



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"/> Variance for Carport within setback(s) (Form V)
<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)	MISCELLANEOUS APPLICATIONS	<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 (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Variance – Temporary Deferral of SW (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Variance – Sidewalk Waiver (Form V)	
SITE PLANS	<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Create 6 lots from 1 existing lot.

APPLICATION INFORMATION

Applicant: Victor Apodaca Phone: 505-401-2856
 Address: 412 Hannett Avenue, NE Email: Victor@jfqconstruction.com
 City: Albuquerque State: NM Zip: 87102
 Professional/Agent (if any): Wayjohn Surveying, Inc. Phone: 505-255-2052
 Address: 1609 2nd Street, NW Email: info@wayjohn.com
 City: Albuquerque State: NM Zip: 87102
 Proprietary Interest in Site: Owner List all owners: Victor and Jesus Apodaca

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 37-B-1 Block: NA Unit: NA
 Subdivision/Addition: MRGCD MRGCD Map No.: 37 UPC Code: 1 014 058 502 453 124 18
 Zone Atlas Page(s): k-15 Existing Zoning: R-1A Proposed Zoning: R-1A
 # of Existing Lots: 3 # of Proposed Lots: 1 Total Area of Site (acres): 0.8077

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 402 Gomez Ave, NE Between: Broadway Blvd, NE and: Edith Blvd, NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: Date: 2/25/2021
 Printed Name: Jeremy Klar Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2021-00038	SK	\$50.00			

Meeting/Hearing Date: March 17, 2021 Fee Total: \$50.00
 Staff Signature: Vanessa A Segura Date: 3/3/21 Project # PR-2021-005185

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? 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 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

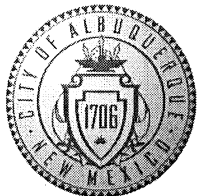
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- 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: <u>2/25/2021</u></p>
<p>Printed Name: <u>Jeremy Klar</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



1609 2ND Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

February 25, 2021

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Sketch Plat, Lands of Victor F. and Jesus F. Apodaca

To Whom It May Concern:

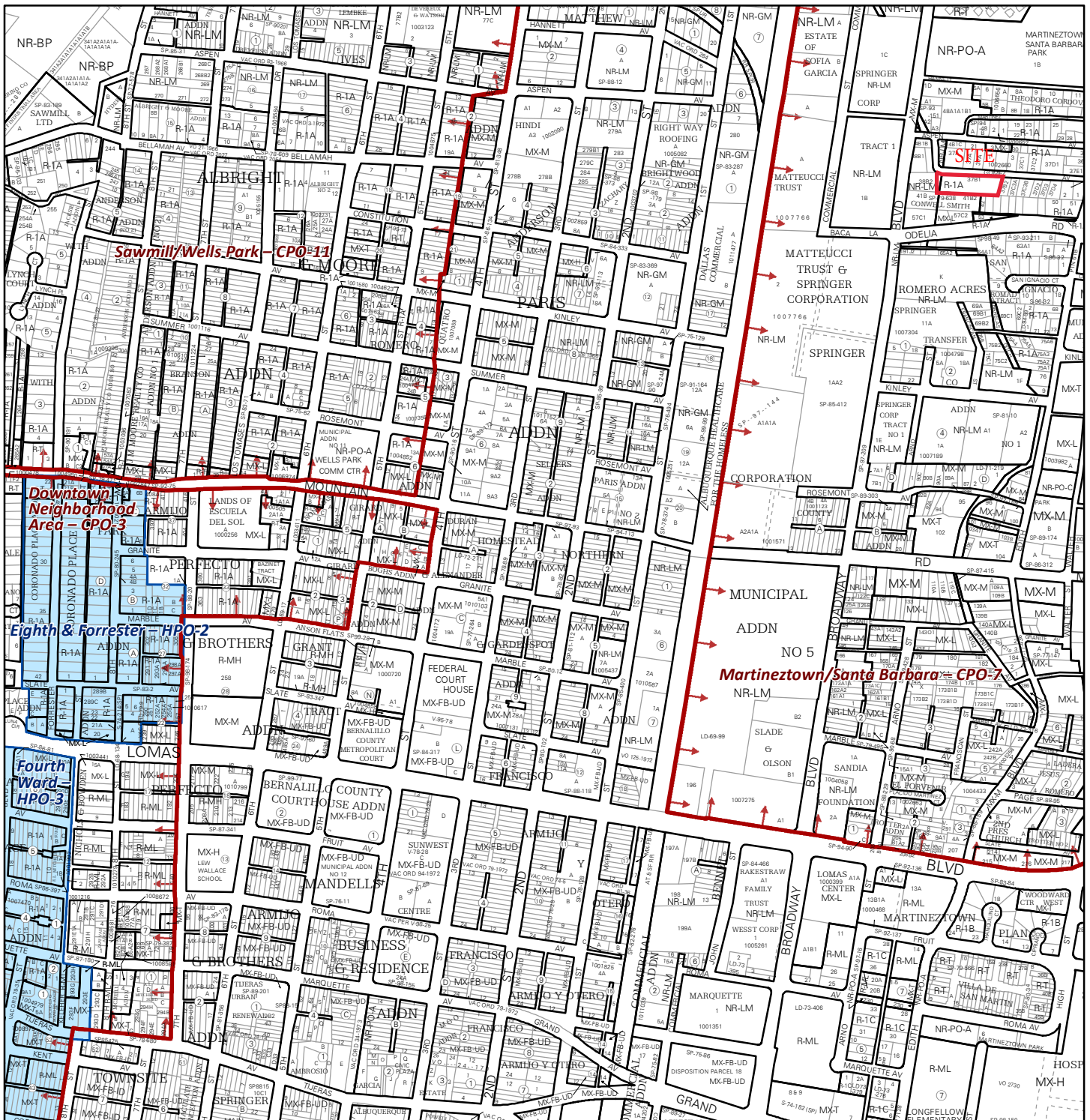
I am submitting a request for sketch plat review. My client would like to create 6 lots from one existing lot. The site has been recently demolished and is now vacant.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

