



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 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)	<b>MISCELLANEOUS APPLICATIONS</b>		<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)	<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)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
REPLAT 2 LOTS INTO 2 LOTS			

<b>APPLICATION INFORMATION</b>			
Applicant: JOSEPH & LAURIE GRADY		Phone:	
Address: P.O. BOX 30801		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87190	
Professional/Agent (if any): ARCH+PLAN LAND USE CONSULTANTS		Phone: 505-980-8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
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.: 107-A-2-A & 107-A1-A1		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.: 31	UPC Code: 1.013.061.099.222.307.43
Zone Atlas Page(s): F-13	Existing Zoning: R-A	Proposed Zoning:	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 1.2324±	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 3815 PEDRONCELLI NW		Between: RIO GRANDE BLVD	and: ELFEGO RD
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
NONE			

Signature: <i>Derrick Archuleta</i>		Date: 1-19-2021	
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
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](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

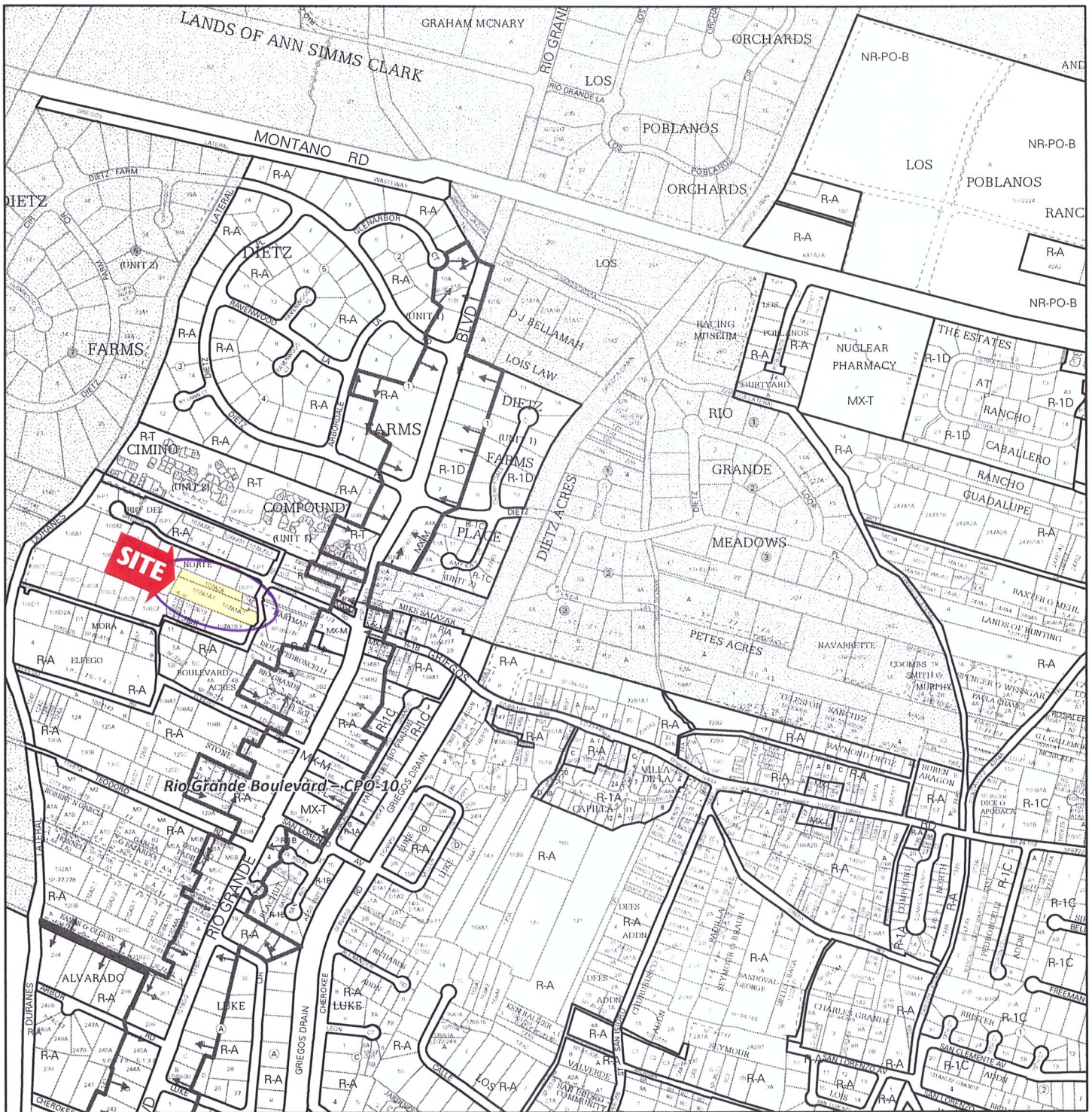
**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

