



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 (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"/> Variance - Temporary Deferral of SW (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form P2)	
	<input type="checkbox"/> Variance - Sidewalk Waiver (Form V)		
SITE PLANS		<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Creat 1 Lot From 2 existing lots.			

APPLICATION INFORMATION			
Applicant: Fox Plaza, LLC		Phone: 884-3578	
Address: 2325 San Pedro Dr. SE STE 2-A		Email: Doug@PetersonProperties.net	
City: Albuquerque	State: NM	Zip: 87108	
Professional/Agent (if any): WayJohn Surveying INC		Phone: 505-255-2052	
Address: 1609 2nd St NW		Email: info@WayJohn.com	
City: Albuquerque	State: NM	Zip: 87102	
Proprietary Interest in Site: owner	List all owners: Fox Plaza, LLC		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 4-B & 4-D	Block: -	Unit: -	
Subdivision/Addition: Tijeras Place Improvement Co.	MRGCD Map No.: -	UPC Code: SEE BOTTOM	
Zone Atlas Page(s): K-18	Existing Zoning: MK-M	Proposed Zoning: MK-M	
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (acres): 4.8618	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 201 San Pedro SE	Between: Suni Rd. SE	and: Central Ave. SE	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
SP-95-221			

Signature:	Date: 10/18/21				
Printed Name: Jeremy Klar	<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 #		

UPC'S: 1 018 057 253 119 313 02  
 1 018 057 240 082 313 12

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

*Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.*

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: NA
- 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

**SKETCH PLAT REVIEW AND COMMENT**

- 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**

- 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)**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)
- 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)(6)
- 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**

- 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: <u>10/18/21</u>
Printed Name: <u>Jeremy Klar</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
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).**

Zone Atlas Page:  
**K-18-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

Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000  
Feet



1609 2<sup>ND</sup> Street NW, Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887

October 18, 2021

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Sketch Plat, Lots 4-B & 4-D, Tijeras Place Improvement Company, LLC

To Whom It May Concern:

I am submitting a request for sketch plat review. My client would like to remove the interior lot line between two lots and create one lot. The site currently contains a strip mall.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", is displayed on a light-colored rectangular background.

