



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>	<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<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)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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 create 3 new lots from 1 existing lot, vacate an existing residual PUE, and grant a private access easement preserving drive aisle access from Princeton Drive NW

<b>APPLICATION INFORMATION</b>			
Applicant/Owner: Rama Group LLC		Phone:	
Address: 12999 Central Ave NE		Email:	
City: Albuquerque	State: NM	Zip: 87123	
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:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Tract D-1-A		Block:	Unit:
Subdivision/Addition: Netherwood Park		MRGCD Map No.:	UPC Code: 101605907623932107
Zone Atlas Page(s): H-16-Z	Existing Zoning: NR-C	Proposed Zoning:	
# of Existing Lots: 1	# of Proposed Lots: 3	Total Area of Site (Acres): 2.3497	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 2108 Menaul Blvd NE	Between: Princeton Drive NE	and:	Engel Dr NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

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: 08/23/2022
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](mailto: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

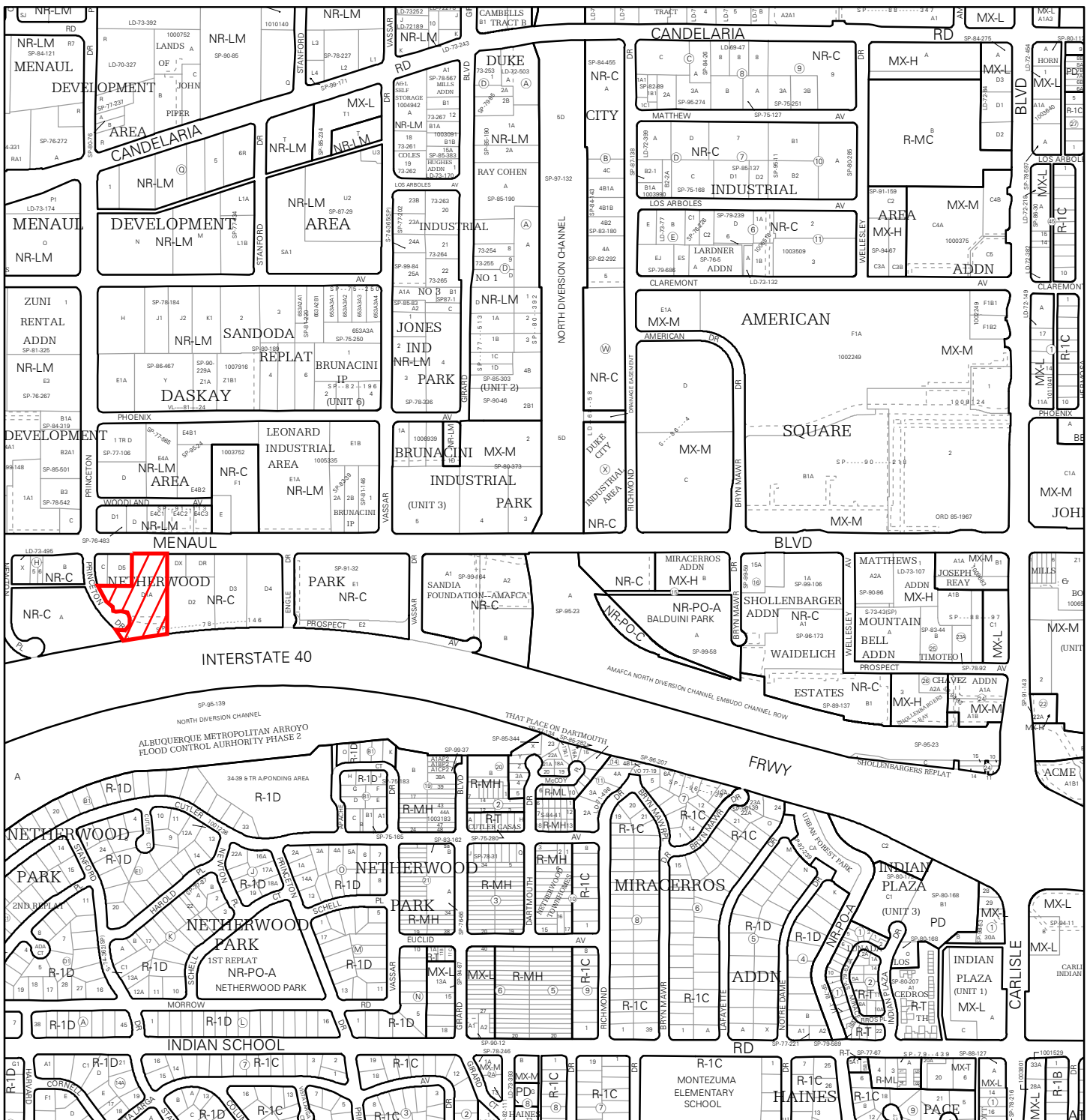
**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### 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>

