# Albuquerque



### DEVELOPMENT REVIEW BOARD APPLICATION

Effective 8/12/2021

 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

 Final Sign off of EPC Site Plan(s) (Form P2A)
 Extension of IIA: Temp. Def. of S/W (Form V2)

SUBDIVISIONS	□ Final Sign off of EPC Site Plan(s) (Form P2A)	$\Box$ Extension of IIA: Temp. Def. of S/W (Form V2)			
□ Major – Preliminary Plat (Form S1)	□ Amendment to Site Plan (Form P2)	□ Vacation of Public Right-of-way (Form V)			
□ Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	□ Vacation of Public Easement(s) DRB (Form V)			
□ Extension of Preliminary Plat (Form S1)	□ Extension of Infrastructure List or IIA (Form S1)	□ Vacation of Private Easement(s) (Form V)			
□ Minor Amendment - Preliminary Plat (Form S2)	□ Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS			
□ Minor - Final Plat (Form S2)	□ Temporary Deferral of S/W (Form V2)	X Sketch Plat Review and Comment (Form S2)			
□ Minor – Preliminary/Final Plat (Form S2)	□ Sidewalk Waiver (Form V2)				
SITE PLANS	□ Waiver to IDO <i>(Form V2)</i>	APPEAL			
□ DRB Site Plan <i>(Form P2)</i>	□ Waiver to DPM <i>(Form V2)</i>	□ Decision of DRB (Form A)			
BRIEF DESCRIPTION OF REQUEST					

Request sketch plat review to create one new tract from two existing tracts by lot line elimination.

APPLICATION INFORMATION					
Applicant: Brunacini Development Ltd. Co.			Phone:		
Address: PO Box 6363			Email:		
City: Albuquerque		State: NM	Zip: 87197		
Professional/Agent (if any): CSI - Cartesian	Surveys, Inc.		Phone: 505-896-3050		
Address: PO Box 44414	4		Email: cartesianryan@gmail.com		
City: Rio Rancho		State: NM	Zip: 87174		
Proprietary Interest in Site:		List <u>al</u> l owners:			
SITE INFORMATION (Accuracy of the existing lega	I description is crucial!	Attach a separate sheet if neo	cessary.)		
Lot or Tract No.: Tracts A-2-A and A-3-A		Block:	Unit: 2		
Subdivision/Addition: Journal Center Phase	2	MRGCD Map No.: UPC Code: See attached le			
Zone Atlas Page(s): D-16-Z	Existing Zoning:	NR-BP	Proposed Zoning		
# of Existing Lots: 2	# of Proposed Lots:	1	Total Area of Site (Acres): 4.7453		
LOCATION OF PROPERTY BY STREETS					
Site Address/Street: Rutledge Between: Bartlett Street NE and: North Diversion Channel					
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:	Ryan, M	alkall			Date	e: 11/19/2021	
Printed Name:	Ryan J. M	/lulhall			□ A	pplicant or 🗙 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?  $N/A_{if}$  yes, indicate language:
- X A <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> 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 <u>shall be organized</u> with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- $\times$  Zone Atlas map with the entire site clearly outlined and labeled
- $\underline{X}$  Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- $\overline{X}$  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 <u>Single</u> 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 <u>shall be organized</u> 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 <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabg.gov</u> 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 <u>shall be organized</u> 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
  - 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 <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> 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 <u>shall be organized</u> 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.

l, the applicant or agent, acknowledge that if any is scheduled for a public meeting or hearing, if requ	required information is not submitted with ired, or otherwise processed until it is con	this application, the application will not be nplete.
Signature: Ryon Malhall		Date: 11/19/2021
Printed Name: Ryan J. Mulhall		□ Applicant or 🗙 Agent
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	1 R H
	-	AND ALD A
Staff Signature:		MEXIC
Date:		



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

November 19, 2021

Development Review Board City of Albuquerque

# Re: Sketch Plat Review for Proposed Tract A-2-A-1, Journal Center Phase 2, Unit 2 being comprised of Remaining Portions of Tracts A-2-A and A-3-A of Journal Center Phase 2, Unit 2

Members of the Board:

Cartesian Surveys is acting as an agent for Brunacini Development Ltd. Co. and requests sketch plat review of our plat to create one (1) new tract from two (2) existing tracts by lot line elimination of Remaining Portions of Tracts A-2-A and A-3-A of Journal Center Phase 2, Unit 2. The property is located northwest of Rutledge Street NE and Snaproll NE, between Bartlett Street NE and the North Diversion Channel. The property is currently zoned as NR-BP (Non-Residential Business Park).

