A^{City of} lbuquerque



DEVELOPMENT REVIEW BOARD APPLICATION

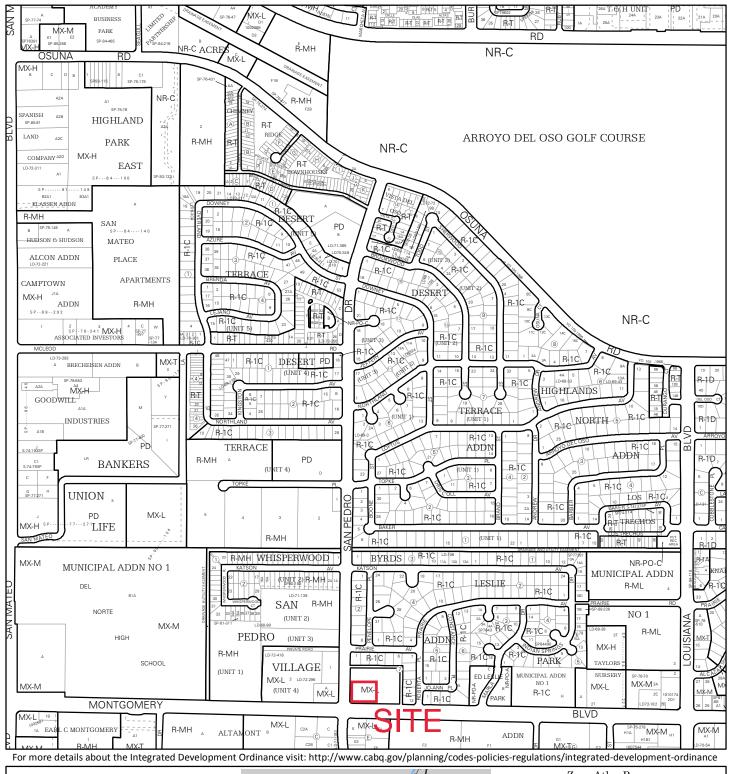
1 Miduguerque			Ecc. III AUGOLO
Please check the appropriate box(es) and of application.	d refer to supplemental	forms for submittal requ	irements. All fees must be paid at the time
SUBDIVISIONS	☐ Final Sign off of EPC \$	Site Plan(s) (Form P2)	☐ Variance for Carport within setback(s) (Form V)
☐ Major – Preliminary Plat (Form P1)	☐ Amendment to Site PI	an (Form P2)	☐ Vacation of Public Right-of-way (Form V)
☐ Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APP	LICATIONS	☐ Vacation of Public Easement(s) DRB (Form V)
☐ Major - Final Plat (Form S1)	☐ Extension of Infrastruc	cture List (Form S1)	☐ Vacation of Private Easement(s) (Form V)
☐ Amendment to Preliminary Plat (Form S2)	☐ Amendment to Infrasti	ructure List (Form P1)	PRE-APPLICATIONS
☐ Extension of Preliminary Plat (FormS1)		y Deferral of S/W (Form P2)	
Extension of Freinmary Flat (Fermer)	☐ Variance – Sidewalk V		
SITE PLANS	☐ Variance to IDO (Form		APPEAL
□ DRB Site Plan (Form P2)	☐ Variance to DPM (For		☐ Decision of DRB (Form A)
	Variance to briwn (7 cr		
BRIEF DESCRIPTION OF REQUEST	into 2	10+5	
subdivide 1 10+	11170	1073	
APPLICATION INFORMATION			
Applicant: Cheryl Ethridge	Fth ridge	Proporties, LLC	Phone: 480-420-9196
Address: 7706 Hendrix	• •		Email: James. eth &'dye one.co
City: A& &		State: vm	Zip: 87109
	survey. My;	inc	Phone: 505-255-7052
Address: 1609 znd St NW			Email: in fo @ way John.com
City: Aba		State: NM	Zip: 87102
Proprietary Interest in Site:			ridge Properties, LLC
SITE INFORMATION (Accuracy of the existing	legal description is crucia		
Lot or Tract No .: Portion of La	ot C	Block: 7	Unit:
Subdivision/Addition: Baya's Ada		MRGCD Map No.: —	UPC Code: 1018 661 264 023 401 0
Zone Atlas Page(s): F-18	Existing Zoning:	Mx-L	Proposed Zoning: MX-L
# of Existing Lots:	# of Proposed Lots:	2	Total Area of Site (acres): σ , SI44
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 6 20 / Man + yource		Pedro NE	and: Roberta Pl. NE
CASE HISTORY (List any current or prior proj	ect and case number(s) th	at may be relevant to your r	equest.)
- An			Date: 10/13/ 202/
Signature:			□ Applicant or 🗷 Agent
Printed Name: Jeremy Klar			Applicant of Paggant
FOR OFFICIAL USE ONLY		Case Numbers	Action Fees
Case Numbers Act	ion Fees	Case Numbers	, todon
Meeting/Hearing Date:			Fee Total:
Staff Signature:		Date:	Project #