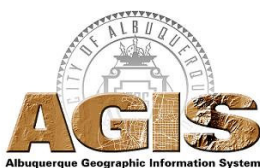
A handwritten signature in black ink, appearing to read "Thomas D. Johnston", is shown on a light-colored rectangular background.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

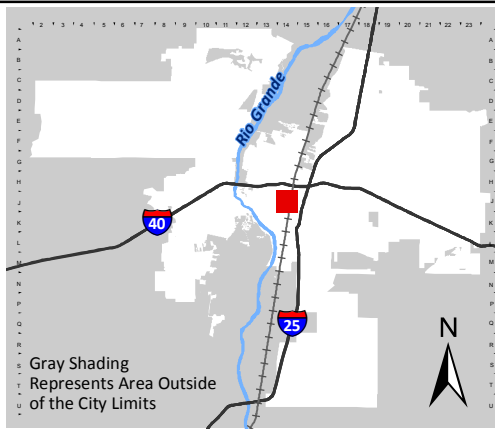


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

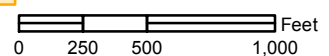


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-14-Z

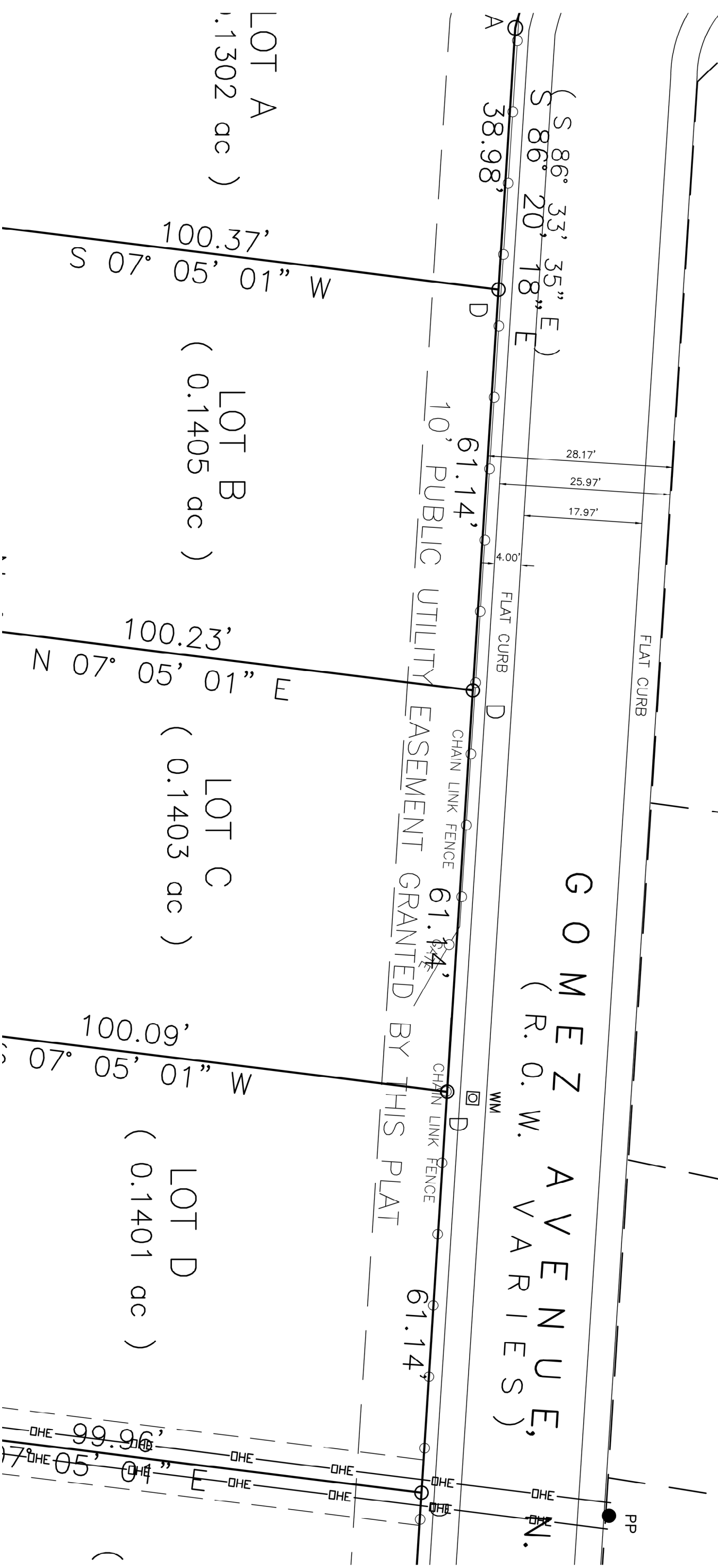
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



SIDEWALK EXHIBIT (EXISTING CONDITIONS)

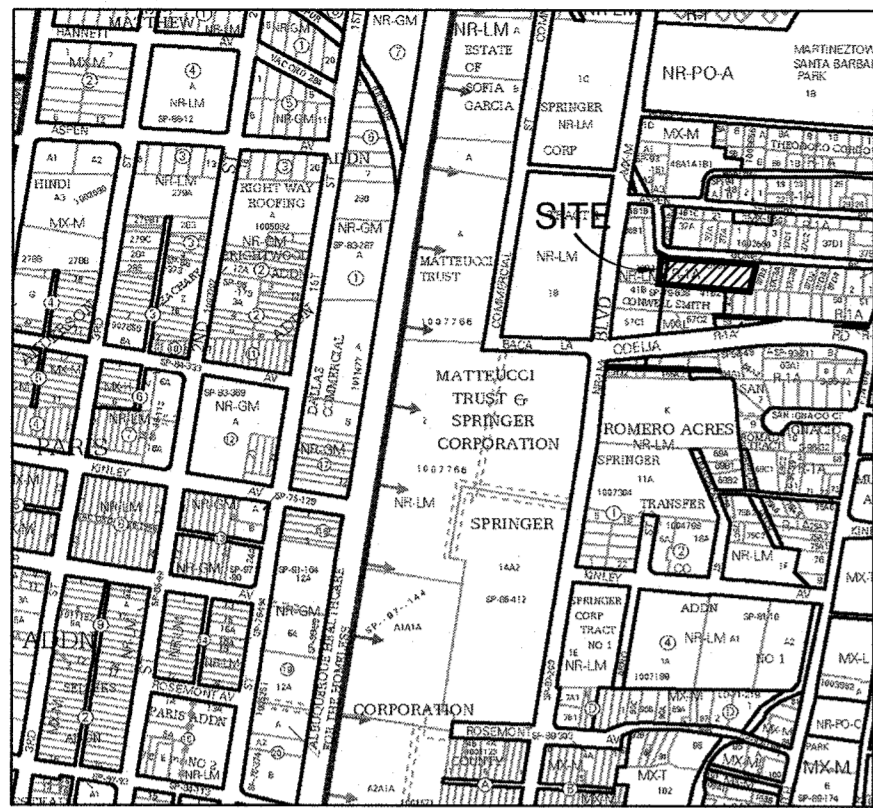
WESTERLY PORTION OF TRACT 37-A
M.R.G.C.D. MAP NO 37
(SURVEY REC 6/11/1997, IN VOL. 97S, FOLIO 67)

