



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Sidewalk Waiver (Form V)	
<b>SITE PLANS</b>	<input type="checkbox"/> Variance to IDO (Form V)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
<p>A SUBDIVISION OF FOUR LOTS ON AN EXISTING 0.5059 PARCEL KNOWN AS LOT 2, BLOCK 16 SANTA BARBARA SUBDIVISION. THIS AREA IS A PRIVATE COMMUNITY THAT BEGAN AS A PLANNED UNIT DEVELOPMENT AND HAS BEEN CONVERTED, OVER TIME, TO AN R-T ZONE STANDARD LOT PROJECT. ALL STREETS ARE PRIVATE EASEMENTS WITH MAINTANANCE ESTABLISHED BY THE SANTA BARBARA HOMEOWNERS ASSOCIATION. THIS SUBDIVION LOT IS OWNED BY THE ASSOCIATION AND HAS PREVIOUSLY USED AS A PRIVATE PARK, NOW VACATED AS SUCH. THE PROPOSED BUILDER AND DEVELOPER IS THE RACHEL MATTHEW DEVELOPMENT CORPORATION, C/O/ MR. STEVE NAKAMURA..</p> <p>A PRE-APPLICATION REVIEW WAS REQUESTED AND STAFF COMMENTS ARE INCORPORATED, FOLLOWING THE IDO AND DPM REQUIREMENTS</p>		

<b>APPLICATION INFORMATION</b>		
Applicant: RACHEL MATTHEW DEVELOPMENT CORPORATION AND THE SANTA BARBARA HOMEOWNERS ASSOCIATION C/O ELISA CARDENAS, AGENT		Phone: (505) 792-4663 M: (505) 892-9664
Address: 2600 AMERICAS ROAD, SUITE 103		Email: steve@rachelmatthewhomes.com
City: ALBUQUERQUE	State: NEW MEXICO	Zip: 87124
Professional/Agent (if any): THE SANTA BARBARA HOMEOWNERS ASSOCIATION C/O ELISA CARDENAS, AGENT		Phone: (505) 880-7013 M: (505) 569-0123
COMMUNITY SCIENCES CORPORATION C/O CLIFF A. SPIROCK PLS (AGENT FOR APPLICATION) PO BOX 1328, CORRALES, NM 87048		(505) 897-0000 M. (505) 250-1227 CASPIROCK@COMMUNITYSCIENCES.COM
MR. STEVE W HERNANDEZ P.E. (AGENT FOR CIVIL ENGINEERING SERVICES) Development Managing Consultants, 9320 Menaul Blvd. NE Suite D, Albuquerque, NM 87112		(505) 296.7100 M: (505) 228.1401 <a href="mailto:steve@dmcnm.com">steve@dmcnm.com</a>
Address: 5051 JOURNAL CENTER BLVD., SUITE 200 (ELISA CARDENAS)		Email: ELISA.CARDENAS@COLLIERS.COM
City: ALBUQUERQUE	State: NEW MEXICO	Zip: 87109
Proprietary Interest in Site: AGENT AND REPRESENTATIVE FOR THE SBHOA ASSOCIATION AS THE OWNER	List <u>all</u> owners: THE SANTA BARBARA HOMEOWNERS ASSOCIATION	
<b>SITE INFORMATION</b> (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: LOT 2,	Block: BLOCK 16	Unit:
Subdivision/Addition: SANTA BARBARA SUBDIVISION	MRGCD Map No.: N/A	PLAT OF LOTS 1-24 (INCLUSIVE) BK 94C PG 8 (FILED 01/07/1994)
Zone Atlas Page(s): D-16	Existing Zoning: IDO R-T	UPC Code:10196316840521901
# of Existing Lots: 1	# of Proposed Lots: 4	Proposed Zoning: N/A
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 7300 SANTA BARBARA RD NE	Between: RANCHO DE PALOMAS RD NE	and: LOT 1, BLOCK 16
<b>CASE HISTORY</b> (List any current or prior project and case number(s) that may be relevant to your request.)		
A PRE-APPLICATION (PART) REQUESTED 10/7/2021, STAFF COMMENTS EMAILED IN LIEU OF MEETING (BY S. HERNANDEZ PE)		



Signature: BY AGENT: Cliff A. Spirock PLS

Date: NOVEMBER 26, 2021

Printed Name:

☐ Applicant or ☐ Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing 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 unless noted differently below. 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? NO if yes, indicate language: \_\_\_\_\_
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 (requires published notice, heard on the DRB Major Case Schedule)

- ☐ Letter describing, explaining, and justifying the request
- ☐ Copy of recorded IIA
- ☐ Proposed Final Plat (7 copies, 24" x 36" folded)
- ☐ Design elevations & cross sections of perimeter walls (3 copies)
- ☐ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ☐ DXF file and hard copy of final plat data for AGIS submitted and approved


### ☐ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☐ Required notice with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination Public Notice Inquiry response
- ☐ Proof of emailed notice to applicable Neighborhood Association representatives
- ☐ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- ☐ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☐ 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)
- ☐ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☐ Proposed Infrastructure List, if applicable
- ☐ DXF file and hard copy of final plat data for AGIS submitted and approved

### ☐ MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

**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.**

<b>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.</b>	
<b>Signature:</b> S/ SIGNATURE ON FILE WITH ORIGINAL	<b>Date:</b> NOVEMBER 26, 2021
<b>Printed Name:</b> CLIFF A. SPIROCK PLS FOR RACHEL MATHEW DEVELOPMENT	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
Staff Signature:	
Date:	

Date: November 26, 2021

To: The City of Albuquerque, Development Review Board  
Via e-mail with application for Sketch Plat Review

From: Cliff A. Spirock, PLS, agent for Rachel Matthew Development Corporation

Subject: Letter accompanying Application

Project: 7300 Santa Barbara Road NE  
Lot 2, Block 16, Santa Barbara Subdivision

Ladies and Gentlemen of the Development Review Board:

This project requests a 4 lot minor subdivision on an existing Lot 2, Block 16, Santa Barbara Subdivision (Plat filed January 7, 1994, Bk 94C Folio 8). The site is bounded by the Domingo Baca Arroyo 70' RW to the South and includes a 20' Drainage Easement (City) on the west. To the east is a platted lot (Lot 1, Block 16). To the north is a private street, Santa Barbara Road NE, which is owned by the Santa Barbara Homeowner's Association (SBHOA), located within a platted 30' easement. The street easement includes a 10' gas and water easement and adjacent to the south street line is a 12' utility easement.

