



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"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (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>		<b>APPEAL</b>	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Sketch plat review for dedication of right-of-way and easements.			

<b>APPLICATION INFORMATION</b>		
Applicant: Albuquerque Housing Authority		Phone: (505) 764-3925
Address: 1840 University Blvd SE		Email: dfoster@abqha.org
City: Albuquerque	State: NM	Zip: 87106
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	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.: Tract A	Block:	Unit:
Subdivision/Addition: Sixbee Subdivision	MRGCD Map No.:	UPC Code: 101405951801940828
Zone Atlas Page(s): H-14	Existing Zoning: R-T	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 3.43 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 1880 Broadway PI NE	Between: Hannett Ave NE	and: McKnight Ave NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
Z-71-93		

Signature:	Date: 7/21/2020
Printed Name: JACQUELINE FISHMAN	<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-2020-00062	SK	\$50			
Meeting Date: July 29, 2020				Fee Total: \$50	
Staff Signature: Vanessa A Segura			Date: 7/21/2020	Project # PR-2020-004133	



**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? **No** 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(l)
- 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

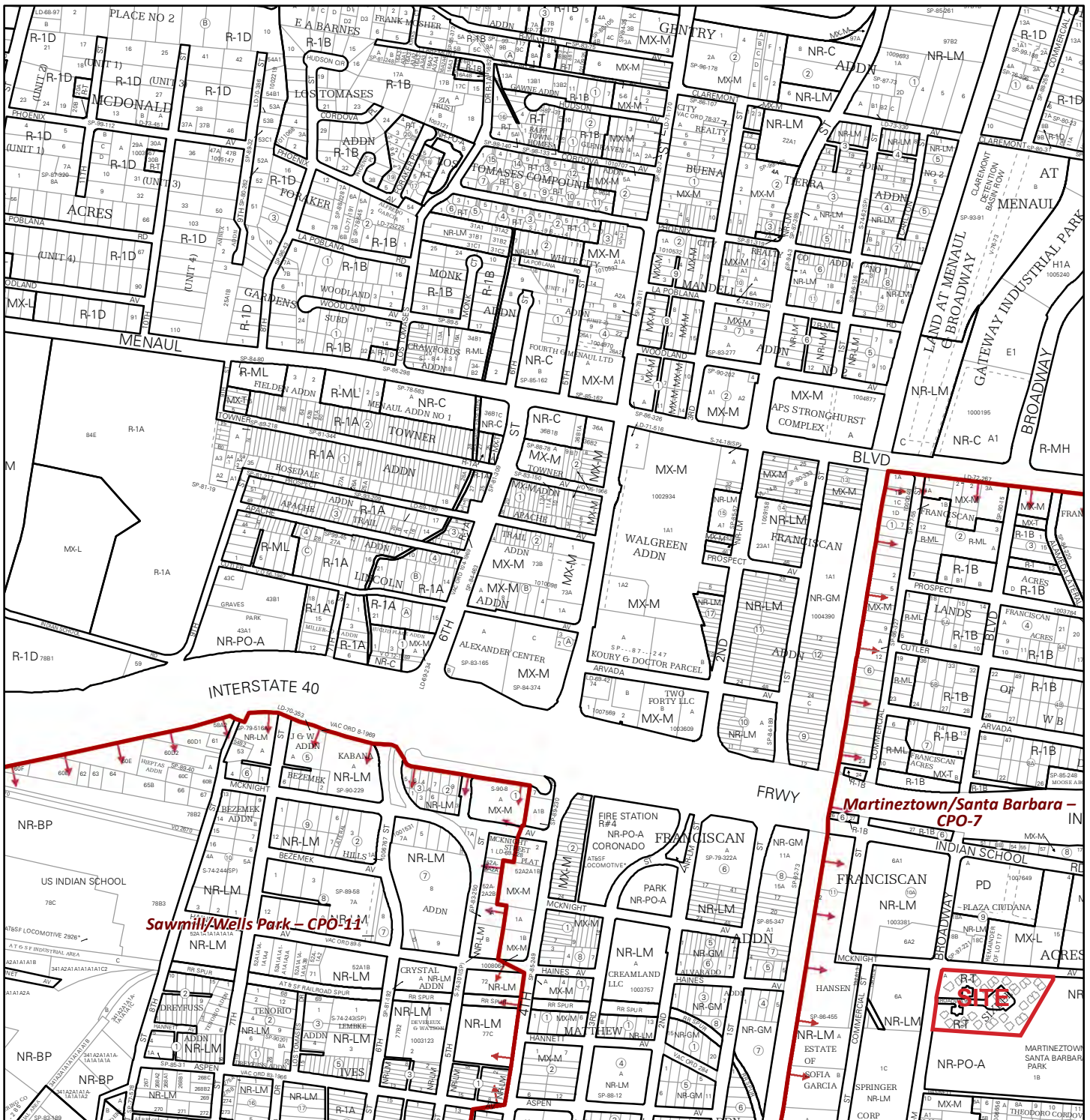
**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

