



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

March 29, 2018

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Sketch Plat, Tracts A-1-A and A-2-A, Tannehill-Taylor Addition

Whom It May Concern:

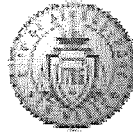
I am submitting a request for sketch plat review. My client would like to adjust the interior lot line between two parcels and to grant an additional access easement. The site currently contains commercial businesses.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", is written on a light-colored rectangular background.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Wayjohn Surveying Inc. PHONE: (505)-255-2052  
 ADDRESS: 330 Louisiana Blvd NE FAX: (505)-255-2887  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: info@wayjohn.com

APPLICANT: Mark Harden PHONE: 505-259-8542  
 ADDRESS: 9880 Montgomery Blvd. NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: Markharden1955@gmail.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Harden Enterprises, LLC

DESCRIPTION OF REQUEST: Sketch plat to adjust lot line between two parcels and grant easements

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Tracts A-1-A & A-2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Tannehill-taylor Addition  
 Existing Zoning: C-2 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-21 UPC Code: 102106005650521362

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
Proj. 1001990

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 3.5602  
 LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd. NE  
 Between: EuBank Blvd. NE and Pitt St. NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 3-30-10  
 (Print Name) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/>	All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/>	All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date _____					

Project # \_\_\_\_\_

Staff signature & Date \_\_\_\_\_

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Thomas D. Johnston, PS, PE

Applicant name (print)

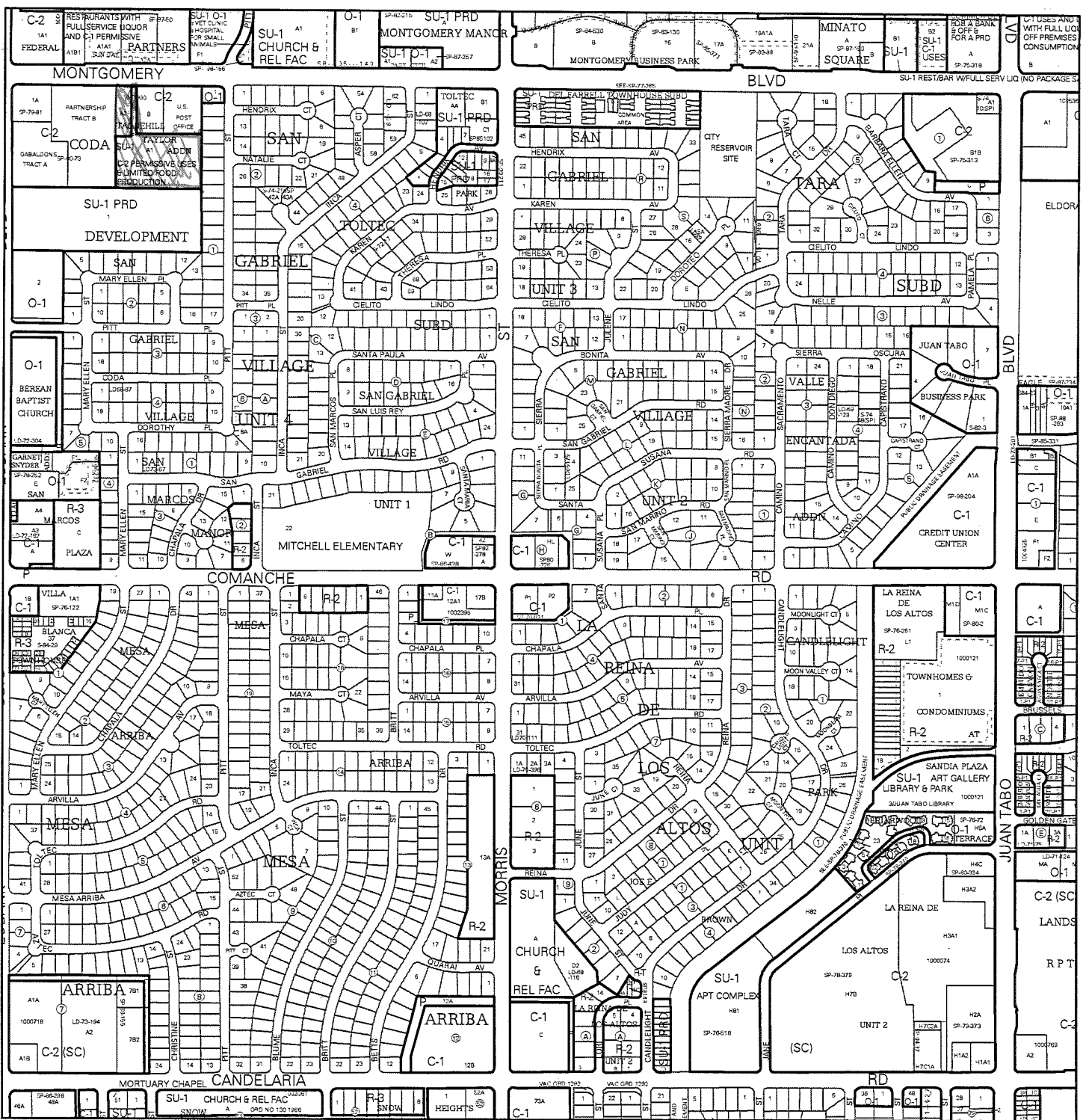
*[Signature]* 3-24-18  
Applicant signature / date



