



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	☐ Final Sign off of EPC Site Plan(s) (Forms P2)	☐ Extension of IIA: Temp. Def. of S/W (Form V2)
☐ Major – Preliminary Plat (Forms S & S1)	☐ Amendment to Site Plan (Forms P & P2)	☐ Vacation of Public Right-of-way (Form V)
☐ Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	☐ Vacation of Public Easement(s) DRB (Form V)
☐ Extension of Preliminary Plat (Form S1)	☐ Extension of Infrastructure List or IIA (Form S1)	☐ Vacation of Private Easement(s) (Form V)
☐ Minor Amendment - Preliminary Plat (Forms S & S2)	☐ Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
☐ Minor - Final Plat (Forms S & S2)	☐ Temporary Deferral of S/W (Form V2)	☒ Sketch Plat Review and Comment (Form S2)
☐ Minor – Preliminary/Final Plat (Forms S & S2)	☐ Sidewalk Waiver (Form V2)	☐ Sketch Plan Review and Comment (Form P2)
SITE PLANS	☐ Waiver to IDO (Form V2)	APPEAL
☐ DRB Site Plan (Forms P & P2)	☐ Waiver to DPM (Form V2)	☐ Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Create one lot from three existing lots, dedicate additional right-of-way and vacate a private access easement.

APPLICATION INFORMATION

Applicant/Owner: David Ballantine		Phone:
Address: 1601 Yale Blvd SE		Email:
City: Albuquerque	State: NM	Zip: 87106
Professional/Agent (if any): JAG Planning & Zoning - Andrew Garcia		Phone: (505)
Address: P.O. Box 7857		Email: jagajgandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: property Owner	List all owners: David Ballantine	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 10, 11 & 12	Block: 4	Unit:
Subdivision/Addition: Clayton Heights	MRGCD Map No.:	UPC Code: 101505653922541604
Zone Atlas Page(s): L-15	Existing Zoning: MX-M	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .5598

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1515 Yale Blvd SE	Between: Kathryn Ave SE.	and: Anderson Ave SE.
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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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: Andrew Garcia	Date: 4/26/2022
Printed Name: Andrew Garcia	☐ Applicant or ☒ 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? 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 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.



April 26, 2022

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for David Ballantine, respectfully requests your review of a sketch plat.

