



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		
Sketch Plat review & comment.		

APPLICATION INFORMATION		
Applicant/Owner: VIENTECILLO, LLC		Phone: _____
Address: PO BOX 14798		Email: _____
City: Albuquerque	State: NM	Zip: 87191-4798
Professional/Agent (if any): Isaacson & Arfman, Inc. - Fred C. Arfman, PE		Phone: 505-268-8828
Address: 128 Monroe St Ne		Email: freda@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: Owner	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.: Tract B-1	Block:	Unit:
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: 101306632712340310
Zone Atlas Page(s): A-13	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 5.1785
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Cibola Loop	Between: Ellison Dr	and: Cibola Loop
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: 08/20/2022
Printed Name: Fred C. Arfman, PE	<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? _____ 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: _____

___ 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

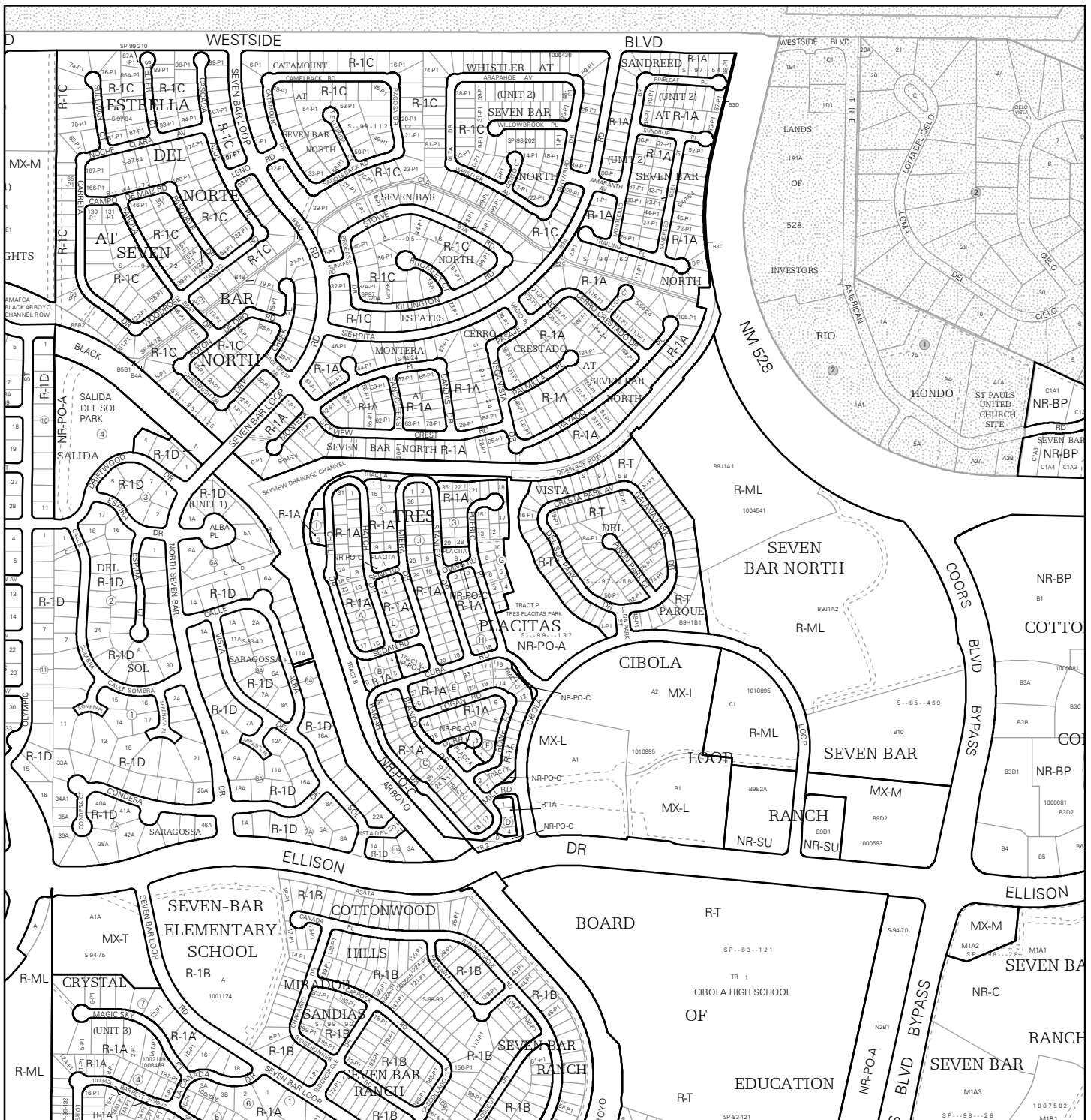
___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ 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.

