



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 S/W (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
 To subdivide 4 parcels into 11 lots. Owner intends to grant a private easement and public utility easement and vacate private access easement as shown on plat.

APPLICATION INFORMATION			
Applicant: 505 Solutions LLC	Phone: (505) 362-8903		
Address: 6012 Royal Oak St. N.E.	Email:		
City: Albuquerque	State: NM	Zip: 87111	
Professional/Agent (if any): JAG Planning & Zoning	Phone: (505) 362-8903		
Address: P.O. Box 7857	Email: jagejagpandz.com		
City: Albuquerque	State: NM	Zip: 87194	
Proprietary Interest in Site: property owner	List all owners: 505 Solutions LLC		

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Parcels A & B and Parcels 1 & 3 (See Attached)	Block:	Unit:	
Subdivision/Addition: Lands of Albuquerque Ranch Estates and Academy	MRGCD Map No.:	UPC Code: See List	
Zone Atlas Page(s): E-22	Existing Zoning: PD	Proposed Zoning: No Change	
# of Existing Lots: 4 parcels	# of Proposed Lots: 11	Total Area of Site (Acres): 4.650	

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Walkway St. N.E.	Between: Spain Rd N.E.	and: Academy Rd N.E.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
 DRB - 92 - 342

Signature: Juanita Garcia	Date: 10/20/2020
Printed Name: Juanita Garcia TAG Planning + Zoning	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
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.

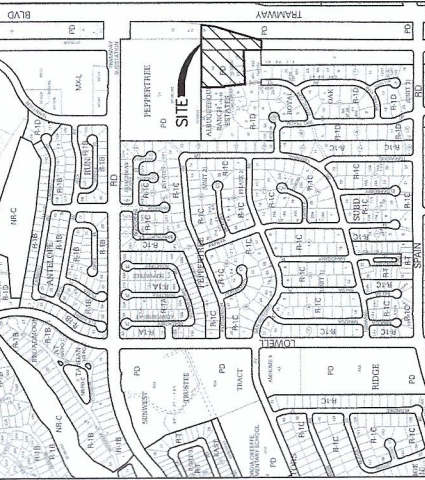
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- 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: <i>Juanita Garcia JAG Planning + Zoning</i>	Date: <i>10/20/2020</i>
Printed Name: <i>Juanita Garcia</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	



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

SUBMISSION DATA

1. DRB NO. _____
2. ZONE ATLAS MAP NO. E-22; ZONING: PD.
3. GROSS SUBDIVISION ACREAGE: 4.650 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: ELEVEN (11) TRACTS.
5. DATE OF SURVEY: OCTOBER 2020
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 THREE EXISTING LOTS AS DESCRIBED IN THAT CERTAIN PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE, ALBUQUERQUE, NEW MEXICO, UNDER NUMBER 2012078347, TO BE DIVIDED INTO TEN (10) LOTS, TO GRANT A PRIVATE ACCESS & PUBLIC UTILITY EASEMENT AND VACATE PRIVATE ACCESS EASEMENTS AS SHOWN HEREON.

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. 2012078347 OF THE RECORDS OF BERNALILLO COUNTY CLERK'S 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, INCLUDING A SOLAR COLLECTION AGREEMENT, THAT RESTRICTS THE ERECTION OF SOLAR COLLECTORS 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:
LOTS 1-A, 2-A & 3-A OF THE PLAT OF TRACT A-1 ALBUQUERQUE RANCH ESTATES, WITHIN SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, 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 NOVEMBER 28, 1994 IN PLAT BOOK 94C, PAGE 342.

THIS TRACT CONTAINS 4.650 ACRES (202,545 SQ. FT.) MORE OR LESS.

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

*PLAT OF LOTS 13 THRU 23, ALBUQUERQUE RANCH ESTATES, 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 FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: PAT MELLO, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF _____) SS.

