



**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>		
Request sketch plat review to create eight (8) new tracts from one (1) existing tract by subdivision, grant an easement, and grant additional right-of-way		

<b>APPLICATION INFORMATION</b>		
Applicant: Red Sky Holdings		Phone: 504-428-4111
Address: 2560 King Arthur Blvd Suit 124-104		Email:
City: Lewisville	State: TX	Zip: 75056
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: Majec, LLC
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract 12		Block: Unit: 5
Subdivision/Addition: Avalon Subdivision		MRGCD Map No.: UPC Code: 100905706518130705
Zone Atlas Page(s): K-9-Z	Existing Zoning: NR-BP	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 8	Total Area of Site (Acres): 11.0954
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: East side of 98th Street NW		Between: Bluewater Road NW and: Volcano Road 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> 08/03/2021
<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
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. 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)

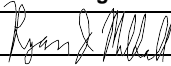

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be 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: 08/03/2021
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:		



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

August 3, 2021

Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Tract 12 of Avalon Subdivision, Unit 5**

Members of the Board:

Cartesian Surveys is acting as an agent for Red Sky Holdings and requests a sketch plat review to create eight (8) new tracts from one (1) existing tract by subdivision of Tract 12 of Avalon Subdivision, Unit 5 at Bluewater Road NW and 98<sup>th</sup> Street NW. The property is currently zoned as NR-BP, this plat intends to dedicated additional ROW to 98<sup>th</sup> Street NW and Volcano Road NW and to grant an access and water/sewer utility easement as shown on attached plat.

Thank you,  
Ryan J. Mulhall



Site Sketch  
for  
Tract 12  
Avalon Subdivision, Unit 5  
City of Albuquerque  
Bernalillo County, New Mexico  
August 2021

Purpose Of This Plat

TO SUBDIVIDE 1 TRACT INTO 8 TRACTS, GRANT EASEMENT AND  
DEDICATE RIGHT OF WAY SHOWN AS

Easement Notes

- EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- EXISTING 10' PUE (05/22/2014, 2014C-46)
- EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
- EXISTING 23.44' PUE (7/29/2005, 2005C-264)
- EXISTING 10' PUE (5/31/2001, 2001C-151)
- PROPOSED PRIVATE ACCESS EASEMENT BENEFITING PARCELS A-G AND 30' PUBLIC WATER AND SEWER EASEMENT GRATED WITH FILING OF THIS PLAT

Legend

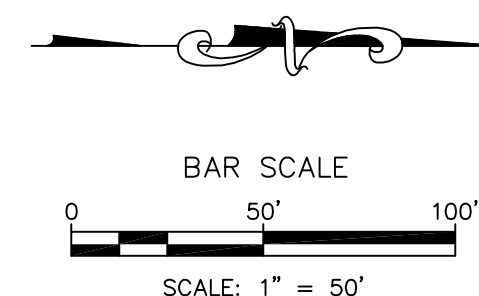
N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
●	FOUND REBAR WITH CAP "LS 10464" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▢	COVERED AREA
—	CONCRETE
▢	UTILITY PEDESTAL
▢	BLOCK WALL
—	METAL FENCE
—	WIRE FENCE
—	WOOD FENCE
—	PIPE FENCE
—	VINYL FENCE
—	CHAINLINK FENCE
—	OVERHEAD UTILITY LINE
•	UTILITY POLE
—	ANCHOR
—	PULL BOX
—	LIGHT POLE
—	TRANSFORMER
—	SIGNAL BOX
—	TRAFFIC MAST
—	CROSSWALK MAST
—	CABLE MANHOLE
—	WATER VALVE
—	WATER METER
—	FIRE HYDRANT
—	SANITARY SEWER MANHOLE
—	STORM DRAIN MANHOLE
—	STORM DRAIN INLET
—	SIGN
—	GAS VALVE
—	UNDERGROUND GAS UTILITY LINE
—	UNDERGROUND WATER UTILITY LINE
—	UNDERGROUND SANITARY SEWER LINE
—	UNDERGROUND CABLE UTILITY LINE
—	UNDERGROUND STORM DRAIN UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TAC 5075.50	TOP OF ASPHALT CURB ELEVATION



