



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 10-A-1, Block 14, East Central Business Addition and Lot 5-A, Block 2,
Rhodes Sandia Vista

To 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 lots. The site currently contains two residences, one on each lot.

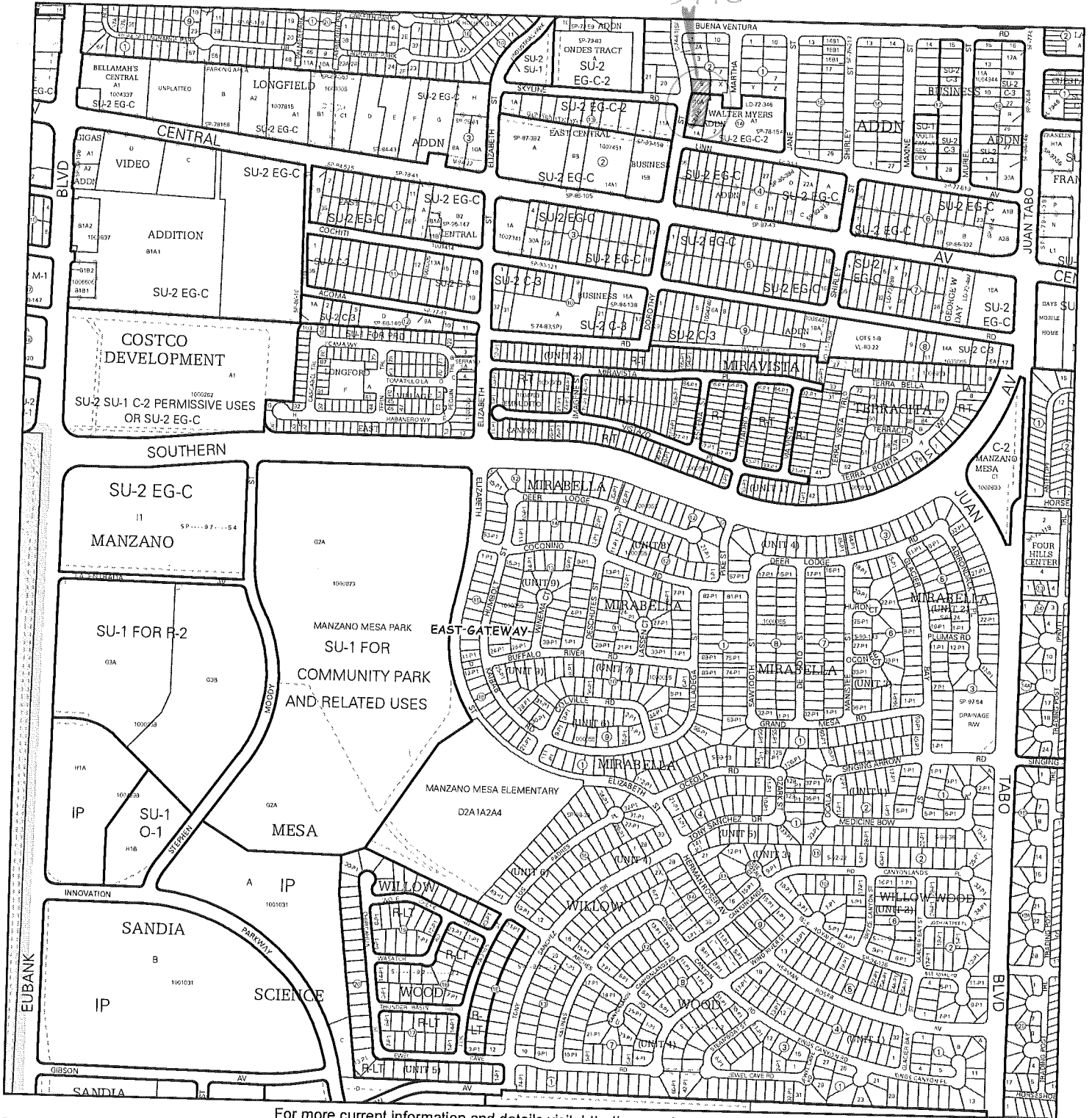
Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink on a light beige background. The signature is cursive and appears to read "Thomas D. Johnston".