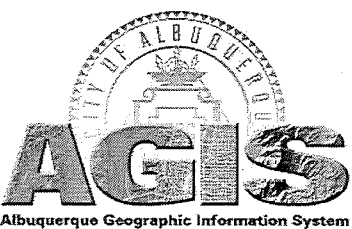
Form revised October 2007

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected      | _____                    |
| <input type="checkbox"/> Case #s assigned    | _____                    |
| <input type="checkbox"/> Related #s listed   | _____                    |

Project # \_\_\_\_\_  
Planner signature / date \_\_\_\_\_












For more current information and details visit: <http://www.cabq.gov/gis>

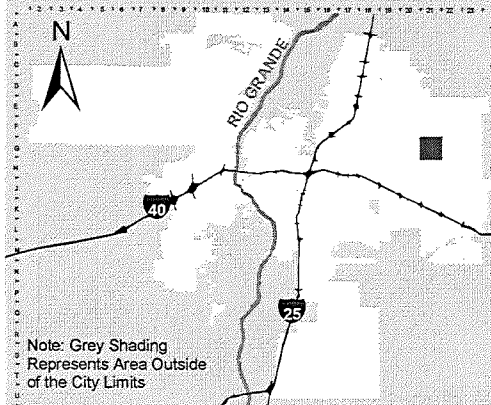


Map amended through: 1/28/2016

Zone Atlas Page:  
**G-21-Z**

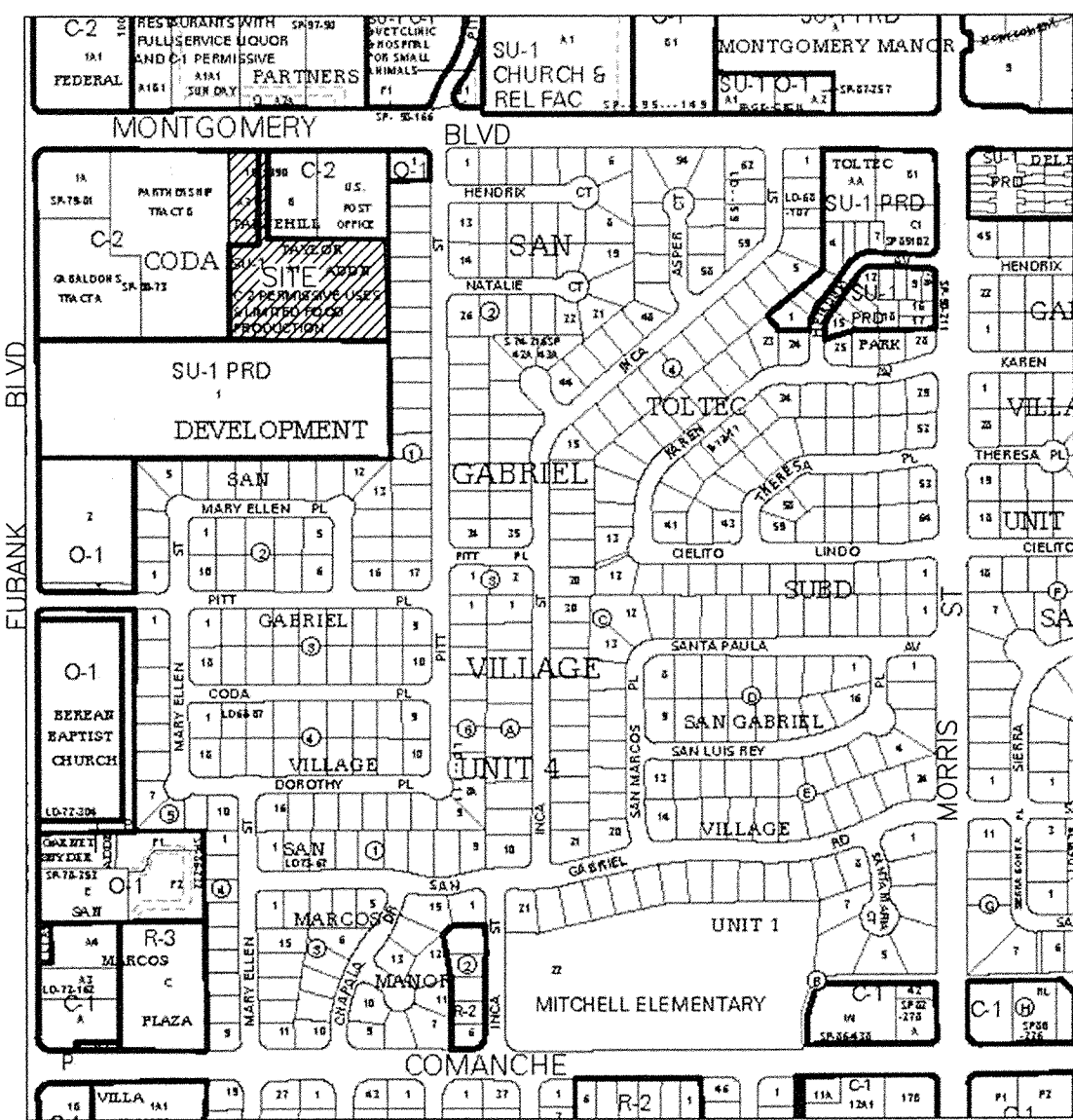
Selected Symbols

-  SECTOR PLANS
-  Design Overlay Zones
-  City Historic Zones
-  H-1 Buffer Zone
-  Petroglyph Mon.
-  Escarpment
-  2 Mile Airport Zone
-  Airport Noise Contours
-  Wall Overlay Zone



Note: Grey Shading Represents Area Outside of the City Limits

VICINITY MAP (G-21) NO SCALE



PLAT OF  
TRACTS A-1-A AND A-2-A  
TANNEHILL-TAYLOR ADDITION

A REPLAT OF TRACTS A-1 & A-2  
TANNEHILL-TAYLOR ADDITION  
WITHIN SECTION 4, T. 10 N., R. 4 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2018

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tracts lettered A-One (A-1) and A-Two (A-2) of Tannehill-Taylor Addition, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 27, 2005, in Book 2005C, Page 175.

