



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 S/W (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 S/W (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			
Request sketch plat review to create one new tract from nine existing tracts by lot line elimination.			

APPLICATION INFORMATION			
Applicant: Guardian Airport Parking, LLC.		Phone:	
Address: 2505 Anthem Village Dr., Suite E390		Email:	
City: Henderson	State: NV	Zip: 89052	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lots 4-A and Lots 5-12		Block: 5	Unit:
Subdivision/Addition: Clayton Heights		MRGCD Map No.:	UPC Code: See attached letter
Zone Atlas Page(s): L-15-Z	Existing Zoning: MX-M	Proposed Zoning:	
# of Existing Lots: 9	# of Proposed Lots: 1	Total Area of Site (Acres): 1.7568	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 1713 Yale Blvd. SE	Between: Ross Ave. SE	and: Anderson Ave SE	
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:		Date: 11/19/2021	
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
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: _____

- 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(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-5(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 14-16-4(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

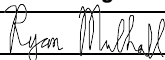

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

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 14-16-4(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 14-16-4(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: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
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 4-A-1, Clayton Heights being comprised of Lots 4-A and 5 thru 12, Block 5 of Clayton Heights

Members of the Board:

Cartesian Surveys is acting as an agent for Guardian Airport Parking, LLC. and requests sketch plat review of our plat to create one (1) new lot from nine (9) existing lots, by lot line elimination of Lots 4-A and 5 thru 12, Block 5 of Clayton Heights. The property is located at 1713 Yale Boulevard SE between Ross Avenue SE and Anderson Avenue SE. The property is currently zoned as MX-M (Mixed-Use Moderate Intensity).

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

101505654019541010 (Lot 4-A)

101505654019241009 (Lot 5)

101505654018741008 (Lot 6)

101505654018441007 (Lot 7)

101505654017641006 (Lot 8)

101505654017341005 (Lot 9)

101505654016741004 (Lot 10)

101505654016341003 (Lot 11)

101505654015841002 (Lot 9)

Thank you for your time and consideration.

Ryan J. Mulhall

Sketch Plat
for
Lot 4-A-1, Block 5
Clayton Heights
Comprised of Lots 4-A and
5 thru 12, Block 5
Clayton Heights
City of Albuquerque
Bernalillo County, New Mexico
November 2021

Record And Measured Legal Description

LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7) EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED FIVE (5) OF CLAYTON HEIGHTS, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 26, 1946, IN MAP BOOK C1, FOLIO 170.

