

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Meeting? 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

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded) **(ATTACHED)**
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination Public Notice Inquiry response
- Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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 (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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, if required, or otherwise processed until it is complete.</i>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	



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 P2)	
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<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 to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (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		
Replat of 4 lots, Track 291 A&B on MRGCD Map 38 and Lots 17 and 18 of Pueblo Bonito Addition		

APPLICATION INFORMATION		
Applicant: Vincent Sanchez		Phone: (505) 991-3857
Address: 5720 Aliso NE		Email: vincent@advanceplumbingusa.com
City: Albuquerque	State: NM	Zip: 98110
Professional/Agent (if any): Professional Surveying LLC		Phone: (505) 892-4597
Address: PO Box 94595		Email: professional.surveying@comcast.net
City: , Albuquerque	State: NM	Zip: 97199
Proprietary Interest in Site: Vincent Sanchez		List <u>all</u> owners: Vincent & Rebecca Sanchez, Emiliano Luna, Edna Cisneros-Luna

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: See Attached Sheets for All Information below	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)	
Signature: <i>Vincent Sanchez</i>	Date: 4/26/22
Printed Name: VINCENT SANCHEZ	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

PLetter to Describe, Explain, and Justify Request

This letter is to describe the replat of tracks 291A, 291B of MRGCD Map 38 and lots 17 & 18 of the Pueblo Bonito Addition. The owner of tracks 291A & 291B (Vincent & Rebecca Sanchez) and lots 17 & 18 of Pueblo Bonito (Emiliano & Edna Luna) have agreed to a land swap in order to make the lots more buildable.

The lot lines dividing lots 17 & 18 of the Pueblo Bonito Addition run through the existing house. This lot line is going to be redrawn to give lot 17 its own lot, to be accessed by Carson Road. In order to access this lot, Track 219A is to give up 24.24' (feet). In return Lot 17 & 18 will give 12' (feet) to Track 291A and 291B.

There are power lines and easements (running East & West) on the existing lot line between (tracks 219A & 219B) and (lots 17 & 18) that would have to be relocated. These lines are depicted on the replat submitted with this application. There is also a power line that goes across track 291B (that runs North & South) that does not have an easement assigned to it. This power line would have to be relocated in order to build a house on Track 291B.

The justification for this replat is to give Track 291A and 291B more square footage to build a house on. It will also relocate the lot line for lot 17 & 18 that is located in the middle of the house and provide a new buildable lot with proper access. This will allow the owner of lot 17 to build a house and the city will generate new revenue from this new lot.

Legal Description

1&2) Tracks 291A and 291B, MRGCD Map 38

Addresses:	UPC Code:
2514 Carson Rd NW	101305804449521968
2518 Carson Rd NW	101305804449521968

3&4) Lots 17 and 18, Pueblo Bonito Addition, Projected Section 18, T10N, R3E, N.M.P.M. Town of Albuquerque Grant. Albuquerque, Bernalillo County, New Mexico