G O M E Z A V E N U E, (R. O. W. V A R I E S)



99.96'
05' 04" E

VICINITY MAP (J-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tract 37B1, Middle Rio Grande Conservancy District (MRGCD) Property Map No. 37, located within the Town of Albuquerque Grant, projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being described as follows:

BEGINNING at a point on the south line of said Tract 37B1, MRGCD Property Map No. 37, being the northeast corner of Tract 41B2, MRGCD Property Map No. 37 (plat filed 8/11/1980 in C17-42); thence N 86° 41' 13" W, 236.64 feet distance to the southwest corner of the parcel of land herein described being the southeast corner of Tract 38B2, MRGCD Property Map No. 37; thence N 00° 41' 31" E, 10.43 feet distance to the northwest corner of the parcel of land herein described being a point on the easterly line of Lot B, Lands of Julia McVay (plat filed 1/4/1995 in 95C-1); a point on the southerly line of Gomez Avenue N.E. and a point on curve; thence Southeastery, 24.18 feet distance along the arc of a curve bearing to the left (said arc having a radius of 47.79 feet, a central angle of 28° 59' 22" and a chord which bears S 61° 47' 15" E., 23.92 feet distance to a point; thence S 86° 33' 35" E, 340.73 feet distance to the northeast corner of the parcel of land herein described being the northwest corner of Tract 37B2, MRGCD Property Map No. 37; thence S 11° 12' 23" E, 99.19 feet distance to the southeast corner of the parcel of land herein described being the southwest corner of said Tract 37B2 and a point on the north line of Tract 44, MRGCD Property Map No. 37; thence, N 86° 27' 30" W, 107.15 feet distance to a point being the northwest corner of Tract 42, MRGCD Property Map No. 37; thence, S 02° 12' 35" W, 1.66 feet to the point of beginning of the parcel of land herein described.

PLAT OF
LANDS OF VICTOR F. AND
JESUS F. APODACA

A REPLAT OF TRACT 37-B-1, M.R.G.C.D. MAP NO. 37
WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating six lots from one existing lot.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Victor F. Apodaca _____ Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

) ss

COUNTY OF BERNALILLO)

On this _____ day of _____, 2021, the foregoing instrument was acknowledged by:

Victor F. Apodaca.

My Commission expires _____

Notary Public

Jesus F. Apodaca _____ Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

) ss

COUNTY OF BERNALILLO)

On this _____ day of _____, 2021, the foregoing instrument was acknowledged by:

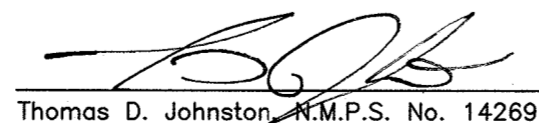
Jesus F. Apodaca.

My Commission expires _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.


Thomas D. Johnston, N.M.P.S. No. 14269

2.26.21
Date

PROJECT NUMBER: _____
Application Number: _____
Utility Company Approvals:

PNM Electric Services _____ Date

New Mexico Gas Company _____ Date

Qwest Corporation D/B/A Centurylink QC _____ Date

Comcast
City Approvals: _____ Date

City Surveyor _____ Date

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineering/Hydrology _____ Date

Code Enforcement _____ Date

DRB Chairperson, Planning Department _____ 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

