



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) <i>SS 2</i>
	<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		
Adjust Interior lot lines between 3 lots to follow building firewalls.		

APPLICATION INFORMATION		
Applicant: Milton S. Baca/Robert Randazzo		Phone: 505-265-6366
Address: 3903 Central Avenue, NE		Email: absolneon@aol.com
City: Albuquerque	State: NM	Zip: 87110
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 <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 1, 2 and 3	Block: 4	Unit: NA
Subdivision/Addition: College View Business Addition	MRGCD Map No.: NA	UPC Code: 1 017 057 109 246 34501
Zone Atlas Page(s): k-15	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (acres): 0.2357
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3901 & 3903 Central Avenue, NE	Between: Morningside Ave, NE	and: Aliso Dr, NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date: 7.06.20
Printed Name: Thomas B. 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
PS-2020-00056	SK	\$50			

Meeting/Hearing Date: July 15, 2020	Fee Total:
Staff Signature: Vanessa A Segura	Date: 7/6/2020
	Project # PR-2020-004077

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

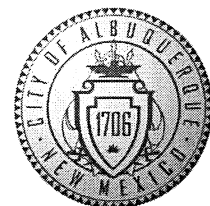
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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: 7.06.20</p>
<p>Printed Name: THOMAS D. JOHNSON, PS, PE</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: PS-2020-00056</p>	<p>Project Number: PR-2020-004077</p>
<p>Staff Signature: </p>	
<p>Date: 7/6/2020</p>	





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

July 6, 2020

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

RE: Sketch Plat, Lots 1, 2 and 3, Block 4, Monte Vista Addition

To Whom It May Concern:

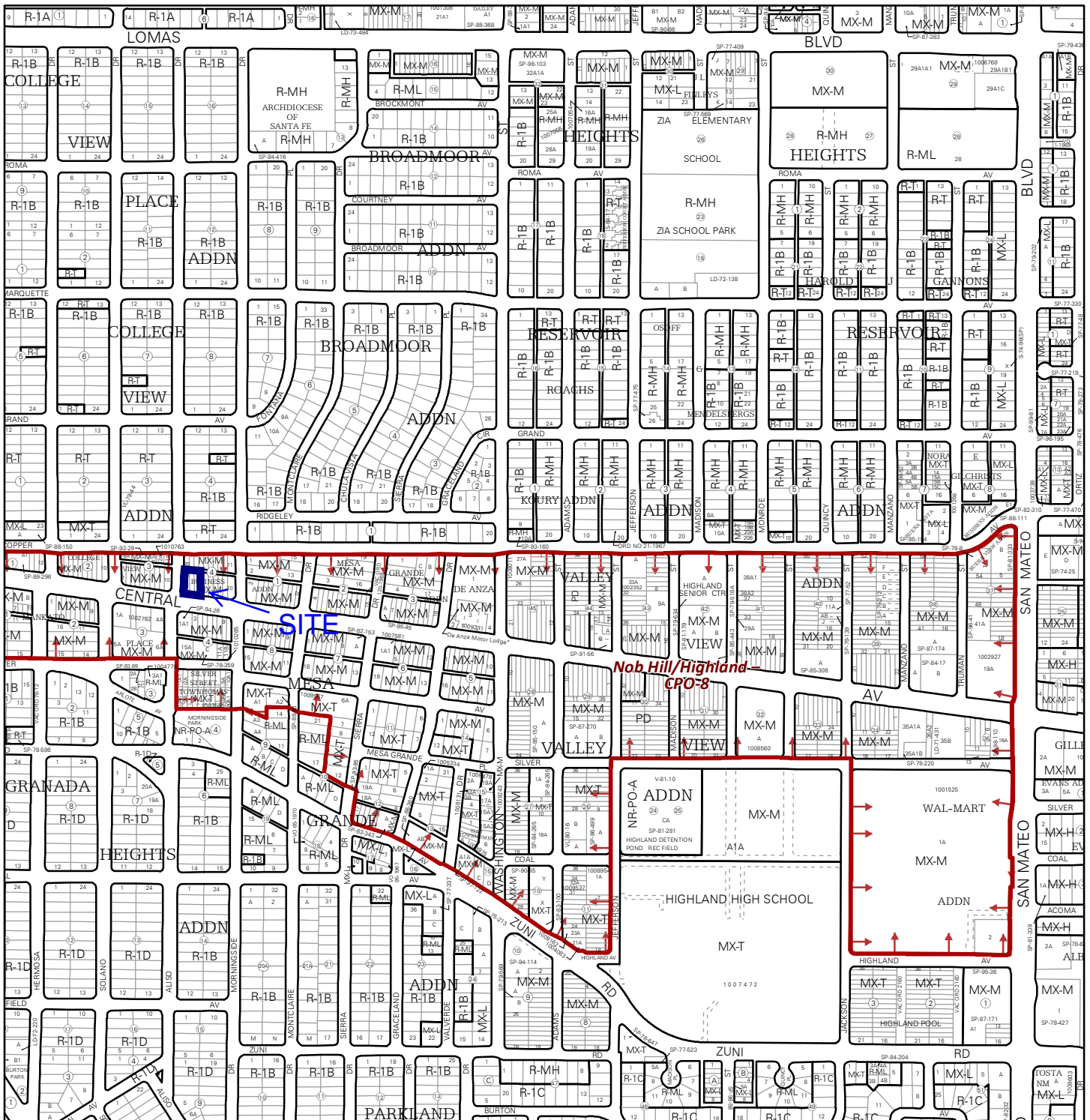
I am submitting a request for sketch plat review. My client would like to adjust the interior lot lines between three lots. The site currently contains a 3 commercial buildings separated by firewalls.