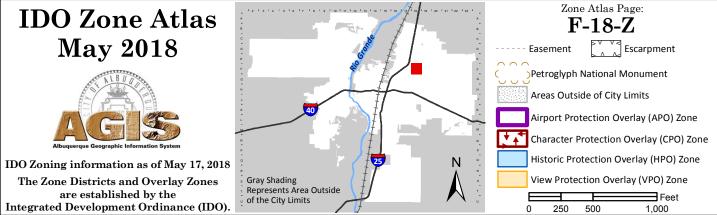
FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

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

A Varia	nce – DRB for the Bulk Transfer of Land requ	ires application on Form v in addition to the	31 OKW 32.					
<u></u>	Interpreter Needed for Hearing? 20 if yes, in A <u>Single</u> PDF file of the complete application in prior to making a submittal. Zipped files or the provided on a CD. PDF <u>shall be organized</u> with the remaining documents in the order provided on a CD. PDF shall be organized with the remaining documents in the order provided.	ndicate language:						
K	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 Proposed Final Plat (7 copies, 24" x 36" folded) Design elevations & cross sections of perimeter walls (3 copies) Copy of recorded IIA Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer DXF file and hard copy of final plat data for AGIS submitted and approved 								
	□ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(I) 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) 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) Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum) Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information Proposed Infrastructure List, if applicable Required notice with content per IDO Section 14-16-6-4(K)(6) Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer DXF file and hard copy of final plat data for AGIS submitted and approved							
	Letter describing, explaining, and justifying Proposed Amended Preliminary Plat, Informational Preliminary Plat, Infrastructure Language Infrastructure List, if applicable Note: Any application that does not a processed as a Major Amendment. See	LAT ng the request per the criteria in IDO Section rastructure List, and/or Grading Plan (7 copulate, and/or Grading Plan (7 copulate, folded) rastructure List, and/or Grading Plan (7 copies, folded) rate form S1.	on 14-16-6-4(X)(2) oies, folded) ction 14-16-6-4(X) must be					
I, the	applicant or agent, acknowledge that if any re duled for a public meeting or hearing, if required,	quired information is not submitted with thi or otherwise processed until it is complete.	s application, the application will not be					
Signat			Date:					
	I Name: Jeremy Klar		☐ Applicant or ☐ Agent					
FOR 0	FFICIAL USE ONLY							
	Project Number:	Case Numbers	(706)					
			i					







1609 2ND Street NW.wAlbuquerque, NM 87102wPhone: (505) 255-2052wFax: (505) 255-2887

October 13, 2021

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

RE: Sketch Plat, Lots C-1 and C-2, Block 7, Boyd's Addition

To Whom It May Concern:

I am submitting a request for sketch plat review. My client would like to subdivide one existing lot into two lots for the future development of a Take 5 Oil Change. The site currently contains an autoshop. The current legal description is a portion of Lot C. Deeds for this portion have been traced back to 1965 and have been included with this Sketch Plat Package.

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.

- Attn. Gale carson,

39080 sq.

ROBERT KATSON and PENELOPE P. KATSON, his wife

for consideration paid, GRANT to

ORVILLE D. MC DONALD and BETTYE MC DONALD, his wife; and JOHN E. MC DONALD and FREIDA B. MC DONALD, his wife, as JOINT TENANTS,

the following described real estate in Bernalillo County, New Mexico:

A tract of land situate in the City of Albuquerque, New Mexico, being and comprising a portion of Lot lettered "C" in Block numbered Seven (7) of BOYD'S 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 the 24th day of April, 1963; said portion of said Lot being more particularly described as follows:

Beginning for a tie, at the Northwest corner of Lot lettered "C", in Block numbered Seven (7) of Boyd's Addition, as above described, a point marking the intersection of the Easterly right of way line of San Pedro Boulevard NE with the Southerly right of way line of a public alley, and running S.88°50'E., 150.00 feet along said Southerly right of way line of said public alley, and the identical Northerly boundary of said Lot "C", to the Northwest and beginning corner No. 1 of the tract herein set forth; and running thence

