

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? no 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 to City Staff using other on-line resources such as Dropbox or FTP. 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

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Proposed Final Plat

\_\_\_ Design elevations & cross sections of perimeter walls

\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

\_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

\_\_\_ 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

\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets

\_\_\_ Proposed Infrastructure List, if applicable

\_\_\_ Required notice with content per IDO Section 14-16-6-4(K)

\_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable

Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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 to City Staff using other on-line resources such as Dropbox or FTP. 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

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Infrastructure List, if applicable

**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.**

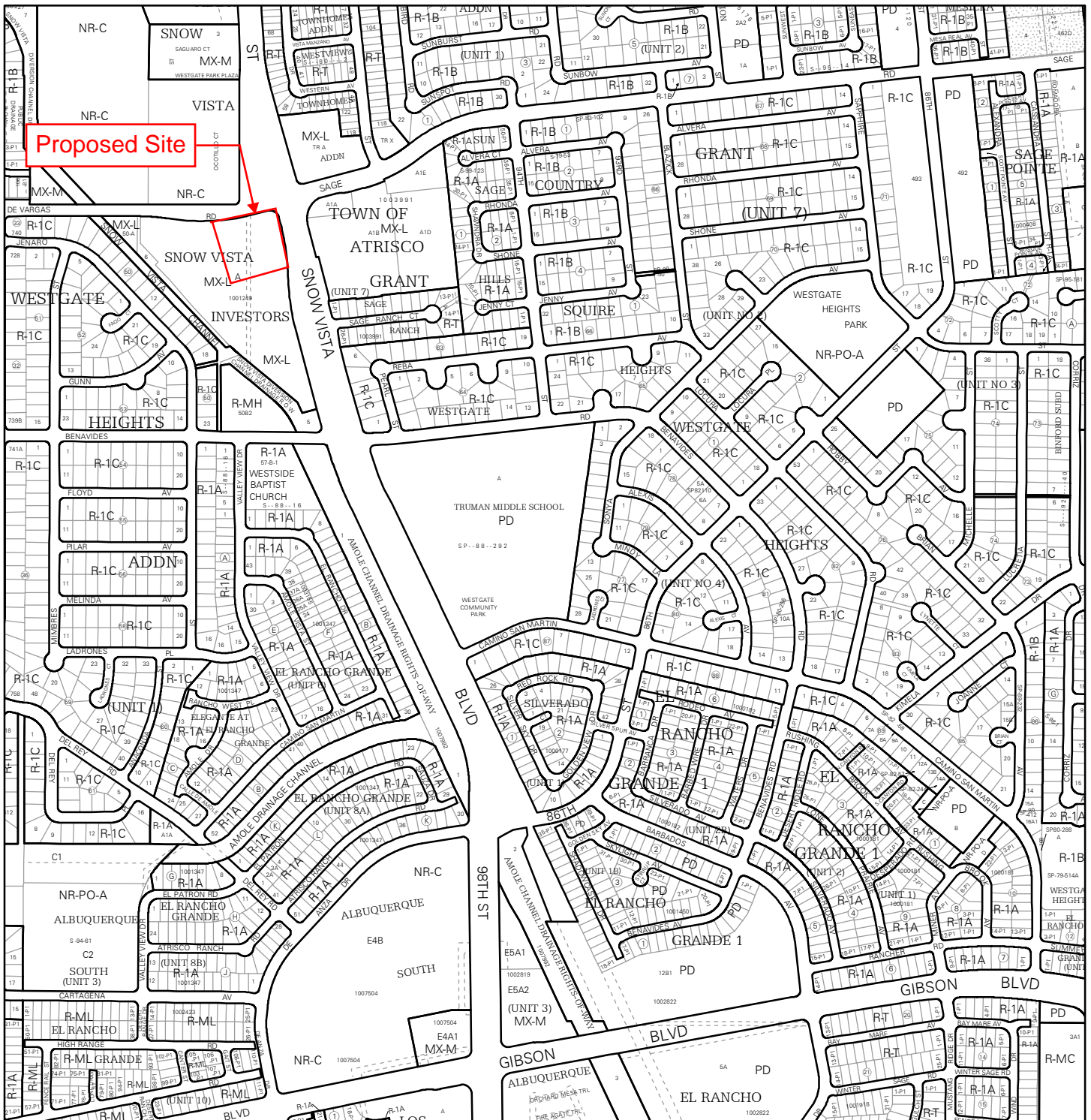


|   |  |  |
|---|--|--|
| <b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b> |  |  |
| <b>SUBDIVISIONS</b>   | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)     | <input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)       |
| <input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)  | <input type="checkbox"/> Amendment to Site Plan (Forms P & P2)             | <input type="checkbox"/> Vacation of Public Right-of-way (Form V)            |
| <input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)  | <b>MISCELLANEOUS APPLICATIONS</b>  | <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)         |
| <input type="checkbox"/> Extension of Preliminary Plat (Form S1)  | <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 - Preliminary Plat (Forms S & S2)  | <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)  | <b>PRE-APPLICATIONS</b>  |
| <input type="checkbox"/> Minor - Final Plat (Forms S & S2)  | <input type="checkbox"/> Temporary Deferral of S/W (Form V2)               | <input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)  | <input type="checkbox"/> Sidewalk Waiver (Form V2)                         | <input type="checkbox"/> Sketch Plan Review and Comment (Form P2)            |
| <b>SITE PLANS</b>   | <input type="checkbox"/> Waiver to IDO (Form V2)                           | <b>APPEAL</b>  |
