



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			
SUBDIVISION: CREATE 2 LOTS FROM 1 EXISTING LOT			

APPLICATION INFORMATION			
Applicant: JEFFEREY SIEMBIEDA		Phone:	
Address: 1729 ARCHULETA DR NE		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87112	
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:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: LOT 9		Block: 2	Unit:
Subdivision/Addition: BUENA VISTA HEIGHTS		MRGCD Map No.:	UPC Code: 1-015-057.510.245.430.12
Zone Atlas Page(s): K-15	Existing Zoning: MX-M		Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 2		Total Area of Site (Acres): 0.16 ±
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 2132 GOLD AV SE		Between: YALE BLVD	and: BUENA VISTA DR
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature: <u>Derrick Archuleta</u>		Date: 6.30.2021	
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
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.

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.

Signature: Derrick Archuleta

Date: 6.30.2021

Printed Name: DERRICK ARCHULETA

☐ Applicant or ☒ Agent

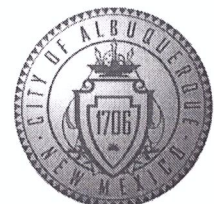
FOR OFFICIAL USE ONLY

Case Numbers:

Project Number

Staff Signature:

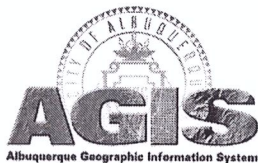
Date:



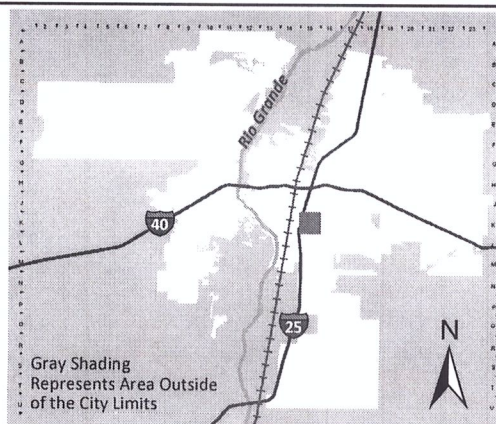


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:

K-15-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 30, 2021

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

RE: LOT 9, BLOCK 2, BUENA VISTA HEIGHTS

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 subdivide existing Lot 9, Block 2, Buena Vista Heights into two (2) lots. Proposed Lots 9-A and 9-B are each to be 0.0815± net acres on property zoned MX-M (Mixed Use – Moderate Intensity).

The site is currently developed with a duplex addressed at 2132 Gold Avenue SE.

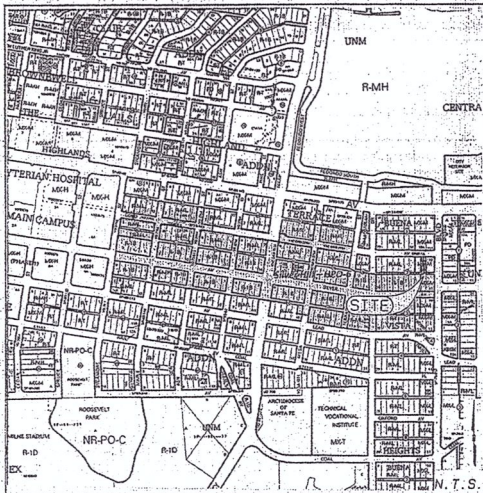
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Near Heights Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP
Principal



VICINITY MAP
ZONE ATLAS K-15-2

PLAT OF
LOTS 9A AND 9B
BUENA VISTA HEIGHTS
BEING A REPLAT OF LOT 9, BLOCK 2
BUENA VISTA HEIGHTS
PROJECTED SECTION 21, T. 10 N. R. 3 E. NMPM,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2021

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING LOT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURERS OFFICE _____

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.
- QUEST CORPORATION DBA CENTURY LINK OC 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 THE 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, STRUCTURES SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATION 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMG DO NOT WAIVE NOR RELEASE OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

UTILITY APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	_____	DATE	_____
QUEST CORPORATION DBA CENTURY LINK OC	_____	DATE	_____
COMCAST CABLE	_____	DATE	_____
NEW MEXICO GAS COMPANY (NMG)	_____	DATE	_____

LEGAL DESCRIPTION

LOT NUMBERED NINE (9) IN BLOCK NUMBERED TWO (2) OF BUENA VISTA HEIGHTS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 6, 1923, IN PLAT BOOK C2, PAGE 49A.

FREE CONSENT

SURVEYED AND REPLATED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOTS 9A AND 9B BUENA VISTA HEIGHTS, WITH CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF, THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

JEFFREY C. SIEMBIEDA _____ DATE _____

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2021.

BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

M.R.G.C.D. APPROVAL STAMP

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 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.

PROJECT NO. _____

APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

CITY SURVEYOR _____ DATE _____

CITY ENGINEER _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

SURVEYORS CERTIFICATION

I, LORENZO E. DOMINGUEZ, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION. I SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR UNKNOWN TO ME BY THE OWNERS AND/OR ITS PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Lorenzo E. Dominguez
LORENZO E. DOMINGUEZ
NMLS NO. 10461

6-7-2021
DATE

SUBDIVISION DATA/NOTES

1. THAT HAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION;
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83
3. AND ARE BASED UPON ACES MONUMENTS "8-113" AND "9-113", AS SHOWN HEREON.
4. DISTANCES ARE IN FEET AND DECIMAL DISTANCES.
5. GROSS ACRES = 0.1630 ACRES
6. NUMBER OF EXISTING LOTS = 1
7. NUMBER OF LOTS CREATED = 2
8. PROPERTY SURVEYED MAY 2021.
9. EXISTING ZONING IS LK-M-1
10. UPG # 10150757-04543012
11. ALL CORNERS SET WITH 1/2" REBAR AND CAP L5#10461 UNLESS OTHERWISE INDICATED
12. NO PROPERTY WITHIN THE AREA OF REQUESTED DEVELOPMENT SHALL AT ANY TIME BE SUBJECT
13. TO DEED-REGISTERED EASEMENT, EJECTMENT, EASEMENT AGREEMENT PROHIBITING SOLAR COLLECTORS
14. FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF
15. THE PROPOSED DEVELOPMENT.
16. DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH
17. DEVELOPMENT.
18. GROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS,
19. UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
20. TO PREVENT ACCESS TO ADJACENT PROPERTIES FROM ADJACENT ROADWAYS AND PROPERTIES
21. UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
22. NO MASS SITE GRADING, CLEARING, OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING
23. AND DRAINAGE PLAN.
24. SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL
25. FLOOD HAZARD, PER F.I.R.C. MAP NUMBER 3600 LOCATED 16 LAST REVISION APRIL 16, 2000.
26. THE PROPERTY OWNER SHALL GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL
27. FENEA AGENT SHOULD BE CONTACTED FOR VERIFICATION.
28. THIS PROPERTY LIES WITHIN A FLOOD PLAIN AS DEFINED AS AREAS PROTECTED BY LEVEES.
29. THERE IS MINIMAL FLOOD, OVERTOPPING OR FAILURE OF THE STRUCTURE PROTECTING THIS
30. AREA IS POSSIBLE. FLOOD INSURANCE AND ADHERENCE TO ELEVATION PROCEDURES ARE STRONGLY
31. RECOMMENDED.
32. UPON FURTHER DEVELOPMENT, A GRADING AND DRAINAGE PLAN MAY BE REQUIRED.



SURVEYING

243-1212 OFFICE
248-0833 FAX
ASURVEYING1001@COMCAST.NET
PROJECT L211331