- 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.**

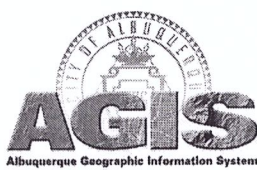
<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 1-19-2021
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
Staff Signature:	
Date:	



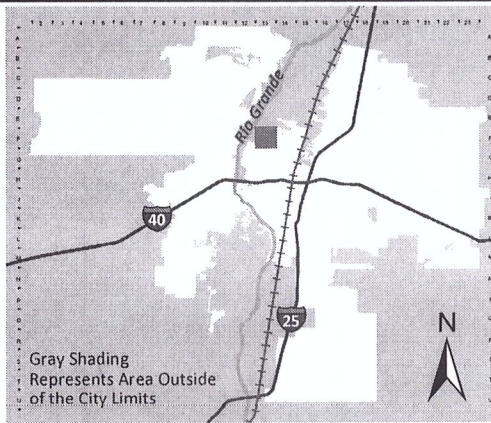


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

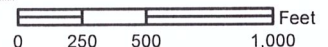


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**F-13-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





**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

January 19, 2021

Jolene Wolfley, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: TRACTS 107-A2A & 107-A1-A1, MRGCD MAP 31**

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner would like to realign the lot lines between Tracts 107-A2A and 107-A1-A1, MRGCD Map 31. Proposed Lot 1 is to be 0.6273± net acres and proposed Lot 2 is to be 0.5000± net acres to be known as Lands of Joe Grady on property zoned R-A (Rural and Agricultural)

Proposed Lot 1 is currently developed with a single family residence and Lot 2 is currently vacant.

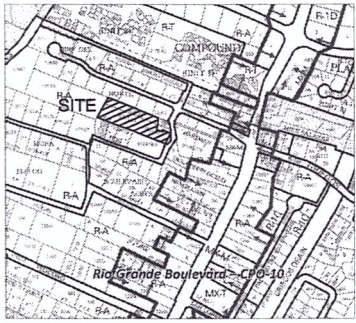
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Near North Valley Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP  
Principal



LOCATION MAP  
ZONE ATLAS MAP NO. F-13-Z

**SUBDIVISION DATA**

1. PROJECT #2021-
2. ZONE ATLAS INDEX NO.: F-13
3. GROSS SUBDIVISION ACREAGE: 1.2324 ACRE
4. TOTAL NUMBER OF EXISTING TRACTS: 2
5. TOTAL NUMBER OF PROPOSED TRACTS: 2
6. DATE OF SURVEY: OCTOBER 2020

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Century Link for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**LEGAL DESCRIPTION**

A tract of land in Elena Gallegos Grant, projected Section 31, Township 11 North, Range 3 East of the N.M.P.M., in Bernalillo County, New Mexico, being Tracts 107-A-2-A and 107-A-1-A-1, as shown on the Middle Rio Grande Conservancy District (MRGCD) Property Map No. 31, and being described as follows:

Beginning at the Northeast corner of the hereinafter described parcel, being the northeast corner of said Tract 107A1A1, the southeast corner of Tract 107A1A2, MRGCD Property Map No. 31 and a point on the westerly line of Pedroncilli Road N.W., from which the control point "14\_F13" bears N 37°48'54" E., a distance of 1,684.59 feet; thence,

