



**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 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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 or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> 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 S/W (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>		
Sketch plat review of subdivision creating three new tracts from one existing tract. Granting of easements, and has an associated zoning change request.		

<b>APPLICATION INFORMATION</b>			
Applicant: Jon Jernigan		Phone:	
Address: 775 Baywood Dr., Suite 318		Email:	
City: Petaluma	State: CA	Zip: 94954	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
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.: Tracts 6 and 7		Block:	Unit:
Subdivision/Addition: West of Westland		MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): K-08-Z	Existing Zoning: NR-C	Proposed Zoning RM-C and NR-C	
# of Existing Lots: 2	# of Proposed Lots: 3	Total Area of Site (Acres): 10.0037	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 10205 Central Ave. N.W.		Between: 102nd Street NW	and: 106th Street NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b>		<b>Date:</b> 07/27/2021			
<b>Printed Name:</b> Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:			Date:		
			<b>Project #</b>		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

☒ SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing?   N/A   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
- ☒ 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

- 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
- Proposed Final Plat (7 copies, 24” x 36” folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)



- 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
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- 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)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11” by 17” maximum)
- Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)
- Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

☐ MINOR AMENDMENT TO PRELIMINARY PLAT

- 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
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable

**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.**

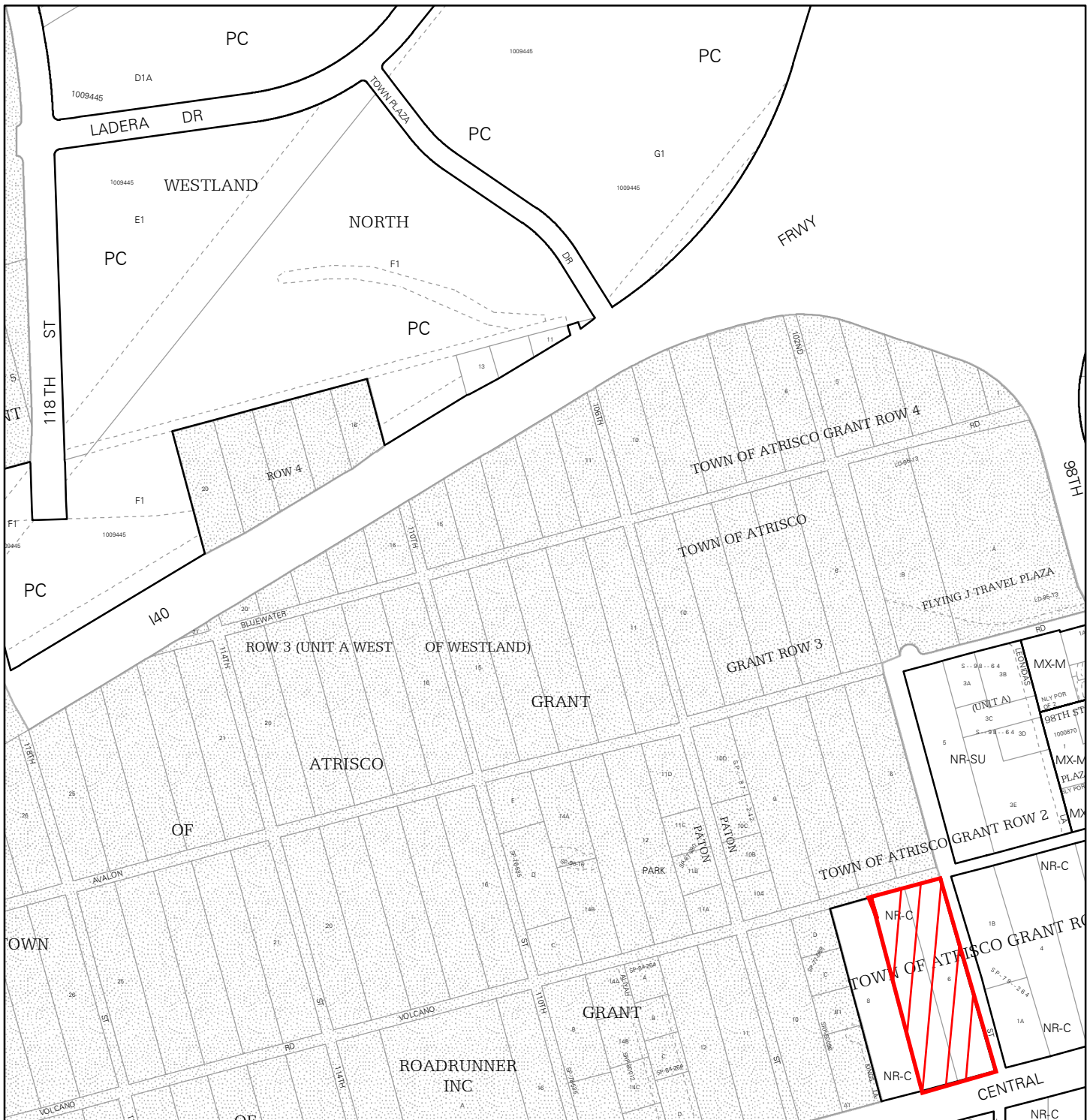
<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>		
Signature: 		Date: 07/27/2021
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number: _____		
Case Numbers _____		
_____		
_____		
_____		
Staff Signature: _____		
Date: _____		