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

SITE



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

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-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

0 750 1,500 Feet



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: JOHN & SUSAN DAUGHERTY		Phone: 505.459-3072
Address: PO BOX 25400		Email:
City: ALBUQUERQUE	State: NM	Zip: 87125
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 ADJUST THE LOT LINE BETWEEN TWO LOTS

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

Lot or Tract No.: 10-A3 5	Block: 14/2	Unit: N/A
Subdivision/Addition: EAST CENTRAL BUS. ADD / RHODES SANDIA VISTA	MRGCD Map No.: N/D	UPC Code: 102105735300740201 10210563425264021
Zone Atlas Page(s): L-21	Existing Zoning: MX-M	Proposed Zoning: MX-M SAME
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 0.5465

LOCATION OF PROPERTY BY STREETS

Site Address/Street: DOROTHY ST NE Between: CENTRAL AVE NE and: BUENA VENTURA RD NE

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

1006742

Signature: *[Signature]* Date: 9/18/18

Printed Name: THOMAS D. JOHNSTON Applicant or 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

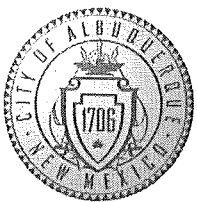
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

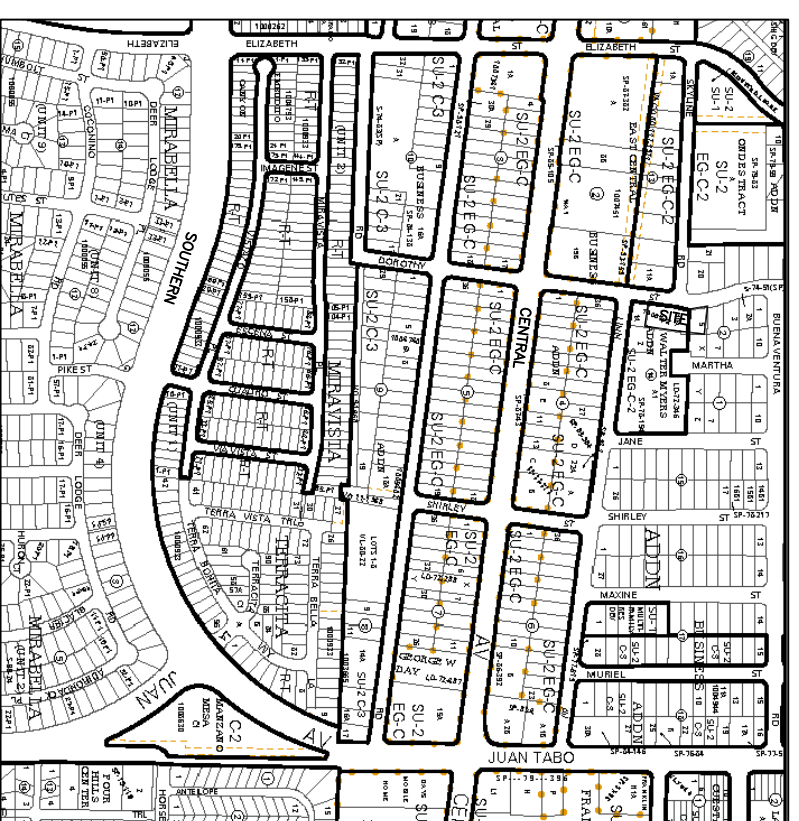
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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>9/19/18</u></p>
<p>Printed Name: <u>THOMAS D. JOHNSTON</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 style="text-align: center;">-</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



PURPOSE OF PLAT
This plat has been prepared for the purpose of adjusting lot line between two 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.
5. An existing Five foot (5') Public Utility Easement as shown on plat of Rhodes Sandia Vista, recorded March 24, 1950 in Volume D, Folio 87.
6. An existing Six foot (6') Public Utility Easement as shown on plat of East Central Business Addition, recorded July 15, 1945 in Volume D, Folio 12.
7. Vacated Right-of-Way Skyline Road, NE, being an existing Sixty foot (60') Public & Private Utility Easement, Vacation Ordinance No. 143-1912, as shown on plat of Lots 1-A & 10-A, East Central Business Addition, recorded August 24, 2007 in Book 2007C, Page 237.