- 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.**

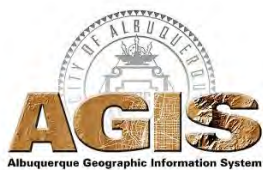
<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: <u>7/21/2020</u></p>
<p>Printed Name: <u>JACQUELINE FISHMAN</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<b>FOR OFFICIAL USE ONLY</b>	
<p>Case Numbers: <u>PS-2020-00062</u></p>	<p>Project Number: <u>PR-2020-004133</u></p>
<div style="text-align: right;"> </div>	
<p>Staff Signature: <u>Vanessa A Segura</u></p>	
<p>Date: <u>7/21/2020</u></p>	













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

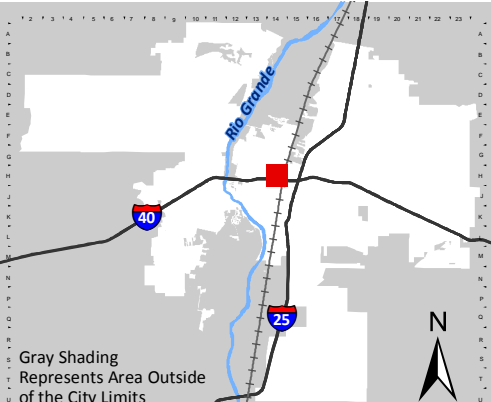
## IDO Zone Atlas May 2018




IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**H-14-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



July 21, 2020

Landscape Architecture  
Urban Design  
Planning Services

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, New Mexico 87102

302 Eighth St. NW  
Albuquerque, NM 87102

Dear Madam Chair:

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is the request sketch plat review and comments on a proposed platting action for Tract A of the Sixbee Subdivision. The site is addressed 1880 Broadway Place NE and located at the southeast corner of Broadway Boulevard and McKnight Avenue.

The Applicant is the Albuquerque Housing Authority, which is planning to redevelop the site with new affordable housing under the existing R-T zoning. As part of this redevelopment, the Applicant is proposing the dedication of right-of-way and granting easements as shown on the attached sketch plat.