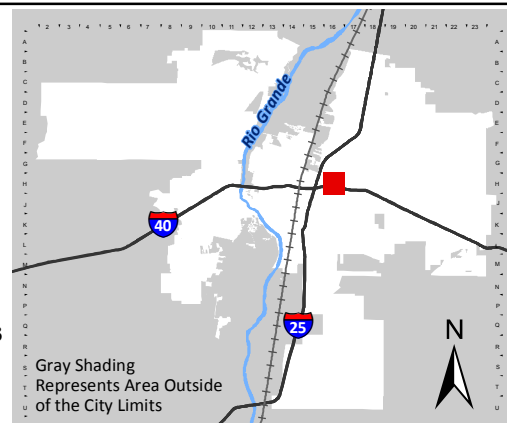
# IDO Zone Atlas







## May 2018






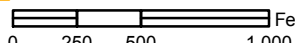
**IDO Zoning information as of May 17, 2018**  
**The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).**

Zone Atlas Page:  
**H-16-Z**



-  Easement
-  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

 Escarpment  
 Petroglyph National Monument  
 Gray Shading Represents Area Outside of the City Limits

 Feet  
 0 250 500 1,000

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

August 23, 2022

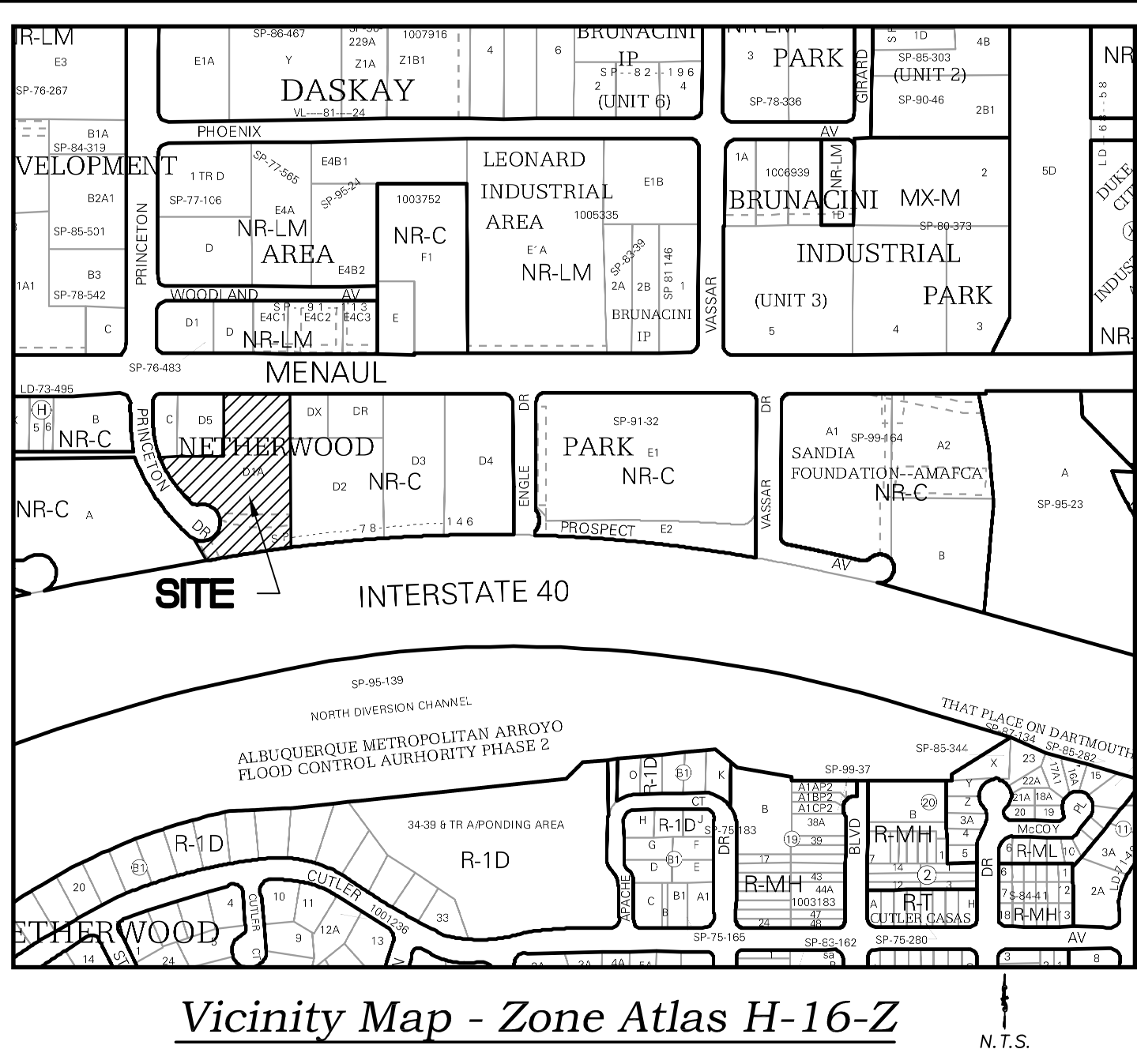
Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Tract D-1-A-1, D-1-A-2, and D-1-A-3 of Netherwood Park, being comprised of Tract D-1-A of Netherwood Park**

