



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form 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 (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (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		
LOT LINE ADJUSTMENT TO ELIMINATE EXISTING 1.5' ENCROACHMENT		

APPLICATION INFORMATION		
Applicant: RICARDO CHAVES – PATRICIA HARRELL HOECH	Phone:	
Address: 303 CENTRAL AV NE #300 216 GOLD AV SW	Email:	
City: ALBUQUERQUE State: NM	Zip: 87102	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS LLC	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.: LOTS 7 & 8	Block: 23	Unit: 1.014.057.21.373.226.09
Subdivision/Addition: NM TOWN CO ORIGINAL TOWNSITE	MRGCD Map No.:	UPC Code: 1.014.057.213.372.226.08
Zone Atlas Page(s): K-14	Existing Zoning: MX-FB-UD	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.1830±
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 214.216 GOLD AV SW	Between: 2ND ST	and: 3RD ST
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR 2021.006008		

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:	Date: 11.19.2021				
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	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? _____ 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
 - 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 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
 - Design elevations & cross sections of perimeter walls
 - 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.
 - 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
 - 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, 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
 - 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 / 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 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
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Infrastructure List, if applicable

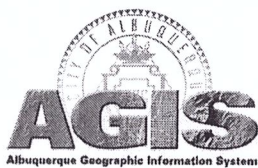
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

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:	Date: 11-19-2021
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



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

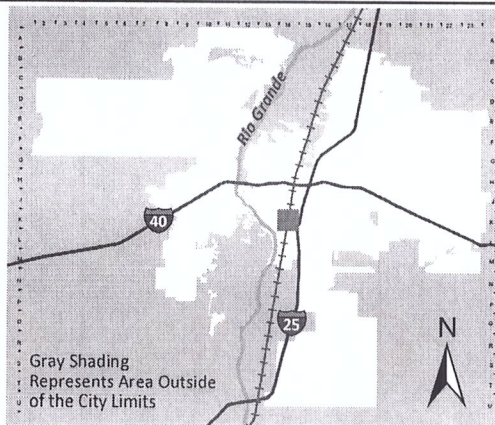
IDO Zone Atlas May 2018



Albuquerque Geographic Information System

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:
K-14-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

November 17, 2021

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

**RE: LOTS 7 & 8, BLOCK 23, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF
ALBUQUERQUE**

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a lot line adjustment for the above mentioned properties. A Sketch Plat was presented to the Board on September 22, 2021 as a lot consolidation for Tracts 1 thru 8, including addressing an existing 1.5' encroachment under PR 2021-006008.

The subject application is no longer seeking lot consolidation but only focusing on the 1.5' encroachment between existing Lots 7 & 8 through lot line adjustment.

The 1.5 feet of Lot 7 will be added to Lot 8 to adjust for the encroachment of an existing building. Proposed Lot 7-A, will result in a 0.766± net acre lot and Lot 8-A on 0.0864± net acres on property zoned MX-FB-UD (Mixed Use-Form Based-Urban Development).

The site is currently developed with a commercial parking lot (proposed Lot 7-A) and a commercial building (proposed Lot 8-A).

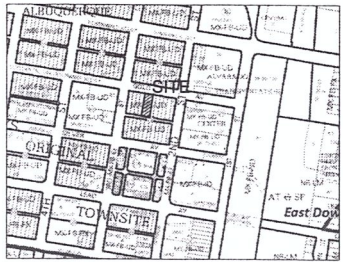
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Central ABQ Planning Area.

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

Sincerely,


Derrick Archuleta, MCRP
Principal

**SKETCH PLAT OF LOTS 7-A AND 8-A, BLOCK 23
NEW MEXICO TOWN COMPANY'S
ORIGINAL TOWNSITE OF ALBUQUERQUE
(REPLAT OF LOTS 7-8, BLOCK 23)
TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 27
T.10N., R.3E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2021**



LOCATION MAP
ZONE ATLAS MAP NO. K-14-Z

LEGAL DESCRIPTION

LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED TWENTY-THREE (23) OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1882, IN PLAT BOOK D, PAGE 140.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO MOVE EXISTING LOT LINE BETWEEN TWO LOTS TO ELIMINATE EXISTING 1.5' ENCROACHMENT OF BUILDING LOCATED ON LOT 8 INTO LOT 7.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

NOTES

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY.
- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP5 10464", "MAG" NAIL & ID DISK MARKED "NMP5 10464" OR CHISELED "X" IN CONCRETE, UNLESS SHOWN OTHERWISE.
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND NO EASEMENT DOCUMENTS WERE PROVIDED BY THE PROPERTY OWNERS.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0334G DATED 9/26/2006.

MRGCD APPROVAL

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 for 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.

APPROVED AND ACCEPTED BY:

DRB NO. 2021- CASE NO.	_____	DATE	_____
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____	DATE	_____
CITY ENGINEER	_____	DATE	_____
PARKS AND RECREATION DEPARTMENT	_____	DATE	_____
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY	_____	DATE	_____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	_____	DATE	_____
A.M.A.F.C.A.	_____	DATE	_____
CODE ENFORCEMENT	_____	DATE	_____
MRGCD	_____	DATE	_____
CITY SURVEYOR	_____	DATE	_____

SUBDIVISION DATA

- PROJECT #2021-
- ZONE ATLAS INDEX NO.: K-14
- GROSS SUBDIVISION ACREAGE: 0.1630 ACRE
- TOTAL NUMBER OF EXISTING LOTS: 2
- TOTAL NUMBER OF PROPOSED LOTS: 2
- DATE OF SURVEY: AUGUST 2021

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

FOR LOT 7-A, RICARDO CHAVES _____ DATE _____

ACKNOWLEDGEMENT

COUNTY OF _____
STATE OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

FOR LOT 8-A, PATRICIA I. HARRELL HOECH _____ DATE _____

ACKNOWLEDGEMENT

COUNTY OF _____
STATE OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

UTILITY APPROVALS:

