



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"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final 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"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<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)

**BRIEF DESCRIPTION OF REQUEST**  
 Request sketch plat review to incorporate a vacated portion of Bell Avenue SW into existing Lot 1, Block 1 of Gutierrez Addition combining said parcels into one new lot.

<b>APPLICATION INFORMATION</b>			
Applicant:	Homewise, Inc.	Phone:	
Address:	1301 Silver Road, Building D	Email:	
City:	Santa Fe	State:	NM
		Zip:	87507
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	505-896-3050
Address:	PO Box 44414	Email:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM
		Zip:	87124
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.:	Lot 1	Block:	1
		Unit:	
Subdivision/Addition:	Gutierrez Addition	MRGCD Map No.:	
		UPC Code:	101405607047621706
Zone Atlas Page(s):	L-14-Z	Existing Zoning:	MX-L
		Proposed Zoning:	MX-L
# of Existing Lots:	2	# of Proposed Lots:	1
		Total Area of Site (Acres):	0.7783

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street:	1407 4th Street SW	Between: Bell Avenue SW and: Simpiere Lane SW

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**  
 PR-2020-004771 (VA-2021-00017 waiver to IDO for Sidewalk) (SD-2020-00211 vacation of portion of Bell Ave SW);

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>		<b>Date:</b>	05/11/2021
<b>Printed Name:</b>	Ryan J. Mulhall	<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. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

**SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing?  N/A  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
- 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**

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
- \_\_\_ Proposed Final Plat (7 copies, 24" x 36" folded)
- \_\_\_ Design elevations & cross sections of perimeter walls (3 copies)
- \_\_\_ Copy of recorded IIA
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

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

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
- \_\_\_ 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)
- \_\_\_ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- \_\_\_ 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)
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- \_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- \_\_\_ 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
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

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

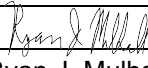

**MINOR AMENDMENT TO PRELIMINARY PLAT**

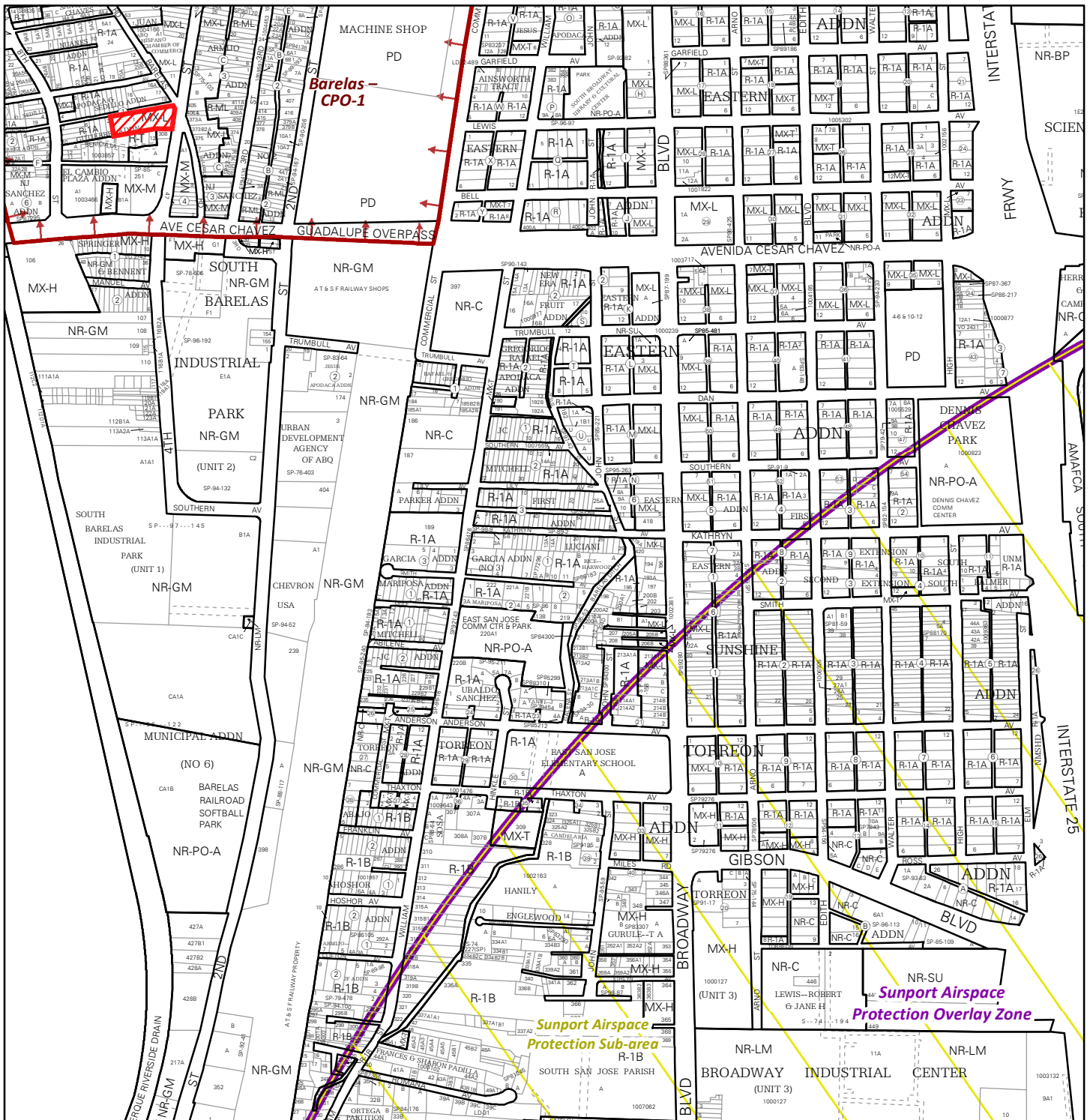
Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ 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
- \_\_\_ 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 (7 copies, folded)
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_ 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>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.</b>	
<b>Signature:</b> 	<b>Date:</b> 05/11/2021
<b>Printed Name:</b> Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
<b>Project Number:</b>	<b>Case Numbers</b>
	-
	-
	-
<b>Staff Signature:</b>	
<b>Date:</b>	



