

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:

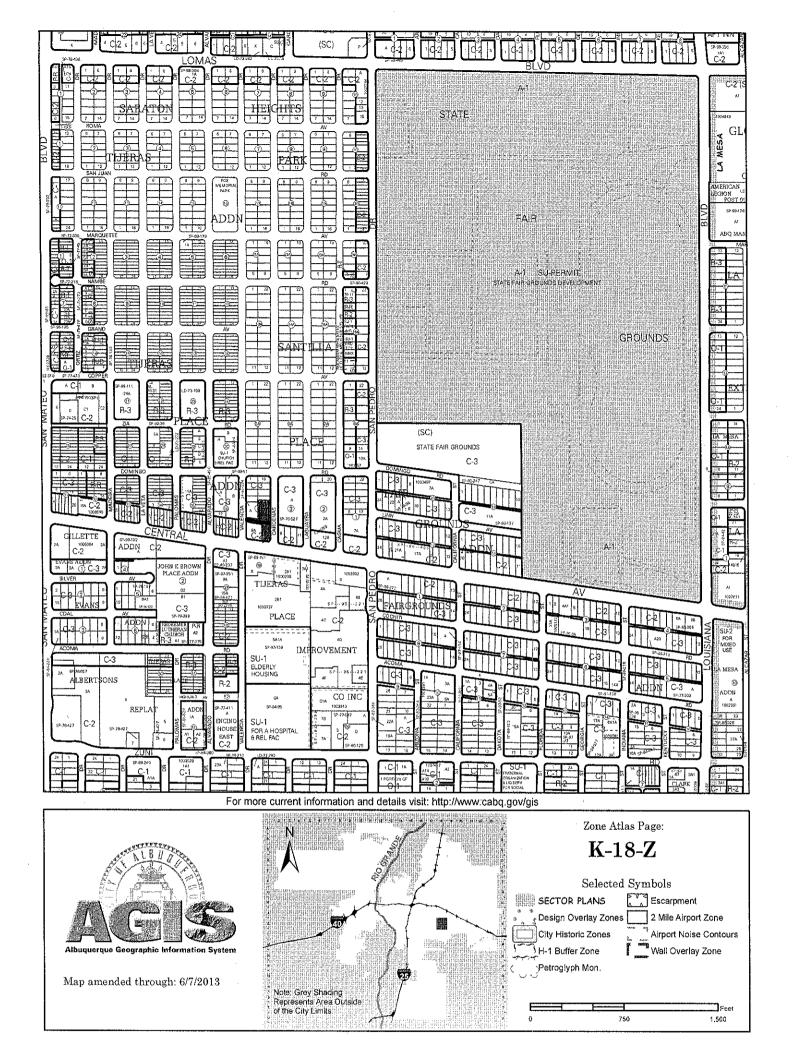
I am submitting a request for minor preliminary/final plat review. My client would like to create two lots from five existing lots and the 16 foot vacated alley. The proposed lots currently contain commercial structures and parking.

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.



Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

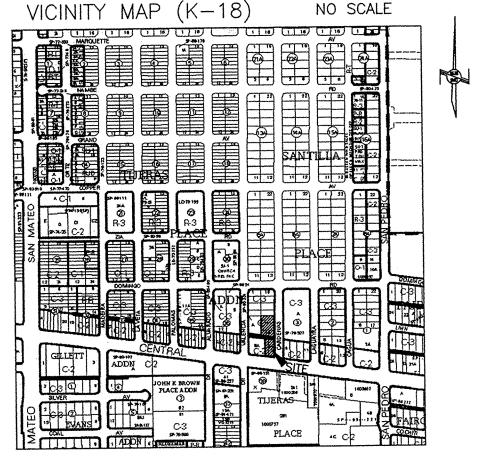
SUBDIVISIO	ON	Suppleme				& PLANNING		
Majo	or subdivision action			_		Annexation		
	or subdivision action ation		V		Z	Zone Map Amend	ment (Esta	ablish or Change
Varia	ance (Non-Zoning)					Zoning, includes Z Development Plar		in Sector
	LOPMENT PLAN	4	Р		<i>F</i>	Adoption of Rank	2 or 3 Plai	
for E	Subdivision Building Permit			-		Fext Amendment Plan(s), Zoning Co		
IP N	ninistrative Amendment/A laster Development Plan		D	_	;	Street Name Cha	nge (Local	& Collector)
	t, of Appropriateness (LU	CC)	L A	\ A		. / PROTEST of		
	AINAGE (Form D) m Drainage Cost Allocat	ion Plan		-	[Decision by: DRB Director, ZEO, ZH	, EPC, LU E, Board o	CC, Planning of Appeals, other
Planning Departmer	N BLACK INK ONLY. Int Development Service In the time of application	es Center, 600 2	2 nd Stree	et NV	V, Albuq	uerque, NM 87	102.	on in person to the
APPLICATION INFORM		wing Inc					DHONE	EUE 355 3053
	nt (if any):_Wayjohn Surve							
-	ouisiana Blbvd NE							-255-2887
CITY:_Albuquerque	<u> </u>	SIAIE	_ <u>NM</u>	ZIP_	_8/108	E-MAIL:_ <u>in</u>	to@wayjoh	n.com
APPLICANT:_430	Real Estate Group LLC_					PHON	IE: 505-21	75-0933
	San Pedro Drive, NE, Suite							
	CITY:_Albuquerque							
	peproperties.com							
existing lots. Is the applicant seeking	QUEST: _Minor final/preliminocentives pursuant to the ACCURACY OF THE EXIS	Family Housing Dev	/elopmen	t Prog	ram?	_YesX_No.		
Lot or Tract No.	E. 25.77' Lot 10; Lots 12,	13. & 14				Block: 4	ı	Jnit:_N/A
	: _Santilla Place			4				
	C-2/C-3		ed zoninc	ı: Sa	me		MRGCD	Map No N/A
	:_K-18			_	_			
CASE HISTORY: List any current o	r prior case number that m	ay be relevant to yo	ur applica	ation (I	⊃roj., App			_
CASE INFORMATION: Within city limits?_	X Yes With	n 1000FT of a landf	fill? _NO					
No. of existing lots		proposed lots:	2		Total site	area _	<u>1.3605 ac</u>	<u>.</u>
LOCATION OF PR	ROPER (PCBS) STREETS:	On or Near: <u>Cent</u> i	ral Avenu	ie, NE				
Between:_Cardena	as Drive, NE		and <u>V</u> a	alencia	Drive, N	<u>E</u>		
Check if project wa	as previously reviewed by:					-		
SIGNATURE	18/15						DATE11	/9/2016
(Print Name)_Thor	mas D. Johnston, PS, PE, V							Applicant: □ Agent: X
FOR OFFICIAL USE C	DNLY	,					F	Revised: 4/2012
☐ INTERNAL ROUT		Application case r	numbers	5		Action	S.F.	Fees
☐ All checklists are c☐ All fees have been	•					- Anna Anna Anna Anna Anna Anna Anna Ann		\$
☐ All case #s are ass	signed	<u>-</u>						\$ \$
☐ AGIS copy has be☐ Case history #s ar								\$
☐ Site is within 1000	ft of a landfill							\$
☐ F.H.D.P. density b☐ F.H.D.P. fee rebat		Hearing date						Total \$

Project#

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.