PUBLIC UTILITY EASEMENTS

A Public Utility 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# 1 021 057 353 007 40201, 1 021 056 342 526 11201

PROPERTY OWNER OF RECORD:
 JOHN W. & SUSAN L. DAUGHERTY
 BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot numbered Five (5) in Block numbered Two (2), of RHODES SANDIA VISTA, Albuquerque, Bernalillo County, 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 March 24, 1950, in Volume D, Folio 87;
 TOGETHER WITH:
 Lot numbered Ten-A (10-A), in Block numbered Fourteen (14), of EAST CENTRAL BUSINESS ADDITION, Albuquerque, Bernalillo County, 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 August 24, 2007, in Plat Book 2007C, Page 237.

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.

John W. Daugherty
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO
)
) ss
 COUNTY OF BERNALILLO
)
)
 On this _____ day of _____, 2018, the foregoing instrument was acknowledged by:

John W. Daugherty
 My Commission expires _____
 Notary Public

Susan L. Daugherty
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO
)
) ss
 COUNTY OF BERNALILLO
)
)
 On this _____ day of _____, 2018, the foregoing instrument was acknowledged by:

Susan L. Daugherty
 My Commission expires _____
 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 Stonumentation 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

PLAT OF
LOT 10-A-1, BLOCK 14
EAST CENTRAL BUSINESS ADDITION
AND
LOT 5-A, BLOCK 2, RHODES SANDIA VISTA
 WITHIN SECTION 28, T. 10 N., R. 4 E., NMPM
 ALBUQUERQUE, BERNALILLO COUNTY, NM
 SEPTEMBER 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 _____

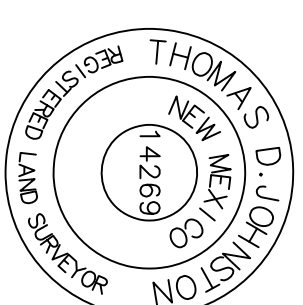
Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineering/Hydrology _____ Date _____

Code Enforcement _____ Date _____

DRB Chairperson, Planning Department _____ Date _____



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: J T K	SCALE: 1" = 30'	FILE NO.
DAUGHERTY, JOHN W & SUSAN L	CHECKED: T D J		SP-9-01-2018
LOCATION: SECTION 28, T. 10 N., R. 4 E., EAST CENTRAL BUSINESS ADDITION & RHODES SANDIA VISTA	DRAWING NO: SP901218.DWG	DATE: 17 SEP 2018	SHEET 1 OF 2