S.88°50'E., 214.25 feet continuing along said Southerly right of way line of said public alley, and the identical Northerly boundary of said Lot "C", to an angle point therein and corner No. 2 of the tract herein set forth; thence 5.43°50'E., 35.36 feet continuing along said alley right of way line, and the identical boundary of said Lot "C", to an angle point therein and corner No. 3 of the tract herein set forth, a point on the Westerly right of way line of said public alley and the identical Easterly boundary of said Lot "C"; thence 248.91 feet along said Westerly right of way line of said

248.91 feet along said Westerly right of way line of said public alley, and the identical Easterly boundary of said Lot "C", to its intersection with the Northerly right of S.1°10'W.,

way line of Montgomery Boulevard NE and the Southeast corner No. 4 of the tract herein set forth; thence
N.88059'40"W., 239.25 feet along said Northerly right of way line of said Montgomery Boulevard NE, being the identical Southerly boundary of said Lot "C", to the Southwest corner No. 5 of the tract herein set forth; thence leaving said Montgomery Boulevard NE and running

N.1°10'E., 274.57 feet to the Northwest corner No. 1 and the place of beginning;

Containing One and four hundred ninety-nine thousandths (1.499) acres, more or less;

Subject to:

Taxes for the year 1965 and subsequent thereto; Any and all easements, reservations and restrictions which may be of record; Lien of the Arroyo Flood Control:

NORS.

with	warranty	covenants
M T OTT	warranty	covenants.

WITNESS our	hands and	seals, this	12th	day of	Januana	1065

Robert Katler (SEAL)

Robert Katson

Penelope P. Katson

(SEAL)

STATE	OF	NEW	MEXICO)
COUNTY	Z OI	BE	RNALILLO) SS)

The foregoing instrument was acknowledged before me, this $\sqrt{2^{\frac{1}{2}}}$ day of January, 1965, by

ROBERT KATSON and PENELOPE P. KATSON, his wife.

Notary Public

My commission expires:

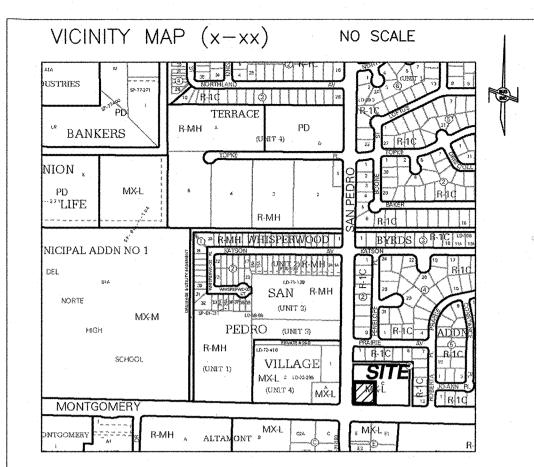
State of New Mexico County of Bernalillo SS

This instrument was filed for record on FEB 1 0 1965

At __o'clock/_m. Recorded inVol.___
of records of said County Folio ____
Clerk & Recorder ____
Deputy Clerk

THE VALLIANT CO. NO ALBORDEROUSE, M. L

to an amount day is.



PURPOSE OF PLAT

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

NOTES

- 1. 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 plat.
- 5. A 24' Private Cross—Lot Access and Drainage Easement for the benefit of Lots C1 & C2 granted by this plat. Maintanence of this easement is the responsibility of the owners of Lots C-1 and C-2 respectively.

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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 018 061 264 023 401 01
PROPERTY OWNER OF RECORD: ETHRIDGE PROPERTIES, LLC
BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- 1. DRB Project No. SKETCH PLAT
- 2. Zone Atlas Index No. F-18
- 3. Gross acreage 0.5144 Ac.4. Existing number of lots 1Replatted number of lots 2

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

A TRACT OF LAND BEING AND COMPRISING A PORTION OF LOT LETTERED "C" IN BLOCK NUMBERED SEVEN (7) OF BOYD'S ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, BEING A REPLAT OF TRACTS "C", "D", "E" AND "F" OF THE REPLAT OF MUNICIPAL ADDITION NO. 1, 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 10, 1963, AND REFILED APRIL 24, 1963 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN PEDRO BOULEVARD, NE., FROM WHENCE THE ALBUQUERQUE CONTROL STATION MONUMENT "9-F18"(X=1539870.687, Y=1504358.281, NM CENTRAL ZONE, NAD83) BEARS N. 67'51'02" W, 2834.00 FEET DISTANT;

