



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

August 4, 2015

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103
RE: Minor Preliminary/Final Plat of Lot 10-A, Block 2, Bel-Air

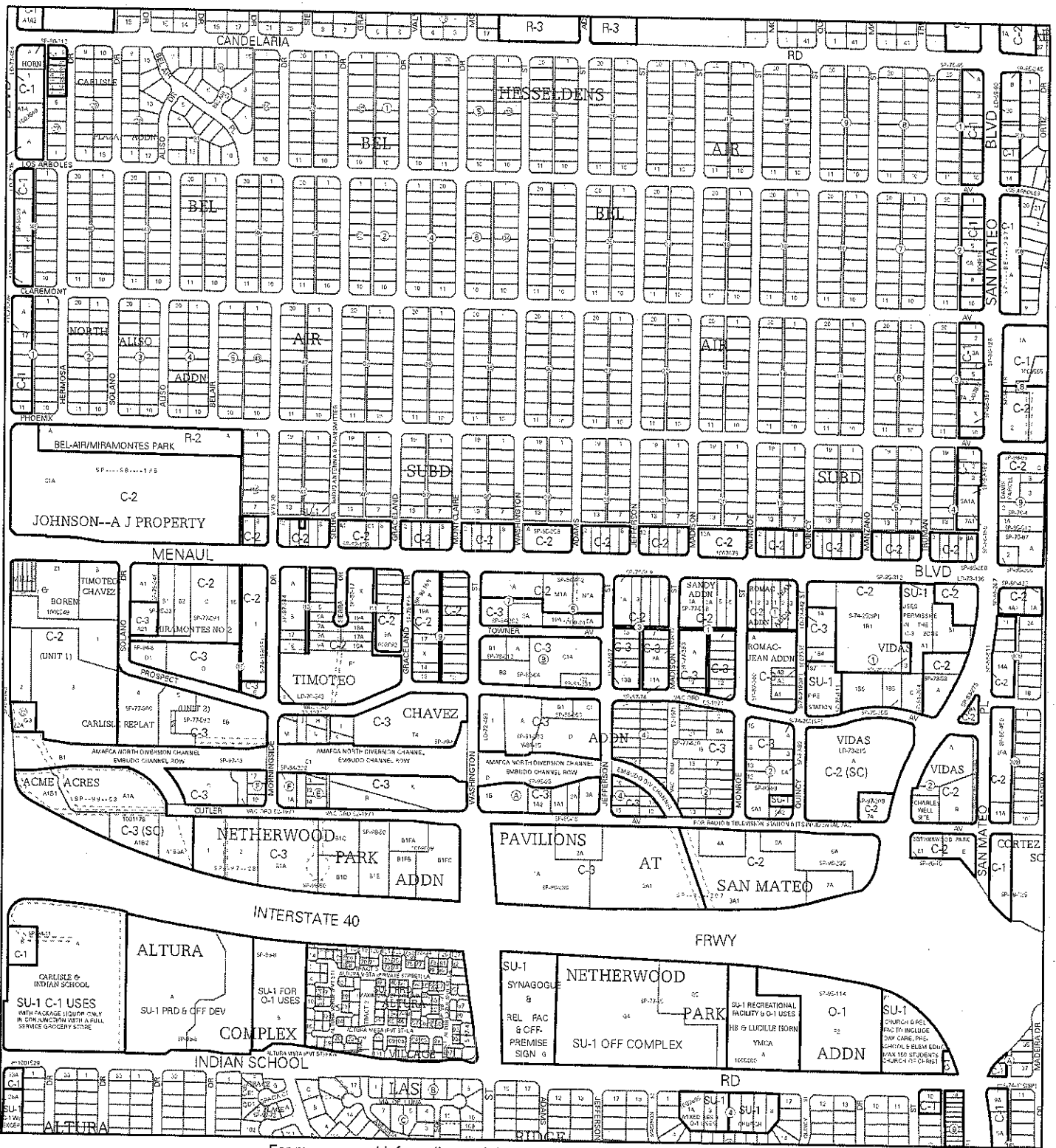
Whom It May Concern:

I am submitting a request for minor preliminary/final plat review. My client would like to create one lot from three existing lots. The proposed lot will contain one commercial structure.

