



**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)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Request sketch plat review of our subdivision by lot line adjustment to create two new tracts from two existing tracts			

<b>APPLICATION INFORMATION</b>			
Applicant: VMD, LLC C/O Victor Larranaga		Phone:	
Address: 418 Monte Largo Drive NE		Email:	
City: Albuquerque	State: NM	Zip: 87123	
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:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Tract 64C1A2B1A and 64C3A1A		Block:	Unit:
Subdivision/Addition: MRGCD Map 44		MRGCD Map No.:	UPC Code: 101405533517040125
Zone Atlas Page(s): M-14-Z	Existing Zoning: NR-LM	Proposed Zoning:	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres):	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 3024 Broadway Blvd S.E.	Between: Woodward Rd. S.E.	and: Wesmeco Dr. S.E.	
<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.

Signature:		Date: 01-11-22	
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	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.**

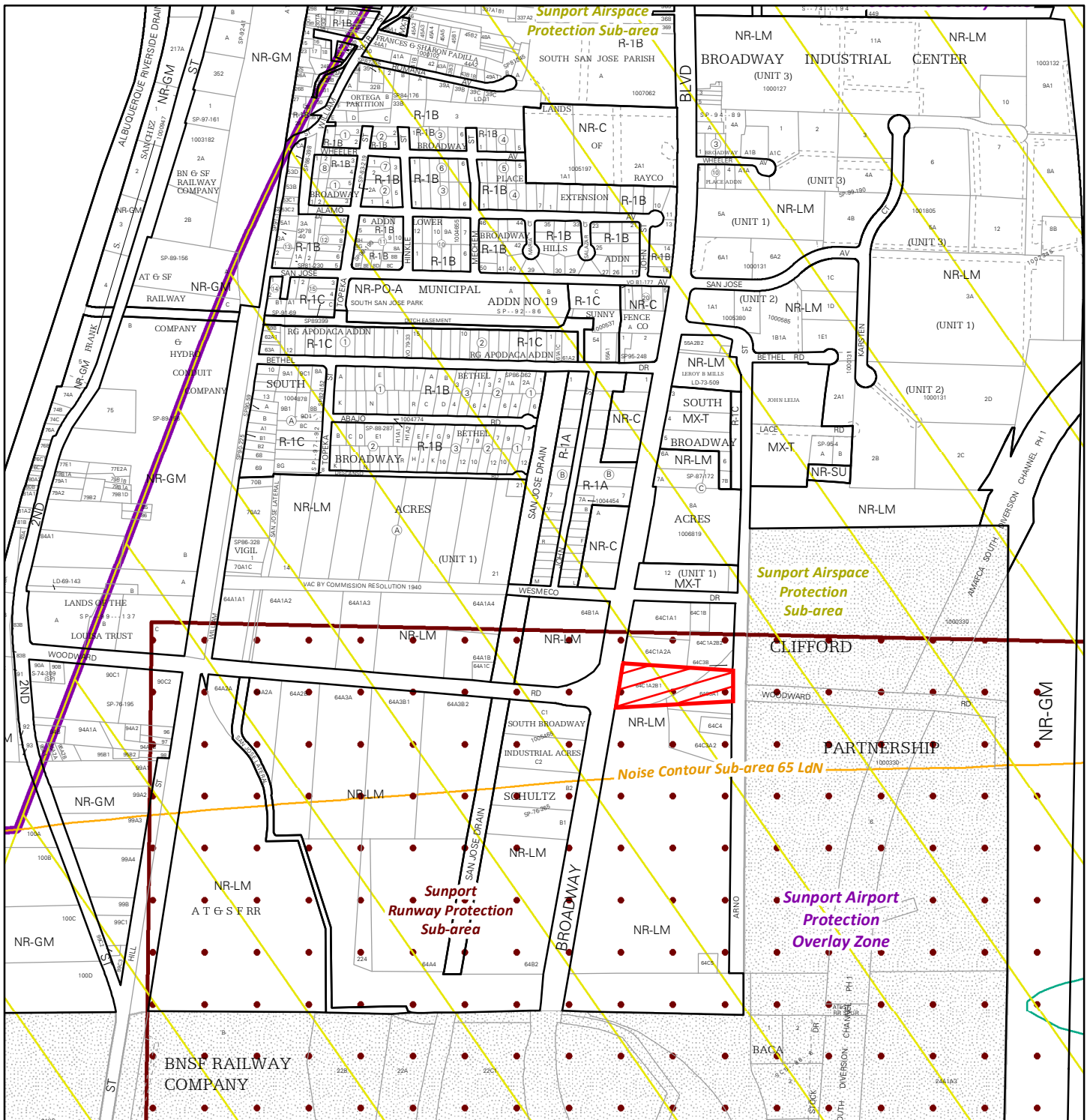
**MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

