



<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>		
Subdivide existing parcel into two new lots.		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Homewise		Phone: (505)234-1825
Address: 1301 Siler Rd, Bldg. D		Email: GBarnes@homewise.org
City: Santa Fe	State: NM	Zip: 87507
Professional/Agent (if any): Cartesian Surveys		Phone: (505)896-3050
Address: PO Box 44414		Email: cartesianamber@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest in Site:		List all owners: Peggy Sanchez
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract 63-A-1		Block:
Subdivision/Addition:		Unit:
MRGCD Map No.: 37		UPC Code: 101505800341520325
Zone Atlas Page(s): J-14-Z	Existing Zoning: R-1A	Proposed Zoning R-1A
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 8.3934 Ac.
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 1529 Edith Blvd NE	Between: Odelia Rd NE	and: San Ignacio Ct 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:
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? \_\_\_\_\_ 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

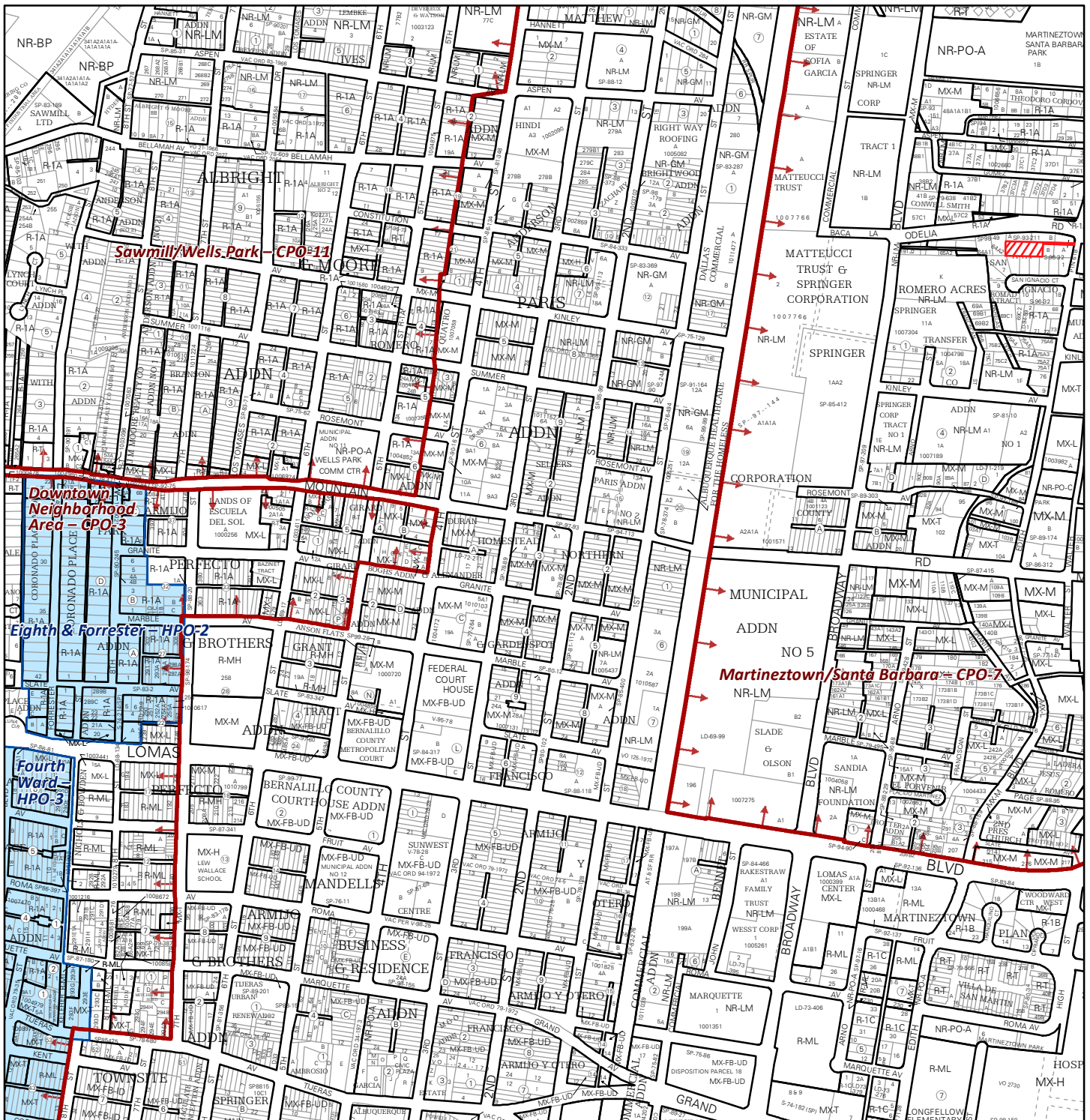
**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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