PROJECT NUMBER: 1001990  
Application Number: \_\_\_\_\_  
City Approvals: \_\_\_\_\_

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date
Utility Company Approvals:	
PNM	Date
CenturyLink	Date
Comcast	Date
New Mexico Gas Company	Date

FREE CONSENT

The platting of the property as described above and granting of easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Authorized Representative of Harden Enterprises, LLC Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF BERNALILLO )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the foregoing instrument was acknowledged by:

\_\_\_\_\_, Authorized Representative of Harden Enterprises, LLC  
My Commission expires \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

SUBDIVISION DATA

1. DRB Project No. 1001990
2. Zone Atlas Index No. G-21
3. Gross acreage 3.5602 Ac.
4. Existing number of lots 2  
Replatted number of lots 2

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from eight existing lots.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat shall at any time be subject to a 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. (a) Existing easement for utilities seven (7) feet in width affecting the northerly and (b) easterly seven (7) feet of the premises as set forth on the plat recorded in Map Book B6, folio 77; (c) Existing access easement affecting a northwesterly portion of the premises, and maintenance provisions therefore; (d) Existing cross tract drainage easement, and maintenance provisions therefore and for utilities ten (10) feet in width affecting a mid-portion of the premises, and maintenance provisions therefore, as set forth on the plat recorded in Map Book 2002C, folio 236; (e) Existing private cross-access easement twelve (12) feet in width, and maintenance provisions therefore, affecting a northwesterly portion of the premises; for cross-lot drainage, and maintenance provisions therefore, and for mutual parking, and maintenance provisions therefore, across the premises as set forth on the plat recorded in Map Book 2005C, folio 175, records of Bernalillo County, New Mexico.
6. Existing Reciprocal Access and Parking Easements and Use Covenant filed September 30, 2002 in Book A42, page 5451 as Document No. 2002125800, Records of Bernalillo County, New Mexico. Item affects subject property.
7. Existing Access Easement and Parking Agreement recorded October 21, 2015 as document number 2015092465, records of Bernalillo County, New Mexico.
8. Declaration of Access Easement and Parking Agreement recorded October 21, 2015 as document number 2015092465, records of Bernalillo County, New Mexico. Item is a parking lease that benefits portion of Lot 1, Coda Development subdivision and encumbers subject property.
9. Cross access easement for the benefit of Tract A-1-A is granted by this plat.
10. Private water line and sewer line easement for the benefit of Tract A-1-A is granted by this plat.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
  - B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  - C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
  - D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.  
Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 021 060 056 505 21362. 1 021 060 075 479 21360

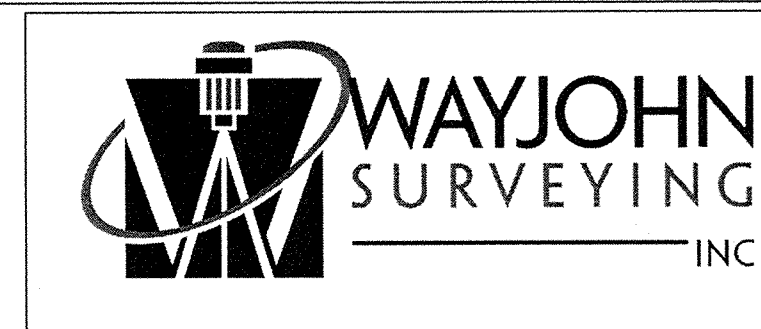
PROPERTY OWNER OF RECORD:  
HARDEN ENTERPRISES LLC C/O STARKWEATHER LAW FIRM  
BERNALILLO COUNTY TREASURER'S OFFICE

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

3.29.18  
Date



INDEXING INFORMATION FOR COUNTY CLERK HARDEN ENTERPRISES LLC C/O STARKWEATHER LAW FIRM	DRAWN: J T K	SCALE: 1" = 40'	FILE NO. SP-2-02-2018
	CHECKED: T D J	DRAWING NO. SP120117.DWG	SHEET 1 OF 2
LOCATION: SECTION 4, T10N, R4E TANNEHILL-TAYLOR ADDITION	15 FEB 2018		



