



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & 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 3 new tracts from 3 existing tracts by lot line elimination.		

APPLICATION INFORMATION			
Applicant/Owner:	Jacquelin M. Fishman	Phone:	
Address:	1820 Gabaldon Rd NW	Email:	
City:	Albuquerque	State:	NM
		Zip:	87104
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: See Attached		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:	Lot 1A; Lot A1; Tract 141A1	Block:	Unit:
Subdivision/Addition:	Lands of Paul and Mary F. Sanchez; Ismaeo Valenzuela; Fred E. and Mary E. Mondragon	MRGCD Map No.:	UPC Code: See Attached
Zone Atlas Page(s):	H-12-Z	Existing Zoning:	R-A
		Proposed Zoning:	
# of Existing Lots:	3	# of Proposed Lots:	3
		Total Area of Site (Acres):	2.3981
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:	1815 Gabaldon Rd NW	Between:	Camilo Lane NW and: Moya Rd NW
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:	March 21, 2022
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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 to City Staff using other on-line resources such as Dropbox or FTP. 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)
- ___ 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
- ___ 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

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 to City Staff using other on-line resources such as Dropbox or FTP. 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.

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

March 21, 2022

Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Replat of Lot 1A, Lands of Paul and Mary F. Sanchez; Lot A1, Lands of Ismael Valenzuela; and Tract 141A1, Lands of Fred E. and Mary E. Mondragon

Members of the Board:

Cartesian Surveys is acting as an agent for Jacquelin Fishman, and we request a sketch plat review to create three (3) new parcels from three (3) existing parcels by lot line adjustment among Lots 1A, Lands of Paul and Mary F. Sanchez; Lot A1, Lands of Ismael Valenzuela; and Tract 141A1, Lands of Fred E. and Mary E. Mondragon. The properties are located at 1804 Gabaldon NW between Camilo Rd NW and Moya Rd NW. The property is currently zoned as R-A (Rural and Agricultural).

Thank you,
Ryan J. Mulhall

Parcel indexing and ownership information for Application form

UPC: 101205927840110771 (Lot A1, Lands of Ismael Valenzuela)
Owner: Jacqueline M. Fishman, Trustee Fishman RVT

UPC: 101205927938510701 (Tract 141A1, Lands of Fred E. and Mary E. Mondragon)
Owner: Andria Moy Olson and Nicholas R Olson

UPC: 101205932540310702 (Lot 1A, Lands of Paul and Mary F. Sanchez)
Owner: Nora Quintal Calva & Colin Baugh

Legal Description

TRACT 141A1, LANDS OF FRED E. AND MARY E. MONDRAGON, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 18, 1975 IN BOOK B10, PAGE 98.

AND

LOT 1A, OF THE LANDS OF PAUL AND MARY F. SANCHEZ, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT OF SAID LANDS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 10, 2016 IN BOOK 2016C, PAGE 139.

AND

LOT A1, LANDS OF ISMAEL VALENZUELA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 18, 1979 IN BOOK B16, PAGE 78.

LESS THAN AND EXCEPTING THEREFROM A WESTERLY PORTION OF SAID LOT A1, IDENTIFIED AS "PARCEL A15BLD23", AND DESCRIBED ON THE QUITCLAIM DEED TO THE URBAN DEVELOPMENT AGENCY OF THE CITY OF ALBUQUERQUE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1978 IN BOOK D71-A, PAGE 812, AS DOCUMENT NO. 7867173.

Easement Notes (EASEMENT [6] INTENTIONALLY OMITTED)

- 1 EXISTING PRIVATE DRIVEWAY AND PRIVATE UTILITY EASEMENT (10/22/1986, C31-180)
- 2 PRIVATE ACCESS AND PRIVATE UTILITY AND PRIVATE DRAINAGE EASEMENTS BENEFITING LOTS 1A AND 1B (11/10/2016, 2016C-139)
- 3 EXISTING 12' PRIVATE WATER AND PRIVATE SEWER SERVICE EASEMENT GRANTED FOR THE BENEFIT OF LOT 1A (11/7/2016, DOC. NO. 2016105056)
- 4 12' PRIVATE WATER SERVICE AND PRIVATE SEWER SERVICE BENEFITING LOT 1A (11/10/2016, 2016C-139)
- 5 EXISTING PIERCE LATERAL AS REFLECTED ON THE PLAT OF RECORD (10/22/1986, C31-180) GRANTED AS AN EASEMENT (11/10/2016, 2016C-139)
- 7 EXISTING 5' UTILITY EASEMENT (4/18/1979, B16-78)
- 8 EXISTING 20' ROAD EASEMENT (4/18/1979, B16-78)

Line #	Direction	Length (ft)
L1	N 10°53'29" E ((N 10°53'29" E))	23.00' ((23.00'))
L2	S 08°23'17" W	22.26'
L3	S 13°57'41" W	21.52'
L7	S 08°23'17" W(S 02°28' W)	63.92' (62.59')
L8	S 10°33'30" W(S 08°55'40" W)	36.02'*(36.03')*
L9	N 82°25'24" W(S 85°23' W)	46.80' {46.70'}
L13	N 06°00'08" E [N 06°49'26" E](N 01°25' E)	48.14' [48.10']
L14	S 10°15'00" W ((S 10°15'00" W))	26.58' ((26.58'))

* L4-L6 AND L10-L12 INTENTIONALLY OMITTED

ACS Monument "6-G13AR"
 NAD 1983 CENTRAL ZONE
 X=1515743.949
 Y=1500719.134
 Z=N/A (NAVD 1988)
 G-G=0.999684045
 Mapping Angle=-0°14'23.60"