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020, BEFORE ME

PERSONALLY APPEARED _____ AND WHO 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 40' PRIVATE ACCESS & PUBLIC UTILITY 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 _____

SKETCH PLAT OF
LOTS 13-23
ALBUQUERQUE RANCH ESTATES
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
OCTOBER 2020

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CENTURY LINK _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

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

PARKS AND RECREATION DEPARTMENT _____ DATE _____

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

CITY ENGINEER/HYDROLOGY _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ 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 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 SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND EASEMENTS AS SET FORTH IN THE SURVEYOR'S 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 _____

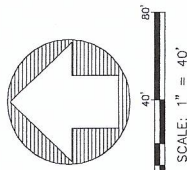


Fierro & Company
ENGINEERING | SURVEYING
6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

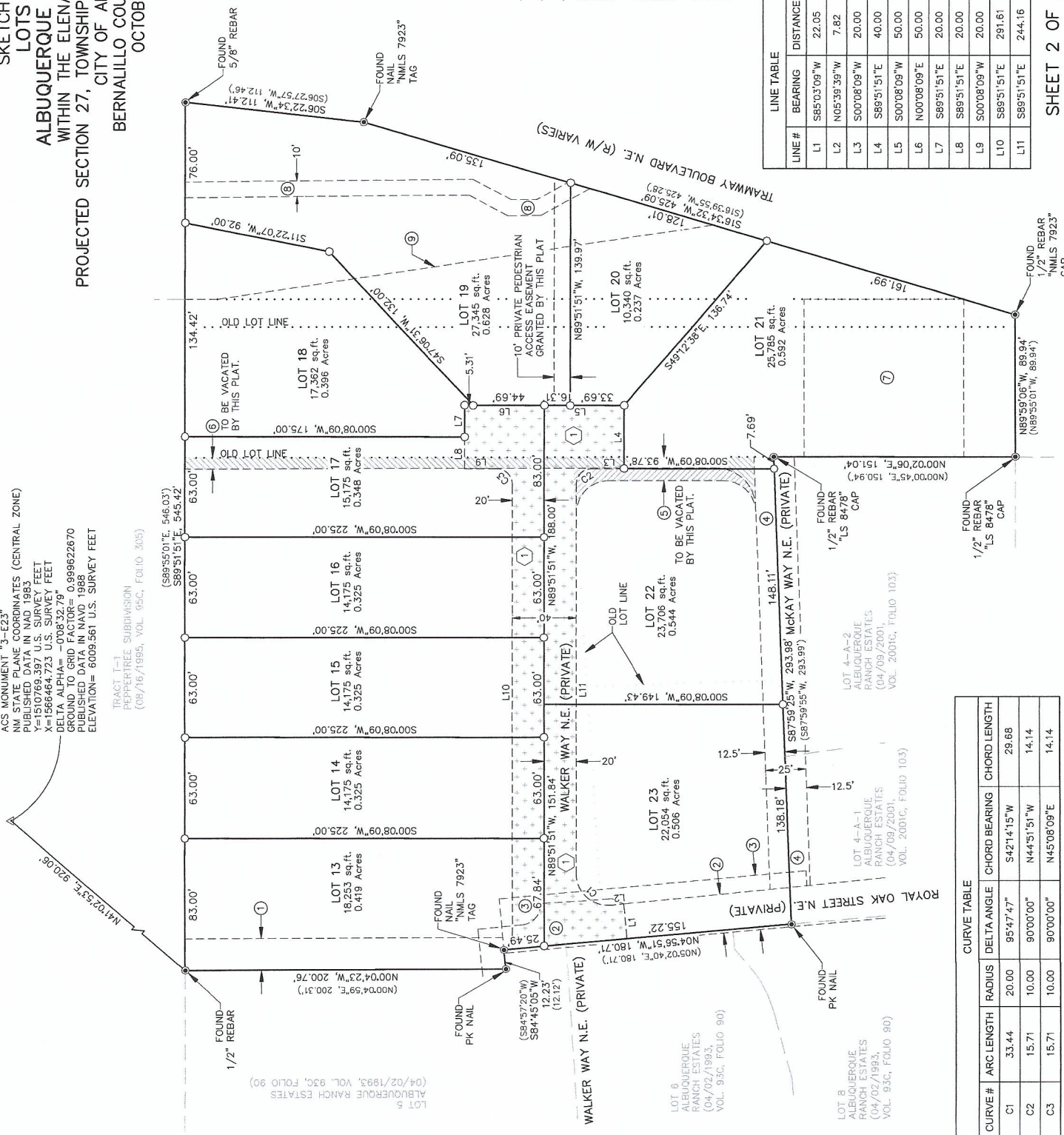
ACS MONUMENT "J3-E23"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1510789.397 U.S. SURVEY FEET
 X=1566464.723 U.S. SURVEY FEET
 DELTA ALPHA = -0.083279
 DELTA BETA = 0.099622670
 PROJECTIONS TO GRID IN NAD 1983
 PUBLISHED DATA IN NAD 1983
 ELEVATION = 6009.561 U.S. SURVEY FEET

