

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@caba.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@caba.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: _____
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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)
 - 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@caba.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.

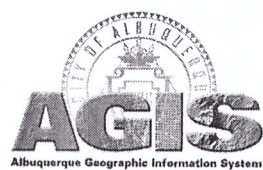
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <u>Derrick Archuleta</u>	Date: <u>9.19.2021</u>
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>

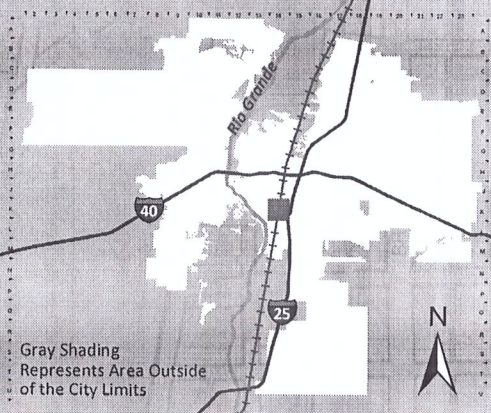
IDO Zone Atlas

May 2018



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

September 13, 2021

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

**RE: LOTS 1 THRU 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 minor subdivision for the above mentioned property.

The property owner is interested in a lot consolidation of existing Lots 1 thru 7 (except for 1.5 feet of Lot 7). The 1.5 feet of Lot 7 will be added to Lot 8 to adjust for the encroachment of an existing building. Proposed Lot 1-A, will result in a 0.5656± net acre lot and Lot 2-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 1-A) and a commercial building (proposed Lot 2-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.

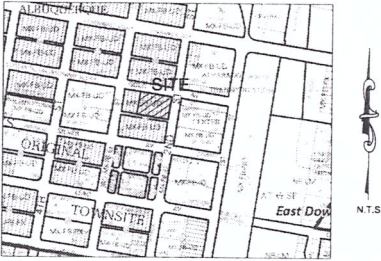
Sincerely,



Derrick Archuleta, MCRP

Principal

**SKETCH PLAT OF LOTS 1-A AND 8-A, BLOCK 23
NEW MEXICO TOWN COMPANY'S
ORIGINAL TOWNSITE OF ALBUQUERQUE
(REPLAT OF LOTS 1-8, BLOCK 23)
TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 27
T. 10N., R. 3E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2021**



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

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1) THROUGH EIGHT (8) IN BLOCK NUMBERED TWENTY-THREE (23) OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, 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 ELIMINATE EXISTING LOT LINES BETWEEN LOTS 1-7 AND TO ADD 1.5' TO LOT 8.

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 9/26/2008

SUBDIVISION DATA

- PROJECT #2021-
- ZONE ATLAS INDEX NO. K-14
- GROSS SUBDIVISION ACREAGE: 0.5520 ACRE
- TOTAL NUMBER OF EXISTING LOTS: 8
- 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 Quest 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 INDEFEASIBLE 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 LOTS 1-7, RICARDO CHAVES _____ DATE _____

ACKNOWLEDGEMENT

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

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

ACKNOWLEDGEMENT

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

APPROVED AND ACCEPTED BY:

DRB NO. 2021- _____	_____
CASE NO. _____	_____
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 _____
CITY SURVEYOR _____	DATE _____

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:
LOTS 1-3, BLOCK 23 - UPC 101405722637122606
LOTS 4-6, BLOCK 23 - UPC 101405721137222607
LOT 7, BLOCK 23 - UPC 101405721337222608
LOT 8, BLOCK 23 - UPC 101405721137322609
PROPERTY OWNERS OF RECORD:
LOTS 1-7: 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.

