



1609 2ND Street NW. • Albuquerque, NM 87102 • Phone: (505) 255-2052 • Fax: (505) 255-2887

September 18, 2018

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

RE: Sketch Plat, Lot 16-A, Block X, Atlantic and Pacific Addition

To Whom It May Concern:

I am submitting a request for sketch plat review. My client would like to create one lot from two lots. The site currently is vacant.

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

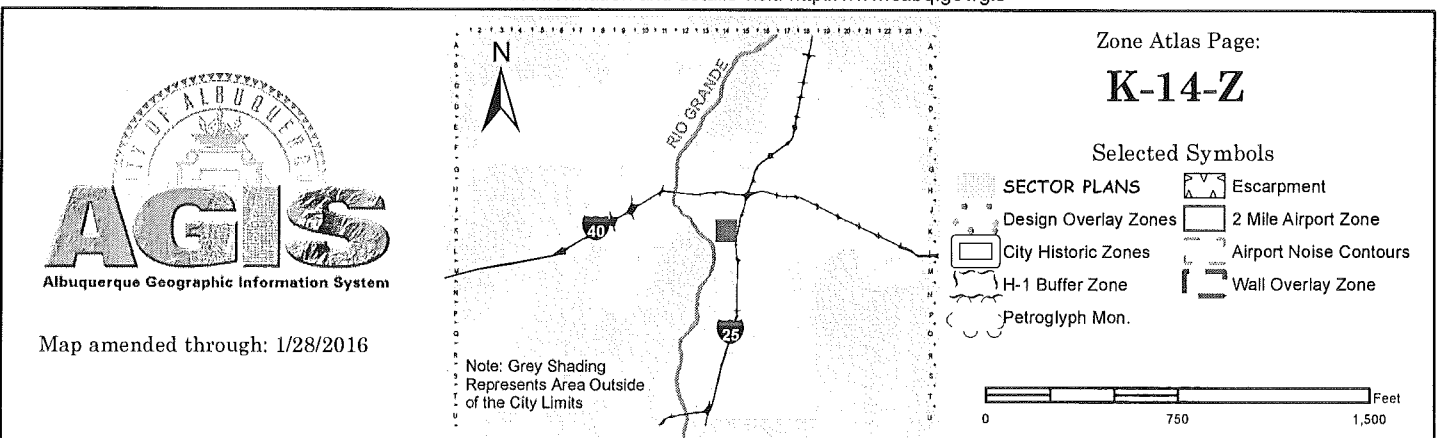
Regards,

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.



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





Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: WESCOTT PROPERTIES LLC		Phone: 505.453-6960
Address: 7832 ACADEMY TRAIL NE		Email: srknowles@hotmail.com
City: ALBUQUERQUE	State: NM	Zip: 87109
Professional/Agent (if any): WAYJOHN SURVEYING INC.		Phone: 505.255.2052
Address: 1609 2ND STREET NW		Email: info@wayjohn.com
City: ALBUQUERQUE	State: NM	Zip: 87102
Proprietary Interest in Site: OWNER	List all owners:	

BRIEF DESCRIPTION OF REQUEST

MINOR SKETCH PLAN TO CREATE 1 LOT FROM 2 LOTS

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 16517	Block: X	Unit: N/A
Subdivision/Addition: ATLANTIC PACIFIC	MRGCD Map No.: N/A	UPC Code: 101405705827420204
Zone Atlas Page(s):	Existing Zoning: R-MH	Proposed Zoning: SAME
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (acres): 0.1630

LOCATION OF PROPERTY BY STREETS

Site Address/Street: IRON AVE SW Between: 6th ST SW and: 7th ST SW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>[Signature]</i>	Date: 9/18/18
Printed Name: THOMAS D. JOHNSTON	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and 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 on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? NO if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

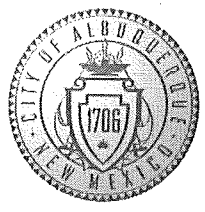
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