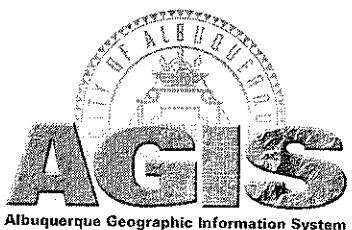
Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

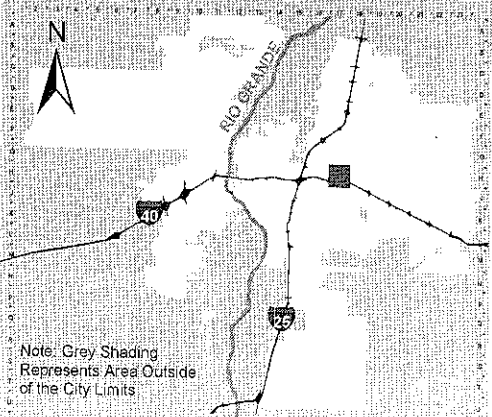
Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.



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



Map amended through: 6/7/2013

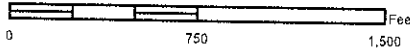


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-17-Z

Selected Symbols

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



0 750 1,500 Feet



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

Supplemental Form (SF)

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

D 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 2nd 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: G & L INVESTMENT CO. INC. PHONE: _____
 ADDRESS: 317 6th STREET NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO CREATE ONE LOT FROM THREE AND TO DEDICATE RIGHT-OF-WAY.

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. 8, 9 & 10 Block: 2 Unit: N/A
 Subdiv/Addn/TBKA: BEL-AIR
 Existing Zoning: C-1 Proposed zoning: SAME MRGCD Map No N/A
 Zone Atlas page(s): H-17 UPC Code: 101705951940712402
101705951941612403

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1010432
15DEB-70230

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 1 Total site area (acres): 0.5500

LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO BLVD NE
 Between: CLAREMONT AVE NE and LOS ARBOLES AVE NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: 6/24/2015

SIGNATURE [Signature] DATE 8.04.2015
 (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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date _____			Total \$ _____

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.

- N/A* 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
- N/A* Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- N/A* 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
- N/A* 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
- N/A* 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
 Applicant name (print)
[Signature] 8.04.15
 Applicant signature / date