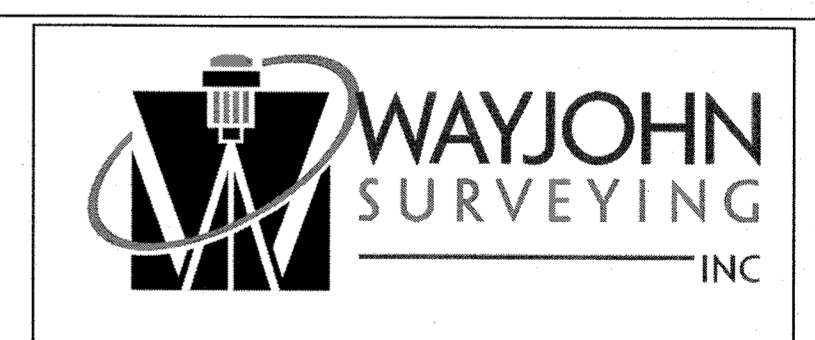
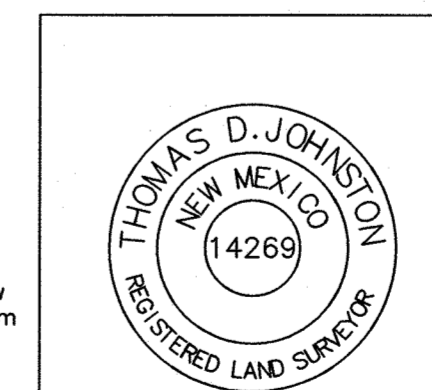
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which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

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 014 058 502 453 124 18

PROPERTY OWNER OF RECORD:
APODACA, VICTOR F. AND JESUS F.
BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No. Sketch Plat
- Zone Atlas Index No. J-14
- Gross acreage 0.8077 Ac.
- Existing number of lots 1
Replatted number of lots 6



INDEXING INFORMATION FOR COUNTY CLERK
APODACA, VICTOR F AND JESUS A
LOCATION: SECTION 17, T10N, R3E
LANDS OF VICTOR F. AND JESUS F.
APODACA