The water system is a master meter private utility. This utility and the street is owned and maintained by the Association. All other services (gas, communication, electric are within platted easements).

The subject lot is owned by the SBHOA Association and is contemplated for sale and development by Rachel Matthew Development Corporation who intends to complete the infrastructure guarantee, transportation and preliminary and final plat process. It is subject to the IDO R-T Zone. The existing private park facilities (parking, shuffleboard, walkways and recreation facilities) will be razed and the entire property developed as residential lots.

The existing street sidewalk and curbs (stand-up and roll-over) will be rebuilt in accordance with the DPM. A 6' sidewalk clear area incorporating a 4' physical sidewalk is proposed. A front setback to the proposed garages is shown as a 20' minimum as required by the code. However, private covenants prescribe a 20' minimum garage setback from the sidewalk area. A 26' minimum front garage setback is thereby shown. A 5' side yard setback and 15' rear yard setback are shown as typical RT IDO Zone minimums. The sideyard setback on proposed Lot 2-D (west end) is 20' minimum to accommodate the existing 20' drainage easement encumbering that area.

Existing curb and 4' walk at east end  
(to be replaced)



Existing curb and 4' walk at west end  
(to be replaced)



In addition to the plat for subdivision, it will be requested that an existing 12' access easement burdening the easterly end of Lot 2 be vacated (by the Association, on the plat of subdivision).

The photo at right shows the easement area now in use as a parking area. There is no dominant tenement indicated on the plat which created the easement, therefore the SBHOA can vacate as the servient tenement of the easement



We have included with the application a supplementary sheet to the proposed platting indicating hypothetical layout of R-T detached units, their setbacks and development conditions affecting the infrastructure design.



Of particular note is the curbing and inlet to the existing drainage rundown. Careful driveway locations and increased setbacks are shown in the hypothetical sketches to facilitate driveway cuts and walkway grades to conform to the DPM requirements and IDO for access and circulation standards (sidewalks and handicapped ramp).

Clear sight triangles will be maintained.

Photo at left: Drainage rundown to the Domingo Baca Arroyo from Santa Barbara Road NE







PRELIMINARY PLAT  
LOTS 2-A, 2-B, 2-C AND 2-D, BLOCK 16  
SANTA BARBARA SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK 16  
SANTA BARBARA SUBDIVISION  
SITUATE WITHIN  
PROJECTED SECTION 18, T.11N., R.3E., N.M.P.M.,  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2021

SITE DATA:	
FEMA Map Number	35001C0137G
Zoning	R-T
No. of Existing Lots	1
No. of Lots Created	4
Total Area	0.5059 acres

VICINITY MAP  
not to scale

ZONE ATLAS MAP  
D-19-Z

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC **DO NOT** waive or release any easement or easement rights which may havebeen granted by prior plat, replat or other document and which are not shown on this plat.

Public Utility Easements shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico (PNM), a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company (NMGCo) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed

on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

NOTES:

1. The basis of bearings is the line between the two found property corners indicated and also referenced to AGRS Station "Heaven" as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88. Bearings and distances shown in ( ) are per record plat of Lots 1-24, Block 16 (Bk. 94C-Pg.8)

2. Documents used (on file at Bernalillo County Clerk unless noted):

2.1. Plat of Lots 1-24: BOOK 94C PG. 8 REC: JAN. 7, 1994

2.2. Plat of Tract F: BOOK C3 PG. 121 REC: July 24, 1986

2.2. Plat of Lots 1-20, Block 16: BOOK 92C PG. 206 REC: September 22, 1992

2.3. By-laws, Declaration of Covenants, Amendments and Annexations as provided by the Santa Barbara Subdivision Association.

2.4. Ground Leases, conveyances and descriptions recited in the Declaration of

Covenants as provided by the Santa Barbara Subdivision Association (circa 1986) recorded in Bernalillo County, New Mexico as documents 86-11980 Page 945, 86-683 Pages 498 through 596 and document 91089915.

3. These properties are located in Zone X , areas of minimal flood hazard per FEMA Flood Insurance Rate Map 35001C01137G, effective date 09/26/2008, as shown on this plat.

4. All known easements of record are shown on this plat. The 12 foot Private Access Easement at the easterly line of Lot 2, Block 16, is hereby vacated by the servant tenement, the Santa Barbara Homeowners Association. No dominant tenement is disclosed or referenced by the prior plat of record or known to the Association.

