



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 subdivide one existing lot into two new lots		

APPLICATION INFORMATION			
Applicant/Owner:	Julio Carlos Aguirre Carbajal	Phone:	
Address:	6500 Sage Rd SW #26	Email:	
City:	Albuquerque	State:	NM
		Zip:	87121
Professional/Agent (if any):	CSI - Cartisian 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:		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:	Lot 9-A	Block:	10
		Unit:	
Subdivision/Addition:	Lower Broadway Addition	MRGCD Map No.:	
		UPC Code:	101405523140620808
Zone Atlas Page(s):	M-14-Z	Existing Zoning:	R1-B
		Proposed Zoning	
# of Existing Lots:	1	# of Proposed Lots:	2
		Total Area of Site (Acres):	0.3239
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:	312 Alamo Avenue SE	Between:	Hinkle St SE
		and:	Mechem St SE
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:	05/10/2022
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: _____

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- ___ 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: _____

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- ___ 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

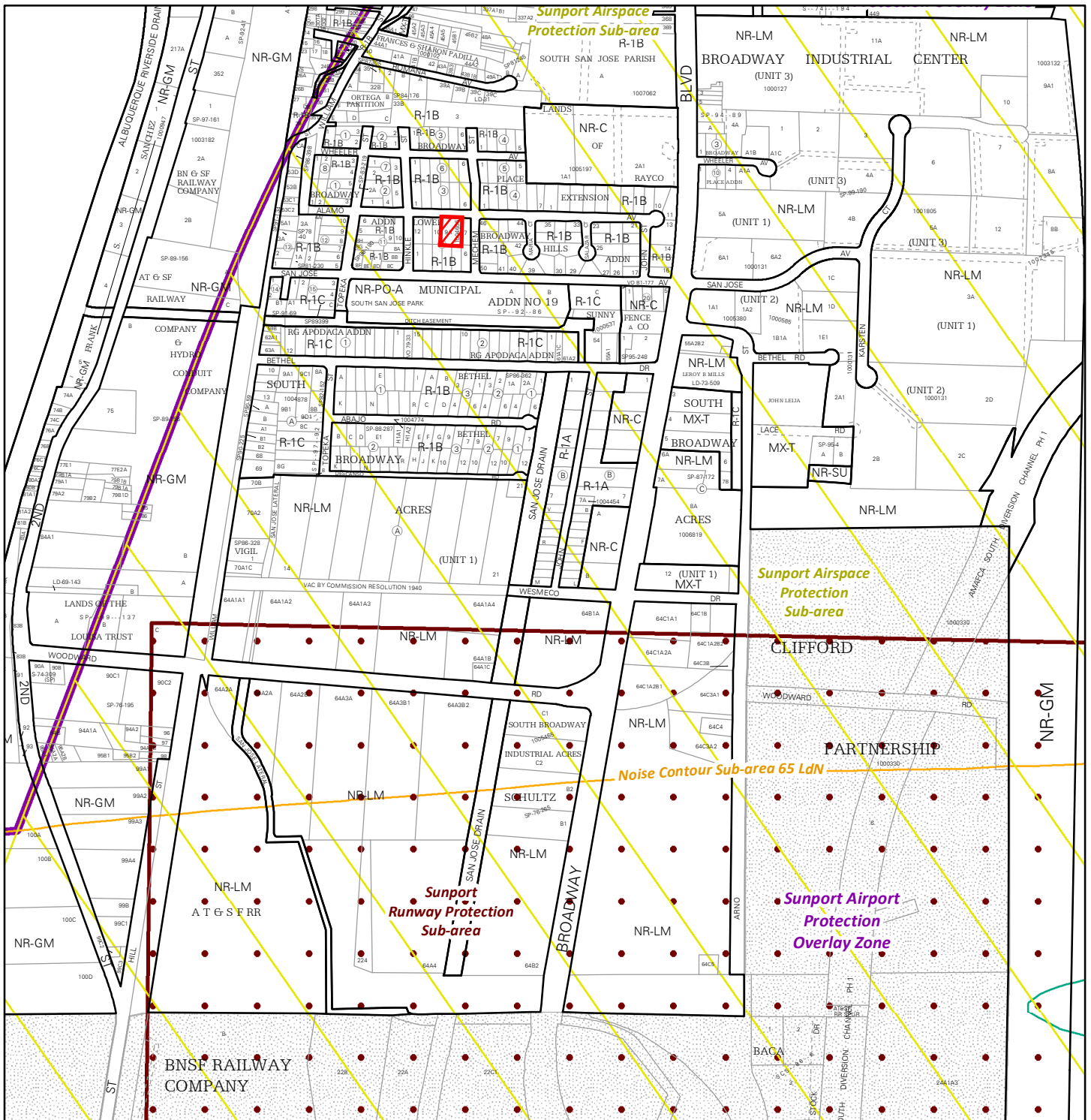
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____