TRACT T-1
 PEPPER TREE SUBDIVISION
 (08/16/1995, VOL. 95C, FOLIO 305)

SKETCH PLAT OF
 LOTS 13-23
 ALBUQUERQUE RANCH ESTATES
 WITHIN THE ELENA CALLEGOS GRANT
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2020



- LEGEND:**
- = FOUND CENTERLINE MONUMENT AS NOTED
 - ▲ = FOUND ACS MONUMENT AS NOTED
 - = SET 1/2" REBAR WITH PS 22808 CAP
 - - - = OLD LOT LINE
 - - - = EXISTING EASEMENT
 - - - = NEW EASEMENT
 - [Hatched Box] = 7' PRIVATE ACCESS EASEMENT JULY 07, 1997, BK 97, PG. 298 TO BE VACATED BY THIS PLAT.
 - [Diagonal Lines Box] = 15' PRIVATE ACCESS EASEMENT FILED: NOVEMBER 28, 1994, BK 94C, PG. 392 TO BE VACATED BY THIS PLAT.
 - [Cross-hatched Box] = 40' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT TO BE GRANTED BY THIS PLAT.

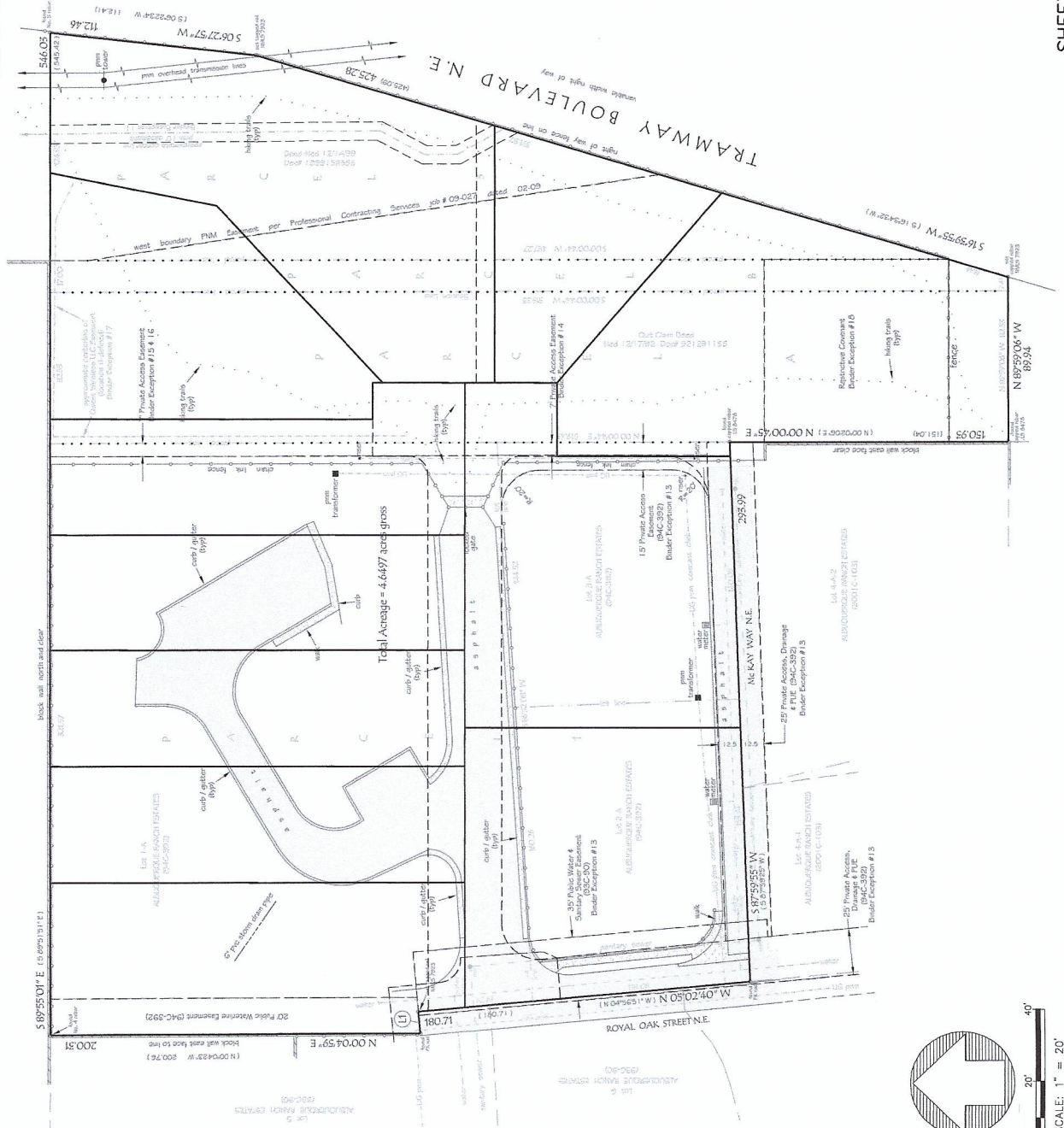


LINE #	BEARING	DISTANCE
L1	S85°03'09"W	22.05
L2	N05°39'39"W	7.82
L3	S00°08'09"W	20.00
L4	S89°51'51"E	40.00
L5	S00°08'09"W	50.00
L6	N00°08'09"E	50.00
L7	S89°51'51"E	20.00
L8	S89°51'51"E	20.00
L9	S00°08'09"W	20.00
L10	S89°51'51"E	291.61
L11	S89°51'51"E	244.16

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.44	20.00	95°47'47"	S42°14'15"W	29.88
C2	15.71	10.00	90°00'00"	N44°51'51"W	14.14
C3	15.71	10.00	90°00'00"	N45°08'09"E	14.14

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 ALBUQUERQUE, NM 87120
 PH 505.352.8930
 www.fierrocompany.com

SKETCH PLAT OF
 LOTS 13-23
 ALBUQUERQUE RANCH ESTATES
 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
 OCTOBER 2020



