



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"/> 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Eliminate the interior lot line between two tracts and create 2 new lots.		

<b>APPLICATION INFORMATION</b>		
Applicant: Yankee Fans LLC		Phone:
Address: 59 Red Corner Rd		Email:
City: Douglassville	State: PA	Zip: 19518
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:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract 1A and Tract D	Block:	UPC:101005822522130107
Subdivision/Addition: Atrisco Business Park Unit II & Meridian Business Park II	MRGCD Map No.:	UPC Code: 101005822713830105
Zone Atlas Page(s): J-10-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 26.2180
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 7301 Los Volcanes Rd. NW	Between: Gallatin Pl. NW	and: Coors Blvd. NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

Signature:	Date: 10-5-20
Printed Name: Jayson Pyne	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
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**

- 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](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**

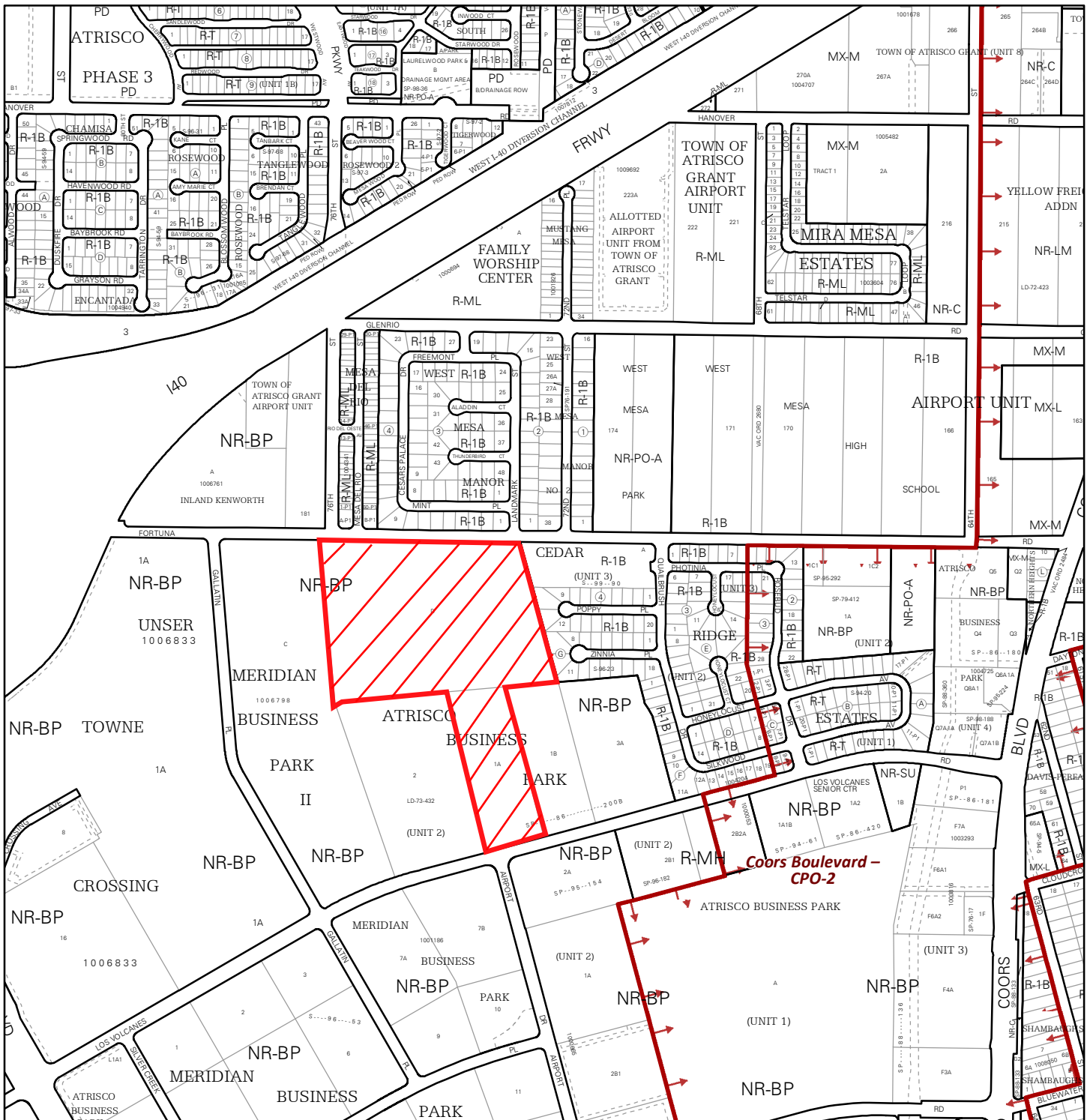
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability 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><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers:</p>	<p>Project Number</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