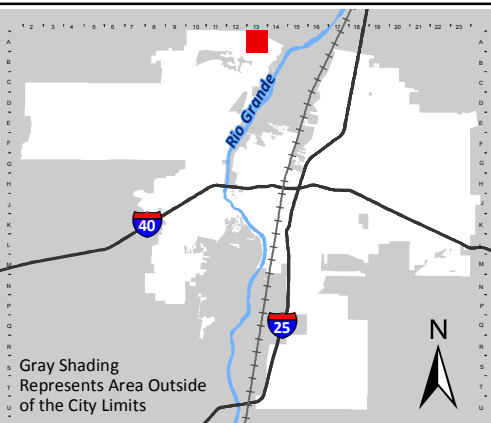


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Rio Grande

40 25

N

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
A-13-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

August 20, 2022

Ms. Jolene Wolfley
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Tract B-1 Cibola Loop
Existing Legal: Tract B-1, Cibola Loop Subdivision
Zone Atlas Map: A-13-Z

Dear Ms. Wolfley:

Isaacson & Arfman, Inc. acting as agents for Vientecillo, LLC owner of the above referenced site located near the northwest corner of Cibola Loop and Ellison Drive is submitting a sketch plat application in support of the vacating a portion of an existing public drainage easement.

This site is comprised of the entirety of Tract B-1 of Cibola Loop Subdivision. A permanent drainage easement and a reciprocal cross lot drainage easement was filed on May 05, 1999 across lots A-1 and B-1 with intent of a drainage pond being constructed within the easement. A private access easement granted by the Bulk Plat of Tracts A-1, A-2, B-1, & C-1, Cibola Subdivision. The plat was accompanied by a revised Drainage Master Plan that redistributed the required detained storm water volumes on the individual tracts which negated the requirement for the pond within the easement being requested for vacation.

If you have questions regarding this submittal, please email me at freda@iacivil.com.

Thank you.

