



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>                               |  |  |
| Subdivide 4 existing tracts into 7 new tracts.                    |  |  |

|  |                           |                                     |
|--|---------------------------|-------------------------------------|
| <b>APPLICATION INFORMATION</b>   |                           |                                     |
| Applicant: Modulus Architects, Inc.  |                           | Phone:                              |
| Address: 100 Sun Ave N.E.  |                           | Email:                              |
| City: Albuquerque  | State: NM                 | Zip: 87109                          |
| 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 <u>all</u> owners:   |                                     |
| <b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b> |                           |                                     |
| Lot or Tract No.: Tracts A, B, C and 1-C   | Block:                    | Unit:                               |
| Subdivision/Addition: Montgomery Plaza and Allwoods Subdivision  | MRGCD Map No.:            | UPC Code: See Attached Sheet        |
| Zone Atlas Page(s): F-17-Z   | Existing Zoning: MX-M     | Proposed Zoning: MX-M               |
| # of Existing Lots: 4  | # of Proposed Lots: 7     | Total Area of Site (Acres): 14.3156 |
| <b>LOCATION OF PROPERTY BY STREETS</b>   |                           |                                     |
| Site Address/Street: San Mateo Blvd. N.E.  | Between: Lumber Ave. N.E. | and: Montgomery Blvd. N.E.          |
| <b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>       |                           |                                     |

|                           |   |
|---------------------------|---|
| Signature:                | Date: 10/28/20  |
| 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 #  |      |

# UPC Codes

1. 101706149816040124 (Tract 1-C, Allwoods Subdivision)
2. 101706146014440125 (Tract B, Montgomery Plaza)
3. 101706141113440120 (Tract A, Montgomery Plaza)
4. 101706148511640121 (Tract C, Montgomery Plaza)

**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**

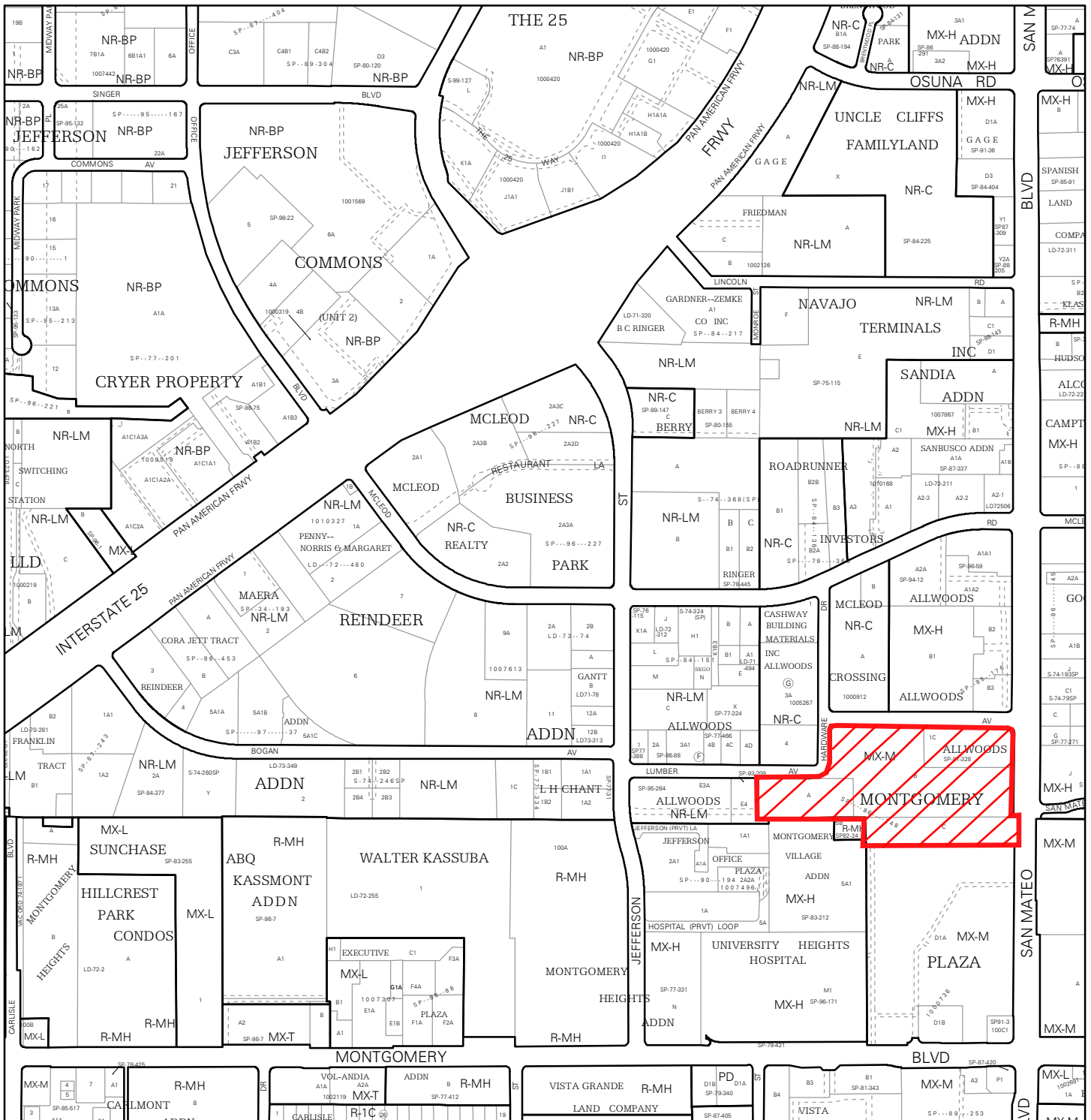
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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: 10/28/20</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>   |  |