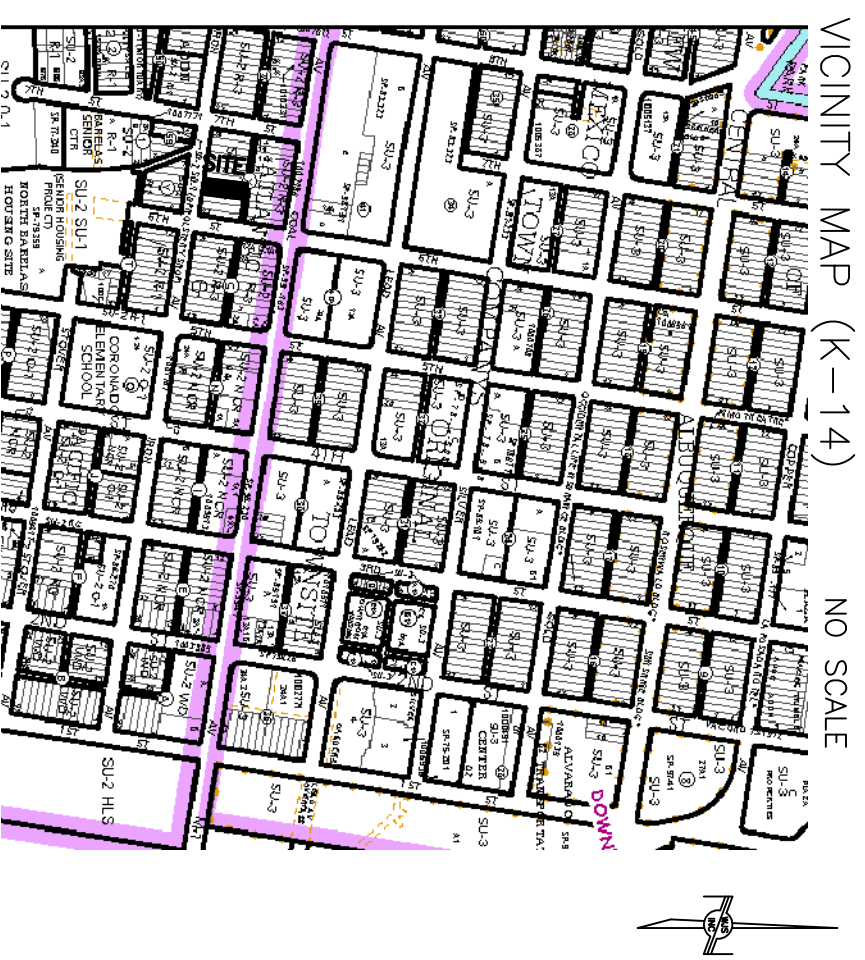
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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 (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

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.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>[Signature]</u></p>	<p>Date: <u>9/18/18</u></p>
<p>Printed Name: <u>THOMAS D. JOHNSON</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



PURPOSE OF PLAT
This plat has been prepared for the purpose of creating one lot from two existing lots.

- NOTES**
1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parentheses 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.

PUBLIC UTILITY EASEMENTS

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# 1 014 057 058 274 20204

PROPERTY OWNER OF RECORD:
 WESCOTT PROPERTIES, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA**
1. DRB Project No. No. K-14
 2. Zone Atlas Index No. 0.1630 Ac.
 3. Gross acreage 0.1630 Ac.
 4. Existing number of lots 2
 - Replotted number of lots 1

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lots numbered Sixteen (16) and Seventeen (17) in Block Lettered "X" of Atlantic and Pacific Addition, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1882.

FREE CONSENT

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 complete and indefeasible title in fee simple to the land subdivided.

Authorized Representative of Wescott Properties, LLC Date

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss

COUNTY OF BERNALILLO)
 On this ____ day of _____, 2018, the foregoing instrument was acknowledged by:

My Commission expires _____, Authorized Representative of Wescott Properties, LLC.