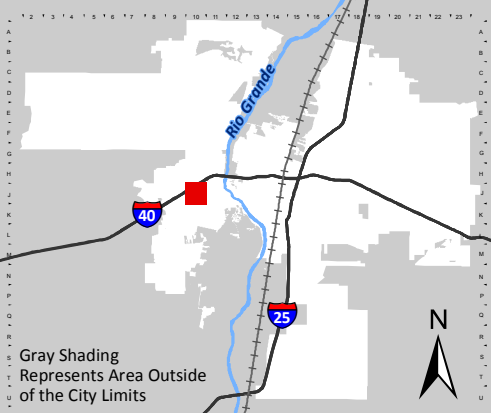


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









## 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:  
**J-10-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

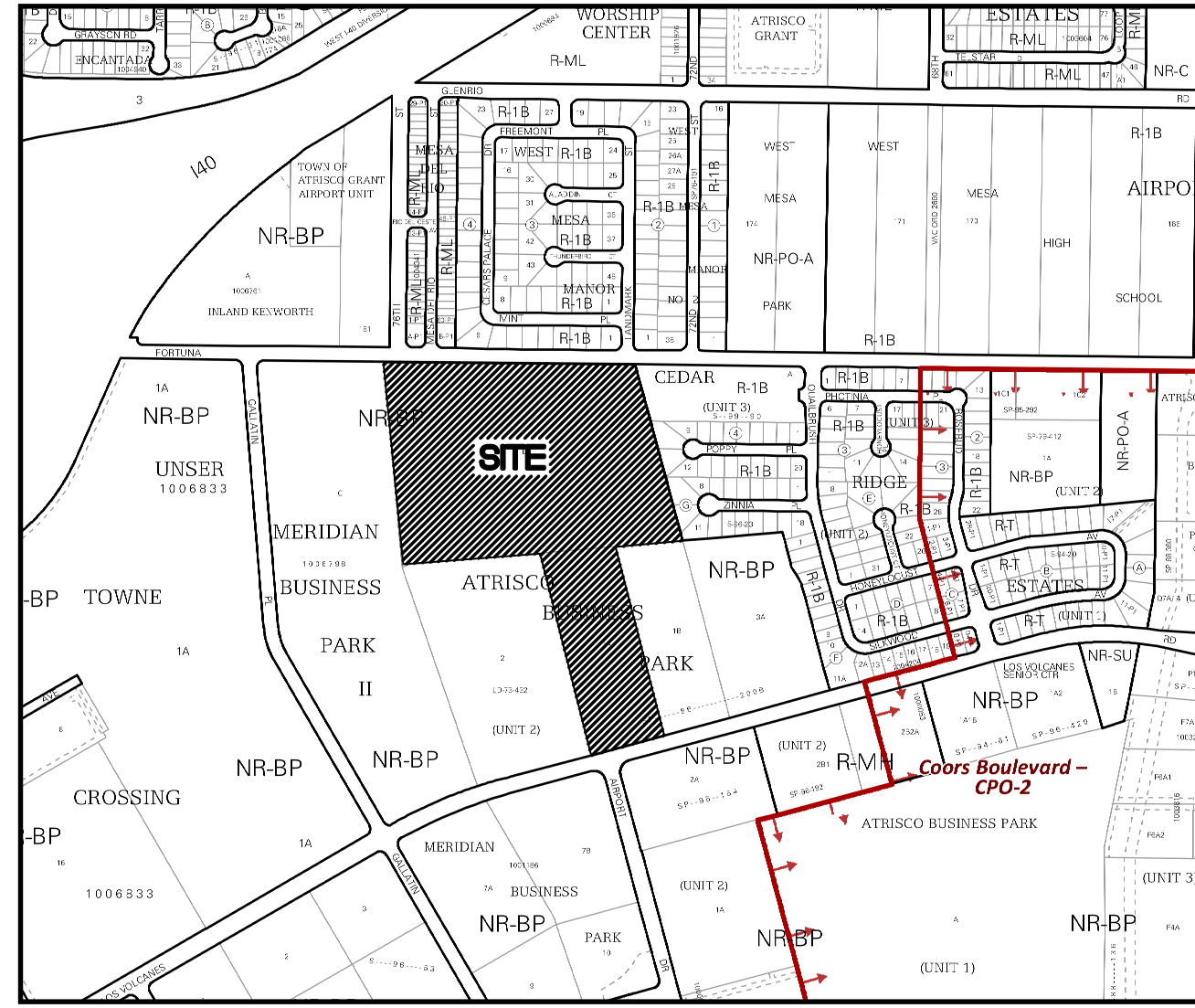
**Re: Sketch Plat Review for Proposed Tracts D-1 and D-2, Meridian Business Park II aka  
7301 Los Volcanes Rd. NW**