| <input type="checkbox"/> DRB Site Plan (Forms P & P2)   | <input type="checkbox"/> Waiver to DPM (Form V2)                           | <input type="checkbox"/> Decision of DRB (Form A)                            |
| <b>BRIEF DESCRIPTION OF REQUEST</b>   |  |  |
| Sketch Plat review for Hutton 1125 Snow Vista Blvd. car wash site. Proposed plat will redivide the lots 1A1 and 1A2 to increase the area of lot 1A1.      |  |  |

|  |                             |   |
|--|-----------------------------|---|
| <b>APPLICATION INFORMATION</b>   |                             |   |
| Applicant/Owner: Applicant: Olsson - Cole Schuster   |                             | Phone: 720-626-5774                       |
| Address: 1525 Raleigh Street #400  |                             | Email: cschuster@olsson.com               |
| City: Denver   | State: Colorado             | Zip: 80129                                |
| Professional/Agent (if any): N/A   |                             | Phone:                                    |
| Address:   |                             | Email:                                    |
| City:  | State:                      | Zip:                                      |
| Proprietary Interest in Site:  |                             | List all owners: GOODMAN LAWRENCE RVT     |
| <b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b> |                             |   |
| Lot or Tract No.: Lot 1A1 & 1A2 (See attached)   |                             | Block: N/A                                |
| Subdivision/Addition: Snow Vista Investors   |                             | Unit: N/A                                 |
| MRGCD Map No.: N/A   |                             | UPC Code: 100905510538420307              |
| Zone Atlas Page(s): M-09-Z   | Existing Zoning: MX-L       | Proposed Zoning: MX-L                     |
| # of Existing Lots: 2  | # of Proposed Lots: 2       | Total Area of Site (Acres): 1.094 & 0.738 |
| <b>LOCATION OF PROPERTY BY STREETS</b>   |                             |   |
| Site Address/Street: 1125 Snow Vista Blvd SW   | Between: Snow Vista Blvd SW | and: De Vargas Rd. SW                     |
| <b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>       |                             |   |
| N/A  |                             |   |


I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

|                                    |   |
|------------------------------------|---|
| <b>Signature:</b> Cole Schuster    | <b>Date:</b> 08-02-2022   |
| <b>Printed Name:</b> Cole Schuster | <input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent |

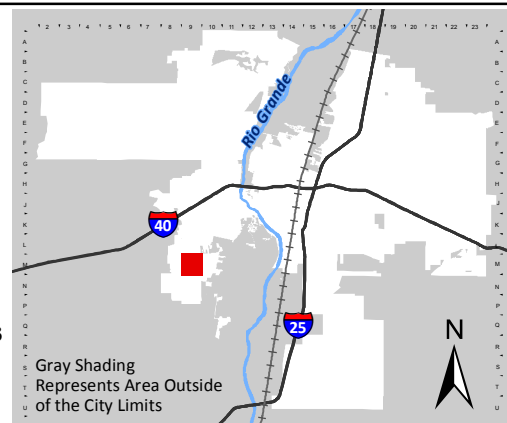


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**M-09-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



