



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 checked="" 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 SW (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			
Sub-divide one tract of land into 5 lots			

APPLICATION INFORMATION			
Applicant: William E Galbreth Land development co LLC		Phone: (505) 298-8103	
Address: 4830 Juan Tabo Blvd NE Suite H		Email: drbgalbreth@yahoo.com	
City: Albuquerque	State: NM	Zip: 87111	
Professional/Agent (if any): Fierro & Company		Phone: (505) 503-9546	
Address: 6300 Montano Rd., Suite C		Email: robert.fierro@fierrocompany.com	
City: Albuquerque	State: NM	Zip: 87120	
Proprietary Interest in Site:		List all owners: William E Galbreth Land development co LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: N-7-A-1		Block:	Unit:
Subdivision/Addition: Tanoan Properties		MRGCD Map No.:	UPC Code: 102206243250310203
Zone Atlas Page(s): E-22-2	Existing Zoning:	Proposed Zoning R-1C	
# of Existing Lots: 1	# of Proposed Lots: 5	Total Area of Site (Acres): 6.6 acres	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 12300 SAN Antonio DR		Between: Lowell DR. NE	and: Tennyson ST. NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature: Robert Fierro		Date: 7-27-2020	
Printed Name: Robert Fierro		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
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

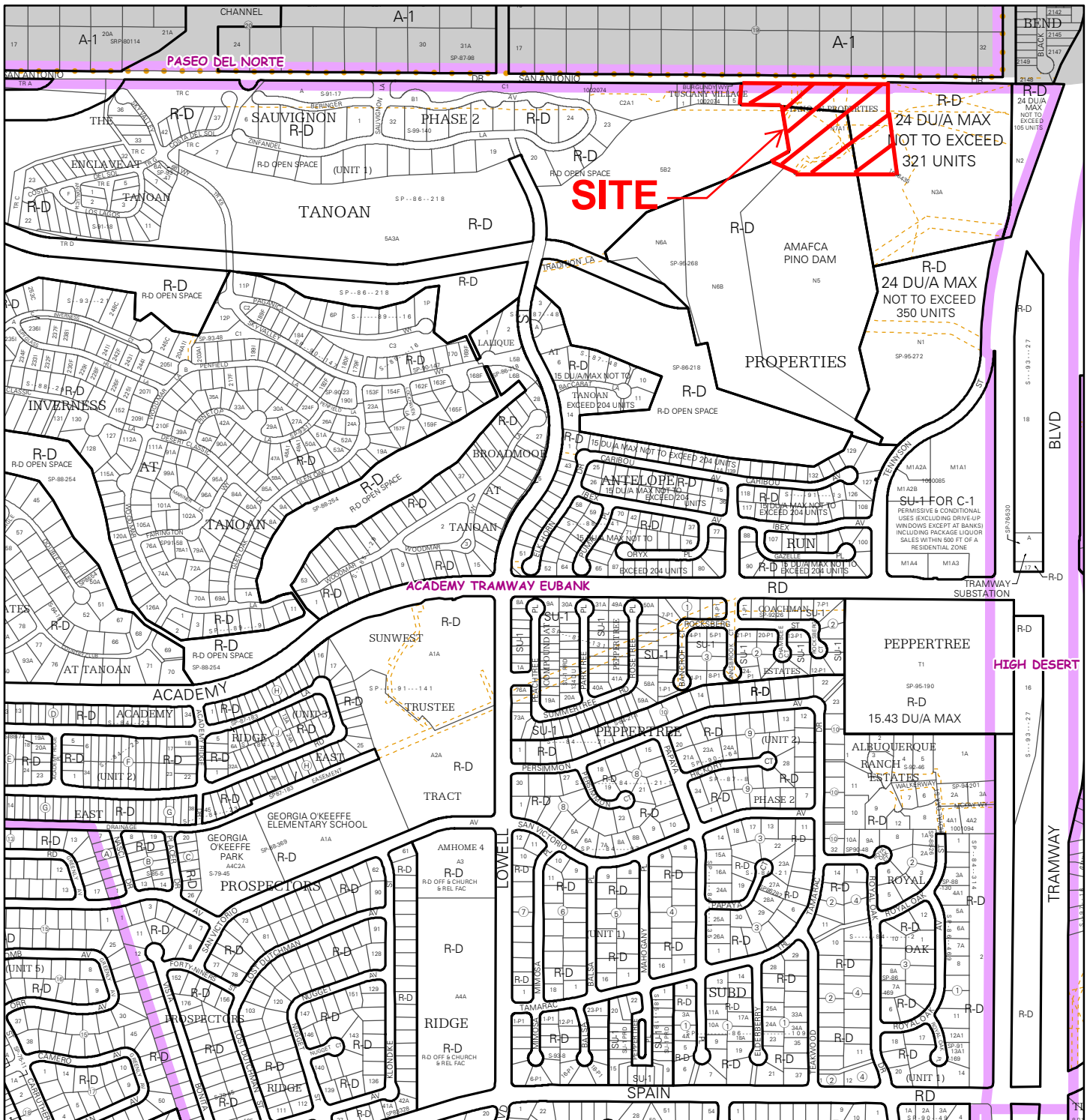
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

