



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		

APPLICATION INFORMATION		
Applicant/Owner: Dominica M. Moya Trust		Phone: 505-833-9989 Leroy Moya
Address: 9317 Central Avenue NW		Email: leroy.moya9700@comcast.net
City: Albuquerque	State: NM	Zip: 87121
Professional/Agent (if any): Alpha Pro Surveying LLC - Gary Gritsko		Phone: 505-892-1976
Address: 1436 32nd Circle SE		Email: gary@alphaprosurveying.com
City: Albuquerque	State: NM	Zip: 87124
Proprietary Interest in Site: owner		List <u>all</u> owners: Dominica M. Moya Trust
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 19 through 27		Block: 10 Unit:
Subdivision/Addition: Original Townsite of Westland		MRGCD Map No.: UPC Code: 100905611451821029
Zone Atlas Page(s): K-9, L-9	Existing Zoning: MX-M	Proposed Zoning same
# of Existing Lots: 9	# of Proposed Lots: 1	Total Area of Site (Acres): 1.41 ac
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 9700-9722 Central SW	Between: 98th Street SW	and: Westland Dr. SW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

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.

Signature: <i>Gary E. Gritsko</i>	Date: 9/12/2022
Printed Name: Gary E. Gritsko	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ 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)
- ___ 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
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

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 / INFRASTRUCTURE LIST

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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ 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.

Alpha Pro Surveying LLC
1436 32nd Circle SE
Rio Rancho, New Mexico 87124
Office (505) 892-1076 mobile: 259-2003
Email: gary@alphaprourveying.com

Sept 12, 2022

City of Albuquerque
Development Review Board
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

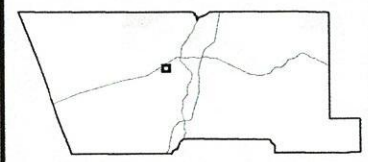
REF: Lots 19 thru 27, Block 10, Original Townsite of Westland
8700 & 9722 Central Avenue SW, Albuquerque, NM
Zone Atlas Page: K-9, L-9
Applicant: Dominica M. Moya Trust

The applicant is requesting DRB review and comment for a minor subdivision plat. The property is located at the SE corner of 98th Street SW and Central Ave. SW. The property consists of 9 existing platted lots. The applicant proposes to combine all lots into one contiguous tract. Please place this item on the next available DRB meeting. Let me know if there is anything missing from this application.

Sincerely,



Gary E. Gritsko
NMPS No. 8686

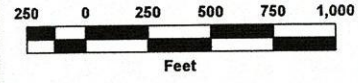


LEGAL DESCRIPTION

T10N
R2E
SEC 21

UNIFORM PROPERTY CODE

1-009-057



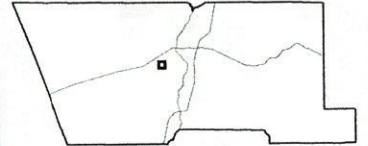
Map amended through Spring 2022



PLANNING & DEVELOPMENT SERVICES
GIS TECHNOLOGY SECTION

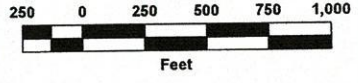
This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data from Bernalillo County and the City of Albuquerque. For current information visit <https://www.bernco.gov/planning/download-zone-atlas-.aspx>