Notary Public

PLAT OF
LOT 16-A, BLOCK X
ATLANTIC AND PACIFIC ADDITION

WITHIN THE TOWN OF ALBUQUERQUE GRANT
 WITHIN PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2018

PROJECT NUMBER: _____
 Application Number: _____
 Utility Company Approvals:

PNM Electric Services _____ Date
 New Mexico Gas Company _____ Date

Qwest Corporation D/B/A Centurylink QC _____ Date

Comcast _____ Date
 City Approvals:

City Surveyor _____ Date

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

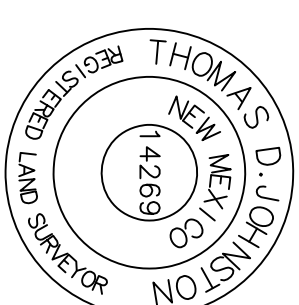
Parks and Recreation Department _____ Date

AMAFCIA _____ Date

City Engineering/Hydrology _____ Date

Code Enforcement _____ Date

DRB Chairperson, Planning Department _____ Date



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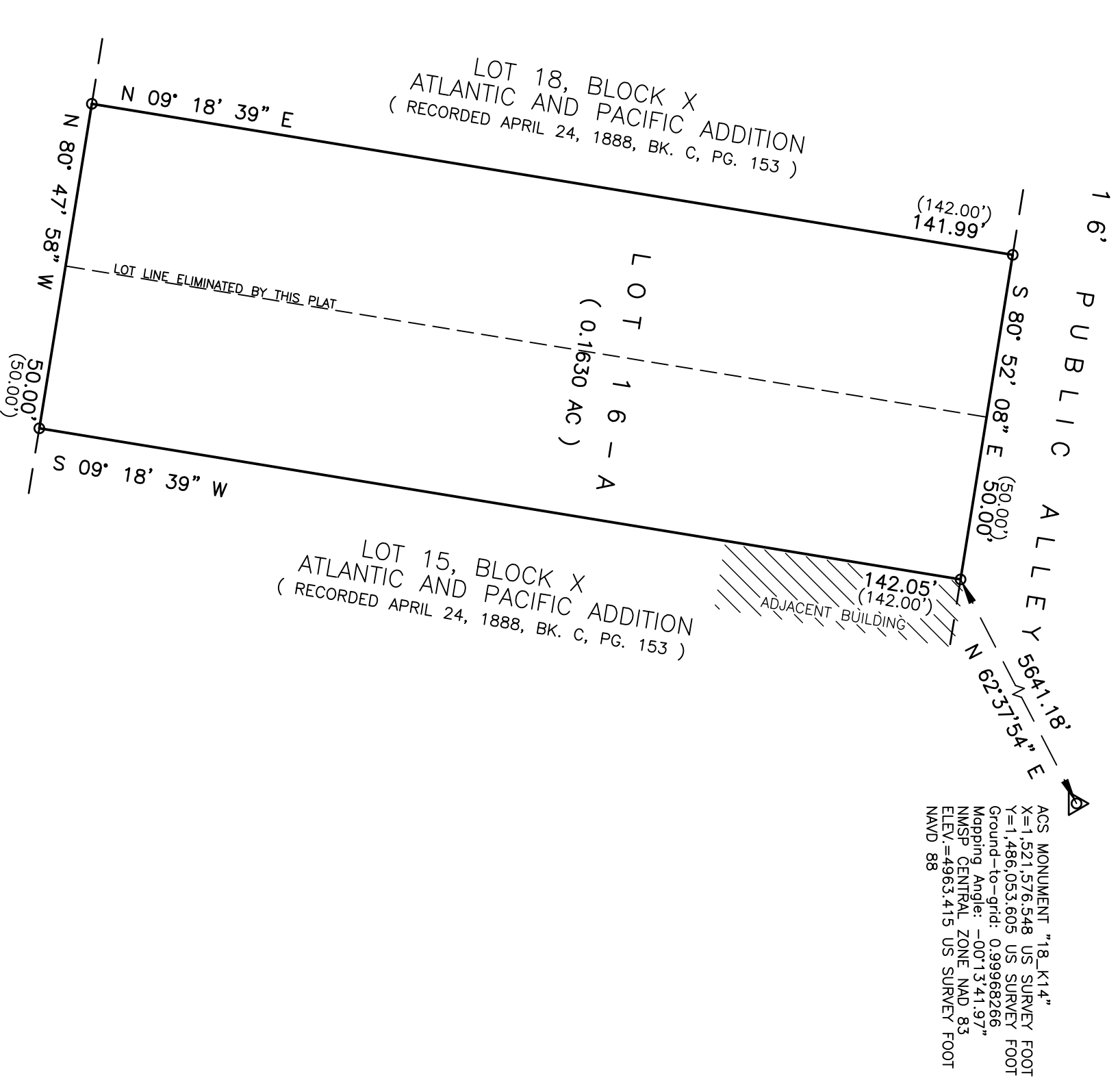
INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: J T K	SCALE: 1" = 20'	FILE NO.
WESCOTT PROPERTIES, LLC	CHECKED: T D J		SP-08-02-2018
LOCATION: SECTION 20, T.10N, R.3E ATLANTIC AND PACIFIC ADDITION	DRAWING NO: SP080218.DWG	17 SEP 2018	SHEET 1 OF 2