<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: <u>Robert Fierro</u>	Date: <u>7-26-2020</u>
Printed Name: <u>Robert Fierro</u>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-22-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



Fierro & Company

6300 Montano Rd. NW Suite C
Albuquerque, NM 87120
(505) 352-8930 | www.fierrocompany.com

July 27, 2020

City of Albuquerque
Development Review Board

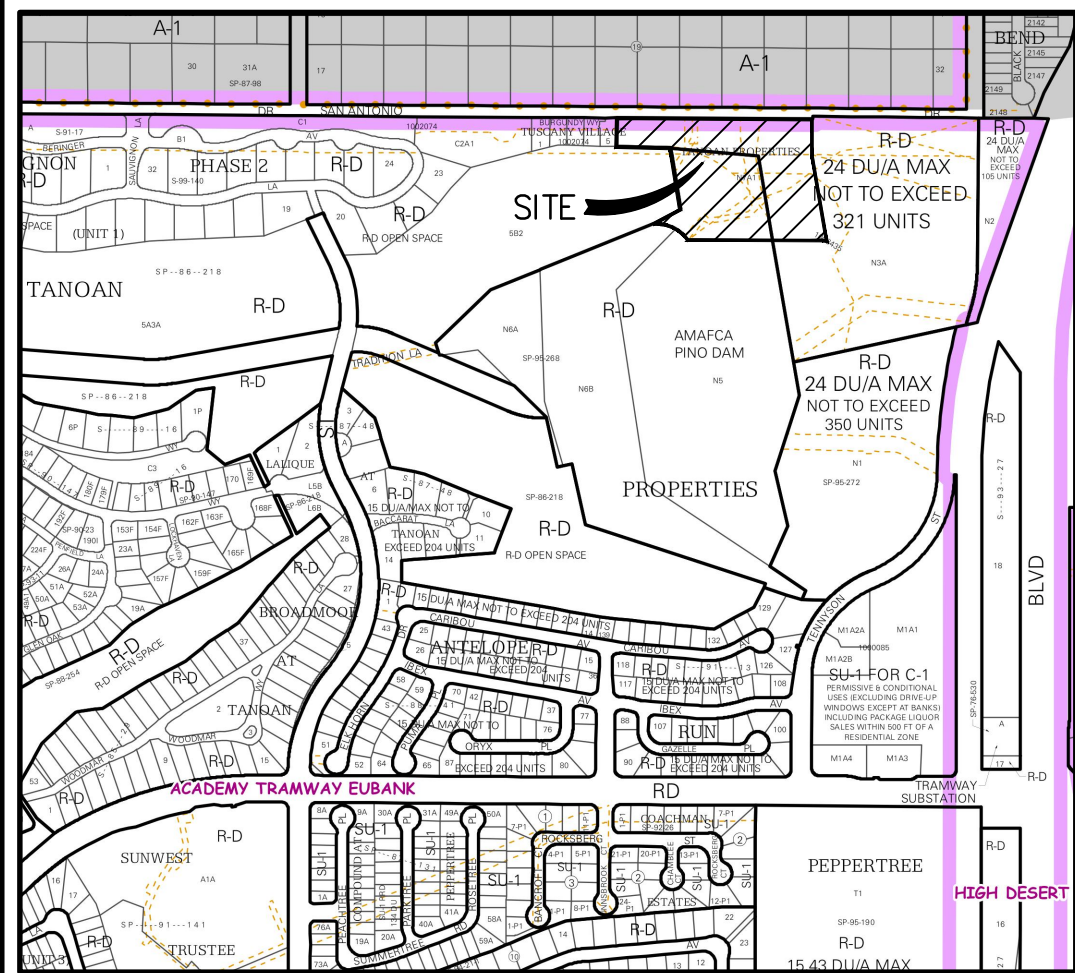
**RE: Sketch Plat Tracts N-7-A-1A, Tracts N-7-A-1B, Tracts N-7-A-1C, Tracts N-7-A-1D, &
Tracts N-7-A-1E**

