



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		
Sketch Plat Review & Comment Approval (to consolidate a portion of an adjacent site into the subject property)		

APPLICATION INFORMATION		
Applicant: StarQuest*Red Rock		Phone: (602) 402-4455
Address: 4545 N 36th Street, Suite 214		Email: jonnyshoe7@aol.com
City: Phoenix	State: AZ	Zip: 85018
Professional/Agent (if any): Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe Street NE		Email: freda@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: Owner	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 3-A-2 & Portion of Tract 3-B-2	Block: 2	Unit:
Subdivision/Addition: Indian Ridge Subdivision	MRGCD Map No.: N/A	UPC Code: 102205923726234219
Zone Atlas Page(s): H-22	Existing Zoning: MX-L	Proposed Zoning: None
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 1.94
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 11930 Menaul Blvd. NE	Between: On Menaul Blvd. NE	and: West of Chelwood Park Blvd. NE
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: 12.14.21				
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> 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? _____ 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 14-16-6-6(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 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.

<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: 12.14.21
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

December 14, 2021

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Reference: **Brio Sandia Apartments**
11930 Menaul Blvd. NE; Tr.3-A-2, Blk. 2, Indian Ridge Subdivision

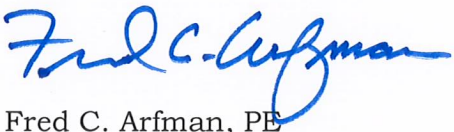
Subject: Sketch / Minor Plat Description

Isaacson & Arfman, Inc., agent for StarQuest*RedRock request a Sketch Plat review for the referenced project. The property is zoned MX-L and is currently an office building situated on Tract 3-A-2. The property is scheduled to be converted to an apartment complex. The proposed replat will combine the westerly 76' portion of Tract 3-B-2 (2210 Chelwood Park Blvd.) into the apartment site. The westerly portion of tract 3-B-2 is unimproved and not utilized by the office building oat 2201 Chelwood Park.

The future developments will require the re-construction of some of the internal private improvements and supplement the building with a fire suppression system. A Fire-1-Plan will be secured from the Fire Marshal's Office and attached to a Water & Sanitary Sewer Availability request to the Water Authority.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,
Isaacson & Arfman, Inc.



Fred C. Arfman, PE

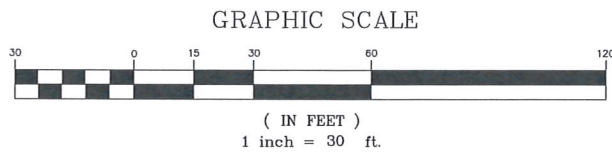
Attachments: Development Review Application, Form S2, Zone Atlas Page, Sketch Plat

SKETCH PLAT OF
TRACTS 3-A-2A AND 3-B2-A
BLOCK 2
INDIAN RIDGE SUBDIVISION

(BEING A REPLAT OF TRACTS 3-A-2 AND 3-B2, BLOCK 2,
 INDIAN RIDGE SUBDIVISION)