Members of the Board:

Cartesian Surveys is acting as an agent for Rama Group, LLC, and we request a sketch plat review of our proposed subdivision to create one (3) new lots from one (1) existing lot by subdivision of Tract D-1-A of Netherwood Park. The property is currently zoned as NR-C (Non-residential - Commercial). We are simultaneously submitting an application for a subdivision to create a 2-lot configuration of the same property.

Thank you for your consideration,  
Ryan J. Mulhall



Vicinity Map - Zone Atlas H-16-Z

N.T.S.

**Indexing Information**

Section 10, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Netherwood Park  
 Owner: Triom LLC  
 UPC #: 101605907623932107

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. EASEMENTS GRANTED AS SHOWN HEREON.
3. VACATE EASEMENT AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 2.3497 ACRES  
 ZONE ATLAS PAGE NO. . . . . H-16-Z  
 NUMBER OF EXISTING LOTS. . . . . 1  
 NUMBER OF LOTS CREATED. . . . . 3  
 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. . . . . DECEMBER 2007

**Legal Description**

TRACT LETTERED D-1-A OF NETHERWOOD PARK, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 10, 1992, IN BOOK 92C, PAGE 264, AS DOCUMENT NO. 1992124010.

**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. 35001C0351H, 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 # 101605907623932107

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for Tracts D-1-A-1 thru D-1-A-3 Netherwood Park Being Comprised of Tract D-1-A Netherwood Park City of Albuquerque Bernalillo County, New Mexico August 2022**