K-9-Z

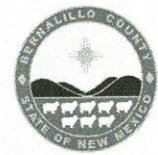


LEGAL DESCRIPTION
 T10N
 R2E
 SEC 28

UNIFORM PROPERTY CODE
 1-009-056



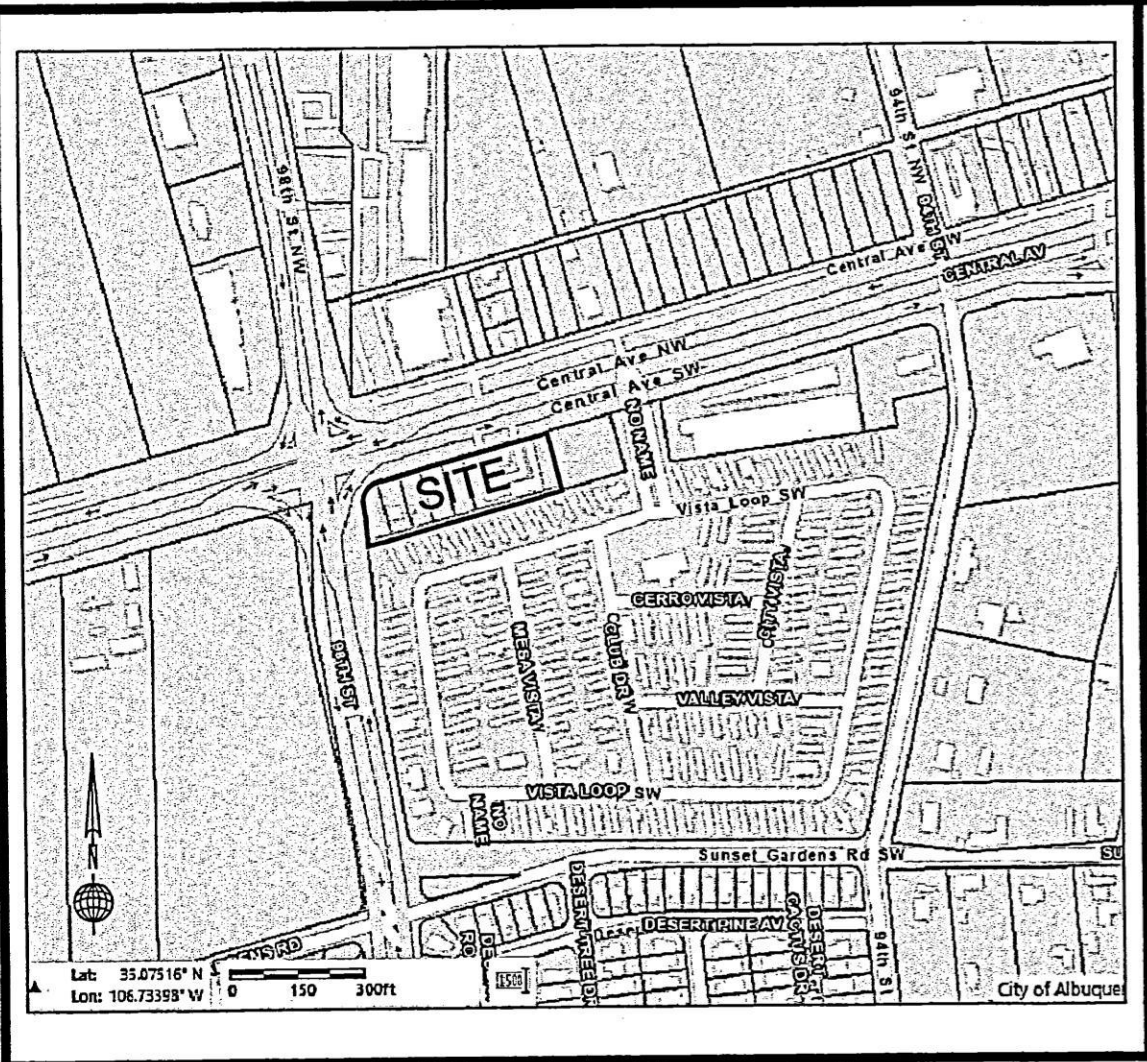
Map amended through Spring 2022



PLANNING & DEVELOPMENT SERVICES
 GIS TECHNOLOGY SECTION

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L-9-Z



VICINITY MAP ZONE ATLAS PGS K-9, L-9

UTILITY APPROVALS:

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

APPROVED: _____ DATE _____
 A. 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, other equipment and related facilities reasonably necessary to provide electrical services.

APPROVED: _____ DATE _____
 B. 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.