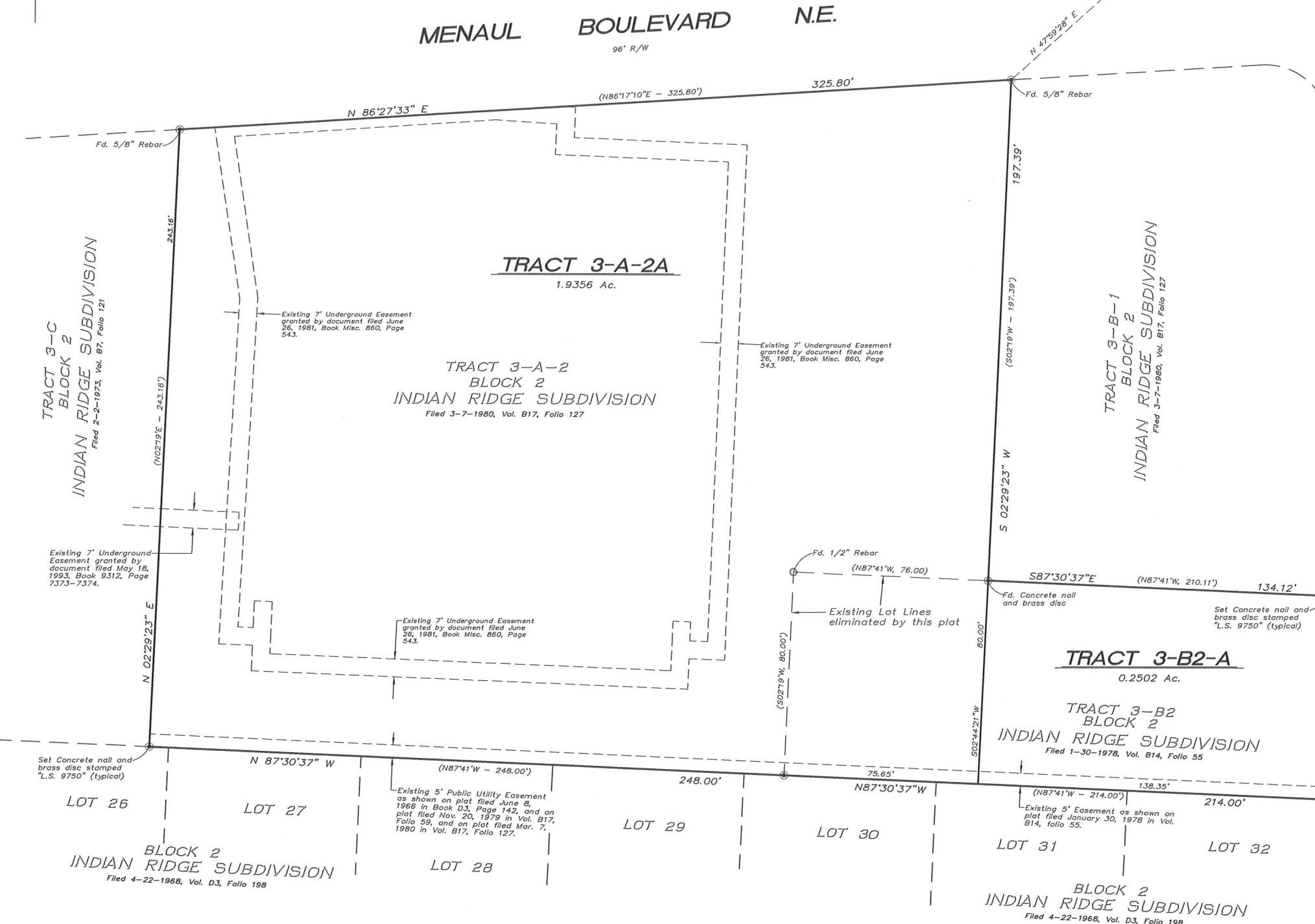
SITUATE IN
SECTION 10, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2021



Albuquerque Control Survey Monument "2-G23"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North = 1,497,501.402 U.S. survey feet
 East = 1,566,386.283 U.S. survey feet
 Delta Alpha = -00°08'32.64"
 Ground to Grid Factor = 0.999632599
 Elevation = 5801.765