	 Scale drawing of the prop Site sketch with measurer improvements, if there is Zone Atlas map with the e Letter briefly describing, e 	AND COMMENT (DRB22) osed subdivision plat (folded to nents showing structures, park any existing land use (folded to ntire property(ies) clearly outling xplaining, and justifying the recated file numbers on the cover	ing, Bldg. setbacks, adjac to fit into an 8.5" by 14" po ned juest	ent rights-of-way and	·
	 Preliminary Plat reduced Zone Atlas map with the Letter briefly describing, Copy of DRB approved i Copy of the LATEST Off List any original and/or red 	entire property(ies) clearly outlexplaining, and justifying the re	iined equest r Preliminary Plat Extensi er application	Your attendance is	required.
	Proposed Final Plat (fold Signed & recorded Final Design elevations & crost Zone Atlas map with the Bring original Mylar of placety Copy of recorded SIA Landfill disclosure and Elist any original and/or recorded SIA List any original any original and original and original and original and original	NAL PLAT APPROVAL (D) ed to fit into an 8.5" by 14" poor Pre-Development Facilities Fe es sections of perimeter walls entire property(ies) clearly out at to meeting, ensure property HD signature line on the Mylar elated file numbers on the cove of final plat data for AGIS is reco	cket) 6 copies the Agreement for Resider 3 copies lined owner's and City Surveyor if property is within a lander application	or's signatures are on	,
	n/a 5 Acres or more: Certific	RELIMINARY/FINAL PLAT cate of No Effect or Approval nal Plat (folded to fit into an 8.5			,
	n/a Signed & recorded Fina n/a Design elevations and c	City Surveyor's signatures are I Pre-Development Facilities F cross sections of perimeter wal ments showing structures, part	ee Agreement for <u>Reside</u> ls (11" by 17" maximum) 3	ntial development on 3 copies	•
	X Zone Atlas map with the X Letter briefly describing, of X Bring original Mylar of pla Landfill disclosure and EHD X Fee (see schedule) X List any original and/or ren/a Infrastructure list if requ	existing land use (folded to find the entire property(ies) clearly outlined explaining, and justifying the rest to meeting, ensure property consignature line on the Mylar if pulated file numbers on the covering the lated for AGIS is required the final plat data for AGIS is required.	ned quest owner's and City Surveyor roperty is within a landfill I r application er)	's signatures are on t	he plat
	PLEASE NOTE: There are amendments. Significant ch	MINARY PLAT (with mino no clear distinctions between s anges are those deemed by th liminary Plat, Infrastructure Lis	ignificant and minor chan e DRB to require public n	ges with regard to sull otice and public hear	odivision ing.
	Zone Atlas map with the Letter briefly describing, Bring original Mylar of p List any original and/or relate	Infrastructure List, and/or Graentire property(ies) clearly out explaining, and justifying the rat to meeting, ensure property ed file numbers on the cover a approval expires after one y	llined equest owner's and City Surveyo oplication		
inf wit	the applicant, acknowledge ormation required but not s h this application will likely ferral of actions.	ubmitted	1/0/10	PS, PE icant name (print) 11/9/16 nt signature / date	NEW MEXICO
	Checklists complete	Application case numbers	Form revise	d October 2007	
	Fees collected Case #s assigned		Project #	Planner si	gnature / date



SUBDIVISION DATA

- 1. DRB Project No.
- 2. Zone Atlas Index No. K-18
- 3. Gross acreage 0.6578 Ac.
- 4. Existing number of lots Replatted number of lots

This plat has been prepared for the purpose of creating two lots from five lots, completion of the vacation action for the vacated 16' alley and granting of easements.

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.
- 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
- 5. Existing 1' US WEST easement recorded 8/20/1991 in Book 91-14, Page 6173.
- 6. 16' Alley vacated by 15DRB-70244, granted as a 16' public utility and surface drainage easement, and a public water and sewerline easement exclusively to ABCWUA 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. 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.

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# 1 018 057 181 171 32705, 1 018 057 178 171 32704,	
1 018 057 178 188 32706	
PROPERTY OWNER OF RECORD: CENTRAL AVENUE LLC; 430 REAL ESTATE GROUP LLC	
BERNALILLO COUNTY TREASURER'S OFFICE	

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

The Easterly 25.77 feet of Lot numbered Ten (10), Lots numbered Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), TOGETHER WITH the vacated alley in Block numbered Four (4) of the SANTILLA PLACE, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 28, 1927 in Volume D, Folio 150 and being more particularly described as follows:

