



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 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"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form P2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V)		
SITE PLANS		<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)	

BRIEF DESCRIPTION OF REQUEST

Sketch Plat for El Rancho Grande Unit 18

APPLICATION INFORMATION

Applicant: Bokay Construction, Inc.		Phone: 505-450-4616
Address: 5160 San Francisco NE		Email: bo@bokayconst.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 828-2200
Address: PO BOX 90606		Email: hiram@goodwinengineers.com
City: Albuquerque	State: NM	Zip: 87199
Proprietary Interest in Site:	List all owners: Bokay Construction, Inc.	

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

Lot or Tract No.: Tract 16-D-2	Block:	Unit: 18
Subdivision/Addition El Rancho Grande	MRGCD Map No.:	UPC Code: 100805428510104
Zone Atlas Page(s): N-8	Existing Zoning: R-1A	Proposed Zoning R-1A
# of Existing Lots: 1	# of Proposed Lots: 103	Total Area of Site (Acres): 16.4561

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Delgado	Between: Gibson Blvd.	and: Crandall Rd.
------------------------------	-----------------------	-------------------

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

--

Signature:	Date: August 4, 2021
Printed Name: Hiram Crook, EI	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing 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. 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? no if yes, indicate language: n/a

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
- 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 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 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 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, 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: <u>[Handwritten Signature]</u>	Date: <u>8/4/21</u>	
Printed Name: <u>Hiram Crook</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

**Bokay Construction, Inc.
5160 San Francisco NE
Albuquerque, NM 87109**

August 4, 2021

Ms. Jolene Wolfley
City of Albuquerque
600 2nd Street
Albuquerque, NM 87102

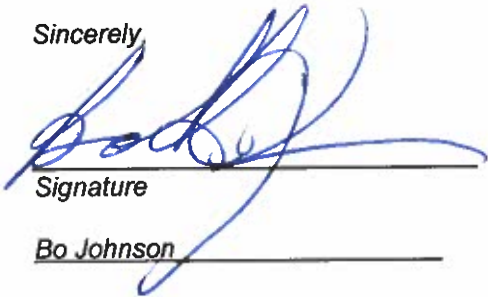
Re: El Rancho Grande Unit 16

Dear Ms. Wolfley:

As President of Bokay Construction, Inc. I hereby designate the firm of Mark Goodwin & Associates, PA, to act as my agent in connection with my applications to be heard at Development Review Board.

Please feel free to contact me with any questions.