5. All references to this land (Lot 2) being a "Private Park" are hereby voided.
- LEGAL DESCRIPTION :
- Lot 2 of the "Plat of Lots 1-24 (Inclusive) Block 17 Being a replat of Tract E-1 and Lots 1 and 2, Block 16 together with the vacated portion of Rancho de Palomas NE (V-93-59) , Albuquerque, New Mexico, July 1993" as the same are shown and designated on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on January 7, 1994 in Plat Book 94C, Page 8 as document No. 94003225.
- PURPOSE OF PLAT:
- The purpose of this plat is to combine one (1) existing lot into four (4) new lots, to grant specific drainage and utility easements as shown, and to vacate an existing private access easement as shown hereon, all in accordance with the by-laws, private covenants and maintenance obligations for the Santa Barbara Homeowner's Association (original declarants Rancho de Palomas Ltd. and Realty Marketing Services, recorded Bernalillo County, June 8, 2010 as document 86-6883 including applicable and subsequent annexations, revisions and amendments to same).
- FREE CONSENT:
- The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires.
- by \_\_\_\_\_ Date \_\_\_\_\_  
Acting Secretary for: SANTA BARBARA HOMEOWNERS ASSOCIATION (SBHOA), a New Mexico corporation, as an official authorized act by their Board of Directors.
- The principal office of the corporation is located at 7800 Rancho de Palomas, NE, Albuquerque, NM 87109. The mailing address of the Association is Post Office Box 93636, Albuquerque, NM 87109.
- ACKNOWLEDGEMENT
- State of New Mexico)  
County of \_\_\_\_\_)SS
- The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021 by:
- Notary Public:  
My commission expires:
- SOLAR NOTE:
- No property within the area of this plat shall at any time be subject to a 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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.
- TREASURER'S CERTIFICATION:
- This is to certify that all taxes due and payable have been paid in full for year 2021 pursuant to New Mexico statute 78-38-44.1  
LOT 2, Block 17: 101906316840521901
- Bernalillo County Treasurer's Office: by: \_\_\_\_\_ date: \_\_\_\_\_
- SURVEYOR'S CERTIFICATION
- I, Cliff A. Spirock, New Mexico Professional Surveyor No. 4972, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat istrue and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to theCity of Albuquerque Subdivision Ordinance.
- Cliff A. Spirock  
New Mexico Professional Surveyor No. 4972
- Date
- Project Number:
- Subdivision Application Number:
- PLAT APPROVAL
- UTILITY APPROVALS
- |                         |      |
|-------------------------|------|
| PNM Electric Services   | date |
| New Mexico Gas Company  | date |
| Lumen Technologies Inc. | date |
| Comcast                 | date |
- CITY APPROVALS
- |   |      |
|---|------|
| City Surveyor                               | date |
| Parks & Recreation Department               | date |
| City Engineer                               | date |
| AMAFCA                                      | date |
| ABCWUA                                      | date |
| Traffic Engineer, Transportation Department | date |
| Environmental Health Department             | date |
| ORB Chair, Planning Department              | date |
- SUBMITTED AS A SKETCH PLAT FOR REVIEW AND COMMENT
- PRELIMINARY PLAT  
LOTS 2-A, 2-B, 2-C AND 2-D, BLOCK 16  
Santa Barbara Subdivision, Albuquerque, NM
- DWG PATH: F:\N679-RMH Oevelopment\N0679-01-860 P PLAT 11\_2021 CAS.dwg
- GPS, TIO

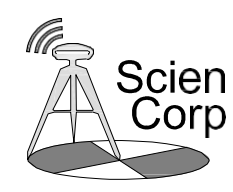


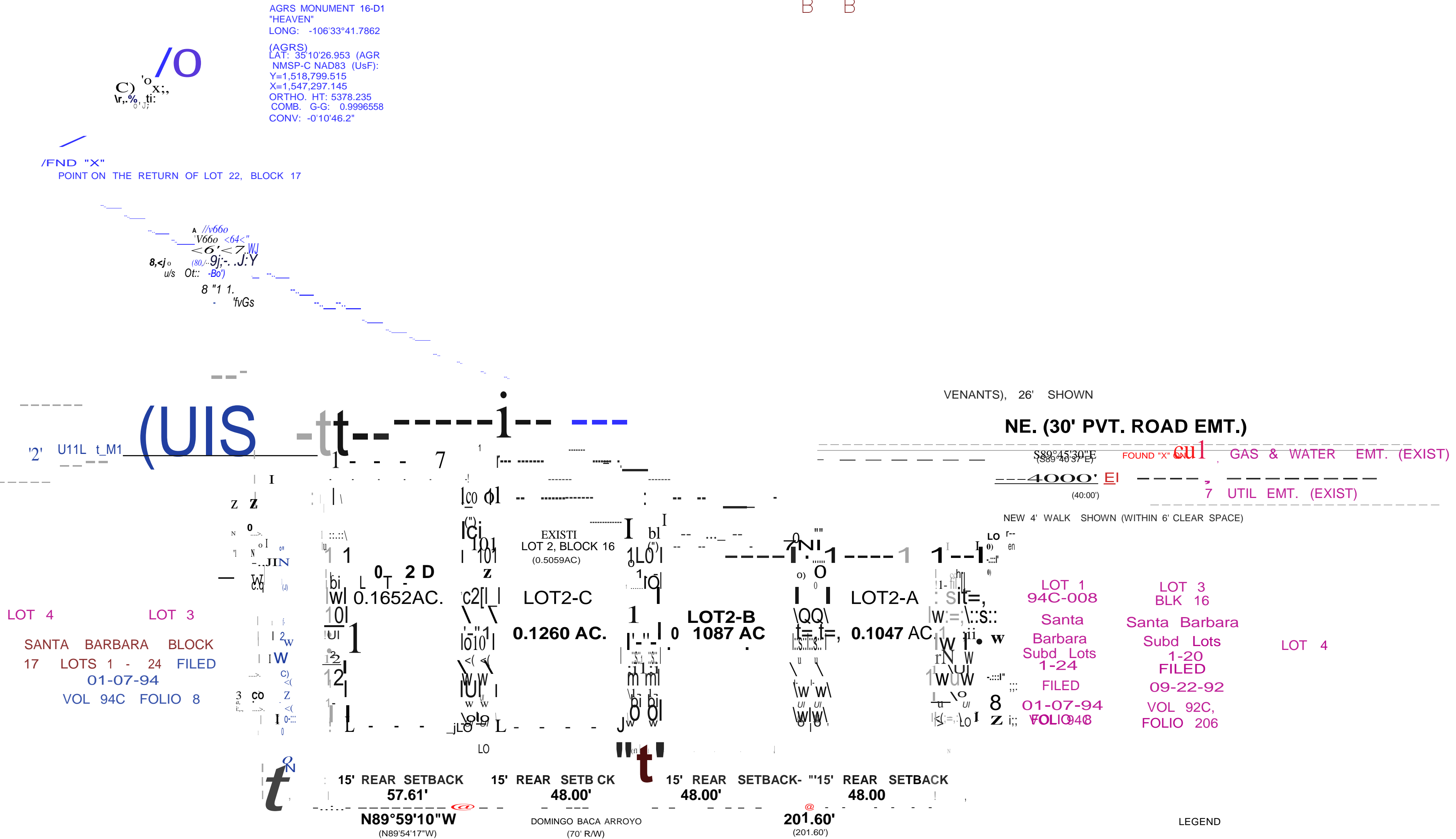
6. All roadways serving the subdivided properties are Private Street and Roadway  
Easements granted and accepted by prior platting