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.

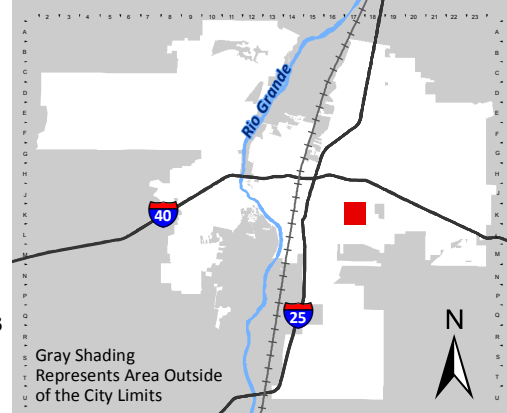


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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).



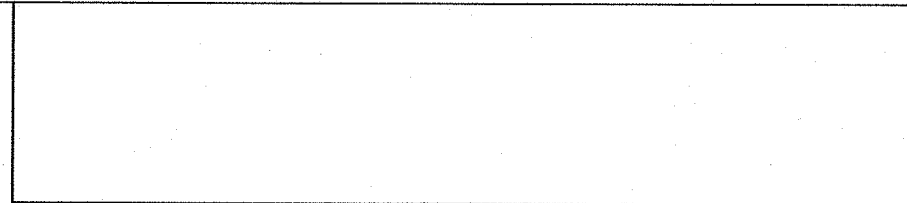
Zone Atlas Page:
K-17-Z

-  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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000
Feet

VICINITY MAP (K-17) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
 LOTS 1-A, 2-A & 3-A, BLOCK 4
 COLLEGE VIEW BUSINESS ADDITION

A REPLAT OF LOTS 1, 2 AND 3
 BLOCK 4, COLLEGE VIEW BUSINESS ADDITION
 WITHIN SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2020

SURVEY LEGAL DESCRIPTION

Lots numbered One (1), Two (2), and Three (3), in Block numbered Four (4) of the COLLEGE VIEW BUSINESS ADDITION, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 28, 1928 in Volume C2, Folio 114.

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the interior lot lines between 3 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.

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.

Milton S. Baca _____ Date

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)

) ss
 COUNTY OF BERNALILLO)

On this _____ day of _____, 2020, the foregoing instrument was acknowledged by:

My Commission expires _____

Notary Public _____

PROJECT NUMBER: XXXXX
 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

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.

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.

