



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 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		
SUBDIVISION : 1 LOT INTO 2 LOTS		

APPLICATION INFORMATION		
Applicant/Owner: CHAVEZ PROPERTIES - AIRPORT PARKING		Phone:
Address: 250 WEST COURT ST- SUITE 200E		Email:
City: CINCINNATI	State: OH	Zip: 45202
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS LLC		Phone: 505.980.8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site: OWNERS	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TRACT 1-A-1-A	Block:	Unit:
Subdivision/Addition: LANDS OF PARKING CO. OF AMERICA	MRGCD Map No.:	UPC Code: 1.015.055.473.281.02.01
Zone Atlas Page(s): M-15	Existing Zoning: NR-C	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 15.6466±
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2801 YALE BLVD SE	Between: RANDOLPH RD	and: SUNPORT BLVD
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1001115		

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: 9.12.22
Printed Name: DERRICK ARCHULETA	<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

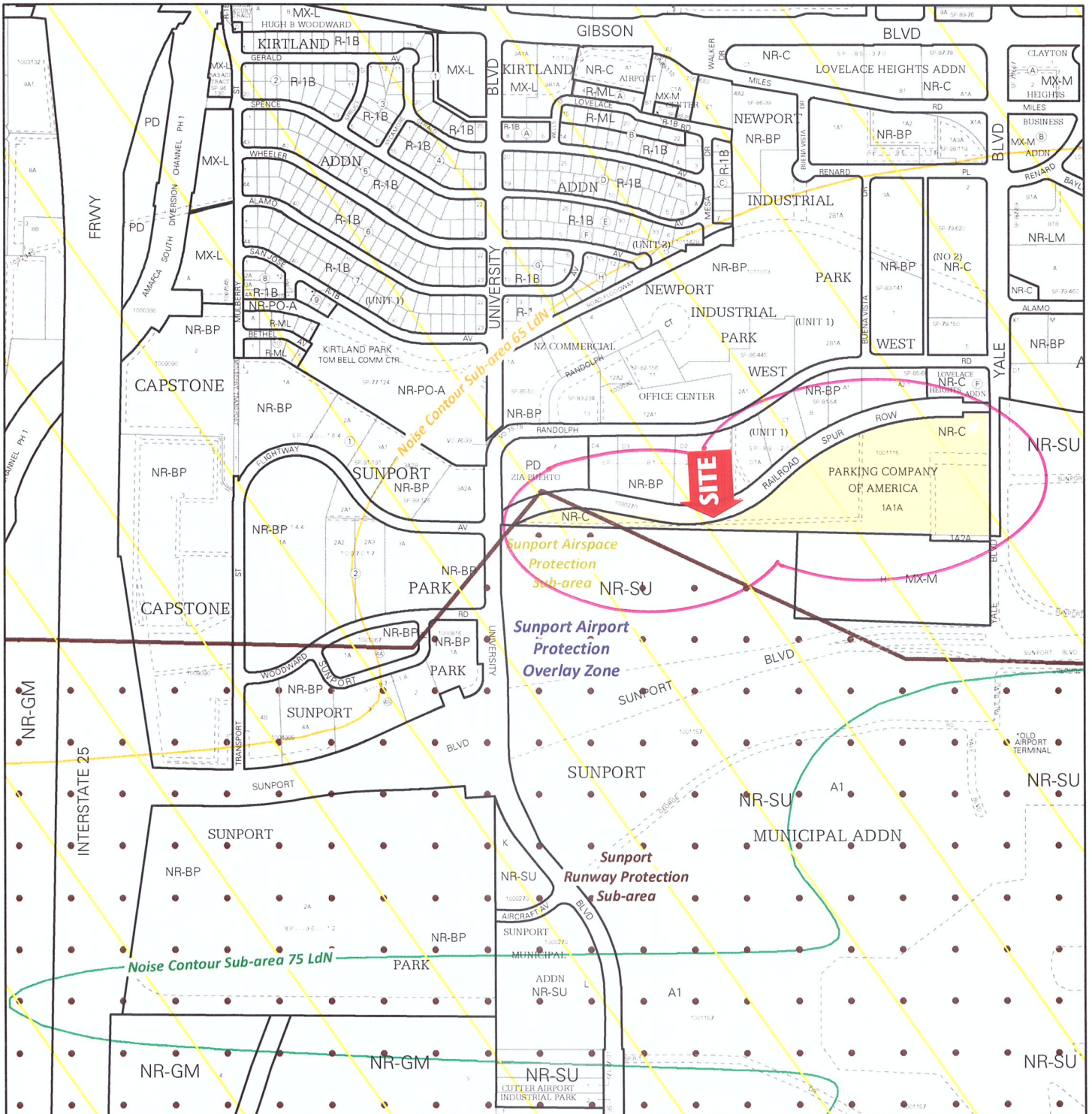
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

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

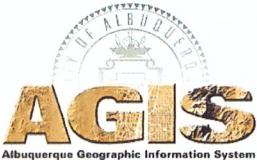
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.