Fierro & Company, LLC is submitting a Sketch Plat to divide Tract N-7-A-1 of Tanoan Properties into 5 tracts of land as shown on the attached Sketch Plat. Tracts N-7-A-1A through N-7-A-1D are being created for residential lots meeting the criteria for Zone R-1C. There is currently no proposed development to occur on Tract N-7-A-1E.

Thank you.

FIERRO & COMPANY

Robert Fierro, P.E., P.S.
President



VICINITY MAP
FROM ZONE ATLAS PAGE E-22-Z
N.T.S.



SUBDIVISION DATA

1. DRB NO. _____
2. ZONE ATLAS MAP NO. E-22; ZONING: R-D.
3. GROSS SUBDIVISION ACREAGE: 6.655 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: FIVE (5) TRACTS.
5. DATE OF SURVEY: OCTOBER 2019
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
7. THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT ONE EXISTING TRACT (TRACT N-7-A-1) AS DESCRIBED IN THAT CERTAIN PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 02, 2012 UNDER DOCUMENT NUMBER 2012078341 INTO FOUR NEW TRACTS.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF TANOAN PROPERTIES RECORDED IN DOCUMENT NO. 2012078341 OF THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE RECORDED ON AUGUST 02, 2012, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. SOLAR NOTE - PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 TRACTS WITHIN THE AREA OF PROPOSED PLAT.
5. GRID TO GROUND SCALE FACTOR USED IS 0.999627580 AS PUBLISHED BY ACS MONUMENT "5-D22".
6. DATA IN PARENTHESIS IS RECORD OBTAINED FROM PLAT OF TANOAN PROPERTIES, RECORDED AUGUST 02, 2012, IN BOOK 2012C, PAGE 87.

DESCRIPTION

TRACT N-7-A-1, OF THE BULK LAND PLAT OF TANOAN PROPERTIES SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO COUNTY, 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 AUGUST 02, 2012 IN PLAT BOOK 2012C, PAGE 87.

THIS TRACT CONTAINS 6.655 ACRES (289,798 SQ. FT.) MORE OR LESS.

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF TRACTS N-7-A-1A THRU N-7-A-1D, TANOAN PROPERTIES, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

WILLIAM E. GALBRETH, LAND DEVELOPMENT CO. LLC,

BY: _____
WILLIAM E. GALBRETH, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF _____)
)SS.
COUNTY OF _____)
ON THIS ____ DAY OF _____, 2020, BEFORE ME

PERSONALLY APPEARED _____
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

NEW EASEMENTS:

1. A.M.A.F.C.A. DRAINAGE EASEMENT GRANTED BY THIS PLAT.

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

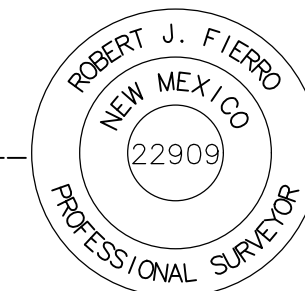
PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY
TREASURER'S OFFICE _____
DATE _____

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO 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 ACCURATELY 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; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909 _____ Date _____



SKETCH PLAT OF
TRACTS N-7-A-1A, N-7-A-1B,
N-7-A-1C, N-7-A-1D & N-7-A-1E
TANOAN PROPERTIES
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2020

APPROVALS:

A.B.C.W.U.A. DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A/ CENTURYLINK QC DATE

COMCAST DATE

CITY SURVEYOR DATE

A.M.A.F.C.A. DATE

BERNALILLO COUNTY APPROVALS:

