



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"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Amendment to Preliminary 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"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
	<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"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request a sketch plat review to adjust the interior lot line between two lots.		

APPLICATION INFORMATION		
Applicant: McMullan & Company Real Estate		Phone: 505-883-1100 or 505-259-6223
Address: P.O. Box 93535		Email: sean@mcmullanrealestate.com
City: Albuquerque	State: NM	Zip: 87199
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 all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tracts B-1-A-3 and B-1-A-4	Block:	UPC: 101706422034530243
Subdivision/Addition: Clifford Industrial Park	MRGCD Map No.:	UPC Code: 101706424534530251
Zone Atlas Page(s): C-17-Z	Existing Zoning: NR-LM	Proposed Zoning NR-LM
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 3.0121
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 8721 Washington St.	Between: Alameda Blvd. N.E.	and: Washington Pl. N.E.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date: 10-5-20				
Printed Name: Jayson Pyne	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00093	SK	\$50			
Meeting Date: October 14, 2020				Fee Total: \$50	
Staff Signature: <i>Vanessa A Segura</i>			Date: 10/5/2020	Project # PR-2020-004537	

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 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

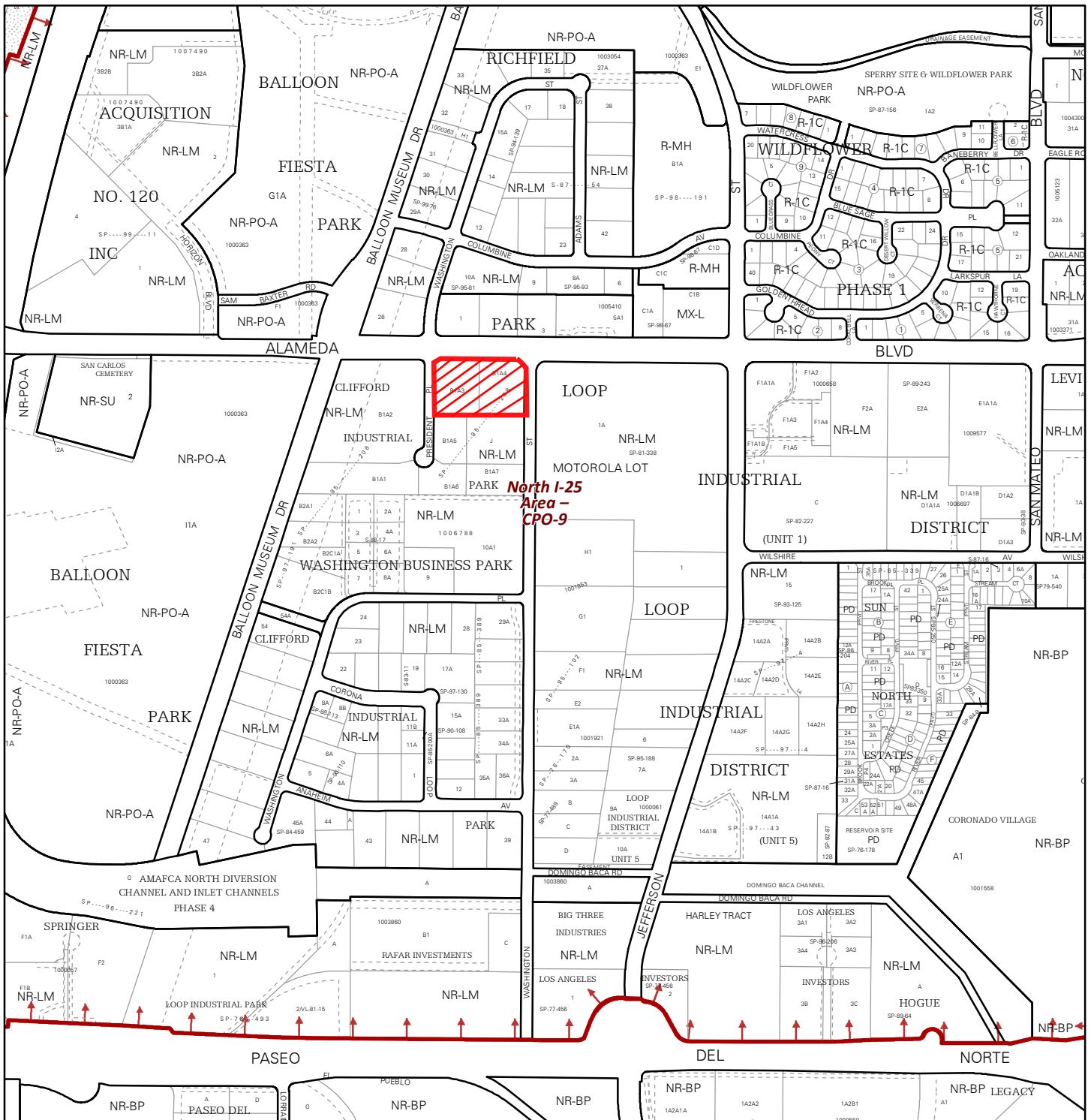
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability 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: 10-5-20</p>
<p>Printed Name: Jayson Pyne</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: PS-2020-00093</p>	<p>Project Number: PR-2020-004537</p>
<div style="text-align: right;"> </div>	
<p>Staff Signature: </p>	
<p>Date: 10/5/2020</p>	