APPROVED: _____ DATE _____
 C. Qwest Corporation d.b.a. Century Link QC for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.

APPROVED: _____ DATE _____
 D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv services.

INCLUDED, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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, or other structure shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations 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 (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 (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

LEGAL DESCRIPTION:
 The Southerly One Hundred Twenty feet (S.120') of Lots numbered Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block numbered Ten (10), together with the adjacent Northerly Ten feet (10') of the vacated Public Alley of the ORIGINAL TOWNSITE OF WESTLAND, Town of Atrisco Grant, Bernalillo County, New Mexico, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 23, 1935 in Plat Book D, Page 53;

EXCEPTING therefrom that portion of Lot numbered Twenty-seven (27) conveyed to City of Albuquerque, a municipal corporation, by Warranty Deed filed December 9, 1994, recorded in Book BCR 94-33, Page 4890, as Document No. 94143560, records of Bernalillo County, New Mexico.

FREE CONSENT:
 The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

Diana Cordova / Trustee

 Dominica M. Moya, Trust

ACKNOWLEDGEMENT

State of New Mexico)
 County of Bernalillo) ss
 This instrument was acknowledged before me on August 30, 2022

BY: *Diane Cordova*

 My Commission expires: 7/27/2024 *Gary E. Gritsko*

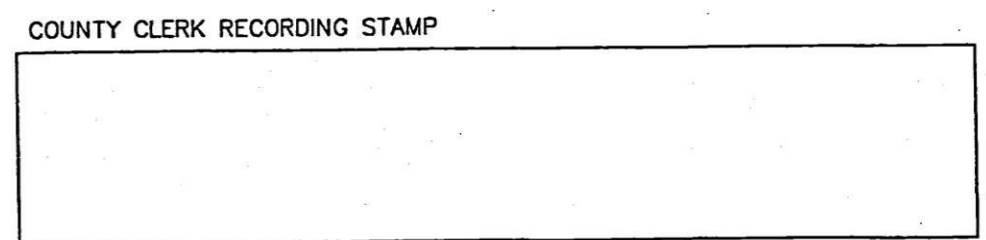
 Notary Public



SURVEYOR'S CERTIFICATE:
 I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko

 Gary E. Gritsko, N.M.P.S. No. 8686 Date July 20, 2022



PLAT OF
 Tract A, Block 10,
 ORIGINAL TOWNSITE OF WESTLAND,
 within the Town of Atrisco Grant
 projected Sections 21 & 28, T.10N., R.3E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 July 2022

PURPOSE OF PLAT:
 The purpose of this plat is combine Nine (9) existing lots into One (1) tract.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. _____ APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

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

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

CITY ENGINEER _____ DATE _____

TRAFFIC ENGINEERING _____ DATE _____

Loren N. Risenhoover P.S. _____ 8/10/2022
 CITY SURVEYOR DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 PROPERTY OWNER: Dominica M. Mora, aka D. M. Mora

- U.P.C. NUMBERS:
 1-009-056-114-518-210-29 (Lots 19 to 22)
 1-009-056-102-516-210-30 (Lot 23)
 1-009-056-097-514-210-31 (Lot 24)
 1-009-056-092-512-210-32 (Lot 25)
 1-009-056-087-511-210-33 (Lot 26)
 1-009-056-084-509-201-34 (Lot 27)

Bernalillo County Treasurer _____ Date _____

ALPHA PRO SURVEYING LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
 DRAWN BY: GG FILE No. 22-176

PLAT OF
 Tract A, Block 10,
 ORIGINAL TOWNSITE OF WESTLAND,
 within the Town of Atrisco Grant
 projected Sections 21 & 28, T.10N., R.3E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 July 2022