DRAWN: J T K
CHECKED: T D J
DRAWING NO.
SP-12-02-2020.DWG

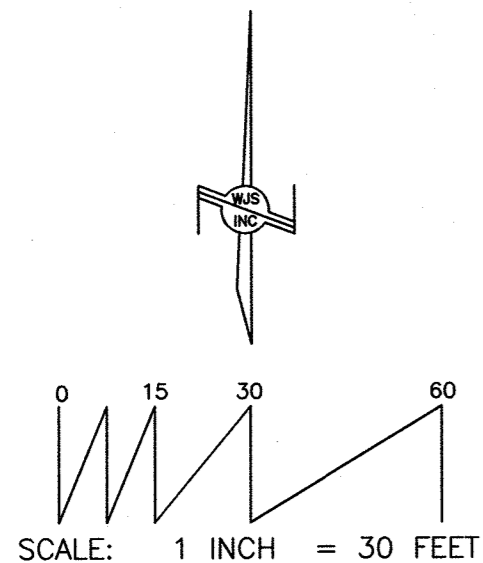
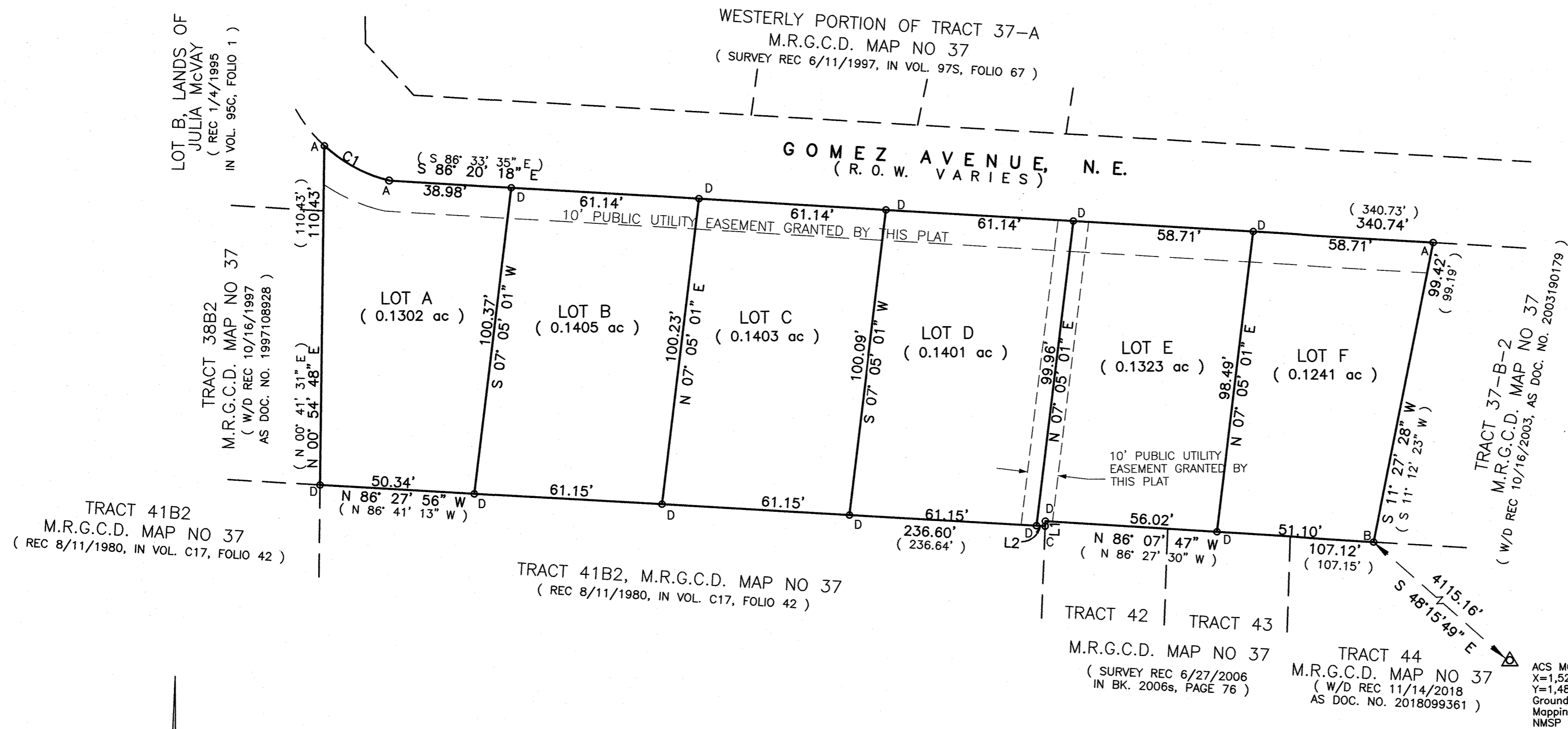
SCALE:
1" = 30'
24 FEB 2021

FILE NO.
SP-12-02-2020
SHEET 1 OF 2

PLAT OF
LANDS OF VICTOR F. AND
JESUS F. APODACA

A REPLAT OF TRACT 37-B-1, M.R.G.C.D. MAP NO. 37
WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
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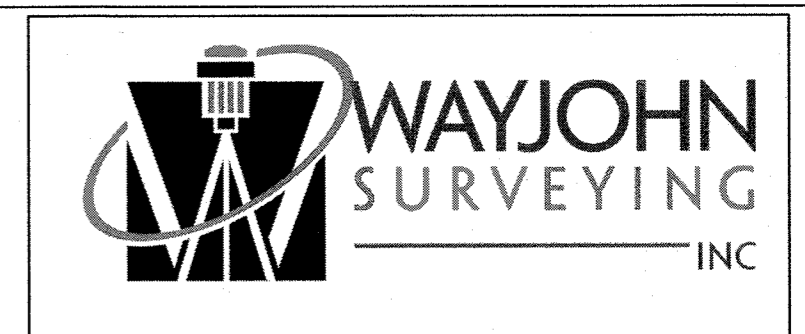
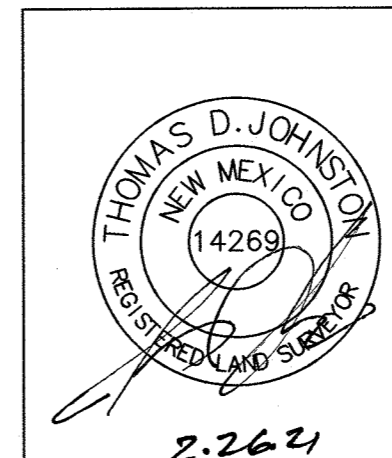
COUNTY CLERK RECORDING LABEL HERE