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- ___ 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.

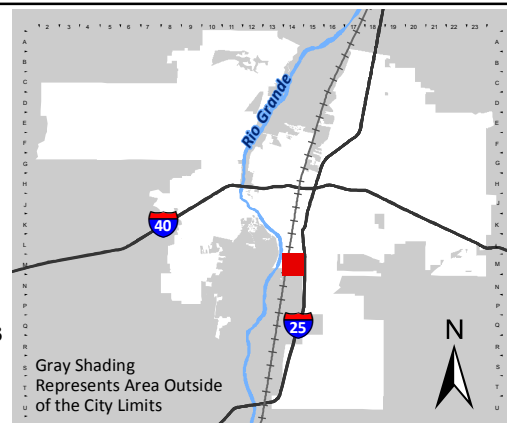


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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

Gray Shading
Represents Area Outside
of the City Limits



0 250 500 1,000 Feet

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

May 10, 2022

Development Review Board
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Lot 9A, Block 10 Lower
Broadway Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for Julio Carlos Aguirre Carbajal, and we request a sketch plat review to create two (2) new lots from one (1) existing lot by subdivision of Lot 9A, Block 10 of Lower Broadway Addition. The property is located at 312 Alamo Avenue SE between Hinkle St SE and Mechem St SE. The property is currently zoned as R1-B (Single-Family Medium Lot).

Thank you,
Ryan J. Mulhall



Vicinity Map - Zone Atlas M-14-Z



Indexing Information

Section 32, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Lower Broadway Addition
 Owner: Julio Carlos Aguirre Carbajal
 UPC #: 101405523140620808

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.3239 ACRES
 ZONE ATLAS PAGE NO. M-14-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. APRIL 2022

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101405523140620808

PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lot 9-A-1 & 9-A-2, Block 10
 Lower Broadway Addition
 Being Comprised of
 Lot 9-A, Block 10
 Lower Broadway Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2022**

Project Number: PR-2022-00

Application Number: SD-2022-00

Plat Approvals:

- _____ PNM Electric Services
- _____ Qwest Corp. d/b/a CenturyLink QC
- _____ New Mexico Gas Company
- _____ Comcast

City Approvals:

- _____ City Surveyor
- _____ Traffic Engineer
- _____ ABCWUA
- _____ Parks and Recreation Department
- _____ Code Enforcement
- _____ AMAFCA
- _____ City Engineer
- _____ DRB Chairperson, Planning Department
- _____ M.R.G.C.D.

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000129551 AND AN EFFECTIVE DATE OF MARCH 8, 2022.
2. PLAT OF LOWER BROADWAY ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 2006, IN BOOK 2006C, PAGE 132.
3. DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 9, 2022, AS DOCUMENT NO. 2022023528.