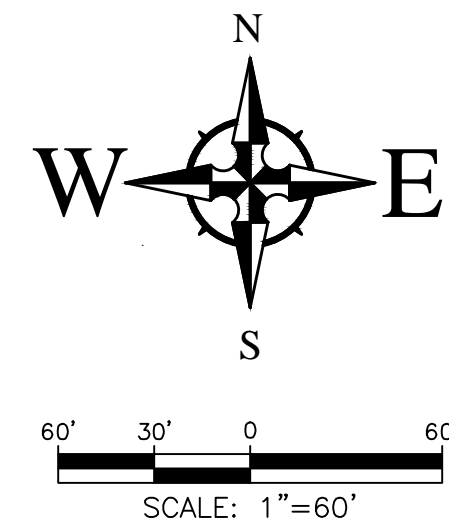
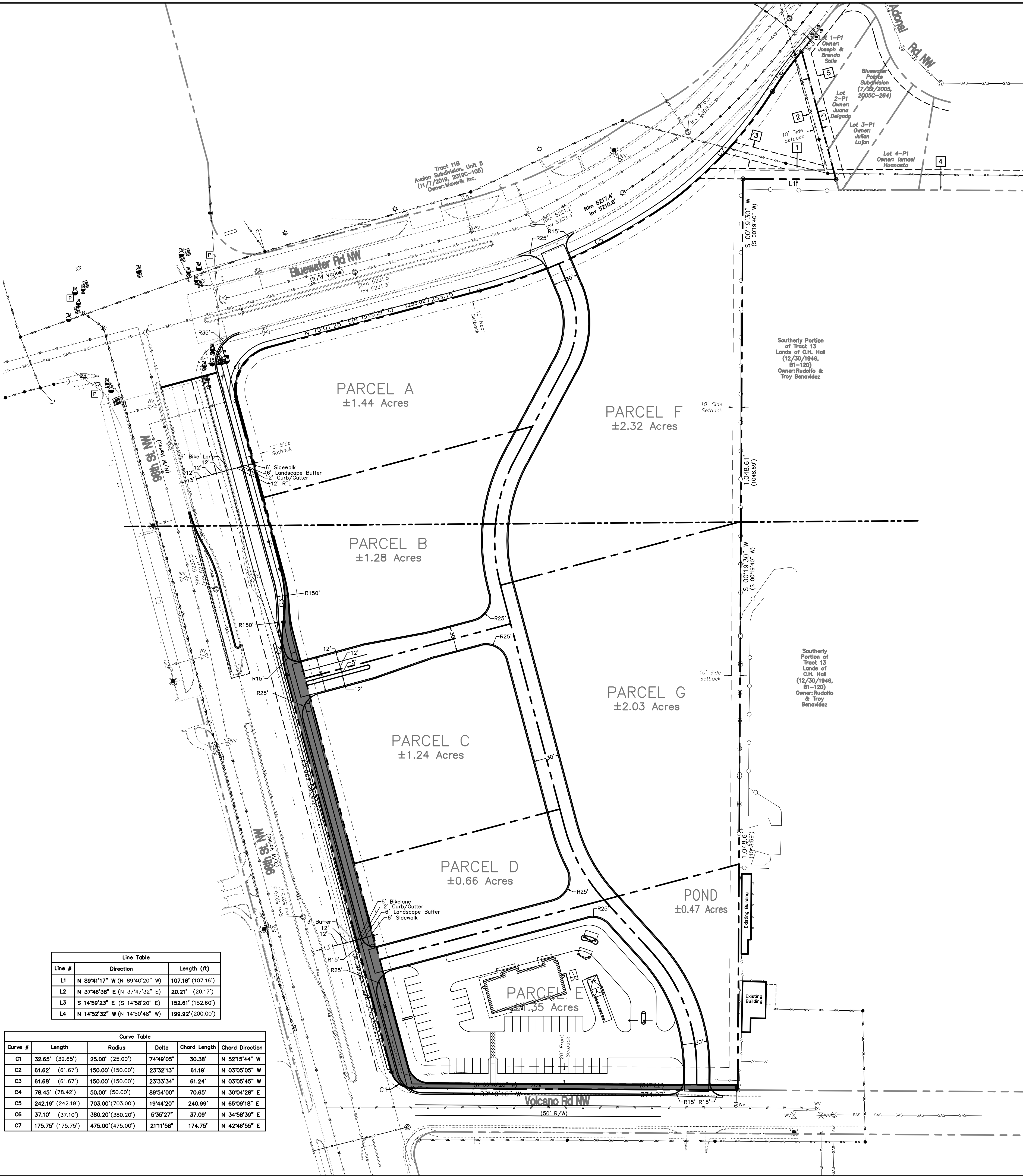
Southerly Portion of Tract 13  
(12/27/2019, 2019C-1520)  
Owner: Ruidoso & Troy Benavidez