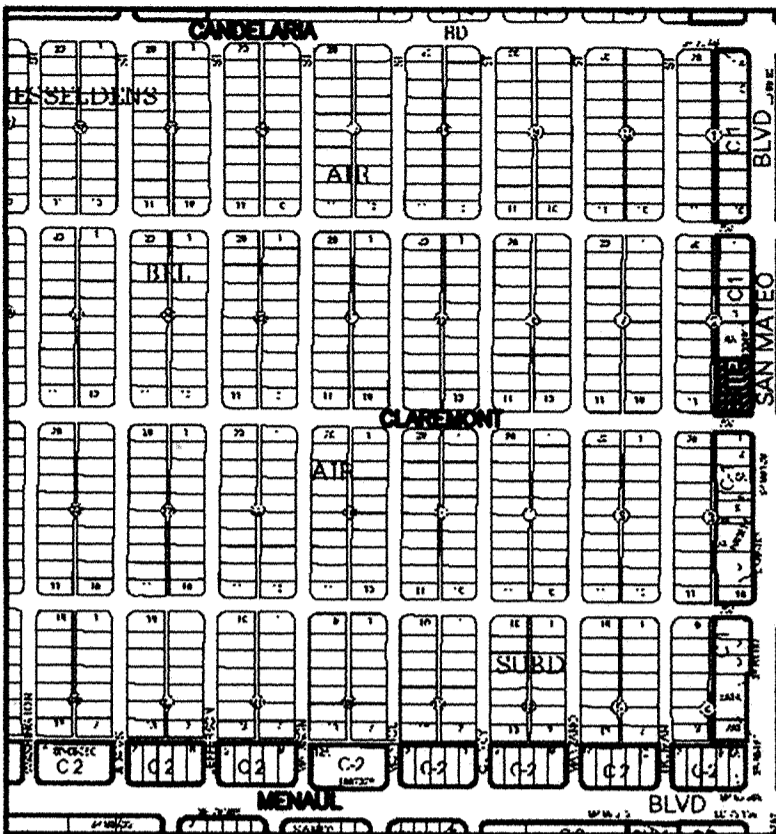


Form revised October 2007

- | | |
|--|--------------------------|
| <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 _____

VICINITY MAP (H-17) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 10-A, BLOCK 2
BEL-AIR

A REPLAT OF LOTS 8, 9 & 10, BLOCK 2, BEL-AIR
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 2015

PROJECT NUMBER: 1010432

Application Number: _____

City Approvals:

Susan M. Risenhoover P.S. 8/9/15
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

- SUBDIVISION DATA
- DRB Project No.
 - Zone Atlas Index No. H-17
 - Gross acreage 0.5500 Ac.
 - Existing number of lots 3
Replatted number of lots 1

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three lots and dedication of right of way.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- 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.
- Existing Three foot (3') Public utility easements recorded in Book D38, page 28; Book D90, page 129; Book D66, page 173 and Book D70, page 95.
- A portion of Lot 10-A falls within a 100-year flood hazard boundary (Zone A0, Depth 1 foot) per FEMA Panel 35001C (350002, City of Albuquerque) 0352 H, with an effective date of August 16, 2012.

PUBLIC UTILITY EASEMENTS

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

- 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.
 - 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.
 - 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.
 - 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.

FREE CONSENT AND DEDICATION

The platting of the property as described above and dedication of right-of-way to the City of Albuquerque in fee simple with warranty covenants 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.

Paul J. Matteucci 8/7/15
Paul J. Matteucci, President, G&L Investment Company, Inc. Date

ACKNOWLEDGMENT

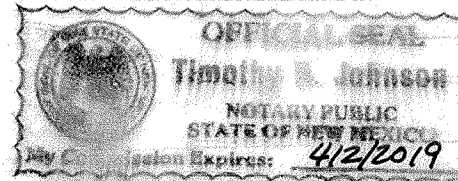
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

On this 3rd day of August, 2015, the foregoing instrument was acknowledged by:

Paul J. Matteucci, Authorized representative of G&L Investment Co., Inc.

My Commission expires 4/2/2019

Timothy B. Johnson
Notary Public



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 May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 8.03.15
Thomas D. Johnston, N.M.P.S. No. 14269 Date

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

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: T R J	SCALE: 1" = 20'	FILE NO.
OWNER: G&L INVESTMENT CO. INC.	CHECKED: T D J		SP-6-01-2015
LOCATION: SEC. 11, T.10 N., R.3 E., N.M.P.M.; BEL-AIR	DRAWING NO. SP60115.DWG	20 JUL 2015	SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 017 059 519 416 12403, 1 017 059 519 407 12402

