



**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 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<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)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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**  
 Requesting sketch plat review for our proposed subdivision eliminating the interior lot lines of three existing lots to create one new lot, and to vacate a portion of an existing access easement.

<b>APPLICATION INFORMATION</b>			
Applicant: Legacy Development and Management		Phone:	
Address: 5051 Journal Center Blvd NE Suite 500		Email:	
City: Albuquerque	State: NM	Zip: 87109	
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 all owners: SMI ABQ RE, LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Lots 6, 7 and 26-A		Block: 25	Unit: B
Subdivision/Addition: North Albuquerque Acres, Tract A		MRGCD Map No.:	UPC Code: 101806529002040101
Zone Atlas Page(s): B-18-Z	Existing Zoning: NR-SU	UPC Code: 101806535001140103	
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 3.7700	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: Glendale Ave NE	Between: San Pedro Ave NE	and: Louisiana Blvd NE	
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

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.

<b>Signature:</b>	<b>Date:</b> 12/07/2021
<b>Printed Name:</b> Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
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: \_\_\_\_\_

- 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
- 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](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
- \_\_\_ 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](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
- \_\_\_ 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.**

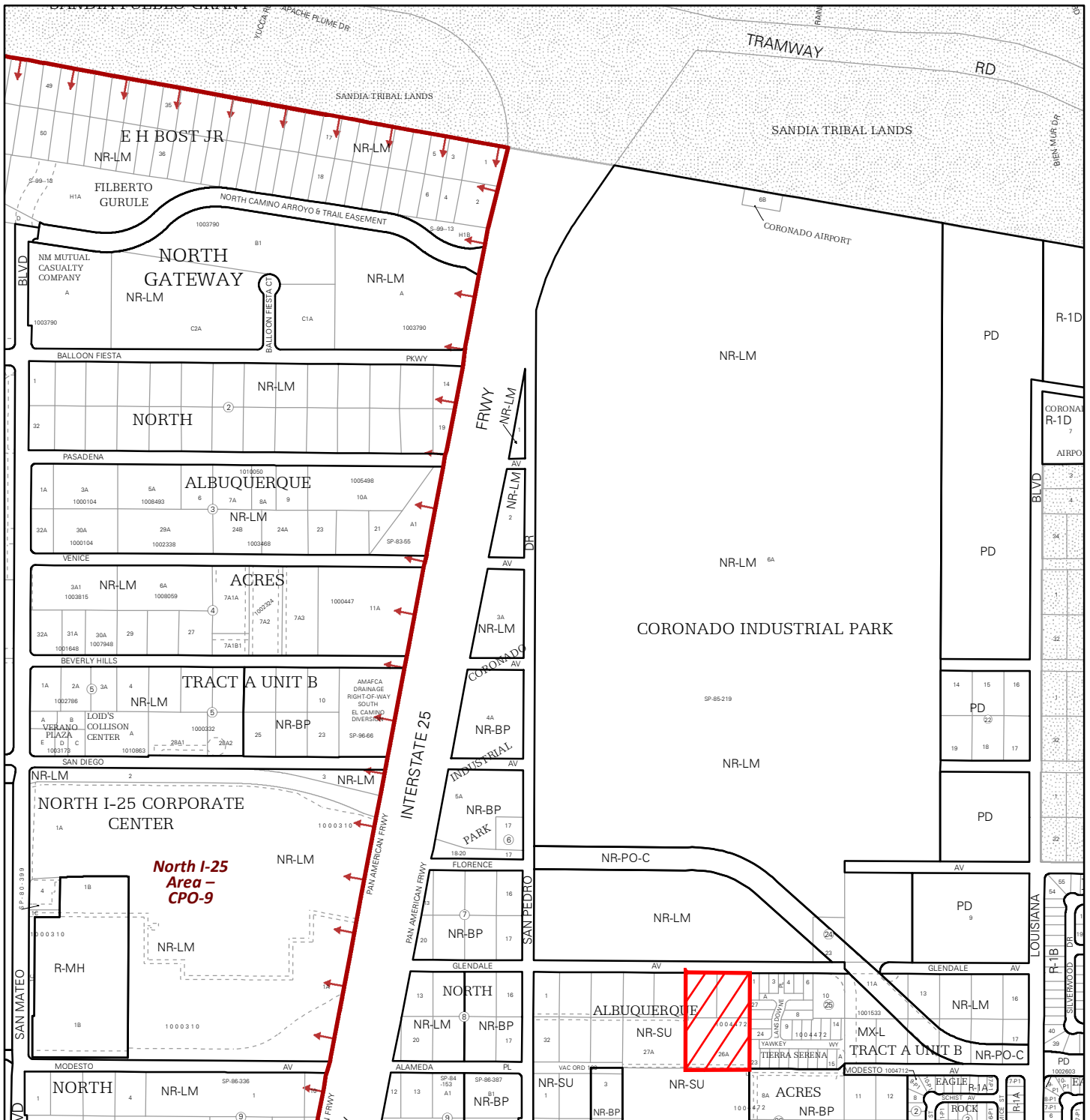
**MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