BERNALILLO COUNTY PUBLIC WORKS DIVISION DATE

BERNALILLO COUNTY NATURAL RESOURCES SERVICES DATE

BERNALILLO COUNTY ZONING DEPARTMENT DATE

BERNALILLO COUNTY FIRE MARSHALL DATE

BERNALILLO COUNTY DEVELOPMENT
REVIEW AUTHORITY, CHAIR DATE

M.R.G.C.D. DATE



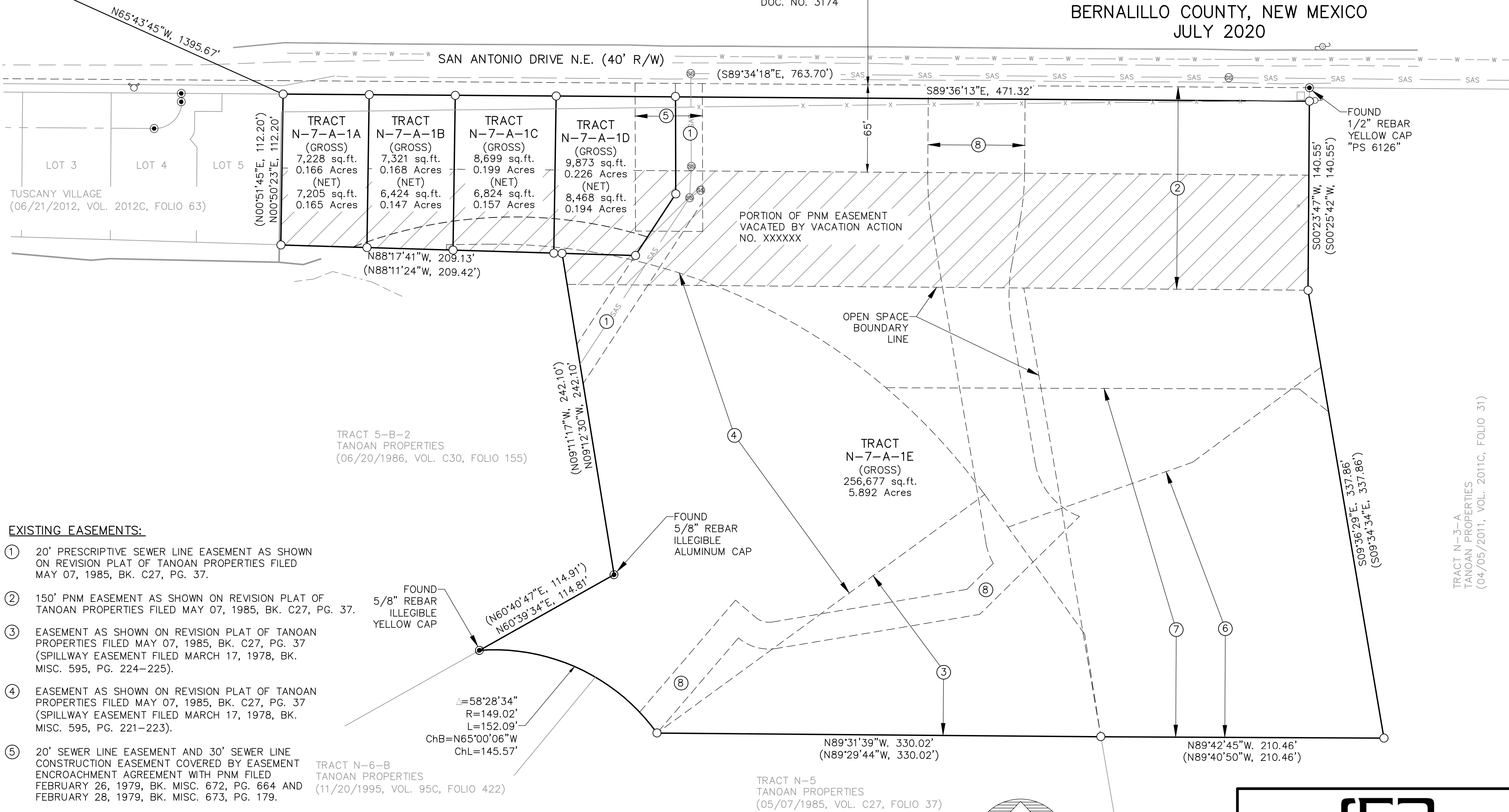
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ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