Legal Description

LOT 9-A, BLOCK 10, LOWER BROADWAY ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, A REPLAT OF LOTS 8 AND 9, BLOCK 10, LOWER BROADWAY ADDITION WITHIN SECTION 32, T.10N, R.3E., N.M.P.M., RECORDED ON APRIL 24, 2006.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2022.
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

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0342G, DATED SEPTEMBER 26, 2008.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. _____ Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

Easement Notes

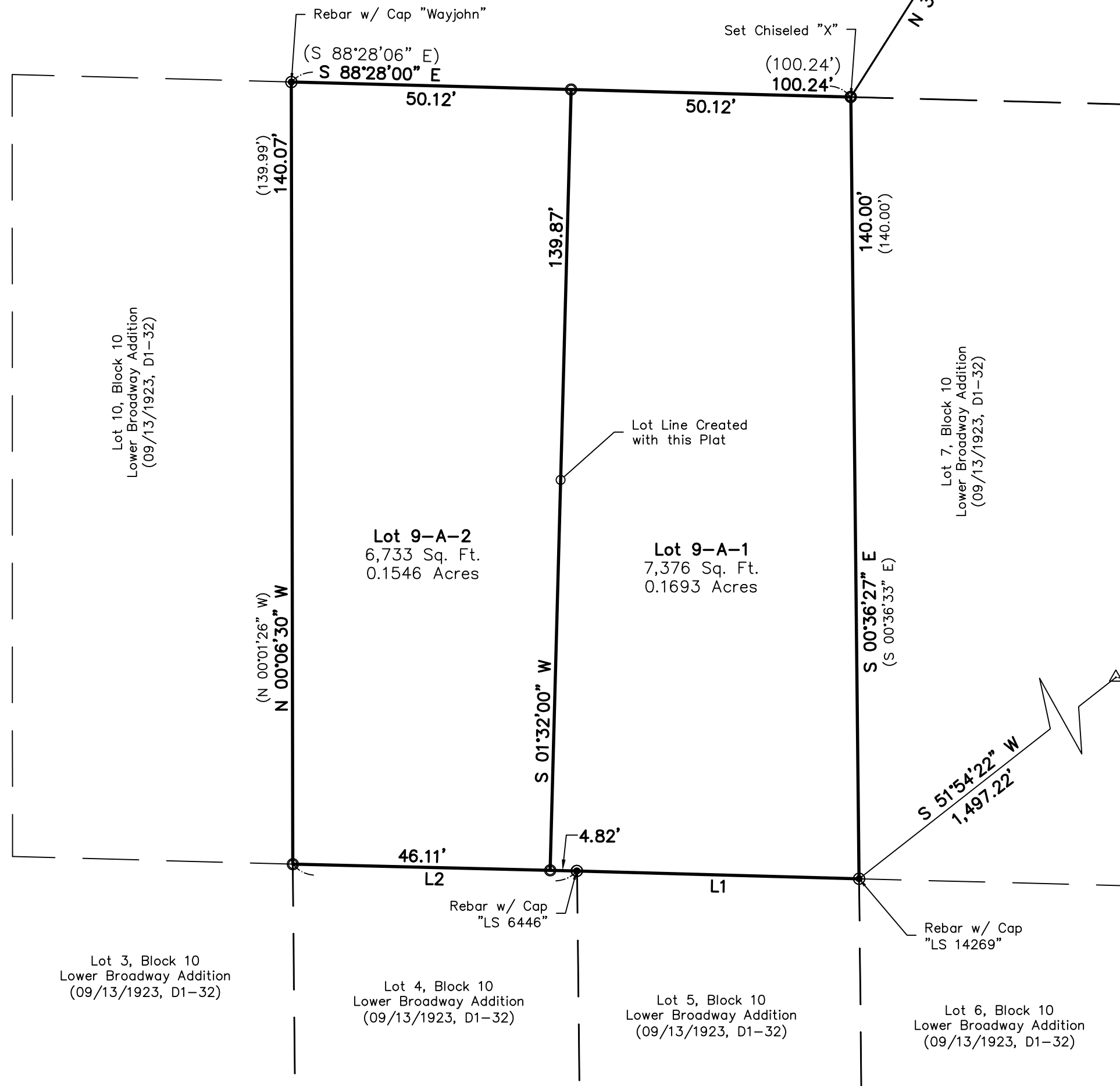
NO EXISTING EASEMENTS SHOWN ON PLAT OF RECORD OR TITLE COMMITMENT

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Lot 9-A-1 & 9-A-2, Block 10
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Being Comprised of
Lot 9-A, Block 10
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City of Albuquerque
Bernalillo County, New Mexico
May 2022**