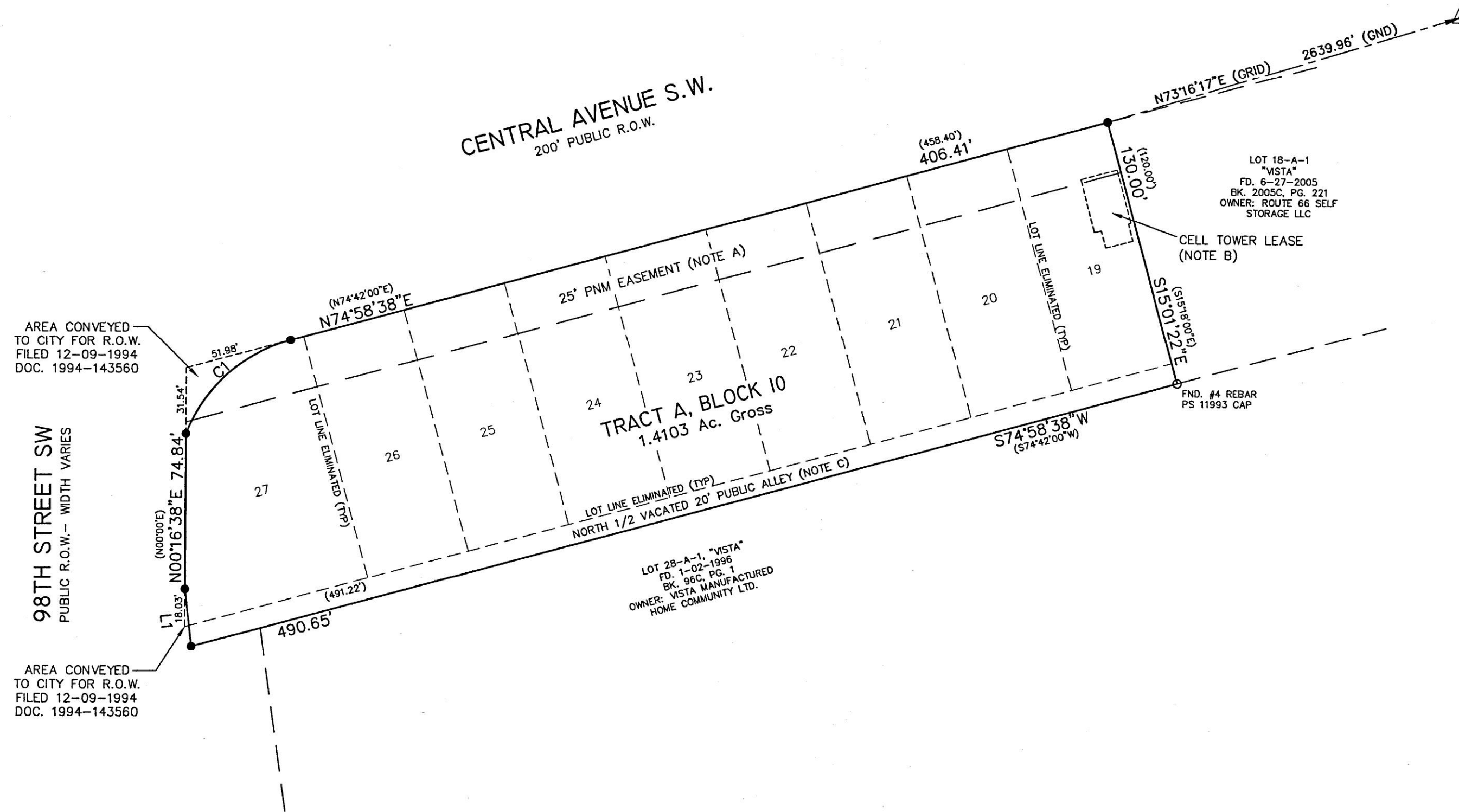
AGRS STATION "7_K9"
 NM STATE PLANE COORDINATES
 N=1482904.725, E=1496061.706
 UNITS: US SURVEY FEET
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999681904
 MAPPING ANGLE: -0°16'38.12"

SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "7_K9".
- Distances are horizontal ground distances in US survey feet.
- Record bearings and distances are shown in parenthesis (), where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 1.4103 acres, more or less
- Number of existing lots: 9
- Number of lots created: 1
- FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0328J, effective date Nov. 4, 2016.
- SOLAR RESTRICTIONS: No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed 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 or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 - Plat of Original Townsite of Westland, filed 3/23/1935 in Plat Book D, Page 53.
 - Quitclaim Deed filed 12-21-2006, Doc. No. 2006190846.
 - Quitclaim Deed filed 12-21-2006, Doc. No. 2006190847.
 - Adjoining plats and deeds as noted hereon.