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

7.06.20
 Date

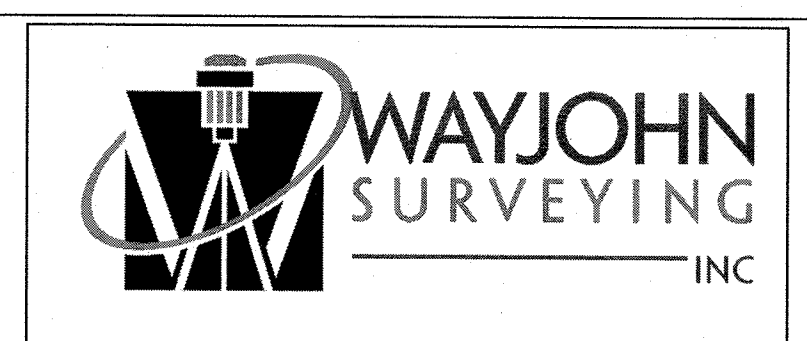
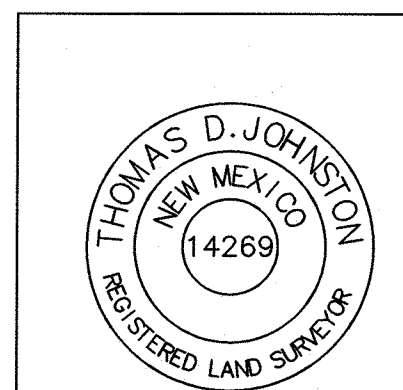
FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 017 057 109 246 34501

PROPERTY OWNER OF RECORD:
 BACA, MILTON S.

BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No. XXXXX
- Zone Atlas Index No. K-17
- Gross acreage 0.2357 Ac.
- Existing number of lots 3
 Replatted number of lots 3



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

INDEXING INFORMATION FOR COUNTY CLERK BACA, MILTON S.	DRAWN: J T K	SCALE: 1" = 10'	FILE NO.
	CHECKED: T D J		SP-6-01-2020
LOCATION: SECTION 23, T10N, R3E COLLEGE VIEW BUSINESS ADDITION	DRAWING NO. SP060120.DWG	29 JUNE 20	SHEET 1 OF 2