Created 11/24/2021  
Last Ref:  
SCALE: 1" = 20'  
CREW: LRC  
DRAWN: CAS  
JOB NO,N679-01-860

Community 1 of 2  
ces  
oration  
Land Surveying  
(505) 897.0000





**CITY VARIANCES OR DEVELOPMENT CONDITIONS REQUESTED:**

- THIS EXISTING SUBDIVISION IS SERVED BY A PRIVATE STREET SYSTEM WITHIN EASEMENTS CREATED BY PREDECESSOR PLATS. THE STREET "SANTA BARBARA ROAD NE" IS LOCATED ON A 30 FOOT ACCESS EASEMENT INCLUDING A 10' GAS AND WATER EASEMENT AND AN ADJACENT 7' EASEMENT FOR UTILITIES. THE REQUEST IS FOR NO EXPANSION IN WIDTH OR TYPE OF ACCESS (PRIVATE STREET REMAINS).
- UTILITY SERVICE IS BY PRIVATE PROVIDERS (CATV, POWER AND COMMUNICATIONS). WATER SERVICE IS BY THE ABCWUA WITH MASTER METER(S). THE REQUEST IS FOR NO CHANGE IN PROVIDED SERVICES.
- THE SIDEWALK ABUTTING THE SUBDIVISION LOT IS AN EXISTING 4 FOOT CONCRETE WALK. IT IS REQUESTED THE NEW WALK CONTINUE WITH A 4' WIDTH (TO BE INSTALLED BY THE DEVELOPER). NOTE: RECORDED COVENANTS REQUIRE A 20' SETBACK FROM THE PHYSICAL SIDEWALK.ACCORDINGLY, AN ADDITIONAL GARAGE SETBACK LINE IS SUGGESTED AT 26' FROM THE STREET EASEMENT.

**DOMINGO BACA ARROYO (70' R/W)**

IF THE REQUIRED CLEAR WIDTH MINIMUM WILL BE PROVIDED BY THE NEW SYSTEMS, NO STREET INTERSECTIONS ARE CREATED.

**SUBMITTED AS A SKETCH PLAT FOR REVIEW AND COMMENT**

<div>PRELIMINARY PLAT</div> <div>LOTS 2-A, 2-B, 2-C AND 2-O, BLOCK 16</div> <div>Santa Barbara Subdivision, Albuquerque, NM</div>									
DWGPATH: F:\N679-RMH Development\N0679-01-860 P PLAT 11_2021 CAS.dwg									
GPS: TIO		Community ces oration Land Surveying (505) 897.0000					2  2		
Cected: 11/24/2021									
Last Rev:									
SCALE: 1"= 20'									
CREW: LKC									
DRAWN: CAS									
B NO.: N679-01-860									

SANTA BARBARA

PRELIMINARY PLAT  
LOTS 2-A, 2-B, 2-C AND 2-D, BLOCK 16  
SANTA BARBARA SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK 16  
SANTA BARBARA SUBDIVISION  
SITUATE WITHIN  
PROJECTED SECTION 18, T.11N., R.3E., N.M.P.M.,  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2021

C1  
R=169.75'  
L=110.13'  
C=108.21'  
CB=N83°50'59"W  
D= 37°10'25"

(R=168.38'  
L=110.18'  
C=108.21'  
CB=N83°46'06"W  
D= 37°29'11")

C2  
R=120.06'  
L=52.67'  
C=52.25'  
CB=N77°19'49"W  
D= 25°08'08"

(R=122.74'  
L=52.81'  
C=52.41'  
CB=N77°21'06"W  
D 24°39'14")

1C' FRONT SETBACK (CODE, RT)

2C' GARAGE S.B. (CODE)

20' MIN. FRONT S.B. FROM WALK CLEARSPACE (CC)

SANTA BARBARA ROAD

FOUND "X" ON CURB (PRC)

N89°41'59"W 46.46'  
(S89°40'37"E) (46.28')

