



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 SW (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 eliminate interior lot lines between 6 existing lots to create two new lots. We also request the the vacation of portions of the public right-of-way along Silver Ave and Wellesley Dr SE.

APPLICATION INFORMATION

Applicant/Owner:	Aspen Ranch Apartments	Phone:	
Address:	9677 Eagle Ranch Rd NW Apt. 2215	Email:	
City:	Albuquerque	State:	NM
		Zip:	87114
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 all owners: Stanwood Formas and Sandra Formas		

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

Lot or Tract No.:	Lots 1 thru 6	Block:	47	UPC Code:	101605741422342620
Subdivision/Addition:	University Heights	MRGCD Map No.:		UPC Code:	101605741420942614
Zone Atlas Page(s):	K-16-Z	Existing Zoning:	MX-T and R-MH	Proposed Zoning	
# of Existing Lots:	6	# of Proposed Lots:	2	Total Area of Site (Acres):	0.9764

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 208 Wellesley Dr SE Between: Silver Ave SE and: Lead Ave 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:	08/16/2022
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:
K-16-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

Feet
0 250 500 1,000

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

August 15, 2022

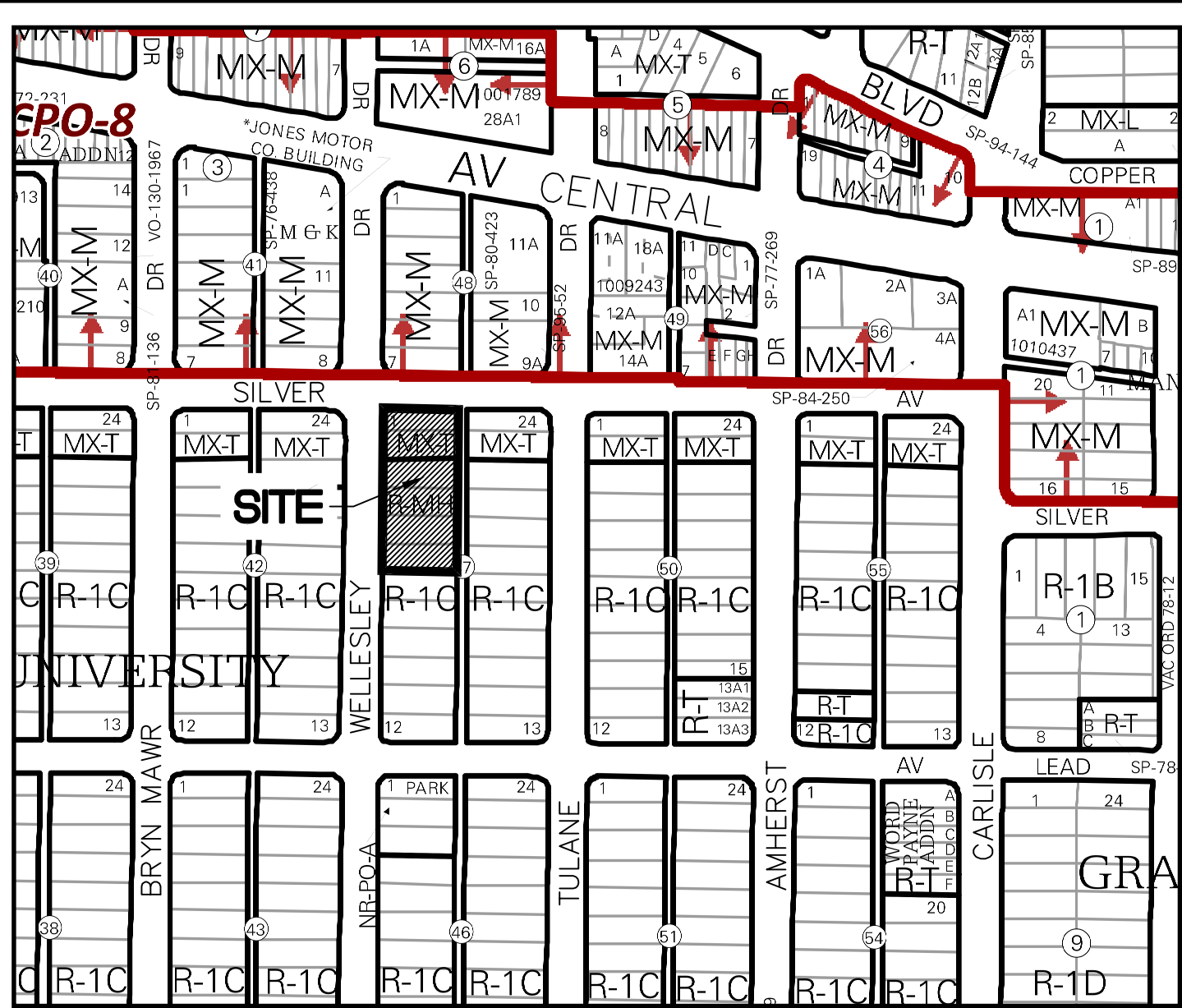
Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Replat of Lot 1-A, Block 47 of University Heights being comprised of Lots 1 thru 6, Block 47, University Heights and a proposed vacation of a portion of rights-of-way from Silver Avenue SE and Wellesley Dr SE

