



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		
The purpose of this sketch plat is to subdivide one existing tract into two new tracts.		

APPLICATION INFORMATION		
Applicant: 98th & I-40 Land, LLC		Phone:
Address: 6300 Riverside Plaza Ln. N.W. Suite 200		Email:
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: (505) 896-3050
Address: P.O. Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:		List <u>all</u> owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 2		Block: Unit: 5
Subdivision/Addition: Avalon Subdivision		MRGCD Map No.: UPC Code: 100905806702530101
Zone Atlas Page(s): J-09-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 13.8085
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Daytona Rd NW	Between: 98th Street	and: 90th Street
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature: <i>Ryan J. Mulhall</i>	Date: 11/20/2020				
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00123	SK	\$50			
Meeting Date: December 2, 2020			Fee Total: \$50		
Staff Signature: <i>Vanessa A Segura</i>			Date: 11/20/2020		Project # PR-2020-004747

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



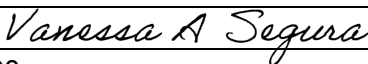
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

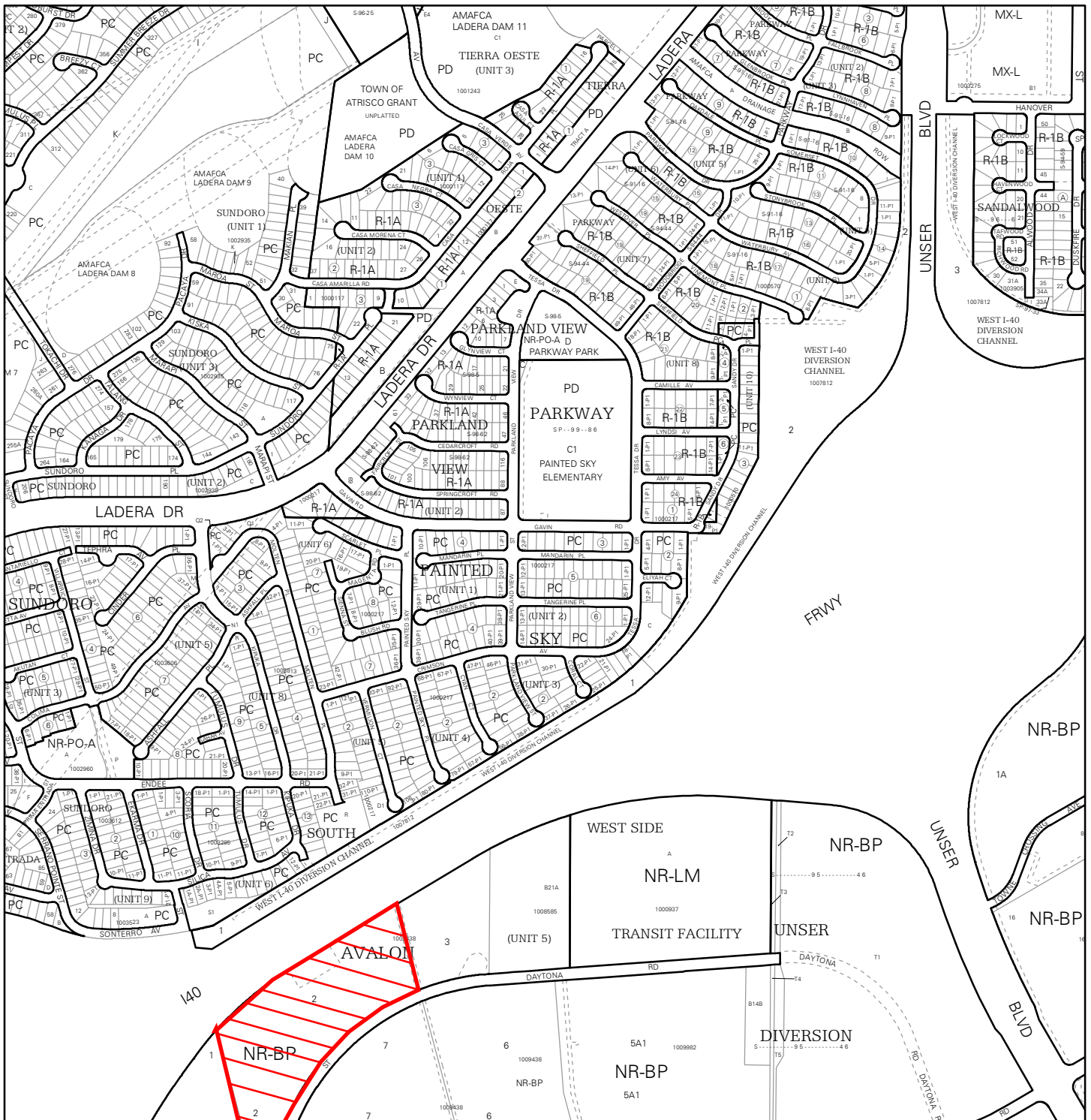
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