L=1.54 1/2 UTILITY ESMT

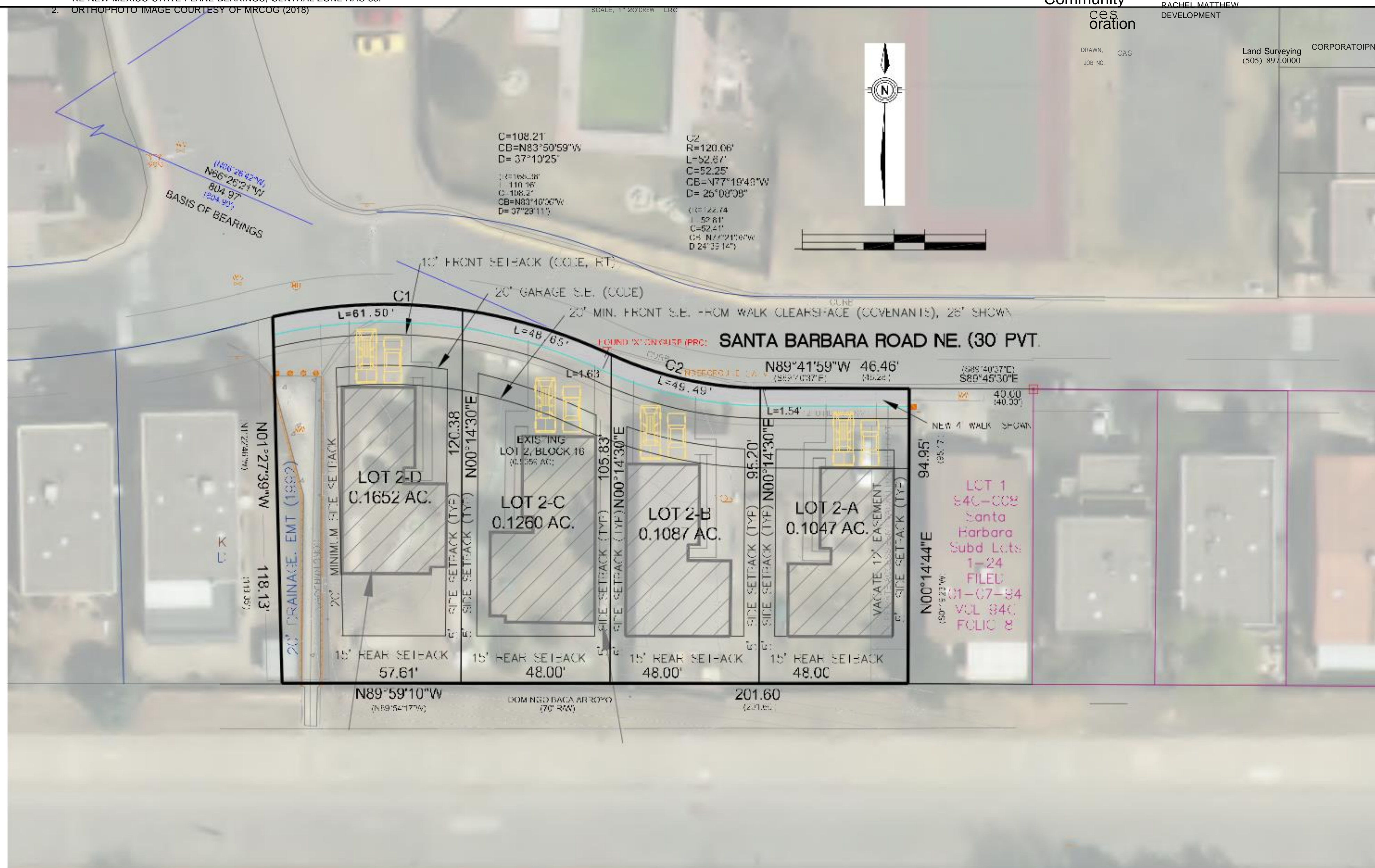
MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "SPROCK PS4972" UNLESS OTHERWISE NOTED











**Community Sciences Corporation**  
**Professional Land Surveying and Planning**

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505.897.0000  
505.898.5195 Fax  
[www.communitysciences.com](http://www.communitysciences.com)

August 17, 2021  
Corrales, New Mexico 87048

Rachel Matthew Family of Companies  
2600 Americas Road Suite #103  
Rio Rancho, New Mexico 87124

Subject: Letter Authority for surveying and consulting services, Santa Barbara proposed subdivision, Albuquerque, New Mexico

To whom it may concern:

Please be advised that Community Sciences Corporation, Corrales, New Mexico is under an on-going contract with Rachel Matthew Development and Desert Sage Custom Homes. As part of this engagement, we have been retained to provide our services on: Santa Barbara Subdivision, Albuquerque, New Mexico.

Information on our Professional Liability Insurance and other coverages can be provided upon request.

If you have any questions, please call me at (505) 897-0000 or our president, Clifford F. Spirock at the same number.

Respectfully,



Cliff A. Spirock, Board Chairman  
NM PLS #4972

Cc: Elisa Cardenas, Rachel Matthew group

**Post Office Box 1328**  
**Corrales, New Mexico 87048**

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-221 Date: 10/26/21 Time: N/A (sent via email to )

Address: 7300 Santa Barbara Rd NE

### AGENCY REPRESENTATIVES

Planning: Catalina Lehner ([clehner@cabq.gov](mailto:clehner@cabq.gov)) James Aranda ([jmaranda@cabq.gov](mailto:jmaranda@cabq.gov))

Zoning/Code Enforcement: Angelo Metzgar ([ametzgar@cabq.gov](mailto:ametzgar@cabq.gov))

Fire Marshal: Antonio Chinchilla ([achinchilla@cabq.gov](mailto:achinchilla@cabq.gov)) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger ([jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov))

Hydrology: Ernest Armijo, P.E. ([earmijo@cabq.gov](mailto:earmijo@cabq.gov))

Solid Waste: Herman Gallegos ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov))

Water Authority: David Gutierrez - [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org) or call 505.289.3307; 505.241.9630

*PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!*

*THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.*

*Additional research may be necessary to determine the exact type of application and/or process needed.*

*Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: 4 Dwelling Units +- 2,000 SF.