S 01°05'08" E, 70.55 feet distance to the southeast corner of the parcel of land herein described being the southeast corner of said Tract 107A1A1, and the northeast corner of Tract 107A1B3, MRGCD Property Map No. 31; thence,  
 N 68°22'28" W, 248.27 feet distance to a point; thence,  
 N 68°31'40" W, 154.91 feet distance to a point; thence,  
 N 18°48'23" E, 3.82 feet distance to a point; thence,  
 N 67°49'34" W, 59.14 feet distance to the southwest corner of the parcel of land herein described being the southwest corner of said Tract 107A1A1, the northwest corner of Tract 107A1B1A, and a point on the easterly line of Tract 106A4, MRGCD Property Map No. 31; thence,  
 N 23°58'42" E, 142.98 feet distance to the northwest corner of the parcel of land herein described being the northwest corner of said Tract 107A2A, the northeast corner of said Tract 106A4, MRGCD Property Map No. 31, and a point on the southerly line of Lot 13-P1, Rio Del Norte subdivision (plat filed 2/25/1994 in Volume 94C, Folio 62); thence,  
 S 67°33'38" E, 312.25 feet distance to a point being the northeast corner of said Tract 107A2A, the northwest corner of Tract 107A2B, MRGCD Property Map No. 31, and a point of the southerly line of Lot 16-P1, Rio Del Norte subdivision; thence,  
 S 20°22'19" W, 77.09 feet distance to a point being the southwest corner of said Tract 107A1A2, MRGCD Property Map No. 31; thence,  
 S 40°29'31" E, 7.87 feet distance to a point; thence,  
 S 67°33'31" E, 62.60 feet distance to a point; thence,  
 N 73°19'21" E, 4.90 feet distance to a point; thence,  
 S 70°13'33" E, 42.20 feet distance to the northeast corner and point of beginning of the parcel of land herein described.

Said parcel contains 53,684 square feet, 1.2324 acre.

**PURPOSE OF THE PLAT**

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE TWO EXISTING TRACTS INTO TWO LOTS BETTER SUITABLE FOR DEVELOPMENT, AND TO GRANT PRIVATE ACCESS, PRIVATE AND PUBLIC UTILITY EASEMENTS AS SHOWN.

**SOLAR NOTE**

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**NOTES**

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP5 10464" OR "MAG" NAIL & ID DISK MARKED "NMP5 10464".
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. NO EXISTING EASEMENTS WERE LISTED IN THE TITLE COMMITMENT NO. 941185 DATED 9/24/2020 BY STEWART TITLE GUARANTY COMPANY.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER FLOOD AREAS, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0118G DATED 9/26/2008.
6. MAINTENANCE OF THE PRIVATE ACCESS EASEMENT AND PRIVATE UTILITY LINES WITHIN THIS EASEMENT IS THE RESPONSIBILITY OF THE BENEFICIARY OF THE EASEMENT, OWNER(S) OF LOT 2.

**FREE CONSENT**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES STATED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

JOE GRADY \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

COUNTY OF \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 BY \_\_\_\_\_

**SKETCH PLAT OF LOTS 1 AND 2  
 LANDS OF JOE GRADY  
 (REPLAT OF TRACTS 107A1A1 & 107A2A, MRGCD PROPERTY MAP 31)  
 ELENA GALLEGOS GRANT, PROJECTED SECTION 31, T11N, R3E, N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2021**

**APPROVED AND ACCEPTED BY:**

DRB NO. 2021- CASE NO. _____	_____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____
CITY ENGINEER	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE _____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE _____
A.M.A.F.C.A.	DATE _____
CODE ENFORCEMENT	DATE _____
CITY SURVEYOR	DATE _____

**UTILITY APPROVALS:**

PNM	DATE _____
NM GAS COMPANY	DATE _____
CENTURYLINK	DATE _____
COMCAST	DATE _____

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #10130610992230743 TRACTS 107A1A1 & 107A2A, M.R.G.C.D. PROPERTY MAP NO. 31, ELENA GALLEGOS GRANT PROPERTY OWNERS OF RECORD: JOE GRADY

