



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 SW (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		
CREATE 10 LOTS FROM 1 EXISTING LOT		

APPLICATION INFORMATION		
Applicant: OXBOW TOWN CENTER LLC		Phone:
Address: 4811-A HARDWARE DR NE		Email:
City: ALBUQUERQUE	State: NM	Zip: 87109
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 <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 X-2-A	Block:	Unit:
Subdivision/Addition: UNIV. OF ABQ URBAN CENTER	MRGCD Map No.:	UPC Code: 101106018038720105
Zone Atlas Page(s): G-11	Existing Zoning: NR-C	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 10	Total Area of Site (Acres): 26.5±

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3801 COORS NW	Between: ST. JOSEPH'S DR	and: ATRISCO DR.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1005357 1000032		

Signature: <i>Derrick Archuleta</i>	Date: 6.15.2021
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
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 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 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


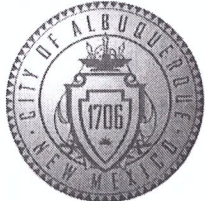
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

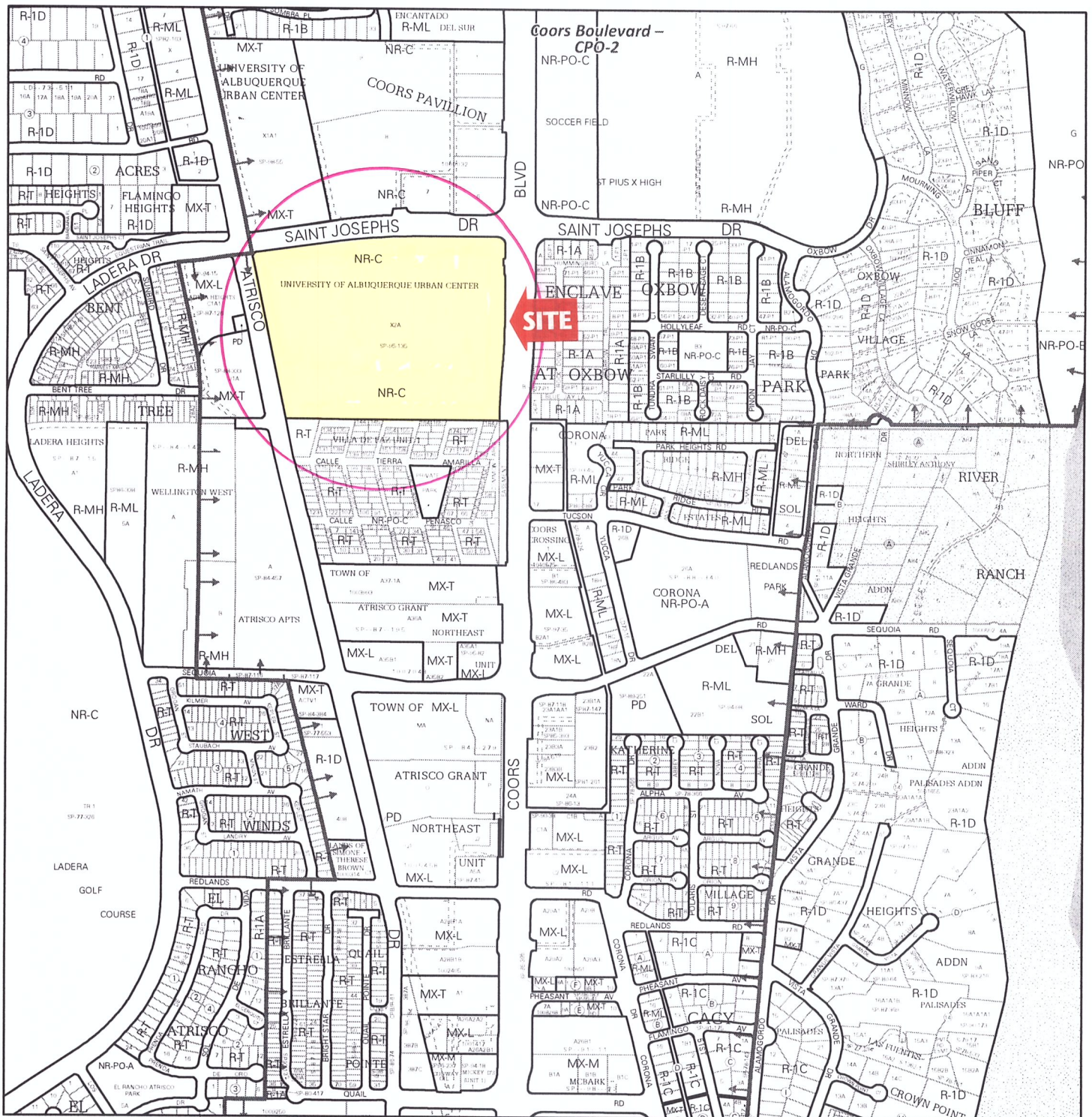
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

