



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 SW (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 SW (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		
CREATE 2 LOTS FROM 1 EXISTING LOT		

APPLICATION INFORMATION		
Applicant/Owner: GERLACH CAPITAL GROUP		Phone:
Address: 1712 PIONEER AVE STE 500		Email:
City: CHEYENNE	State: WY	Zip: 82001
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:	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.: LOT 10-A	Block: 3	Unit:
Subdivision/Addition: TRACT A, UNIT B, NORTH 180 ACRES	MRGCD Map No.:	UPC Code: 1-018-065-180-301-201-17
Zone Atlas Page(s): B-18	Existing Zoning: NR-LM	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 3.1037±
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 5700 PASADENA NE	Between: INTERSTATE 25	and: SAN MATEO BLVD
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1005498		

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: 10.18.22
Printed Name: DERPICH 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: _____

- 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
- 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 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

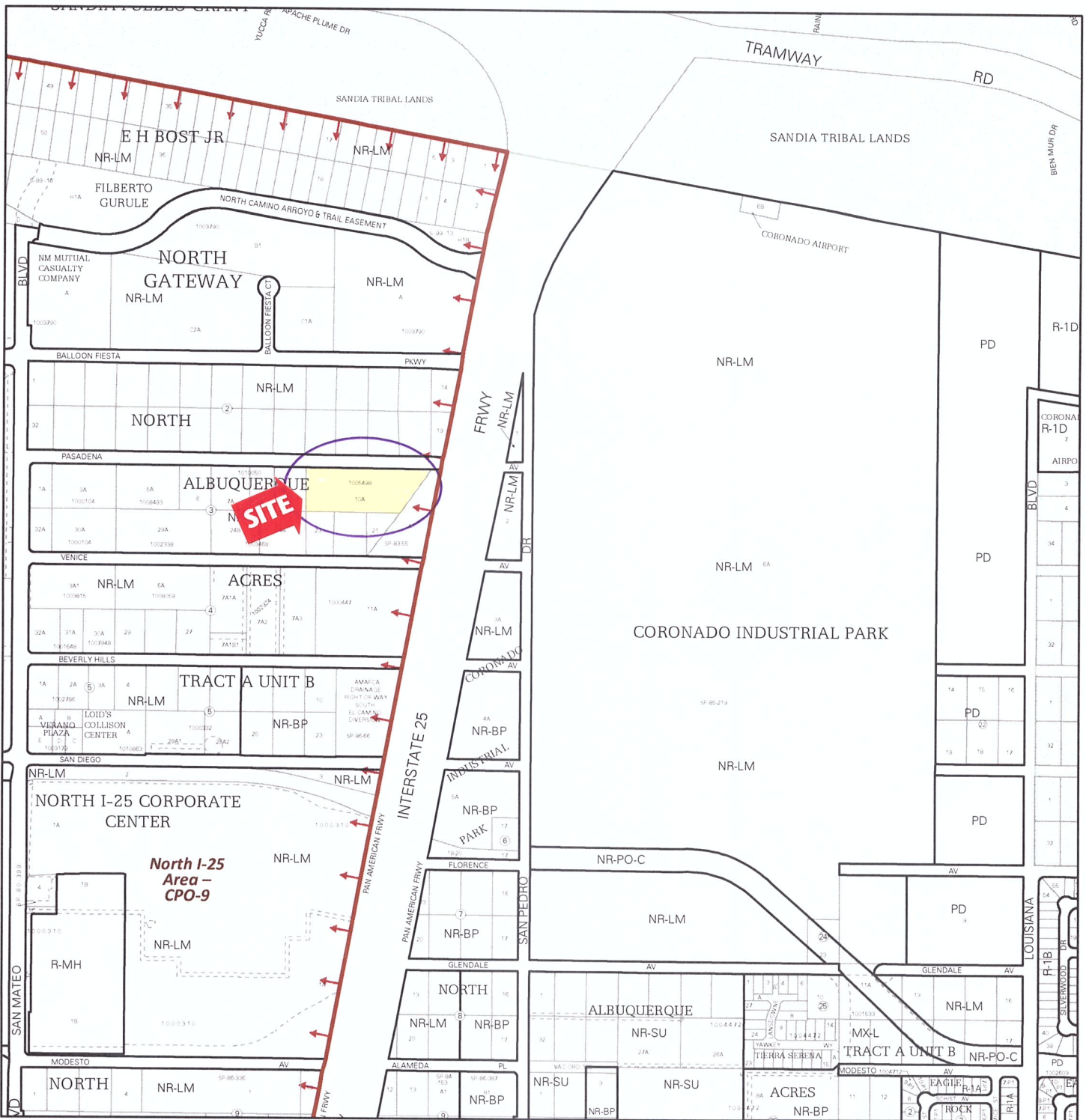
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

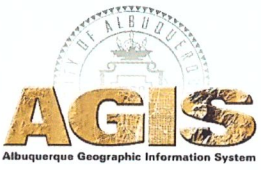
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- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading 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.

