

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: _____

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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.



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 S/W (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		
Sketch Plat review for Hutton 113 Eubank car wash site. Proposed plat will redivide the lots G-1 and H to increase the area of lot H.		

APPLICATION INFORMATION		
Applicant/Owner: Applicant: Olsson - Cole Schuster		Phone: 720-626-5774
Address: 1525 Raleigh Street #400		Email: cschuster@olsson.com
City: Denver	State: Colorado	Zip: 80129
Professional/Agent (if any): N/A		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners: POLLMAN DEAN TRUSTEE
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lot H & G-1 (See attached)		Block: 8
Subdivision/Addition: Buena Ventura		Unit: N/A
MRGCD Map No.: N/A		UPC Code: 102005751801040804
Zone Atlas Page(s): K-20-Z	Existing Zoning: MX-H	Proposed Zoning: MX-H
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 1.0618 & 0.5159
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 113 Eubank Blvd NE	Between: Eubank BLVD NE	and: Glorieta St. NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
N/A		

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: Cole Schuster	Date: 07-26-2022
Printed Name: Cole Schuster	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent



July 26, 2022

Robert Webb
City of Albuquerque
Planning/Development Services
600 2nd Street NW, Albuquerque, NM 87102

RE: 113 Eubank Blvd Sketch Plat

Mr. Webb:

The existing state of 113 Eubank Blvd is composed of two lots, Lot H and G-1 that are both currently vacant. The proposed plat of 113 Eubank will redivide the lots H and G-1. The area of Lot H will be expanded by shifting the southern property line of Lot H south decreasing the area of lot G-1. The proposed lots will be H-1 and G-2. This redivision allows for additional development space for lot H-1 while G-2 remains vacant. Lot H-1 will be the proposed site of a car wash development.

Thank you for the review of the Sketch Plat. If there are any questions, please contact me at cschuster@olsson.com, or at 720-626-5774 or rbanning@olsson.com.

Sincerely,

Cole Schuster
Olsson

Ryan Banning, PE
Olsson

91075236

State of New Mexico
County of Bernalillo
This instrument was filed for record on
SEP 19 1991
of records of said County. Filed in Vol. 91C
of records of said County. Folio 146
Deputy Clerk

A PLAT OF
LOT G-1 AND G-2, BLOCK 8
BUENA VENTURA
LYING SITUATE WITHIN SECTION 29,
T.10 N., R.6 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
MAY 1991

STATION "5-L21 RESET"
X = 415,713.56
Y = 1,481,483.67
CENTRAL ZONE
GRID TO GRID = 0.99964667
DELTA ALPHA = (-) 00°09'43"

STATION "KOAT-TVTT"
X = 440,206.79
Y = 1,533,471.33

CITY/COUNTY APPROVALS:

Property Management: *W. H. [Signature]* Date: 02/28/91

City Surveyor: *Robert W. Kane* Date: 9-10-91

City Water Resources: *[Signature]* Date: 9-10-91

City Engineer: *[Signature]* Date: 9-10-91

A.M.A.P.C. *[Signature]* Date: 9-10-91

Traffic Engineer: *[Signature]* Date: 9-10-91

Parks and Recreation: *[Signature]* Date: 9-10-91

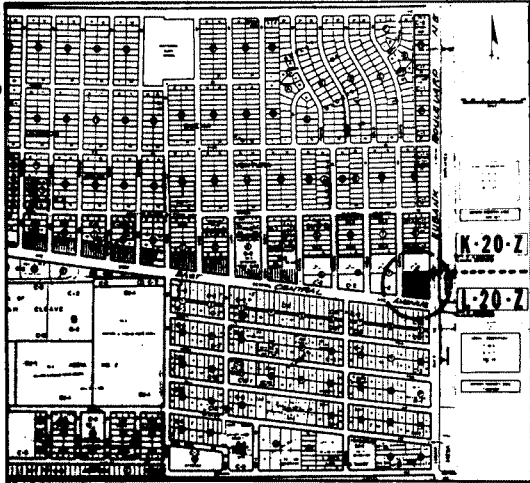
City Planning Director: *[Signature]* Date: 9-10-91