EASEMENT NOTES:

- 25' Easement in favor of Public Service Company of New Mexico, filed 9-05-2002, Doc. No. 2002111955.
- Memorandum of Lease by and between New Cingular Wireless PCS, LLC and Leroy Moya, filed 7-27-2005, Doc. No. 2005107710.
- North Half (N.1/2) of the Vacated 20' public Alley, vacated by Ordinance No. V85-44. Easement for existing public utility lines is reserved by City of Albuquerque.
- Grant of Easement in favor of Comcast Cablevision of New Mexico Inc., filed 3-08-2004 Doc. No. 2004030025. Easement is blanket in nature. Nothing plotted.



AREA CONVEYED TO CITY FOR R.O.W. FILED 12-09-1994 DOC. 1994-143560

98TH STREET SW
 PUBLIC R.O.W. - WIDTH VARIES

AREA CONVEYED TO CITY FOR R.O.W. FILED 12-09-1994 DOC. 1994-143560

CENTRAL AVENUE S.W.
 200' PUBLIC R.O.W.

TRACT A, BLOCK 10
 1.4103 Ac. Gross

LOT 28-A-1, "VISTA"
 FD. 1-02-1996
 BK. 96C, PG. 1
 OWNER: VISTA MANUFACTURED HOME COMMUNITY LTD.

LOT 18-A-1
 "VISTA"
 FD. 6-27-2005
 BK. 2005C, PG. 221
 OWNER: ROUTE 66 SELF STORAGE LLC

CELL TOWER LEASE
 (NOTE B)