LEGEND

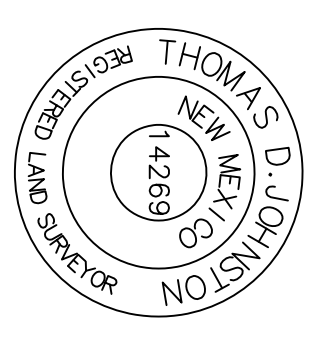
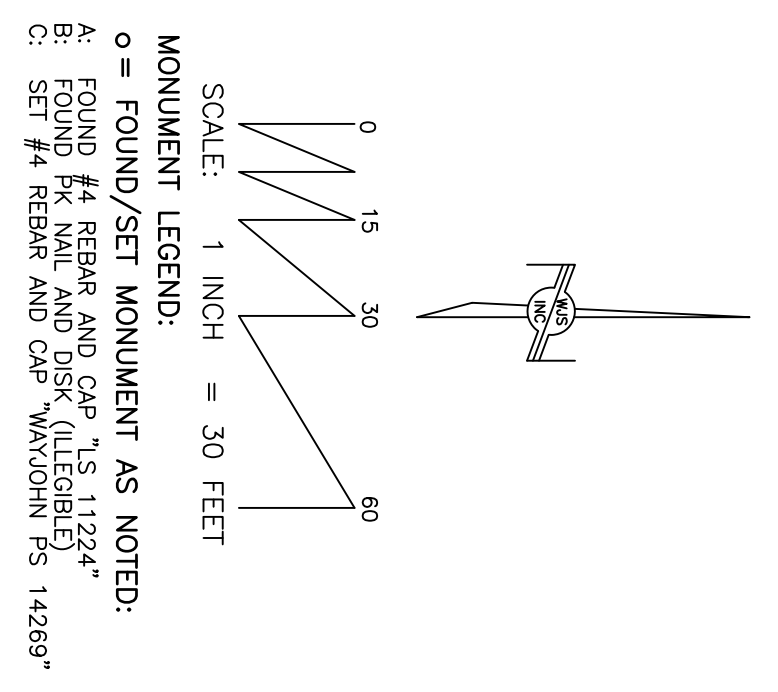
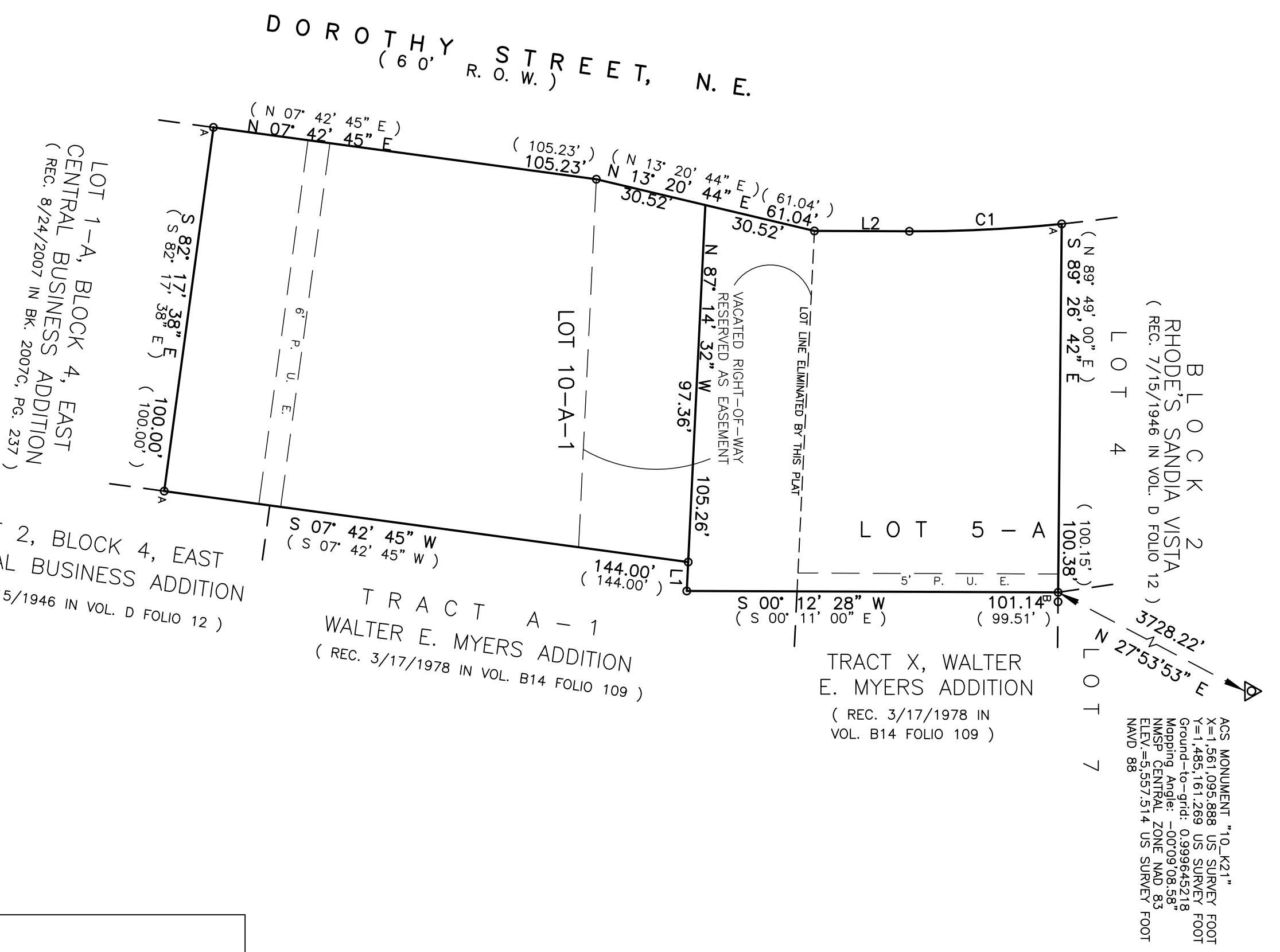
● PP	POWER POLE	□ CONCRETE
⊕ LP	LIGHT POLE	▬ BLOCK WALL
⊖ EM	ELECTRIC METER	○ WOVEN WIRE FENCE
⊖ GM	GAS METER	□ WOOD FENCE
⊖ WM	WATER METER	— OVERHEAD ELECTRIC LINES
⊖ FH	FIRE HYDRANT	
⊖ ANCH	GUY ANCHOR	
⊖ LP	LIGHT POLE	