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	32.65' (32.65')	25.00' (25.00')	74°49'05"	30.38'
C2	61.62' (61.67')	150.00' (150.00')	23°32'13"	61.19'
C3	61.68' (61.67')	150.00' (150.00')	23°33'34"	61.24'
C4	78.45' (78.42')	50.00' (50.00')	89°54'00"	70.65'
C5	242.19' (242.19')	703.00' (703.00')	19°44'20"	240.99'
C6	37.10' (37.10')	380.20' (380.20')	5°35'27"	37.09'
C7	175.75' (175.75')	475.00' (475.00')	21°11'58"	174.75'

Line Table		
Line #	Direction	Length (ft)
L1	N 89°41'17" W (N 89°40'20" W)	107.16' (107.16')
L2	N 37°46'38" E (N 37°47'32" E)	20.21' (20.17')
L3	S 14°59'23" E (S 14°58'20" E)	152.61' (152.60')
L4	N 14°52'32" W (N 14°50'48" W)	199.92' (200.00')



CSI-CARTESIAN SURVEYS INC.  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



NOTE:  
AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

Line Table			
Line #	Direction	Length (ft)	
L1	N 89°41'17" W (N 89°40'20" W)	107.16' (107.16')	
L2	N 37°46'38" E (N 37°47'32" E)	20.21' (20.17')	
L3	S 14°59'23" E (S 14°58'20" E)	152.61' (152.60')	
L4	N 14°52'32" W (N 14°50'48" W)	199.92' (200.00')	

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	32.65' (32.65')	25.00' (25.00')	74°49'05"	30.38'	N 52°15'44" W
C2	61.62' (61.67')	150.00' (150.00')	23°32'13"	61.19'	N 03°05'05" W
C3	61.68' (61.67')	150.00' (150.00')	23°33'34"	61.24'	N 03°05'45" W
C4	78.45' (78.42')	50.00' (50.00')	89°54'00"	70.65'	N 30°04'28" E
C5	242.19' (242.19')	703.00' (703.00')	19°44'20"	240.99'	N 65°09'18" E
C6	37.10' (37.10')	380.20' (380.20')	5°35'27"	37.09'	N 34°58'39" E
C7	175.75' (175.75')	475.00' (475.00')	21°11'58"	174.75'	N 42°46'55" E

**CAUTION:**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

**Wooten Engineering**  
PO Box 15814  
Rio Rancho, N.M. 87174  
Phone: (505) 980-3560

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR		STANDARD A.C.S. BRASS TABLET		A.C.S. MONUMENT "10-Grid"		FIELD NOTES		NO.		BY		DATE			
INSPECTOR'S FIELD VERIFICATION BY		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)		N=1,524,123.885 E=1,542,465.263		REMARKS		NO.		BY		DATE			
MICRO-FILM INFORMATION		RECORDED BY		NO.		DESIGN		NO.		BY		DATE			
RECORDED BY		NO.		DATE		DESIGNED BY: JW		DATE: April 2021		DRAWN BY: JW		DATE: April 2021			
NO.		DATE		GROUND TO GRID FACTOR=0.99965042		CHECKED BY: JW		DATE: April 2021		JOB NO.: 2020027		SHEET #			
SCALE: 1"=60'		CITY PROJECT NO. ---		ZONE MAP NO. ---		LAST DESIGN UPDATE		MO./DAY/YR.		MO./DAY/YR.		4 of 7			