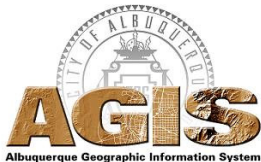
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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: 11/20/2020</p>	
<p>Printed Name: Ryan J. Mulhall</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>	
FOR OFFICIAL USE ONLY		
<p>Case Numbers:</p>	<p>Project Number</p>	
<p>PS-2020-004747</p>	<p>PS-2020-004747</p>	
<p>Staff Signature: </p>	<p>Date: 11/20/2020</p>	

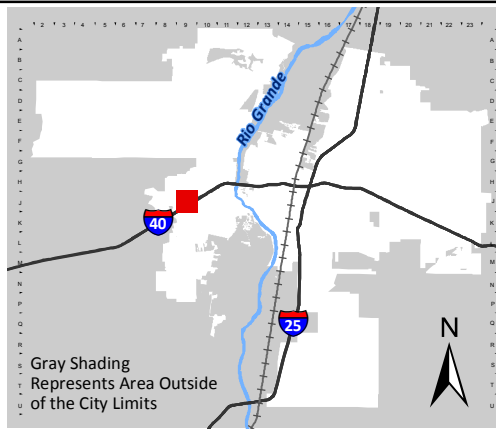


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

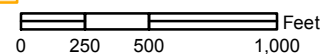


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-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



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

November 20, 2020

Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Tracts 2-A and 2-B, Avalon Subdivision, Unit 5

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a sketch plat review to subdivide one (1) existing tract and create two (2) new tracts. The property is currently zoned NR-BP.