ACS Monument "13_L14"
NAD 1983 CENTRAL ZONE
X=1522174.051 *
Y=1477685.829 *
Z=4970.901 * (NAVD 1988)
G-G=0.999682141
Mapping Angle=-0°13'37.14"
*U.S. SURVEY FEET

Alamo Avenue SE

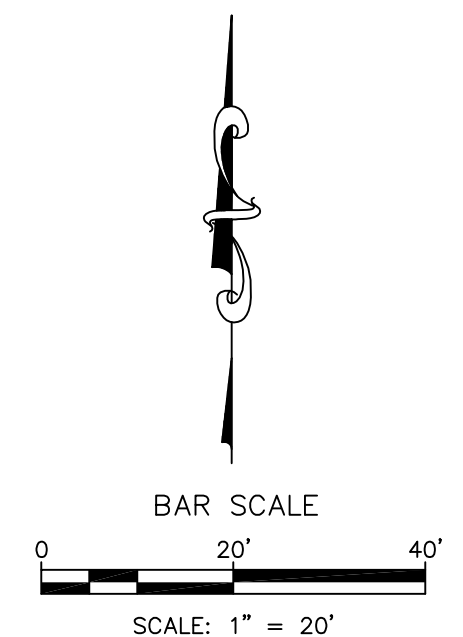
(50' R/W)



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (04/22/2006, 2016C-132)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "NM_361_A"
NAD 1983 CENTRAL ZONE
X=1522661.18 *
Y=1477076.28 *
Z=4971.14 * (NAVD 1988)
G-G=0.999675005
Mapping Angle=-0°17'12.26"
*U.S. SURVEY FEET



CSI-CARTESIAN SURVEYS INC.

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

**Sketch Plat for
Lot 9-A-1 & 9-A-2, Block 10
Lower Broadway Addition
Being Comprised of
Lot 9-A, Block 10
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City of Albuquerque
Bernalillo County, New Mexico
May 2022**



Vicinity Map - Zone Atlas M-14-Z



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NUMBER OF LOTS CREATED.....	2
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MILES OF HALF-WIDTH STREETS.....	0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.0000 ACRES
DATE OF SURVEY.....	APRIL 2022