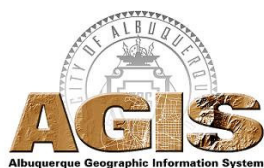
- \_\_\_ A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff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

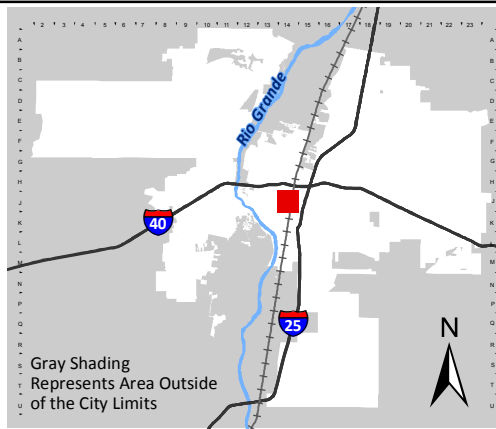


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**J-14-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 1, of Lands of Peggy Sanchez, being comprised of Tract 63-A-1, M.R.G.C.D. Map No. 37**

Members of the Board:

Cartesian Surveys is acting as an agent for Homewise, and we request a sketch plat review of our proposed subdivision to create two (2) new lots, Proposed Lots 1 and 2, Lands of Peggy Sanchez from one (1) existing lot being Tract 63-A-1, MRGCD Map 37. The property is currently zoned as R-1A (Residential – Single Family).

Thank you for your consideration,  
Amber Palmer







Vicinity Map - Zone Atlas J-14-Z N.T.S.

**Indexing Information**

Sections 16 and 17, Township 10 North, Range 3 East, N.M.P.M. as Projected into the Town of Albuquerque Grant Subdivision: M.R.G.C.D., Map No. 37  
 Owner: Peggy R. Sanchez  
 UPC #: 101505800341520325

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST 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).

**Easement Notes**

1. EXISTING 10' EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A SANITARY SEWER LINE AND WATER LINE (09/09/1954, BK. D290, PG. 223, AS DOCUMENT NO. 32868).
2. APPARENT ACCESS EASEMENT BENEFITING TRACTS A AND B, SAN IGNACIO SUBDIVISION, SHOWN HEREON AS [Symbol].
3. 15' PRIVATE ACCESS EASEMENT, BENEFITING AND TO BE MAINTAINED BY THE OWNER(S) OF LOT 1, GRANTED WITH THE FILING OF THIS PLAT

**Purpose of Plat**

1. CREATE TWO NEW LOTS FROM ONE EXISTING LOT, AS SHOWN HEREON.
2. GRANT EASEMENT(S) AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 0.3841 ACRES  
 ZONE ATLAS PAGE NO. . . . . J-14-Z  
 NUMBER OF EXISTING LOTS. . . . . 1  
 NUMBER OF LOTS CREATED. . . . . 2  
 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

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000130923 AND AN EFFECTIVE DATE OF MARCH 04, 2022.
2. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 30 1999, IN BOOK 9906, PAGE 8199, AS DOCUMENT NO. 1999058333.
3. PLAT OF SAN IGNACIO SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 24, 1996, IN VOLUME 96C, FOLIO 442, AS DOCUMENT NO. 96116888.
4. PLAT OF TRACTS A & B, LANDS OF ROBERT MONTOYA, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1993, IN VOLUME 93C, FOLIO 369, AS DOCUMENT NO. 93147810.
5. PLAT OF TRACTS 64-A-1 AND 64-A-2, LANDS OF PETE ROMERO JR., FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 06, 1998, IN VOLUME 98C, FOLIO 62, AS DOCUMENT NO. 1998026293.
6. PLAT ENTITLED "LAND DIVISION, LANDS OF JOHN G. CHAVEZ AND TERESITA R. CHAVEZ, CONRADO G. ABREAU AND CONCEPCION ABREAU, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 26, 1974, IN BOOK B9, PAGE 167.

