

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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Variance – Temporary Deferral of SW (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form P2)	
	<input type="checkbox"/> Variance – Sidewalk Waiver (Form V)		
SITE PLANS		<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
To create one lot from five existing lots.			

APPLICATION INFORMATION			
Applicant: Brian Tyree c/o Mark Weaver Architecture and Design		Phone: 255-8046	
Address: 1245 Princeton Drive, NE		Email: mw@toast.net	
City: Albuquerque	State: NM	Zip: 87106	
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: Brian Tyree, Thomas Tyree, Richard Garcia	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 5, 6, 7, 8 and 9		Block: 4	Unit: NA
Subdivision/Addition: Monte Vista Addition		MRGCD Map No.: NA	UPC Code: 1 016 057 491 160 10711 and 1 016 057 498 218 10709
Zone Atlas Page(s): K-16	Existing Zoning: MX-M		Proposed Zoning: MX-M
# of Existing Lots: 5	# of Proposed Lots: 1	Total Area of Site (acres): 0.2005 ac	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 3710 & 3716 Campus Blvd, NE		Between: Amherst Drive, NE	and: Carlisle Boulevard, NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature:	Date: 4-16-20
Printed Name: Thomas D. Johnston, PS, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	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 unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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? if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- 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)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- 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 SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination Public Notice Inquiry response
- Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or 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)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

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

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: </p>	<p>Date: 4-16-20</p>
<p>Printed Name: THOMAS D. JOHNSTON</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers:</p>	<p>Project Number</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



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

April 16, 2020

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

RE: Sketch Plat, Lots 5 through 9 inclusive, Block 4, Monte Vista Addition

To Whom It May Concern:

I am submitting a request for sketch plat review. My client would like to remove the interior lot lines between five lots and create one lot. The site currently contains a residence and a restaurant.

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 details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

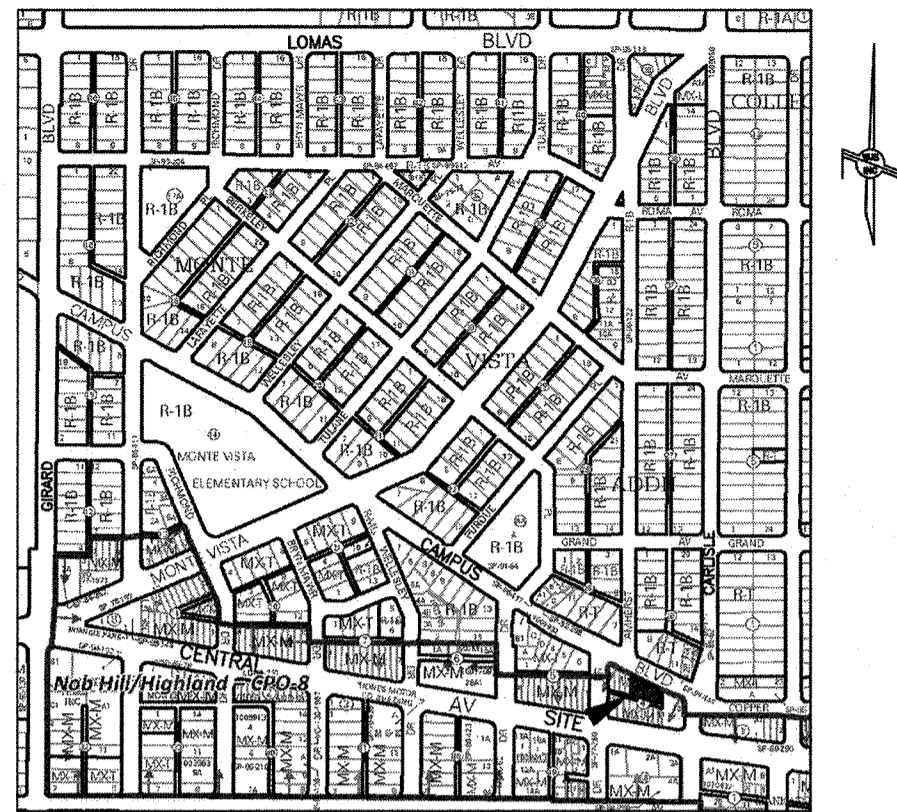
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
K-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000

VICINITY MAP (K-16) NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from eight existing lots.

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.
- An existing five foot (5') Overhead Utility Easement as recorded in document dated July 13, 1977 as document number 1977-042879.
- An existing six foot (6') Overhead Utility Easement as recorded in document dated July 13, 1977 as document number 1977-042879.

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.
 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.

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lots numbered Five (5) through Nine (9), inclusive, in Block numbered Four (4), of MONTEVISTA, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the map of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 14th, 1926, in Volume D, Folio 90.