August 2, 2022

Robert Webb  
City of Albuquerque  
Planning/Development Services  
600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102

RE: 1125 Snow Vista Blvd Sketch Plat

Mr. Webb:

The existing state of 1125 Snow Vista Blvd is composed of two lots, Lot 1A1 and 1A2 that are both currently vacant. The proposed plat of 1125 Snow Vista will redivide the lots 1A1 and 1A2. The area of Lot 1A1 will be expanded by shifting the western property line of Lot 1A1 west decreasing the area of lot 1A2. The proposed lots will be 1A1 and 1A2. This redivision allows for additional development space for lot 1A1 while 1A2 remains vacant. Lot 1A1 will be the proposed site of a car wash development.

Thank you for the review of the Sketch Plat. If there are any questions, please contact me at [cschuster@olsson.com](mailto:cschuster@olsson.com), or at 720-626-5774 or rbanning@olsson.com.

Sincerely,

Cole Schuster  
Olsson

Ryan Banning, PE  
Olsson

REPLAT FOR LOT 1A1 OF SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M., CITY OF ALBUQUERUQE, BERNALILLO COUNTY, NEW MEXICO



**Zoning Data**

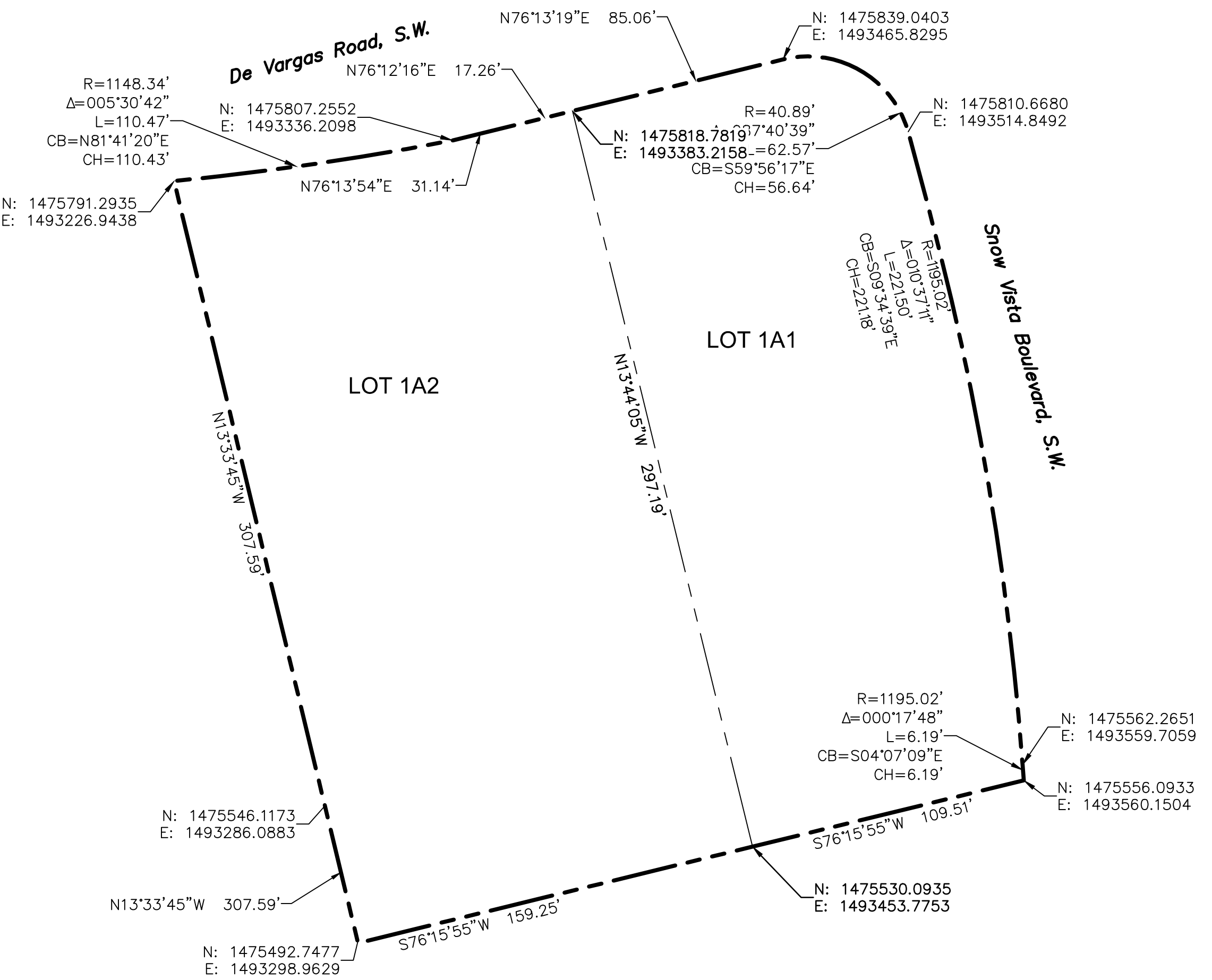
NUMBER OF STRIPED PARKING SPACES:  
 REGULAR = 27  
 HANDICAPPED = 1  
 TOTAL = 28