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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-15-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

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

September 12, 2022

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: TRACT 1-A-1-A, LANDS OF PARKING COMPANY OF AMERICA

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner is interested in the creation of two legal lots of record for existing Tract 1-A-1-A. Proposed Tract 1-A-1-A-1 at 13.9294± acres and Tract 1-A-1-A-2 at 1.7295± acres on property zoned NR-C (Non Residential – Commercial).

The existing land use is commercial parking known as Fast Park, which is intended to remain on the proposed larger lot. The smaller proposed lot will be vacant.

The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Near Heights Planning Area including the Airport Protection Overlay Zone, which includes the Air Space Protection Sub Area and the Noise Contour Sub Area 65LdN.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal

Plat of
Tract 1-A-1-A-1 and Tract 1-A-1-A-2
Lands of Parking Company of America
 Section 33, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2022

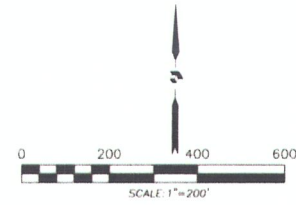
RECORDING STAMP

A.G.S. MONUMENT "7.115"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE N.A.D. 1983)
 N=1476,500.205 US SURVEY FEET
 E=1,526,067.368 US SURVEY FEET
 PUBLISHED EL=5944.03 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.9998710913
 DELTA ALPHA ANGLE=-0°12'46.65"

A.G.S. MONUMENT "3.111"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE N.A.D. 1983)
 N=1,473,329.79 US SURVEY FEET
 E=1,527,790.762 US SURVEY FEET
 PUBLISHED EL=4940.24 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999873708
 DELTA ALPHA ANGLE=-0°13'39.43"

LINE	BEARING	DISTANCE
L1	S 79°35'40" E	338.42' (S: 79.5817° E) (338.45')
L2	N 47°21'13" E	101.10' (N: 47.3536° E) (101.10')
L3	N 89°58'24" E	91.50' (N: 89.9724° E) (91.50')
L4	N 00°01'36" W	25.00' (N: 00.0136° W) (25.00')
L5	S 89°54'49" E	141.46' (S: 89.9136° E) (141.46')
L6	S 00°58'25" W	30.05' (S: 00.9714° W) (30.05')
L7	S 01°59'48" W	123.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	665.52' (R=665.52)	468.29' (L=468.16)	458.69' (458.57)	N 80°17'21" E (CH=N 80.1836° E)	40°18'58" (Δ=40°18'18")
C2	654.26' (R=654.26)	604.24' (L=604.24)	582.99' (582.99)	N 73°57'06" E (CH=N 73.9526° E)	52°54'55" (Δ=52°54'54")
C3	1223.56' (R=1223.56)	907.93' (L=907.95)	887.24' (887.26)	N 68°42'55" E (CH=N 68.4254° E)	42°30'57" (Δ=42°31'00")
C4	654.26'	464.77'	455.06'	N 80°03'30" E	40°42'07"
C5	654.26'	139.47'	139.20'	N 53°36'02" E	12°12'48"



REVISIONS		
NO	DATE	BY DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION					
STATE PLANE ZONE: NM-C		GRID		TYPE: STANDARD		LAND GRANT: N/A		PROPERTY OWNER: ??				CREW/TECH: MT		DATE OF SURVEY: 04/14/2021			
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UPLTS: YES		SECTION: 33		TOWNSHIP: 10 NORTH		RANGE: 3 EAST		MERIDIAN: NMPM			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0				CITY: ALBUQUERQUE		COUNTY: BERNALILLO		STATE: NM		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113			
COMBINED SCALE FACTOR: GROUND TO GROUND: 1.0003227036				DISTANCE ANNOTATION: GROUND				SUBDIVISION NAME: LANDS OF PARKING COMPANY OF AMERICA		ADDRESS: 2801 YALE BLVD SE		SECOND ADDRESS:		DRAWN BY: ME		CHECKED BY: LM	
GROUND TO GRID: 0.9996774005				BEARING ANNOTATION: GRID				CITY: ALBUQUERQUE		COUNTY: BERNALILLO		STATE: NM		PSI JOB NO: 228109P		SHEET NUMBER: 2 OF 2	
				ELEVATION TRANSLATION: ±0.00'				CITY: ALBUQUERQUE		COUNTY: BERNALILLO		STATE: NM		OFFICE LOCATION: 505.856.5700 PHONE 505.856.7900 FAX			