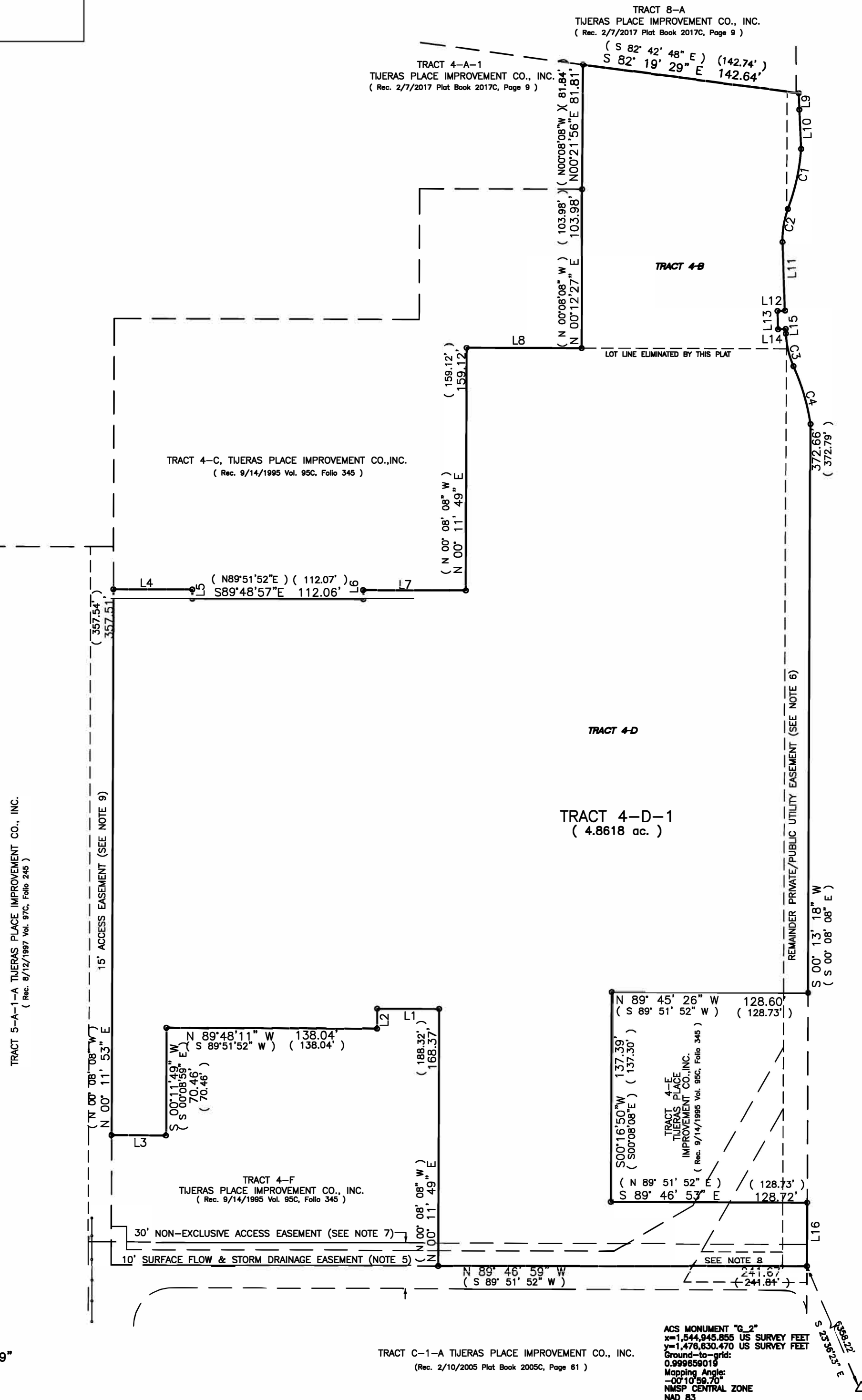
Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



PLAT OF  
TRACT 4-D-1, LANDS OF TIJERAS  
PLACE IMPROVEMENT COMPANY INC.

A REPLAT OF TRACTS 4-B AND 4-D, LANDS OF TIJERAS  
PLACE IMPROVEMENT COMPANY INC.  
WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER 2021