### SITE INFORMATION:

Zone: R-T

Size: Approx. 0.50 acre

Use: Residential- Townhouse

Overlay zone: N/A

Comp Plan Area of: Consistency

Comp Plan Corridor: N/A

Comp Plan Center: N/A

MPOS or Sensitive Lands: X Flood zone

Parking: 14-16 5-5

MR Area: North Albuquerque

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: 5-1-1: Residential Zone District Dimensional Standards

\*Neighborhood Organization/s: District 4 Coalition Neighborhood Associations, North Wyoming NA

\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).

### PROCESS:

Type of Action: 6-5(G) Site Plan- Administrative

Review and Approval Body: Staff Is this a PRT requirement? No (Table 6-1-1)

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-221 Date: 10/26/21 Time: N/A (sent via email)

Address: 7300 Santa Barbara Rd NE

### NOTES:

See the Integrated Development Ordinance

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

### New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings.

Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

### Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

### File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-221 Date: 10/26/21 Time: N/A (sent via email)

Address: 7300 Santa Barbara Rd NE

### Zoning Comments

PRT 21-221

### PROPERTY INFORMATION

- Address: 7300 Santa Barbara Rd. NE
- Lot: 2 Block: 17
- Subdivision: Santa Barbara
- Type: Consistency
- Calculated GIS Acres: 0.50
- IDO Zoning: R-T
- Old Zoning Designation: SU-1
- Old Zoning Description: PRD
- Old Zoning Category: Residential

### CASE HISTORY

- N/A

### ALLOWABLE USE(S)

- Dwelling, townhouse-Permissive use

### USE SPECIFIC STANDARDS

- 4-3(B)(5)

### DEFINITIONS

- Dwelling, Townhouse- A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also Development Definitions for Low-density Residential.
- DEVELOPMENT STANDARDS
- N/A

### APPLICANT'S QUESTIONS

- Please refer to IDO 14-16-2-3(D)(2) for development standard.

### PROCESS

6-5(G) Site Plan- Administrative

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-221 Date: 10/26/21 Time: N/A (sent via email)

Address: 7300 Santa Barbara Rd NE

Transportation Development Comments

### PRT 21-221 (Santa Barbara Road NE.)

#### Information for Site Development – Transportation Development

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

#### General Comments for private street (If applicable):

##### Curb Cuts

- Follow DPM guidelines for residential curb cuts.
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

##### Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

##### Private Site and Parking Lot Design

- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

##### Traffic Studies

##### Platting and Public Infrastructure Requirements for Roadways

- When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- All public/PRIVATE roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-221 Date: 10/26/21 Time: N/A (sent via email)

Address: 7300 Santa Barbara Rd NE

- Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

*If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at [dewell@cabq.gov](mailto:dewell@cabq.gov)*





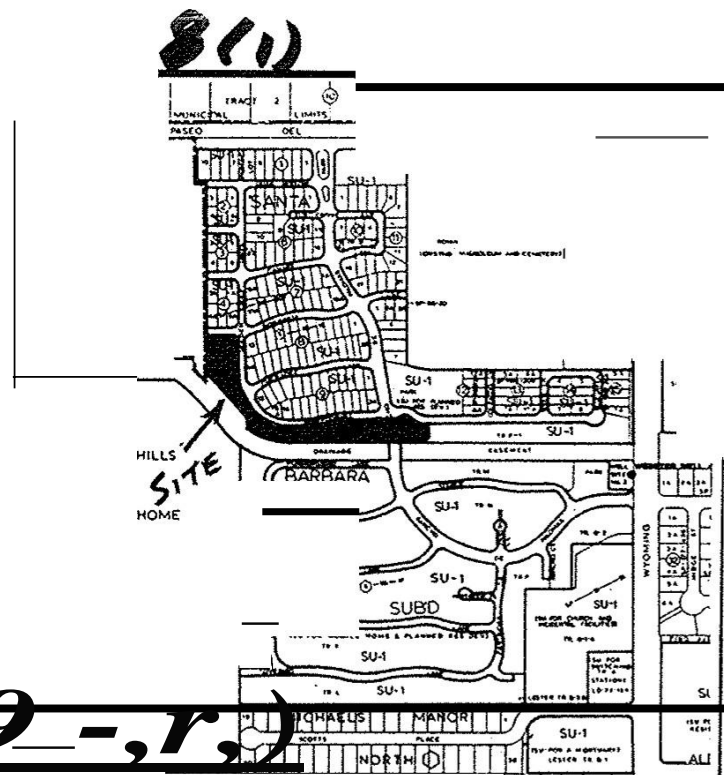
The subdivision of land herein described is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. No portion of the land is designated for public use except for a 12' public access easement for ingress and egress to and from the property. All other water lines, sewer lines, gas lines, telephone lines, cable television lines, drive or road) are private ways. Water lines are noted as being or the City of Albuquerque are for the exclusive use by the City of Albuquerque, for public use of such water lines. All other water lines and all sewer lines are privately owned and are within private utility easements. Telephone Power and Cable Television subsurface utilities are owned and maintained by the utility company.