THENCE, RUNNING FROM SAID POINT OF BEGINNING, S. 88*56'01" E., 150.06 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, RUNNING S. 01*21'57" W., 150.00 FEET DISTANT TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY RIGHT—OF—WAY OF MONTGOMERY BOULEVARD, NE; THENCE, RUNNING ALONG SAID RIGHT—OF—WAY N. 88*49'05" W., 124.91 FEET DISTANT TO A POINT OF CURVATURE; THENCE RUNNING ALONG A CURVE TO THE RIGHT 39.39 FEET DISTANT AND HAVING A RADIUS OF 25 FEET (CHORD: N. 43*44'43" W, 35.44 FEET, CENTRAL ANGLE: 89*42'39"); THENCE RUNNING N. 01*21'14" E, 125.33 FEET DISTANT, ALONG THE EASTERLY RIGHT—OF—WAY OF SAN PEDRO BOULEVARD, NE, TO THE NORTHWEST CORNER AND POINT OF BEGINNING; CONTAINING 0.5143 ACRES MORE OR LESS.

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.

Cheryl Ethridge, Authorized	Representative	of	Ethridge	Properties,	LLC)a
ACKNOWLEDGMENT								
STATE OF NEW MEXICO)							
) ss							
COUNTY OF BERNALILLO)							
On thisday of		.,	2021, the	foregoing	instrument	was	acknowledged	b
Cheryl Ethridge.								
My Commission expires	***************************************			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Notary Public								

LOTS C-1 AND C-2, BLOCK 7 BOYD'S ADDITION

A SUBDIVISION OF THE SOUTHWEST PORTION
OF LOT C, BLOCK 7, BOYD'S ADDITION
WITHIN SECTION 36, T. 11 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2021

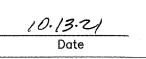
ation Number:	
ity Company Approvals:	
PNM Electric Services	Date

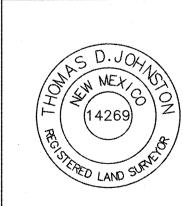
New Mexico Gas Company	Date
Qwest Corporation D/B/A Centurylink QC	Date
Comcast	
Approvals:	Date
, the best of the second of th	
City Surveyor	Date
Paul Proporty Distan	
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	
ABCWOA	Date
Parks and Recreation Department	Date
Tarks and recordant beparement	Date
AMAFCA	Date
City Engineering/Hydrology	
oncy Engineering/ riyarology	Date
Code Enforcement	Date
TOWN MITHOLOGICAL CONTROL CONT	Date
DRB Chairperson, Planning Department	Date

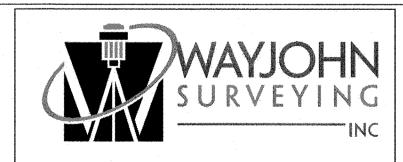
SURVEYOR'S CERTIFICATE

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.

	Johnston,			







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

INDEXING INFORMATION FOR COUNTY CLERK DRAWN:

LOCATION: SECTION 36, T11N, R3E BOYD'S ADDITION DRAWN: J T K SCALE: FILE NO.