Sincerely,

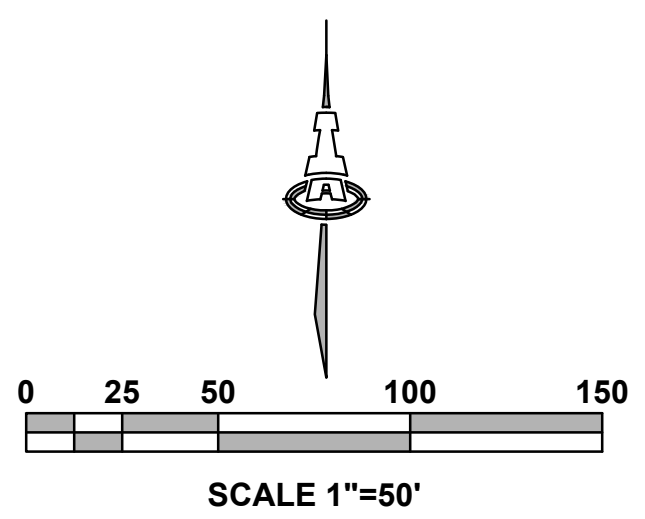
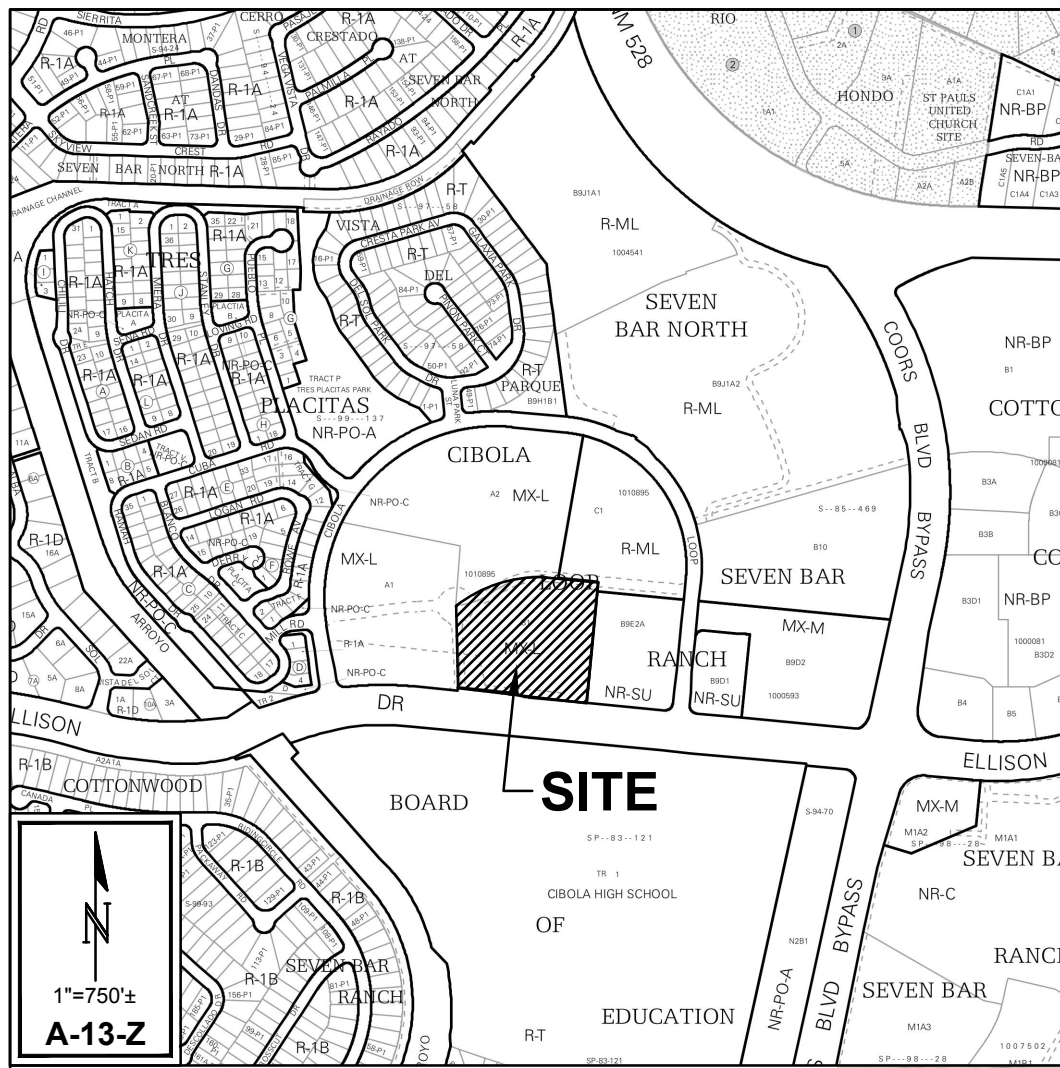
ISAACSON & ARFMAN, INC.



Fred Arfman, P.E.

Attachments:

- Sketch Plat
- Site Exhibit



LEGAL DESCRIPTION

TRACT B-1 CIBOLA LOOP SUBDIVISION

ADDRESS

CIBOLA LOOP NW, ALBUQUERQUE NM

SITE DATA

1. TOTAL LAND AREA = 5.1785 ACRES.
2. NUMBER OF EXISTING LOTS 1.
3. NUMBER OF PROPOSED LOTS IS 1.
4. CURRENT ZONING: MX-L.

Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87108
 505-268-8828 | www.iacivil.com

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CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	42.57'	150.00'	21.43'	42.43'	S78°22'31"E	161°5'42"
C2	42.57'	150.00'	21.43'	42.43'	N78°22'31"W	161°5'42"
C3	70.19'	500.00'	35.10'	70.13'	N00°47'43"E	8°02'31"
C4	16.67'	1045.12'	8.34'	16.67'	N83°23'37"E	0°54'50"
C5	136.37'	274.24'	70.69'	136.91'	N68°28'56"E	28°54'35"
C6	108.14'	492.61'	52.97'	104.95'	S61°32'06"W	121°1'44"
C7	108.33'	236.00'	55.14'	107.36'	S82°17'59"W	26°18'00"