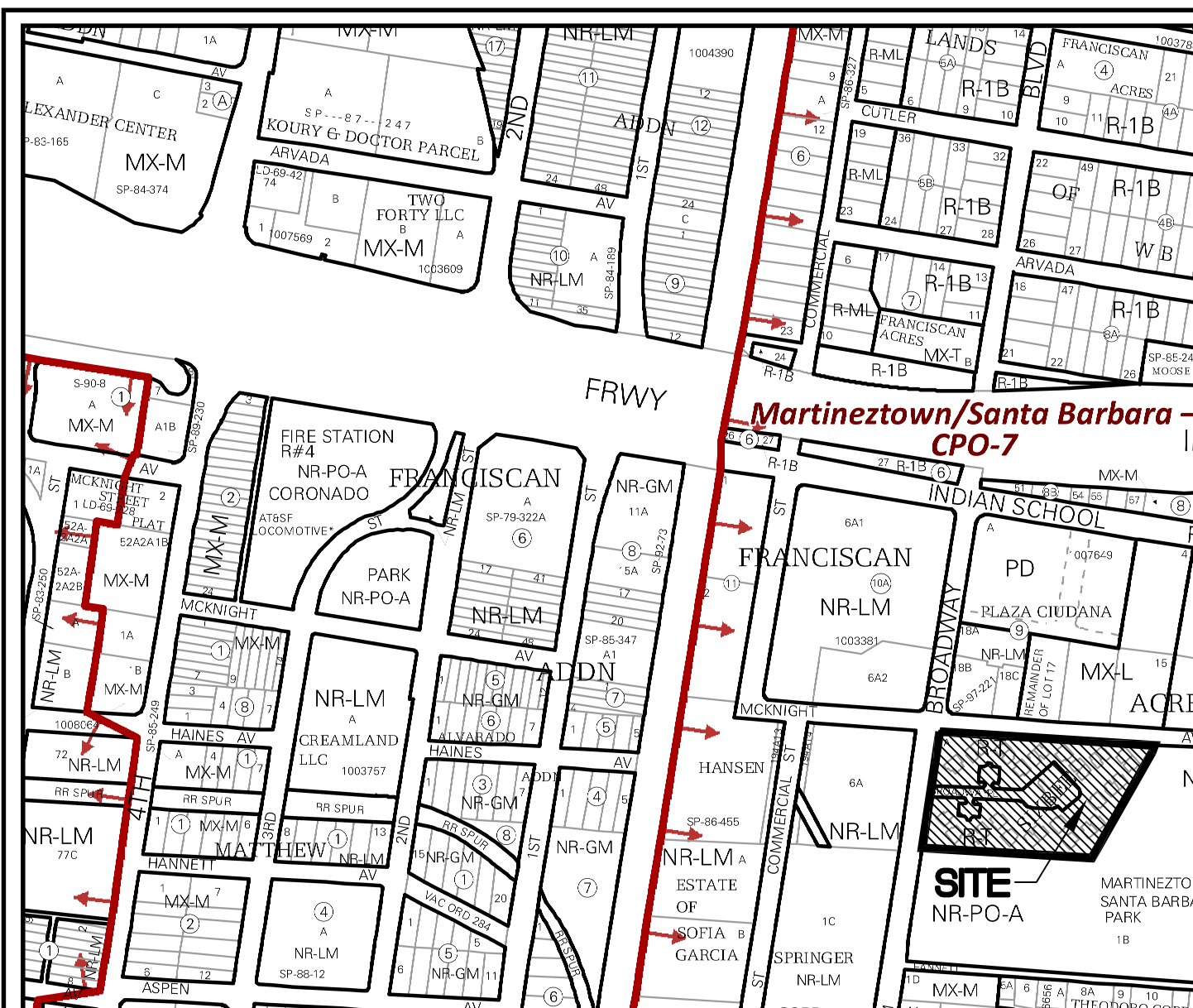
Provided this information, we look forward to discussing this project and any comments the Development Review Board has regarding this request.

Sincerely,

Jacqueline Fishman, AICP  
Principal

#### PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP



Vicinity Map - Zone Atlas H-14-Z

N.T.S.

**Documents**

1. TITLE COMMITMENT PROVIDED BY RIO GRANDE TITLE, HAVING FILE NO. 01501555 AND AN EFFECTIVE DATE OF JUNE 25, 2015.
2. PLAT OF RECORD FOR TRACT A, SIXBEE SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 26, 1971, IN BOOK B6, PAGE 4.
3. QUITCLAIM DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 2017, AS DOCUMENT NO. 2017011244.

**Indexing Information**

Section 8, Township 10 North, Range 3 East, N.M.P.M. as Projected into the Town of Albuquerque Grant  
 Subdivision: Sixbee Subdivision  
 Owner: Albuquerque Housing Authority  
 UPC #: 101405951801940828

**Purpose of Plat**

1. GRANT EASEMENT(S) AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 3.8846 ACRES  
 ZONE ATLAS PAGE NO. . . . . H-14-Z  
 NUMBER OF EXISTING LOTS. . . . . 1  
 NUMBER OF LOTS CREATED. . . . . 0  
 MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.8651 ACRES  
 DATE OF SURVEY. . . . . JULY 2020

**Notes**

1. FIELD SURVEY PERFORMED IN OCTOBER, NOVEMBER, AND DECEMBER 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

**Legal Description**

TRACT A OF THE SIXBEE SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, BEING A REPLAT OF THE WESTERLY PORTION OF TRACT 6B OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 36, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 26, 1971, IN MAP BOOK B6, FOLIO 4.