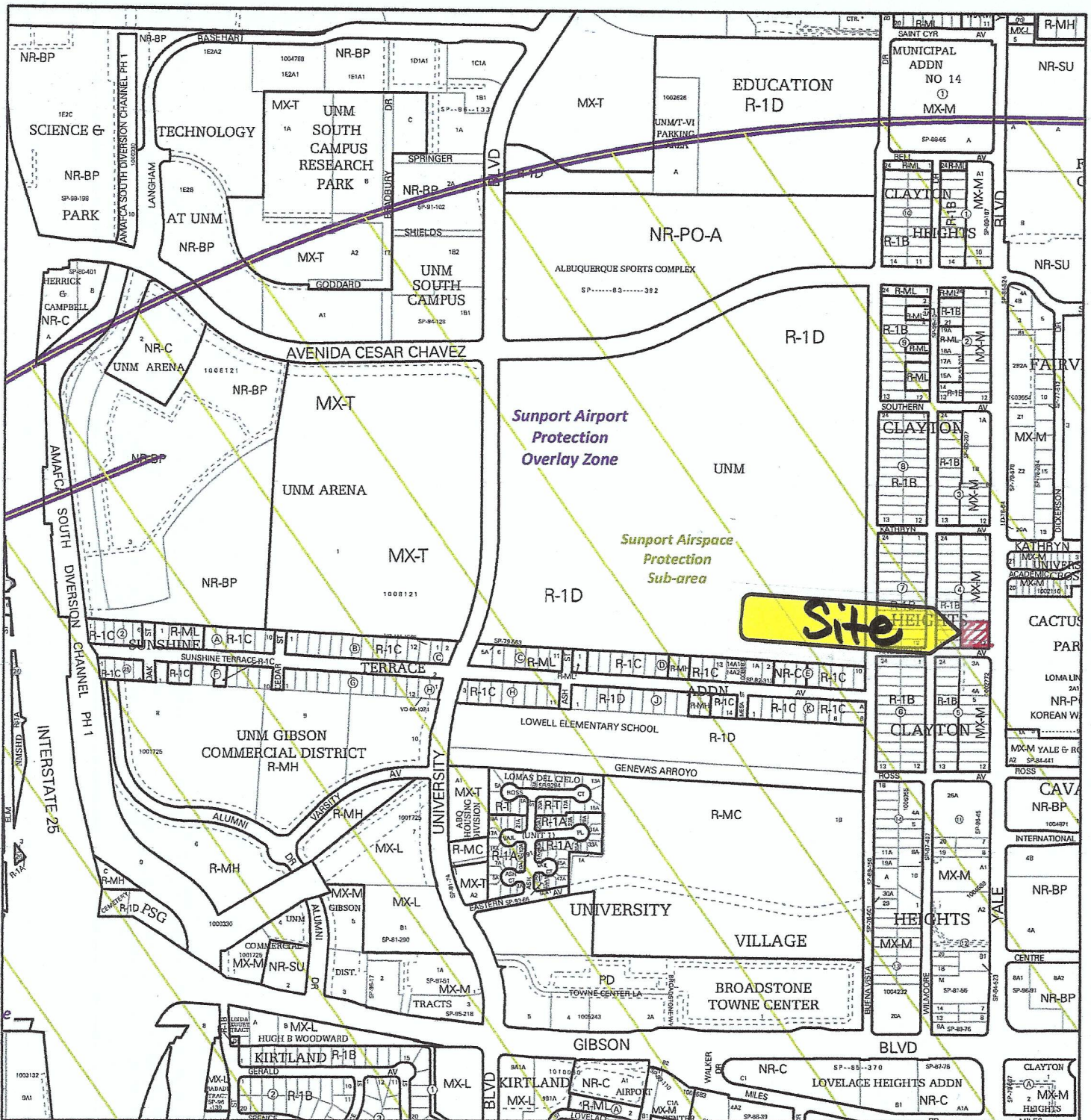
The property owner intends on combining three lots to create one lot and grant easements as shown, dedicate 137 square feet of additional right-of-way at the corner of Yale and Anderson and vacate an existing private access easement. The site is located at 1515 Yale Blvd SE and is currently described as Lots 10, 11 & 12, Block 4, Clayton Heights Subdivision. The proposed lot will be described as Lot 12-A, Block 4, Clayton Heights Subdivision, and will contain approximately .5598 Acres.

The property is zoned M-XM, which does not have a minimum or a maximum lot size requirement and is located within the Sunport Airspace Sub-Area Overlay Zone.

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagpandz.com.