## **UPC Codes for Parcels in this Platting Action**

UPC #: 100805747102640106 (Tract 6)

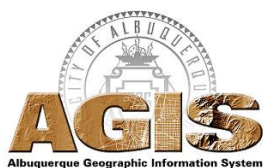
UPC #: 100805745602240105 (E 1/2 of Tract 7)

UPC #: 100805744602040104 (W 1/2 of Tract 7)

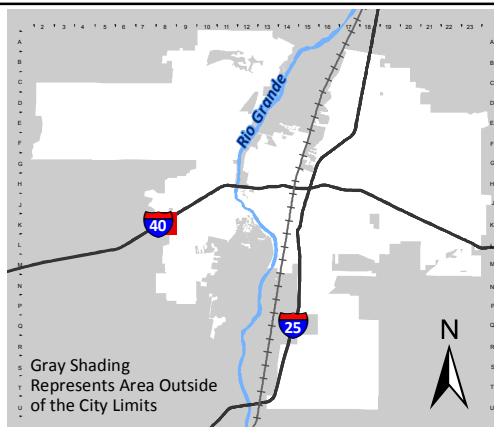


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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-08-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

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

July 20, 2021

Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Tracts 6 and 7, Row 1, Unit A of West of Westland in the Town of Atrisco Grant**

Members of the Board:

Cartesian Surveys is acting as an agent for Jon Jernigan and requests a sketch plat review to create three (3) new tracts from two (2) existing tracts by subdivision of Tracts 6 and 7, Row 1, Unit A of West of Westland in the Town of Atrisco Grant at 10205 Central Ave NW between 102nd Street NW and 106 Street NW. The property is currently zoned as NR-C, and the client is currently seeking a zoning change for RM-C zoning for the largest proposed tract.

Thank you,  
Ryan J. Mulhall



Sketch Plat for  
Lots 6-A, 6-B, and 7-A  
Loma Vista II Manufactured  
Housing Development  
Being Comprised of  
Tracts 6 and 7  
West of Westland, Town of  
Atrisco Grant Row 1, Unit A  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (NM RIGHT OF WAY MAP – JOB NO. F1–178(9), DATED SEPTEMBER 1954)
	FOUND MONUMENT AS INDICATED
	SET PK NAIL WITH CAP "LS 14271"
	COVERED AREA
	CONCRETE
	WOOD DECK
	UTILITY PEDESTAL
	WOOD FENCE
	WIRE FENCE
	METAL FENCE
	BLOCK WALL
	CHAINLINK FENCE
	RAILROAD TIES
	HANDRAIL
	BOLLARD
	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
	LIGHT POLE
	ELECTRIC METER
	TRANSFORMER
	GAS METER
	GAS VALVE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	MAILBOX
	SANITARY SEWER MANHOLE
	SAS CLEANOUT
	IRRIGATION BOX
	SIGN
	CURB CUT/INDICATION OF ACCESS TO ROADWAY
	STAIRS
	UNDERGROUND GAS UTILITY LINE
	UNDERGROUND WATER UTILITY LINE
	UNDERGROUND SANITARY SEWER LINE