**Legal Description**

A TRACT OF LAND SITUATED IN SECTIONS 16 AND 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. AS PROJECTED INTO THE TOWN OF ALBUQUERQUE GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACT 63-A-1 AS SHOWN ON THE M.R.G.C.D. PROPERTY MAP NO. 37, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A PK NAIL WITH WASHER "LS 18374", WHENCE A TIE TO ACS MONUMENT 17-J14 BEARS S 61°04'06" W, A DISTANCE OF 5335.65 FEET;

THENCE, FROM SAID POINT OF BEGINNING N 01°50'07" E, A DISTANCE OF 77.54 FEET TO THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHWEST CORNER OF TRACT A, LANDS OF ROBERT MONTOYA, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1993, IN VOLUME 93C, FOLIO 369, MARKED BY A PROPERTY CORNER BOLT WITH TAG "LS 6446";

THENCE, S 88°30'39" E, A DISTANCE OF 359.15 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A REBAR WITH CAP "LS 18374", BEING A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF EDITH BOULEVARD N.E.;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY S 01°10'30" W, A DISTANCE OF 12.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X";

THENCE, LEAVING SAID RIGHT-OF-WAY N 88°30'39" W, A DISTANCE OF 166.46 FEET TO AN ANGLE POINT, ALSO BEING THE NORTHWEST CORNER OF TRACT B, SAN IGNACIO SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 24, 1996, IN VOLUME 96C, FOLIO 442, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH WEST BOUNDARY OF SAID TRACT B S 04°50'30" W, A DISTANCE OF 64.55 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHWEST CORNER OF TRACT B, MARKED BY A PK NAIL WITH WASHER "LS 18374";

THENCE, N 88°50'29" W, A DISTANCE OF 189.45 FEET TO THE POINT OF BEGINNING CONTAINING 0.3841 ACRES (16,732 SQ. FT.) MORE OR LESS.

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED (04/30/1999 BK. 9906, PG. 8199, DOC. NO. 1999058333)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (12/29/1993, BK. 93C, PG. 369)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/24/1996, BK. 96C, PG. 442)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	COVERED AREA
▨	CONCRETE
▧	BLOCK WALL
—//—	WOOD FENCE
—○—	CHAINLINK FENCE
—H—	HANDRAIL
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊙	ELECTRIC METER
⊙	GAS METER
⊙	WATER METER
⊙	MANHOLE
●	SAS CLEANOUT