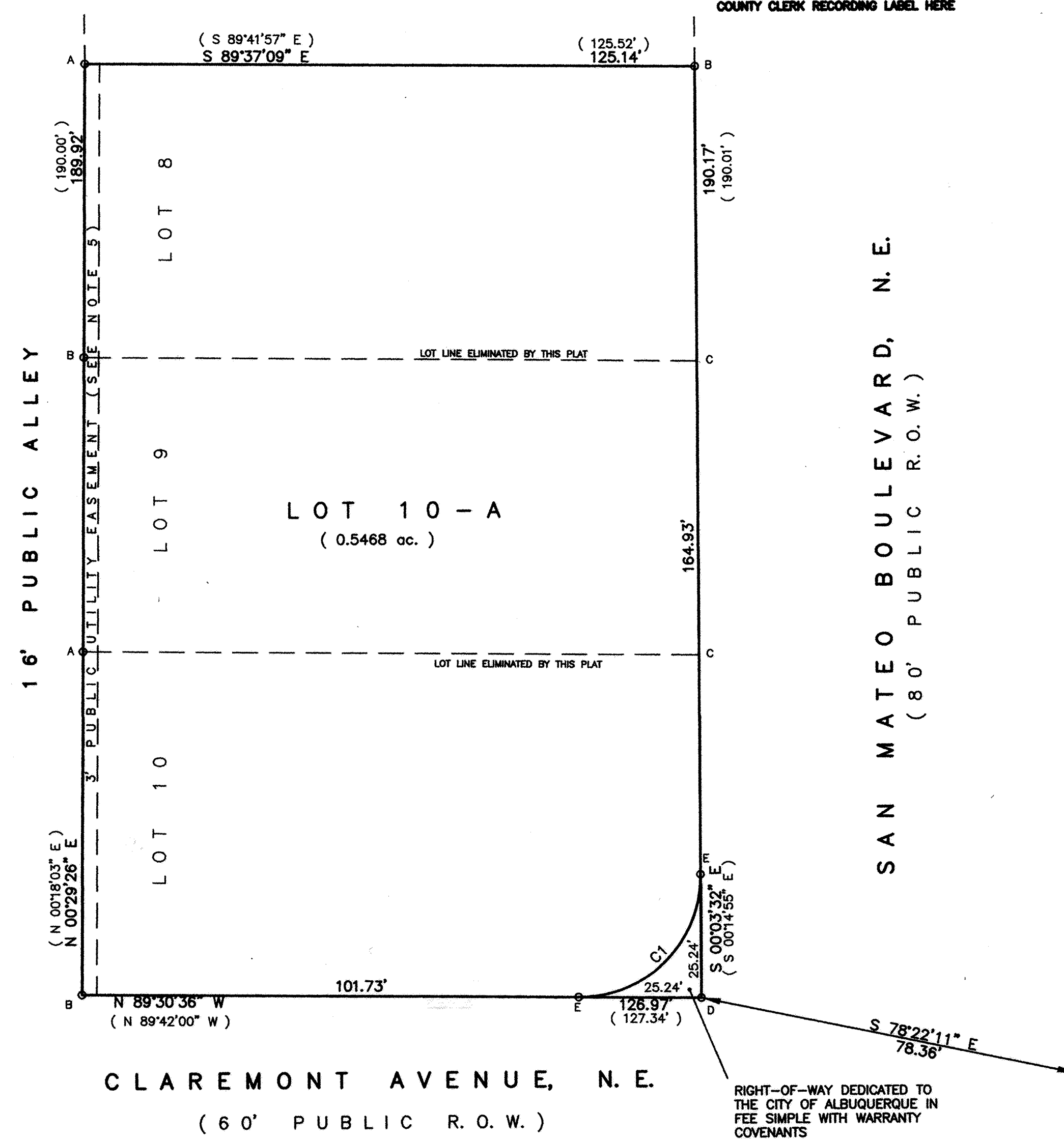
PROPERTY OWNER OF RECORD:
G&L INVESTMENT CO. INC.

BERNALILLO COUNTY TREASURER'S OFFICE

BEL-AIR SUBDIVISION
 LOT 7, BLOCK 2
 (Recorded January 31, 1947)

PLAT OF
 LOT 10-A, BLOCK 2
 BEL-AIR

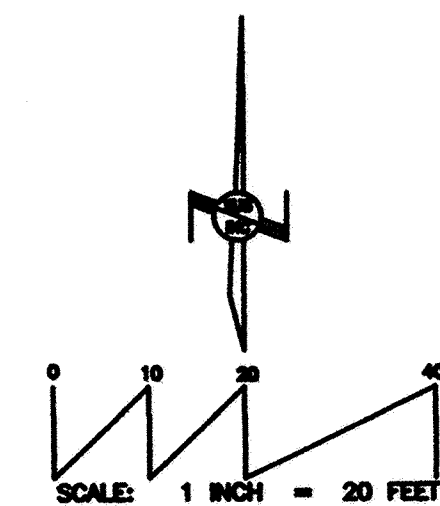
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 WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY 2015