**Easement Notes**

- 1 EXISTING 10' PNM AND MST&T EASEMENT (9/15/1966, BK. D813, PG. 508, DOC. NO. 23008) SEE ALSO JUDGEMENT (7/24/1974, BK. MISC. 378, PG. 273, DOC. NO. 7420940)
- 2 EXISTING 5' ANCHOR EASEMENT (9/15/1966, BK. D813, PG. 508, DOC. NO. 23008) SEE ALSO JUDGEMENT (7/24/1974, BK. MISC. 378, PG. 273, DOC. NO. 7420940)
- 3 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 4 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Sketch Plat for  
 Tract A-1  
 Sixbee Subdivision  
 Being Comprised of  
 Tract A  
 Sixbee Subdivision  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2020**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (FILING INFO)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
■	CONCRETE
⊙	GAS METER
WV	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
■	STORM DRAIN INLET
— OR —	SIGN

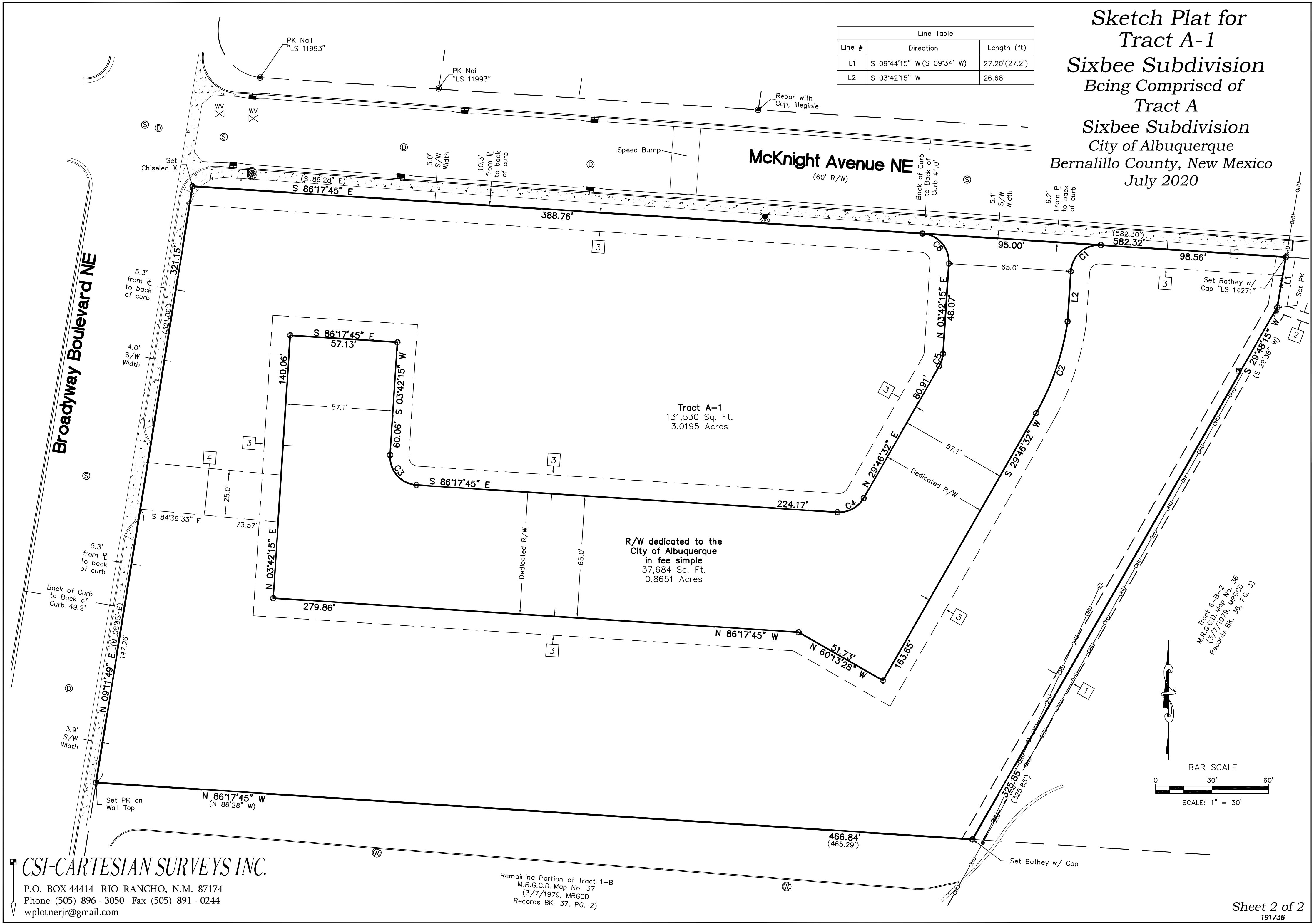
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	23.56'	15.00'	90°00'00"	21.21'	S 48°42'15" W
C2	51.93'	137.86'	21°35'01"	51.63'	S 18°59'02" W
C3	23.56'	15.00'	90°00'00"	21.21'	S 41°17'45" E
C4	16.74'	15.00'	63°55'43"	15.88'	N 61°44'24" E
C5	6.83'	15.00'	26°04'17"	6.77'	N 16°44'24" E
C6	23.56'	15.00'	90°00'00"	21.21'	N 41°17'45" W