EXISTING INFRASTRUCTURE PER
 PRELIMINARY PLAN A
 DATED SEPTEMBER 15, 2020

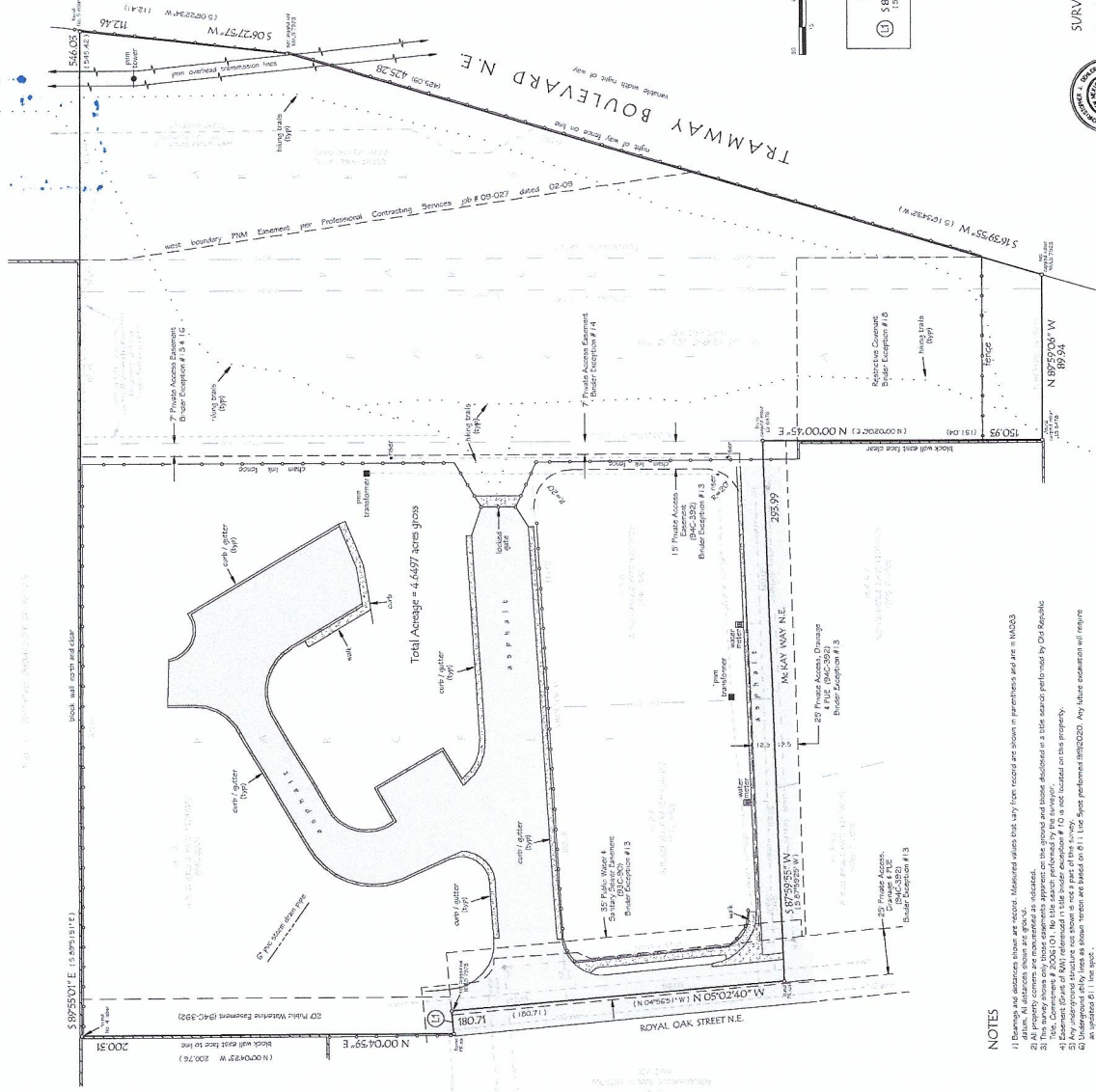
FCA
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 www.fierroco.com

ALTA / NSPS LAND TITLE SURVEY

PARCELS A & B and PARCELS 1 & 3
LANDS OF ALBUQUERQUE RANCH ESTATES &
LANDS OF ALBUQUERQUE ACADEMY

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2020

PRELIMINARY



LINE TABLE

1	S 84°57'20" W	12.12
2	S 15°40'00" W	(12.25)

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to the validity and accuracy of the information contained in this survey, and that the same was prepared in accordance with the laws and regulations of the State of New Mexico, and that the same were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the same were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the same were prepared by the undersigned or under the direct supervision and control of the undersigned.

Surveyor's Name: DEHER, SURVEYING
Address: 2427 Francis Drive, Suite 300, Albuquerque, NM 87107
Phone: 505-414-8233
Email: deher@dehersurveying.com

LEGAL DESCRIPTION

PARCEL A.
That certain parcel of land within the Block 1000, Subdivision 1, Projected Section 26, Township 11 North, Range 4 East, New Mexico Meridian (D-4-11-A), Tract A-1, and Tract A-2, as shown and designated on the Plat of Lots 1A, 2A, 3A, 4A and 4A-1, Albuquerque Ranch Estates, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 22, 1984, at the 1000-340-340-350-360.

That certain parcel of land within the Block 1000, Subdivision 1, Projected Section 26, Township 11 North, Range 4 East, New Mexico Meridian (D-4-11-A), Tract A-1, and Tract A-2, as shown and designated on the Plat of Lots 1A, 2A, 3A, 4A and 4A-1, Albuquerque Ranch Estates, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 22, 1984, at the 1000-340-340-350-360.

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PARCEL B.
That certain parcel of land within the Block 1000, Subdivision 1, Projected Section 26, Township 11 North, Range 4 East, New Mexico Meridian (D-4-11-A), Tract A-1, and Tract A-2, as shown and designated on the Plat of Lots 1A, 2A, 3A, 4A and 4A-1, Albuquerque Ranch Estates, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 22, 1984, at the 1000-340-340-350-360.