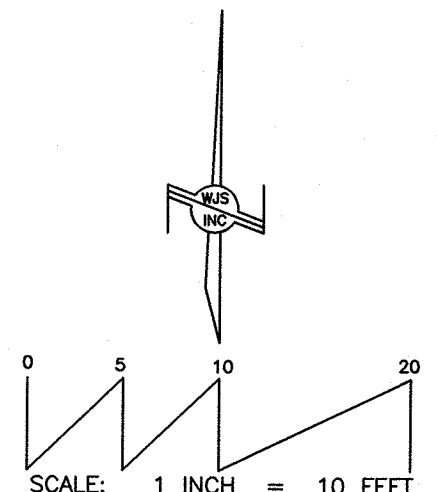
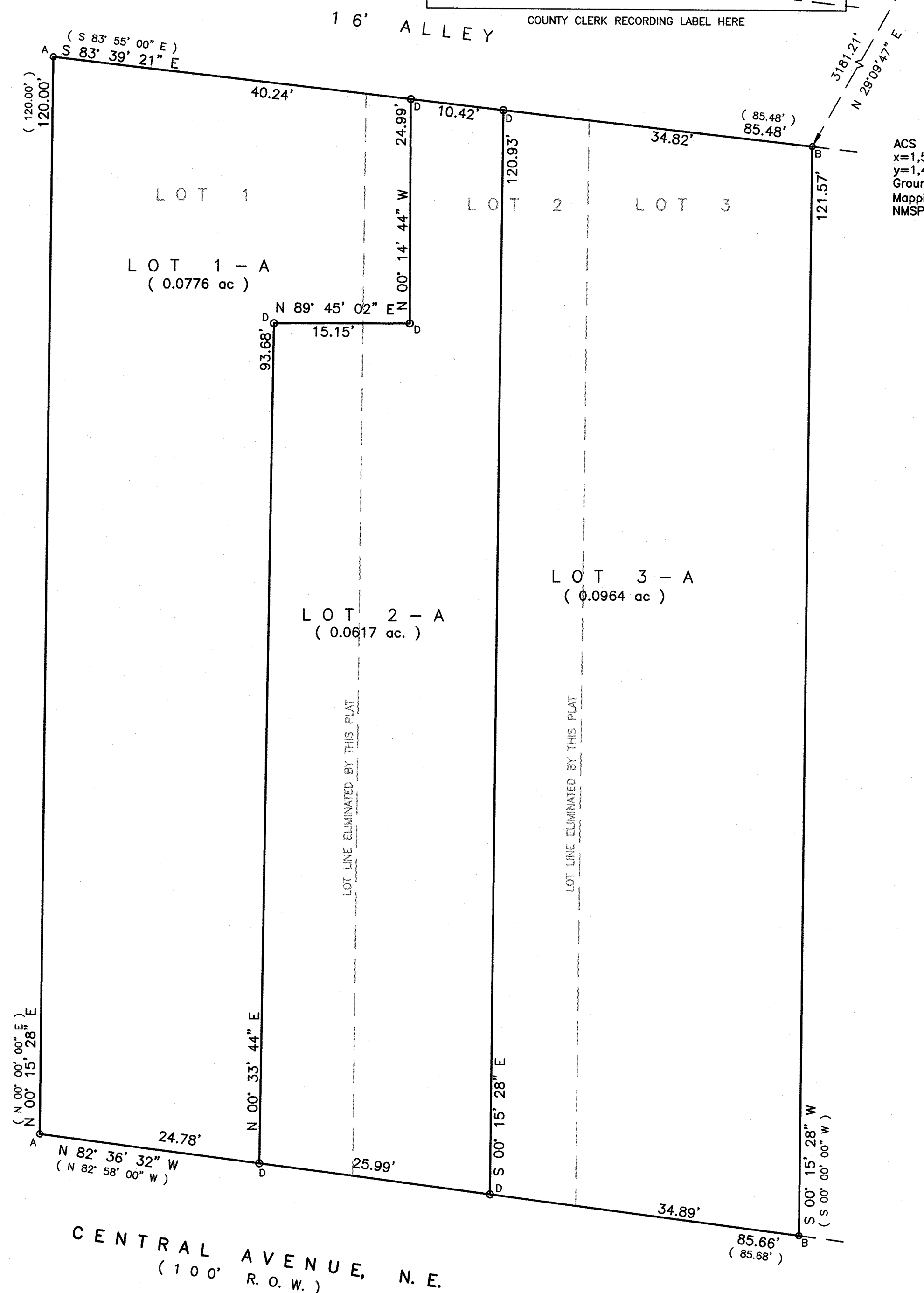
PLAT OF
LOTS 1-A, 2-A & 3-A, BLOCK 4
COLLEGE VIEW BUSINESS ADDITION

A REPLAT OF LOTS 1, 2 AND 3
 BLOCK 4, COLLEGE VIEW BUSINESS ADDITION
 WITHIN SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2020

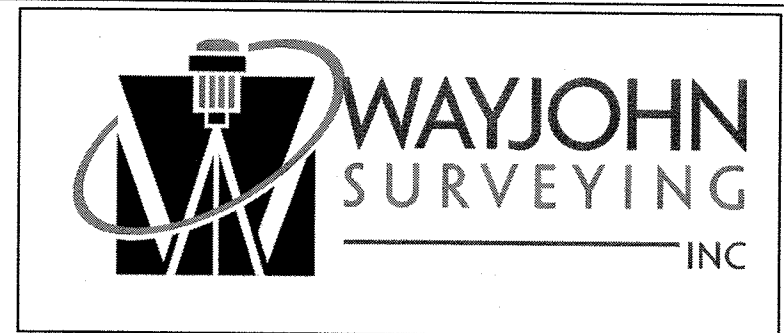
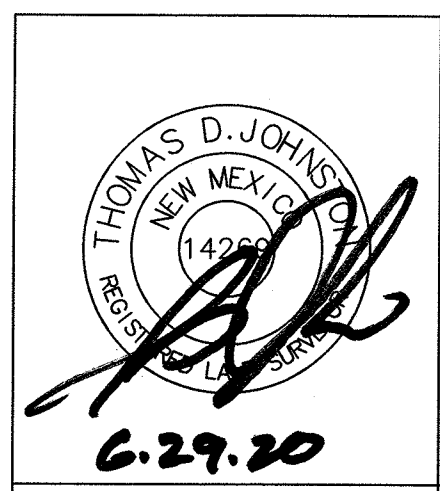
ACS MONUMENT "9-J17"
 x=1,537,076.105 US SURVEY FEET
 y=1,487,300.883 US SURVEY FEET
 Ground-to-grid: 0.999666869
 Mapping Angle: -00°11'54.86"
 NMSP CENTRAL ZONE NAD 83