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

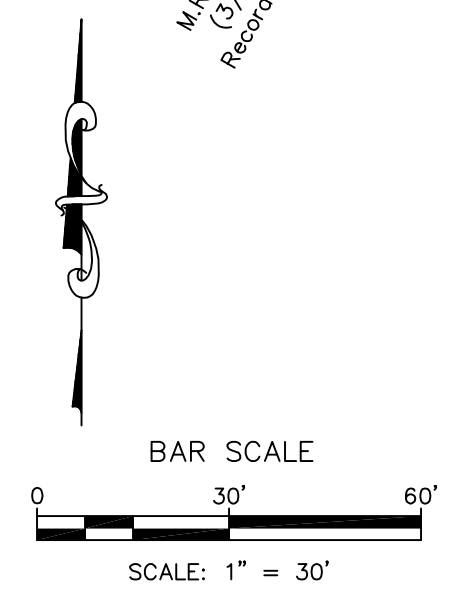


Sketch Plat for  
 Tract A-1  
 Sixbee Subdivision  
 Being Comprised of  
 Tract A  
 Sixbee Subdivision  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2020

Line Table		
Line #	Direction	Length (ft)
L1	S 09°44'15" W (S 09°34' W)	27.20'(27.2')
L2	S 03°42'15" W	26.68'