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

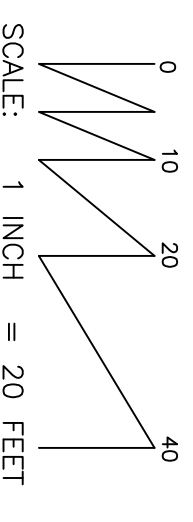
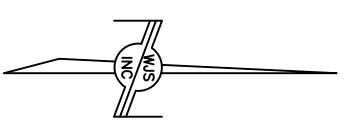
Date

COUNTY CLERK RECORDING LABEL HERE

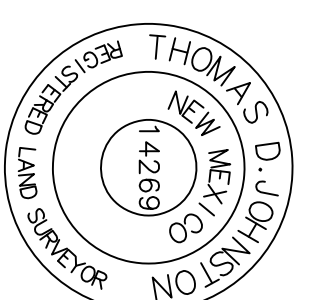
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2018



ACS MONUMENT "18-K14"
 X=1,521,576.548 US SURVEY FOOT
 Y=1,486,053.605 US SURVEY FOOT
 Ground-to-grid: 0.99968266"
 Mapping Angle: -001°3'41.97"
 NAD83 CENTRAL ZONE NAD 83
 ELEV.=983.415 US SURVEY FOOT
 NAD 83



o FOUND/SET MONUMENT LEGEND:
 A: FOUND 1-1/2" STEEL PIPE
 B: FOUND PK NAIL AND DISK ON ROCK
 C: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"



