



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

November 9, 2016

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

RE: Project No. 1010535, Final/Preliminary Minor Plat of Lots 11-A and 14-A, Block 4,
Santilla Place

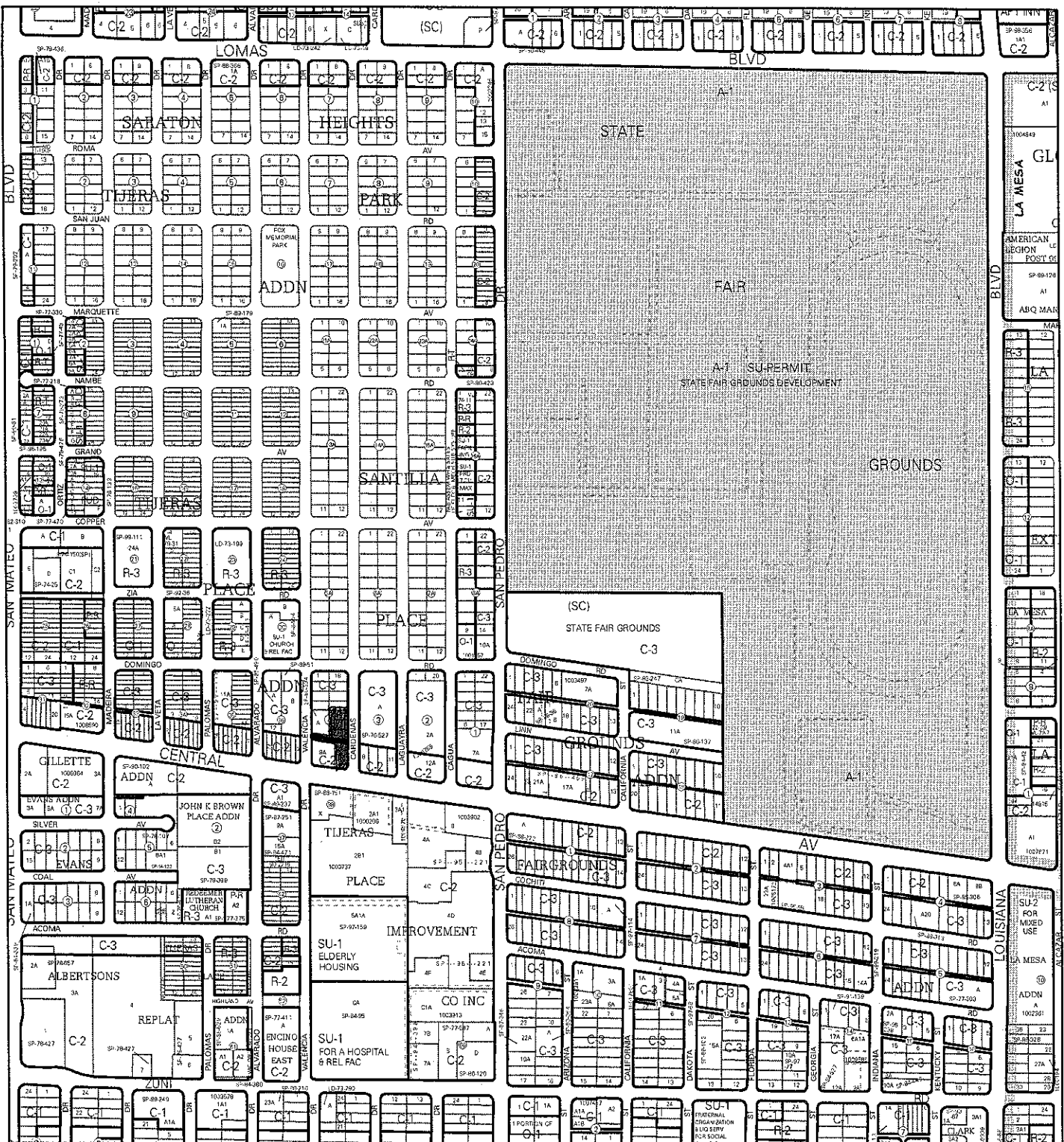
Whom It May Concern:

I am submitting a request for minor preliminary/final plat review. My client would like to create two lots from five existing lots and the 16 foot vacated alley. The proposed lots currently contain commercial structures and parking.


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

Regards,

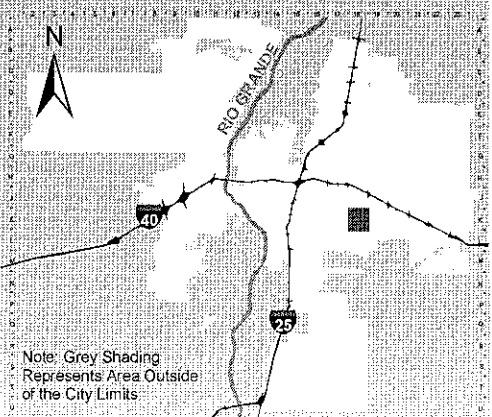
Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.