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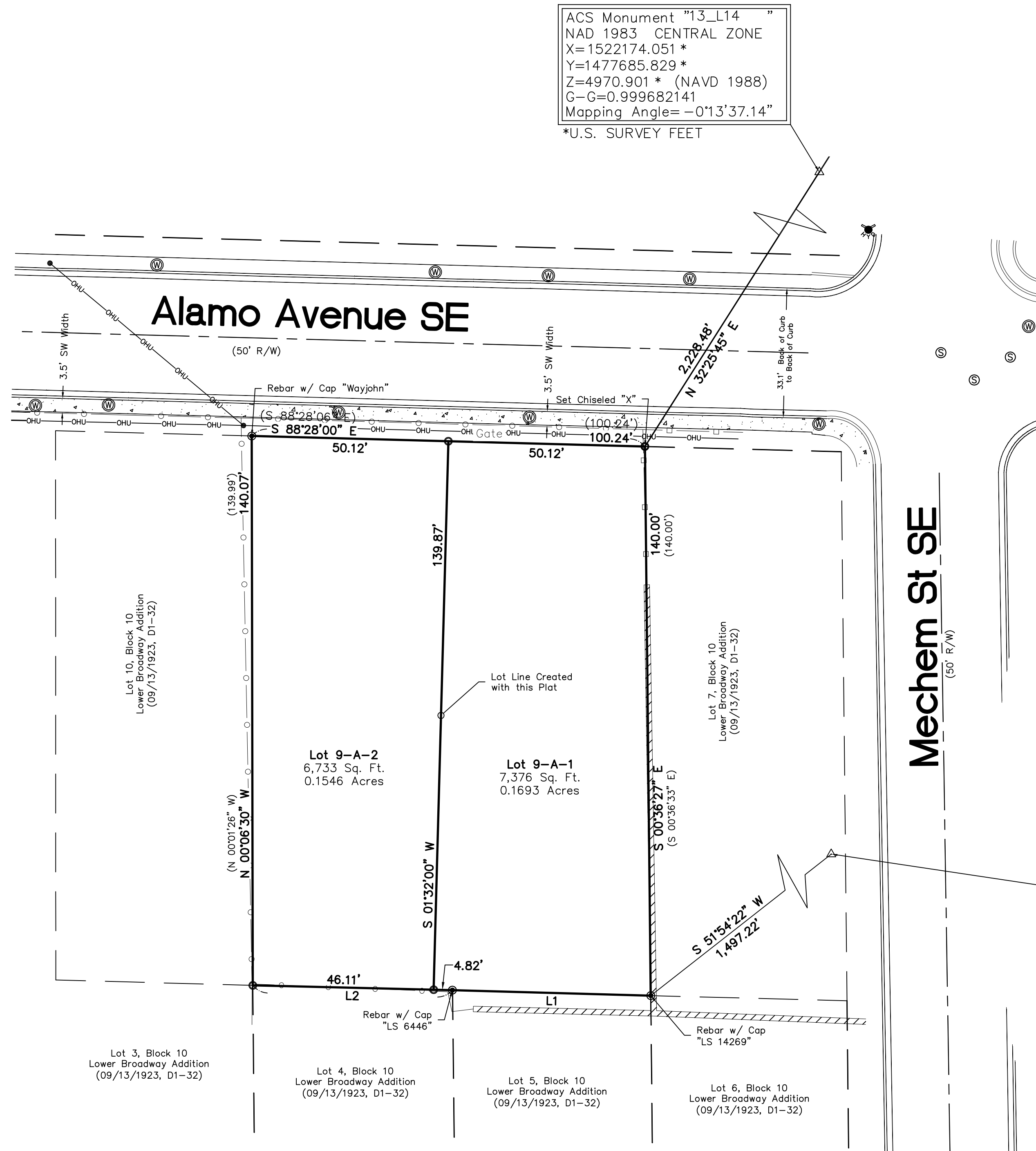
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wplotnerjr@gmail.com

Easement Notes

NO EXISTING EASEMENTS SHOWN ON PLAT OF RECORD OR TITLE COMMITMENT

**Sketch Plat for
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Lower Broadway Addition
Being Comprised of
Lot 9-A, Block 10
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Bernalillo County, New Mexico
May 2022**

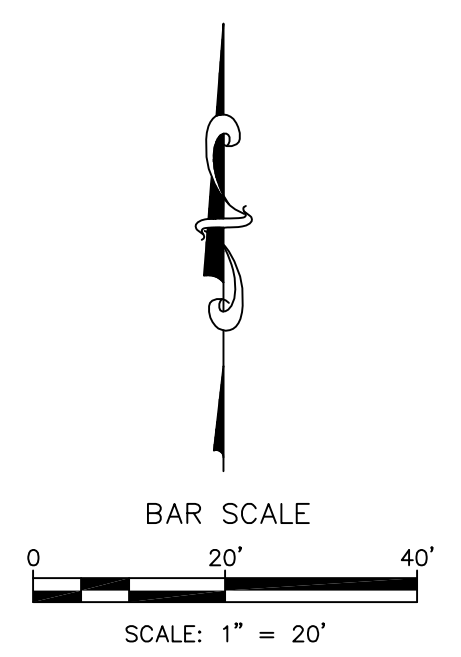


ACS Monument "13_L14"
NAD 1983 CENTRAL ZONE
X=1522174.051 *
Y=1477685.829 *
Z=4970.901 * (NAVD 1988)
G-G=0.999682141
Mapping Angle=-0°13'37.14"
*U.S. SURVEY FEET

ACS Monument "NM_361_2"
NAD 1983 CENTRAL ZONE
X=1522158.777 *
Y=1476588.937 *
Z=4971.19 * (NAVD 1988)
G-G=0.999682133
Mapping Angle=-0°13'37.15"
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (04/22/2006, 2016C-132)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
□	CONCRETE
—□—	METAL FENCE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊙	SANITARY SEWER MANHOLE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	WATER MANHOLE



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