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com

Indexing Information

Section 20, Township 10 North, Range 2 East, N.M.P.M.  
as Projected into the Town of Atrisco Grant  
Subdivision: Row 1, Unit A, West of Westland Town of Atrisco Grant  
Owner: Fiesta Beverages Inc DBA Tumbleweed Night Club (Tract 6 & 7)  
UPC #: 100805747102640106 (Tract 6)  
UPC #: 100805745602240105 (E 1/2 of Tract 7)  
UPC #: 100805744602040104 (W 1/2 of Tract 7)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON

Subdivision Data

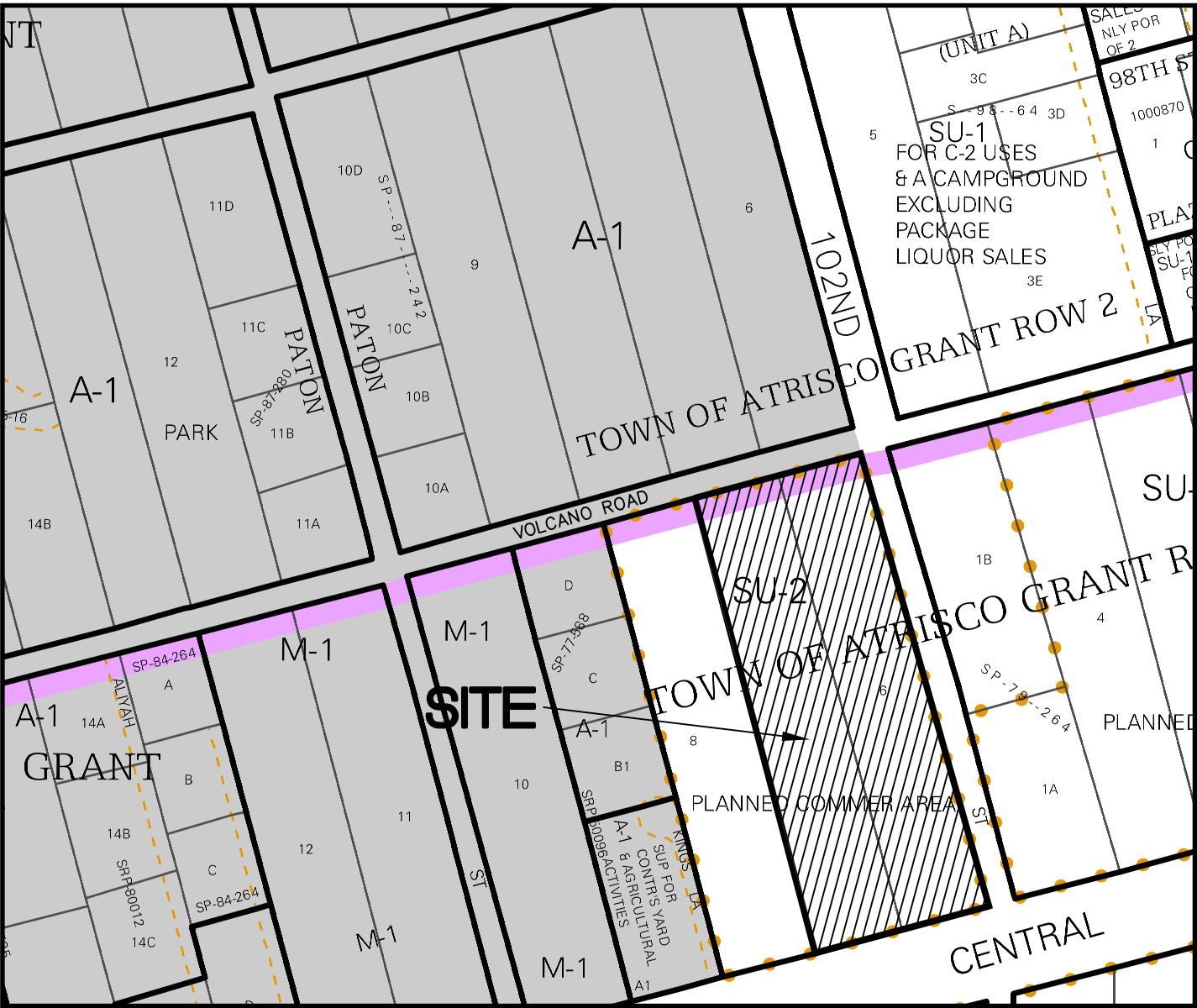
GROSS ACREAGE. . . . .10.0037 ACRES  
ZONE ATLAS PAGE NO. . . . .K–8–Z  
NUMBER OF EXISTING LOTS. . . . .3  
NUMBER OF LOTS CREATED. . . . .3  
MILES OF FULL–WIDTH STREETS. . . . .0.0000 MILES  
MILES OF HALF–WIDTH STREETS. . . . .0.0000 MILES  
RIGHT–OF–WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . .0.0000 ACRES  
DATE OF SURVEY. . . . .JULY 2021