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.

Brian E. Tyree _____ Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this ____ day of _____, 2020, the foregoing instrument was acknowledged by:
 _____, Bryan E. Tyree.

My Commission expires _____

Notary Public _____

THOMAS TYREE _____ Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this ____ day of _____, 2020, the foregoing instrument was acknowledged by:
 _____, Thomas Tyree.

My Commission expires _____

Notary Public _____

RICHARD S. GARCIA _____ Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this ____ day of _____, 2020, the foregoing instrument was acknowledged by:
 _____, Richard S. Garcia

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 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 July 24, 2016 and is true and correct to the best of my knowledge and belief.

[Signature]
 Thomas D. Johnston, N.M.P.S. No. 14269
 Date 4.16.20

PLAT OF
LOTS 9-A, BLOCK 4, MONTEVISTA
 WITHIN SECTION 22, T. 10 N., R. 3 E., NMPM
 A REPLAT OF LOTS 1, 2, 3, 7, 8, 9,
 BLOCK 4, MONTE VISTA
 ALBUQUERQUE, BERNALILLO COUNTY, NM
 APRIL 2020

PROJECT NUMBER: SKETCH PLAT

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

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 016 057 491 180 10711
 1 016 057 498 218 10709
 PROPERTY OWNER OF RECORD:
 BRIAN E. TYREE, THOMAS TYREE AND RICHARD S. GARCIA
 BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA**
- DRB Project No. xxxxx
 - Zone Atlas Index No. K-16
 - Gross acreage 0.2005 Ac.
 - Existing number of lots 5
 Replatted number of lots 1

