



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		
Eliminate all interior lot lines.		

APPLICATION INFORMATION		
Applicant/Owner: Nicolo Muniz		Phone: 505-362-8032
Address: 1014 Toscana Rd SE		Email: nico@finventuresllc.com
City: Rio Rancho	State: NM	Zip: 87124
Professional/Agent (if any): Cartesian Surveys		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianamber@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	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.: Lots 4 and 5	Block: 90-A	Unit: 102105946122842014(Lot 5)
Subdivision/Addition: Snow Heights Addition	MRGCD Map No.:	UPC Code: 102105947122842013(Lot 4)
Zone Atlas Page(s): H-21-Z	Existing Zoning: R-MH	Proposed Zoning R-MH
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 0.3859 Ac.
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1100 & 11200 Towner Ave	Between: Collet St NE	and: Juan Tabo Blvd NE
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: 9/12/2022
Printed Name: Amber Palmer	<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 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).

Zone Atlas Page:
H-21-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

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

September 12, 2022

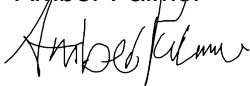
Development Review Board
City of Albuquerque

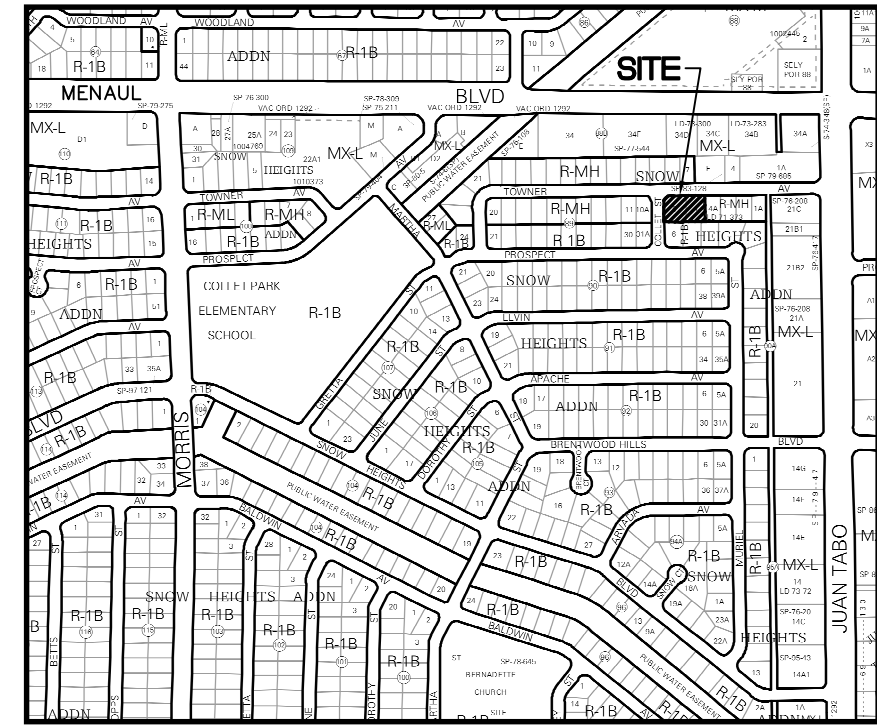
Re: Sketch Plat Review for Proposed Subdivision of Lot 5-A, Block 90-A of Snow Heights Addition, being comprised of Lots 4 and 5, Block 90-A, Snow Heights Addition

Members of the Board:

Cartesian Surveys is acting as an agent for Nicolo Muniz, and we request a sketch plat review of our proposed subdivision to create one (1) new lot from two (2) existing lots by eliminating the interior lot line between Lots 4 and 5, Block 90-A. The property is currently zoned as R-M (Residential – Multi-Family High Density).

Thank you for your consideration,
Amber Palmer





Vicinity Map - Zone Atlas H-21-Z

Indexing Information

Section 9, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Snow Heights Addition
 Owner: TPG Investments LLC (Lot 5)
 Owner: Megan and Nicolo Muniz (Lot 4)
 UPC #: 102105946122842014 (Lot 5)
 UPC #: 102105947122842013 (Lot 4)

Subdivision Data

GROSS ACREAGE.....0.3859 ACRES
 ZONE ATLAS PAGE NO.....H-21-Z
 NUMBER OF EXISTING LOTS.....2
 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

**Sketch Plat for
 Lot 5-A, Block 90-A
 Snow Heights Addition
 Being Comprised of
 Lots 4 and 5, Block 90-A
 Snow Heights Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2022**

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (08/26/1958, C4-17)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
○—○	CHAINLINK FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
□	UTILITY PEDESTAL
⊙	ELECTRIC METER

Easement Notes

1 EXISTING 5' P.U.E. (08/26/1958, C4-17)

ACS Monument "11_H21"
 NAD 1983 CENTRAL ZONE
 X=1559704.977*
 Y=1495063.674*
 Z=5569.451* (NAVD 1988)
 G-G=0.999644903
 Mapping Angle=-0°09'18.77"
 *U.S. SURVEY FEET