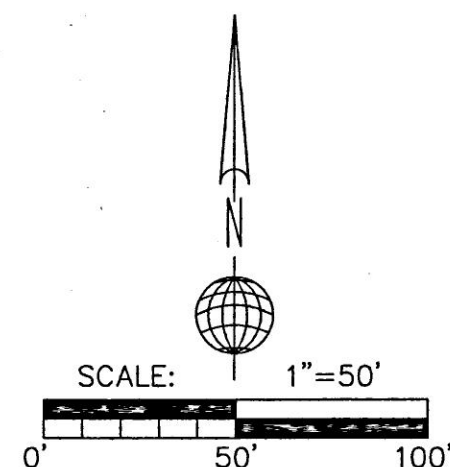
FND. #4 REBAR
 PS 11993 CAP

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

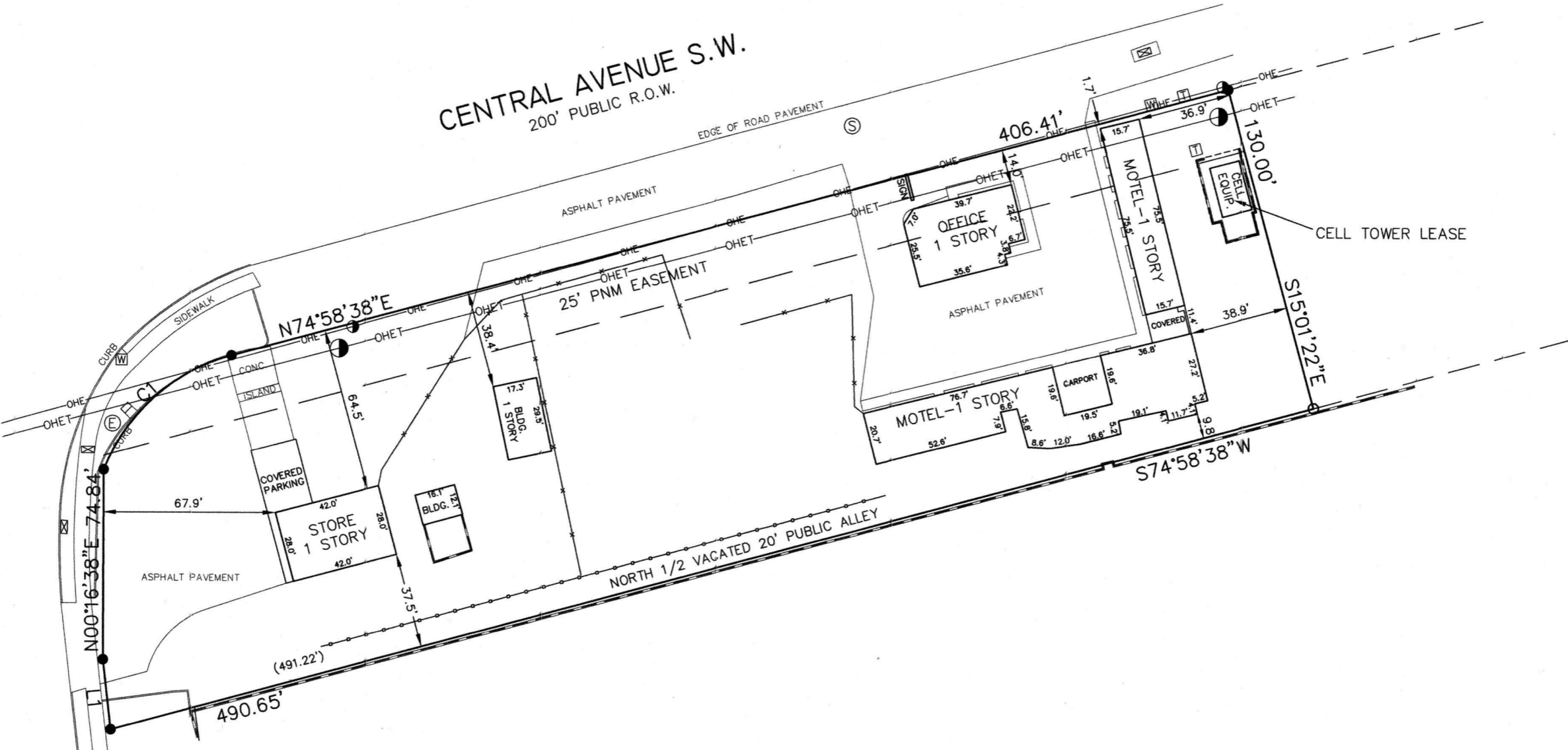
LINE TABLE		
LINE	LENGTH	BEARING
L1	27.71	N06°20'03"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	70.06	75.00	53°31'18"	S48°12'21"W	67.54

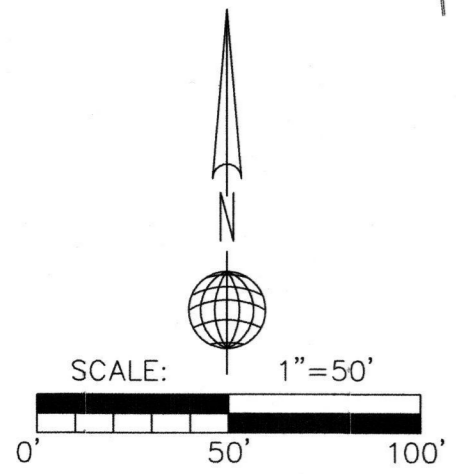


CENTRAL AVENUE S.W.
200' PUBLIC R.O.W.

98TH STREET SW
PUBLIC R.O.W. - WIDTH VARIES



Existing Site Plan
Lot 19 to 27, Block 10.
ORIGINAL TOWNSITE OF WESTLAND
Address: 9700 to 9722 Central Ave. SW



ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE No. 22-176