**TRACT B-1 CIBOLA LOOP
 SUBDIVISION
 ALBUQUERQUE NM 87114**

SHEET TITLE

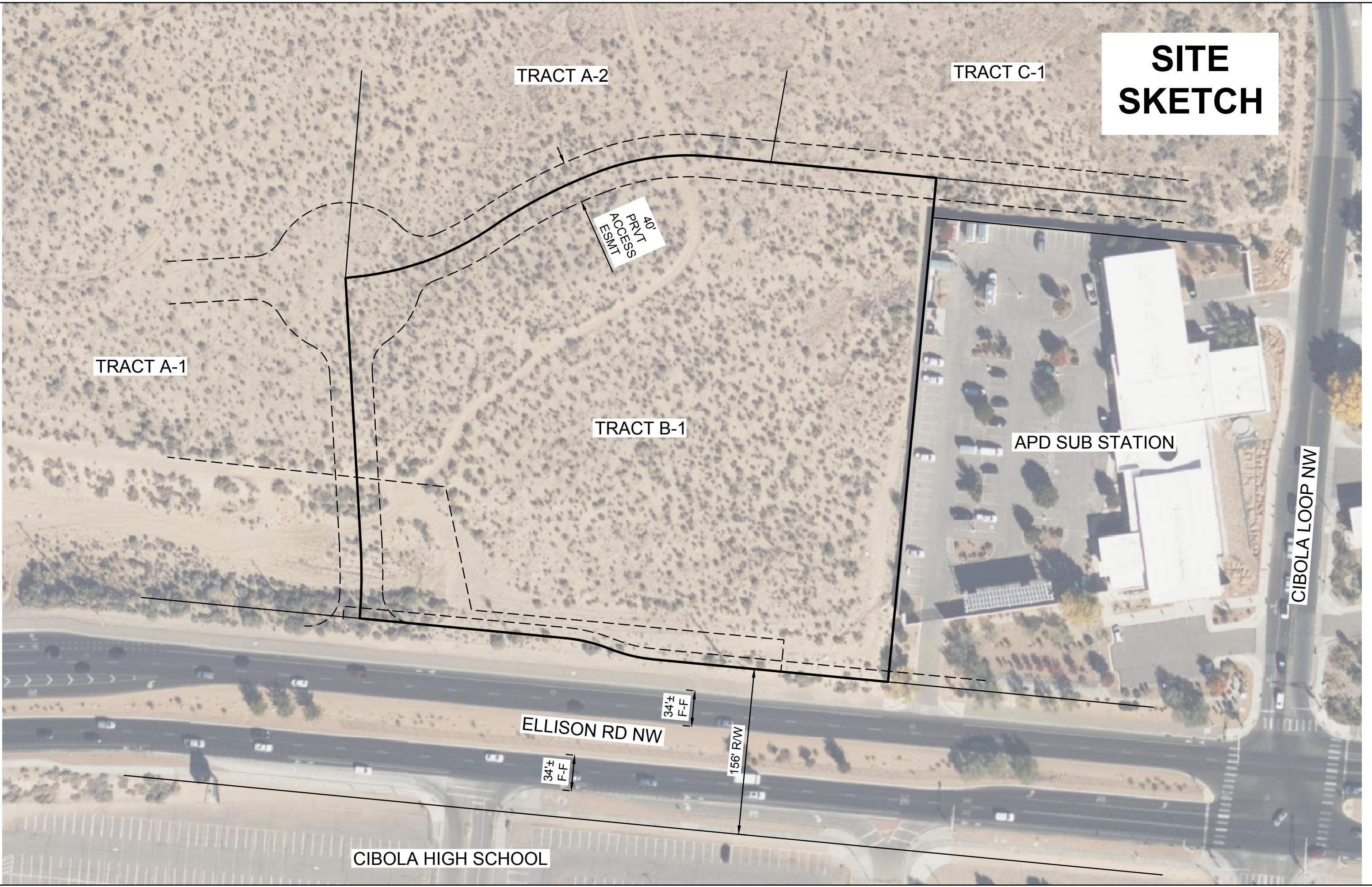
SKETCH
PLAT

SHEET NUMBER

C-100

M:\PROJECTS\2400-2499\2499\DWG\2499-C-101 SKETCH PLAT.dwg, Juhin B/10/2023 3:42 PM

SITE SKETCH



TRACT A-2

TRACT C-1

TRACT A-1

TRACT B-1

APD SUB STATION

CIBOLA LOOP NW

ELLISON RD NW

CIBOLA HIGH SCHOOL

40'
PRVT
ACCESS
ESMT

34±
F-F

34±
F-F

156' RW