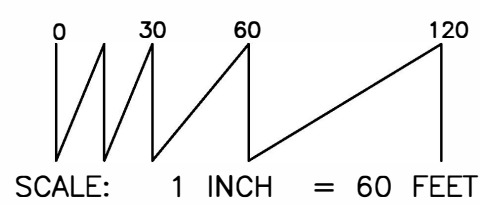
COUNTY CLERK RECORDING LABEL HERE



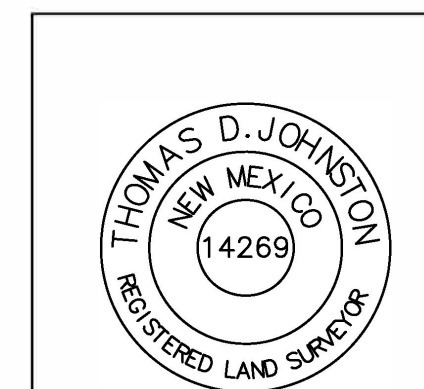
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	143.50'	40.24'	16° 04' 03"	S 12° 23' 38" W	40.11'
(C1)	143.50'	40.24'	16° 04' 03"	---	40.11'
C2	56.50'	22.06'	22° 22' 20"	S 09° 14' 30" W	21.92'
(C2)	56.50'	22.06'	22° 22' 20"	---	21.92'
C3	56.50'	22.06'	22° 22' 20"	S 13° 07' 50" E	21.92'
(C3)	56.50'	22.06'	22° 22' 20"	---	21.92'
C4	143.50'	39.62'	15° 49' 13"	S 16° 24' 24" E	39.50'
(C4)	143.50'	39.62'	15° 49' 13"	---	39.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89° 48' 11" W	40.55'
(L1)	S 89° 51' 52" W	5.10'
L2	S 00° 11' 49" W	13.00'
(L2)	S 00° 08' 08" E	13.00'
L3	N 89° 45' 43" W	35.74'
(L3)	S 89° 51' 52" W	35.73'
L4	S 89° 48' 11" E	51.71'
(L4)	N 89° 51' 52" E	51.70'
L5	S 00° 11' 48" W	6.00'
(L5)	S 00° 08' 08" E	6.00'
L6	N 00° 11' 48" E	6.00'
(L6)	N 00° 08' 08" W	6.00'
L7	S 89° 48' 11" E	67.14'
(L7)	N 89° 51' 52" E	67.14'
L8	N 00° 11' 48" E	75.30'
(L8)	N 00° 08' 08" W	75.30'
L9	S 02° 03' 16" E	10.80'
(L9)	S 02° 06' 27" E	10.71'
L10	S 02° 38' 21" E	25.70'
(L10)	S 02° 59' 53" E	25.70'
L11	S 01° 57' 28" E	44.90'
(L11)	S 02° 18' 12" E	45.00'
L12	S 87° 11' 54" W	4.99'
(L12)	S 87° 41' 48" W	5.00'
L13	S 01° 50' 29" E	11.98'
(L13)	S 02° 18' 12" E	12.00'
L14	N 87° 55' 52" E	4.99'
(L14)	N 87° 41' 48" E	5.00'
L15	N 89° 48' 11" W	40.55'
(L15)	S 89° 51' 52" W	5.10'
L16	S 00° 12' 09" W	42.46'
(L16)	S 00° 08' 08" E	42.45'

SAN PEDRO DRIVE, S. E.  
( VARIABLE WIDTH R.O.W. )



- FOUND/SET MONUMENT LEGEND:  
A: FOUND 1-1/2" STEEL PIPE  
B: FOUND PK NAIL AND DISK ON ROCK  
C: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"



1609 2nd STREET NW  
ALBUQUERQUE, N.M. 87102  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
FOX PLAZA LLC

DRAWN: T R J

SCALE: 1" = 60'

FILE NO.

LOCATION: SECTION 24, T10N, R3E  
LANDS OF TIJERAS PLACE IMPROVEMENT  
COMPANY, INC.

