



<b>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>		
<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>		
Eliminate all interior lot lines.		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: <b>Sichler Farms, LLC</b>		Phone:
Address: <b>15 Wellman Street Apt #2</b>		Email: <b>tsichler@gmail.com</b>
City: <b>Brookline</b>	State: <b>MA</b>	Zip: <b>02446</b>
Professional/Agent (if any): <b>Cartesian Surveys</b>		Phone: <b>505-896-3050</b>
Address: <b>PO Box 44414</b>		Email: <b>cartesianamber@gmail.com</b>
City: <b>Rio Rancho</b>	State: <b>NM</b>	Zip: <b>87174</b>
Proprietary Interest in Site:	List all owners: <b>Tim Sichler</b>	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: <b>Lots 1-12 and a Portion of vacated R/W</b>	Block: <b>N/A</b>	Unit:
Subdivision/Addition: <b>Tijeras Park Addition</b>	MRGCD Map No.:	UPC Code: <b>102105946122842014</b>
Zone Atlas Page(s): <b>K-17-Z</b>	Existing Zoning: <b>MX-M</b>	Proposed Zoning <b>MX-M</b>
# of Existing Lots: <b>13</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (Acres): <b>0.4809 Ac.</b>
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: <b>820 San Mateo NE</b>	Between: <b>San Juan Rd NE</b>	and: <b>Roma Ave NE</b>
<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: <b>9/12/2022</b>
Printed Name: <b>Amber Palmer</b>	<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? No 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: \_\_\_\_\_

- \_\_\_ 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
- \_\_\_ 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: \_\_\_\_\_

- \_\_\_ 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 14-16-6-6(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.**



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

September 12, 2022

Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Lot 1-A, Block 1, of Tijeras Park Addition, being comprised of Remaining Portions of Lots 1 thru 12, Block 1, Tijeras Park Addition and A Portion of Vacated Roma Avenue NE Right-of-Way**

Members of the Board:

Cartesian Surveys is acting as an agent for Sichler Farms, LLC, and we request a sketch plat review of our proposed subdivision to create one (1) new lot from the remaining portions of twelve (12) existing lots together with a portion of vacated right-of-way by eliminating all of the interior lot lines. The property is currently zoned as MX-M (Mixed Use – Medium Intensity).

Thank you for your consideration,  
Amber Palmer



**Easement Notes**

- 1 EXISTING EASEMENT FOR PUBLIC UTILITIES, MEASURING 3 FEET AT GROUND LEVEL AND 5 FEET AT 20 FEET ABOVE GROUND LEVEL. SHOWN HEREON AS A 5 FOOT EASEMENT FOR THE OVERHEAD LINES (8/9/1949, C-158)