AND

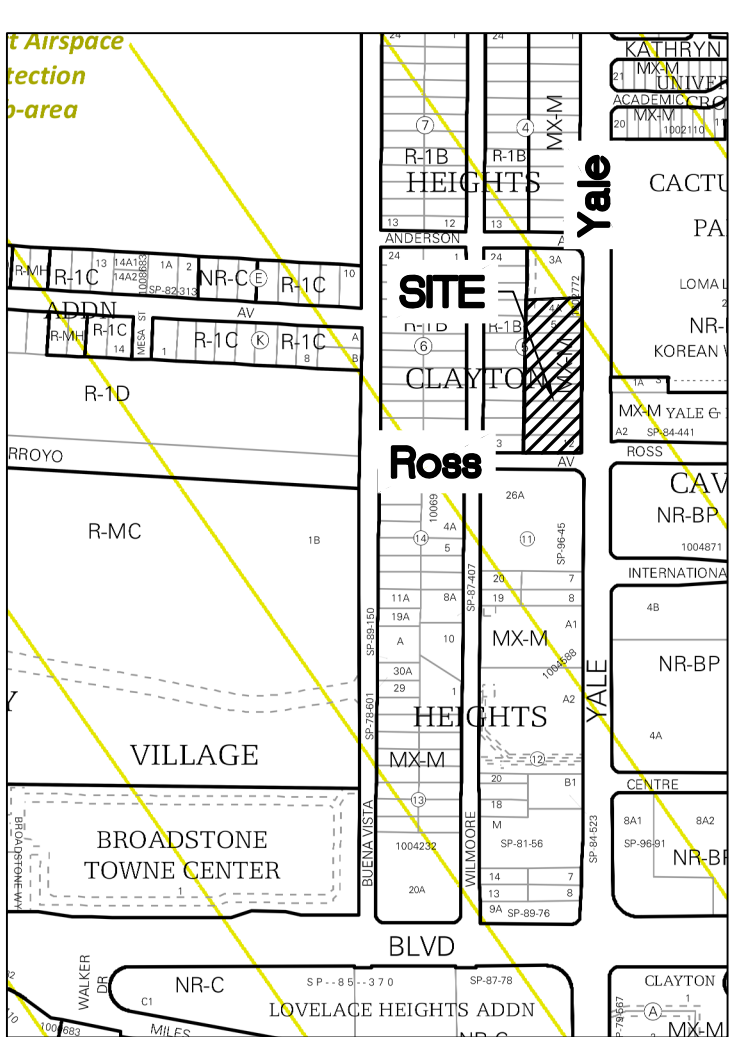
LOT NUMBERED FOUR-A (4-A) IN BLOCK NUMBERED FIVE (5) OF CLAYTON HEIGHTS, OF THE PLAT OF LOTS 3-A AND 4-A, CLAYTON HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 22, 2003 IN PLAT BOOK 2003C, PAGE 287.

ACS Monument "7-L15 1984"
NAD 1983 CENTRAL ZONE
X=1529067.366*
Y=1479550.205*
Z=5164.135 * (NAVD 1988)
G-G=0.999671093
Mapping Angle= -0°12'49.65"
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
⊠	COVERED AREA
□	CONCRETE
▨	BLOCK WALL
○	CHAINLINK FENCE
—/—	WOOD FENCE
□	METAL FENCE
☆	LIGHT POLE
⊕	ELECTRIC METER
⊞	PULL BOX
⊠	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊙	ANCHOR
⊕	WATER METER
⊞	GAS METER
⊞	TELEPHONE MANHOLE
⊞	SIGN
↔	INDICATION OF ACCESS TO ROADWAY
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—RW—	UNDERGROUND REUSE WATER UTILITY LINE
—G—	UNDERGROUND GAS UTILITY LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
—C—	UNDERGROUND CABLE UTILITY LINE

ACS Monument "19-L16 1984"
NAD 1983 CENTRAL ZONE
X=1531755.929*
Y=1478691.641*
Z=5297.506 * (NAVD 1988)
G-G= 0.999664048
Mapping Angle= -0°12'31.00"
*U.S. SURVEY FEET