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> 01/11/2022</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>	

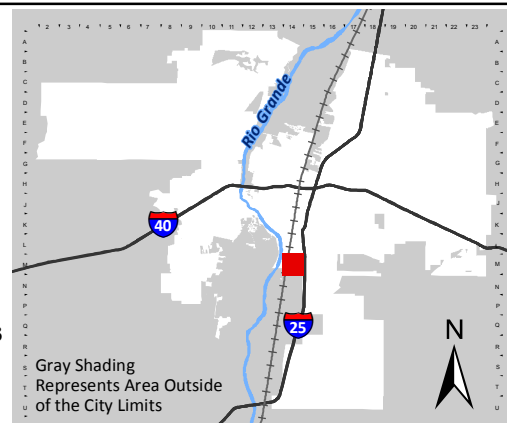


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









## 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:  
**M-14-Z**

-  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

0 250 500 1,000 Feet

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

January 11, 2022

Development Review Board  
City of Albuquerque

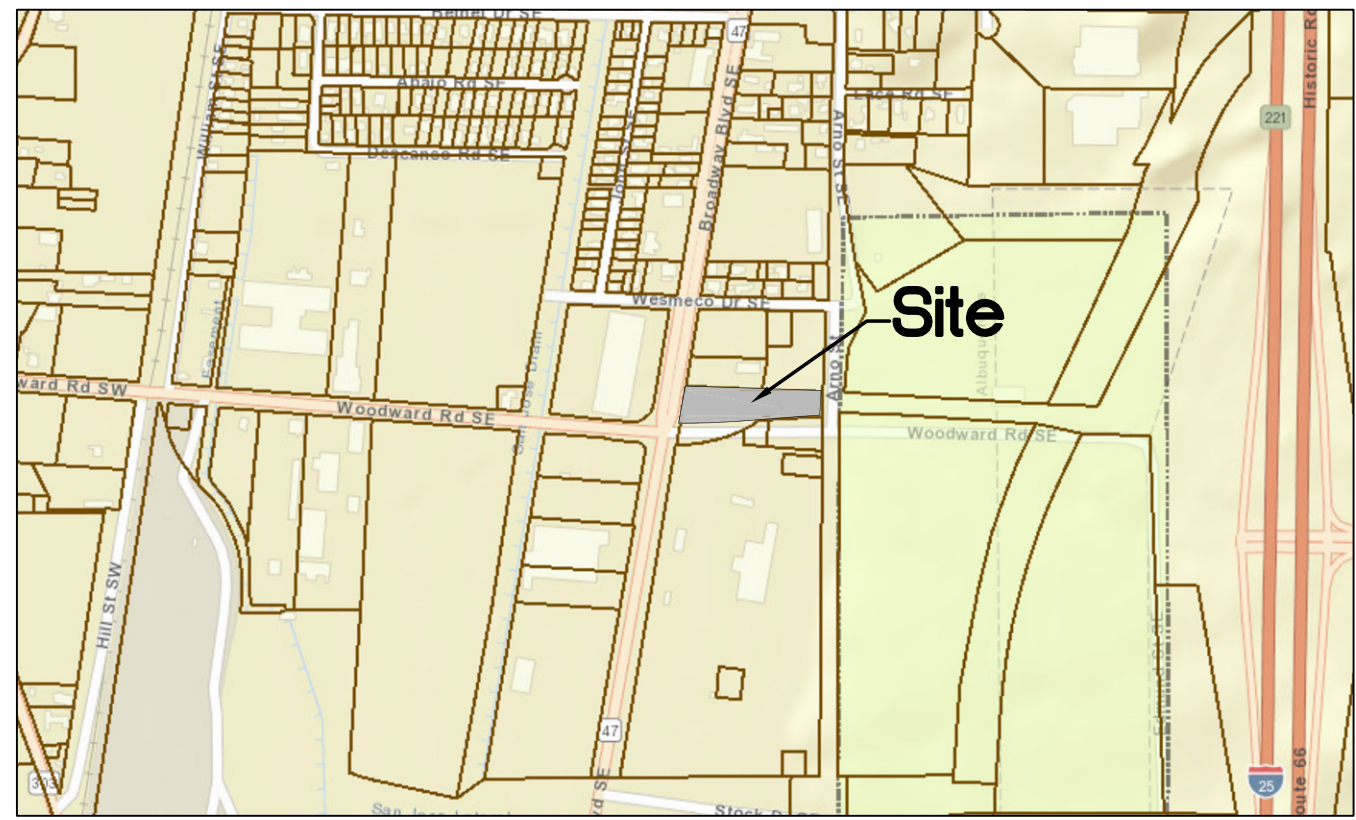
**Re: Sketch Plat Review for Proposed Tract N-1 of Schwartzman Industrial Park, being  
comprised of Tracts 64C1A2B1A and 64C3A1A, MRGCD Map 44**

Members of the Board:

Cartesian Surveys is acting as an agent for VMD, LLC and Victor Larranaga and requests sketch plat review of our plat to take two existing tracts, being Tracts 64C1A2B1A and 64C3A1A, MRGCD Map 44 and adjust the existing lot line between these two existing tracts to subdivide and create two new tracts entitled Tract N-1 and N-2 of Schwartzman Industrial Park. The property is located at 3024 Broadway Boulevard S.E. on the NE corner of Broadway Boulevard S.E. and Woodward Road S.E.. The property is currently zoned as NR-LM (Non-Residential Light Manufacturing).