Notes

- FIELD SURVEY PERFORMED IN MAY AND JUNE 2017; JULY 2021
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

Legal Description

TRACTS 6 AND 7, WEST OF WESTLAND, TOWN OF ATRISCO GRANT, ROW 1, UNIT A, LOCATED WITHIN SECTION 20, TOWNSHIP 10 NORTH, RANGE 2 EAST, AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, LYING NORTH OF CENTRAL AVENUE NW (AKA U.S. HIGHWAY 66), AS THE SAME IS SHOWN AND DESIGNATED ON THE NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, PROJECT NUMBER F1–178(9), DATED SEPTEMBER 1954.



Vicinity Map - Zone Atlas K-08-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000021935 AND AN EFFECTIVE DATE OF MAY 9, 2017.
- QUITCLAIM DEED FOR FIESTA BEVERAGES, INC., FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON AUGUST 28, 1984, IN BOOK D220A, PAGE 133.
- REAL ESTATE CONTRACT FOR FIESTA BEVERAGES, INC., FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON AUGUST 28, 1984, IN BOOK MISC. 150A, PAGES 168–173.
- QUITCLAIM DEED FOR ESTRELLA VISTA DEVELOPMENT, INC., FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 18, 2002, IN BOOK A33, PAGE 5478, AS DOC. NO. 2002035573.
- NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. F1–178(9), DATED SEPTEMBER 1954.

Line Table		
Line #	Direction	Length (ft)
L1	S 75°01'15" W (S 74°53'24" W)	417.05' (420.00')
L2	S 75°03'36" W (S 74°53'24" W)	419.91' (420.00')
L3	N 75°03'36" E (N 74°53'24" E)	60.00' (60.00')
L4	N 75°01'15" E (N 74°53'24" E)	60.00' (60.00')
L5	N 75°03'36" E (N 74°53'24" E)	42.38'
L6	N 75°04'34" E	43.93'
L7	N 14°55'57" W	58.44'
L8	N 75°01'15" E (N 74°53'24" E)	30.39'
L9	S 75°03'36" W	30.00'
L10	N 75°01'15" E (N 74°53'24" E)	15.00'
L11	S 75°02'15" W	15.33'
L12	S 75°01'15" W (N 74°53'24" E)	15.59'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	15.05'	29.89'	28°51'32"	14.90'	S 02°42'00" W
C2	13.90'	28.56'	27°53'19"	13.77'	N 03°50'55" E
C3	66.03'	42.04'	89°59'16"	59.45'	S 30°02'05" W
C4	101.88'	70.02'	83°22'10"	93.13'	N 62°15'10" W
C5	65.18'	40.14'	93°01'47"	58.25'	S 58°12'14" E

*Sketch Plat for  
Lots 6-A, 6-B, and 7-A  
Loma Vista II Manufactured  
Housing Development  
Being Comprised of  
Tracts 6 and 7  
West of Westland, Town of  
Atrisco Grant Row 1, Unit A  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2021*

- 3, 4, and 6 – 9 INTENTIONALLY OMITTED



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wplotnerjr@gmail.com