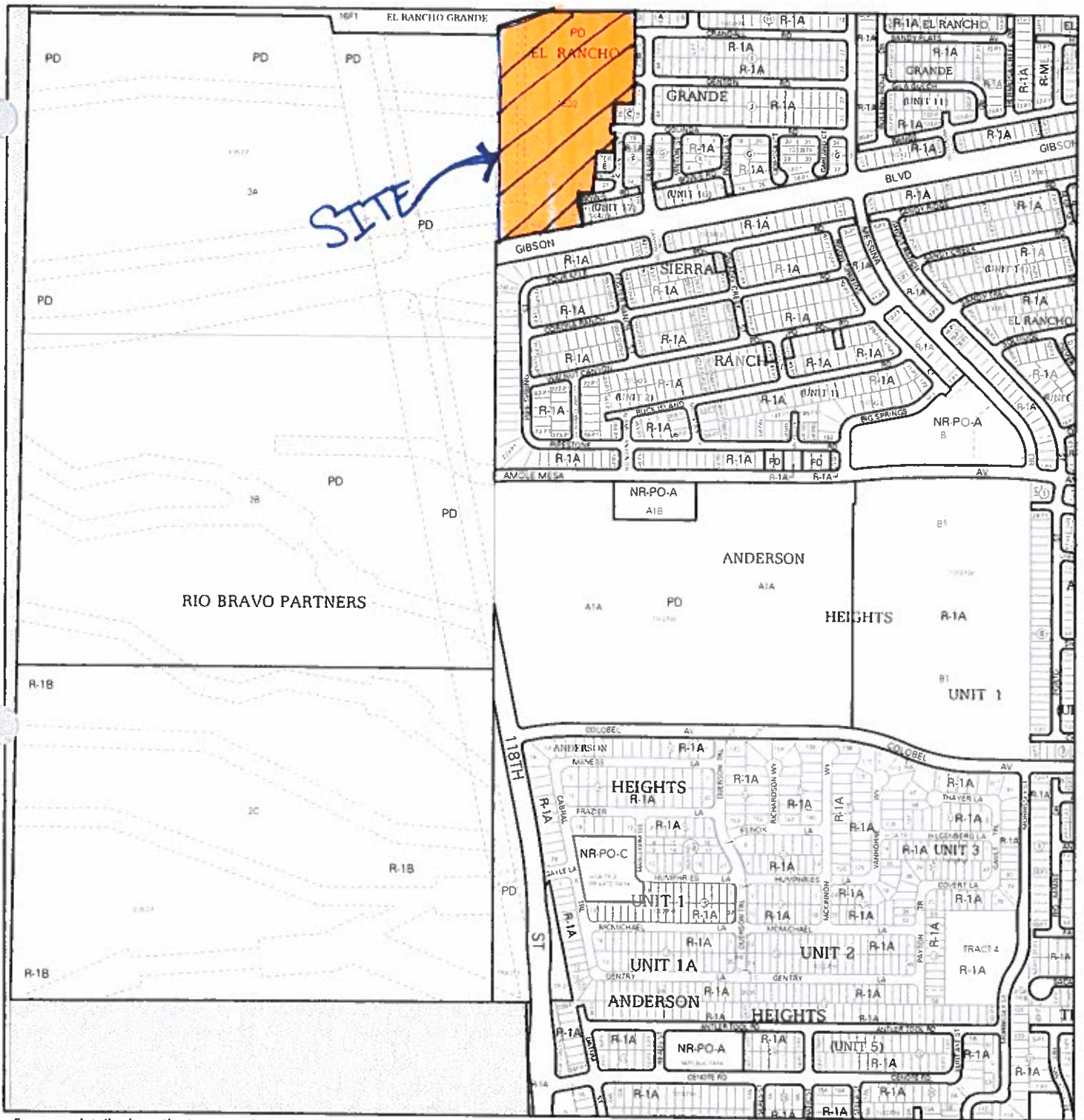
Sincerely,



Signature

Bo Johnson

Bokay Construction, President

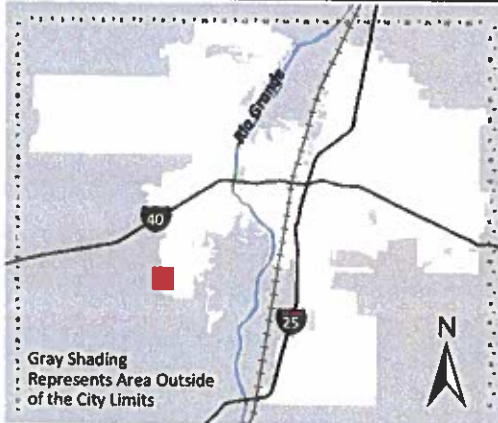


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page: N-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





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

August 4, 2021

Ms. Jolene Wolfley
Acting DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: El Rancho Grande Unit 18
Sketch Plat Submittal**

Dear Ms. Wolfley;

On behalf of our client, we are seeking a Sketch Plat Hearing at DRB. The purpose of the project is to develop 103 Single Family lots. The location is a continuation of the previously developed El Rancho Grade Units. The current zoning is R-1A which is adequate for the project.

Please feel free to contact our office with any further questions.

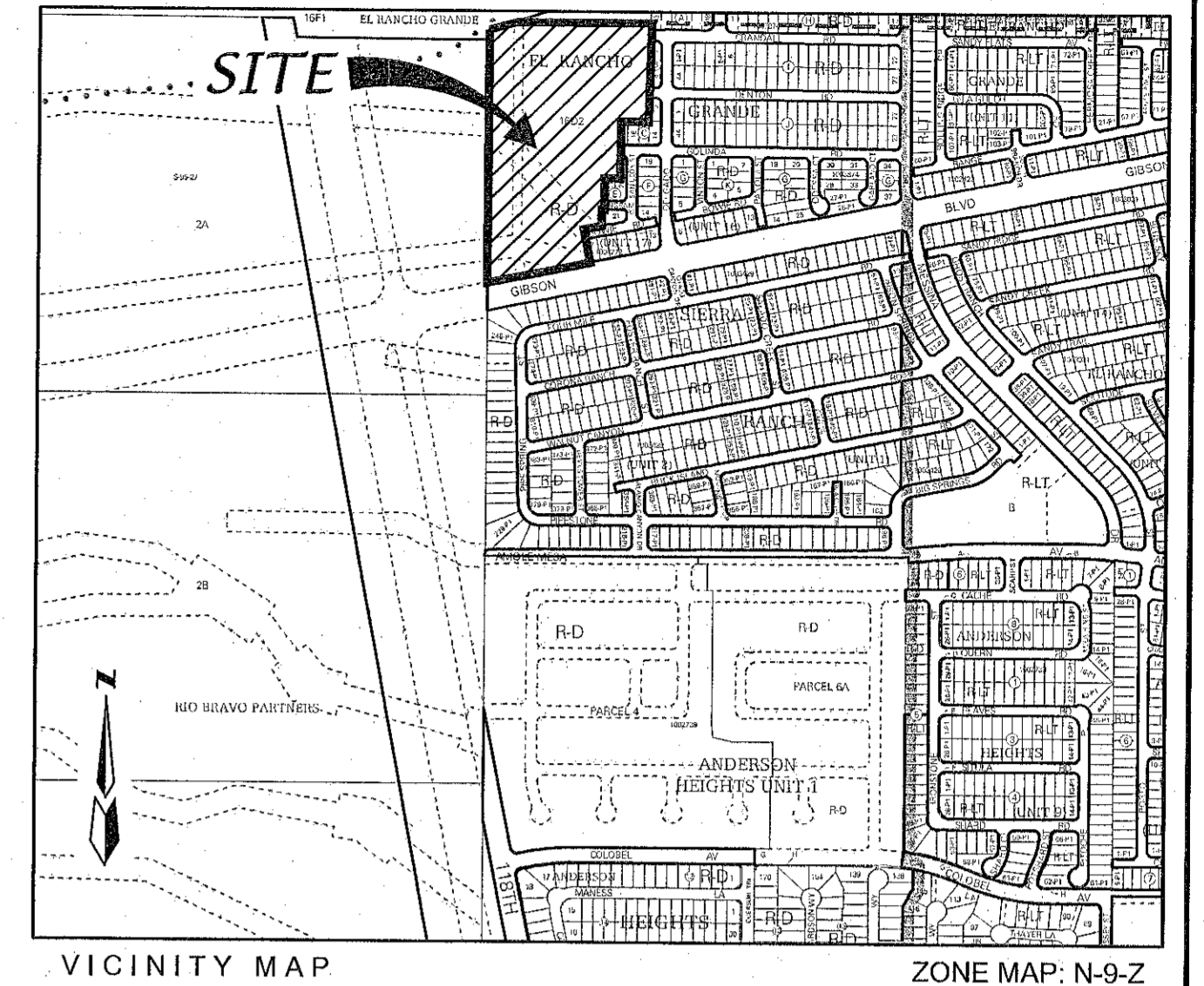
Sincerely,
MARK GOODWIN & ASSOCIATES, P.A.