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

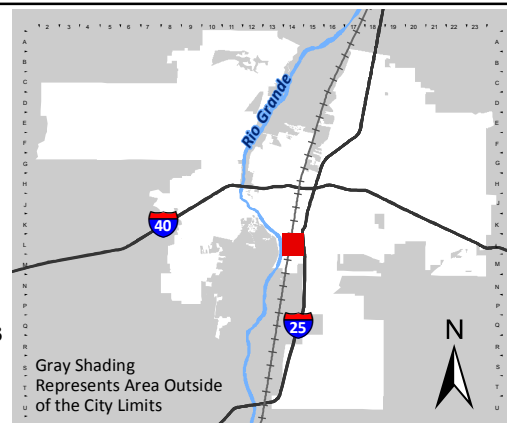


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).


Zone Atlas Page:  
**L-14-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



N



0 250 500 1,000 Feet

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

May 11, 2021

Development Review Board  
City of Albuquerque

**Re: Sketch Plat to replat Lot 1-A, Block 1 of Gutierrez Addition by consolidation of the portion of Bell Avenue SW vacated on 2/10/2021 with Lot 1, Block 1 of Gutierrez Addition, also granting additional right-of-way to Bell Avenue SW**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Homewise Inc., and is requesting DRB review of our sketch plat which creates one lot from the vacated portion of Bell Avenue SW as decided by the DRB on February 10, 2021 under Project Number PR-2020-004771, Application number SD-2020-00211 and the existing Lot 1, Block 1 of Gutierrez Addition owned by Homewise Inc. by consolidation. The new lot will dedicate additional right-of-way to Bell Avenue SW.

The property is located at 1407 4<sup>th</sup> Street SW, south of Bell Avenue SW between Barelás Road SW and Simpier Lane SW.

As part of the DRB hearing for the vacation of the portion of right-of-way, the DRB provided a sidewalk waiver (VA-2021-00017), and administrative waives for right-of-way width of Bell Avenue SW, and sidewalk width waiver along the west edge of the Barelás Road SW right-of-way. We anticipate these waivers passing on to this platting action as an existing condition and by the shared project number.

Thank you for your time and consideration.  
Ryan J. Mulhall

**Indexing Information**

Projected Section 29, Township 10 North, Range 3 East,  
 N.M.P.M. Town of Albuquerque Grant  
 Subdivision: Gutierrez Addition  
 Owner: Homewise, Inc.  
 UPC #: 101405607047621706 (Lot 1, Gutierrez)