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That certain parcel of land within the Block 1000, Subdivision 1, Projected Section 26, Township 11 North, Range 4 East, New Mexico Meridian (D-4-11-A), Tract A-1, and Tract A-2, as shown and designated on the Plat of Lots 1A, 2A, 3A, 4A and 4A-1, Albuquerque Ranch Estates, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 22, 1984, at the 1000-340-340-350-360.

That certain parcel of land within the Block 1000, Subdivision 1, Projected Section 26, Township 11 North, Range 4 East, New Mexico Meridian (D-4-11-A), Tract A-1, and Tract A-2, as shown and designated on the Plat of Lots 1A, 2A, 3A, 4A and 4A-1, Albuquerque Ranch Estates, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 22, 1984, at the 1000-340-340-350-360.

PARCEL 3.
A tract of land being a portion of the Lands of the Albuquerque Academy (Unplatted Lands by Oak Creek) filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 22, 1984, at the 1000-340-340-350-360.

That certain parcel of land within the Block 1000, Subdivision 1, Projected Section 26, Township 11 North, Range 4 East, New Mexico Meridian (D-4-11-A), Tract A-1, and Tract A-2, as shown and designated on the Plat of Lots 1A, 2A, 3A, 4A and 4A-1, Albuquerque Ranch Estates, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 22, 1984, at the 1000-340-340-350-360.

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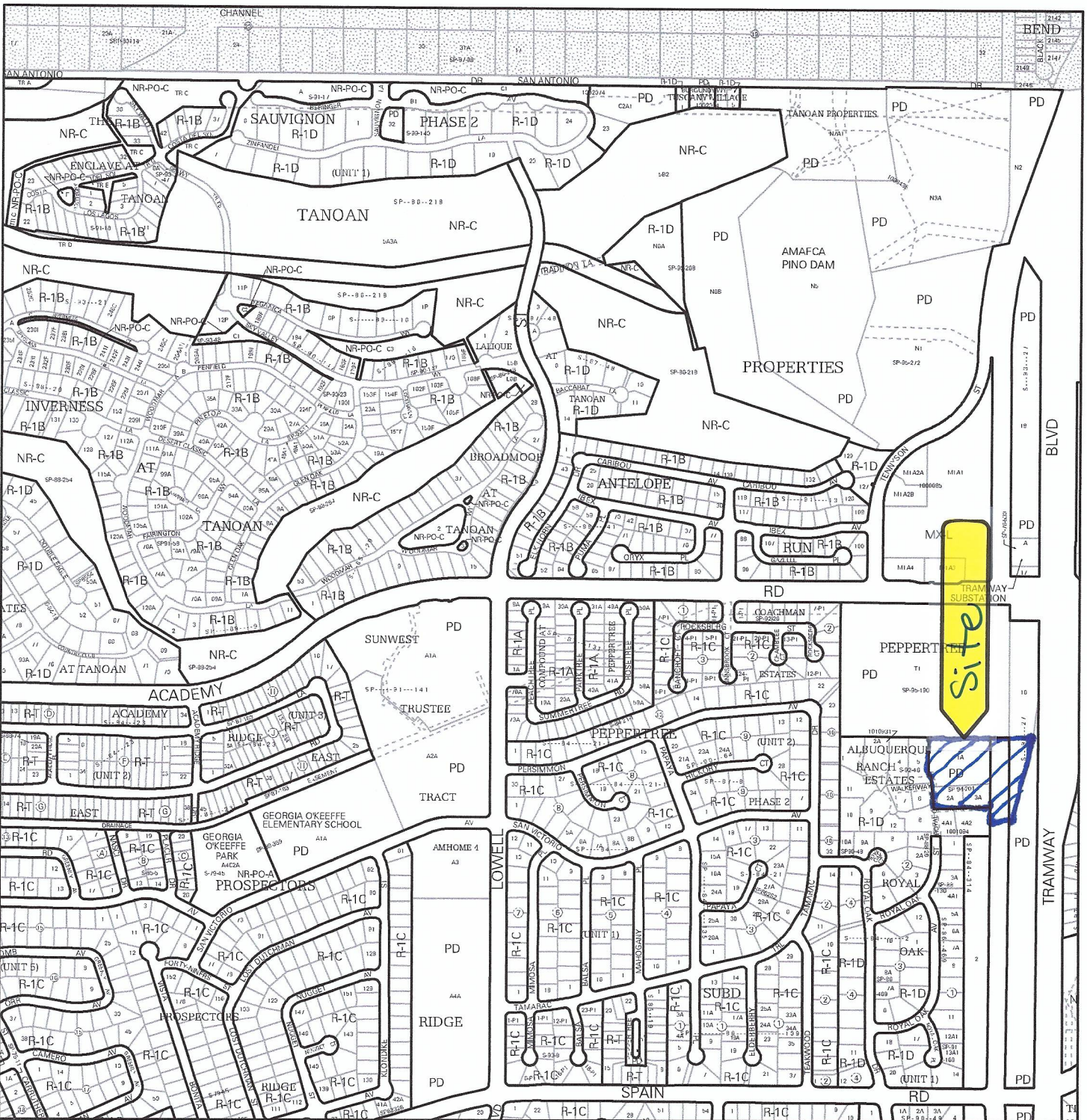
That certain parcel of land within the Block 1000, Subdivision 1, Projected Section 26, Township 11 North, Range 4 East, New Mexico Meridian (D-4-11-A), Tract A-1, and Tract A-2, as shown and designated on the Plat of Lots 1A, 2A, 3A, 4A and 4A-1, Albuquerque Ranch Estates, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 22, 1984, at the 1000-340-340-350-360.