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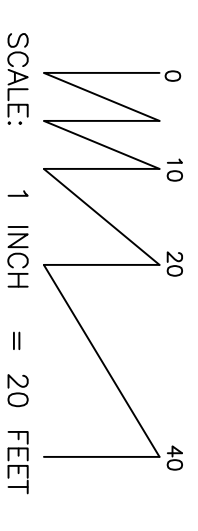
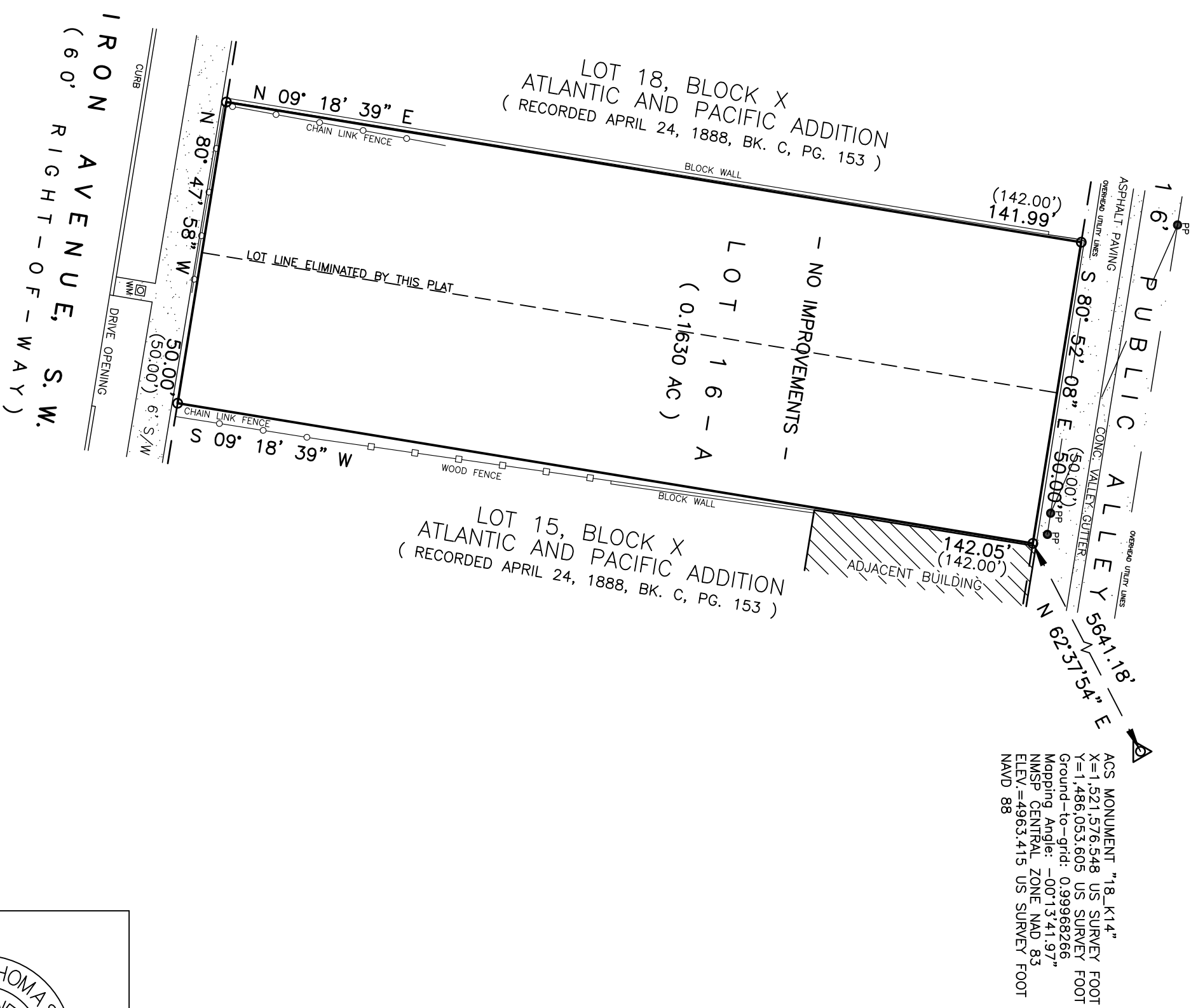
LOCATION: SECTION 20, T10N, R3E
 ATLANTIC AND PACIFIC ADDITION

DRAWN: JTK	SCALE: 1" = 20'	FILE NO. SP-08-02-2018
CHECKED: TDJ		
DRAWING NO. SP080218.DWG		SHEET 2 OF 2

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 16-A, BLOCK X
ATLANTIC AND PACIFIC ADDITION
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 WITHIN PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2018

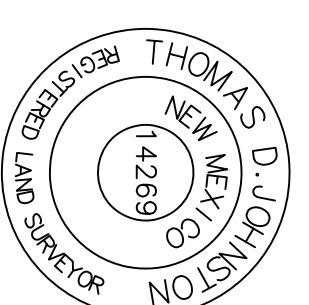
EXISTING CONDITIONS



- o FOUND/SET MONUMENT LEGEND:
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INDEXING INFORMATION FOR COUNTY CLERK
 WESCOTT PROPERTIES, LLC

LOCATION: SECTION 20, T10N, R3E
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