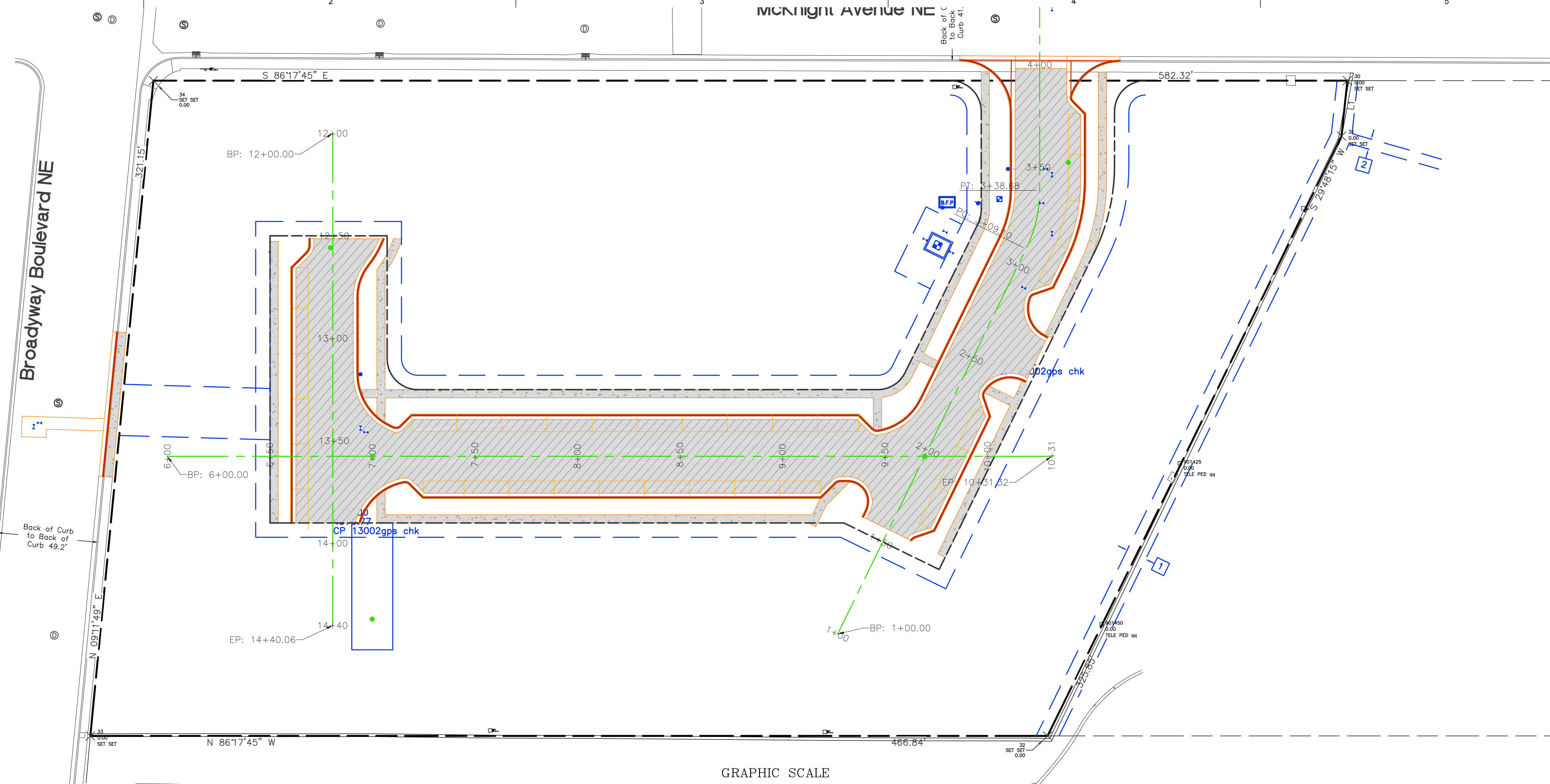
Tract 6-B-2  
 M.R.C.D. Map No. 36  
 (3/7/1979, MRGCD  
 Records BK. 36, PG. 3)