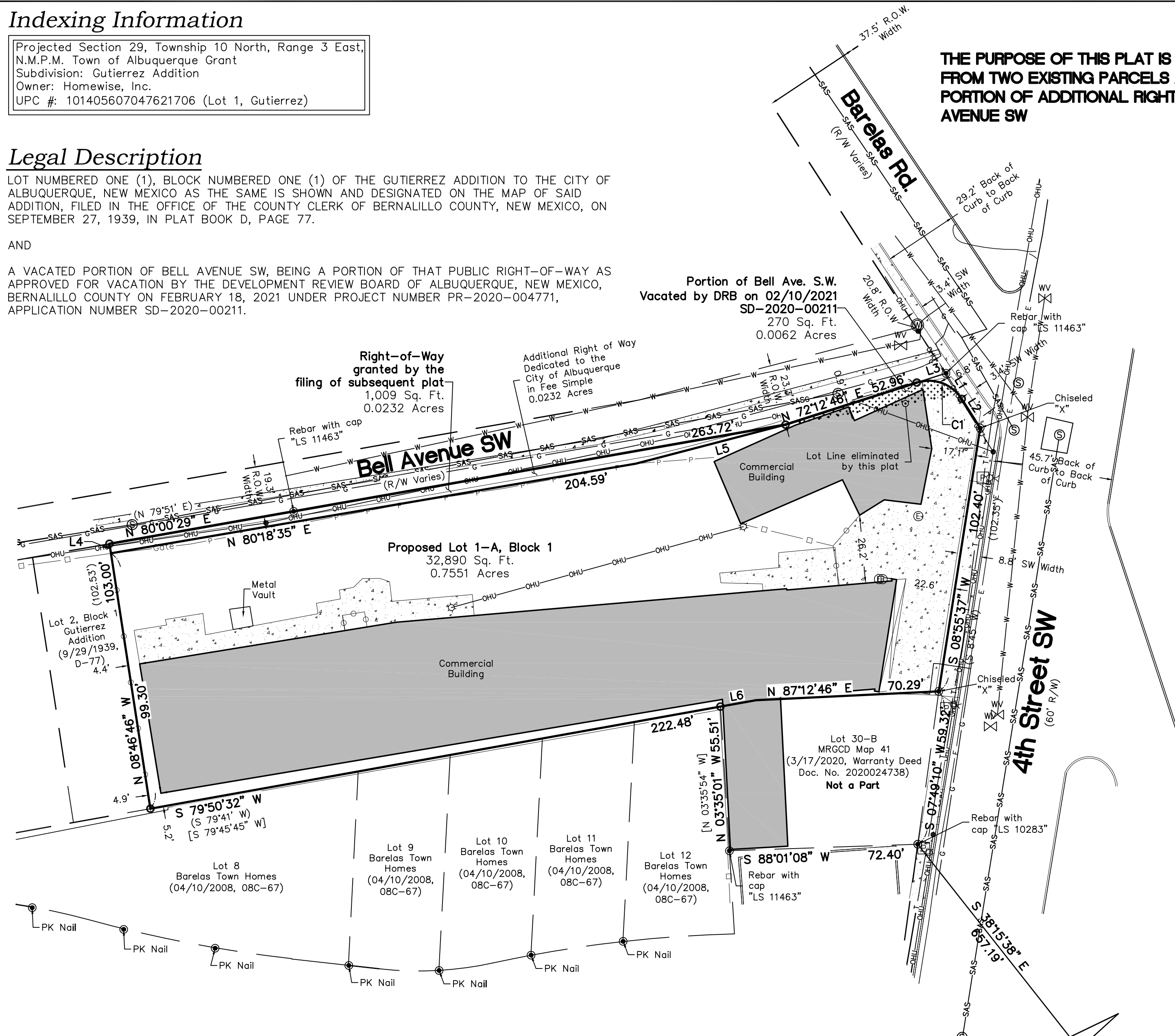
**Legal Description**

LOT NUMBERED ONE (1), BLOCK NUMBERED ONE (1) OF THE GUTIERREZ ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 27, 1939, IN PLAT BOOK D, PAGE 77.

AND

A VACATED PORTION OF BELL AVENUE SW, BEING A PORTION OF THAT PUBLIC RIGHT-OF-WAY AS APPROVED FOR VACATION BY THE DEVELOPMENT REVIEW BOARD OF ALBUQUERQUE, NEW MEXICO, BERNALILLO COUNTY ON FEBRUARY 18, 2021 UNDER PROJECT NUMBER PR-2020-004771, APPLICATION NUMBER SD-2020-00211.