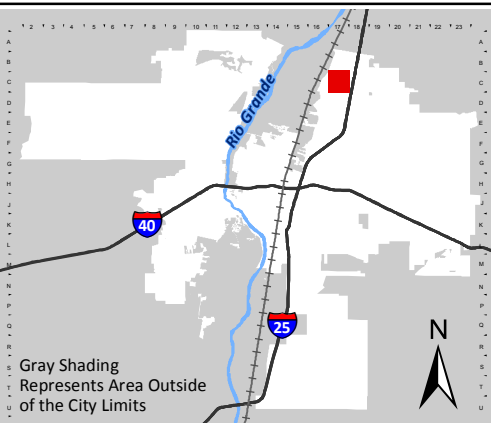
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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).

Zone Atlas Page:
C-17-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

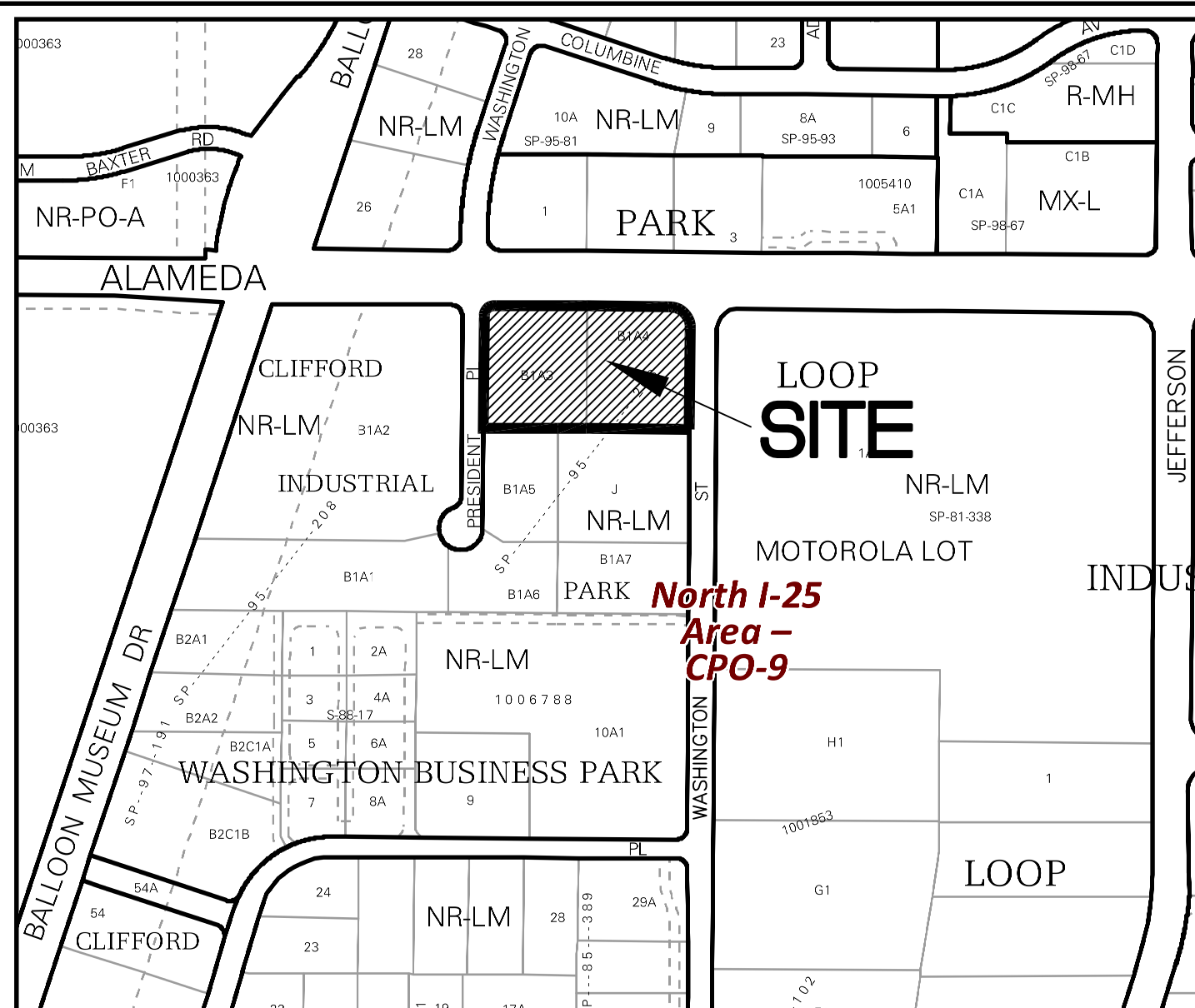
Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Tracts B-1-A-3-A and B-1-A-4-A, Clifford Industrial Park aka 8721 Washington St. N.E. and 8640 President Pl. N.E.

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to relocate the interior lot line between two (2) existing lots and create two (2) new lots. The property is currently zoned NR-LM.

Jayson Pyne



Vicinity Map - Zone Atlas C-17-Z

N.T.S.

Indexing Information

Section 14, Township 11 North, Range 3 East, N.M.P.M.
 as Projected into the Elena Gallegos Grant
 Subdivision: Clifford Industrial Park
 Owner: Fair Plaza Associates
 UPC #: 101706424534530251 (Tract B-1-A-4)
 101706422034530243 (Tract B-1-A-3)

Legal Description

TRACTS B-1-A-3 AND B-1-A-4 OF THE PLAT OF TRACTS B-1-A-1 THRU B-1-A-7 AND TRACTS B-2-A-1 AND B-2-A-2, CLIFFORD INDUSTRIAL PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 31, 1995, IN VOLUME 95C, FOLIO 331.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2020.
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

**Sketch Plat for
 Tracts B-1-A-3-A & B-1-A-4-A
 Clifford Industrial Park
 Being Comprised of
 Tracts B-1-A-3 & B-1-A-4
 Clifford Industrial Park
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2020**

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000086614 AND AN EFFECTIVE DATE OF JULY 30, 2020.
2. PLAT OF RECORD FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 31, 1995, IN BOOK 95C, PAGE 331.
3. MEMORANDUM OF LEASE FOR SUBJECT PROPERTIES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 12, 2009, AS DOC. NO. 2009113658.