SKETCH PLAT OF
TRACTS N-7-A-1A, N-7-A-1B,
N-7-A-1C, N-7-A-1D & N-7-A-1E
TANOAN PROPERTIES

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2020

ACS MONUMENT "5-D22"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1514036.991 U.S. SURVEY FEET
X=1563586.296 U.S. SURVEY FEET
DELTA ALPHA= -0°08'52.92"
GROUND TO GRID FACTOR= 0.999627580
PUBLISHED DATA IN NAVD 1988
ELEVATION= 5917.306 U.S. SURVEY FEET

65' REMAINING PORTION OF PNM EASEMENT
FILED: AUGUST 10, 1956
MISC. BK. 359, PAGE 272-282
DOC. NO. 3174

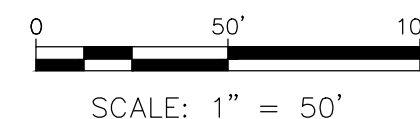
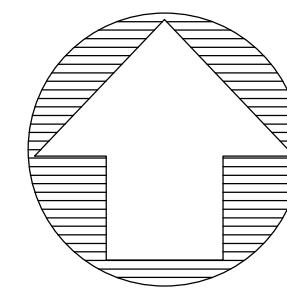


EXISTING EASEMENTS:

- ① 20' PRESCRIPTIVE SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- ② 150' PNM EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- ③ EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BK. MISC. 595, PG. 224-225).
- ④ EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BK. MISC. 595, PG. 221-223).
- ⑤ 20' SEWER LINE EASEMENT AND 30' SEWER LINE CONSTRUCTION EASEMENT COVERED BY EASEMENT ENCROACHMENT AGREEMENT WITH PNM FILED FEBRUARY 26, 1979, BK. MISC. 672, PG. 664 AND FEBRUARY 28, 1979, BK. MISC. 673, PG. 179.
- ⑥ INTERIM DRAINAGE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
- ⑦ FLOOD WATER PONDING EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PRPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (DOCUMENT FILED JUNE 29, 1984, BK. MISC. 130A, PG. 529-532).
- ⑧ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. MAINTENANCE IS THE RESPONSIBILITY OF TRACT N-7-A FILED APRIL 05, 2011, BK. 2011C, PG. 31.

