



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 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			
LOT CONSOLIDATION 3 LOTS INTO 1 LOT			

APPLICATION INFORMATION			
Applicant: AMERICUS LLC		Phone:	
Address: 7736 JACOB O DR NE		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87109	
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 all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: TRACT 2 TRACT 17		Block:	Unit: 1-023-062-005-203-02
Subdivision/Addition: THE FOOTHILLS HIGH DESERT		MRGCD Map No.:	UPC Code: 1-023-062-010-273-203-03
Zone Atlas Page(s): E-22	Existing Zoning: MX-L / PO		Proposed Zoning:
# of Existing Lots: 3	# of Proposed Lots: 1		Total Area of Site (Acres): 8.8202±
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: TRAMWAY BLVD		Between: TENNYSON ST	and: ACADEMY RD
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1008435			

Signature: <i>Derrick Archuleta</i>		Date: 8.4.2020			
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00070	SK	\$50			
Meeting Date: August 12, 2020			Fee Total: \$50		
Staff Signature: <i>Vanessa A Segura</i>		Date: 8/4/2020		Project # PR-2020-004211	

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(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.

<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:	Date: <u>8.4.2020</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: <u>PS-2020-00070</u>	Project Number: <u>PR-2020-004211</u>
Staff Signature: <u>Vanessa A Segura</u>	
Date: <u>8/4/2020</u>	

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

August 4, 2020

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

RE: TRACT 2, THE FOOTHILLS; TRACT 17, HIGH DESERT; OLD TRAMWAY RIGHT-OF-WAY

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 consolidate existing Tract 2, The Foothills; Tract 17, High Desert and a portion of the Old Tramway Right-of-Way. Proposed Tract 18-A, The Foothills is to be 8.8202± net acres zoned MX-L (Mixed Use – Low Intensity) and PD (Planned Development)

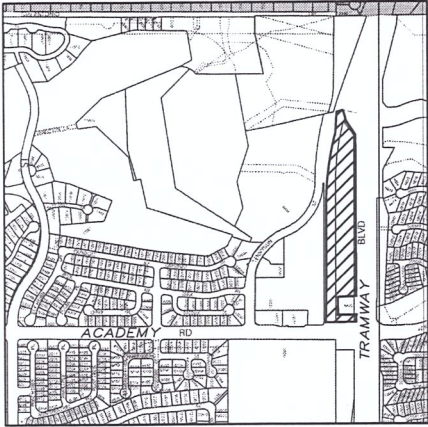
The property is undeveloped.

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

Sincerely,



Derrick Archuleta, MCRP
Principal



Zone Atlas E-22-Z

VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. 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 brass disk stamped "8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page E-22-Z.

SUBDIVISION DATA

- Total number of existing Tracts: 3
- Total number of Tracts created: 1
- Gross Subdivision acreage: 8.8202 acres
- No New right of way is dedicated by this plat.

PLAT OF
TRACT 18-A
THE FOOTHILLS
(BEING A REPLAT OF TRACT 2, THE FOOTHILLS, TRACT 17, HIGH DESERT
AND A PORTION OF OLD TRAMWAY RIGHT OF WAY)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTIONS 26 AND 27, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2020

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 _____
Real Property Division _____ Date _____
Environmental Health Department _____ Date _____
Traffic Engineering, Transportation Division _____ Date _____
ABCWJA _____ Date _____
Parks and Recreation Department _____ Date _____
AMAFCA _____ Date _____
City Engineer _____ Date _____
DRB Chairperson, Planning Department _____ Date _____

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 Corporation d/b/a CenturyLink QC, 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/switchgears, 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 (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO 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:

- To combine Three (3) existing tracts into One (1) new tract as shown hereon.

SURVEYORS CERTIFICATION

I, David 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 Vigil
NMPS No. 8911



SURV TEK
Consulting Surveyors
2584 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3966 Fax: 505-897-3377

PLAT OF
TRACT 18-A
THE FOOTHILLS
(BEING A REPLAT OF TRACT 2, THE FOOTHILLS, TRACT 17, HIGH DESERT
AND A PORTION OF OLD TRAMWAY RIGHT OF WAY)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTIONS 26 AND 27, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2020

LEGAL DESCRIPTION

Tract 2, The Foothills, as the same is shown and designated on the plat entitled "Tracts 1 and 2, The Foothills, within the Elena Gallegos Grant, Projected Sections 26 and 27, Township 11 North, Range 4 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 26, 2018, in Book 2018C, Page 40.

together with:

Tract 17, High Desert as the same is shown and designated on said plat filed May, 23, 1993, in Book 93C, Folio 325.

and together with:

A Portion of Old Tramway Right Of Way.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "TRACTS 2-A, THE FOOTHILLS (BEING A REPLAT OF TRACT 2 THE FOOTHILLS, TRACT 17, HIGH DESERT AND A PORTION OF OLD TRAMWAY RIGHT OF WAY", 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 easements as shown hereon. 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 _____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____
day of _____, 2020, by _____

My commission expires _____

Notary Public

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

Tracts 1 and 2, The Foothills, within the Elena Gallegos Grant, Projected Sections 26 and 27, Township 11 North, Range 4 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 26, 2018, in Book 2018C, Page 40.

**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) lies within Zone "X"
(Areas determined to be outside 0.2% annual chance floodplain.)
in accordance with the National Flood Insurance Program Rate
Map No. 35001C0163H, Effective Date 8-16-2012.

SHEET 2 OF 3

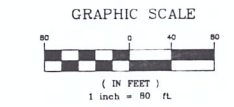
FLAT OF
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BERNALILLO COUNTY, NEW MEXICO
 JULY, 2020

Curve Table

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	602.32	2191.90	303.07	600.43	S7° 53' 00"W	15°44'41"
	(602.32)	(2191.90)	(303.07)	(600.43)	(S7° 53' 00"W)	(15°44'41")

Parcel Line Table

Line #	Length	Direction
L1	73.40	S0° 09' 02"W
	(73.40)	(S0° 09' 02"W)
L2	82.68	S89° 50' 58"E
	(82.68)	(S89° 50' 58"E)



Albuquerque Control Survey Monument "1-E23"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North= 1,513,069.623 US Survey feet
 East= 1,566,536.990 US Survey feet
 Elevation= 6036.869 (NAVD 88)
 Delta Alpha= -00°08'32.41"
 Ground To Grid Factor= 0.999621355

Albuquerque Control Survey Monument "1-E23"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North= 1,510,769.397 US Survey feet
 East= 1,566,464.723 US Survey feet
 Elevation= 6009.561 (NAVD 88)
 Delta Alpha= -00°08'32.79"
 Ground To Grid Factor= 0.999622670