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-BP.

Jayson Pyne

**Sketch Plat for  
Tracts D-1 and D-2  
Meridian Business Park II  
Being Comprised of  
Lot 1A, Atrisco Business Park Unit II  
and Tract D, Meridian Business Park II  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2020**



**Vicinity Map - Zone Atlas J-10-Z**



**Indexing Information**

Section 15, Township 10 North, Range 2 East, N.M.P.M.  
as Projected into the Town of Atrisco Grant  
Subdivision: Atrisco Business Park Unit II (Lot 1-A)  
Subdivision: Meridian Business Park II (Tract D)  
Owner: Yankee Fans LLC  
UPC #: 101005822713830105 (Lot 1-A)  
101005822522130107 (Tract D)

**Documents**

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2003222 AND AN EFFECTIVE DATE OF 5/29/2020.
2. AMENDED REPLAT OF LOT 1, TRACT S-1 AND LOT 3-A, TRACT S-2, ATRISCO BUSINESS PARK UNIT NO. II, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON 6/12/1986 IN BOOK C30, FOLIO 147.
3. BULK LAND PLAT OF TRACTS A THRU D, MERIDIAN BUSINESS PARK II, A REPLAT OF LOT 3 AND TRACTS S-1A, S-2A-2, ATRISCO BUSINESS PARK, UNIT 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON 4/29/2008 IN BOOK 2008C, PAGE 100.
4. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 14, 2007, AS DOCUMENT NO. 2007117871.

**Legal Description**

LOT NUMBERED ONE-A (1A) IN TRACT "S-1", AMENDED REPLAT OF LOT 1, TRACT S-1 AND LOT 3-A, TRACT S-2, ATRISCO BUSINESS PARK UNIT NO. II, WITHIN PROJECTED SEC. 15, T10N, R2E, N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 12, 1986 IN BOOK C30, FOLIO 147.

AND

TRACT LETTERED "D" OF MERIDIAN BUSINESS PARK II, BULK LAND PLAT OF TRACTS A THRU D, MERIDIAN BUSINESS PARK II, A REPLAT OF LOT 3 AND TRACTS S-1A, S-2A-2, ATRISCO BUSINESS PARK, UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 29, 2008 IN PLAT BOOK 2008C, PAGE 100.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT D, MARKED BY A REBAR WITH CAP "LS 9750", WHENCE A TIE TO ACS MONUMENT "8-K9", BEARS S 58°14'24"W, A DISTANCE OF 7813.80 FEET;

THENCE, FROM SAID POINT OF BEGINNING, N 04°32'10" W, DISTANCE OF 862.87 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF FORTUNA RD. NW, MARKED BY A 5/8" BENT REBAR;

THENCE, COINCIDING SAID SOUTHERLY RIGHT-OF-WAY, S 89°20'45" E, A DISTANCE OF 1,045.19 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