SURVEYOR'S CERTIFICATIOO:

The foregoing instrument was acknowledged before me by Allan Boyar  
on 11th day of August, 1993. 11- '93  
My Commission Expires January 11, 1995. /

I, Douglas H. Smith, New Mexico Professional Surveyor No. 7002, hereby certify that this plat was prepared from field notes of an actual ground survey performed by me or, if direct supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; and that the same is true and correct to the best of my belief and

knowledge



### Location Map

Douglas H. Smith, N.M.P.S. No. 7002

Phil Clut  
CITY SURVEYOR

**082743**

CITY SURVEYOR  
Robert W. Kane  
WATER RESOURCES  
gm Per [Signature]

14

Frank V. Casper  
TV ENGINEER

TY ENGINEER  
*Paul Chan*  
IT PLANNER

1-6-99  
DATE

11

EASEMENT NOTES:

- 1) 12' Existing utility esmt. as per plat filed 1/21/86, Vol. C29, folio 85.
- 2) 15' Existing utility esmt. as per plat filed 1/21/86, Vol. C29, folio 85.
- 3) 10' Existing utility esmt. as per plat filed 1/21/136, Vol. C29, folio 05.
- 4) 20' Existing utility esmt. as per plat filed 1/21/86, Vol. C29, folio 85.
- 5) Portion of Rancho De PalOIIBB to be vacated by this plat (V-93-50).
- 6) Existing drainage esmt. as per plat filed 1/21/86, Vol. C29, folio 85 to be vacated by this plat (V-93-58).
- 7) Existing 20' utility esmt. as per plat filed 1/21/86, Vol. C29, folio 85 to be vacated by this plat (V-93--58).
- 0) 20' Water line esmt. to be gronted to the City of Albuquerque by this plot. (Public)
- 9) 12' Utility eamt. to be granted by this plat.
- 10) 16' drainage eamt. to be granted by this plat. (PRIVATE)
- 11) Existing 20'drainoge esmt. as per plot filed 9/22/92
- 12) Existing 20' water line esmt. (City of Albuquerque) as per plot filed 1/21/86

ACS STA. 1-C19, 1969

N.A.D. 1927

X=404941.91

Y=1518845.74

GROUND-TO-GRID

0.99965598

N.M. CENTRAL ZONE

DELTA ALPHA

-00-11-00"

1.- 1 BLOCK 4

BLOCK 7, SANTA BARBARA SUBDIVISION  
FILED: JANUARY 21, 1986  
VOL. C-29, FOLIO 85

GRAPHIC SCALE

1  
100  
200

( IN 1"=60' )  
1 inch = 60 ft.

PLAT OF 94003225  
LOTS 1 THRU 24 (INCLUSIVE), BLOCK 17  
SANTA BARBARA SUBDIVISION  
WITHIN PROJECTED SEC.19,T.11 N.,R.4 E.,N.M.P.M.  
BEING A REPLAT OF TRACT E-1 & LOTS 1 & 2, BLOCK 16  
TOGETHER WITH THE VACATED PORTION OF  
RANCHO DE PALOMAS N.E. (V- 93- 58)  
ALBUQUERQUE, NEW MEXICO  
JULY, 1993

This instrument was filed for record on

July 1, 1993

At the County Clerk's Office, Santa Fe County, New Mexico

Recorded for the County Clerk

4

County Clerk & Recorder

Clerk

CURVE TABLE

RADIUS

25.00

TANGENT

1

1

1

1

1

1

1

LOT 19  
12.0  
see note 1

LOT 20  
15-99  
121.67'

LOT 21  
0.1305 ac.  
127.94'

BLOCK 8, SANTA BARBARA SUBDIVISION  
FILED: JANUARY 21, 1986  
VOL. C-29, FOLIO 85

LOT 22  
0.1305 ac.  
127.94'

LOT 23  
0.1305 ac.  
127.94'

LOT 24  
0.1305 ac.  
127.94'

LOT 25  
0.1305 ac.  
127.94'

LOT 26  
0.1305 ac.  
127.94'

LOT 27  
0.1305 ac.  
127.94'

LOT 28  
0.1305 ac.  
127.94'

LOT 29  
0.1305 ac.  
127.94'

LOT 30  
0.1305 ac.  
127.94'

BLOCK 9, SANTA BARBARA SUBDIVISION  
FILED: JANUARY 21, 1986  
VOL. C-29, FOLIO 85

NGS STA. "HEAVEN", 1969

N.A.D. 1927

X=407051.31

Y=1518737.03

GROUND-TO-GRID

0.99965598

N.M. CENTRAL ZONE

DELTA ALPHA

-00-10-45"

"LS.7002"

found rebar  
"LS.7002"

cao'p1wr:--

SANTA BARBARA RO. found rebar

(Private) J. / "L. S. 7002"

89"40'37" E86-2

; U:J =i= ::;e-a::f::V:O Urit'':Q::\

L:u:u<-r 20 /), ::;