**Project Number:** \_\_\_\_\_

**Application Number:** \_\_\_\_\_

**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

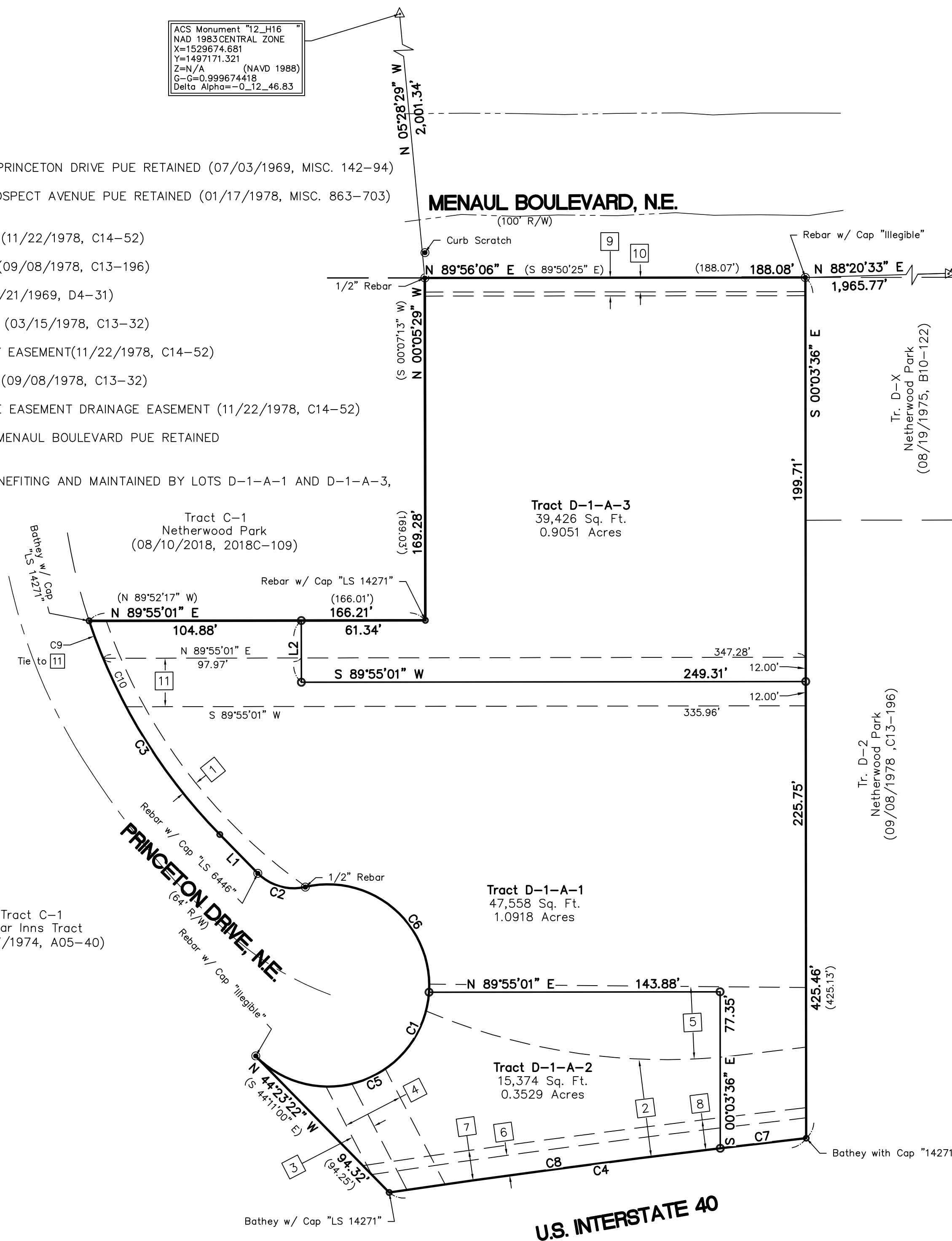
**Plat for  
Tracts D-1-A-1 thru D-1-A-3  
Netherwood Park  
Being Comprised of  
Tract D-1-A  
Netherwood Park  
City of Albuquerque  
Bernalillo County, New Mexico  
August 2022**

**Easement Notes**

- 1 EXISTING 8' VACATED PORTION OF PRINCETON DRIVE PUE RETAINED (07/03/1969, MISC. 142-94)
- 2 EXISTING VACATED PORTION OF PROSPECT AVENUE PUE RETAINED (01/17/1978, MISC. 863-703) VACATED WITH THIS PLAT
- 3 EXISTING 15' WATERLINE EASEMENT (11/22/1978, C14-52)
- 4 EXISTING 30' DRAINAGE EASEMENT (09/08/1978, C13-196)
- 5 EXISTING WATERLINE EASEMENT (05/21/1969, D4-31)
- 6 EXISTING 10' TELEPHONE EASEMENT (03/15/1978, C13-32)
- 7 EXISTING 15' DRAINAGE AND UTILITY EASEMENT(11/22/1978, C14-52)
- 8 EXISTING 15' WATERLINE EASEMENT (09/08/1978, C13-32)
- 9 EXISTING 7' POWER AND TELEPHONE EASEMENT DRAINAGE EASEMENT (11/22/1978, C14-52)
- 10 EXISTING 9' VACATED PORTION OF MENAUL BOULEVARD PUE RETAINED (07/03/1969, MISC. 142-94)
- 11 24' PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY LOTS D-1-A-1 AND D-1-A-3, GRANTED WITH THIS PLAT.