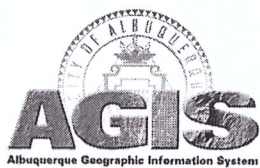
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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: 6.15.2021</p>	
<p>Printed Name: DERRICK ARCHULETA</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>		

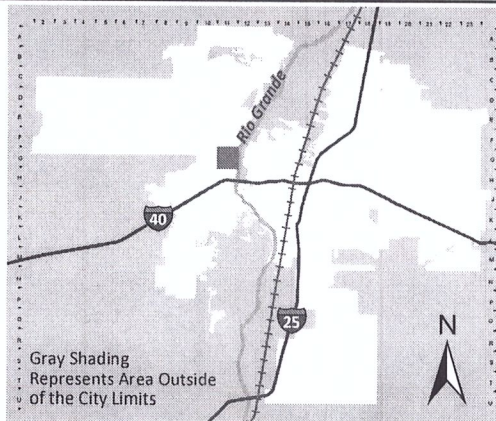


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
G-11-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

0 250 500 1,000
Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

June 14, 2021

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

RE: TRACT X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER

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 create ten (10) lots on existing Tract X-2-A, University of Albuquerque Urban Center. Proposed Lots 1 thru 10 will range from 0.8133± net acres to 11.1694± net acres on property zoned NR-C (Non Residential – Commercial) on a total of 26.5± acres.

The property is currently undeveloped.

The site is governed by the Area of Change 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

FLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
 WITHIN
 IN
THE TOWN OF ATRISCO GRANT

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2021

PROJECT NUMBER: _____
 Application Number: _____

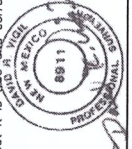
PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC.	Date
Comcast	Date
<u>CITY APPROVALS:</u>	
<i>Larisa N. Rosenkover P.S.</i>	6/14/2021
City Surveyor	Date
M.R.C.C.D.	Date
Department of Municipal Development	Date
Code Enforcement	Date
Traffic Engineering, Transportation Division	Date
ABC/MUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYORS CERTIFICATION

I, David Vigil, New Mexico Professional Surveyor Number 8911, certify that I have prepared the attached notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico; that I am a duly Licensed Professional Engineer and am registered with the State Board of Professional Engineers and Professional Surveyors; that I am duly Licensed Professional Engineer and Professional Surveyor; that I meet the minimum requirements for surveys and monumentation at the Albuquerque Subdivision Ordinance; that it shows all easements and encumbrances that I know exist; that it is true, correct to the best of my knowledge and belief.



David Vigil
 NMPS No. 8911



TREASURERS CERTIFICATION

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

_____	Date
_____	Date
_____	Date
Bernalillo County Treasurer	Date

PUBLIC UTILITY EASEMENTS

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

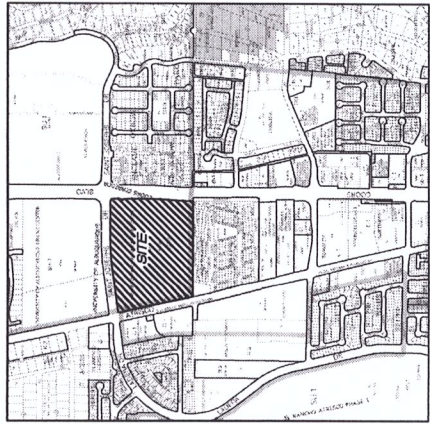
- Public Service Company of New Mexico ("PNM"), a New Mexico corporation (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, and related facilities reasonably necessary to provide electrical services.
- New Mexico 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 facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other 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 the right to install, maintain, and service such facilities, with the right and privilege of going upon and over the land.
- Center for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to 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 belowground), structure, or other structure shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be held responsible for correcting any violations of National Electrical Safety Code and any other applicable codes and standards of any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, 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 (PSC) does not warrant the accuracy of the survey data. Title Search of the properties shown herein. Consequently, PNM and NMGC do not waive or release any easement or easements 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, including but not limited to, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for the subdivision, the subdivision, addition, or plat, said District shall have the right to file suit to enforce its water rights and services to any portions thereof, other than from existing turnouts



Zone Atlas G-11-Z

VICINITY MAP
 Not To Scale

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 G-11-Z.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 10
- Total mileage of full width streets created: 0 miles
- Gross Subdivision acreage: 26.4992 acres.
- Total number of Tracts created: 0

PURPOSE OF PLAT:

- The purpose of this Plat is to:
- Create 10 new Lots from One existing Tract as shown hereon.

PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
 WITHIN
 THE TOWN OF ATRISCO GRANT
 IN
 PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2021

LEGAL DESCRIPTION

Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, The University of Albuquerque Urban Center, Bernalillo County, New Mexico, as the same is shown and designated on amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1985, in Plat Book 95C, page 250.

FREE CONSENT AND DEDICATION

SURVIVED and SUBDIVIDED and now comprising Lots 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, with the free consent of and in accordance with the wishes and desires of the undersigned 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.

OWNER
 Cobow Town Center LLC NM CO

By: _____ Date _____
 William R. Keener
 Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

Notary Public _____ My commission expires _____

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed March 12, 1988, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.
- B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," JANUARY 1985, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.
- C. Plat entitled "REPLAT MAP FOR TRACT X A PORTION OF THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, NEW MEXICO," MAY, 1987, filed November 17, 1987 in Volume 95C, Folio 28, records of Bernalillo County, New Mexico.
- D. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. SP000104432, dated March 24, 2021.

PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

The property, with the area of this plat, shall at any time be subject to the installation of solar collectors. No deed, mortgage, lease, or other instrument, or any restriction 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.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the Flood Insurance Program Rate Map No. 35001C0329 H, Effective Date: 08/18/12.



**FLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

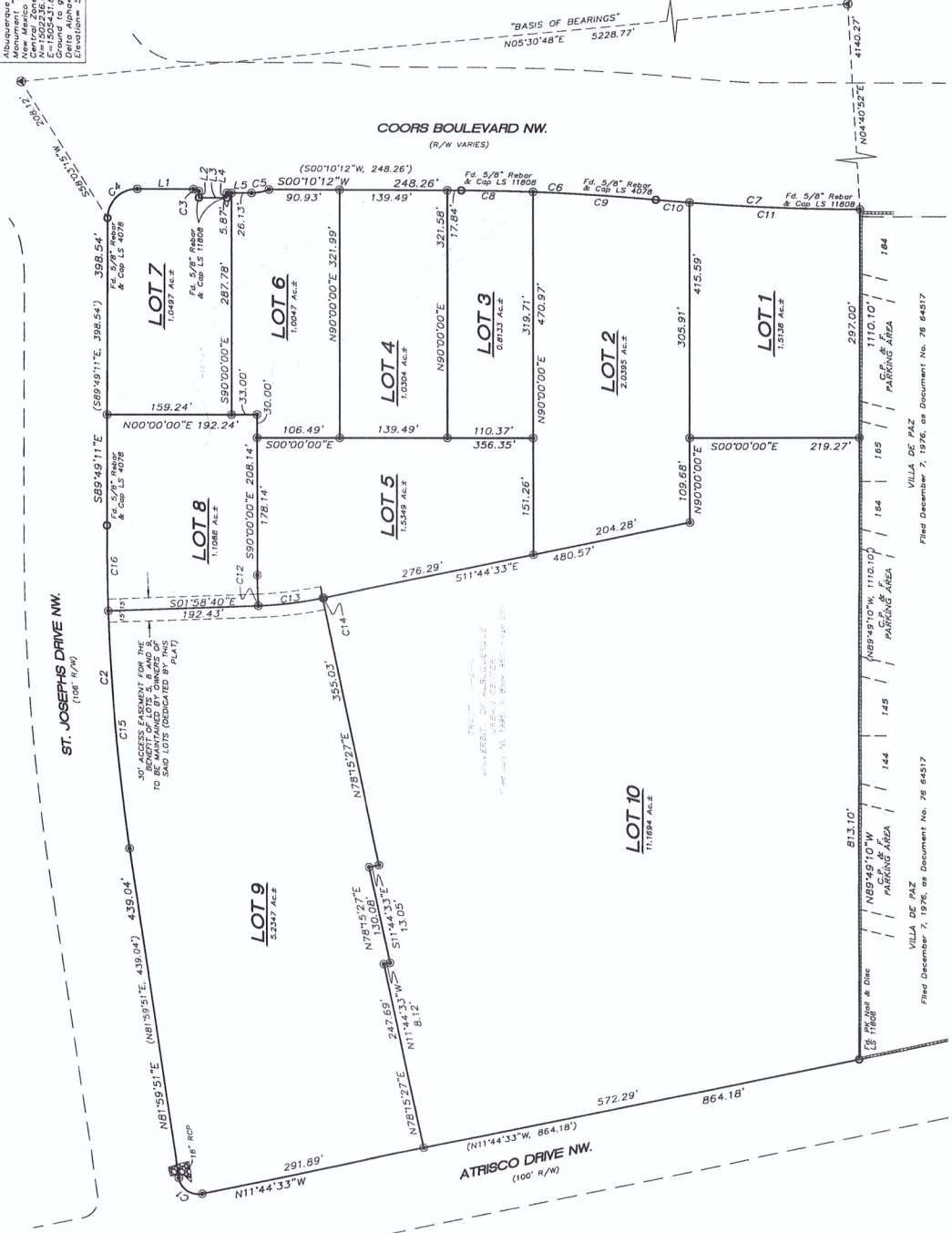
JUNE, 2021

Albuquerque Control Survey
Monument "B.C.11"
NAD 83
Center Point (NAD 83) as published:
N=1502336.625 U.S. SURVEY FEET
E=1000000.000 U.S. SURVEY FEET
Datum: NAVD83
Ground to grid factor: 0.999850022
Elevation: 5110.000 U.S. SURVEY FEET (NAVD83)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.91' (40.91')	25.00' (25.00')	26.70' (26.70')	36.50' (36.50')	S33°07'10"W (S33°07'10"W)	83°45'42" (83°45'42")