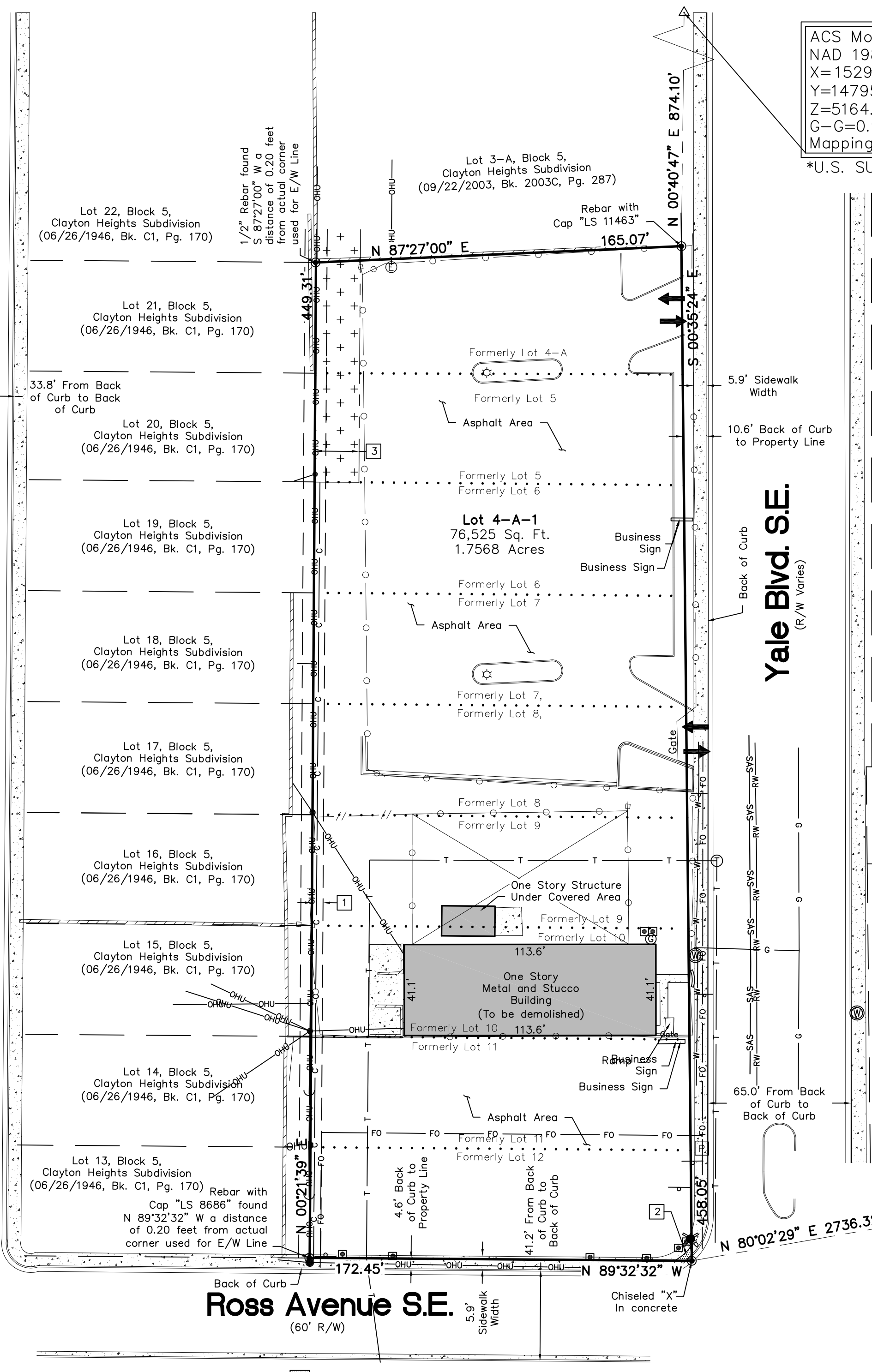


Vicinity Map -
Zone Atlas L-15-Z N.T.S.

Purpose of Plat

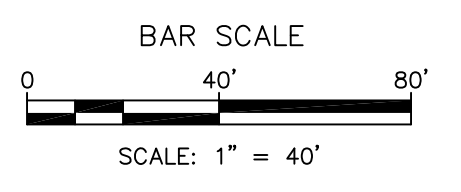
ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON AS

Wilmore Drive S.E.
(50' R/W)



Yale Blvd. S.E.
(R/W Varies)

Ross Avenue S.E.
(60' R/W)



Easement Notes

- 1 EXISTING 5' P.U.E. EASEMENT (06/26/46, C1-170)
- 2 EXISTING EASEMENT FOR ROADWAY PURPOSES (BK. MISC. 161A, PG. 764) AND SHOWN HEREON AS [Symbol]
- 3 20' ACCESS EASEMENT (D146, PG. 516) AND 09/22/2003, BK. 2003C, PG. 287) AND SHOWN HEREON AS [Symbol]

CSI-CARTESIAN SURVEYS INC.

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