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@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
- \_\_\_ 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.**

<p><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></p>	
<p><b>Signature:</b> </p>	<p><b>Date:</b> 12/07/2021</p>
<p><b>Printed Name:</b> Ryan J. Mulhall</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



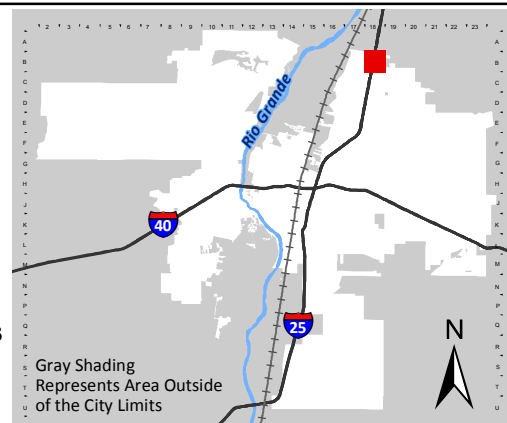
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:  
**B-18-Z**



Gray Shading  
Represents Area Outside  
of the City Limits

- 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

Feet  
0 250 500 1,000

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

December 6, 2021

Development Review Board  
City of Albuquerque

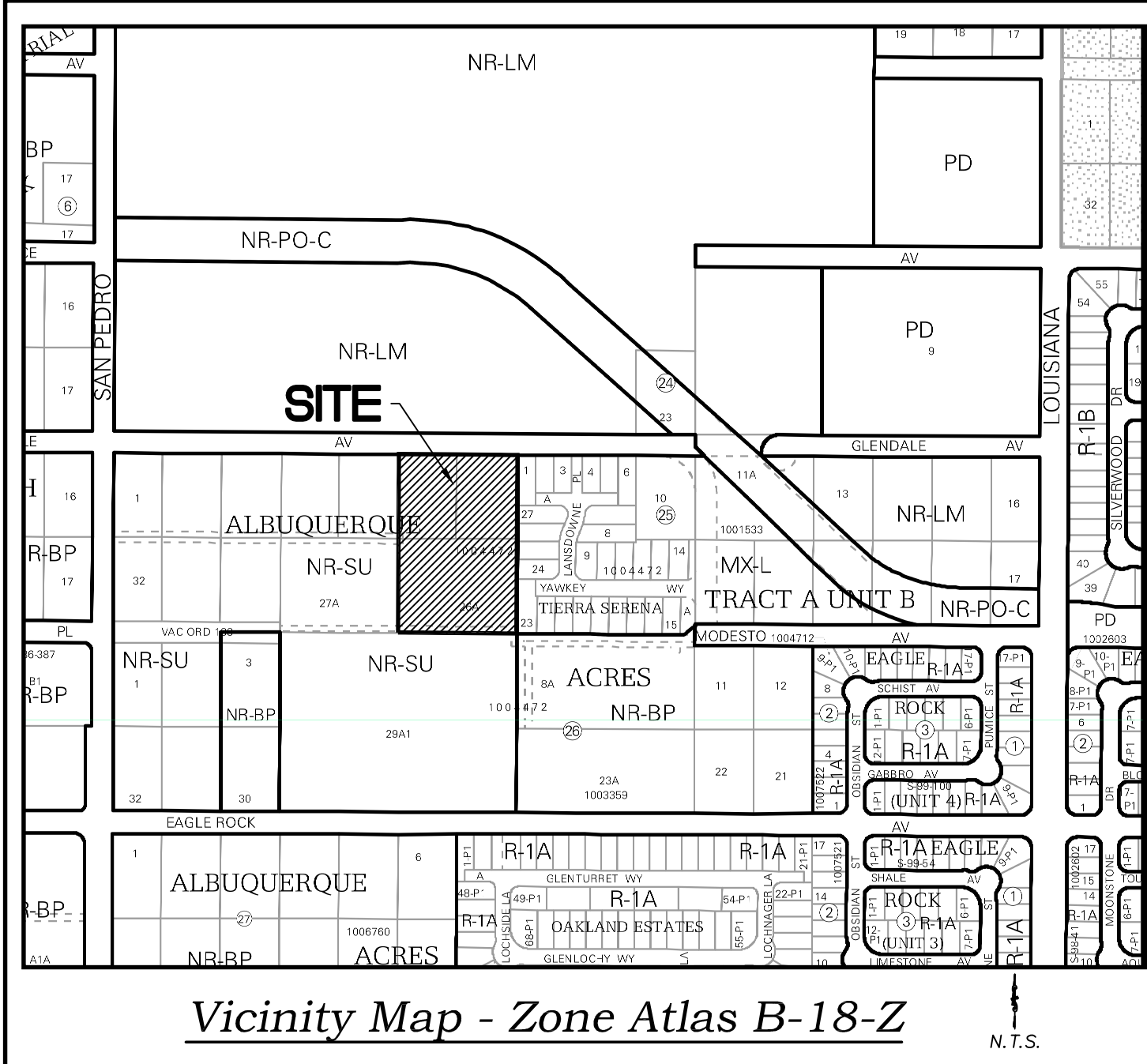
**Re: Sketch Plat Review for Proposed Lot A, North Albuquerque Acres, Tract A, Unit B  
being comprised of Lots 6, 7 and 26-A, Block 25**

Members of the Board:

Cartesian Surveys is acting as an agent for Legacy Development and Management and requests sketch plat review of our plat to create one (1) new lot from three (3) existing lots by lot line elimination of Lots 6, 7 and 26-A in Block 25 of North Albuquerque Acres Tract A, Unit B. The property is located on Glendale Avenue NE between San Pedro Dr NE and Louisiana Blvd NE. The property is currently zoned as NR-SU (Non-Residential Sensitive Use).

There are two proposed paper easements adjoining the southeast corner of the subject property which are intended to benefit the subject property as a pedestrian access and landscaping easement from both the City of Albuquerque (as owner of the adjoining lot 29-A-1, Block 26 of NAA Tr A, Unit B) and NM Gas (as rights-holder of an existing easement in the same location).