Hiram L. Crook
Staff Engineer



LEGAL DESCRIPTION
 A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 5, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT 16-D-2, EL RANCHO GRANDE UNIT 16 AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 29, 2005 IN BOOK 2005C, PAGE 319 AND CONTAINING 16.4561 ACRES MORE OR LESS.



SUBDIVISION DATA

GROSS ACREAGE	16.4561 AC
ZONE ATLAS NO.	N-08-Z
NO. OF EXISTING LOTS/TRACTS	1 TRACT
NO. OF LOTS CREATED	103 LOTS
NO. OF TRACTS CREATED	3 TRACTS
ZONING	R-1A
DATE OF SURVEY	NOVEMBER, 2020

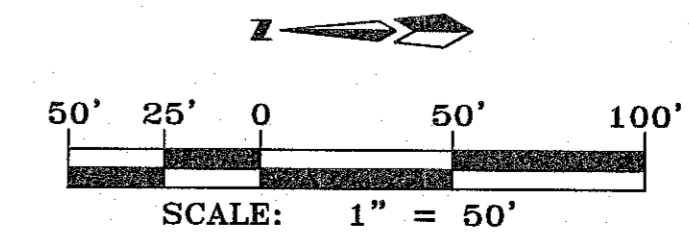
- EASEMENTS**
- ① - 15' ABCWJA SANITARY SEWER EASEMENT (08-02-1988, 1988069877)
 - ② - 50' PUBLIC DRAINAGE EASEMENT (02-19-1960, D526-355)
 - ③ - 20' ABCWJA PUBLIC PERMANENT WATERLINE EASEMENT (03-11-2021, 2021S-048)
 - ④ - C.O.A. PERMANENT DRAINAGE EASEMENT (07-18-2005, 2005102781)
 - ⑤ - C.O.A. AGREEMENT AND COVENANT (07-18-2005, 2005102777)
 - ⑥ - 40' TEMPORARY AMAFCA ACCESS EASEMENT (09-29-2005, 2005C-319)
 - ⑦ - 20' X 46' ABCWJA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (07-01-2005, 2005095322)
 - ⑧ - 20' X 46' ABCWJA PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (09-29-2005, 2005C-319)
 - ⑨ - C.O.A. TEMPORARY PUBLIC ROADWAY EASEMENT AND ABCWJA PUBLIC SANITARY SEWER EASEMENT (09-29-2005, 2005C-319)
 - ⑩ - 20' X 20' ABCWJA PUBLIC SANITARY SEWER EASEMENT (09-29-2005, 2005C-319)
 - ⑪ - 20' ABCWJA PUBLIC PERMANENT SEWERLINE EASEMENT (03-11-2021, 2021S-048)
 - ⑫ - 20' ABCWJA PUBLIC SANITARY SEWER EASEMENT (07-17-1998, 98C-210)
 - ⑬ - 7' PUE (11-20-1973, D05-200)
 - ⑭ - 10' PUE (09-29-2005, 2005C-319)
 - ⑮ - 10' PUE (06-12-2007, 2007C-160)
 - ⑯ - 100' AMAFCA DRAINAGE EASEMENT (06-12-2007, 2007C-160)

SITE BENCHMARK
 AGRS MONUMENT
 "1-N"
 ELEVATION=5307.25
 (NAD83/NAVD88)

OWNERS
 CURB INC.
 5160 SAN FRANCISCO ROAD N.E.
 ALBUQUERQUE, NM 87109
 (505) XXX-XXXX

ENGINEERS
 D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR
 ALDRICH LAND SURVEY
 P.O. BOX 30701
 ALBUQUERQUE, NEW MEXICO 87190
 (505) 884-1990



SKETCH PLAT
EL RANCHO GRANDE UNIT 18

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: DER	Drawn: DER	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 8/2/21	Job: A17054	