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





Vicinity Map - Zone Atlas M-14-Z

N.T.S.

**Indexing Information**

Projected Section 32, Township 10 North, Range 3 East,  
N.M.P.M.  
Subdivision: M.R.G.C.D.  
Owner: VMD, LLC, C/O Victor Larranaga  
LUPC #: 101405533517040125

**Purpose of Plat**

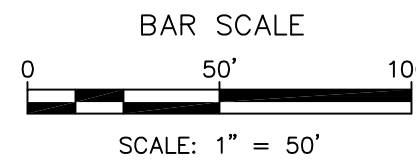
1. SUBDIVIDE BY LOT LINE ADJUSTMENT AS SHOWN HEREON.

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	[Symbol]	SIGNAL BOX
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED (08/15/2007 DOC. NO. 2007118527)	[Symbol]	TRAFFIC MAST
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (09/07/2006, BK. A123, PG. 6287 DOC. NO. 2006136654)	[Symbol]	STORM DRAIN INLET
*N 90°00'00" E*	RECORD BEARINGS AND DISTANCES PER PLAT 04/17/1961, VOL. D-2, FOL. 133	[Symbol]	MAILBOX
[Symbol]	FOUND MONUMENT AS INDICATED	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	BATHEY MARKER WITH CAP "LS 14271" SET IN PREVIOUS SURVEY	[Symbol]	UTILITY PEDESTAL
[Symbol]	COVERED AREA	[Symbol]	BOLLARD
[Symbol]	CONCRETE	[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	CHAINLINK FENCE	[Symbol]	UTILITY POLE
[Symbol]	METAL FENCE	[Symbol]	ANCHOR
[Symbol]	BLOCK WALL	[Symbol]	WATER VALVE

**Documents**

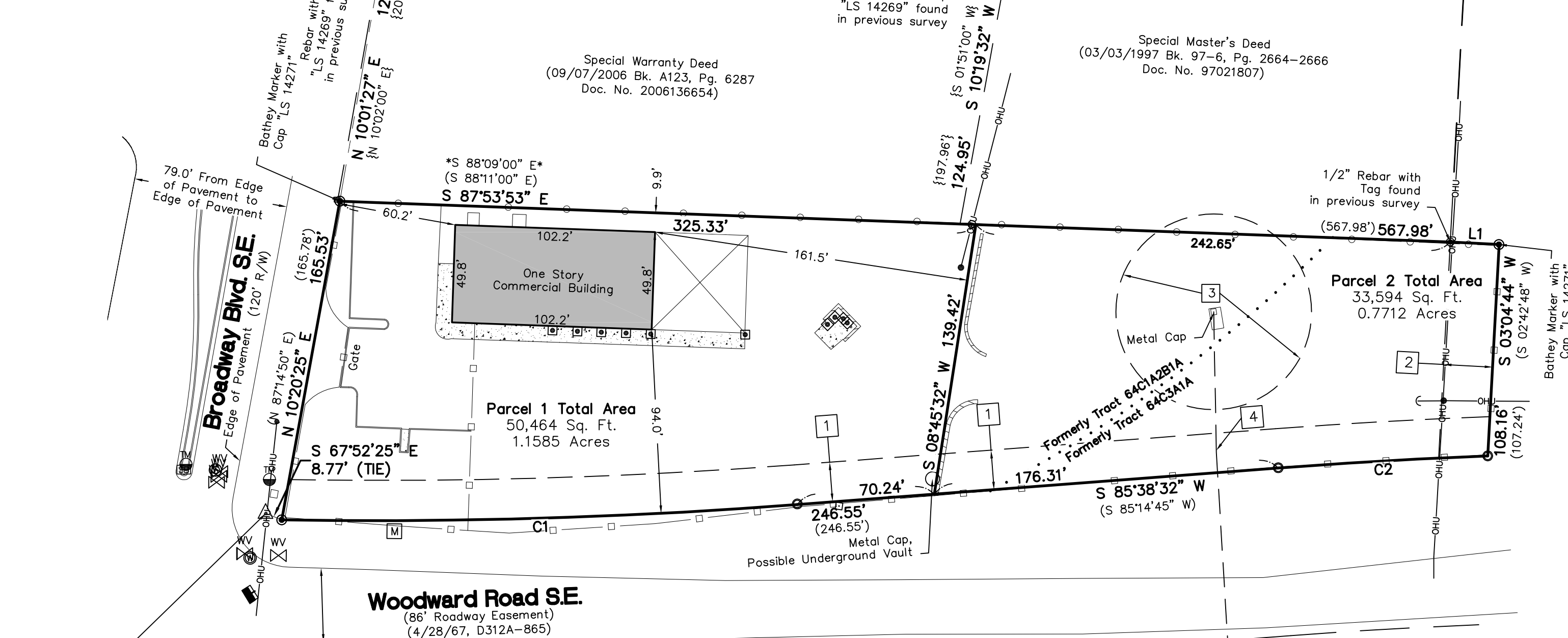
1. PLAT FOR SCHWARTZMAN PACKING COMPANY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1961 VOLUME D2, FOLIO 133.
2. DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 15, 2007, AS DOCUMENT NO. 2007118527.