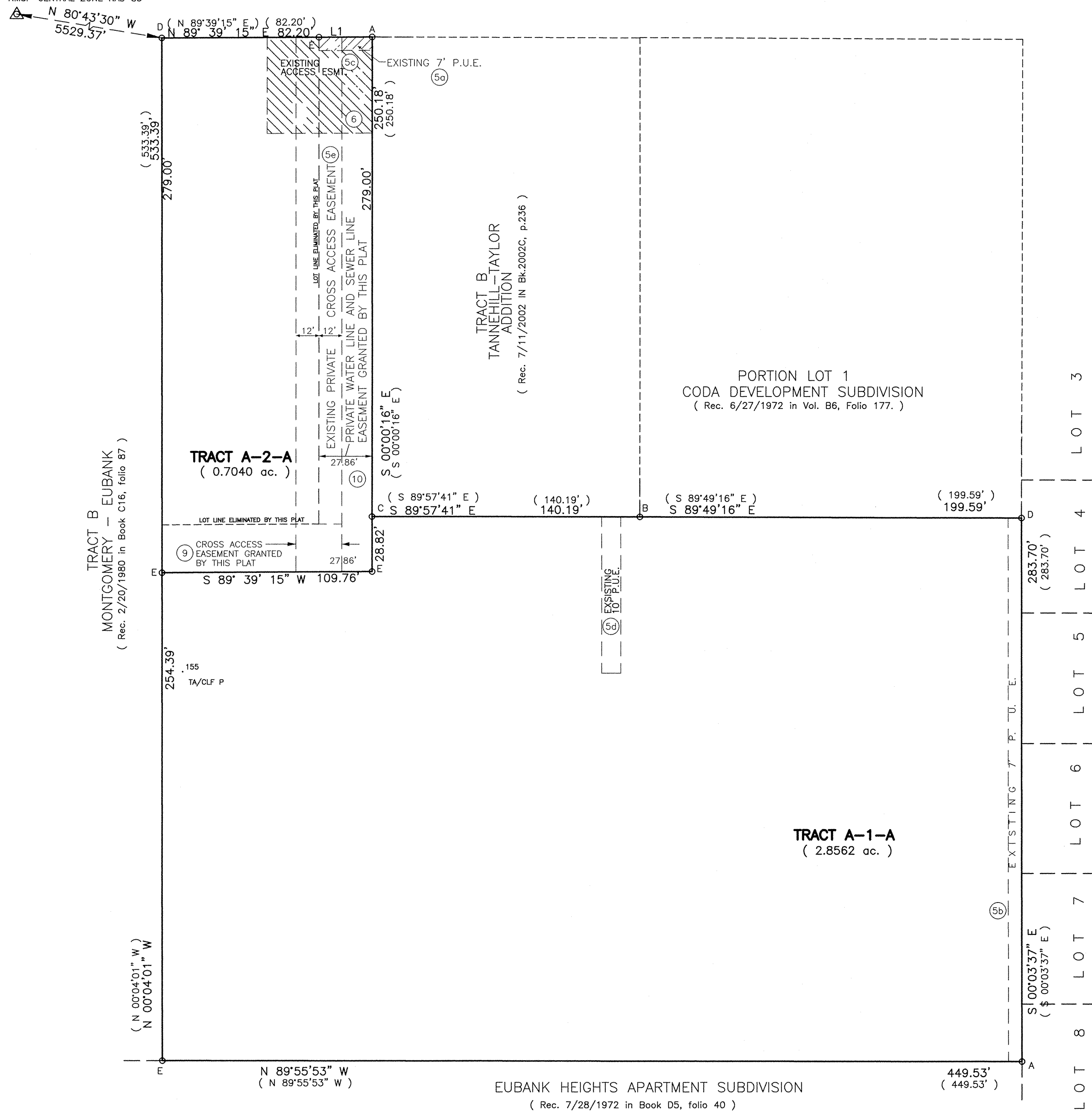
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 Y=1,502,975.986  
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 NMSP CENTRAL ZONE NAD 83