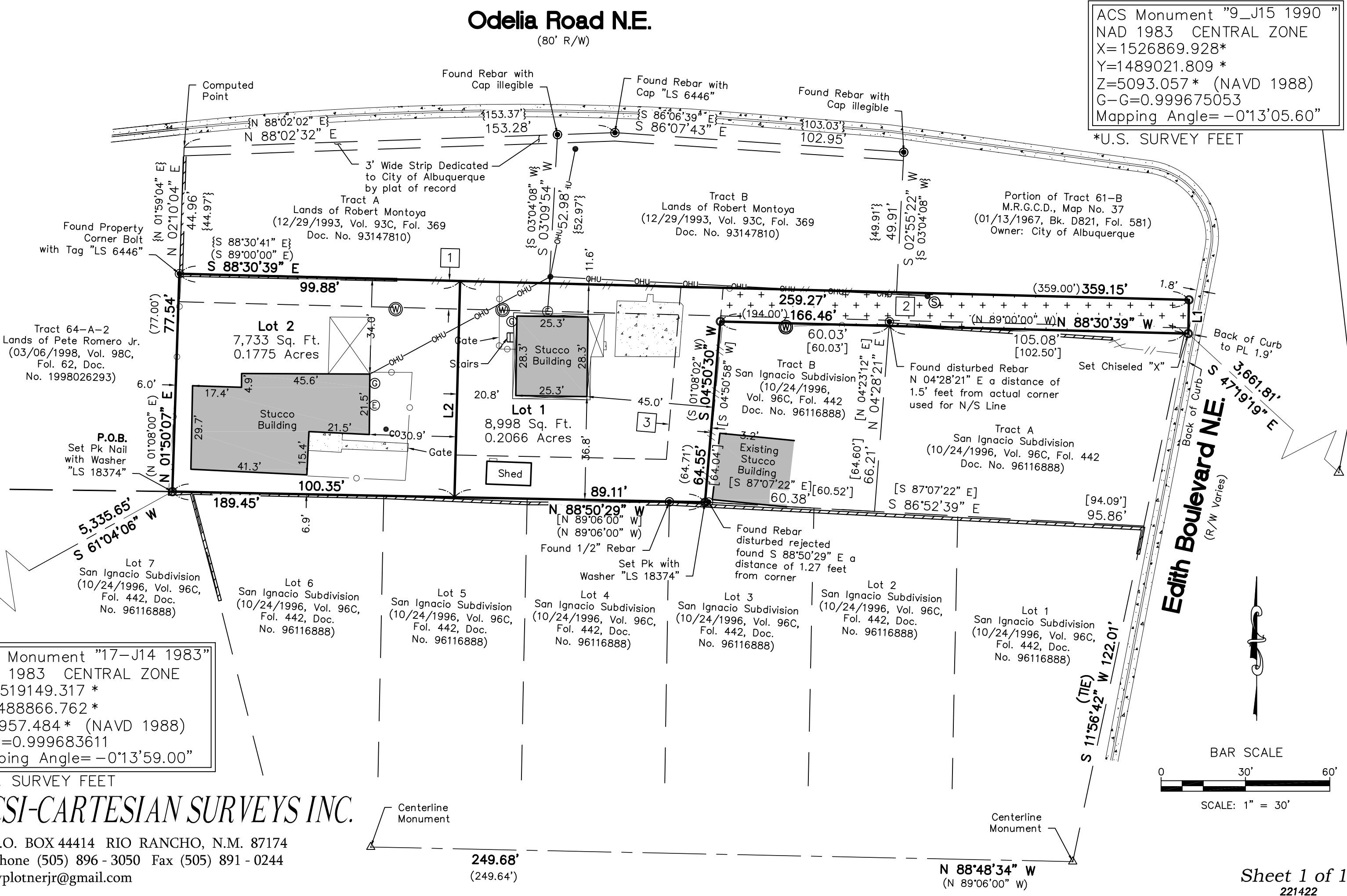
**Sketch Plat for Lots 1 and 2, Lands of Peggy Sanchez Being Comprised of Tract 63-A-1 M.R.G.C.D. Map No. 37 City of Albuquerque Bernalillo County, New Mexico September 2022**

**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. 35001C0332G, DATED SEPTEMBER 26, 2008.

Line Table		
Line #	Direction	Length (ft)
L1	S 01°10'30" W (S 01°08'00" W)	12.00'(12.00')
L2	N 01°29'21" E	76.96'

ACS Monument "9\_J15 1990"  
 NAD 1983 CENTRAL ZONE  
 X=1526869.928\*  
 Y=1489021.809\*  
 Z=5093.057\* (NAVD 1988)  
 G-G=0.999675053  
 Mapping Angle=-0°13'05.60"  
 \*U.S. SURVEY FEET



ACS Monument "17-J14 1983"  
 NAD 1983 CENTRAL ZONE  
 X=1519149.317\*  
 Y=1488866.762\*  
 Z=4957.484\* (NAVD 1988)  
 G-G=0.999683611  
 Mapping Angle=-0°13'59.00"  
 \*U.S. SURVEY FEET

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