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

LOT 4, BLOCK 4
 COLLEGE VIEW BUSINESS ADDITION
 (REC. 3/28/1928 IN VOL. C2, FOLIO 114)



MONUMENT LEGEND:
 ○ = FOUND/SET MONUMENT AS NOTED:
 A: CHISELED (+) IN CONCRETE
 B: FOUND NAIL AND DISK (WAYJOHN 14269)
 C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 D: SET NAIL AND DISK (WAYJOHN 14269)



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
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INDEXING INFORMATION FOR COUNTY CLERK BACA, MILTON S.	DRAWN: JTK	SCALE: 1" = 10'	FILE NO.
	CHECKED: TDJ	29 JUNE 20	SP-06-01-2020
LOCATION: SECTION 23, T10N, R3E COLLEGE VIEW BUSINESS ADDITION	DRAWING NO. SP060120.DWG	29 JUNE 20	SHEET 2 OF 2

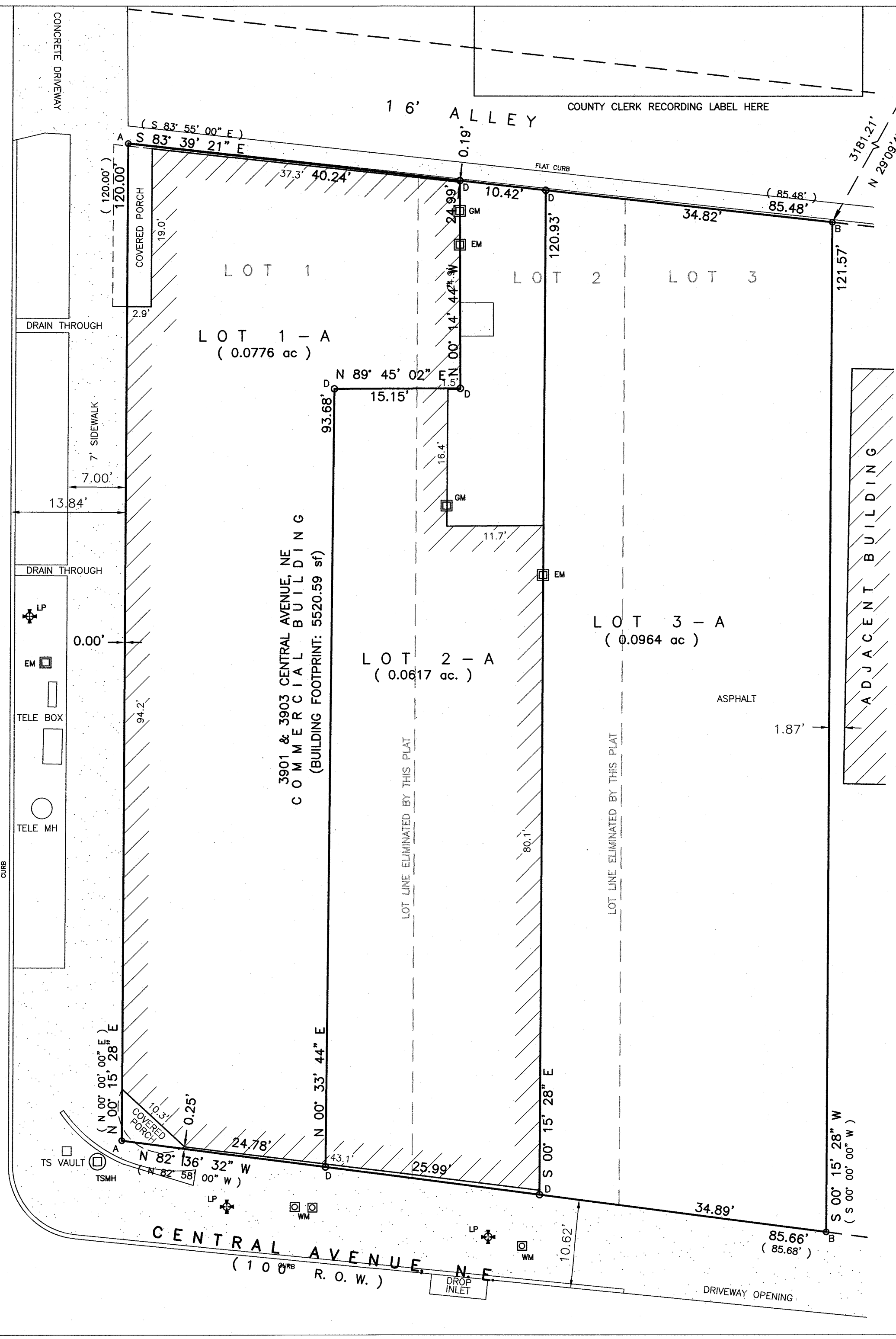
CENTRAL AVENUE, N. E.
 (100' R. O. W.)