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:
K-18-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



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)
- 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: 430 Real Estate Group LLC PHONE: 505-275-0933
 ADDRESS: 2325 San Pedro Drive, NE, Suite 2-A FAX: 505-275-0932
 CITY: Albuquerque STATE NM ZIP 87110 E-
 MAIL: steve@coeproperties.com Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor final/preliminary plat to incorporate the vacated alley into adjacent parcels and to create 2 parcels from 5 existing lots.

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. E. 25.77' Lot 10; Lots 12, 13, & 14 Block: 4 Unit: N/A
 Subdiv/Addn/TBKA: Santilla Place
 Existing Zoning: C-2/C-3 Proposed zoning: Same MRGCD Map No N/A
 Zone Atlas page(s): K-18 UPC Code: 101805718117132705, 101805717817132704, 101805717818832706

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1010535; SP-84-110; SP-80-334

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 5 No. of proposed lots: 2 Total site area 1.3605 ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: Central Avenue, NE
 Between: Cardenas Drive, NE and Valencia Drive, NE

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

SIGNATURE [Signature] DATE 11/9/2016

(Print Name) Thomas D. Johnston, PS, PE, Wayjohn Surveying Inc. 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.

- 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

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, PS, PE

[Signature] Applicant name (print)

11/9/16

Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

_____-_____-_____
 _____-_____-_____
 _____-_____-_____

Project #

Planner signature / date

PLAT OF
**LOTS 11-A AND 14-A, BLOCK 4
 SANTILLA PLACE**

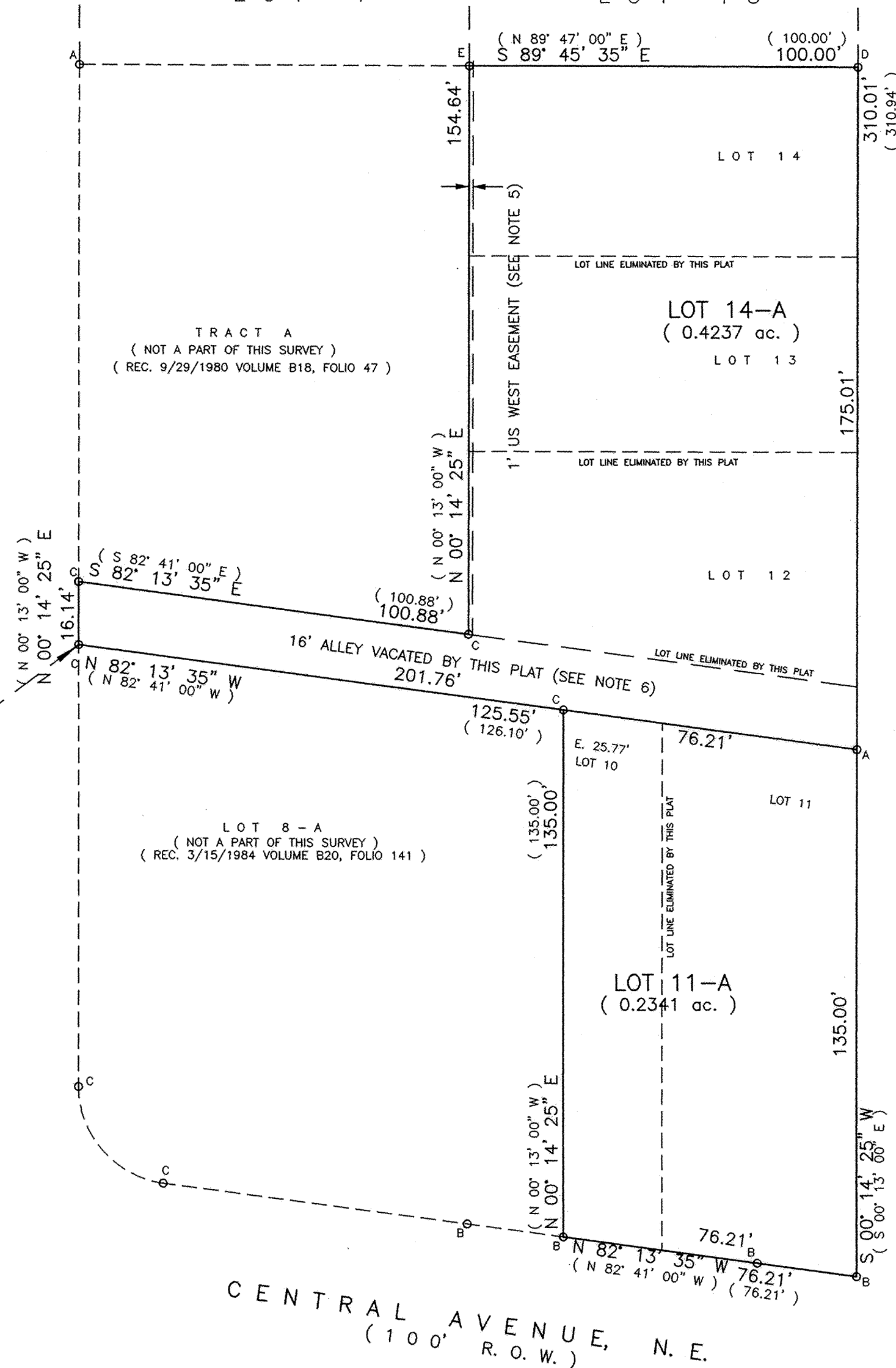
A REPLAT OF E. 25.77' LOT 10, LOTS 11 THRU 14,
 AND A VACATED ALLEY, IN BLOCK 4, SANTILLA PLACE
 WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2016

