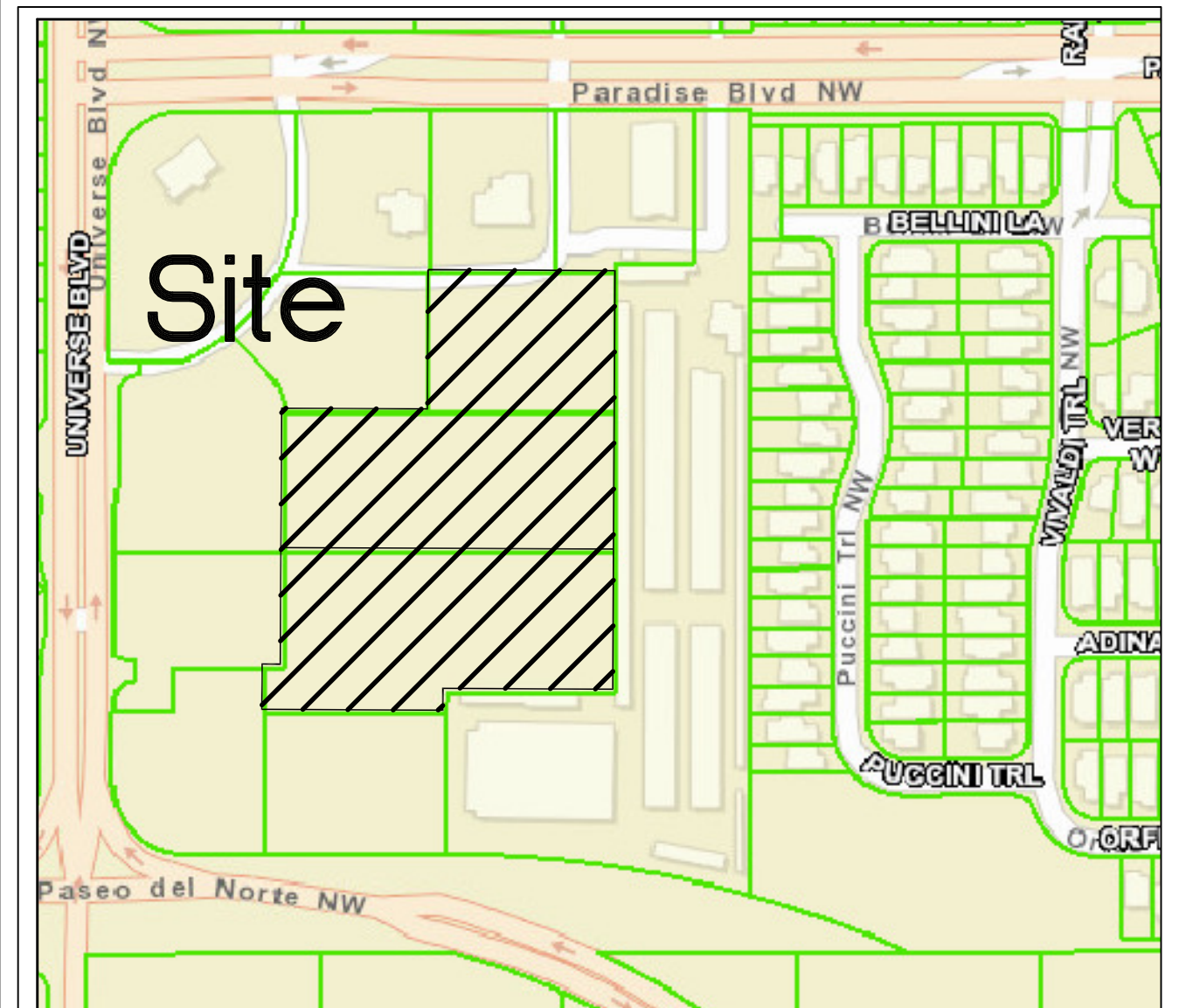
### Legend

- MEASURED BEARINGS AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- CONCRETE
- BLOCK WALL
- BOLLARD
- LIGHT POLE
- SIGNAL BOX
- TRAFFIC MAST
- PULL BOX
- WATER VALVE
- SANITARY SEWER MANHOLE
- SIGN
- OVERHEAD UTILITY LINE
- WATER METER
- WATER MANHOLE
- FIRE HYDRANT
- UNDERGROUND GAS UTILITY LINE
- UNDERGROUND WATER UTILITY LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND ELECTRIC UTILITY LINE

