



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.**

<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 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)	<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 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)
<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)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
LOT CONSOLIDATION : 2 LOTS INTO 1 LOT		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: LINDA PASCON		Phone:
Address: 9509 THUNDER RD NW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87120
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: OWNER	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.: LOTS 5 & 6	Block: E	Lot: 1.011.056.277.465.119.12
Subdivision/Addition: CARLOS REY SUBDIVISION	MRGCD Map No.:	UPC Code: 1.011.056.279.470.119.13
Zone Atlas Page(s): L-11	Existing Zoning: NR-C	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 0.4591 ±
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 809 OLD COORS DR SW	Between: CARLOS REY CIR	and: RIO VISTA DR
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
NONE		

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: <i>Derrick Archuleta</i>	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](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

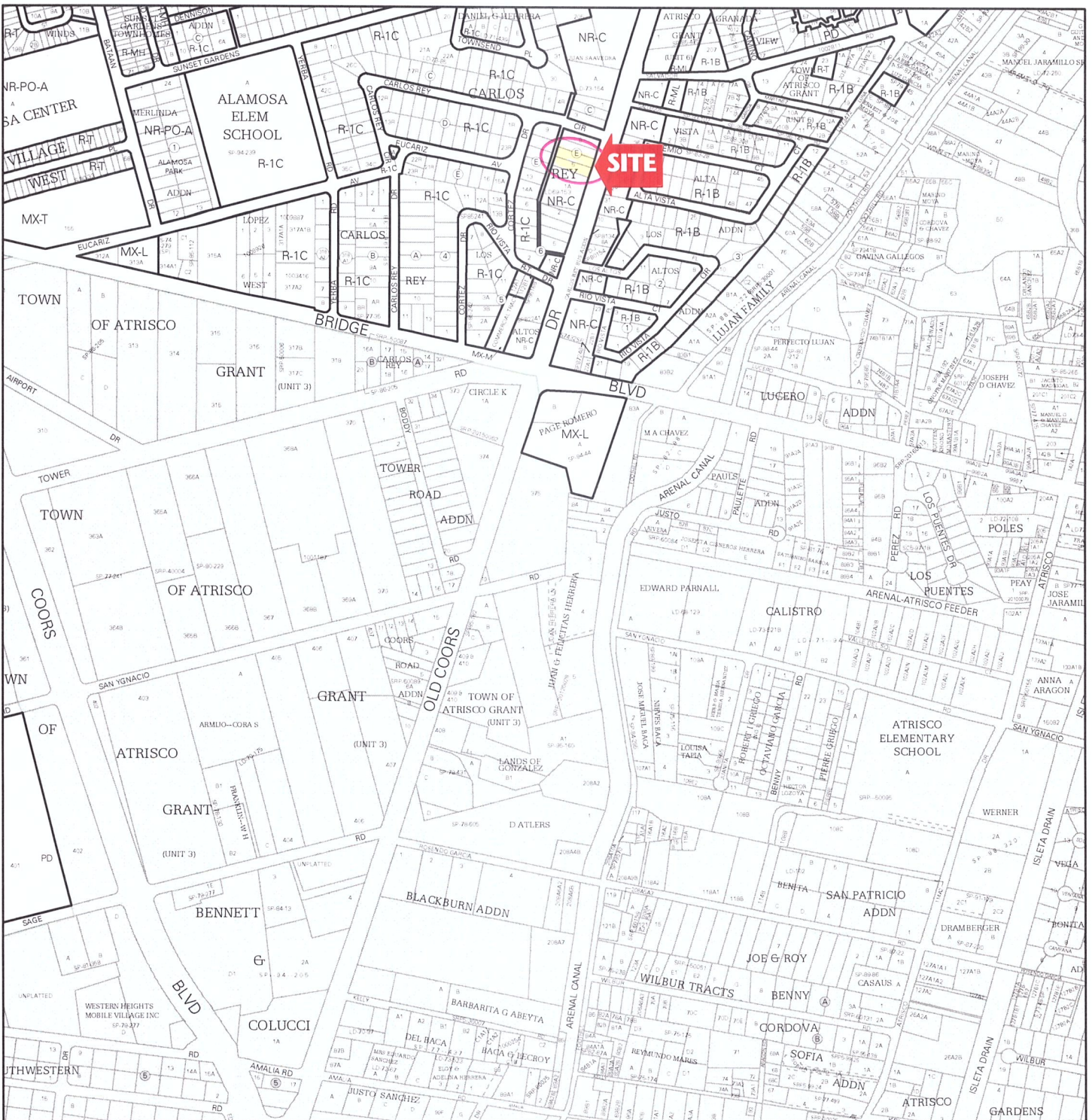
**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

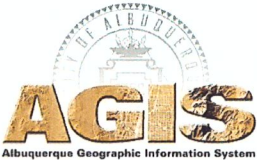
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other 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 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>