- FOUND/SET MONUMENT LEGEND:
- A: FOUND #4 REBAR AND CAP "LS 10464"
 - B: FOUND #4 REBAR AND CAP "LS 12447"
 - C: FOUND #5 REBAR NO CAP
 - D: SET #4 REBAR AND CAP "WAYJOHN 14269"

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
C1	47.79'	24.18'	28° 59' 22"	S 61° 37' 34" E, 23.92'
(C1)	47.79'	24.18'	28° 59' 22"	S 61° 47' 15" E, 23.92'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 02°25'52" W	1.66'
(L1)	S 02°12'45" W	1.66'
L2	N 86°27'56" W	2.81'



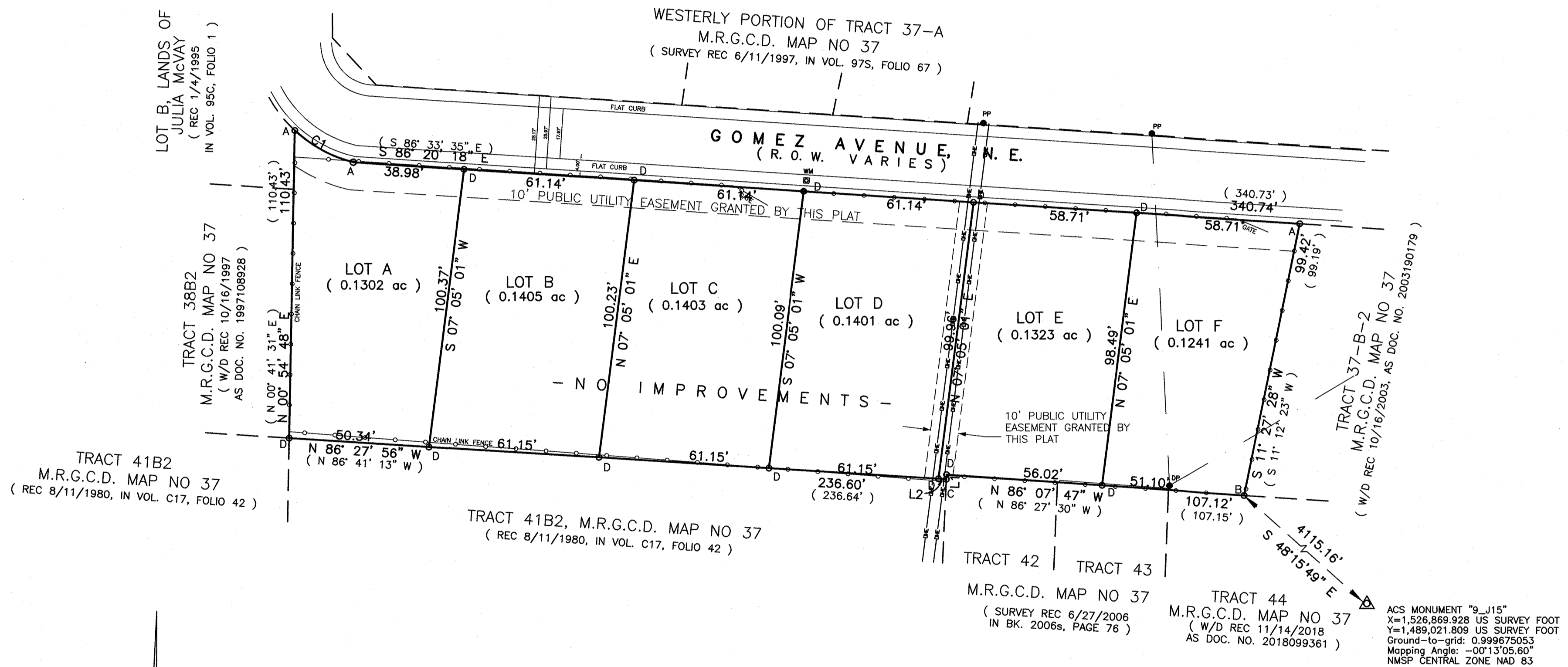
INDEXING INFORMATION FOR COUNTY CLERK APODACA, VICTOR F AND JESUS A	DRAWN: J T K	SCALE: 1" = 30'	FILE NO.
	CHECKED: T D J		SP-12-02-2020
LOCATION: SECTION 17, T10N, R3E LANDS OF VICTOR F. AND JESUS F. APODACA	DRAWING NO. SP-12-02-2020.DWG	24 FEB 2021	SHEET 2 OF 2