ACS Monument "13-B10"  
NAD 1983 CENTRAL ZONE  
X=1497757.7 \*  
Y=1525618.319 \*  
Z=5424.81 \* (NAVD 1988)  
G-G=0.999667778  
Mapping Angle = 0°16'30.69"  
\*U.S. SURVEY FEET

ACS Monument "2-C9"  
NAD 1983 CENTRAL ZONE  
X=1494519.241 \*  
Y=1521672.052 \*  
Z=5454.55 \* (NAVD 1988)  
G-G=0.999666850  
Mapping Angle = 0°16'52.77"  
\*U.S. SURVEY FEET

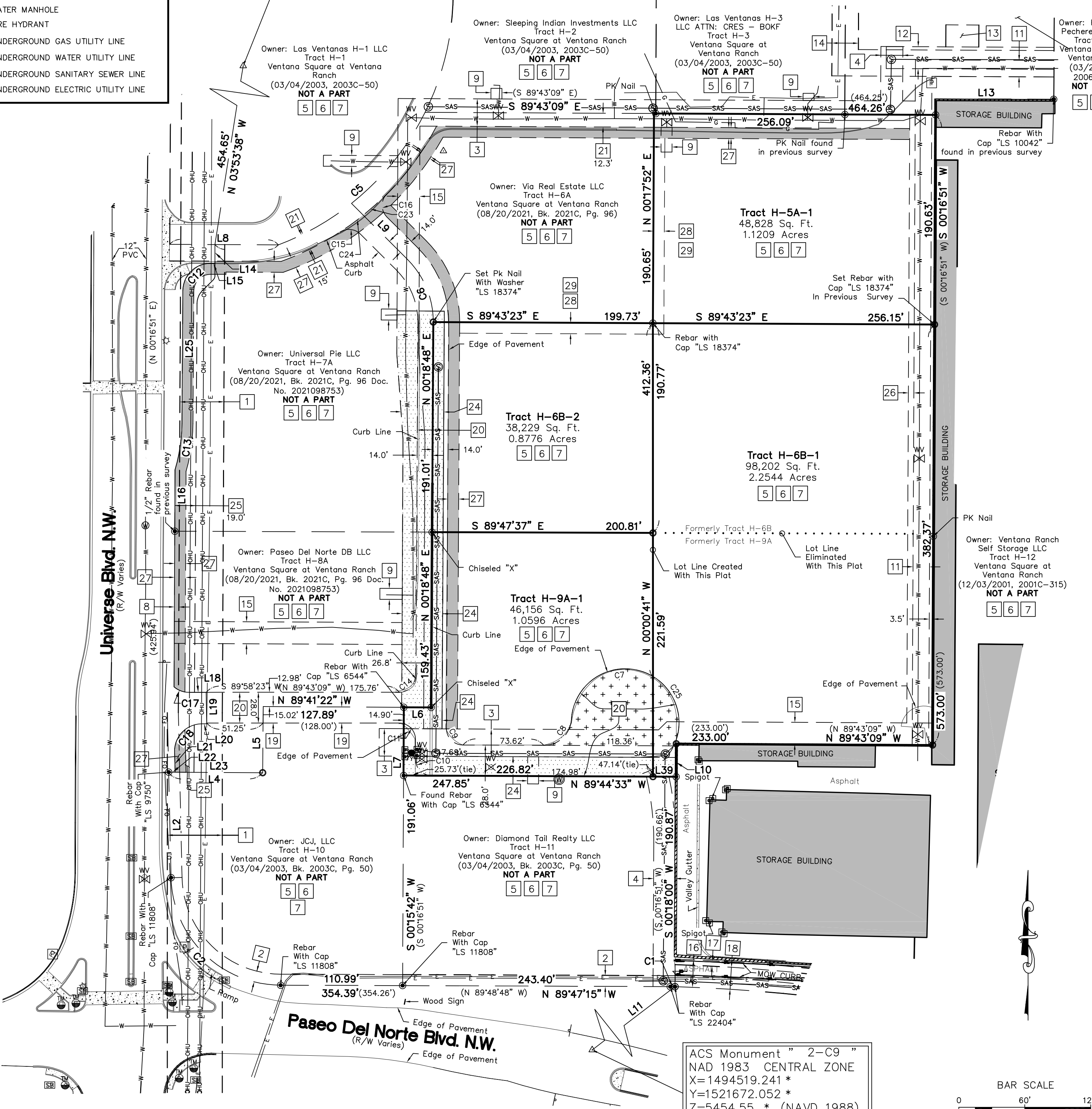
Site



Vicinity Map - Zone Atlas B-10-Z  
N.T.S.

### Easement Notes

- 1 REMAINING PORTION OF EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT AND SHOWN ON PLAT (12/03/2001, Bk. 2001C, Pg. 315, Doc. No. 2001143438), (05/08/1953, Bk. MISC 14, Pg. 341, Doc. No. 95018489)
- 2 EXISTING 10' P.U.E. (12/03/2001, 2001C-315, Doc. No. 2001143438)
- 3 EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50, Doc. No. 2003035708)
- 4 EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- 5 EXISTING PRIVATE NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50, Doc. No. 2003035708) (7/15/2003, Bk. A60, Pg. 1545, Doc. No. 2003121810)
- 6 EXISTING PRIVATE 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, Doc. No. 2003035708) (7/15/2003, Bk. A60, Pg. 1545, Doc. No. 2003121810)
- 7 EXISTING PRIVATE 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 REMAINING PORTION OF EXISTING 10' P.U.E. (03/04/2003, 2003C-50, Doc. No. 2003035708)
- 9 EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50, Doc. No. 2003035708)
- 10 INTENTIONALLY OMITTED
- 11 EXISTING PUBLIC 15' WATERLINE EASEMENT (7/30/2002, Bk. A39, Pg. 52201, Doc. No. 2002095491) (07/30/2002, Bk. A39, Pg. 5223, Document No. 2002095494)
- 12 EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (07/30/2002, Bk. A39, Pg. 5218, Doc. No. 2002095489) AND (7/30/2002, Bk. A39, Pg. 5223, Doc. No. 2002095494)