THENCE, LEAVING SOUTHERLY RIGHT-OF-WAY, S 15°02'37" E, A DISTANCE OF 756.21 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, S 85°02'56" W, A DISTANCE OF 282.99 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 1-A, TRACT S-1, MARKED BY REBAR WITH CAP "LS 5823";

THENCE, S 15°06'13" E, A DISTANCE OF 806.42 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING IN THE NORTHERLY RIGHT-OF-WAY OF LOS VOLCANES RD. NW, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

THENCE, COINCIDING SAID NORTHERLY RIGHT-OF-WAY, S 74°57'27" W, A DISTANCE OF 314.40 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 5/8" REBAR;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY, N 15°07'55" W, A DISTANCE OF 862.40 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF TRACT 1A, MARKED BY A 5/8" REBAR;

THENCE, S 85°08'21" W, A DISTANCE OF 539.84 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, S 59°54'25" W, A DISTANCE OF 40.11 FEET TO THE POINT OF BEGINNING, CONTAINING 26.2180 ACRES (1,142,056 SQ. FT.) MORE OR LESS.

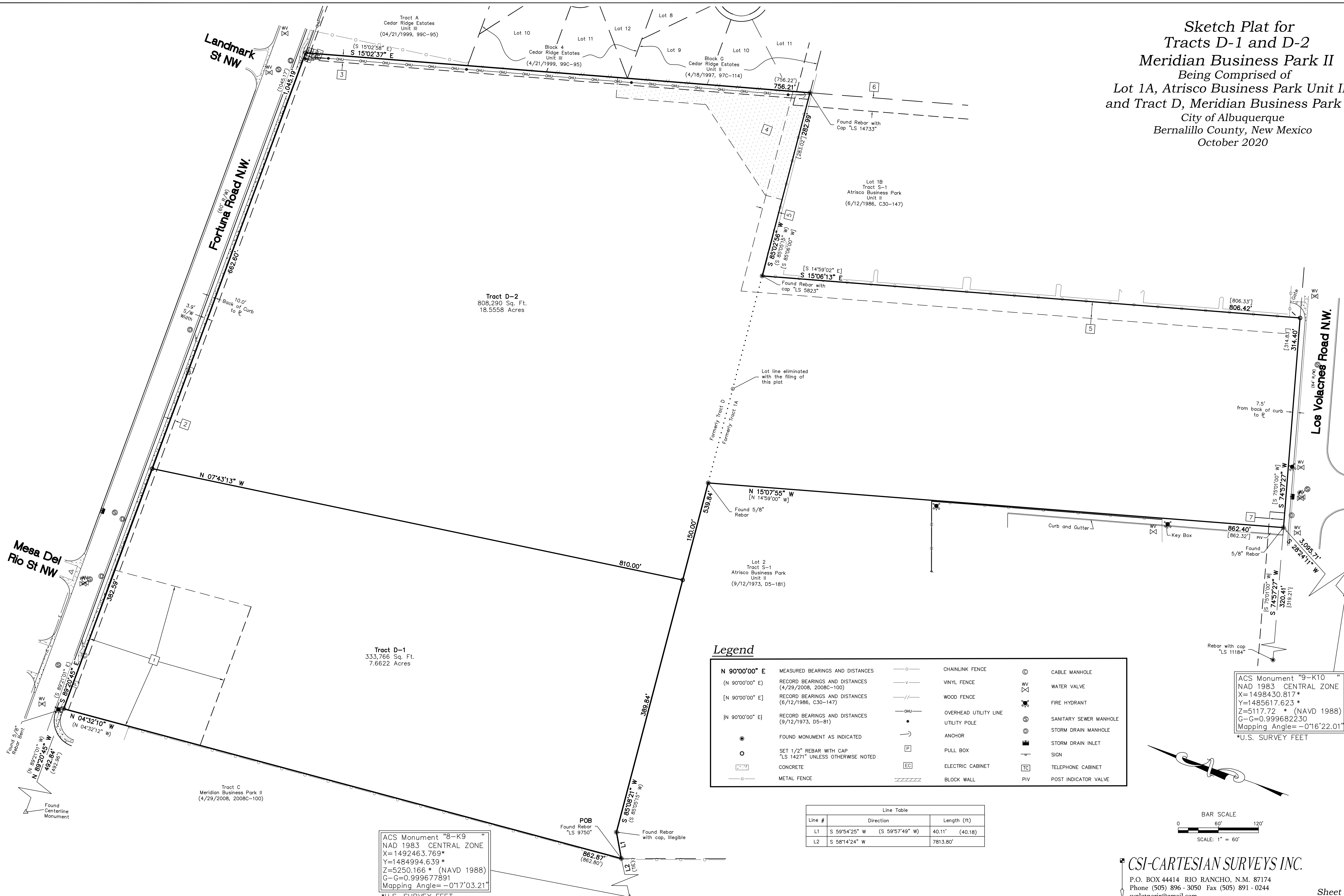
**Easement Notes**

- 1 EXISTING TEMPORARY 210' x 220' PUBLIC RETENTION POND EASEMENT (04/29/2008, 2008C-100) (5/5/2008, DOC. NO. 2008050727)
- 2 EXISTING 7' PUE (09/12/1973, D5-181)
- 3 EXISTING 10' PUE (02/28/1995, 95C-69)
- 4 EXISTING TEMPORARY PRIVATE DRAINAGE EASEMENT TO BE VACATED WHEN THE TEMPORARY DRAINAGE POND AND DIVERSION ARE REPLACED (04/14/1997, BK. 97-10, PG. 1499-1505, DOC. NO. 97037160) SHOWN HEREON AS [diagram]
- 5 EXISTING 25' DRAINAGE EASEMENT (05/28/1986, BOOK MISC. 356A, PAGE 316-320, DOC. NO. 8647344)
- 6 EXISTING 20' TEMPORARY DRAINAGE EASEMENT (02/07/1985, BK. 199A, PG. 57-60)
- 7 EXISTING 22' STORM DRAINAGE EASEMENT (06/30/1995, BK 95-15, PG. 6364-6367, DOC. NO. 95064733)