COUNTY CLERK RECORDING LABEL HERE

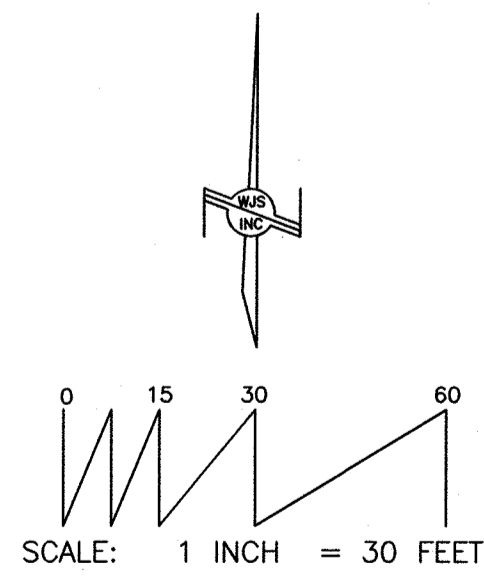
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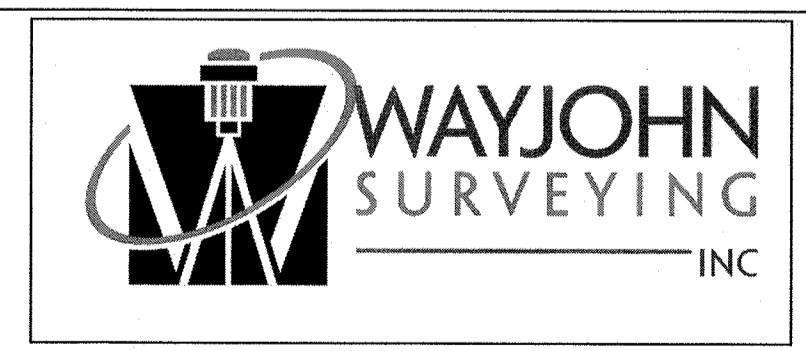
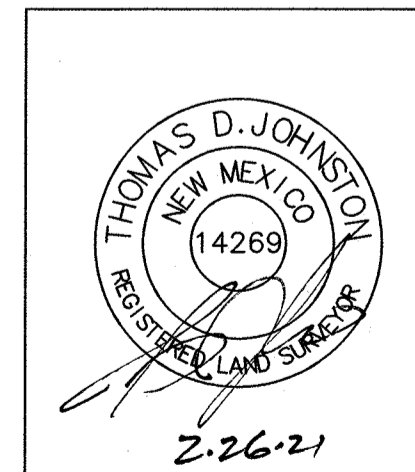
EXISTING CONDITIONS



ACS MONUMENT "S-J15"
 X=1,526,869.928 US SURVEY FOOT
 Y=1,489,021.809 US SURVEY FOOT
 Ground-to-grid: 0.999675053
 Mapping Angle: -00°13'05.60"
 NAD83 CENTRAL ZONE NAD 83



○ FOUND/SET MONUMENT LEGEND:
 A: FOUND #4 REBAR AND CAP "LS 10464"
 B: FOUND #4 REBAR AND CAP "LS 12447"
 C: FOUND #5 REBAR NO CAP
 D: SET #4 REBAR AND CAP "WAYJOHN 14269"



INDEXING INFORMATION FOR COUNTY CLERK APODACA, VICTOR F AND JESUS A LOCATION: SECTION 17, T10N, R3E LANDS OF VICTOR F. AND JESUS F. APODACA	DRAWN: J T K	SCALE: 1" = 30'	FILE NO. SP-12-02-2020
	CHECKED: T D J	DRAWING NO. SP-12-02-2020.DWG	24 FEB 2021 EXHIBIT
	DATE: 24 FEB 2021		