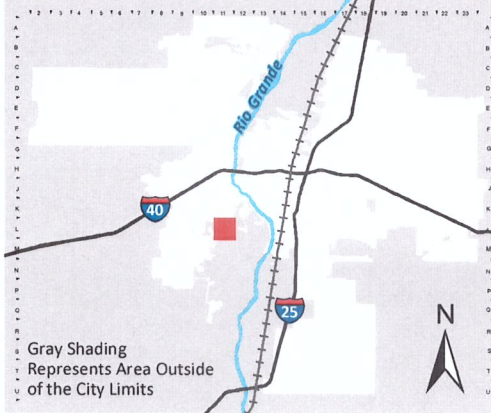
## IDO Zone Atlas May 2018



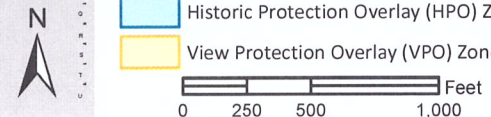
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**L-11-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



Gray Shading Represents Area Outside of the City Limits



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 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: LOTS 5 & 6, BLOCK E, CARLOS REY SUBDIVISION**

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 consolidation of two legal lots of record for existing Lots 5 and 6, Block E, Carlos Rey Subdivision. Proposed Lot 5-A at 0.4591± acres on property zoned NR-C (Non Residential – Commercial).

Existing Lot 6 was the location of a laundromat. The intentions are to redevelop the property but the proposed structure bisects the lot line between Lots 5 and 6.

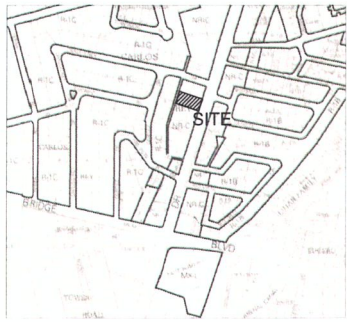
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Southwest Mesa Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal



LOCATION MAP  
ZONE ATLAS MAP NO. L-11-Z

**SUBDIVISION DATA**

1. PROJECT PR-2022-
2. ZONE ATLAS INDEX NO.: L-11
3. GROSS SUBDIVISION ACREAGE: 0.4591 ACRE
4. TOTAL NUMBER OF EXISTING LOTS: 2
5. TOTAL NUMBER OF PROPOSED LOTS: 1
6. DATE OF SURVEY: JULY 2022

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), COMCAST AND QWEST CORPORATION DB/A/CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, COMCAST AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**LEGAL DESCRIPTION**

LOTS NUMBERED FIVE (5) AND SIX (6) IN BLOCK LETTERED "E" OF THE CARLOS REY SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF BLOCKS LETTERED C, D, AND E, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 29, 1947 IN VOLUME C, FOLIO 70.

**PURPOSE OF THE PLAT**

THE PURPOSE OF THIS PLAT IS TO COMBINE 2 EXISTING LOTS INTO 1 NEW LOT.

**SOLAR NOTE**

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**NOTES**

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO THE CITY OF ALBUQUERQUE CONTROL POINT AS SHOWN. DISTANCES ARE GROUND, FIELD AND RECORD DATA. RECORD BEARINGS ARE SHOWN IN PARENTHESES.
2. PROPERTY CORNERS WERE FOUND, SET OR OTHERWISE DETERMINED AS SHOWN.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION FOR THE SUBJECT PROPERTY, AND NO EASEMENTS WERE LISTED IN THE TITLE COMMITMENT NO. 2008535 PROVIDED TO THE SURVEYOR IN OCTOBER 2020 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0329H DATED 8/16/2012.

**FREE CONSENT**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SHOWN HEREON. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
LINDA DOLORES RASCON SOTELO DATE

**ACKNOWLEDGEMENT**

COUNTY OF BERNALILLO  
STATE OF NEW MEXICO  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_

**SKETCH PLAT OF LOT 5-A, BLOCK "E"  
CARLOS REY SUBDIVISION  
(REPLAT OF LOTS 5 & 6, BLOCK "E", CARLOS REY SUBDIVISION)  
TOWN OF ATRISCO GRANT, PROJECTED SECTION 26, T10N, R2E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY 2022**

**APPROVED AND ACCEPTED BY:**

DRB NO. PR-2022- \_\_\_\_\_  
CASE NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEER, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY APPROVALS:**

PNM \_\_\_\_\_ DATE \_\_\_\_\_

NM GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
LOT 6, BLOCK "E" - UPC 101105627947011913  
LOT 5, BLOCK "E" - UPC 101105627746511912  
PROPERTY OWNERS OF RECORD: LINDA DOLORES RASCON SOTELO