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST 2020.
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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**Sketch Plat for  
Tracts D-1 and D-2  
Meridian Business Park II  
Being Comprised of  
Lot 1A, Atrisco Business Park Unit II  
and Tract D, Meridian Business Park II  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2020**



ACS Monument "8-K9"  
NAD 1983 CENTRAL ZONE  
X=1492463.769\*  
Y=1484994.639\*  
Z=5250.166\* (NAVD 1988)  
G-G=0.999677891  
Mapping Angle=-0°17'03.21"  
\*U.S. SURVEY FEET

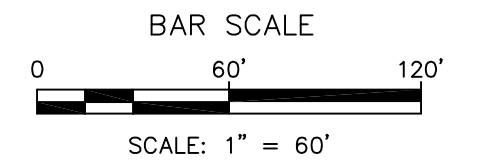
ACS Monument "9-K10"  
NAD 1983 CENTRAL ZONE  
X=1498430.817\*  
Y=1485617.623\*  
Z=5117.72\* (NAVD 1988)  
G-G=0.999682230  
Mapping Angle=-0°16'22.01"  
\*U.S. SURVEY FEET

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	—○—	CHAINLINK FENCE	⊙	CABLE MANHOLE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (4/29/2008, 2008C-100)	—v—	VINYL FENCE	W	WATER VALVE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (6/12/1986, C30-147)	—//—	WOOD FENCE	⊗	FIRE HYDRANT
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (9/12/1973, D5-81)	—OHU—	OVERHEAD UTILITY LINE	⊙	SANITARY SEWER MANHOLE
⊙	FOUND MONUMENT AS INDICATED	—●—	UTILITY POLE	⊙	STORM DRAIN MANHOLE
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED	—>—	ANCHOR	⊙	STORM DRAIN INLET
□	CONCRETE	⊠	PULL BOX	⊙	SIGN
—	METAL FENCE	⊠	ELECTRIC CABINET	⊙	TELEPHONE CABINET
		⊠	BLOCK WALL	⊙	PIV
				⊙	POST INDICATOR VALVE

Line Table

Line #	Direction	Length (ft)
L1	S 59°54'25" W (S 59°57'49" W)	40.11' (40.18)
L2	S 58°14'24" W	7813.80'



**CSI-CARTESIAN SURVEYS INC.**  
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Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com