Thank you,
Ryan Mulhall

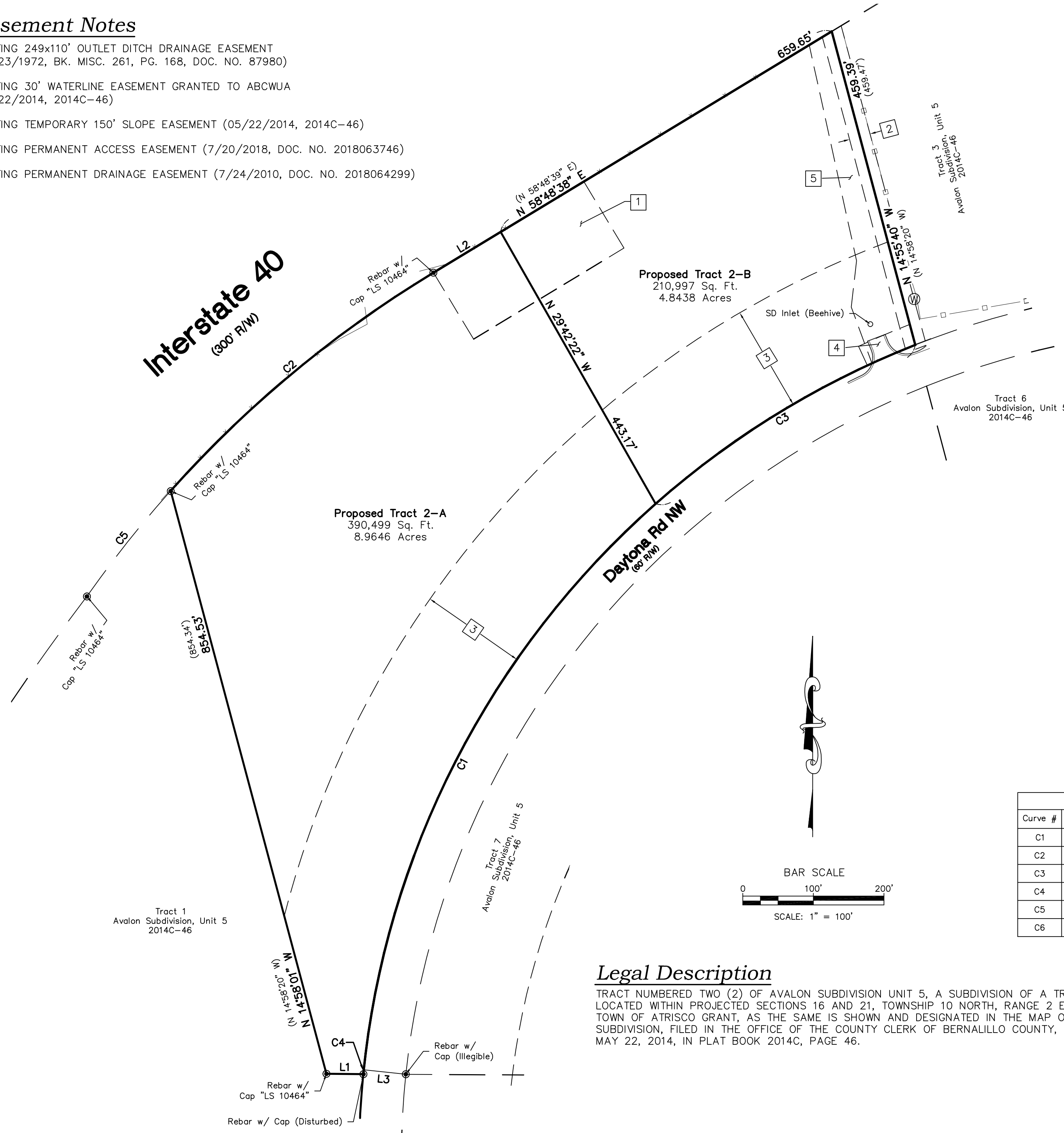
Easement Notes

- 1 EXISTING 249x110' OUTLET DITCH DRAINAGE EASEMENT (03/23/1972, BK. MISC. 261, PG. 168, DOC. NO. 87980)
- 2 EXISTING 30' WATERLINE EASEMENT GRANTED TO ABCWUA (05/22/2014, 2014C-46)
- 3 EXISTING TEMPORARY 150' SLOPE EASEMENT (05/22/2014, 2014C-46)
- 4 EXISTING PERMANENT ACCESS EASEMENT (7/20/2018, DOC. NO. 2018063746)
- 5 EXISTING PERMANENT DRAINAGE EASEMENT (7/24/2010, DOC. NO. 2018064299)

**Sketch Plat for
Tract 2-A and 2-B
Avolon Subdivision Unit 5
Being Comprised of
Tract 2
Avolon Subdivision Unit 5
City of Albuquerque
Bernalillo County, New Mexico
November 2020**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/22/14, 2014C-46)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
—x—	WIRE FENCE
—□—	METAL FENCE
⊕	WATER MANHOLE



The purpose of this plat is to subdivide one existing Tract into two new Tracts.

Line #	Direction	Length (ft)
L1	N 89°25'18" W (N 89°40'20" W)	52.22' (52.27')
L2	N 58°48'38" E (N 58°48'39" E)	111.29'
L3	S 83°58'27" E	60.00'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	929.17'	1243.34' (1243.34')	42°49'05"	907.70'	S 27°08'56" W
C2	485.53' (485.62')	1637.02' (1637.02')	16°59'37"	483.76'	S 50°18'49" W
C3	433.39'	1243.34' (1243.34')	19°58'17"	431.20'	S 58°32'37" W
C4	6.21'	1243.34' (1243.34')	0°17'10"	6.21'	N 05°52'58" E
C5	191.00' (190.91')	1637.02' (1637.02')	6°41'05"	190.89'	S 38°26'07" W
C6	433.62' (433.62')	1183.34' (1183.34')	20°59'43"	431.20'	S 04°28'34" E

Legal Description

TRACT NUMBERED TWO (2) OF AVALON SUBDIVISION UNIT 5, A SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, PAGE 46.

CSI-CARTESIAN SURVEYS INC.

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wplotnerjr@gmail.com