Easement Note

⑩ EASEMENT ENFORCEMENT AGREEMENT RECORDED SEPTEMBER 22, 2012 AS DOCUMENT NUMBER 0175-8554, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

Legend

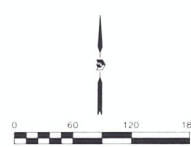
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- RECORD BEARINGS AND DISTANCES
 - FOUND AND USED MONUMENT AS DESIGNATED
 - FOUND ALUMINUM MARK MONUMENT AS DESIGNATED
 - FOUND ALUMINUM MARK MONUMENT AS DESIGNATED
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - FIRE HYDRANT
 - WATER VALVE
 - FIBER OPTIC
 - WATER MANGROVE
 - SIGN
 - CURB RAILTY
 - HATCHED PARKING SPACE
 - CURB AND GUTTER
 - OVERHEAD UTILITY LINE
 - CHAINLINK FENCE
 - IMPROVED IRON FENCE

Curve Table

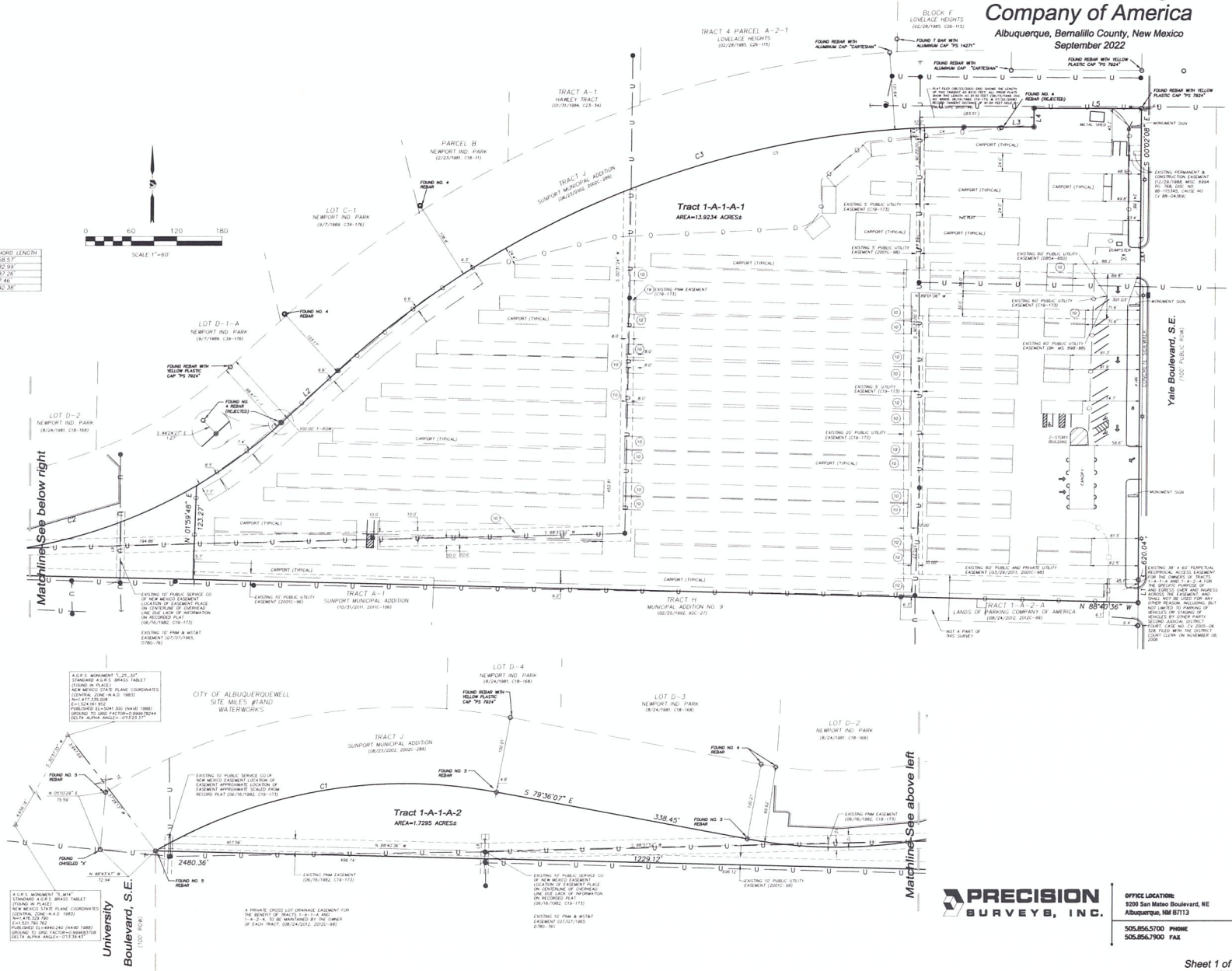
CURVE	RAIDUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	665.57	468.17	49°16'00"	244.24	N 80°18'36" E	458.57
C2	654.26	604.24	52°34'55"	325.60	N 2°35'29" E	582.99
C3	1223.56	392.95	42°31'00"	476.50	N 68°45'24" E	687.26
C4	1223.56	57.47	28°24'	274.27	S 88°37'40" W	57.46
C5	1223.56	394.08	1°08'36"	182.71	S 78°12'00" W	382.35