ACS MONUMENT "21_H18"
 X=1,496,538.352
 Y=1,539,863.266
 Ground-to-grid: 0.999666005
 Mapping Angle: -00°11'38.23"
 NMSP CENTRAL ZONE NAD 83
 MSL ELEV=5215.209 NAVD 88

RIGHT-OF-WAY DEDICATED TO
 THE CITY OF ALBUQUERQUE IN
 FEE SIMPLE WITH WARRANTY
 COVENANTS
 137.15 SQUARE FEET

CLAREMONT AVENUE, N.E.
 (60' PUBLIC R.O.W.)



LEGEND:
 O = FOUND/SET MONUMENT AS NOTED:
 A: FOUND #4 REBAR AND CAP "LS 8686"
 B: FOUND #4 REBAR AND CAP - ILLEGIBLE
 C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 D: FOUND "+" IN CONCRETE
 E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	39.51'	90° 34' 08"	S 45° 12' 56" W, 35.52'

**WAYJOHN
SURVEYING
INC**

330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2867

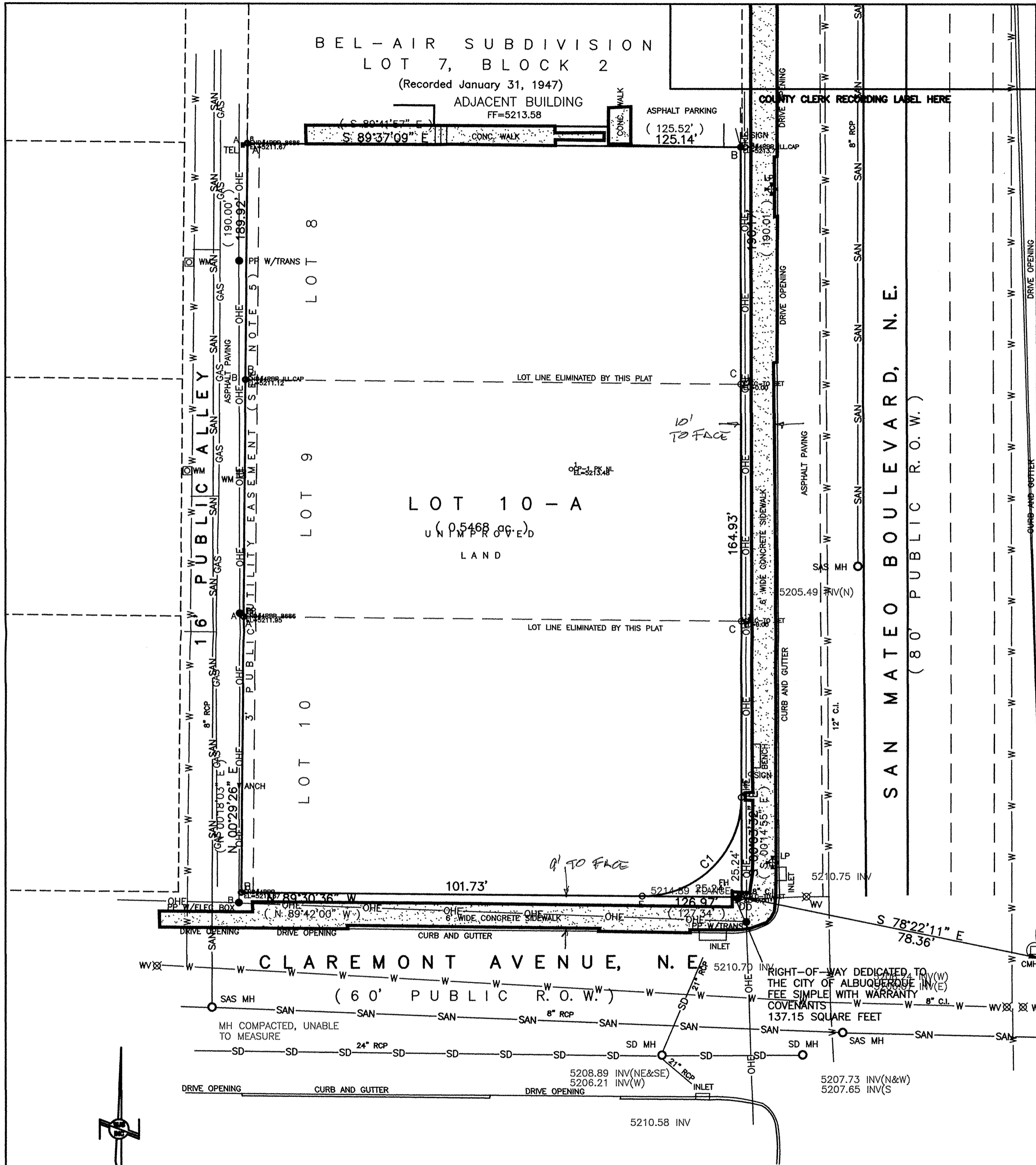
INDEXING INFORMATION FOR COUNTY CLERK OWNER: G&L INVESTMENT CO. INC. LOCATION: SEC. 11, T.10 N., R.3 E., N.M.P.M.: BEL-AIR	DRAWN: T R J	SCALE: 1" = 20'	FILE NO.
	CHECKED: T D J	20 JUL 2015	SP-6-01-2015
DRAWING NO. SP60115.DWG	SHEET 2 OF 2		