ACS Monument "12\_H16"  
NAD 1983 CENTRAL ZONE  
X=1529674.681  
Y=1497171.321  
Z=N/A (NAVD 1988)  
G-G=0.999674418  
Delta Alpha=-0\_12\_46.83

ACS Monument "1-40-12"  
NAD 1983 CENTRAL ZONE  
X=1532017.843  
Y=1495236.843  
Z=5117.289 (NAVD 1988)  
G-G=0.999672575  
Delta Alpha=-0\_12\_30.45

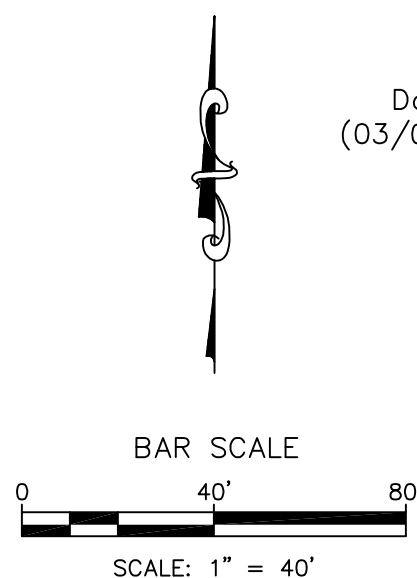


**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/01/1992, 92C-264)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Direction	
C1	208.40' (208.28')	50.00' (50.00')	238°48'50"	87.12'	N 16°17'37" E	
C2	25.62' (25.60')	25.00' (25.00')	58°43'06"	24.51'	S 73°45'15" E	
C3	124.86' (124.70')	276.30' (276.30')	25°53'34"	123.80'	S 31°26'55" E	
C4	207.89' (208.07')	6485.00' (6485.00')	1°50'12"	207.88'	S 82°35'16" W	
C5	115.08'	50.00'	131°52'02"	91.31'	N 69°46'00" E	
C6	93.33'	50.00'	106°56'47"	80.36'	N 49°38'24" W	
C7	42.79'	6485.00'	0°22'41"	42.79'	N 83°19'02" E	
C8	165.10'	6485.00'	1°27'31"	165.10'	N 82°23'56" E	
C9	19.74'	276.30'	4°05'38"	19.74'	S 20°32'57" E	
C10	26.55'	276.30'	5°30'19"	26.54'	N 25°20'56" W	

Line Table		
Line #	Direction	Length (ft)
L1	N 44°23'42" W (N 44°11'00" W)	26.66' (26.80')
L2	N 00°04'59" W	30.49'