CURVE INFORMATION			
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE
C1	400.00'	41.56'	05° 57' 10"
(C1)	400.00'	39.31'	N 02° 49' 06" W, 41.54'

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	N 87° 14' 32" W	7.90'
(L1)	N 87° 14' 32" W	7.90'
L2	N 00° 12' 28" E	25.86'
(L2)	N 00° 11' 00" W	25.86'

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 10-A-1, BLOCK 14
EAST CENTRAL BUSINESS ADDITION
AND
LOT 5-A, BLOCK 2, RHODES SANDIA VISTA
 WITHIN SECTION 28, T. 10 N., R. 4 E., NMPM
 ALBUQUERQUE, BERNALILLO COUNTY, NM
 SEPTEMBER 2018



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK DAUGHERTY, JOHN W & SUSAN L	DRAWN: JTK	SCALE: 1" = 30'	FILE NO. SP-9-01-2018
LOCATION: SECTION 28, T10N, R4E EAST CENTRAL BUSINESS ADDITION & RHODES SANDIA VISTA	CHECKED: TDJ	DRAWING NO. SP901218.DWG	17 SEP 2018 SHEET 2 OF 2

LEGEND

●	PP	POWER POLE
⊕	LP	LIGHT POLE
□	EM	ELECTRIC METER
□	GM	GAS METER
⊗	WM	WATER METER
⊕	FH	FIRE HYDRANT
⊕	ANCH	GUY ANCHOR
⊕	LP	LIGHT POLE
▭		CONCRETE
▭		BLOCK WALL
○		WOVEN WIRE FENCE
□		WOOD FENCE
—		OVERHEAD ELECTRIC LINES

CURVE INFORMATION

CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	400.00'	41.56'	05° 57' 10"	N 02° 49' 06" W, 41.54'
(C1)	400.00'	39.31'	—	—