Members of the Board:

Cartesian Surveys is acting as an agent for Aspen Ranch Apartments, and we request a sketch plat review of our proposed subdivision to create two (2) new lots from six (6) existing lots by lot line elimination between Lots 1 thru 6, Block 47 of University Heights. Our replat is also looking to vacate and consolidate portions of the right of way from both Silver Avenue SE and Wellesley Drive SE from the existing property lines out to the inside edge of the existing sidewalk along both frontages, as shown on the attached sketch plat. The property is currently zoned as MX-T (Mixed-Use Transition) for the northerly lots 1 and 2, and R-MH (Residential Multi-Family High Density) for the remaining lots 3 thru 6. Proposed lot lines aim to preserve the existing zoning separation.

Thank you for your consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas K-16-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000130093 AND AN EFFECTIVE DATE OF FEBRUARY 22, 2022.
- PLAT OF RECORD FOR UNIVERSITY HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 1916, IN BOOK D, PAGE 27.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 11, 2011, AS DOC. NO. 2011044982.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SANDRA B. FORMES, OWNER _____ DATE _____

STATE OF NEW MEXICO }
COUNTY OF _____ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
SANDRA B. FORMES, OWNER

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 22, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: University Heights
Owner: Stanwood & Sandra Formes
UPC #: 101605741422342620 (Lots 1-2, Block 47)
UPC #: 101605741420942614 (Lots 3-6, Block 47)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATION OF PORTIONS OF RIGHT-OF-WAY, SHOWN HEREON AS _____

Subdivision Data

GROSS ACREAGE..... 0.9764 ACRES
ZONE ATLAS PAGE NO..... K-16-Z
NUMBER OF EXISTING LOTS..... 6
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

Notes

- FIELD SURVEY PERFORMED IN APRIL 2022.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6) IN BLOCK NUMBERED FORTY-SEVEN (47), UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 7, 1916, IN PLAT BOOK D, FOLIO 27.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0353H, DATED AUGUST 16, 2012.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # _____ 101605741422342620 _____
_____ 101605741420942614 _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

Plat for
Lot 1-A and 3-A, Block 47
University Heights
Being Comprised of
Lots 1-6, Block 47
University Heights
City of Albuquerque
Bernalillo County, New Mexico
August 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 _____

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 IN TITLE COMMITMENT

**Plat for
Lot 1-A and 3-A, Block 47
University Heights
Being Comprised of
Lots 1-6, Block 47
University Heights
City of Albuquerque
Bernalillo County, New Mexico
August 2022**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	15.72'	10.00'	90°02'29"	14.15'	S 45°28'18" W