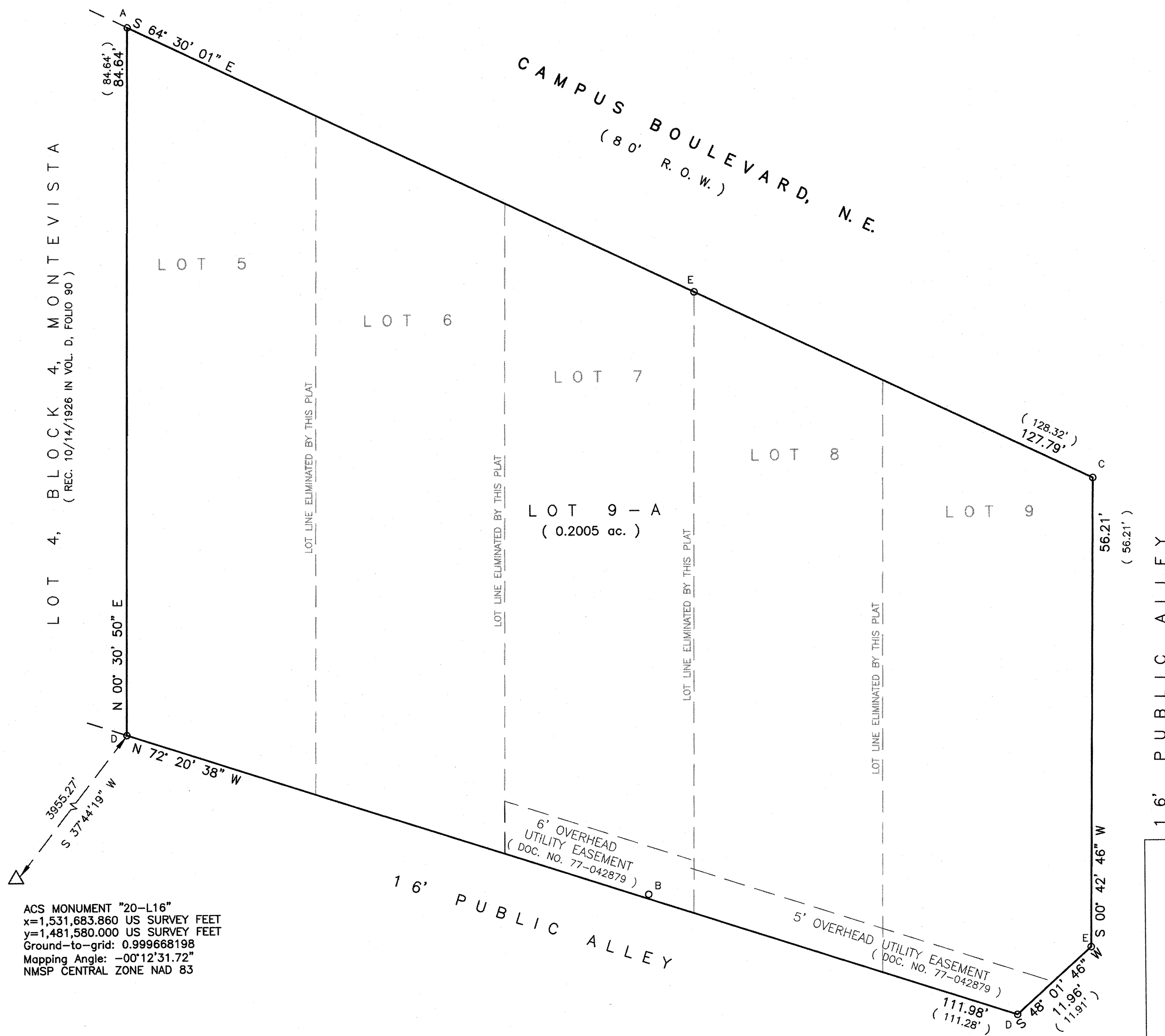
WAYJOHN SURVEYING INC

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

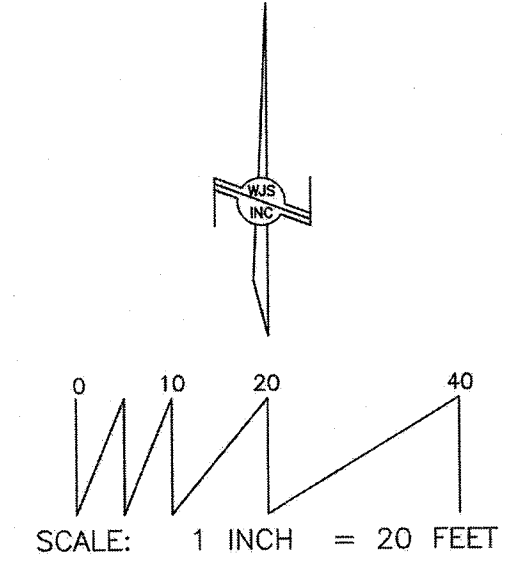
INDEXING INFORMATION FOR COUNTY CLERK BRIAN E. TYREE, THOMAS TYREE AND RICHARD S. GARCIA	DRAWN: J T K	SCALE: 1" = 10'	FILE NO.
	CHECKED: T D J		SP-3-01-2020
LOCATION: SECTION 22, T10N, R3E MONTE VISTA	DRAWING NO. SP3012020.DWG	16 MAR 2020	SHEET 1 OF 2

PLAT OF
LOTS 9-A, BLOCK 4, MONTEVISTA
 WITHIN SECTION 22, T. 10 N., R. 3 E., NMPM
 A REPLAT OF LOTS 1, 2, 3, 7, 8, 9,
 BLOCK 4, MONTE VISTA
 ALBUQUERQUE, BERNALILLO COUNTY, NM
 APRIL 2020

COUNTY CLERK RECORDING LABEL HERE

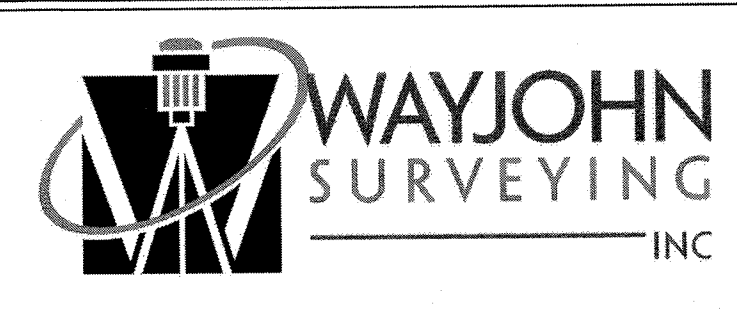


LOT 4, BLOCK 4, MONTEVISTA
 (REC. 10/14/1926 IN VOL. D, FOLIO 90)



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR - ILLEGIBLE CAP
 - B: FOUND 1" STEEL PIPE - USED FOR LINE
 - C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - D: FOUND PK NAIL AND DISK "PS 14269"
 - E: FOUND "+" IN CONCRETE

ACS MONUMENT "20-L16"
 x=1,531,683.860 US SURVEY FEET
 y=1,481,580.000 US SURVEY FEET
 Ground-to-grid: 0.999668198
 Mapping Angle: -00°12'31.72"
 NMSP CENTRAL ZONE NAD 83



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

INDEXING INFORMATION FOR COUNTY CLERK BRIAN E. TYREE, THOMAS TYREE AND RICHARD S. GARCIA	DRAWN: J T K	SCALE: 1" = 10'	FILE NO. SP-3-01-2020
	CHECKED: T D J	DRAWING NO. SP3012020.DWG	SHEET 2 OF 2
LOCATION: SECTION 22, T10N, R3E MONTE VISTA	16 MAR 2020		