COUNTY CLERK RECORDING LABEL HERE

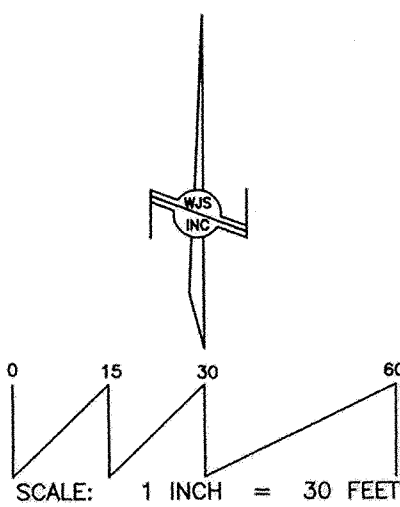
BLOCK 4, SANTILLA PLACE
 (REC. 2/28/1927 VOLUME D, FOLIO 150)
 LOT 4 LOT 15

VALENCIA DRIVE, N. E.
 (60' R. O. W.)

CARDENAS DRIVE, N. E.
 (60' R. O. W.)

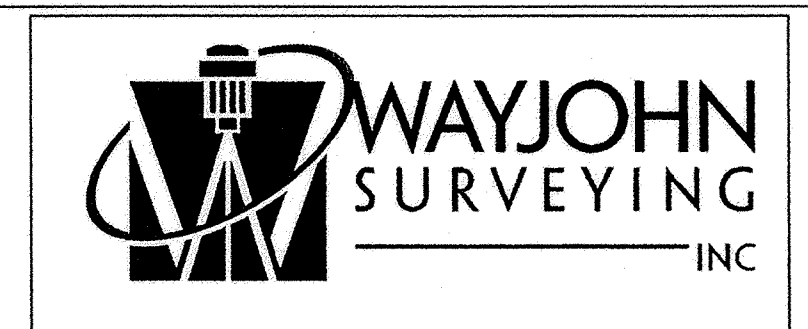
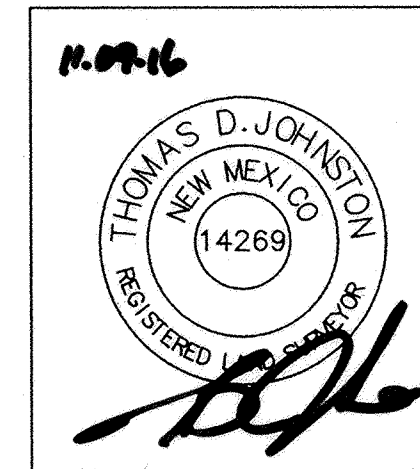


ACS MONUMENT "5-K18A"
 x = 1,541,268.242
 y = 1,483,619.713
 Ground-to-grid:
 0.999662582
 Delta Alpha: -00°11'25.60"
 NMSP CENTRAL ZONE
 NAD 83



MONUMENT LEGEND:

- = FOUND/SET MONUMENT AS NOTED:
- A: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- B: FOUND "+" IN CONCRETE
- C: FOUND PK NAIL AND DISK "PS 14269"
- D: FOUND #4 REBAR - NO CAP
- E: UNABLE TO SET



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CENTRAL AVENUE LLC; 430 REAL ESTATE GROUP LLC;	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-5-01-2015
	CHECKED: T D J	DRAWING NO. SP50115.DWG	SHEET 2 OF 2
LOCATION: SEC. 24, T.10 N., R.3 E., N.M.P.M.; SANTILLA PLACE			