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

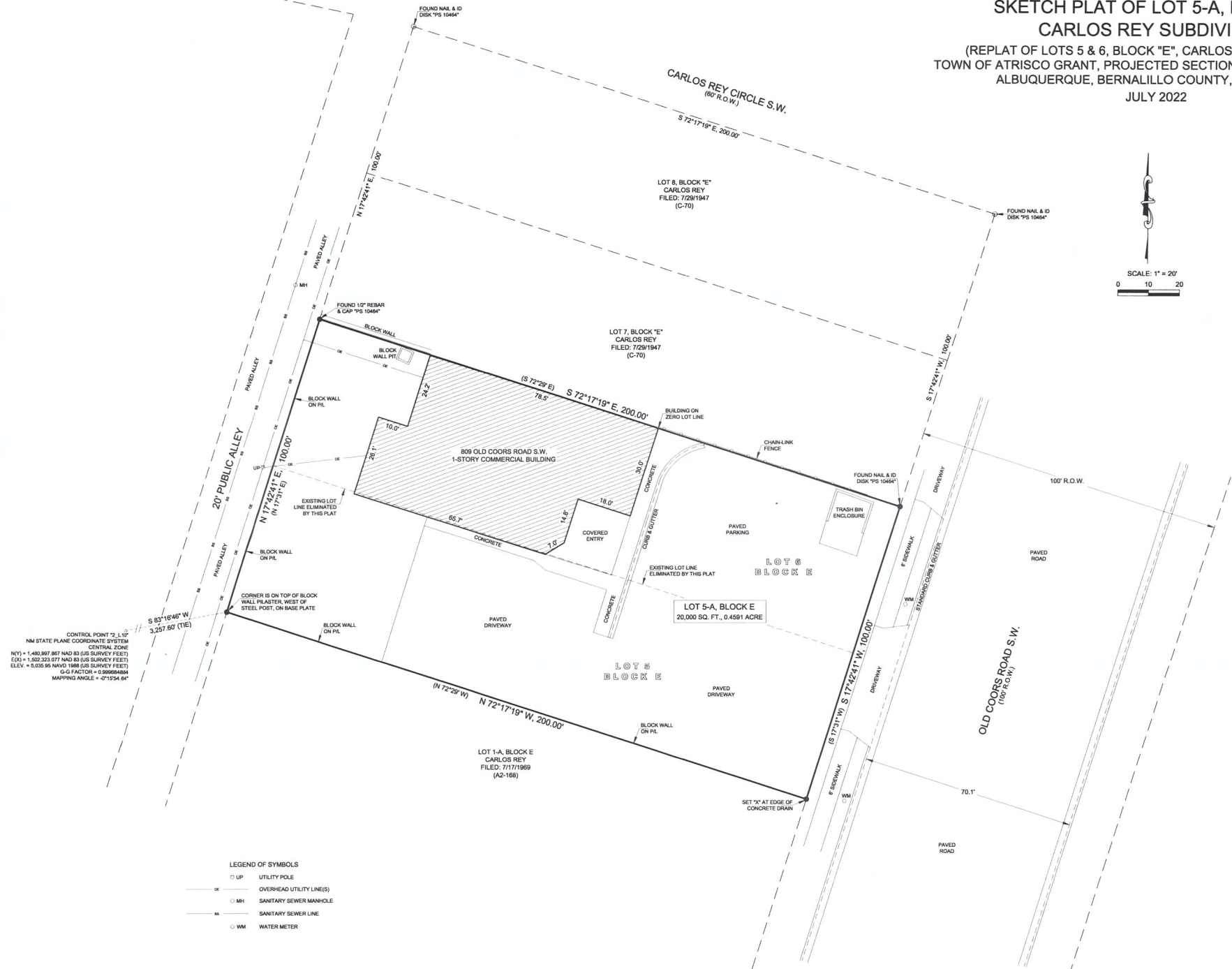
**SURVEYOR'S CERTIFICATION**

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*Vladimir Jirik* 7/17/2022  
VLADIMIR JIRIK, NMPS NO. 10464 DATE  
PROFESSIONAL SURVEYING LLC  
P.O. BOX 94595, ALBUQUERQUE, NM 87199  
office 505.892.4597, cell 505.620.4228  
professional.surveying@comcast.net

**SKETCH PLAT OF LOT 5-A, BLOCK "E"**  
**CARLOS REY SUBDIVISION**  
 (REPLAT OF LOTS 5 & 6, BLOCK "E", CARLOS REY SUBDIVISION)  
 TOWN OF ATRISCO GRANT, PROJECTED SECTION 26, T10N, R2E, N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JULY 2022



CONTROL POINT "2", 1.19"  
 NM STATE PLANE COORDINATE SYSTEM  
 CENTRAL ZONE  
 NUT = 1,480,897.867 NAD 83 (US SURVEY FEET)  
 EDX = 1,502,323.077 NAD 83 (US SURVEY FEET)  
 ELEV. = 5,035.95 NAVD 1988 (US SURVEY FEET)  
 G-C FACTOR = 0.99999484  
 MAPPING ANGLE = -0°15'54.64"

- LEGEND OF SYMBOLS**
- UP UTILITY POLE
  - OVERHEAD UTILITY LINE(S)
  - MH SANITARY SEWER MANHOLE
  - SANITARY SEWER LINE
  - WM WATER METER