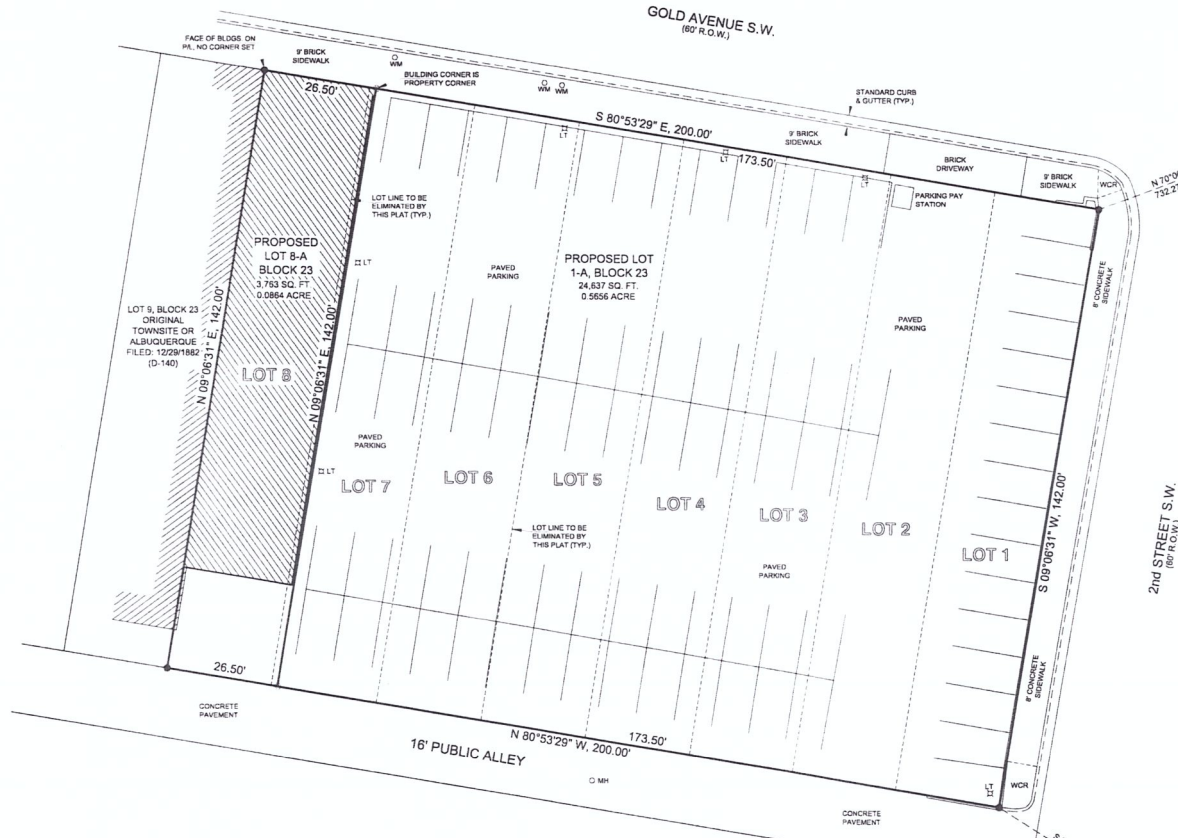


VLADIMIR JIRIK, NMP5 NO. 10464 DATE 8/23/2021
PROFESSIONAL SURVEYING LLC
P.O. BOX 94595, ALBUQUERQUE, NM 87199
office 505.892.4587, cell 505.620.4228
professional.surveying@comcast.net

SKETCH PLAT OF LOTS 1-A AND 8-A, BLOCK 23
 NEW MEXICO TOWN COMPANY'S
 ORIGINAL TOWNSITE OF ALBUQUERQUE
 (REPLAT OF LOTS 1-8, BLOCK 23)
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2021



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



CONTROL POINT "18_K14"
 NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
 N(Y) = 1,486,053.625 NAD 83 (US SURVEY FEET)
 E(X) = 1,521,576.548 NAD 83 (US SURVEY FEET)
 ELEV. = 4,363.415 NAVD 1988 (US SURVEY FEET)
 G-C FACTOR = 0.999952660
 MAPPING ANGLE = -0°13'41.97"

CONTROL POINT "1_25_27"
 NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
 N(Y) = 1,484,454.489 NAD 83 (US SURVEY FEET)
 E(X) = 1,524,608.553 NAD 83 (US SURVEY FEET)
 ELEV. = N/A
 G-C FACTOR = 0.999675736
 MAPPING ANGLE = -0°13'20.86"

NOTES

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