- 13 EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50, Doc. No. 2003035708)
- 14 EXISTING PRIVATE 24' ACCESS EASEMENT (07/30/2002, Bk. A39, Pg. 5217, Doc. No. 2002095488)
- 15 REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50 Doc. No. 2003035708)
- 16 EXISTING 25' PUBLIC DRAINAGE EASEMENT (07/30/2002, Bk. A39, Pg. 5223, Document No. 2002095494)
- 17 EXISTING 5' PUBLIC PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, Bk. A39, Pg. 5223, Document No. 2002095494)
- 18 EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-315, 2001143438)
- 19 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS H-5A THRU H-9A, H-10 AND H-11, TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS (08/20/2021, Bk. 2021C, Pg. 96, Doc. No. 2021098753), PORTION VACATED WITH THIS PLAT, SHOWN HEREON AS [Symbol]
- 20 EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11, TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS (08/20/2021, Bk. 2021C, Pg. 96, Doc. No. 2021098753).
- 21 EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11, TO BE MAINTAINED BY SAID OWNERS (08/20/2021, Bk. 2021C, Pg. 96, Doc. No. 2021098753).
- 22 INTENTIONALLY OMITTED
- 23 INTENTIONALLY OMITTED
- 24 EXISTING PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT, SHOWN HEREON AS [Symbol] (08/20/2021, Bk. 2021C, Pg. 96, Doc. No. 2021098753).
- 25 EXISTING PUBLIC MULTI-USE TRAIL EASEMENT (08/20/2021, Bk. 2021C, Pg. 96, Doc. No. 2021098753).
- 26 EXISTING ADDITIONAL 5' PUBLIC WATERLINE EASEMENT TO THE ALBUQUERQUE BERNILLO COUNTY WATER UTILITY AUTHORITY (08/20/2021, Bk. 2021C, Pg. 96, Doc. No. 2021098753).
- 27 EXISTING 10' PUBLIC UTILITY EASEMENT, SHOWN HEREON AS [Symbol] (08/20/2021, Bk. 2021C, Pg. 96, Doc. No. 2021098753).
- 28 EXISTING 10' PNM EASEMENT [Symbol] (Doc. No. [Symbol])
- 29 10' PUE GRANTED WITH THE FILING OF THIS PLAT



#### Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32'	1578.00'	0°09'26"	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
C7	228.86'	49.00'	267°36'09"	70.73'	N 42°50'59" W
C8	37.92'	25.00'	86°54'31"	34.39'	N 46°48'12" E
C9	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C10	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C11	19.29'	15.00'	73°39'53"	17.98'	N 36°31'32" W
C12	39.09'	25.00'	89°34'28"	35.23'	S 45°05'59" W
C13	42.72'	152.98'	16°00'02"	42.58'	N 08°28'22" E
C14	23.47'	15.00'	89°39'58"	21.15'	N 45°08'24" E
C15	20.43'	15.00'	78°02'25"	18.89'	N 84°03'31" W
C16	23.51'	15.00'	89°47'20"	21.17'	S 00°08'39" E
C17	15.35'	20.58'	42°43'45"	15.00'	S 70°36'47" E
C18	40.04'	24.79'	92°32'43"	35.83'	S 43°29'15" W
C19	3.25'	5.72'	32°33'36"	3.20'	N 27°39'27" E
C20	13.35'	17.00'	45°00'00"	13.01'	S 22°52'26" W
C21	6.83'	24.79'	15°46'57"	6.81'	S 81°52'08" W
C22	33.21'	24.79'	76°45'22"	30.78'	S 35°35'35" W
C25	172.94'	49.00'	202°13'25"	96.16'	N 75°32'21" W

\* C22-C24 INTENTIONALLY OMITTED

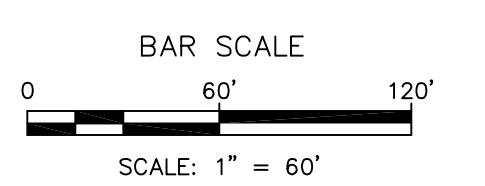
#### Line Table

Line #	Direction	Length (ft)
L2	N 01°16'32" W	96.43'
L4	S 89°38'39" E	85.48'
L5	S 00°27'29" W	60.17'
L8	S 89°43'09" E	98.80'
L9	S 45°01'04" E	71.96'
L11	S 52°36'41" W	46.42.69'
L12	N 00°16'51" W	14.58'
L13	S 89°43'09" E	107.37'
L14	S 00°00'00" E	17.10'
L15	S 89°53'13" W	4.24'
L16	S 00°16'51" W	55.85'
L17	S 00°16'51" W	141.52'
L18	N 89°58'23" E	15.12'
L19	S 00°59'33" E	28.68'
L20	N 89°56'07" W	4.58'
L21	S 01°42'44" E	17.98'
L22	N 89°38'39" W	5.90'
L23	N 89°38'39" W	79.58'
L25	S 00°22'36" W	120.74'

\* L1, L3 AND L24 INTENTIONALLY OMITTED

#### Line Table

Line #	Direction	Length (ft)
L26	N 00°00'00" E	12.13'
L27	N 45°22'26" E	13.68'
L28	S 89°58'33" W	4.50'
L29	N 89°43'23" W	10.63'
L30	N 00°18'48" E	10.00'
L31	N 89°43'23" W	32.37'
L32	N 04°09'42" W	77.46'
L33	N 89°58'19" E	10.63'
L34	S 00°22'26" W	43.12'
L35	S 89°38'39" E	17.10'
L36	N 89°41'22" W	1.95'
L37	N 00°13'42" W	19.40'
L38	N 89°43'09" W	34.82'
L39	S 89°44'33" E	21.04'



**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244