MONTGOMERY BOULEVARD, N.E.  
 ( 106' PUBLIC R.O.W. )

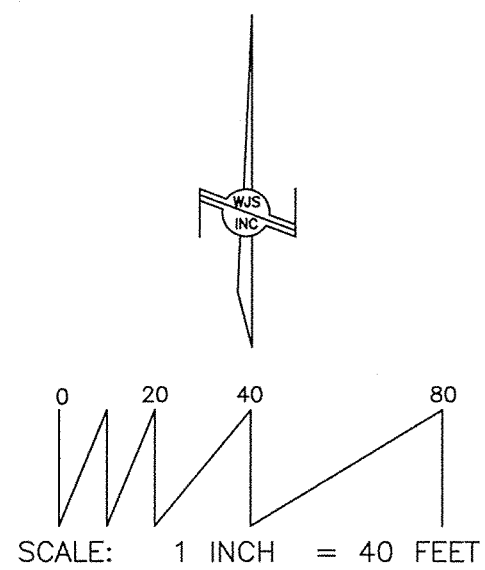
COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
 TRACTS A-1-A AND A-2-A  
 TANNEHILL-TAYLOR ADDITION

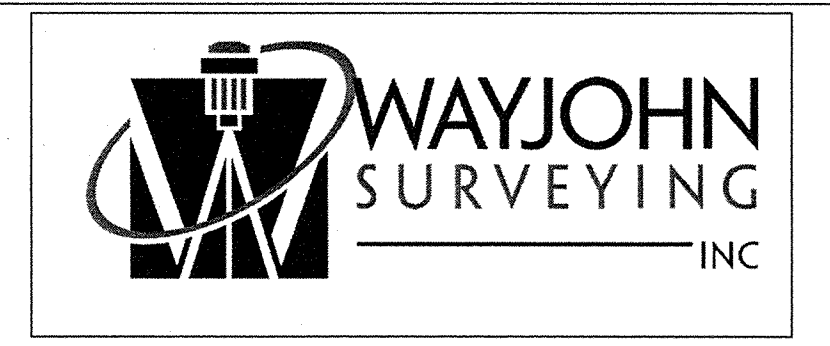
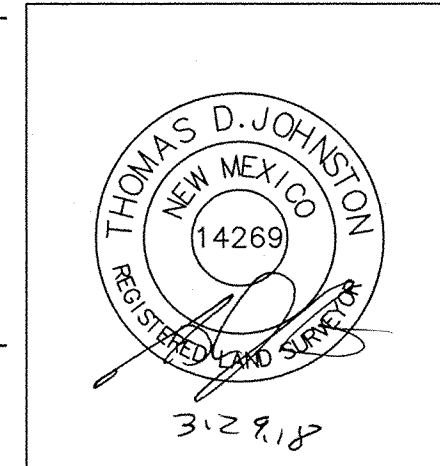
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 WITHIN SECTION 4, T. 10 N., R. 4 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2018



BLOCK 1, SAN GABRIEL VILLAGE  
 UNIT 4  
 Book D3, folio 109



- FOUND/SET MONUMENT LEGEND:  
 A: FOUND #5 REBAR - NO CAP  
 B: FOUND PK NAIL IN WALL  
 C: FOUND PK NAIL AND DISK - ILLEGIBLE  
 D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"  
 E: SET PK NAIL AND DISK "PS 14269"



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK HARDEN ENTERPRISES LLC C/O STARKWEATHER LAW FIRM LOCATION: SECTION 4, T10N, R4E TANNEHILL-TAYLOR ADDITION	DRAWN: J T K	SCALE: 1" = 40'	FILE NO. SP-2-02-2018
	CHECKED: T D J	DRAWING NO. SP20218.DWG	SHEET 2 OF 2