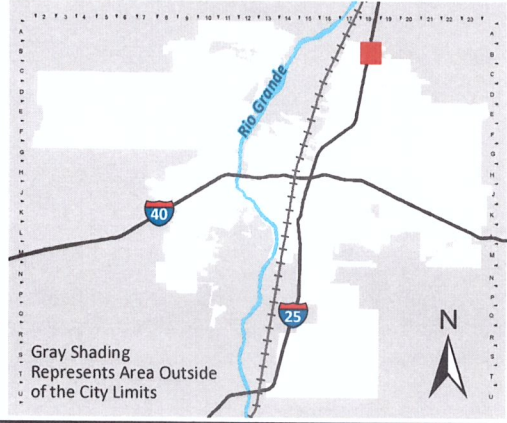


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
B-18-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



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

October 18, 2022

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

RE: LOT 10-A, BLOCK 3, TRACT A UNIT B NORTH ALBUQUERQUE ACRES

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 subdivision existing Lot 10-A, Block 3, Tract A Unit B North Albuquerque Acres into two (2) lots. Proposed Lot 10-A-1 at 1.0207± acres and Lot 10-A-2 at 2.0830± on property zoned NR-LM (Non Residential – Light Manufacturing).

Proposed Lot 10-A-1 is the location of an existing office building. The intentions with proposed Lot 10-A-2 is construction of an additional office building.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the North I-25 Planning Area. The property is also governed by the North I-25 Area CPO-10 / Building Sub-Area 3.