**THE PURPOSE OF THIS PLAT IS TO
 ADJUST THE LOT LINE AS SHOWN
 HEREON.**

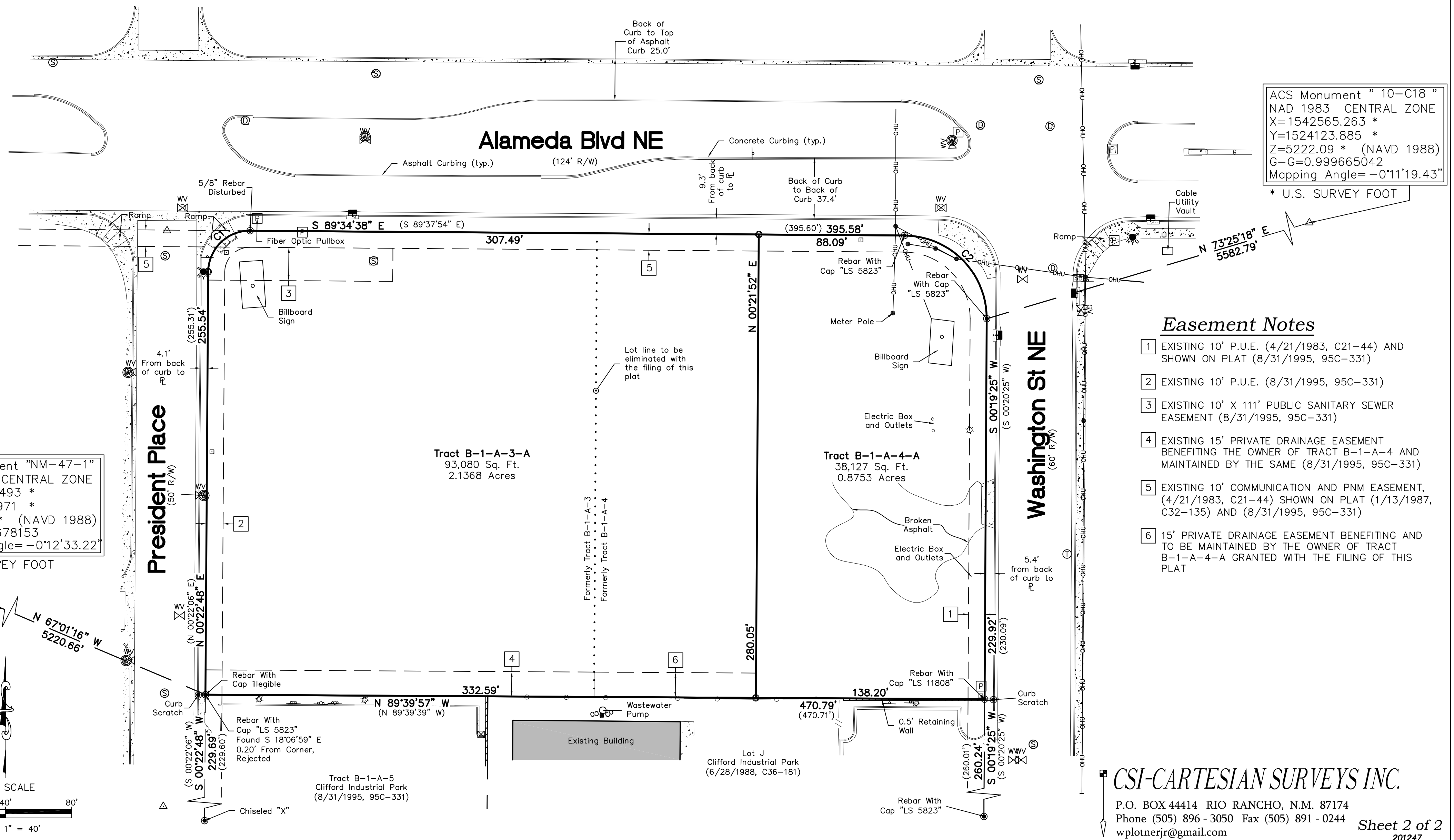
CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 wplotnerjr@gmail.com