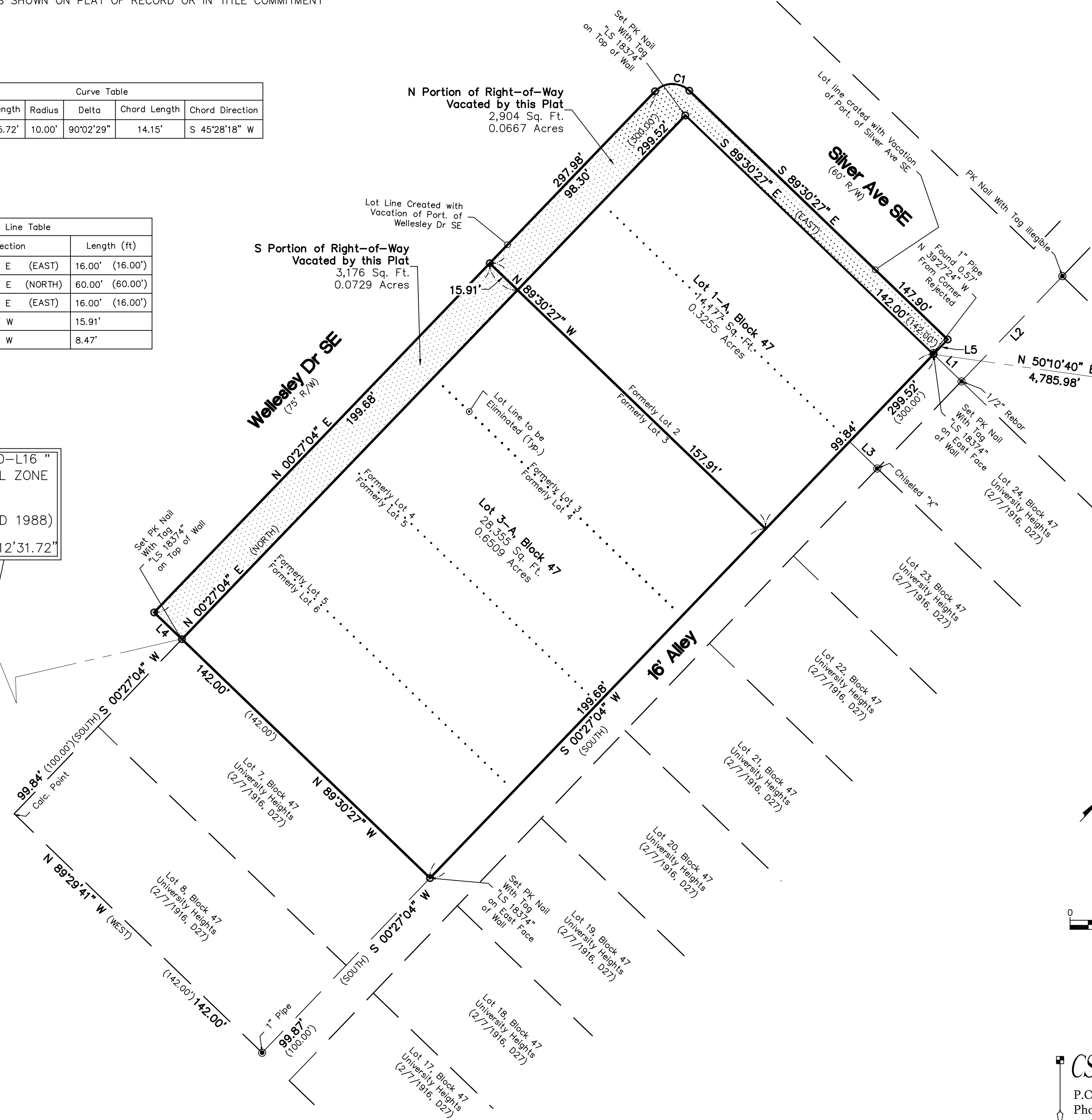
Line Table		
Line #	Direction	Length (ft)
L1	S 89°30'27" E (EAST)	16.00' (16.00')
L2	N 00°29'33" E (NORTH)	60.00' (60.00')
L3	S 89°30'27" E (EAST)	16.00' (16.00')
L4	N 89°30'27" W	15.91'
L5	S 00°27'04" W	8.47'

ACS Monument " 20-L16 "
NAD 1983 CENTRAL ZONE
X=1531683.86 *
Y=1481580 *
Z=5210.836 * (NAVD 1988)
G-G=0.999668198
Mapping Angle=-0°12'31.72"
*U.S. SURVEY FEET

ACS Monument " 9-J17 "
NAD 1983 CENTRAL ZONE
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Y=1487300.883 *
Z=5210.959 * (NAVD 1988)
G-G=0.999666869
Mapping Angle=-0°11'54.86"
*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 (2/7/1916, D-27)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED



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Lot 1-A and 3-A, Block 47
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 Being Comprised of
Lots 1-6, Block 47
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 City of Albuquerque
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 August 2022