The UPCs for the lots proposed to be replatted by lot line elimination are:

101706300323630427 (Tract A-2-A)

101706300320730428 (Tract A-3-A)

Thank you for your time and consideration.

Ryan J. Mulhall



5 EXISTING 25' PNM EASEMENT (4/5/2005, BK. A94, PG. 6204, DOC. NO. 2005046345)

(15) 6 EXISTING 15' X 70' PNM EASEMENT (4/5/2005, BK. A94, PG. 6207) AND RE-RECORDED (3/19/2007, BK. A134, PG. 1269, DOC. NO. 2005046348)

(11) 7 EXISTING PUBLIC SANITARY SEWER EASEMENT (4/10/2003, 2003C-98)

- (12) 8 EXISTING RECIPROCAL NON-EXCLUSIVE PERPETUAL EASEMENTS OVER, THROUGH AND ACROSS THE "ACCESS AREAS" LOCATED ON EACH TRACT FOR PURPOSES OF ACCESS INGRESS, EGRESS AND VEHICULAR AND PEDESTRIAN TRAFFIC (10/28/2004, BK. A86, PG. 1268, DOC. NO. 2004151690), BLANKET IN NATURE
- (16) 9 STORM DRAINAGE FACILITY, TRUE LOCATION UNKNOWN (5/25/2005, BK. A97, PG. 3858, DOC. NO. 2005074080). WHILE SIZES AND DIMENSIONS WERE NOT OBVIOUS, THE PLACEMENT OF THE DRAINAGE FACILITY IS SHOWN BASED UPON SCALING.
- (17) 10 STORM DRAINAGE FOR STORM WATER TO AMAFCA DRAIN, TRUE LOCATION UNKNOWN (10/13/2005, BK. A105, BK. 1646, DOC. NO. 2005152071). WHILE SIZES AND DIMENSIONS WERE NOT OBVIOUS, THE PLACEMENT OF THE DRAINAGE FACILITY IS SHOWN BASED UPON SCALING.

Lin	e #		
L	.5	s	83 <b>°</b> 55'52
L	_6	s	76 <b>°</b> 28'51
L	.8	И	00 <b>°</b> 14'16
L	.9	s	89 <b>°</b> 59'15
L	10	N	06 <b>°</b> 37 <b>'</b> 12
L	.11	И	89 <b>°</b> 59'28
L	12	s	89 <b>°</b> 59'11
L	13	И	00 <b>°</b> 00'49
L	14	s	00°09'32
L	15	s	00 <b>°</b> 09'41
L	16	s	00°00'25
L	17	s	00°00'25
L	18	s	89*40'40

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	164.88' (164.48') {164.47'}	505.00' (505.00') {505.00'}	18 <b>°</b> 42'24"	164.15'	S 74°34'40" E
C3	45.52' (45.79') {45.55'}	606.20' (606.20') {606.20'}	4°18'10"	45.51'	S 74°19'46" E
C4	280.14' (325.66')	606.20' (606.20')	26 <b>°</b> 28'38"	277.65'	S 58°56'21" E
C5	12.10' {12.10'}	810.00' {810.00'}	0 <b>°</b> 51'22"	12.10'	S 89°25'05" E

\* C1 INTENTIONALLY OMITTED

Sketch Plat for *Tract A*-*2*-*A*-*1*, Journal Center Phase 2, Unit 2

Being Comprised of Tracts A-2-A and A-3-A, Journal Center Phase 2, Unit 2 City of Albuquerque Bernalillo County, New Mexico November 2021

	Line Table	
	Direction	Length (ft)
" E	(S 83°59'38" E) {S 83°59'18" E}	74.18' (74.17') {74.16'}
" E	(S 76°30'17" E) {S 76°29'57" E}	38.18' (38.16') {38.16'}
"Е	(N 00°00'22" E)	38.08' (38.16')
" E	{S 89*58'58" E}	4.44' {4.43'}
"Е	{N 06°37'29" E}	100.99' {100.99'}
3" W	{N 89°59'43" W} (N 89°59'38" W)	16.07' {16.07'}
"Е	{S 89°58'54" E}	4.99' {5.00'}
)"Е	{N 00°01'16" E}	44.46' {44.46'}
" W	{S 00°11'07" W} (S 00°09'41" W)	10.86' {10.86'}
" W	(S 00°09'41" E)	133.63' (133.63')
5" W	(S 00°00'22" W)	482.03' (482.18')
5" W		326.05' [326.35']
"Е	(S 89°40'04" E)	14.07' (14.07')

#### \* L1-L4, and L7 INTENTIONALLY OMITTED

## *CSI-CARTESIAN SURVEYS INC.*

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 wplotnerjr@gmail.com

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