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

Sincerely,



Derrick Archuleta, MCRP
Principal

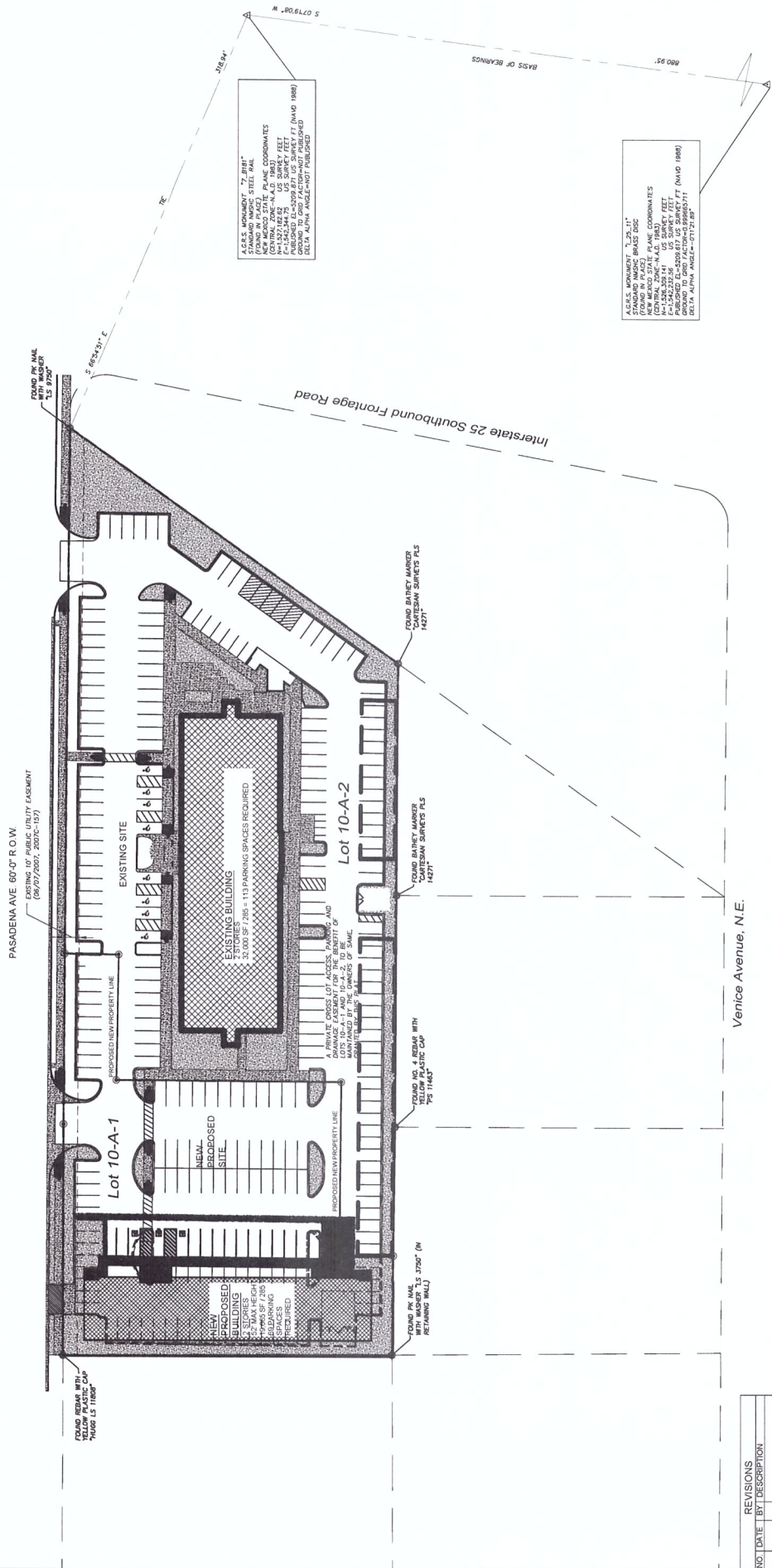
RECORDING STAMP

Legend

- FOUND MONUMENT USED MONUMENT AS DESIGNATED
- BENCHMARK NO. 5, REBAR WITH PINK PLASTIC CAP AND 11895' SET THIS SURVEY AS DESIGNATED
- △ BENCHMARK NO. 6, REBAR WITH PINK PLASTIC CAP AND 11895' SET THIS SURVEY AS DESIGNATED



Site Plan of
 Lots 10-A-1 and 10-A-2, Block 3,
 Tract A, Unit B
 North Albuquerque Acres
 Elena Gallegos Grant, Projected
 Section 12, Township 11 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 October 2022



ACCESS MONUMENT "7.21.81"
 STANDARD IMPOB. STEEL RAIL
 NEW MEXICO STATE PLANE COORDINATES
 N=1245,205.214 E=4509,851.02
 PUBLISHED E.L.=5099.85 FT US SURVEY FT (NAD 1983)
 DELTA ALPHA ANGLE=NOT PUBLISHED

ACCESS MONUMENT "3.25.11"
 STANDARD IMPOB. BRASS BDC
 NEW MEXICO STATE PLANE COORDINATES
 N=1245,205.214 E=4509,851.02
 PUBLISHED E.L.=5099.85 FT US SURVEY FT (NAD 1983)
 DELTA ALPHA ANGLE=07121.88'

NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE FZONE	GRID	LAND GRANT	PROPERTY OWNER	CREWTECH	DATE OF SURVEY	PSJ JOB NO.	SHEET NUMBER
NAD83	ABO GEIOD	ELENA GALLEGOS GRANT	GERLACH CAPITAL GROUP	OT	07/01/2022	228205SP	1 OF 1
HORIZONTAL DATUM	ROTATION ANGLE	SECTION	SUBDIVISION NAME	DRAWN BY:	CHECKED BY:		
NAD83	0° 00' 00.00"	12	TRACT A, UNIT B, NORTH-ALBUQUERQUE ACRES	JK	LM		
CONTROL POINT	BASE POINT FOR SCALING AND/OR ROTATION	TOWNSHIP	ADDRESS				
CEMETIC REFERENCE SYSTEM	N = 0	11 NORTH	5700 PASADENA AVENUE, N.E.				
COORDINATE SCALE FACTOR	E = 0	CITY					
GRID TO GROUND: 1.000334400	ELEVATION TRANSMISSION ELEVATIONS VALID	ALBUQUERQUE					
GROUND TO GRID: 0.999665711	(BEARING AND/OR ELEVATION) ELEVATIONS VALID	BERNALILLO					
	(GRID) ELEVATIONS VALID	COUNTY					
		BERNALILLO					
		STATE					
		NM					
		UPC					
		101806518030120117					



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.854.5700 PHONE
 505.856.7900 FAX