**CSI-CARTESIAN SURVEYS INC.**

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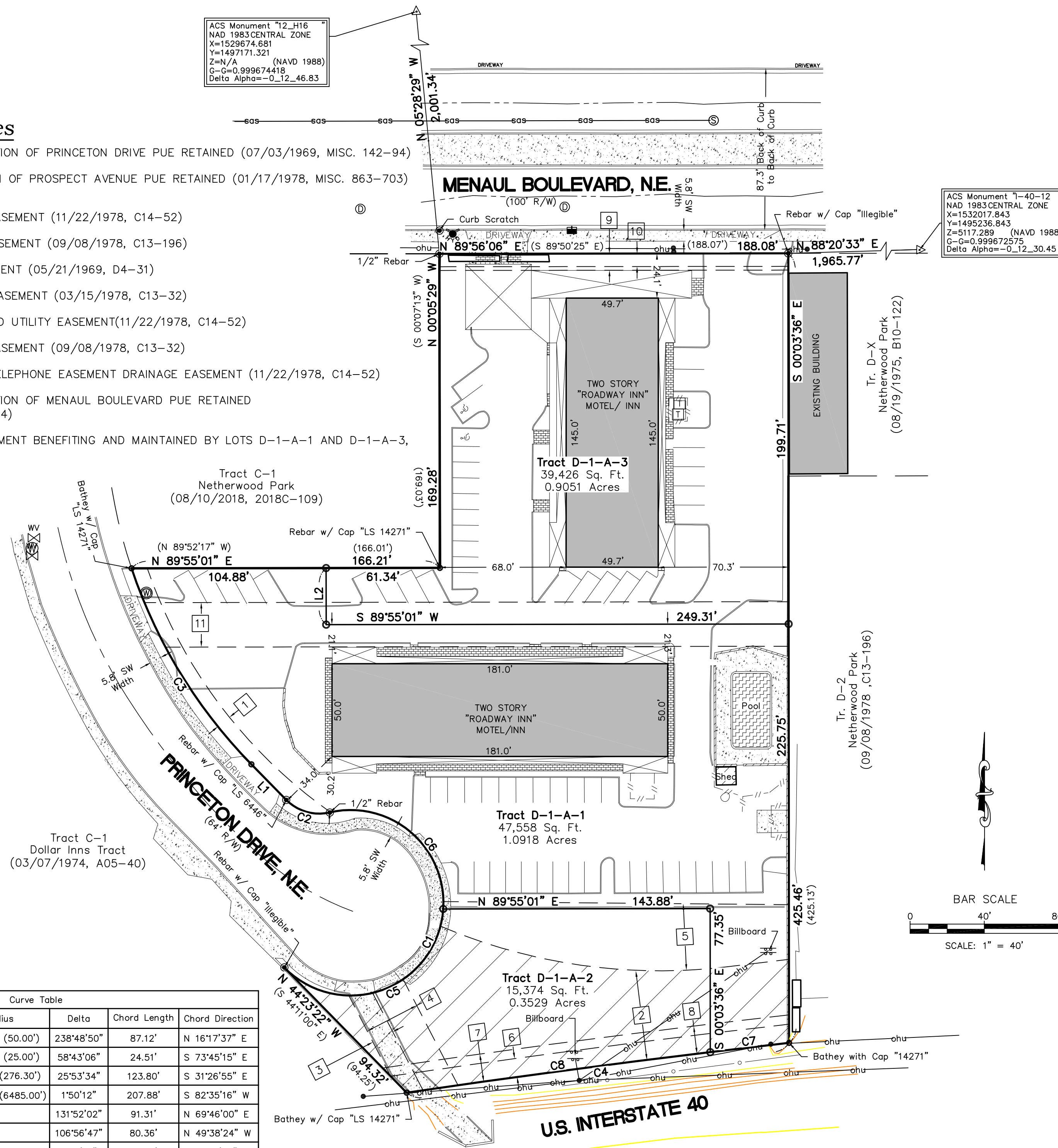
# Sketch Plat for Tracts D-1-A-1 thru D-1-A-3 Netherwood Park Being Comprised of Tract D-1-A Netherwood Park City of Albuquerque Bernalillo County, New Mexico August 2022

## Easement Notes

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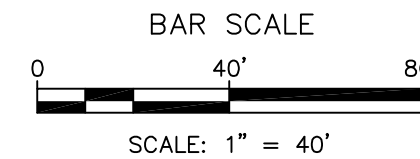
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Y=1497171.321  
Z=N/A (NAVD 1988)  
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N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/01/1992, 92C-264)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	COVERED AREA
▨	CONCRETE
▩	BRICK
□	UTILITY PEDESTAL
—//—	WOOD FENCE
—□—	METAL FENCE
—/—/—	BLOCK WALL
—○—	CHAINLINK FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⤴	ANCHOR
⊞	TRANSFORMER
⊗	WATER VALVE
⊙	WATER METER
⊕	WATER MANHOLE
⊖	SANITARY SEWER MANHOLE
—SAS—	UNDERGROUND SANITARY SEWER LINE
⊙	STORM DRAIN MANHOLE
■	STORM DRAIN INLET
—OR—	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
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