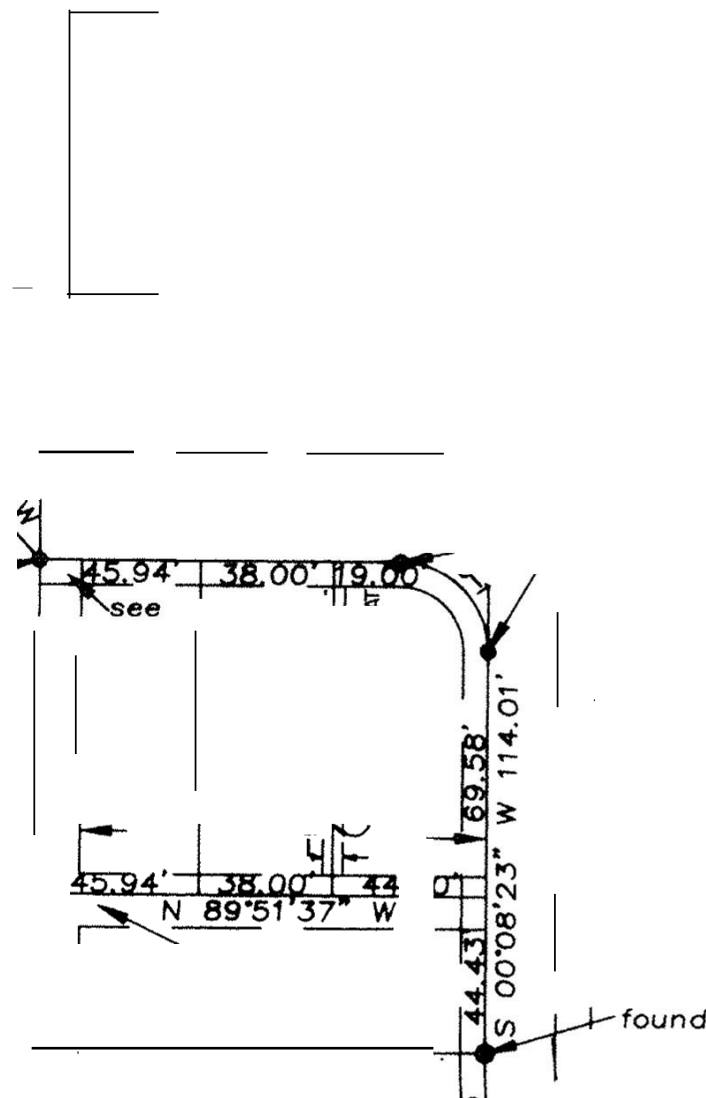
s

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89"40'37" E86-2

93081816140451

--, {"I,)



CURVE		LENGTH		CHORD	BEARING	DELTA
C-1		39.27'	25.00'	35.36'	S 44°51'37" E	90°00'00"
C-2	217.76'	122.93'	63.15'	121.30'	S 16°01'56" E	32°20'38"
C-2a	217.76'	43.28'	21.71'	43.21'	S 05°33'17" E	11°23'20"
C-2b	217.76'	52.70'	26.48'	52.57'	S 18°10'57" E	13°52'01"
C-2c	217.76'	26.92'	13.49'	26.92'	S 28°39'37" E	07°05'18"
C-3	99.76'	66.16'	34.35'	64.95'	S 51°12'11" E	37°59'50"
C-3a	99.76'	4.42'	2.21'	4.42'	S 33°28'21" E	02°32'10"
C-3b	99.76'	38.23'	19.35'	38.00'	S 63°27'02" E	21°57'32"
C-3c	99.76'	23.51'	11.81'	23.45'	S 33°28'21" E	13°30'08"
C-4	325.86'	102.75'	51.80'	102.32'	S 79°14'06" E	18°03'59"
C-4a	325.86'	11.82'	5.81'	11.62'	S 71°13'23" E	02°02'34"
C-4b	325.86'	35.02'	17.53'	35.00'	S 75°59'22" E	06°09'25"
C-4c	325.86'	21.10'	17.53'	35.00'	S 81°28'47" E	06°09'25"
C-4d	325.86'	102.75'	10.55'	21.08'	S 86°24'47" E	03°42'35"
C-5	529.14'	114.05'	57.25'	113.83'	N 85°33'25" E	12°20'59"
C-5a	529.14'	14.18'	7.08'	14.18'	S 89°02'05" E	01°32'00"
C-5b	529.14'	40.01'	20.01'	40.00'	N 88°01'57" E	04°19'56"
C-5c	529.14'	38.01'	19.01'	38.00'	N 83°48'31" E	04°06'56"
C-5d	529.14'	21.87'	10.94'	21.87'	N 80°33'59" E	02°22'07"
C-6	998.19'	186.64'	93.59'	186.37'	N 84°44'19" E	10°42'47"
C-6a	998.19'	16.54'	8.27'	16.54'	N 79°51'25" E	00°56'57"
C-6b	998.19'	38.30'	19.15'	38.30'	N 81°25'51" E	02°11'55"
C-6c	998.19'	38.15'	19.06'	38.14'	N 83°37'29" E	02°11'23"
C-6d	998.19'	38.05'	19.03'	38.05'	N 85°48'42" E	02°11'02"
C-6e	998.19'	38.00'	19.00'	38.00'	N 87°59'40" E	02°10'53"
C-6f	998.19'	17.60'	8.80'	17.60'	N 89°35'25" E	01°00'37"
C-7	409.70'	101.60'	51.06'	101.34'	N 82°59'28" E	14°12'31"
C-7a	409.70'	20.41'	10.20'	20.40'	N 88°40'06" E	02°51'13"
C-7b	409.70'	38.11'	19.07'	38.09'	N 84°34'37" E	05°18'46"
C-7c	409.70'	43.09'	21.56'	43.07'	N 78°53'58" E	06°01'32"
C-8	168.38'	118.93'	62.07'	116.48'	S 85°15'35" E	40°28'14"
C-8a	168.38'	8.76'	4.38'	8.76'	N 75°59'47" E	02°58'57"
C-8b	168.38'	110.17'	57.14'	108.21'	S 83°46'06" E	37°29'17"
C-9	122.74'	52.81'	26.82'	52.40'	S 77°18'59" E	24°39'09"
C-10	248.70'	190.62'	100.27'	185.99'	N 67°56'50" W	43°54'55"
C-10a	248.70'	15.00'	7.50'	15.00'	N 47°43'03" W	03°27'22"
C-10b	248.70'	50.08'	25.13'	50.00'	N 55°12'54" W	11°32'19"
C-10c	248.70'	50.08'	25.13'	50.00'	N 66°45'13" W	11°32'19"
C-10d	248.70'	50.08'	25.13'	50.00'	N 78°17'31" W	11°32'19"
C-10e	248.70'	25.36'	12.69'	25.35'	N 86°58'59" W	05°50'36"