NOTES

- 1) Bearings and distances shown are correct. Monument values that vary from record are shown in parentheses and are in MAGD36 datum. All distances shown are in feet.
- 2) This survey shows only those easements shown on the ground and those disclosed in a title search performed by the surveyor.
- 3) Any underground structures not shown to be a part of this survey.
- 4) Underlying title records as shown herein are based on G11.100. Other information (1992)200. Any future easements will require an updated G11.100 report.

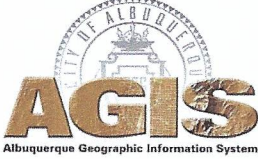
Albuquerque Ranch Estates UPC Numbers

1. 102206251315740162
2. 102206249915740161
3. 102306210120530112
4. 102206252016040160
5. 102206250617640163



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:
E-22-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



October 20, 2020

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for 505 Solutions, LLC, respectfully requests your review of a sketch plat.

The property owner intends to create eleven (11) lots from four lots. The owner also intends on granting a private easement and public utility easement and vacate private access easement as shown on the plat. The current legal description is **Parcels A & B and Parcels 1 & 3, Lands of Albuquerque Ranch Estates and Lands of Albuquerque Academy (See Attached ALTA/NSPS Land Title Survey, containing approximately 4.650 acres and the new legal descriptions will be Lots 13-23, Albuquerque Ranch Estates, containing approximately 4.650 acres.**

The property is zoned PD (Planned Development). The site does not have an approved site plan and the applicant has submitted a Pre-Review Team (PRT) to determine the exact process for obtaining an approved site plan. We have attached a copy of the PRT application with this sketch plat.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: _____	Received By: _____	Date: _____
APPOINTMENT DATE & TIME: _____		

Applicant Name: Juanita Garcia - JAG Planning & Zon Phone#: 505 362-8903 Email: jag@jagpandz.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 4.661 Acres Existing Zoning: PD Proposed Zoning: No Change

Previous case number(s) for this site: DRB-92-342

Applicable Overlays or Mapped Areas: None

Residential – Type and No. of Units: Single-Family Development

Non-residential – Estimated building square footage: N/A No. of Employees: N/A

Mixed-use – Project specifics: N/A

LOCATION OF REQUEST:

Physical Address: No Address Assigned Zone Atlas Page (Please identify subject site on the map and attach) E-22

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Eleven Lots are proposed for single family development.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

The site is zoned PD with no approved site plan. What would be the process for obtaining a site plan - EPC or DRB?
Can you confirm if there is a case file for DRB-92-342? Applicant wants to develop the site similar to R-1(D) but may not

meet the minimum lot width of 70' because of existing utility easements along the eastern portion of the site. What
would be the process of obtaining an exception, if needed - ZHE, DRB or EPC?