Thank you for your time and consideration,  
Ryan J. Mulhall



Vicinity Map - Zone Atlas B-18-Z

**Indexing Information**

Section 12, Township 11 North, Range 3 East, N.M.P.M.  
 projected within the Elena Gallegos Grant  
 Subdivision: North Albuquerque Acres  
 Owner: SMI ABQ RE, LLC  
 UPC #: 101806529002040101 (Lots 6 & 7)  
 101806535001140103 (Lot 26-A)

**Purpose of Plat**

1. CREATE ONE NEW LOT FROM THREE EXISTING LOTS.
2. VACATE EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE.....	3.7700 ACRES
ZONE ATLAS PAGE NO.....	B-18-Z
NUMBER OF EXISTING LOTS.....	3
NUMBER OF LOTS CREATED.....	1
MILES OF FULL-WIDTH STREETS.....	.0.0000 MILES
MILES OF HALF-WIDTH STREETS.....	.0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	.0.0000 ACRES
DATE OF SURVEY.....	JUNE 2021

**Sketch Plat for  
 Lot A  
 The Peaks by Markana Phase II  
 Being Comprised of  
 Lots 6, 7 and 26-A, Block 25  
 North Albuquerque Acres Tract A, Unit B  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2021**

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2634184-AL01 AND AN EFFECTIVE DATE OF JUNE 23, 2021.
2. PLAT OF NORTH ALBUQUERQUE ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 8, 2015, IN BOOK 2015C, PAGE 104.
3. SPECIAL WARRANTY DEED FOR LOTS 6 AND 7, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 06, 2012, AS DOCUMENT NO. 2012067919.
4. PLAT OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 1936, IN BOOK D, PAGE 130.

**Notes**

1. FIELD SURVEY PERFORMED IN JUNE 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0129H, DATED AUGUST 16, 2012.

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legal Description**

LOTS NUMBERED SIX (6) AND SEVEN (7), IN BLOCK NUMBERED TWENTY-FIVE (25), OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICTS 3 AND 4, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130.

AND

LOTS 26-A, BLOCK 25, OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, OF THE "BULK LAND PLAT OF LOTS 8-A, 26-A AND 27-A, BLOCK 25, LOTS 8-A AND 29-A-1, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES" 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 8, 2015, IN PLAT BOOK 2015C, PAGE 104.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2634184-AL01 AND AN EFFECTIVE DATE OF JUNE 23, 2021.

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



**Sketch Plat for  
Lot A**  
**The Peaks by Markana Phase II**  
Being Comprised of  
**Lots 6, 7 and 26-A, Block 25**  
**North Albuquerque Acres Tract A, Unit B**  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021

Line Table		
Line #	Direction	Length (ft)
L1	S 00°11'03" W {S 00°11'03" W}	29.92' {29.92'}
L2	S 00°12'49" W {S 00°12'49" W}	30.22' {29.96'}

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/24/1936, D-130)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/8/2015, 2015C-104)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/15/2018, 2018C-29)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT WITH CAP "LS 7719"
▭	CONCRETE
▨	GRAVEL ROAD
□	UTILITY PEDESTAL
▩	BLOCK WALL
—//—	WOOD FENCE
—x—	WIRE FENCE
—o—	CHAINLINK FENCE
⊠	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
T	TRANSFORMER
⊕	WELL HEAD
⊙	SANITARY SEWER MANHOLE
⊠	IRRIGATION BOX
—OR—	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE

**Easement Notes**

- EXISTING 15' GAS LINE EASEMENT (9/8/2015, 2015C-104)
- EXISTING 30' PERMANENT, NONEXCLUSIVE PRIVATE ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (7/27/2015, DOC. NO. 2015064565) PORTION VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS
- PUBLIC GAS LINE EASEMENT (06/11/2021, 2021C-70)
- PRIVATE ACCESS AND LANDSCAPING EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOT A, (\_\_\_\_/\_\_\_\_/\_\_\_\_, DOC. NO. \_\_\_\_\_)
- PRIVATE ACCESS AND LANDSCAPING EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOT A, (\_\_\_\_/\_\_\_\_/\_\_\_\_, DOC. NO. \_\_\_\_\_)

**CSI-CARTESIAN SURVEYS INC.**

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

Sheet 2 of 2  
21154C