Purpose of Plat

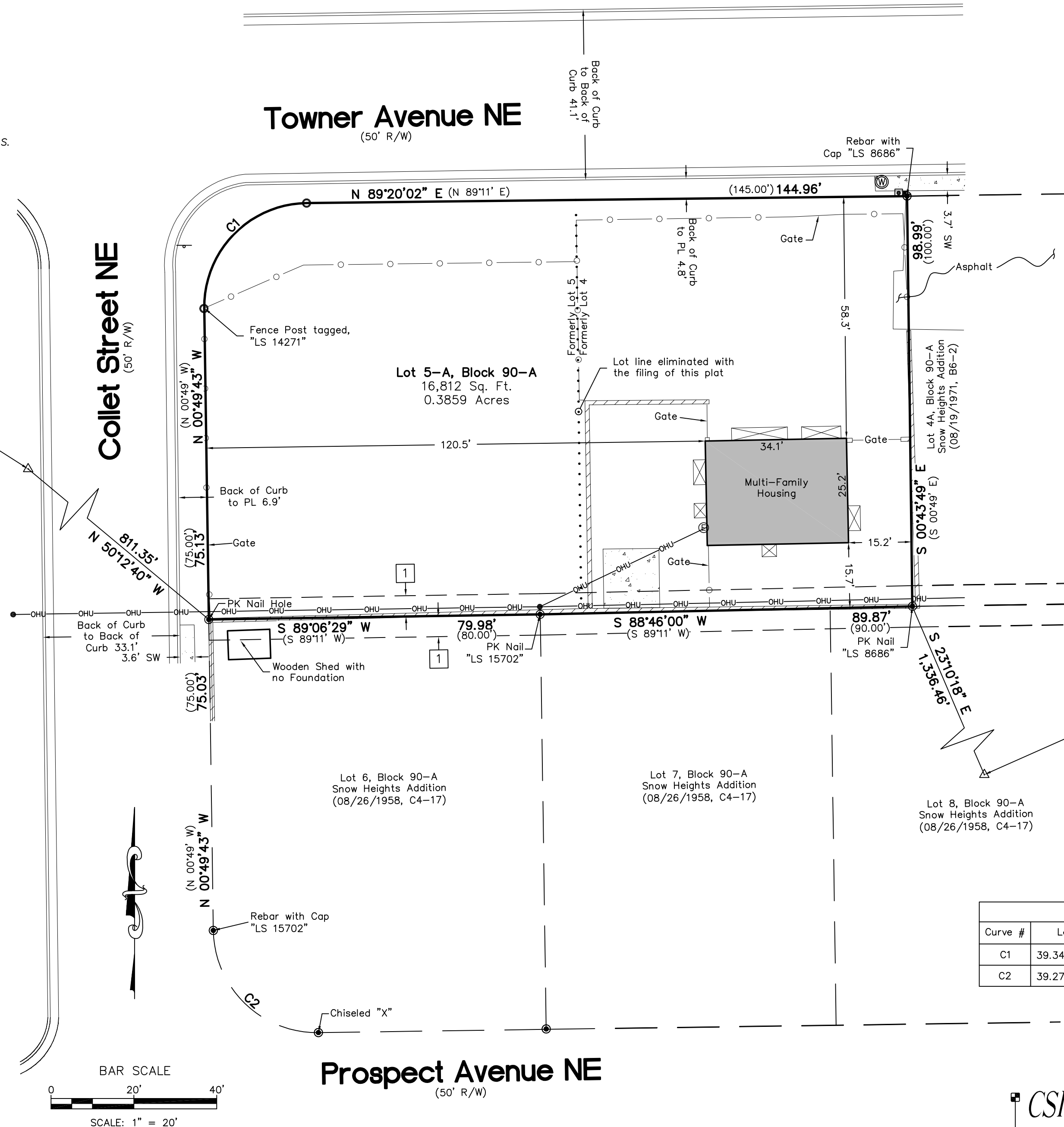
1. ELIMINATE INTERIOR LOT LINE TO CREATE ONE PARCEL AS SHOWN HEREON.

Legal Description

LOTS NUMBERED FOUR (4) AND FIVE (5) IN BLOCK NUMBERED NINETY- A (90-A) OF THE REPLAT OF BLOCKS 94 AND 95, THE NORTHEASTERLY PORTION OF BLOCK 96, AND THE EASTERLY PORTIONS OF BLOCKS 89, 90, 91, 92 AND 93 OF SNOW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1958, IN PLAT BOOK C4, PAGE 17.

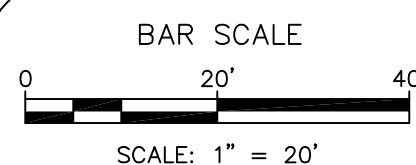
Notes

1. FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS



ACS Monument "15_H22"
 NAD 1983 CENTRAL ZONE
 X=1561019.734*
 Y=1493315.936*
 Z=5615.532* (NAVD 1988)
 G-G=0.999642459
 Mapping Angle=-0°09'09.57"
 *U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.34' (39.27')	25.00' (25.00')	90°09'45"	35.41'	N 44°15'09" E
C2	39.27' (39.27')	25.00' (25.00')	90°00'00"	35.36'	N 45°49'00" W



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 wplotnerjr@gmail.com