Line Table

LINE	BEARING	DISTANCE
L1	S 02°07'43" E	30.20
L2	N 42°27'24" E	101.00
L3	N 89°54'24" E	81.50
L4	N 02°01'36" W	25.00
L5	S 89°54'49" E	141.46
L6	N 01°19'24" E	32.00
L7	N 02°05'27" E	23.61



Site Plan of Tracts 1-A-1-A-1 & 1-A-1-A-2 Lands of Parking Company of America Albuquerque, Bernalillo County, New Mexico September 2022



Matchline-See below right

Matchline-See above left

LOT D-1-A
NEWPORT IND. PARK
(8/27/1981, C18-118)

LOT D-2
NEWPORT IND. PARK
(8/24/1981, C18-188)

LOT D-4
NEWPORT IND. PARK
(8/24/1981, C18-188)

TRACT H
MUNICIPAL ADDITION NO. 9
(10/25/1992, 902-27)

TRACT I
MUNICIPAL ADDITION
(10/2/2002, 2002-184)

TRACT J
SUPPORT MUNICIPAL ADDITION
(04/27/2002, 2002-188)

TRACT A-1
HARLEY TRACT
(07/31/1984, C23-34)

TRACT 4 PARCEL A-2-1
LOWE/ACE HEIGHTS
(02/28/1985, C28-115)

LOT D-3
NEWPORT IND. PARK
(8/24/1981, C18-188)

TRACT K
MUNICIPAL ADDITION NO. 10
(08/24/2012, 2012-169)

TRACT 1-A-1-A-2
AREA=1.7265 ACRES

TRACT 1-A-1-A-1
AREA=13.9234 ACRES

TRACT 4 PARCEL A-2-1
LOWE/ACE HEIGHTS
(02/28/1985, C28-115)

TRACT A-1
HARLEY TRACT
(07/31/1984, C23-34)

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LOT D-1-A
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(8/24/1981, C18-188)

TRACT H
MUNICIPAL ADDITION NO. 9
(10/25/1992, 902-27)

TRACT I
MUNICIPAL ADDITION
(10/2/2002, 2002-184)

TRACT J
SUPPORT MUNICIPAL ADDITION
(04/27/2002, 2002-188)

TRACT A-1
HARLEY TRACT
(07/31/1984, C23-34)

TRACT 4 PARCEL A-2-1
LOWE/ACE HEIGHTS
(02/28/1985, C28-115)

LOT D-3
NEWPORT IND. PARK
(8/24/1981, C18-188)

TRACT K
MUNICIPAL ADDITION NO. 10
(08/24/2012, 2012-169)

LOT D-1-A
NEWPORT IND. PARK
(8/27/1981, C18-118)

LOT D-2
NEWPORT IND. PARK
(8/24/1981, C18-188)

LOT D-4
NEWPORT IND. PARK
(8/24/1981, C18-188)

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NEWPORT IND. PARK
(8/24/1981, C18-188)

LOT D-4
NEWPORT IND. PARK
(8/24/1981, C18