MENAU **BOULEVARD** **N.E.**
 96' R/W



CHELWOOD **PARK** **BOULEVARD** **N.E.**
 68' R/W

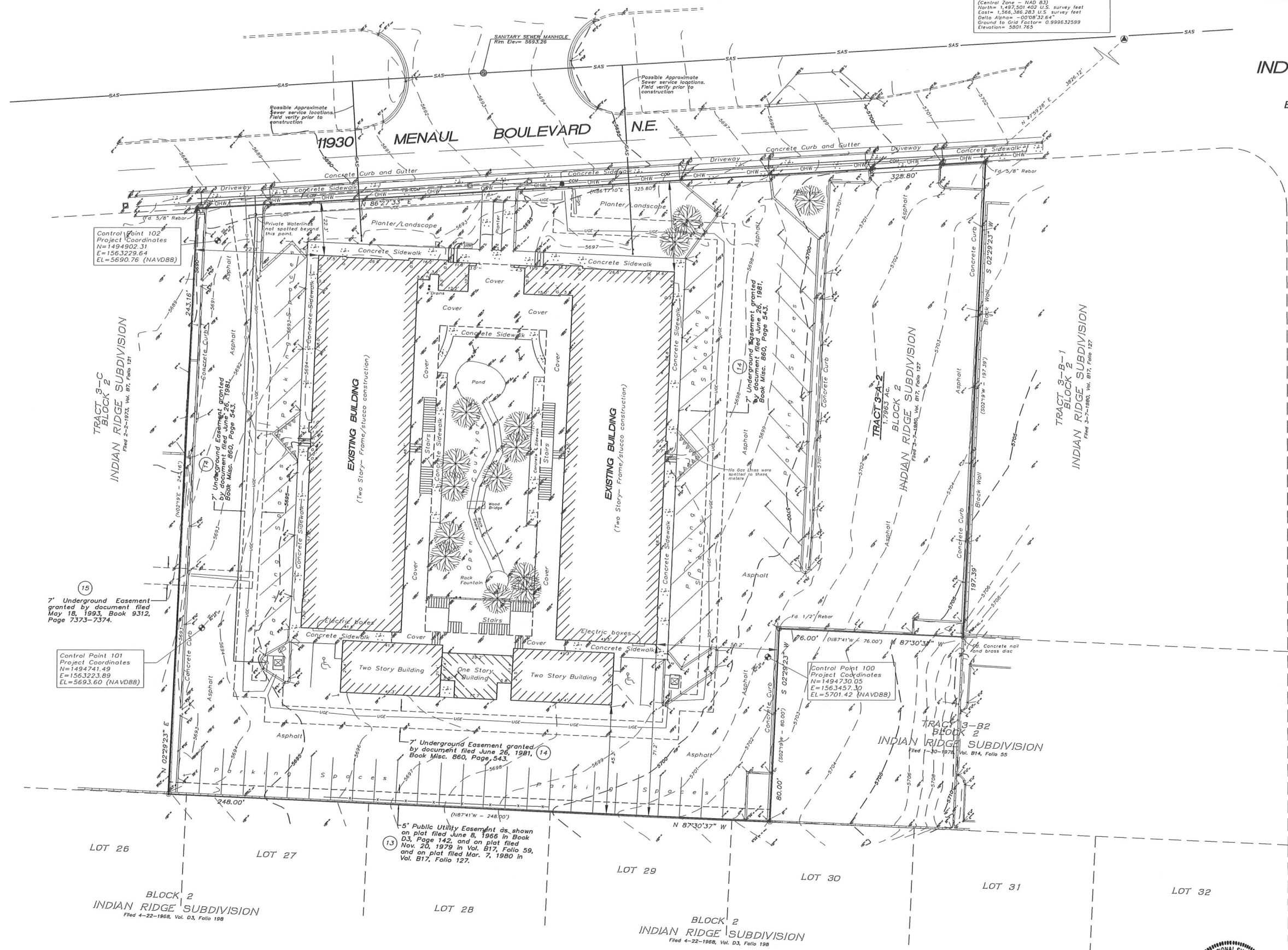


SHEET 3 OF 3

AL.T.A. / N.S.P.S. LAND TITLE SURVEY OF
TRACT 3 - A - 2
BLOCK 2
INDIAN RIDGE SUBDIVISION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2021

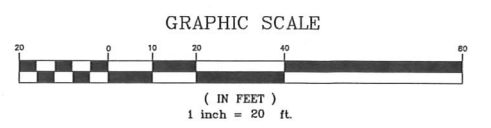
Albuquerque Control Survey Monument "2-623"
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 Delta Alpha = -00'08"32.6"
 Ground to Grid Factor = 0.999632599
 Elevation = 5801.765



LEGEND

- ⊙ Storm Drain Manhole
- ⊙ Storm Drain Manhole as shown on provided plans - Not Found
- ⊙ Sanitary Sewer Manhole
- ⊙ Power Pole/Light Pole
- ⊙ Sanitary Sewer Clean-out
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Hydrant
- ⊙ Cable Pedestal
- ⊙ Electric Pedestal
- ⊙ Electric Transformer
- ⊙ Electric Panel
- ⊙ Telephone Pedestal
- ⊙ Utility Box
- ⊙ Fence
- ⊙ Light Pole
- ⊙ Concrete Symbol
- ⊙ Wall
- ⊙ Handicap Parking Space
- ⊙ Irrigation Box

CHELWOOD PARK BOULEVARD N.E.



EXISTING CONDITIONS EXHIBIT

210025_TOPO. DWG