PLAT OF
LOTS 1-A, 2-A & 3-A, BLOCK 4
COLLEGE VIEW BUSINESS ADDITION

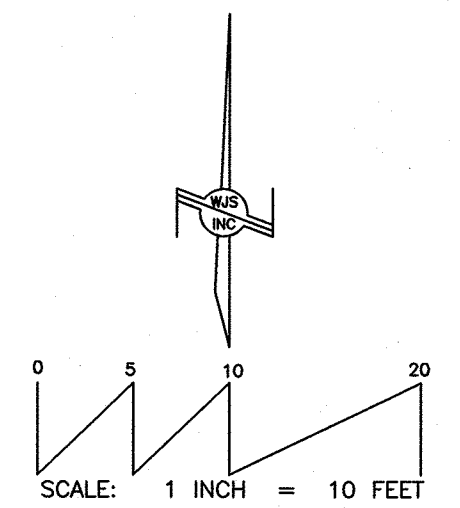
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
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ACS MONUMENT "9-J17"
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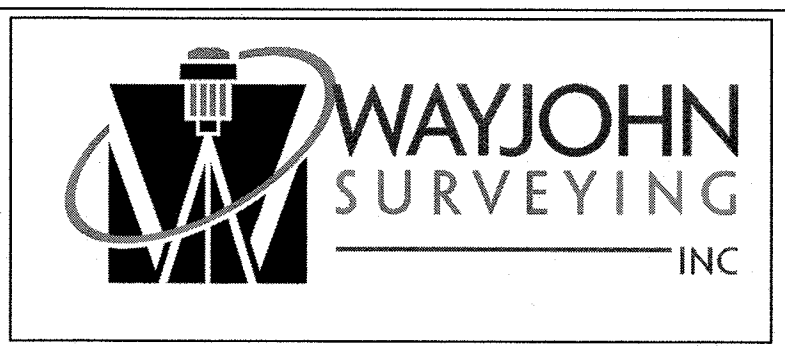
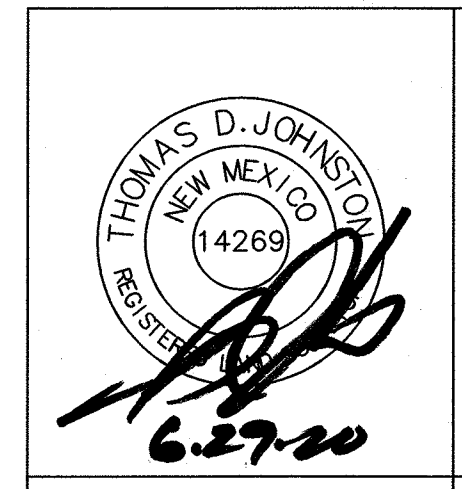
ALISO DRIVE, N. E.
 (60' R. O. W.)



LOT 4, BLOCK 4
COLLEGE VIEW BUSINESS ADDITION
 (REC. 3/28/1928 IN VOL. C2, FOLIO 114)



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 ○ = FOUND/SET MONUMENT AS NOTED:
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LOCATION: SECTION 23, T10N, R3E COLLEGE VIEW BUSINESS ADDITION	DRAWING NO. SPO60120.DWG	29 JUNE 20	EXHIBIT