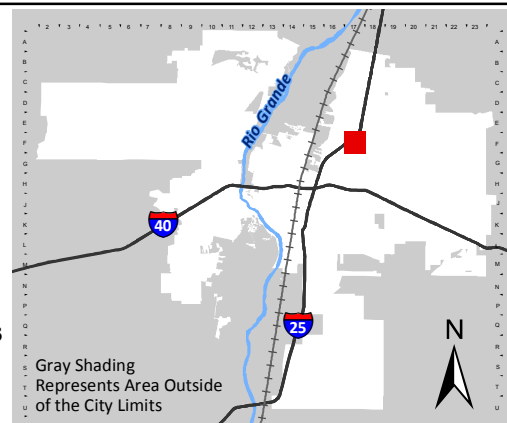
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:  
**F-17-Z**



- Easement
- 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

- Escarpment

Gray Shading Represents Area Outside of the City Limits



0 250 500 1,000 Feet

CSI-Cartesian Surveys Inc.  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

October 28, 2020

Development Review Board  
City of Albuquerque

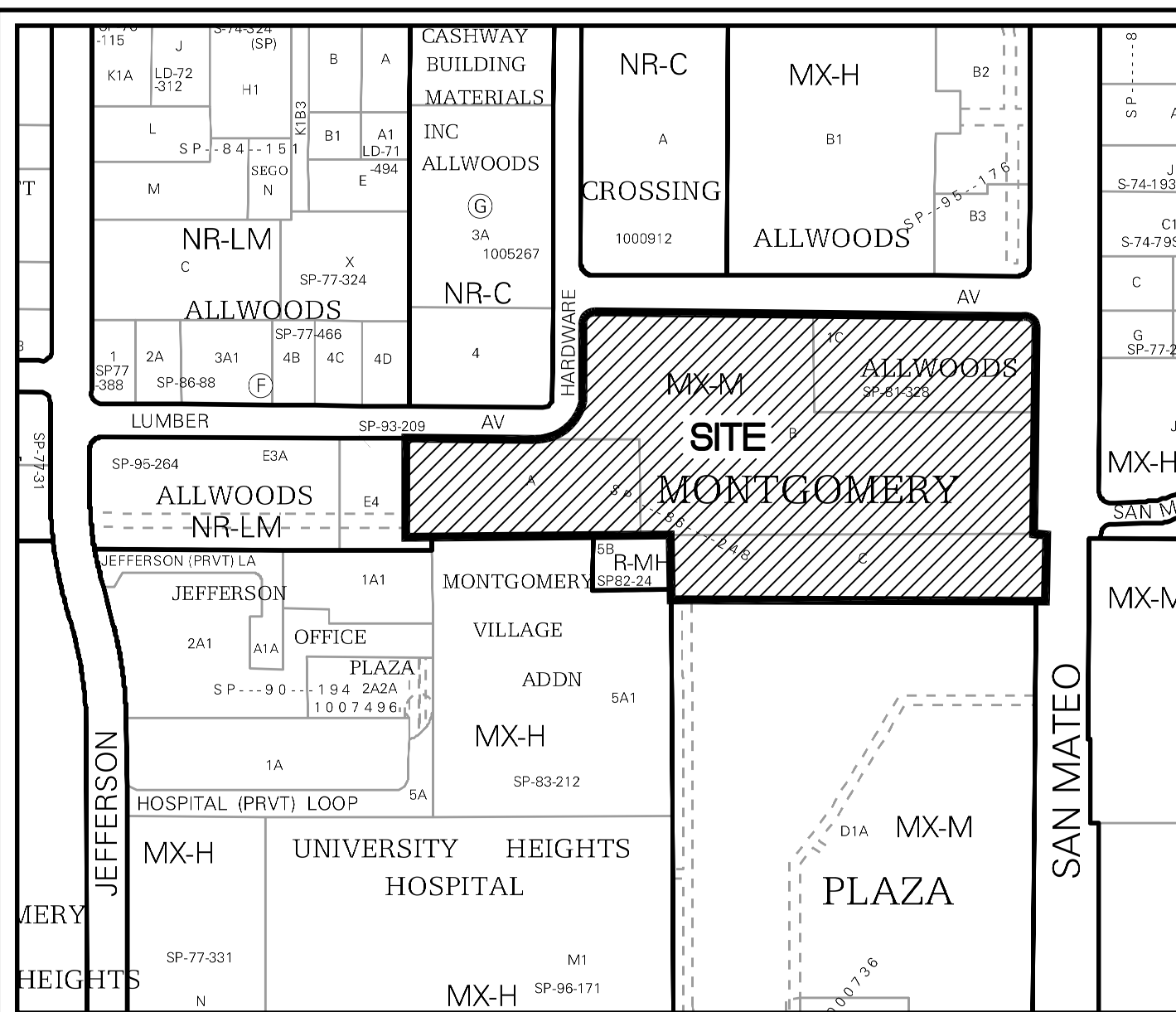
**Re: Sketch Plat Review for Proposed Tracts A-1, B-1, B-2, B-3, C-1 and C-2, Montgomery Plaza and 1-C-1, Allwoods Subdivision located on the Southwest Corner of Lumber Ave. N.E. and San Mateo Blvd. N.E.**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to subdivide four (4) existing Tracts and create Seven (7) new Tracts. The property is currently zoned MX-M.