ZONING REPORT NOT PROVIDED

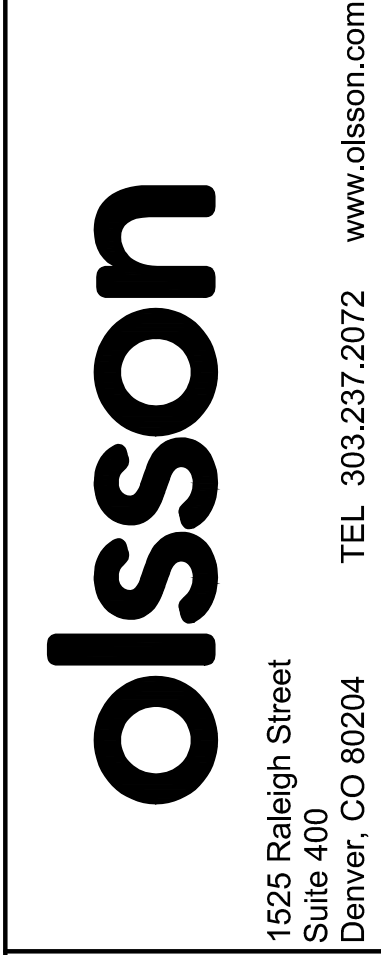
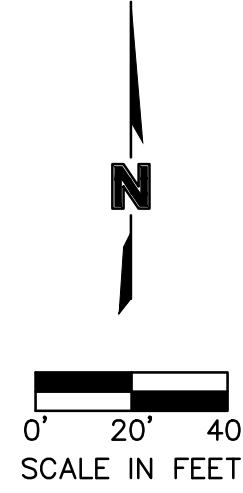
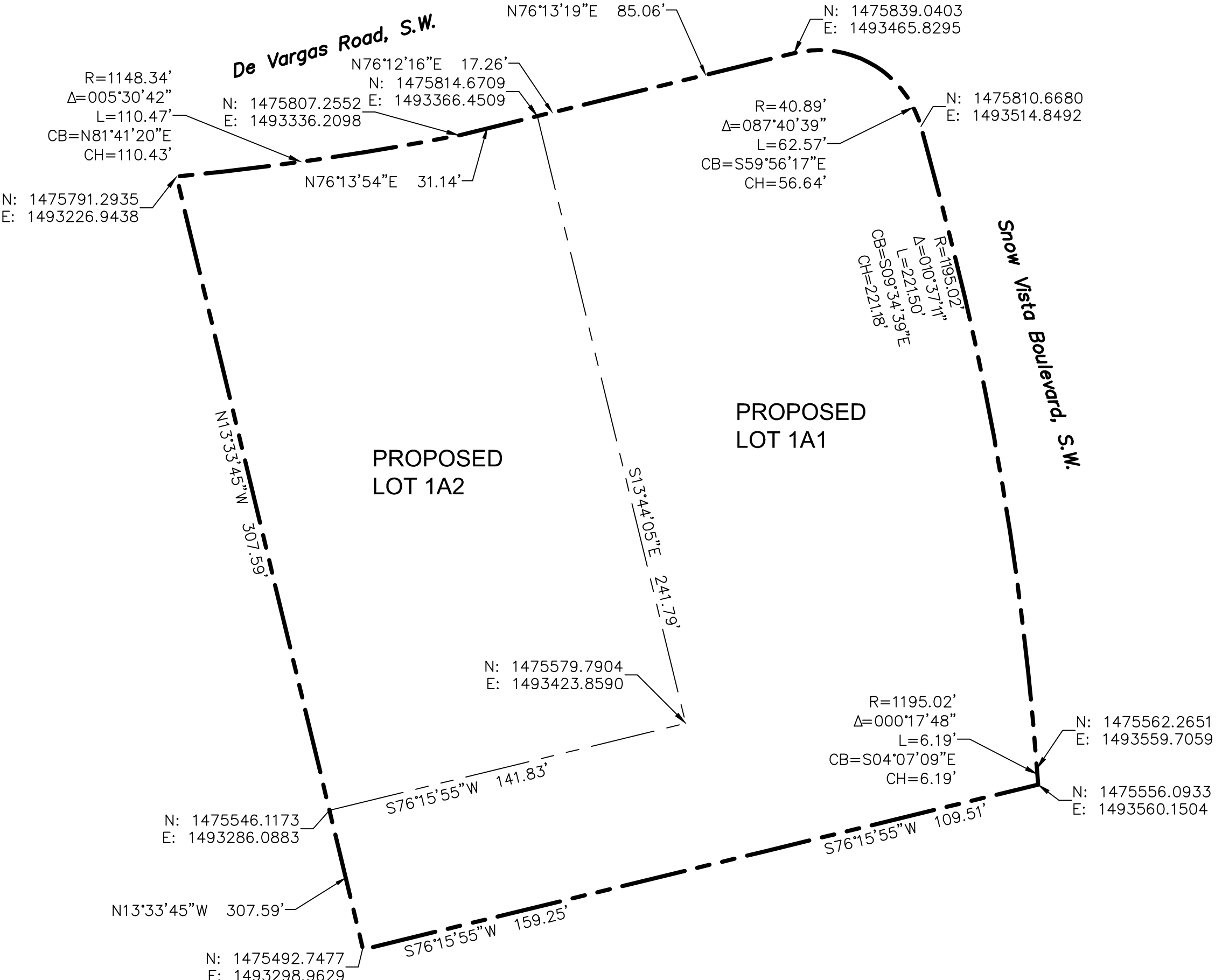
**Legal Description Per Title Commitment**