CHECKED: T D J  
DRAWING NO.  
SP90121.DWG

15 SEP 2021

SHEET 2 OF 2

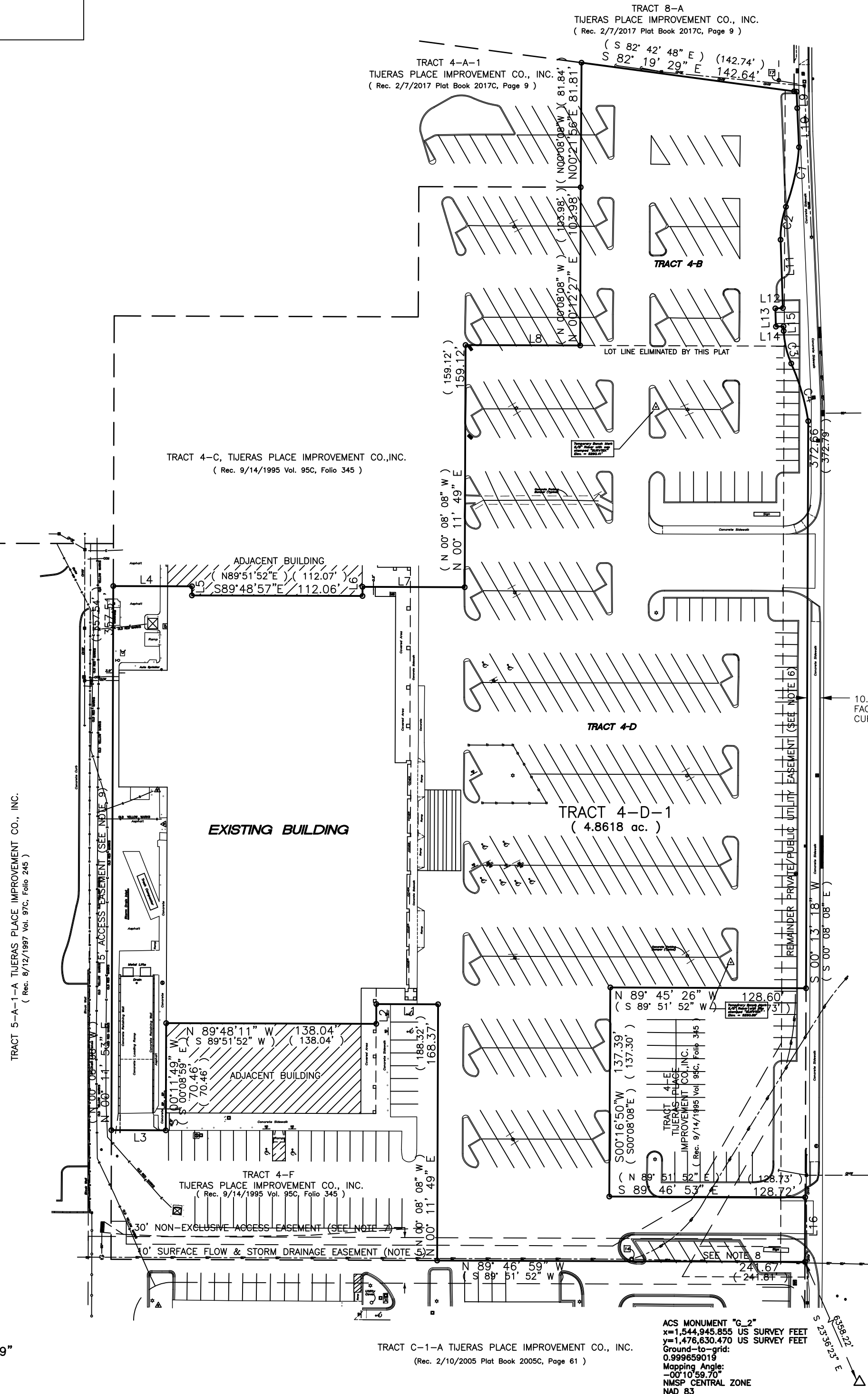
TRACT C-1-A TIJERAS PLACE IMPROVEMENT CO., INC.  
( Rec. 2/10/2005 Plat Book 2005C, Page 61 )

ACS MONUMENT "C" 2"  
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y=1,476,630.470 US SURVEY FEET  
Ground-to-grid:  
0.999859018  
Missing Angle:  
-00°10'58.70"  
NAD83 CENTRAL ZONE  
MAD 83

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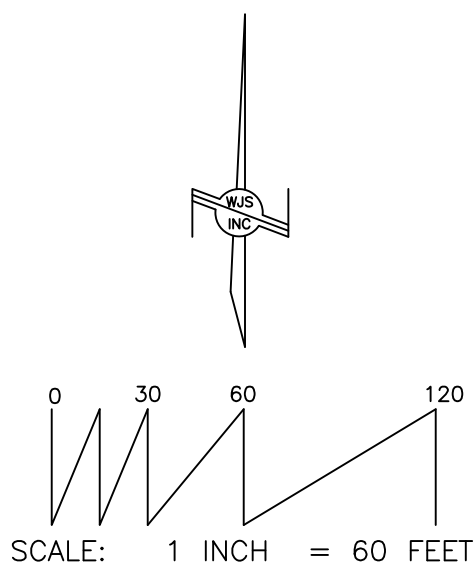
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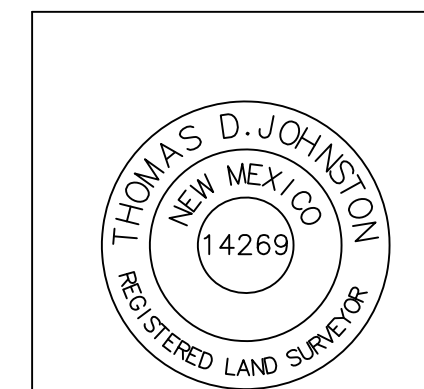
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