LINE INFORMATION

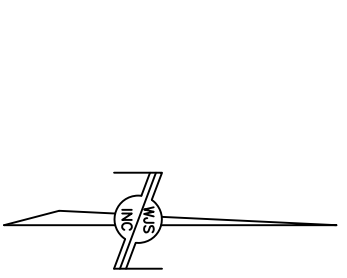
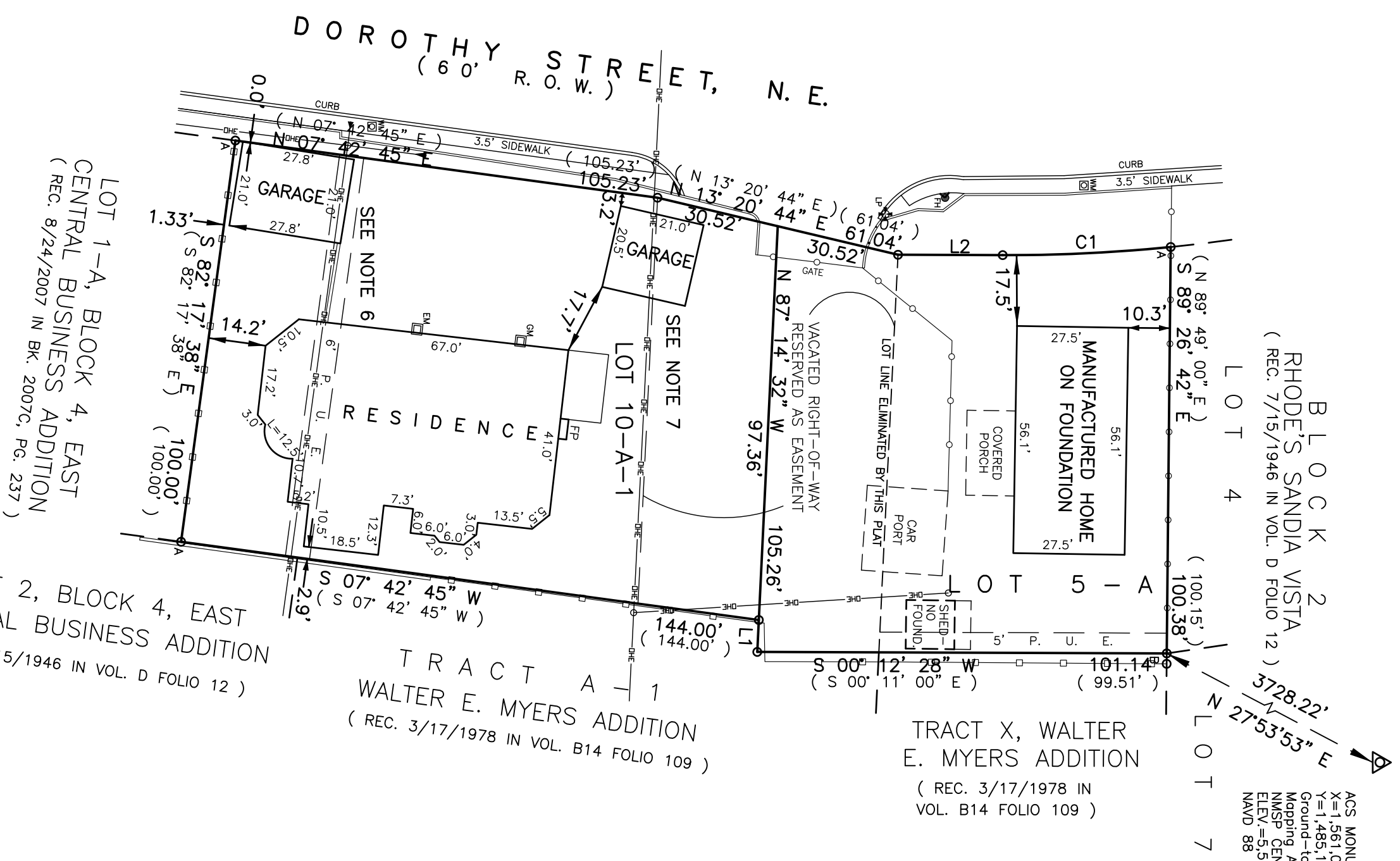
LINE NO.	BEARING	LENGTH
L1	N 87° 14' 32" W	7.90'
(L1)	N 87° 14' 32" W	7.90'
L2	N 00° 12' 28" E	25.86'
(L2)	N 00° 11' 00" W	25.86'

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 10-A-1, BLOCK 14
EAST CENTRAL BUSINESS ADDITION
 AND
LOT 5-A, BLOCK 2, RHODES SANDIA VISTA
 WITHIN SECTION 28, T. 10 N., R. 4 E., NMPM
 ALBUQUERQUE, BERNALILLO COUNTY, NM
 SEPTEMBER 2018

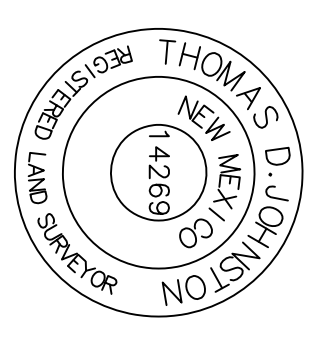
EXISTING CONDITIONS

AGS MONUMENT "10_K21"
 X=1,561,093.888 US SURVEY FOOT
 Y=1,483,161.289 US SURVEY FOOT
 Mapping Angle: 0.000000000
 MNSP CENTRAL ZONE NAD 83
 ELEV.=5,557.514 US SURVEY FOOT
 NAVD 88



SCALE: 1" = 30 FEET

MONUMENT LEGEND:
 ○ = FOUND/SET MONUMENT AS NOTED:
 A: FOUND #4 REBAR AND CAP "1" S. 11294"
 B: FOUND #4 NAIL AND DISK (ILLEGIBLE)
 C: SET #4 REBAR AND CAP WAYJOHN FS 14269"



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK DAUGHERTY, JOHN W & SUSAN L	DRAWN: JTK	SCALE: 1" = 30'	FILE NO. SP-9-01-2018
LOCATION: SECTION 28, T10N, R4E EAST CENTRAL BUSINESS ADDITION & RHODES SANDIA VISTA	CHECKED: T D J	DRAWING NO. SP901218.DWG	SHEET 2 OF 2