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (8/31/1995, 95C-331)	—OHU—	OVERHEAD UTILITY LINE	∞	SAS CLEANOUT
●	FOUND MONUMENT AS INDICATED	•	UTILITY POLE	⊠	IRRIGATION BOX
○	SET REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED	→	ANCHOR	⊙	MANHOLE
△	FOUND CENTERLINE MONUMENT, ILLEGIBLE	⊠	PULL BOX	⊠	STORM DRAIN INLET
—//—	WOOD FENCE	☆	LIGHT POLE	—OR—	SIGN
▨	BLOCK WALL	WV	WATER VALVE	⊙	TELEPHONE MANHOLE
—○—	CHAINLINK FENCE	⊙	WATER METER	⊙	MANHOLE
		⊙	FIRE HYDRANT	⊠	CONCRETE
		—	GUARD RAIL	⊠	UTILITY PEDESTAL

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.29' (39.27')	25.00' (25.00')	90°02'34"	35.37'	S 45°24'05" W
C2	78.45' (78.52')	50.00' (50.00')	89°54'03"	70.65'	N 44°37'37" W

**Sketch Plat for
Tracts B-1-A-3-A & B-1-A-4-A
Clifford Industrial Park
Being Comprised of
Tracts B-1-A-3 & B-1-A-4
Clifford Industrial Park
City of Albuquerque
Bernalillo County, New Mexico
October 2020**

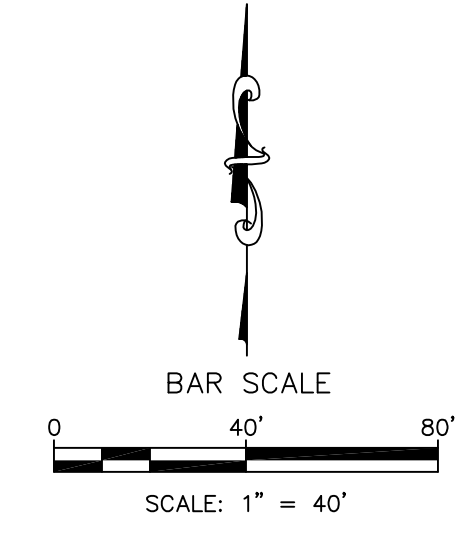


ACS Monument "10-C18"
NAD 1983 CENTRAL ZONE
X=1542565.263 *
Y=1524123.885 *
Z=5222.09 * (NAVD 1988)
G-G=0.999665042
Mapping Angle=-0°11'19.43"
* U.S. SURVEY FOOT

ACS Monument "NM-47-1"
NAD 1983 CENTRAL ZONE
X=1531939.493 *
Y=1524341.971 *
Z=5000.55 * (NAVD 1988)
G-G=0.999678153
Mapping Angle=-0°12'33.22"
* U.S. SURVEY FOOT

Easement Notes

- EXISTING 10' P.U.E. (4/21/1983, C21-44) AND SHOWN ON PLAT (8/31/1995, 95C-331)
- EXISTING 10' P.U.E. (8/31/1995, 95C-331)
- EXISTING 10' X 111' PUBLIC SANITARY SEWER EASEMENT (8/31/1995, 95C-331)
- EXISTING 15' PRIVATE DRAINAGE EASEMENT BENEFITING THE OWNER OF TRACT B-1-A-4 AND MAINTAINED BY THE SAME (8/31/1995, 95C-331)
- EXISTING 10' COMMUNICATION AND PNM EASEMENT, (4/21/1983, C21-44) SHOWN ON PLAT (1/13/1987, C32-135) AND (8/31/1995, 95C-331)
- 15' PRIVATE DRAINAGE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNER OF TRACT B-1-A-4-A GRANTED WITH THE FILING OF THIS PLAT



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

Sheet 2 of 2
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