EUBANK HEIGHTS APARTMENT SUBDIVISION  
 ( Rec. 7/28/1972 in Book D5, folio 40 )

ACS MONUMENT "12-F20A"  
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 Y=1,502,975.986  
 Ground-to-grid: 0.99648015  
 Mapping Angle: -00°08'58.90"  
 NMSP CENTRAL ZONE NAD 83

**MONTGOMERY BOULEVARD, N.E.**  
 ( 106' PUBLIC R.O.W. )

COUNTY CLERK RECORDING LABEL HERE

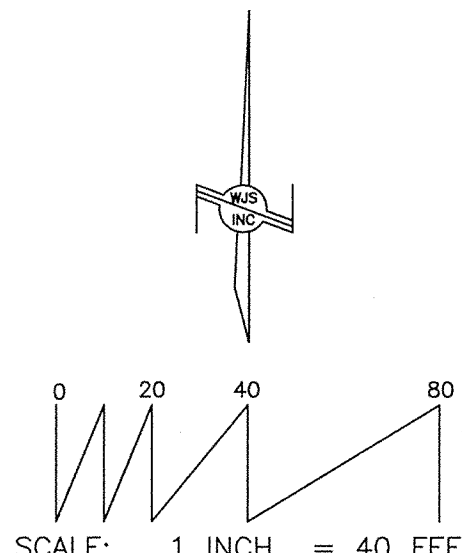
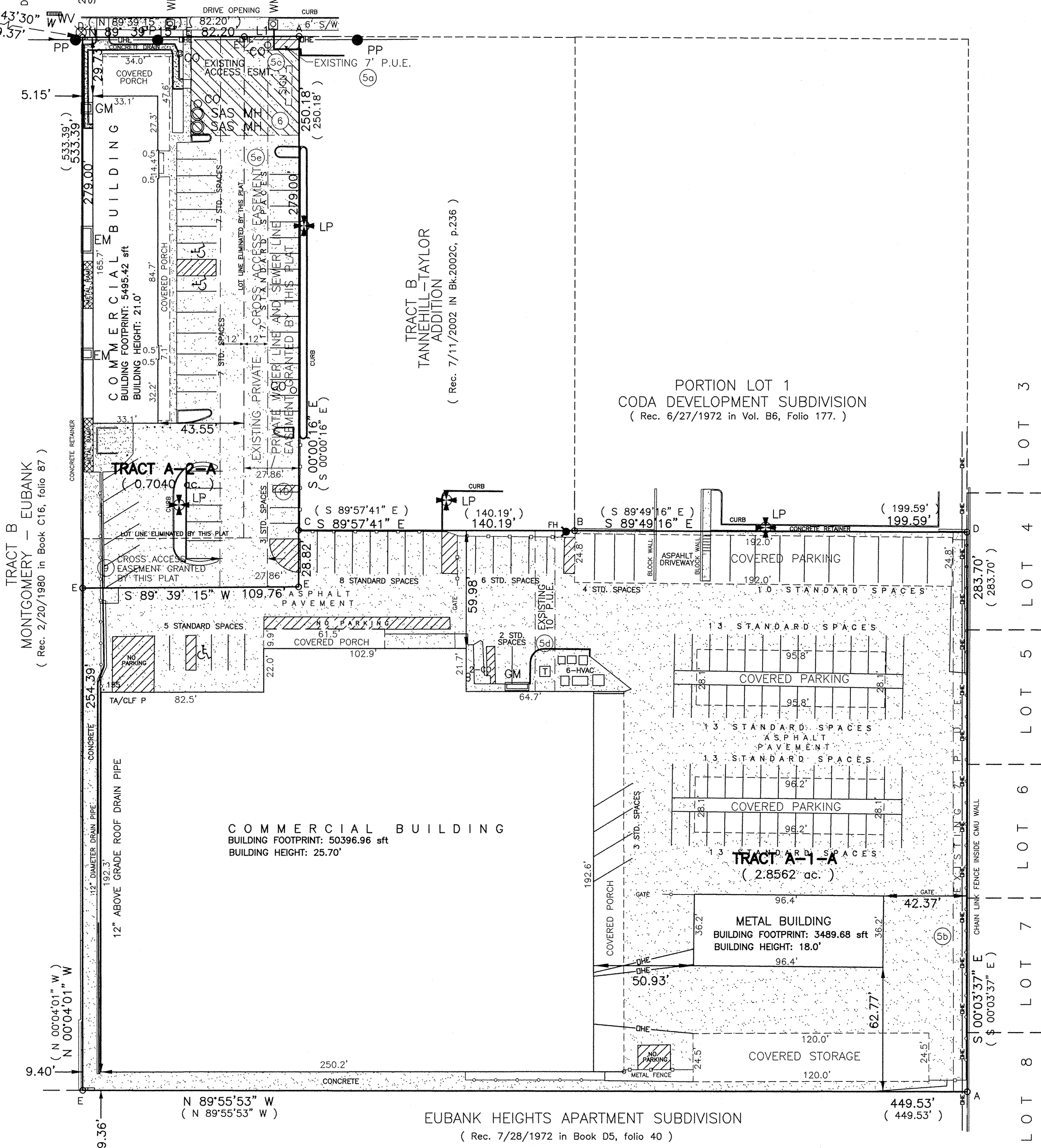
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**EXISTING CONDITIONS**