BEL-AIR SUBDIVISION
LOT 7, BLOCK 2
(Recorded January 31, 1947)

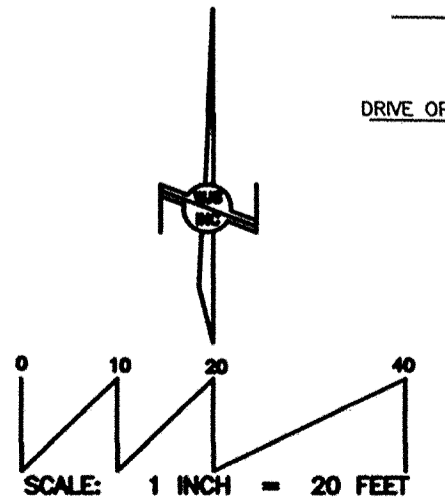
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EXISTING CONDITIONS

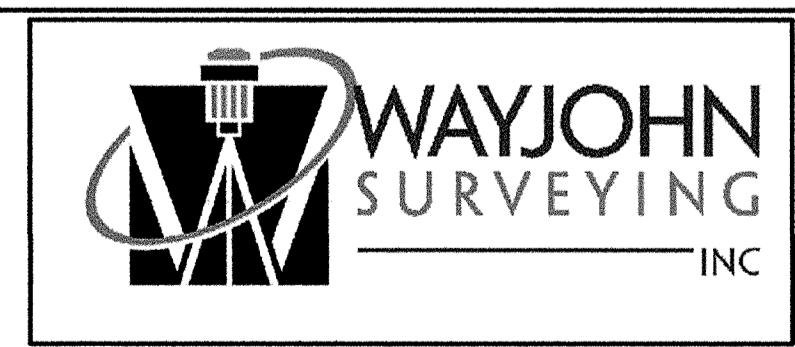
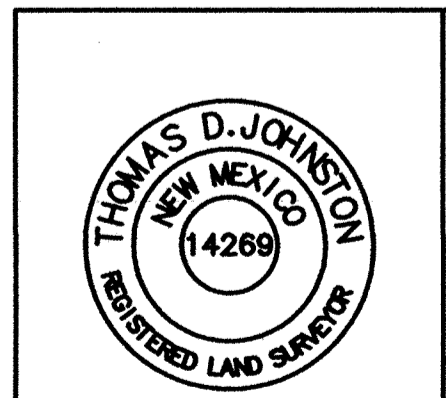


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DRAWING NO. SP60115.DWG	DATE: 20 JUL 2015	SHEET 2 OF 2