CHECKED: T D J 1" = 20' SP-9-03-2021

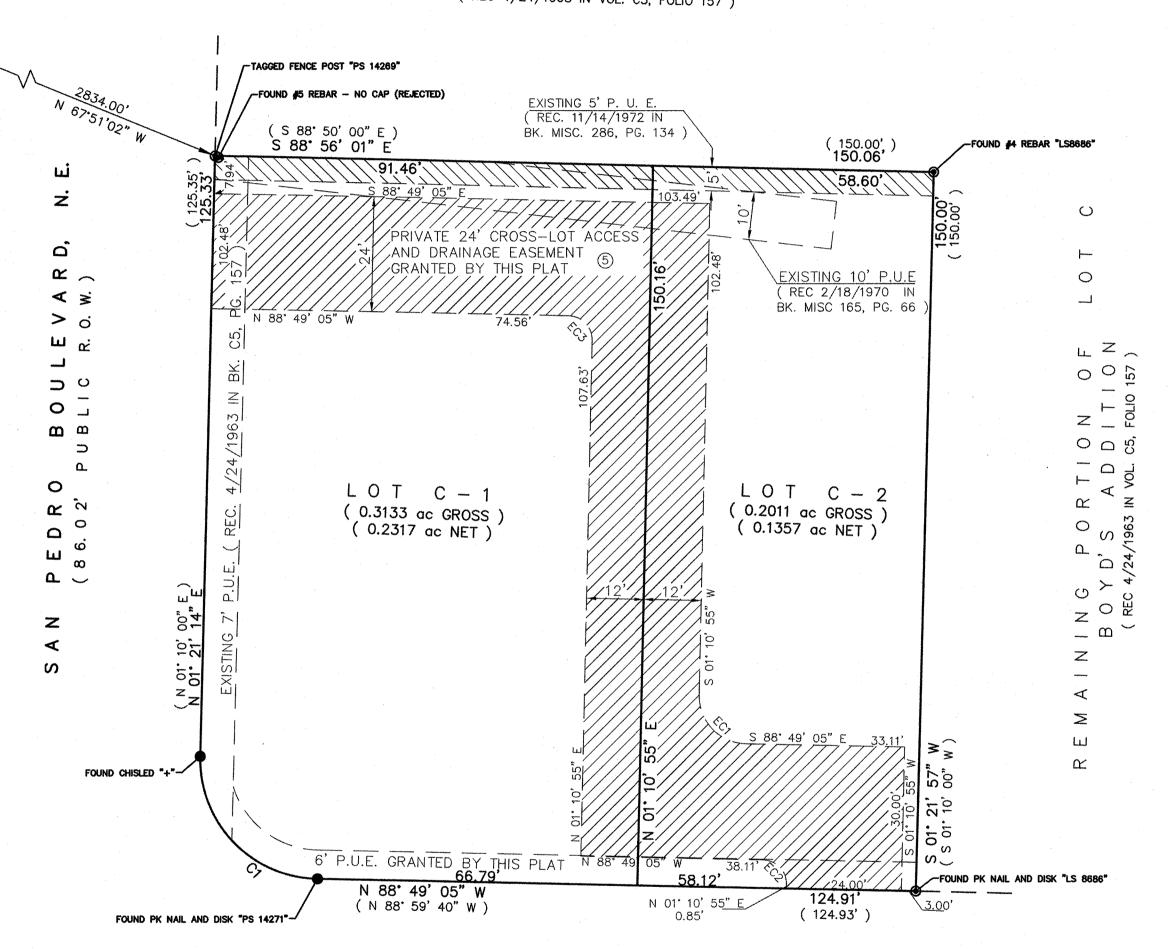
DRAWING NO.
SP-9-03-2021.DWG 28 SEP 2021 SHEET 1 OF 2

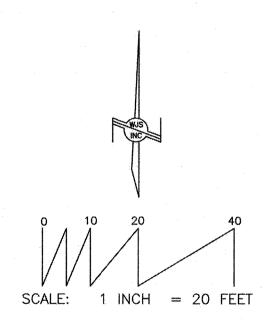
COUNTY CLERK RECORDING LABEL HERE

LOTS C-1 AND C-2, BLOCK 7 BOYD'S ADDITION

A SUBDIVISION OF THE SOUTHWEST PORTION
OF LOT C, BLOCK 7, BOYD'S ADDITION
WITHIN SECTION 36, T. 11 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2021

REMAINING PORTION OF LOT C BOYD'S ADDITION (REC 4/24/1963 IN VOL. C5, FOLIO 157)





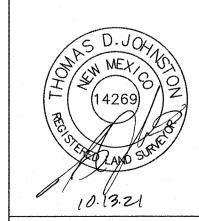
MONTGOMERY BOULEVARD, N.E. (118' PUBLIC R.O.W.)