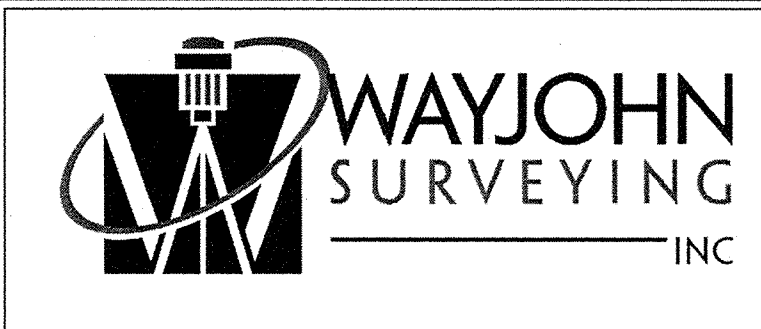
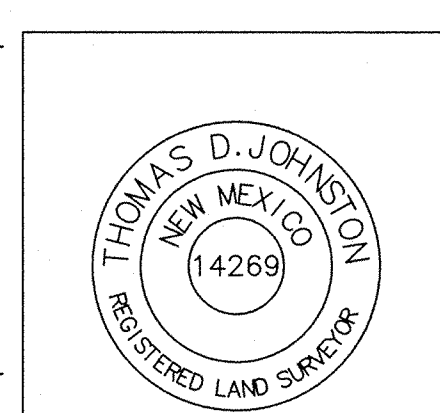
**LEGEND:**

- ✦ LP LIGHT POLE
- PP POWER POLE
- GM GAS METER
- WM WATER METER
- CO SEWER CLEANOUT
- T ELECTRIC TRANSFORMER
- ANCH GUY ANCHOR
- MH MANHOLE (TYPE)
- EM ELECTRIC METER
- WM WATER METER
- CONCRETE
- DHE—DHE— OVERHEAD ELECTRIC LINES
- CHAIN LINK FENCE
- WROUGHT IRON FENCE



○ FOUND/SET MONUMENT LEGEND:  
 A: FOUND #5 REBAR - NO CAP  
 B: FOUND PK NAIL IN WALL  
 C: FOUND PK NAIL AND DISK - ILLEGIBLE  
 D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"  
 E: SET PK NAIL AND DISK "PS 14269"

TRACT B  
 MONTGOMERY - EUBANK  
 ( Rec. 2/20/1980 in Book C16, folio 87 )



**330 LOUISIANA BLVD., N.E.**  
**ALBUQUERQUE, N.M. 87108**  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

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