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

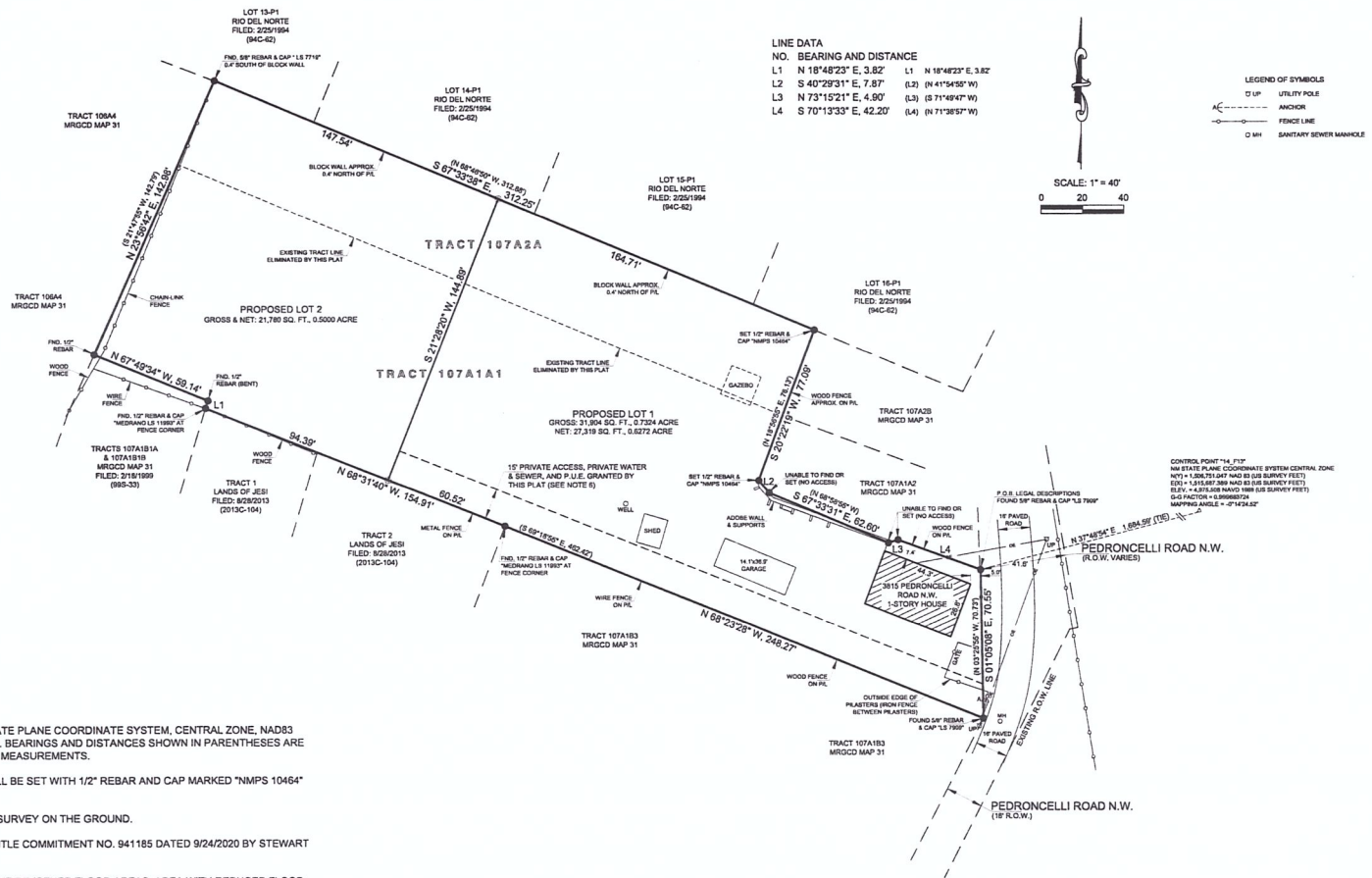
**SURVEYOR'S CERTIFICATION**

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
 1/18/2021  
 VLADIMIR JIRIK, NMP5 NO. 10464 DATE \_\_\_\_\_  
 PROFESSIONAL SURVEYING LLC  
 P.O. BOX 94595, ALBUQUERQUE, NM 87199  
 office 505.892.4597, cell 505.620.4228  
 professional.surveying@comcast.net



**SKETCH PLAT OF LOTS 1 AND 2  
LANDS OF JOE GRADY**  
(REPLAT OF TRACTS 107A1A1 & 107A2A, MRGCD PROPERTY MAP 31)  
ELENA GALLEGOS GRANT, PROJECTED SECTION 31, T11N, R3E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2021



**NOTES**

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