LEGAL DESCRIPTION AND FREE CONSENT

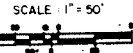
The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown: A certain tract of land being a Masterly portion of Lot G, Block 8, as shown and designated on the plat of BUENA VENTURA, said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1941, in Volume C1, Folio 146, said tract lying situate within the Northeast quarter (N.E. 1/4) of Section 29, T. 10 N., R. 4 E., N.M.P.M., within the Albuquerque City Limits, Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Northwest corner of said tract herein described, being a point on East right of way line of GLORIETA STREET, N.E., and also being the same point as the Northwest corner of said Lot G, Block 8; thence, from said point of beginning, N. 69° 39' 56" E., leaving said East right of way line, 264.78 to the Northeast corner of said tract herein described, being a point on a curve on the present West right of way line of EUBANK BOULEVARD, N.E.; thence, Southwesterly along, adjoining and adjacent to said present West right of way line, along a curve to the left through a central angle of 04° 46' 30" having a radius of 2341.74 feet and an arc length of 196.52 feet (chord = S. 03° 24' 45" W., 196.46') to a point of tangency; thence, S. 01° 01' 03" W., continuing along, adjoining and adjacent to said West right of way line, 78.08 feet to the Southeast corner of said tract herein described, being a point on the North right of way line of EAST CENTRAL AVENUE; thence, N. 82° 15' 17" W., along, adjoining and adjacent to said North right of way line, 252.69 feet to the Southwest corner of said tract herein described, being a point on said East right of way line of GLORIETA STREET, N.E.; thence, N. 00° 15' 43" W., along, adjoining and adjacent to said East right of way line, 238.56 feet to the Northwest corner, the point of beginning and containing an area 1.5041 acres, more or less, (65519.99 square feet, more or less) and is with the free consent and in accordance therewith, and hereby dedicate additional right of way and grants easement (s), as shown hereon.

91C-196



VICINITY MAP



Subdivision Map No. 146
Date of Filing: July 1941
Date of Survey: July 1941

Portions of Lot G is due to the right of way taking along Eubank Blvd. N.E.
Lots G-1 and G-2 subject to cross access easement and is for the benefit and use end is to be maintained by said lots.

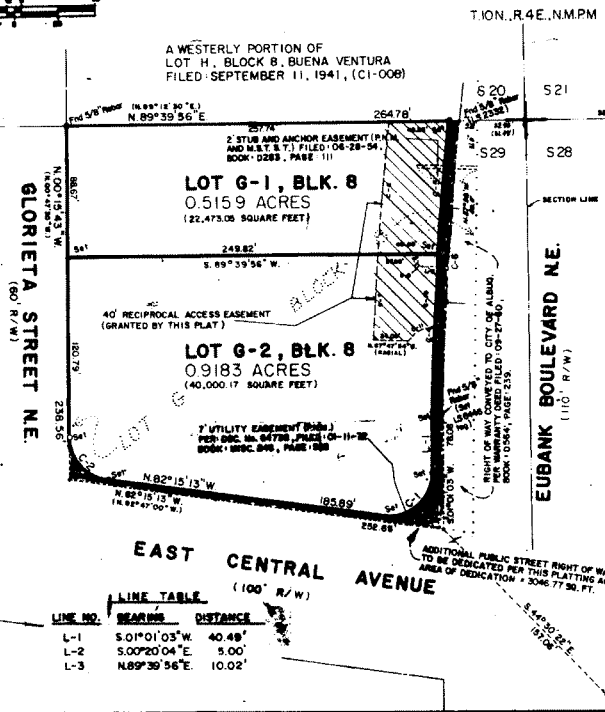
- GENERAL NOTES
- 1) Bearings based on N.M. State Plane Grid, Central Zone.
 - 2) Bearings and distances in parenthesis, () per plat of BUENA VENTURA, filed September 11, 1941 in Volume C1, folio 146.
 - 3) All corners identified as "set" are set with 1/2" rebar/flag stamped L.S. 4486.
 - 4) Flag shows all easements of record.

DISCLOSURE STATEMENT - The purpose of this replat is to divide one (1) existing lot into two (2) new lots.

Prior to development, City of Albuquerque Water and Sanitary Sewer Services to Lots G-1 & G-2 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

CURVE TABLE

CHORD	RADIUS	ARC	TANGENT	CHORD
C-3	96° 42' 44"	30.00'	50.65'	33.75'
C-2	81° 58' 30"	30.00'	42.93'	26.07'
C-3	04° 47' 34"	2348.74'	196.36'	98.24'
C-4	02° 37' 04"	2348.74'	107.31'	53.66'
C-8	82° 16' 38"	2348.74'	89.08'	44.53'
C-8	04° 46' 30"	2341.74'	196.52'	98.32'
C-7	01° 22' 02"	2388.74'	37.00'	28.50'
C-8	02° 08' 07"	2388.74'	89.02'	44.52'
C-9	90° 00' 00"	250'	3.93'	2.50'
C-10	00° 58' 33"	2348.74'	40.00'	20.00'
C-11	58° 37' 12"	20.00'	20.46'	11.23'



SP-91-145

ACKNOWLEDGEMENT
STATE OF NEW MEXICO
COUNTY OF ALBUQUERQUE
The foregoing instrument was acknowledged before me this 28th day of August, 1991, by *Doris Brown*
My Commission Expires: 3/12/93
Notary Public

By *Doris Brown* 8/28/91
Date

By *Sam W. Pullman*
Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC: 1488-852-540521 - 1991
PROPERTY OWNER OF RECORD: *[Signature]*
BERNALILLO COUNTY TREASURER'S OFFICE: *[Signature]* 9-28-91

SURVEYOR'S CERTIFICATION
I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of documentation and surveying requirements of the Ordinance, and that I am not subject to the laws of my knowledge and belief.

Franklin E. Wilson, Surveyor
333 Lomas Blvd., N.E., Albuquerque, New Mexico 87108
(505) 247-4444