PNM	_____	DATE	_____
NM GAS COMPANY	_____	DATE	_____
CENTURYLINK	_____	DATE	_____
COMCAST	_____	DATE	_____

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
LOT 7, BLOCK 23 - UPC 101405721337222608
LOT 8, BLOCK 23 - UPC 101405721137322609
PROPERTY OWNERS OF RECORD:
LOT 7: CHAVES RICARDO; LOT 8: HARRELL HOECH PATRICIA I
BERNALILLO COUNTY TREASURER'S OFFICE: _____

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

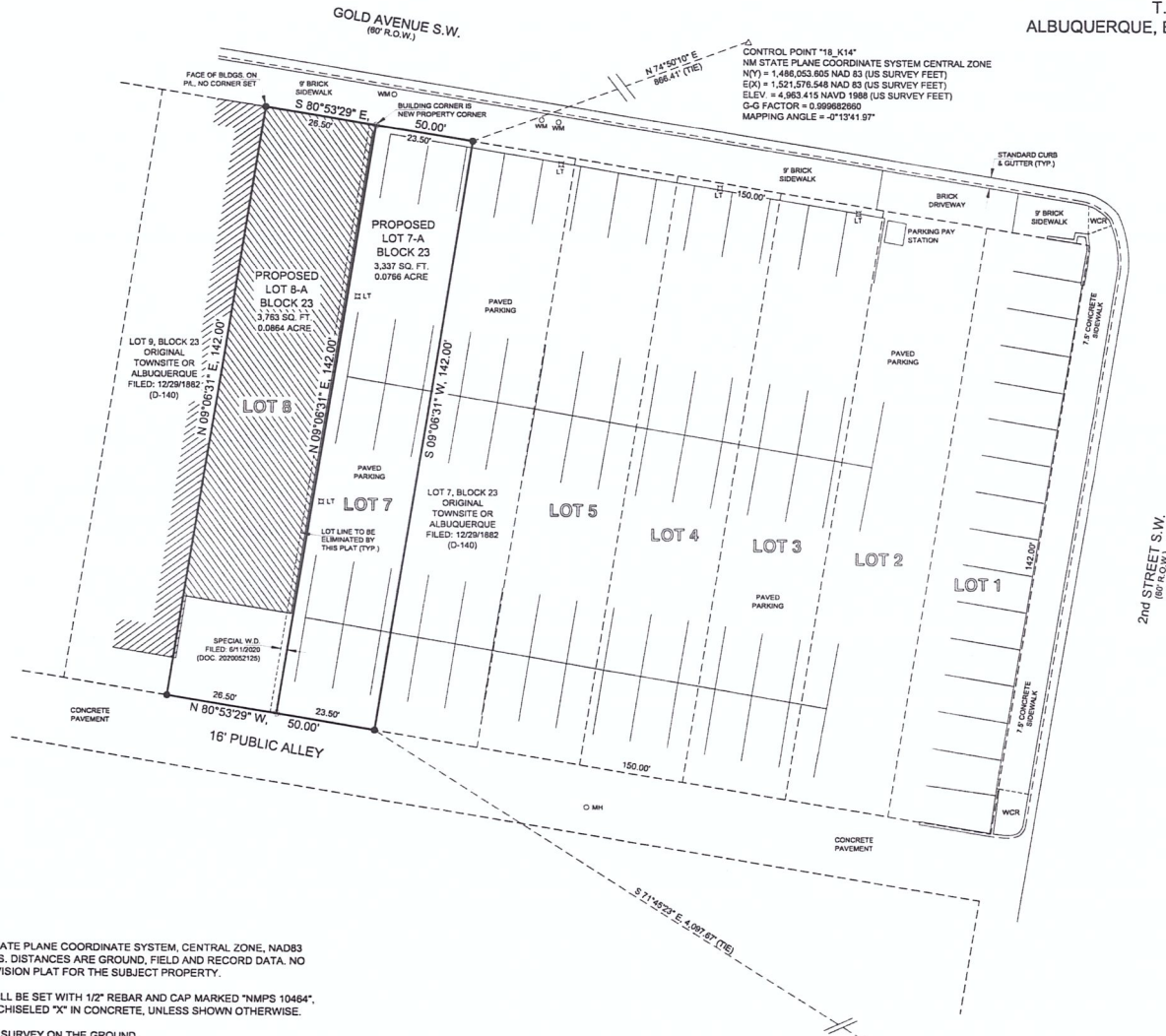


Vladimir Jirik 11/15/2021
VLADIMIR JIRIK, NMP5 NO. 10464 DATE
PROFESSIONAL SURVEYING LLC
P.O. BOX 94595, ALBUQUERQUE, NM 87199
office 505.892.4597, cell 505.620.4228
professional.surveying@comcast.net

SKETCH PLAT OF LOTS 7-A AND 8-A, BLOCK 23
 NEW MEXICO TOWN COMPANY'S
 ORIGINAL TOWNSITE OF ALBUQUERQUE
 (REPLAT OF LOTS 7-8, BLOCK 23)
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2021



LEGEND OF SYMBOLS
 □ LT LIGHT STAND
 ○ WM WATER METER
 ○ MH SANITARY SEWER MANHOLE
 WCR WHEEL CHAIR RAMP



- NOTES
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CONTROL POINT "1_25_27"
 NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
 N(Y) = 1,484,404.489 NAD 83 (US SURVEY FEET)
 E(X) = 1,524,806.553 NAD 83 (US SURVEY FEET)
 ELEV. = N/A
 G-G FACTOR = 0.999676738
 MAPPING ANGLE = -0°13'20.86"