Jayson Pyne





Vicinity Map

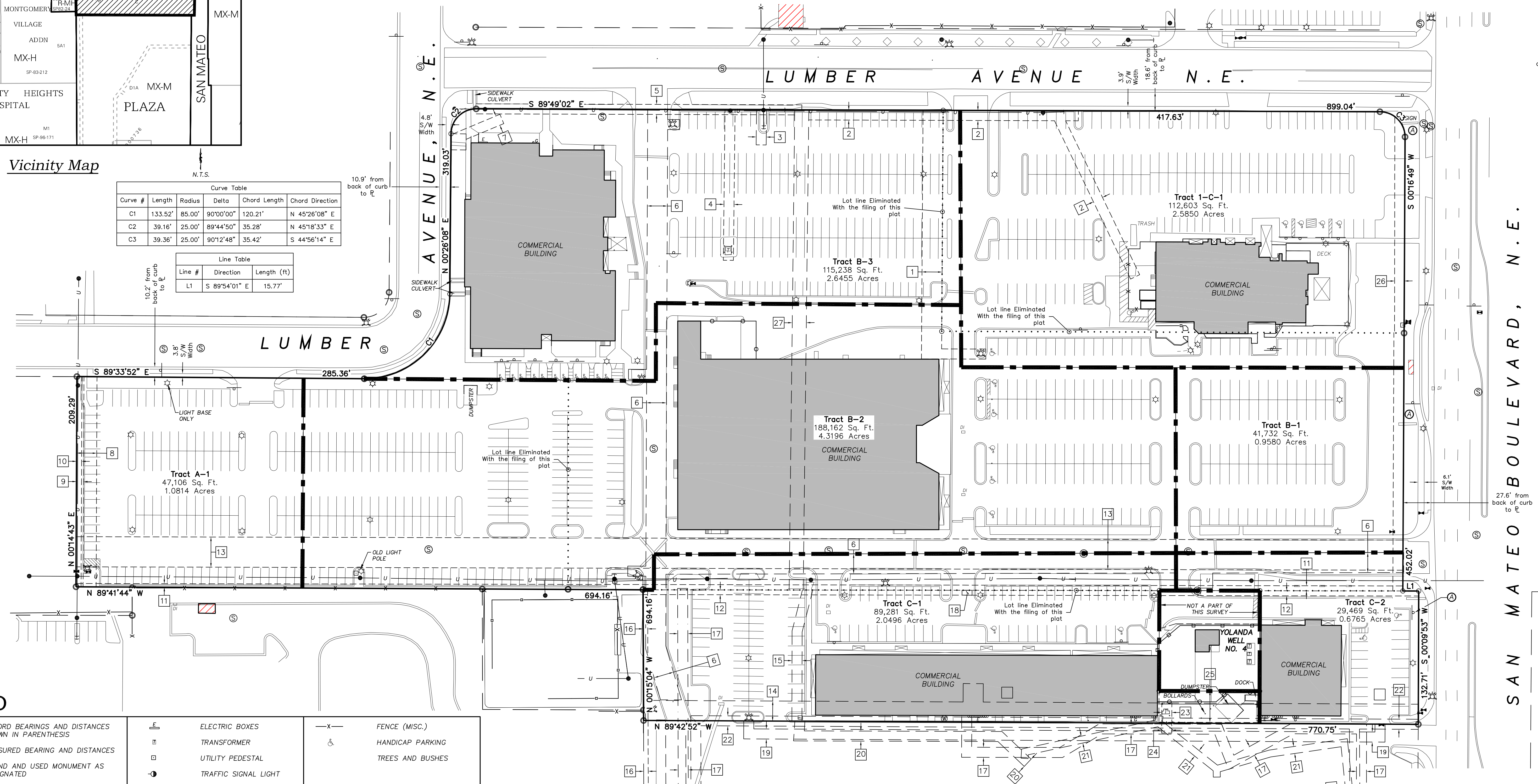
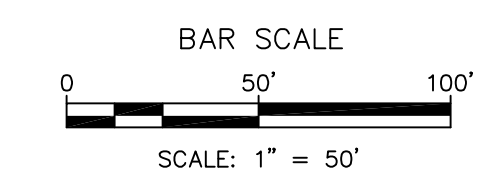
| Curve Table |         |        |           |              |
|-------------|---------|--------|-----------|--------------|
| Curve #     | Length  | Radius | Delta     | Chord Length |
| C1          | 133.52' | 85.00' | 90°00'00" | 120.21'      |
| C2          | 39.16'  | 25.00' | 89°44'50" | 35.28'       |
| C3          | 39.36'  | 25.00' | 90°12'48" | 35.42'       |

| Line Table |               |             |
|------------|---------------|-------------|
| Line #     | Direction     | Length (ft) |
| L1         | S 89°54'01" E | 15.77'      |