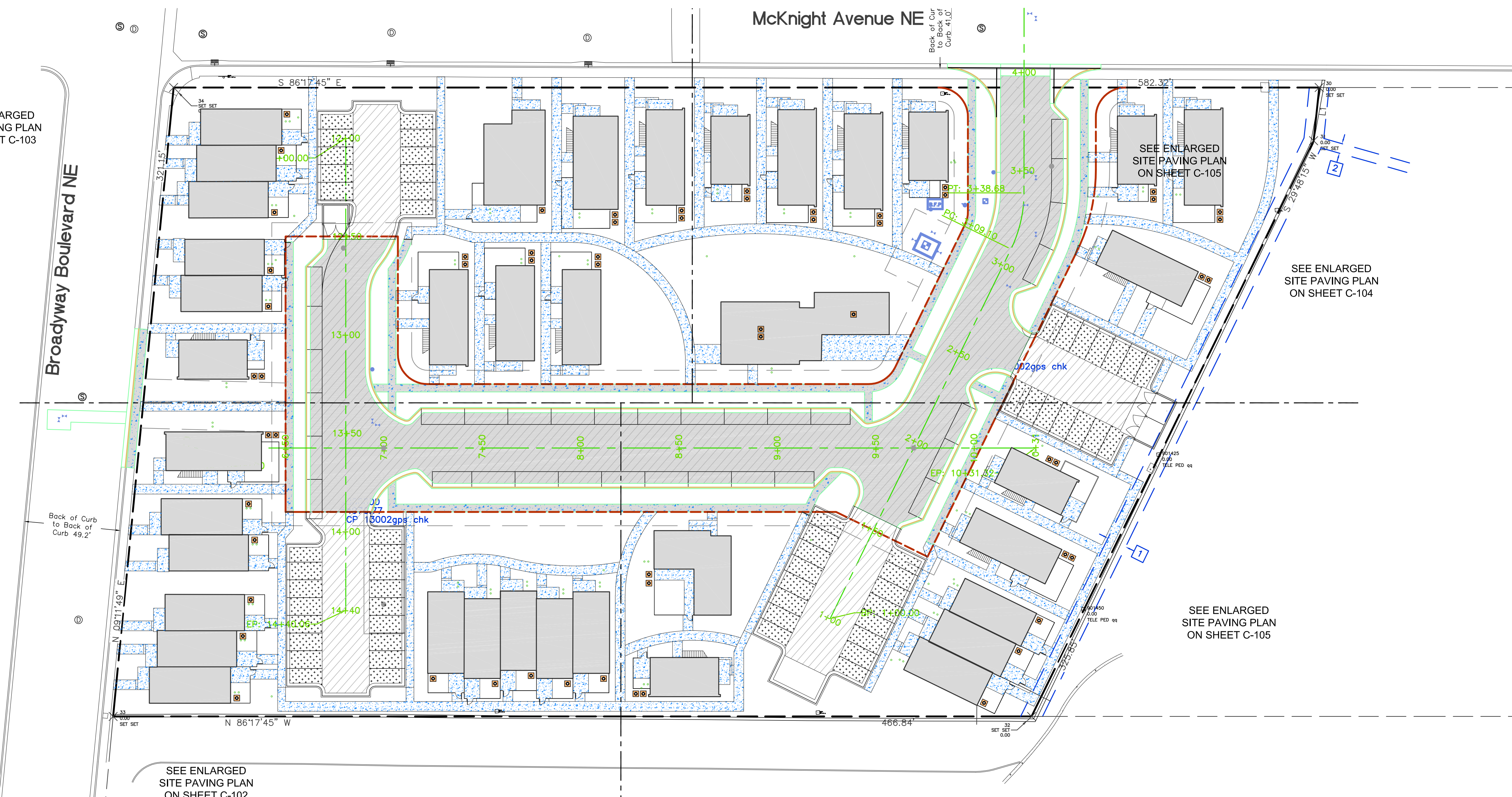
**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com

Remaining Portion of Tract 1-B  
 M.R.G.C.D. Map No. 37  
 (3/7/1979, MRGCD  
 Records BK. 37, PG. 2)





**A1** SITE PLAN AT COMPLETION OF PUBLIC WORK ORDER XXXXXX  
1" = 30'-0"



**A1** OVERALL SITE PAVING PLAN  
1" = 30'-0"

**PAVING PLAN GENERAL NOTES**

- I. SEE SHEET CG01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- II. PAVING PLAN KEYED NOTES ARE COMMON TO ALL SHEETS. NOT ALL KEYED NOTES WILL APPEAR ON EVERY PAGE.



**THE HARTMAN MAJEWSKI DESIGN GROUP**  
Architects • Engineers • Interior Design  
Planners • Urban Designers • LEED®

120 Vassar Drive SE Suite 100  
Albuquerque New Mexico 87106  
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP

**REVIEW SET**

PROJECT NAME  
**ALBUQUERQUE HOUSING AUTHORITY**

1850 BROADWAY PLACE NE,  
ALBUQUERQUE, NEW MEXICO 87102

**REVISIONS**

No.	Description	Date

Copyright: Design Group  
 Drawn by: DAA  
 Checked by: DAA  
 Date: July 8, 2020  
 Project number: 2561  
 CAD file name:

**SHEET TITLE**

OVERALL SITE PAVING PLAN

**SHEET NUMBER**

**C-101**



**A6** KEY PLAN  
NOT TO SCALE