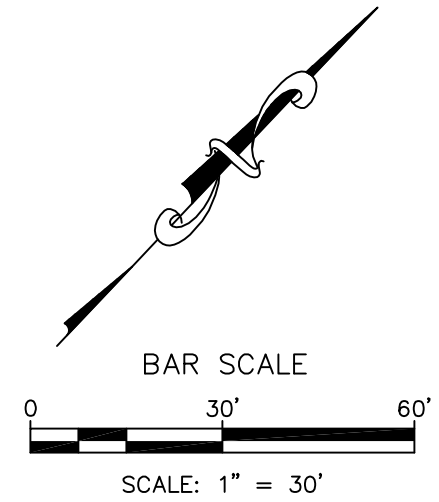
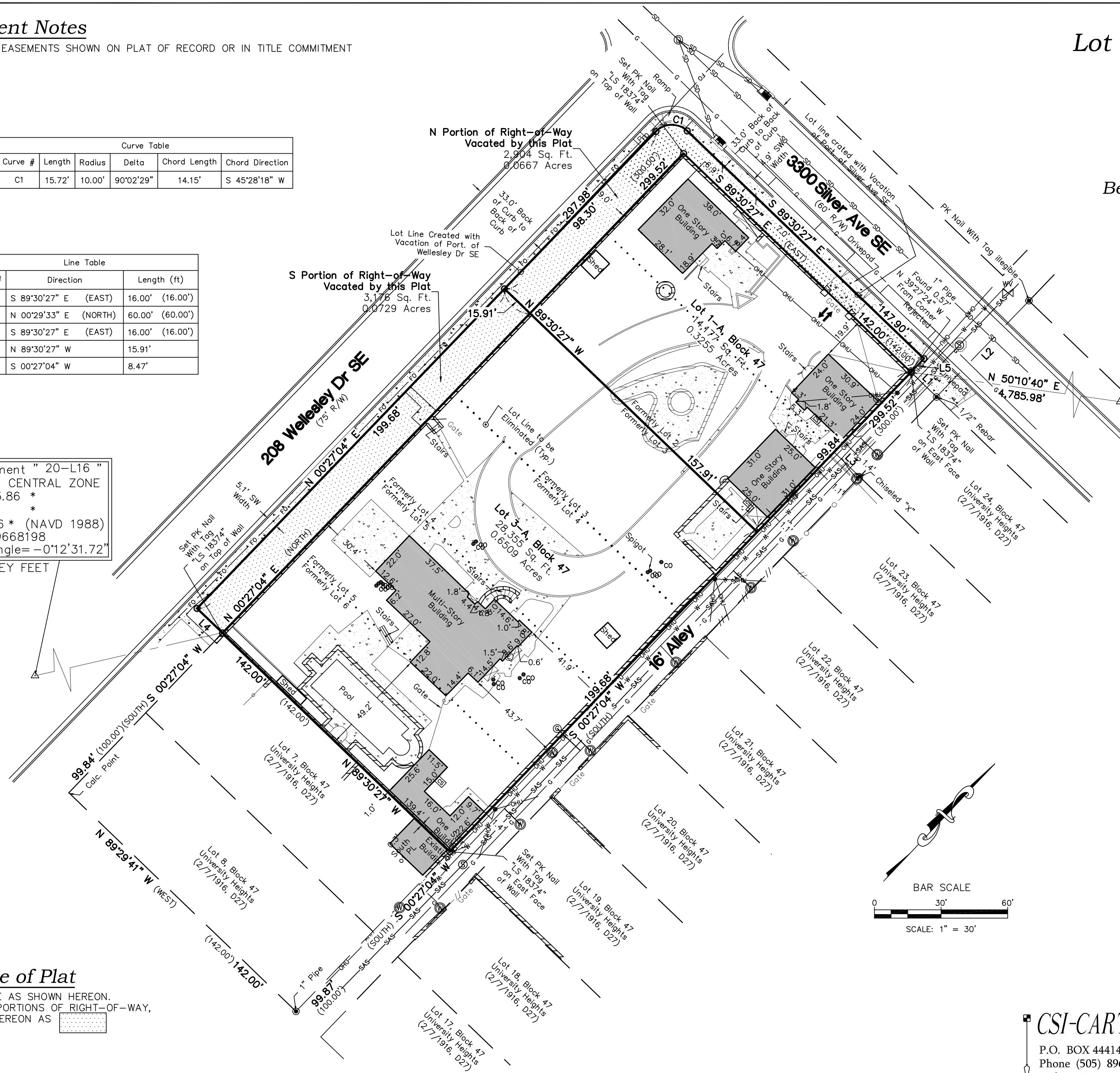
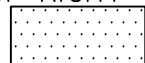
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●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED
.....	LOT LINE TO BE ELIMINATED WITH PLAT
▭	COVERED AREA
▨	CONCRETE
▩	METAL FENCE
▧	BLOCK WALL
▬	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE (CENTERLINE)
○	UTILITY POLE
⤴	ANCHOR
Ⓟ	PULL BOX
ⓔ	ELECTRIC METER
ⓐ	GAS METER
Ⓜ	WATER METER
Ⓢ	MANHOLE
Ⓢ	SAS CLEANOUT
Ⓢ	STORM DRAIN INLET
Ⓢ	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY
CS	CRAWL SPACE

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE PORTIONS OF RIGHT-OF-WAY, SHOWN HEREON AS



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