PROPERTY CORNERS

- = FOUND CENTERLINE MONUMENT AS NOTED
- △ = FOUND ACS MONUMENT AS NOTED
- = SET 1/2" REBAR WITH PS 22909 CAP

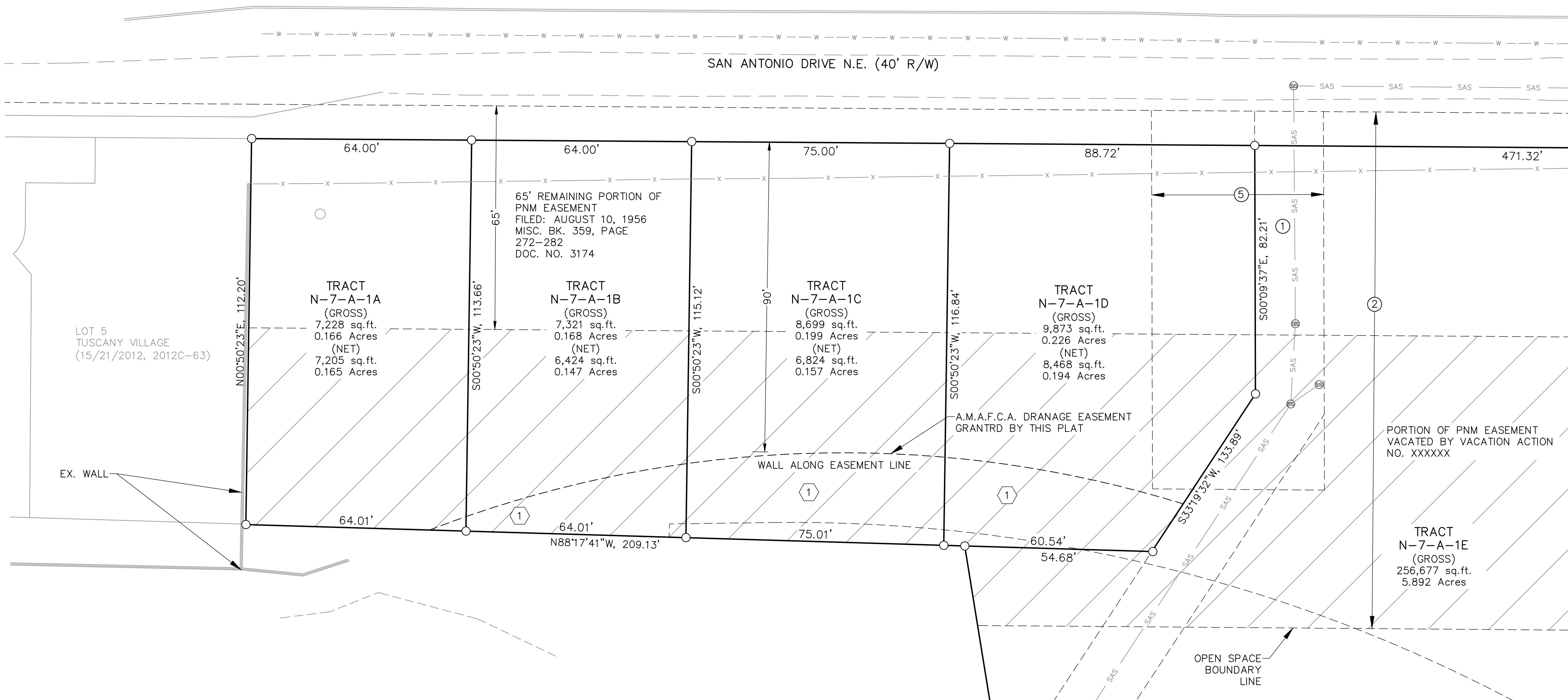


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PH 505.352.8930
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TRACT N-3-A
TANOAN PROPERTIES
(04/05/2011, VOL. 2011C, FOLIO 31)

SKETCH PLAT OF
**TRACTS N-7-A-1A, N-7-A-1B,
 N-7-A-1C, N-7-A-1D & N-7-A-1E**
TANOAN PROPERTIES
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2020



LOT 5
TUSCANY VILLAGE
(15/21/2012, 2012C-63)

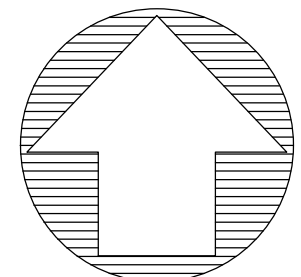
TRACT
N-7-A-1A
(GROSS)
7,228 sq.ft.
0.166 Acres
(NET)
7,205 sq.ft.
0.165 Acres

TRACT
N-7-A-1B
(GROSS)
7,321 sq.ft.
0.168 Acres
(NET)
6,424 sq.ft.
0.147 Acres

TRACT
N-7-A-1C
(GROSS)
8,699 sq.ft.
0.199 Acres
(NET)
6,824 sq.ft.
0.157 Acres

TRACT
N-7-A-1D
(GROSS)
9,873 sq.ft.
0.226 Acres
(NET)
8,468 sq.ft.
0.194 Acres

TRACT
N-7-A-1E
(GROSS)
256,677 sq.ft.
5.892 Acres



0 20' 40'
SCALE: 1" = 20'

- PROPERTY CORNERS**
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 - △ = FOUND ACS MONUMENT AS NOTED
 - = SET 1/2" REBAR WITH PS 22909 CAP



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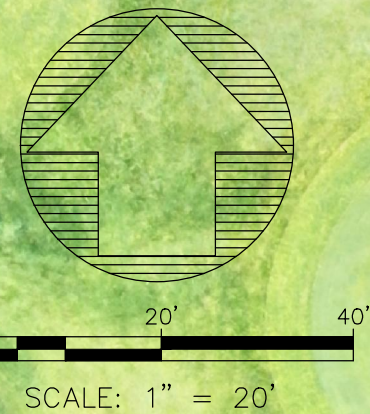
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SKETCH PLAT OF
 TRACTS N-7-A-1A, N-7-A-1B,
 N-7-A-1C, N-7-A-1D & N-7-A-1E
 TANOAN PROPERTIES
 WITHIN THE ELENA GALLEGOS GRANT
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2020



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- PROPERTY CORNERS**
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