



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)	

**BRIEF DESCRIPTION OF REQUEST**

LOT CONSOLIDATION 3 LOTS INTO 2 LOTS  
VACATION AND DEDICATION OF BUILDING ENVELOPES

<b>APPLICATION INFORMATION</b>			
Applicant: FRANCES MCCARTY / MCCARTY RVT		Phone:	
Address: 4110 WATERWILLOW PL NW		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87120	
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: OWNER	List all owners:		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) 1-011-061-486-004-403-01</b>			
Lot or Tract No.: 27 P-1, 28 P-1 & 29 P-1	Block:	Unit: 1-011-060-481-506-113-36	
Subdivision/Addition: OXBOW BLUFF	MRGCD Map No.:	UPC Code: 1-011-060-472-502-113-35	
Zone Atlas Page(s): F-11	Existing Zoning: R-10	Proposed Zoning:	
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): 1.9940±	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 4110 WATERWILLOW PL NW	Between: SILVERY MINNOW PL	and: GREY HAWK PL	
<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: 2.2.2021
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	Action	Fees
PS-2021-00018	SK	\$50			
Meeting Date: February 10, 2021	Fee Total: \$50				
Staff Signature: <i>Vanessa A Segura</i>	Date: 2/2/21	Project # PR-2021-002017			

**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

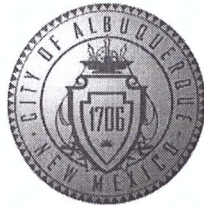
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

- 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.**

<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>	
Signature: <i>Derrick Archuleta</i>	Date: <i>2.2.2021</i>
Printed Name: <i>DERRICK ARCHULETA</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
PS-2021-00018	PR-2021-002017
<div style="text-align: right;">  </div>	
Staff Signature: <i>Vanessa A Segura</i>	
Date: <i>2/2/21</i>	



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

February 2, 2021

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

**RE: LOTS 27 P-1, 28 P-1 & 29 P-1, OXBOW BLUFF**

Ms. Wolfley and members of the Board:

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

The property owner would like to consolidate existing Lots 27 P-1, 28 P-1 and 29 P-1, Oxbow Bluff into two (2) lots. Proposed Lot 27 P-1A is to be 1.3383± net acres and Lot 29 P-1A at 0.6557± net acres on property zoned R-1D (Single Family – Extra Large Lot) on a total of 1.9940± acres.

The request also proposes the vacation and dedication of building envelopes to reflect proposed lots.

Proposed Lot 29 P-1A is currently developed with a single family residence.

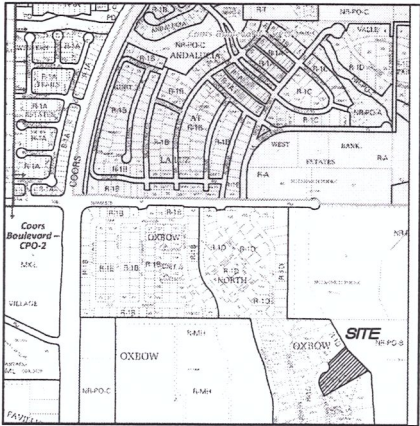
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the West Mesa Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal



Zone Atlas F-11-2

**VICINITY MAP**  
Not To Scale

PLAT OF  
**LOTS 27 P-1A AND 29 P-1A**  
**OXBOW BLUFF SUBDIVISION**  
(BEING A REPLAT OF LOTS 27 P-1, 28 P-1 AND 29 P-1,  
OXBOW BLUFF SUBDIVISION)

WITHIN  
PROJECTED SECTION 2,  
TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2021

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

	1/26/2021
Public Service Company of New Mexico	Date
	1/25/2021
New Mexico Gas Company	Date
	1/25/2021
Qwest Corporation d/b/a CenturyLink QC.	Date
	1/25/21
Comcast	Date

**CITY APPROVALS:**

	1/25/2021
City Surveyor	Date
M.R.G.C.D.	Date
Department of Municipal Development	Date
Code Enforcement	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

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

- 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.
- 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.
- Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV 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, 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts

**SURVEYORS CERTIFICATION**

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David Vigil  
NMPS No. 8911



SHEET 1 OF 3

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page F-11-2.

**SUBDIVISION DATA**

- Total number of existing Lots: 3
- Total number of Lots created: 2
- Total mileage of full width streets created: 0 miles
- Gross Subdivision acreage: 1.9940 acres.
- Total number of Tracts created: 0

**PURPOSE OF PLAT:**

The purpose of this Plat is to:

- Create 2 new Lots from three existing Lots as shown hereon.
- Vacate and Dedicate building envelopes.

PLAT OF  
**LOTS 27 P-1A AND 29 P-1A**  
**OXBOW BLUFF SUBDIVISION**  
(BEING A REPLAT OF LOTS 27 P-1, 28 P-1 AND 29 P-1,  
OXBOW BLUFF SUBDIVISION)

WITHIN  
PROJECTED SECTION 2,  
TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2021

LEGAL DESCRIPTION

Lots 27 P-1, 28 P-1 and 29 P-1, Oxbow Bluff Subdivision,  
Albuquerque, New Mexico, filed in the office of the County Clerk  
of Bernalillo County, New Mexico on February 23, 1999 in Book  
99C, Page 32.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

Plat entitled "Oxbow Bluff Subdivision, Albuquerque, New Mexico", filed in  
the office of the County Clerk of Bernalillo County, New Mexico on  
February 23, 1999 in Book 99C, Page 32.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 27 P-1A and 29 P-1A,  
Oxbow Bluff Subdivision, being a replat of Tracts 27 P-1, 28 P-1 and 29  
P-1, Oxbow Bluff Subdivision, Albuquerque, New Mexico, County Clerk of  
Bernalillo County, New Mexico on February 23, 1999 in Book 99C, Page 32,  
with the free consent of and in accordance with the wishes and desires of  
the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and  
proprietor(s) do hereby grant the public and private easements as shown  
hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold  
among them complete and indefeasible title in fee simple to the land  
subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the  
foregoing and do hereby represent that they are so authorized to act.

PROHIBITION ON PRIVATE RESTRICTIONS  
ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be  
subject to a 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 proposed plat.  
The foregoing requirement shall be a condition to approval of this  
plat."

OWNER

By: \_\_\_\_\_  
Frances Ann McCarty Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_ My commission expires \_\_\_\_\_  
Notary Public

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X"  
(Areas determined to be outside 0.2% annual chance floodplain.)  
in accordance with the National Flood Insurance Program Rate  
Map No. 35001C0114H, Effective Date 08-16-2012.

SHEET 2 OF 3