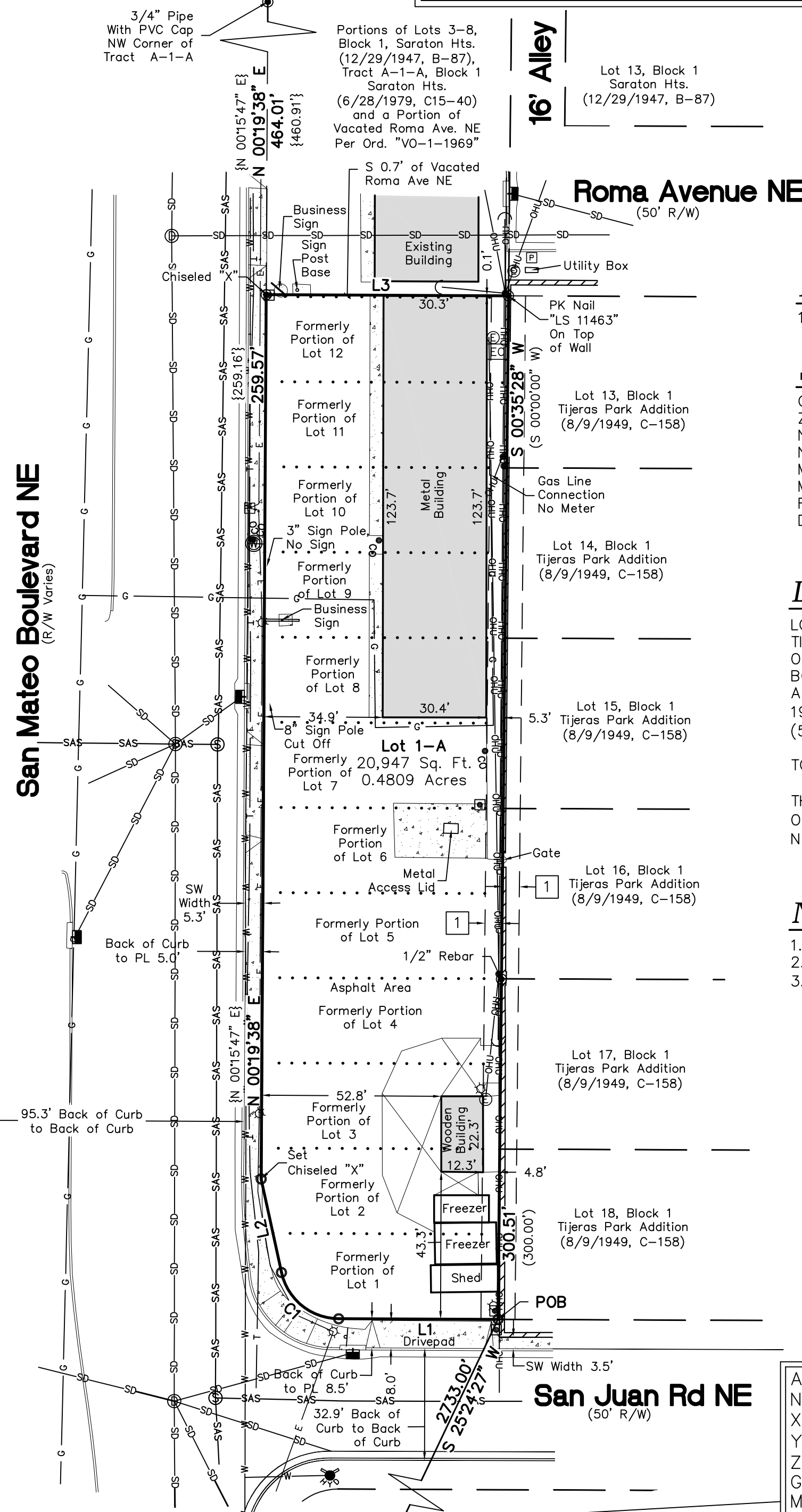
**Indexing Information**

Section 24, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Tijeras Park Addition  
 Owner: Sichler Farms LLC  
 UPC #: 101805701246224301



Vicinity Map - Zone Atlas K-18-Z

**Sketch Plat for  
 Lot 1-A, Block 1  
 Tijeras Park Addition  
 Being Comprised of  
 Remaining Portions of Lots 1 thru  
 12, Block 1, Tijeras Park Addition  
 and A Portion of Vacated Roma  
 Avenue NE Right of Way  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2022**



**Purpose of Plat**

- 1. ELIMINATE ALL INTERIOR LOT LINES AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 0.4809 ACRES  
 ZONE ATLAS PAGE NO. . . . . K-18-Z  
 NUMBER OF EXISTING LOTS. . . . . 13  
 NUMBER OF LOTS CREATED. . . . . 1  
 MILES OF FULL-WIDTH STREETS. . . . . 0.00 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0.00 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0000 ACRES  
 DATE OF SURVEY. . . . . SEPTEMBER 2022

**Legal Description**

LOTS NUMBERED ONE (1) THRU TWELVE (12), BLOCK NUMBERED ONE (1) OF THE REPLAT OF TIJERAS PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 9, 1949, IN BOOK C, PAGE 158, LESS THAN AND EXCEPTING THAT PORTION REFERRED TO AS PARCEL 5-2 AND AS SHOWN AND DESIGNATED ON THE RIGHT OF WAY MAP FOR SAN MATEO, DATED MAY 1, 1969 AND HAVING PROJECT NO. "U-034-1(8)" (FORMERLY KNOWN AS PROJECT NO. "F-034-1(5)").

TOGETHER WITH

THE SOUTHERLY SEVEN TENTHS OF ONE FOOT (0.7') OF VACATED ROMA AVENUE NE, WITH ORDINANCE NUMBER "VO-1-1969", LYING ALONG THE NORTHERLY LOT LINE OF SAID LOT NUMBERED TWELVE (12), BLOCK NUMBERED ONE (2) OF THE REPLAT OF TIJERAS PARK ADDITION.

**Notes**

- 1. FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2022.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

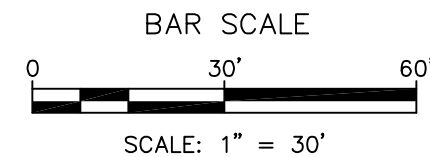
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	23.34' {23.22'}	17.24' {17.24'}	77°34'07"	21.60'	N 51°01'13" W

Line #	Direction	Length (ft)
L1	N 89°45'39" W (N 90°00'00" W) {N 89°45'33" W}	46.76' {46.86'}
L2	N 12°16'47" W {N 12°34'33" W}	28.11' {28.13'}
L3	S 89°44'44" E (S 90°00'00" E) {S 89°45'33" E}	71.15' {69.81'}

ACS Monument "6-K18A"  
 NAD 1983 CENTRAL ZONE  
 X=1538790.908  
 Y=1483955.175  
 Z=5249.996 (NAVD 1988)  
 G-G=0.999664599  
 Mapping Angle=-0°11'42.76"

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/9/1949, C-158)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER RIGHT OF WAY MAP, PROJ. NO. "U-034-1(8)", DATED MAY 1, 1969
●	FOUND MONUMENT AS INDICATED
○	SET PK NAIL WITH TAG "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
○—○	CHAINLINK FENCE
□	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
→	ANCHOR
⊠	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	ELECTRIC CABINET
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊙	SAS CLEANOUT
⊙	STORM DRAIN MANHOLE
⊞	STORM DRAIN INLET
—OR—	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE



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