Address:	UPC Code:
2429 Pueblo Bonito Ct NW	101305807348221956

CORRECT

CURVE DATA

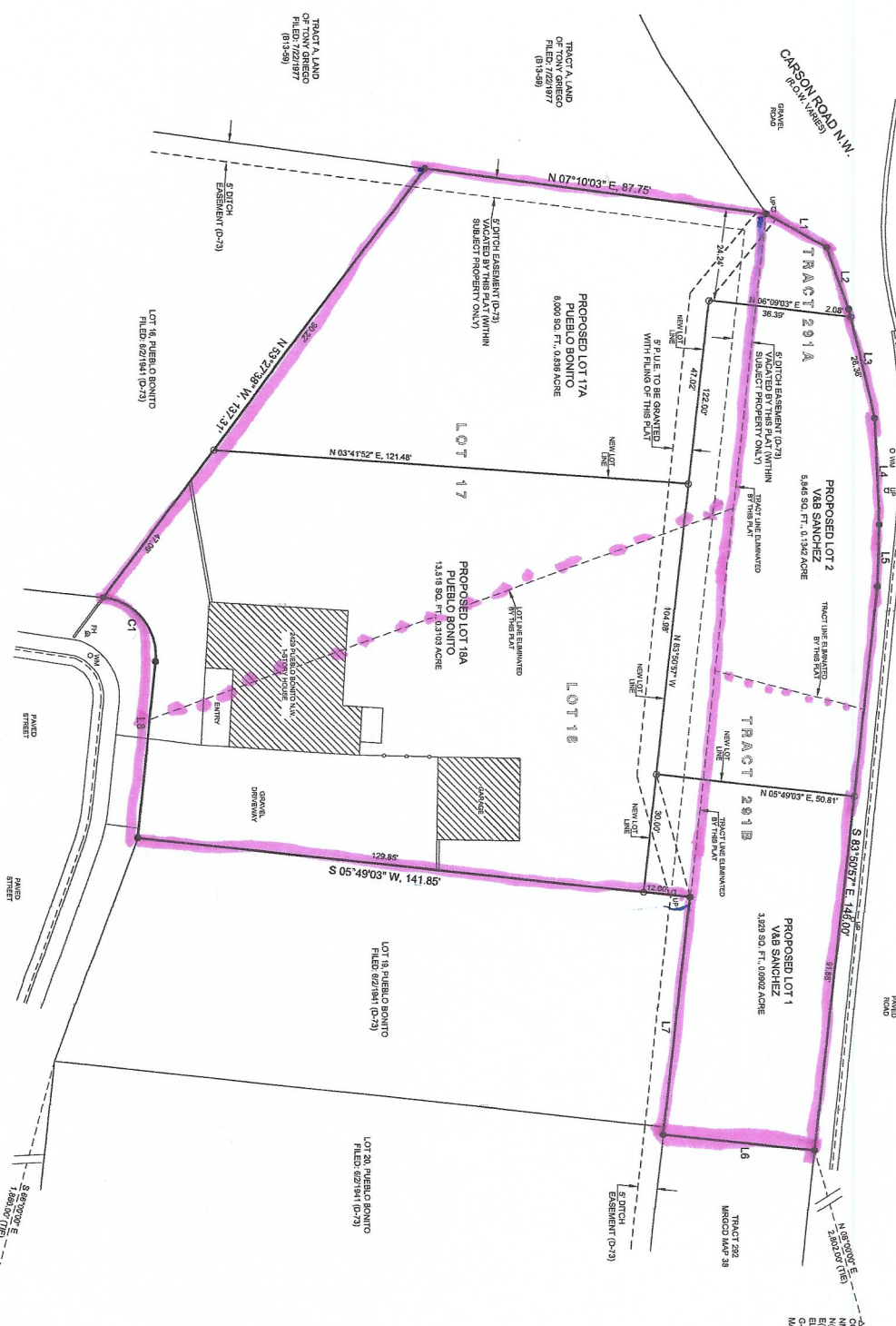
NO.	RADIUS	CHORD	ANGLE
C1	15.00'	23.66'	S 60°49'03" W, 21.21'

LEGEND OF SYMBOLS

R.H.	RIGHT HAND
W.M.	WATER METER
O.H.	OPEN HOLE
D.H.	DROP HOLE
V.H.	VENT HOLE

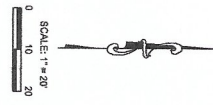
LINE DATA

NO.	BEARING & DISTANCE
L1	N 29°07'30" E, 17.72'
L2	N 70°15'08" E, 16.86'
L3	N 76°13'38" E, 28.44'
L4	N 67°22'28" E, 27.24'
L5	S 88°28'15" E, 15.93'
L6	S 05°31'03" W, 38.81'
L7	N 83°50'57" W, 62.08'
L8	N 64°10'57" W, 45.00'



SKETCH PLAT
LOTS 1 AND 2, LANDS OF V&B SANCHEZ
 (REPLAT OF TRACTS 291A & 291B, MRGCD MAP 38)
 (AND REPLAT OF LOTS 17 & 18, PUEBLO BONITO ADDITION)
 PROJECTED SECTION 18, T10N, R3E, N1M, P.M.
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2022

CONTROL POINT "3" HAS
 NAD 83 ELEVATION SYSTEM CENTRAL ZONE
 ELEV. = 1,515.345,572 MDS (US SURVEY FEET)
 ELEV. = 4,971.168 MDS (US SURVEY FEET)
 ELEV. = 1,515.345,572 MDS (US SURVEY FEET)
 ELEV. = 4,971.168 MDS (US SURVEY FEET)
 MAPPING ANGLE = -0°14'23.74"



PUEBLO BONITO COURT N.W.
 (60' & 80' R.O.W.)