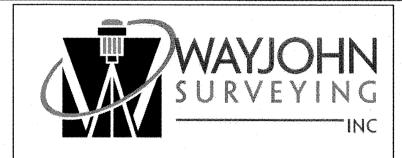
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1_	25.00'	39.39'	89° 42′ 39″	N 43' 44' 43" W, 35.44'
(C1)	25.00'	39.34'		
EC1	10.00'	15.71'	90, 00, 00,	S 43' 49' 05" E, 14.14'
EC2	5.00'	7.85'	90' 00' 00"	N 43° 49' 05" W, 7.07'
EC3	5.00'	7.85'	90, 00, 00,	N 43° 49' 05" W, 7.07'

ACS MONUMENT "9-F18" x=1,539,870.687 US SURVEY FEET y=1,504,358.281 US SURVEY FEET

Ground-to-grid: 0.999666141

Mapping Angle:
-00°11'36.74"
NMSP CENTRAL ZONE
NAD 83

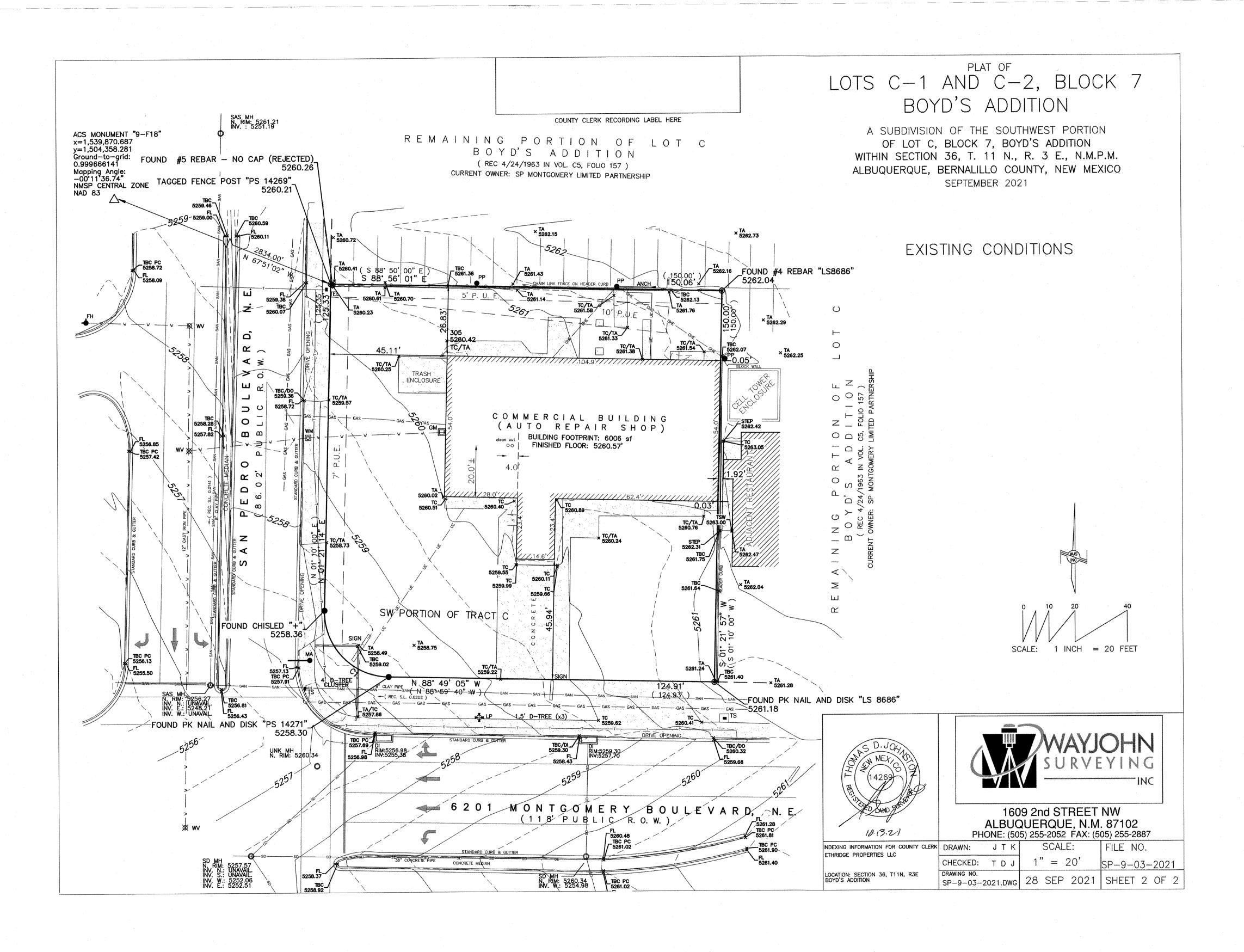