**Easement Notes**

- 1 EXISTING WATERLINE EASEMENT (9/17/1986, 395A-883)
- 2 EXISTING 10' PNM AND MST&T EASEMENT (2/19/1987, 454A-131)
- 3 EXISTING 10' PNM EASEMENT (10/17/1972, 282-227)
- 4 EXISTING 10' PNM AND US WEST COMMUNICATIONS EASEMENT (2/1/1995, BCR95-3, 3930)
- 5 EXISTING 10' UNDERGROUND PNM AND MST&T EASEMENT (4/21/1974, D6-79)
- 6 EXISTING WATERLINE EASEMENT (9/17/1986, 395A-883)
- 7 EXISTING 10' PNM EASEMENT (12/13/1989, 818A-428)
- 8 EXISTING 22' WATERLINE EASEMENT (09/17/1986, MISC 395A-883)
- 9 EXISTING 7' UTILITY EASEMENT (8/21/1974, D6-79)
- 10 EXISTING 5' PNM & MST&T EASEMENT (8/23/1962, D639-341)
- 11 EXISTING 5' WATERLINE EASEMENT (1/27/1984, 85A-523)
- 12 EXISTING 5' UTILITY EASEMENT (2/28/1957, C3-78)
- 13 EXISTING 30' DRAINAGE EASEMENT (8/21/1974, D6-79)
- 14 EXISTING 20' WATERLINE EASEMENT (7/16/1986, C31-4)
- 15 EXISTING 10' PNM EASEMENT (10/27/1986, 411A-345)
- 16 EXISTING 5' MST&T EASEMENT (8/6/1974, 380-346)
- 17 EXISTING 10' PNM AND MST&T EASEMENT (2/19/1975, 408-313/314)
- 18 EXISTING PNM EASEMENT (9/24/2001, A25-23)
- 19 EXISTING 10' WATERLINE EASEMENT (9/17/1986, 395A-883)
- 20 EXISTING 10' PNM EASEMENT (10/27/1986, 411A-345)
- 21 EXISTING 7' PNM AND MST&T EASEMENT (94-8-7189)
- 22 EXISTING 10' GAS EASEMENT (2/25/1975, 409-42/43)
- 23 EXISTING 10'X20' PNM EASEMENT (9/01/1987, 529A-676)
- 24 EXISTING 10'X10' PNM AND MST&T (9/01/1987, 529A-675)
- 25 EXISTING RECIPROCAL INGRESS-EGRESS EASEMENT (7/15/1986, C31-4)
- 26 EXISTING 10' UTILITY EASEMENT (8/21/1974, D6-79)
- 27 EXISTING 14' PNM EASEMENT (7/16/1986, C31-4)



**LEGEND**

|                 |  |   |                        |     |                  |
|-----------------|--|---|------------------------|-----|------------------|
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS                 | ⊠ | ELECTRIC BOXES         | -X- | FENCE (MISC.)    |
| N 90°00'00" E   | MEASURED BEARING AND DISTANCES                                     | ⊠ | TRANSFORMER            | ♿   | HANDICAP PARKING |
| ○               | FOUND AND USED MONUMENT AS DESIGNATED                              | ⊠ | UTILITY PEDESTAL       | ⊠   | TREES AND BUSHES |
| ○               | DENOTES REBAR WITH CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED | ⊠ | TRAFFIC SIGNAL LIGHT   |     |                  |
| ⊠               | FIRE HYDRANT   | ⊠ | LIGHT POLE             |     |                  |
| ⊠               | WATER VALVE  | ⊠ | UTILITY POLE           |     |                  |
| ⊠               | WATER METER  | ⊠ | ANCHOR                 |     |                  |
| ⊠               | GAS METER  | ⊠ | OVERHEAD UTILITY LINES |     |                  |
| ⊠               | DROP INLET   | ⊠ | SIGN                   |     |                  |
| ⊠               | SEWER MANHOLE  | ⊠ | METAL FENCE            |     |                  |
| ⊠               | MANHOLE  | ⊠ | CHAINLINK FENCE        |     |                  |
| ⊠               | ELECTRIC METER   | ⊠ | WOOD FENCE             |     |                  |
|                 |  | ⊠ | BLOCK WALL             |     |                  |

Sketch Plat for  
**Proposed Tracts A-1, B-1, B-2,  
 B-3, C-1 and C-2,  
 Montgomery Plaza and Tract  
 1-C-1, Allwoods Subdivision**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 November 2020

**Tract D-1**

THE PURPOSE OF THIS  
 PLAT IS TO SUBDIVIDE 4  
 EXISTING TRACTS AND  
 CREATE 7 NEW LOTS.

CSI-CARTESIAN SURVEYS INC.

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