BEGINNING at the most westerly corner of the property herein described, being the intersection of the Easterly right—of—way line of Valencia Drive, NE, and the southerly line of the 16 foot alley located within said Block 4, from whence the ACS Monument "5_K18A" (x=1,541,268.242; y=1,483,619.713, NMSP Central Zone, NAD 83) bears S 53* 28' 08" W, 201.66 feet distant; THENCE along said Easterly right-of-way line, N 00' 14' 25" E, 16.14 feet to the intersection of the Easterly right—of—way line of Valencia Drive, NE, and the northerly line of the 16 foot alley located within said Block 4; THENCE leaving said Easterly right-of-way line and along said northerly line, S 82° 13′ 35" E, 100.88 feet; THENCE leaving said northerly line, N 00° 14′ 25" E, 154.64 feet to the Northwest corner; THENCE S 89° 45′ 35" E, 100.00 feet to the Northeast corner, being a point on the Westerly right-of-way line of Cardenas Drive, NE; THENCE along said Westerly right-of-way line, S 00° 14′ 25″ W, 310.01 feet to the Southeast corner, being the point of intersection of said Westerly right-of-way line and the Northerly right-of-way line of East Central Avenue; THENCE along said Northerly right-of-way line, N 82° 13' 35" W, 76.21 feet to the Southwest corner; THENCE leaving said Northerly right-of-way line, N 00° 14' 25" E, 135.00 feet to a point on said southerly line of said 16 foot alley; THENCE N 82° 13' 35" W, 125.55 feet to the Point of Beginning and containing 0.6578 acres, more or less.

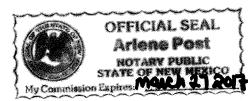
The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold

430 Real Estate Group, LLC, Owner, Lots 11-A and 14-A **ACKNOWLEDGMENT** STATE OF NEW MEXICO

SS COUNTY OF BERNALILLO) On this Quantum of November, 2016, the foregoing instrument was acknowledged by:

Authorized Representative of 430 Real Estate Group LLC.

March 27, 2017



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

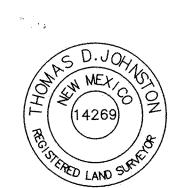
ion Number:	
Foren M. Risourpour P.S.	11/9/16
City Surveyor	/ Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
City of Albuquerque Real Property	Date
DRB Chairperson, Planning Department	Date
Utility Company Approvals:	
PNM	Date
CenturyLink	Date
Comcast	Date
New Mexico Gas Company	Da

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 2016 and is true and correct to the best of my knowledge and belief.

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

11.09.16





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;

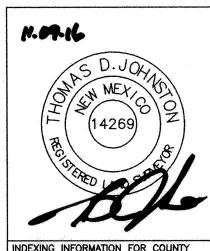
OCATION: SEC. 24, T.10 N., R.3 E., N.M.P.M.; SANTILLA PLACE

SCALE: FILE NO. DRAWN: SP-5-01-2015 $= 30^{\circ}$ CHECKED: TDJ DRAWING NO. SHEET 1 OF 2 9 NOV 2016 SP50115.DWG

COUNTY CLERK RECORDING LABEL HERE BLOCK 4, SANTILLA PLACE (REC. 2/28/1927 VOLUME D, FOLIO 150) LOT LOT 15 (100.00') 100.00' (N 89° 47′ 00″ E) S 89° 45′ 35″ E LOT 14 LOT LINE ELIMINATED BY THIS PLAT LOT 14-A نیا (0.4237 ac.) TRACT A (NOT A PART OF THIS SURVEY) LOT 13 ż (REC. 9/29/1980 VOLUME B18, FOLIO 47) نیا ثنا S \sim m LOT LINE EUMINATED BY THIS PLAT σ. . ம் 🦳 ۳. ۵ S 82° 41′ 00″ E) LOT 12 Ö ∢ ô (100.88',) 100.88' - 9 16' ALLEY VACATED BY THIS PLAT (SEE NOTE 6) 9 N 82. 13' 35" W Ô S S 125.55' \forall 76.21 Z E. 25.77' LOT 10 ليا LOT 11 LOT 8-A \propto (NOT A PART OF THIS SURVEY) (REC. 3/15/1984 VOLUME B20, FOLIO 141) \langle \circ 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 LOT 11-A (0.2341 ac.) NAD 83 CENTRAL AVENUE, 1 INCH = 30 FEET MONUMENT LEGEND: o = 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

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





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;

LOCATION: SEC. 24, T.10 N., R.3 E., N.M.P.M.; SANTILLA PLACE

DRAWN: T R J SCALE: FILE NO.

CHECKED: T D J 1" = 30' SP-5-01-2015

DRAWING NO.
SP50115.DWG 9 NOV 2016 SHEET 2 OF 2