C2	420.88' (420.88')	2947.00' (2947.00')	310.80' (310.80')	420.52' (420.52')	S86°05'20"W (S86°05'20"W)	81°05'8" (81°05'8")
C3	7.37' (7.37')	56.63' (56.63')	3.69' (3.69')	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	72°7'06" (72°7'06")
C4	59.69' (59.69')	38.00' (38.00')	38.00' (38.00')	53.74' (53.74')	N44°48'30"W (N44°48'30"W)	89°59'59" (89°59'59")
C5	23.05' (23.05')	56.63' (56.63')	11.69' (11.69')	22.89' (22.89')	S17°09'12"E (S17°09'12"E)	23°19'28" (23°19'28")
C6	249.78' (249.78')	2786.79' (2786.79')	248.98' (248.98')	249.70' (249.70')	N02°44'16"E (N02°44'16"E)	5°09'08" (5°09'08")
C7	263.71' (263.71')	2947.00' (2947.00')	263.63' (263.63')	263.63' (263.63')	S02°44'22"W (S02°44'22"W)	5°09'04" (5°09'04")
C8	92.56' (92.56')	2786.79' (2786.79')	48.28' (48.28')	92.56' (92.56')	N1°07'18"E (N1°07'18"E)	1°58'11" (1°58'11")
C9	157.22' (157.22')	2786.79' (2786.79')	76.63' (76.63')	157.20' (157.20')	N3°41'27"E (N3°41'27"E)	3°13'57" (3°13'57")
C10	43.28' (43.28')	2942.79' (2942.79')	21.64' (21.64')	43.28' (43.28')	S4°53'07"W (S4°53'07"W)	0°50'34" (0°50'34")
C11	220.43' (220.43')	2942.79' (2942.79')	110.27' (110.27')	220.38' (220.38')	S2°19'05"W (S2°19'05"W)	4°17'31" (4°17'31")
C12	0.22' (0.22')	500.00' (500.00')	0.11' (0.11')	0.22' (0.22')	S1°59'20"E (S1°59'20"E)	0°07'29" (0°07'29")
C13	83.45' (83.45')	500.00' (500.00')	41.82' (41.82')	83.36' (83.36')	S8°47'01"E (S8°47'01"E)	9°13'42" (9°13'42")
C14	1.54' (1.54')	500.00' (500.00')	0.77' (0.77')	1.54' (1.54')	S11°30'15"E (S11°30'15"E)	0°10'36" (0°10'36")
C15	310.23' (310.23')	2947.00' (2947.00')	155.26' (155.26')	310.09' (310.09')	S89°00'48"W (S89°00'48"W)	6°01'54" (6°01'54")
C16	110.64' (110.64')	2947.00' (2947.00')	55.33' (55.33')	110.64' (110.64')	S89°06'17"W (S89°06'17"W)	2°09'04" (2°09'04")

Albuquerque Control Survey
Monument "B.C.11"
NAD 83
Center Point (NAD 83) as published:
N=1502336.625 U.S. SURVEY FEET
E=1000000.000 U.S. SURVEY FEET
Datum: NAVD83
Ground to grid factor: 0.999850022
Elevation: 5110.000 U.S. SURVEY FEET (NAVD83)

LINE	LENGTH	BEARING
L1	71.53'	S00°10'11"W
L2	8.53'	N89°49'48"W
L3	38.00'	S00°10'12"W
L4	6.36'	S00°10'12"W
L5	32.00'	S00°10'12"W



VILLA DE PAZ
Filed December 7, 1976, as Document No. 76 64517

VILLA DE PAZ
Filed December 7, 1976, as Document No. 76 64517