**Notes**

1. FIELD SURVEY PERFORMED IN DECEMBER 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 .....

ACS Monument "G-10"  
NAD 1983 CENTRAL ZONE  
X=1522561.449\*  
Y=1477731.98 \*  
Z=4980.822\* (NAVD 1988)  
G-G=0.999681561  
Mapping Angle=-0°13'34.47"  
\*U.S. SURVEY FEET



ACS Monument "5-M14"  
NAD 1983 CENTRAL ZONE  
X=1521790.762\*  
Y=1473329.79 \*  
Z=4940.24 \* (NAVD 1988)  
G-G=0.999683708  
Mapping Angle=-0°13'39.43"  
\*U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 86°57'43" E (S 87°14'50" E)	25.00' (25.00')

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	263.87' (263.96') *263.96'	2831.79' (2831.79') *2811.79'	5°20'20"	263.77'	N 88°22'07" E
C2	107.25' (107.14')	2897.79' (2897.79')	2°07'14"	107.25'	S 86°45'34" W

**Site Sketch for Tract N-1**

**Schwartzman Industrial Park**  
Being Comprised of  
**Tracts 64C1A2B1A & 64C3A1A**  
M.R.G.C.D. Map No. 44  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2022

**Legal Description**

A CERTAIN TRACT OF LAND COMPRISED OF TRACT N THE COMPILED PLAT OF SCHWARTZMAN PACKING COMPANY IS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 17, 1961 BOOK D-2, PAGE 133 AND ALSO BEING KNOWN AND PLATTED AS TRACT 20, SCHWARTZMAN INDUSTRIAL PARK (NOT FILED) BY JERYL HART JR, LS 7474, DATED JUNE 1985 AND ALSO KNOWN AS TRACTS 64C1A2B1A AND 64C3A1A, MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 44 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271" BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF BROADWAY BOULEVARD S.E., WHENCE A TIE TO ACS MONUMENT "5-M14" BEARS N 71°40'19" W, A DISTANCE OF 8.37;

THENCE, FROM THE SOUTHWEST CORNER, COINCIDING SAID EASTERLY RIGHT OF WAY, N10°08'16" E, A DISTANCE OF 164.95 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 88°11'00" E, A DISTANCE OF 567.98 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH TAG;

THENCE, S 87°14'50" E, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE S 2°47'37" W, A DISTANCE OF 108.16 FEET TO THE SOUTHEAST CORNER OF THE NORTHERLY RIGHT-OF-WAY OF WOODWARD ROAD S.E. MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

107.25 FEET ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 2,897.79 FEET, A DELTA OF 2°07'14", A CHORD BEARING S 86°28'27" W, A DISTANCE OF 107.25 FEET TO A POINT OF TANGENCY MARKED BY A BATHEY MARKED WITH CAP "LS 14271";

S 85°24'50" W, A DISTANCE OF 246.55 FEET TO A POINT OF CURVATURE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

263.87 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,831.79 FEET, A DELTA OF 5°20'20", AND A CHORD BEARING S 88°05'00" W, A DISTANCE OF 263.77 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9232 ACRES (83,773 SQ. FT.) MORE OR LESS.

**Easement Notes**

1. ADDITIONAL 20' OF ROADWAY EASEMENT FOR A TOTAL OF 106' (04/08/1949 BK. 104, PG. 49)
2. IMPROVEMENT & PUBLIC UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE (4/8/49, BK 104, PG 49)
3. 100' DIAMETER EXTRACTION & INJECTION WELL EASEMENT (05/02/1997, BK. 97-S, PG. 57)
4. CENTERLINE OF PIPELINE (05/02/1997, BK. 97-S, PG. 57) WIDTH UNDISCLOSED

**CSI-CARTESIAN SURVEYS INC.**

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