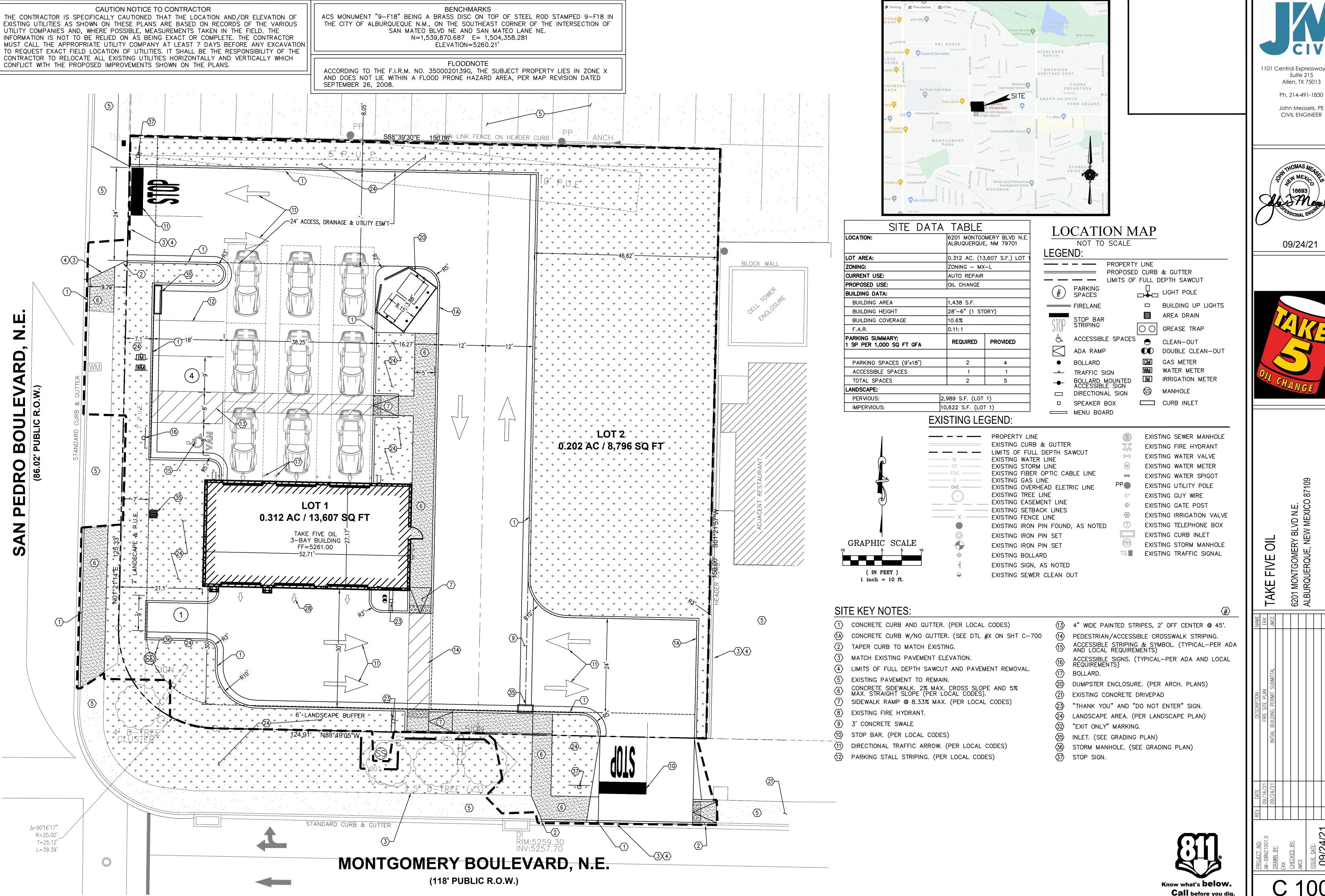


1609 2nd STREET NW ALBUQUERQUE, N.M. 87102 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK ETHRIDGE PROPERTIES LLC	DF
In 1731 VIDO Can 1 11 VI Ent 17 Flato Anna O	CH
LOCATION: SECTION 36, T11N, R3E BOYD'S ADDITION	DRA
BOYD'S ADDITION	CD

CLERK	DRAWN: JTK	SCALE:	FILE NO.
	CHECKED: T D J	1" = 20'	SP-9-03-2021
	DRAWING NO. SP-9-03-2021.DWG	28 SEP 2021	SHEET 2 OF 2





1101 Central Expressway South Suite 215 Allen, TX 75013

> John Measels, PE CIVIL ENGINEER



09/24/21