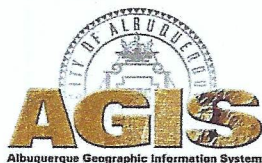
Sincerely,

Andrew Garcia
Principal
JAG Planning and Zoning, LLC

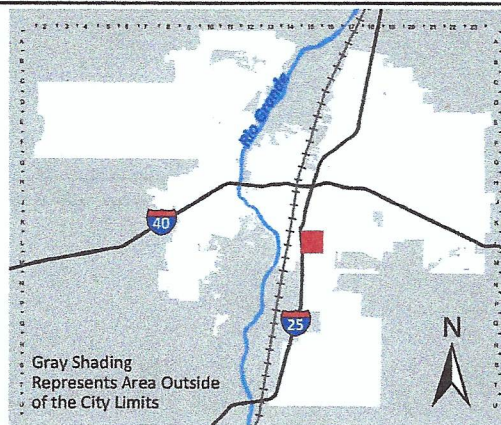


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

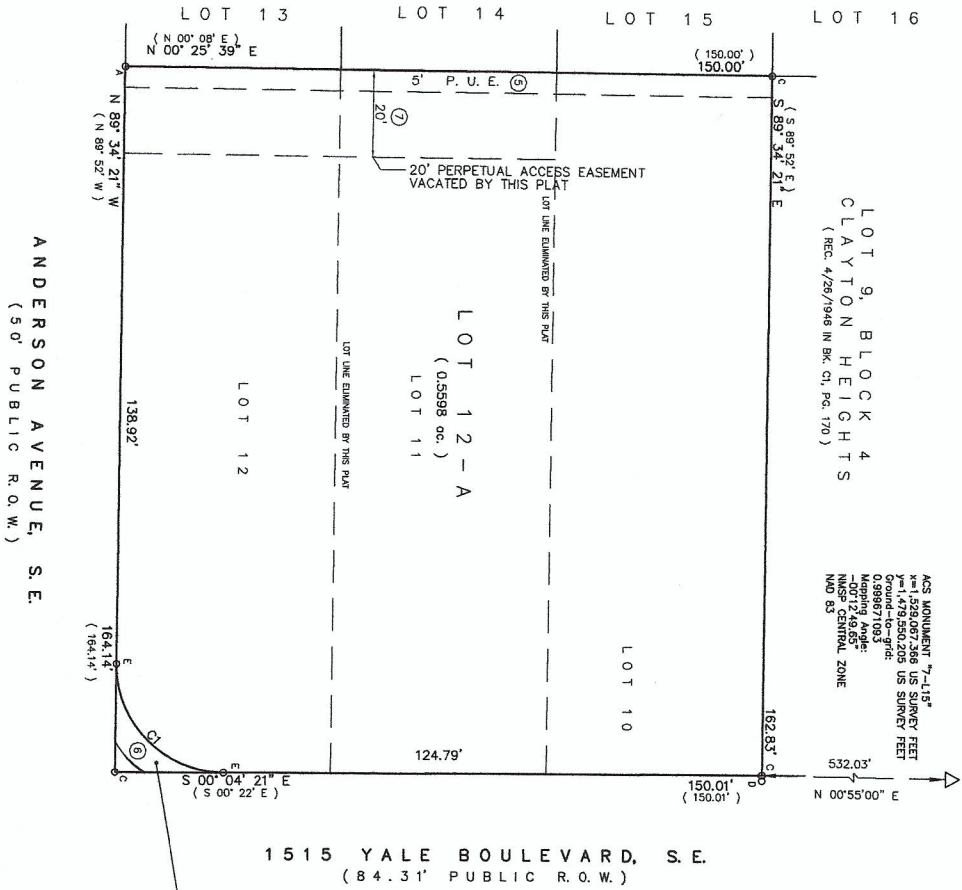


Zone Atlas Page:
L-15-Z

- 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

**BLOCK 4
CLAYTON HEIGHTS**
(REC. 4/26/1946 IN BK. CI, PG. 170)



**LOT 9, BLOCK 4
CLAYTON HEIGHTS**
(REC. 4/26/1946 IN BK. CI, PG. 170)

ACS MONUMENT 7'-1.15"
NAD 83 ZONE
Ground-to-grid:
x=1479.250,205 US SURVEY FEET
y=1479.250,205 US SURVEY FEET
0.989671033
NAD 83 ZONE
NAD 83

COUNTY CLERK RECORDING LABEL HERE

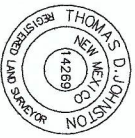
**PLAT OF
LOT 12-A, BLOCK 4
CLAYTON HEIGHTS**

A REPLAT OF LOTS 10, 11 & 12, BLOCK 4, CLAYTON HEIGHTS
WITHIN PROJECTED SECTION 28, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2022

ADDITIONAL RIGHT-OF-WAY
DETERMINED BY THE CITY OF
ALBUQUERQUE IN FEES SIMPLE
WITH WARRANTY COVENANTS
(137 SQUARE FEET)

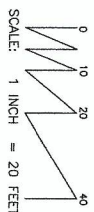
1515 YALE BOULEVARD, S.E.
(84.31' PUBLIC R.O.W.)

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
C1	25.00'	39.49'	90° 30' 00"	S 45° 10' 35" W, 35.51'



**1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102**
PHONE: (505) 255-2082 FAX: (505) 255-2087

- FOUND/SET MONUMENT LEGEND:
A: FOUND 1" STEEL PIPE
B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
C: FOUND #4 REBAR AND CAP "S 6446" - NOT ACCEPTED
E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



NOTES: INFORMATION FOR COUNTY CLERK OWNER: PROJECT SHANE INC. LOCATION: SECTION 28, T10N, R3E CLAYTON HEIGHTS			
DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-4-01-2022	
CHECKED: T D J			
DATE: 15 APR 2022			
SP4Q122.DWG			SHEET 2 OF 2