**Sketch Plat for  
 Lot 1-A, Block 1  
 Gutierrez Addition  
 being comprised of  
 Lot 1, Block 1, Gutierrez  
 Addition and Vacated Portion of  
 Bell Avenue SW  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2021**



**THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT FROM TWO EXISTING PARCELS AND DEDICATE A PORTION OF ADDITIONAL RIGHT OF WAY TO BELL AVENUE SW**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/29/1939, D-77)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
—○—	METAL FENCE
—○—	CHAINLINK FENCE
—P—	PIPE FENCE
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
→	ANCHOR
☆	LIGHT POLE
⊙	ELECTRIC METER
—OR—	SIGN

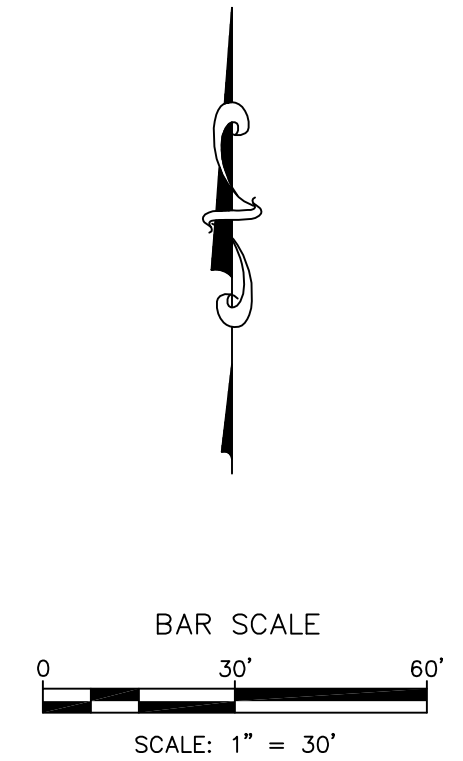
ACS Monument "10\_L14"  
 NAD 1983 CENTRAL ZONE  
 X=1519873.633\*  
 Y=1480983.635\*  
 Z=4954.577\* (NAVD 1988)  
 G-G=0.999683551  
 Mapping Angle=-0°13'53.32"  
 \*U.S. SURVEY FEET

**Easement Notes**

NO EXISTING EASEMENTS ON THE PLAT OF RECORD

Line Table		
Line #	Direction	Length (ft)
(tie) L1	S 31°33'15" E	11.58'
L2	S 32°16'53" E	13.25'
(tie) L3	N 72°12'46" E	11.77'
L4	S 08°46'46" E	3.70'
L5	N 75°23'33" E	59.41'
L6	N 79°50'32" E	13.90'

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	19.77'	15.00'	75°30'21"	18.37'



**CSI-CARTESIAN SURVEYS INC.**

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

Johanna Gilligan  
Community Development Director  
Homewise  
1301 Silver Road Building D  
Santa Fe, NM 87507

City of Albuquerque  
600 2<sup>nd</sup> Street NW,  
Albuquerque, NM 87102

**RE: Letter of Authorization for Proposed Vacation and Subdivision Plat**

To whom it may concern,

I, Johanna Gilligan, Community Development Director, Homewise do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the vacation and subdivision plat for existing Lot 1, Block 1, Gutierrez Addition, located at 1407 4<sup>th</sup> Street S.W. between Bell Avenue S.W. and Barelas Road S.W.. The agent shall have the authority to act on behalf of Homewise for the vacation and subdivision platting action and obtaining documentation or certificates from the city needed for the platting action.

Thank You,

*Johanna Gilligan*

---

Johanna Gilligan, Community Development Director  
Homewise

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

Homewise  
1301 Silver Road Building D  
Santa Fe NM, 87174

**Project# PR-2020-004771**  
**Application#**  
**SD-2020-00211 VACATION OF RIGHT OF WAY**  
**VA-2021-00017 WAIVER TO IDO**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION**, zoned MX-L, located at **1407 4<sup>TH</sup> ST SW between BELL AVE SW and BARELAS RD SW**, containing approximately 0.0068 acre(s). (L-14)r

On February 10, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved based on the following Findings:

### **SD-2020-00211 VACATION OF ROW**

1. This is a request to vacate 297 feet of the Right-of-Way of Bell Avenue.
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The Right-of-Way (to be vacated) contains an existing building and a small amount of paved area. The request will allow the lot to be part of the adjacent and facilitated future redevelopment. Therefore, there is no benefit to the public welfare through keeping the the Right-of-Way (to be vacated).
4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the approving body on the request because the vacation is less than 5,000 square feet and the entire width of a street.
5. The vacation must be must be platted within one year of approval or it will be void (see Table 6-4-3 of the IDO).

**VA-2021-00017 WAIVER IDO**

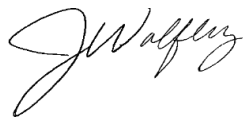
This request allows the site to remain without a sidewalk, rather than the required 5 feet, see 14-16-(D)(3). Bell Avenue does not have sidewalks and is very narrow. Additionally, this is an infill site in an historic neighborhood, and as such, is subject to the constraints of existing buildings and development. Transportation approved the request.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 25, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley  
DRB Chair

JW/mg