PORTION OF BELOW TRACT UNTIL RESUBDIVIDED:  
 LOT 1A1 OF SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, T. 10 N., R. 2 E., N.M.P.M., CITY OF ALBUQUERUQE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IN SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 9, 2022 IN PLAT BOOK 3022C, PAGE \_\_\_\_\_.

**EXISTING SUBDIVISION PLAT SCALE DRAWING**



**PROPOSED SUBDIVISION PLAT SCALE DRAWING**



NOTE  
 THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS. AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

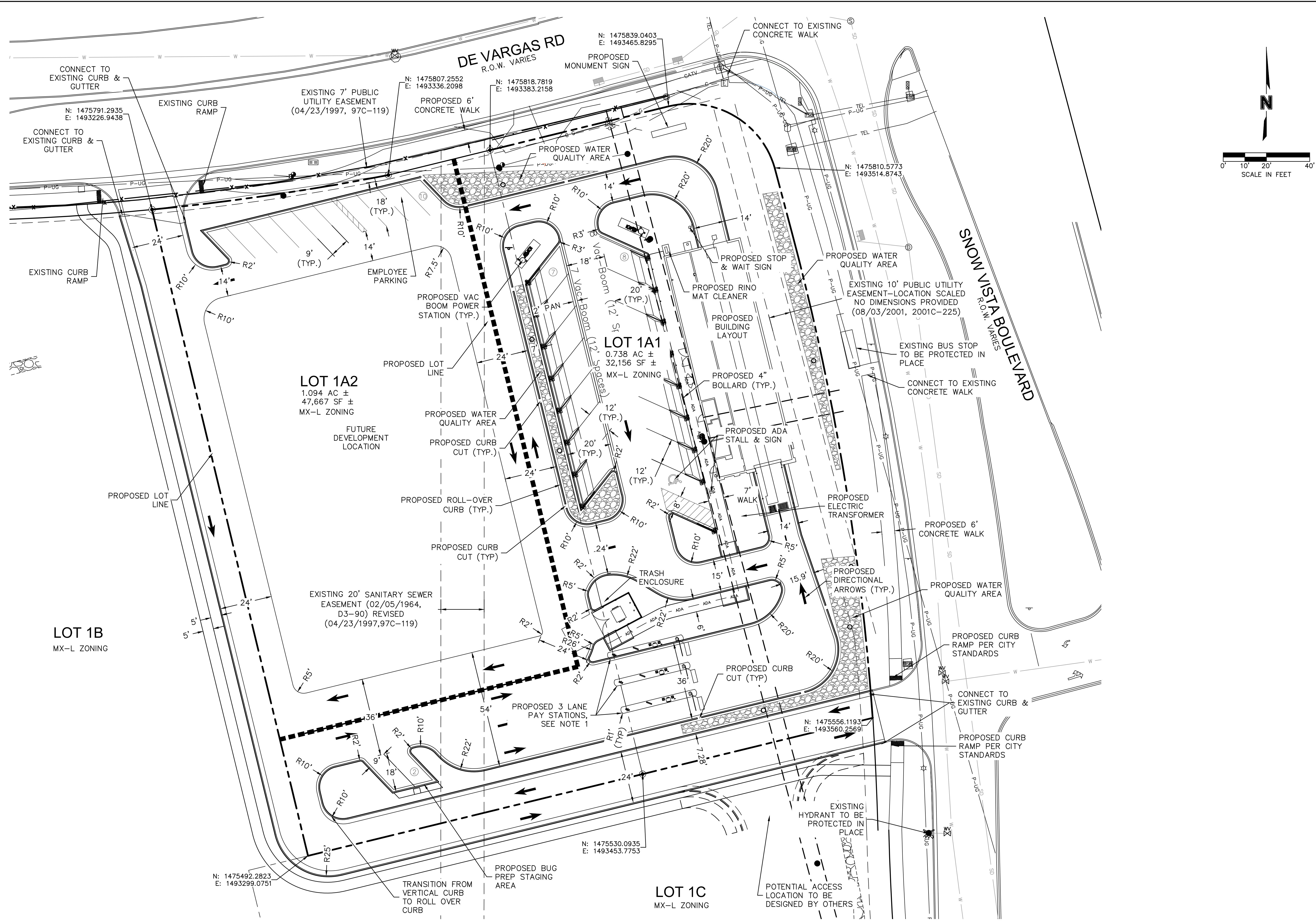
| REV. NO. | DATE | REVISIONS DESCRIPTION |
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|-----------------------------|--------------------------|
| PROPOSED PLAT SCALE DRAWING | 2022                     |
|                             | 1125 SNOW VISTA BLVD. SW |
|                             | ALBUQUERQUE, NM          |

drawn by: CS  
 checked by: RB  
 approved by: RB  
 QA/QC by: RB  
 project no.:  
 drawing no.:  
 date: 07.26.2022

DWG: F:\2021\08501-09000\021-08757-C\40-Design\Exhibits\Sketch\_Plat\22-08-02 - ALTA Update.dwg  
 DATE: Aug 02, 2022 6:04pm  
 USER: dpendleton  
 XREFS:

DWG: F:\2021\08501-09000\021-08757-C\40-Design\Sketch\_Plot\22-08-02 - Olsson Site Plan.dwg  
 DATE: Aug 02, 2022 5:31pm  
 XREFS: C:\BASE\_C2108757 C:\PJT\_C2108757  
 USER: cschuster



**olsson**

1525 Raleigh Street  
 Suite 400  
 Denver, CO 80204  
 TEL 303.237.2072  
 www.olsson.com

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| REV. NO. | DATE | REVISIONS DESCRIPTION | REVISIONS |
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|          |      |                       |           |

PRELIMINARY SITE PLAN

SNOW VISTA MODWASH

ALBUQUERQUE, NM

2022

drawn by: CS

checked by: RB

approved by: RB

QA/QC by: RB

project no.: RB

drawing no.: RB

date: 07.26.2022

SHEET

1