Sketch Plat for
Lot 1A1, Lands of Paul and
Mary F. Sanchez; Lot A1A, Lands
of Ismael Valenzuela, and Tract
141A1A, Lands of Fred E. and
Mary E. Mondragon
Being Comprised of
Lot 1A, Lands of Paul and Mary F.
Sanchez; Lot A1, Lands of Ismael
Valenzuela and Tract 141A1, Lands
of Fred E. and Mary E. Mondragon
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2021

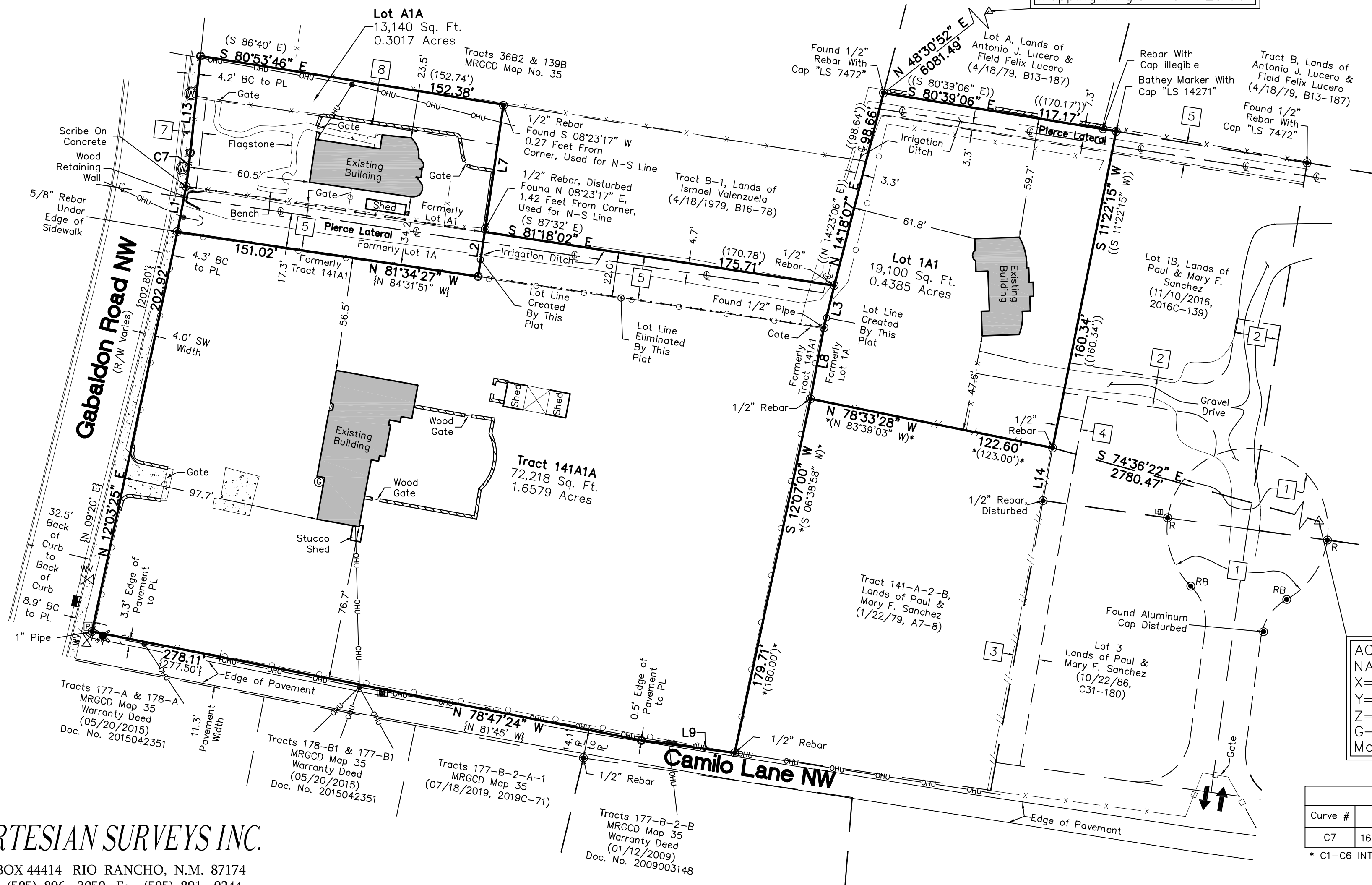
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/18/1979, B16-78)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/18/1975, B10-98)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (9/11/1978, BK. D71-A, PG. 812, DOC. NO. 7867173)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (11/10/2016, 16C-139)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/12/1979, A7-8)
●	FOUND MONUMENT AS INDICATED
●R	FOUND MONUMENT 1/2" REBAR
●RB	FOUND MONUMENT 1/2" REBAR BENT
○	SET REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
□	CONCRETE
▭	COVERED AREA
▭	UTILITY PEDESTAL
—//—	WOOD FENCE
—x—	WIRE FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE
▨	BLOCK WALL
⊙	ELECTRIC METER
⊙	GAS METER
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
→	ANCHOR

ACS Monument "7-H13"
 NAD 1983 CENTRAL ZONE
 X=1513953.442
 Y=1495777.837
 Z=4964.364 (NAVD 1988)
 G-G=0.999684760
 Mapping Angle=-0°14'35.56"

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C7	16.91'[16.91']	404.00'[404.00']	2°23'54"	16.91'	N 07°12'04" E

* C1-C6 INTENTIONALLY OMITTED



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