

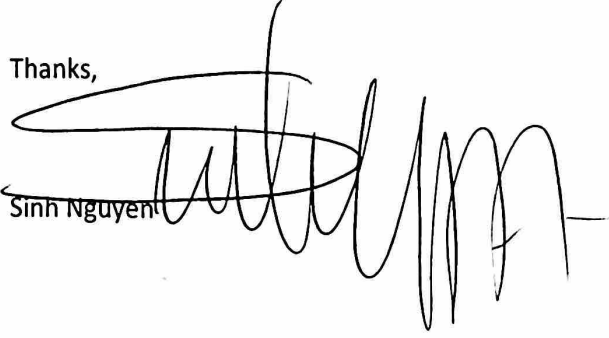
May 1st, 2020

Attention to City of Albuquerque,

This letter is intended to request all 10 lots (1-7, 17 18, and X) to be consolidated into 1 plat. All these subdivisions are not necessary and all are on my 1 acre. Please see attached survey with circled property lines. If you have any questions, please contact me at 714-417-3688.

Thanks,

Sinh Nguyen



City of Albuquerque



DEVELOPMENT REVIEW BOARD APPLICATION

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"/> 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 or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
My request is to consolidate all my plats into 1.		

APPLICATION INFORMATION		
Applicant: Sinh Nguyen		Phone: 714-618-1166
Address: 8901 Sahar Ct NE		Email: globalbeautysupply@yahoo.com
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 1-7, 17, 18, and X	Block: 7	Unit:
Subdivision/Addition: Waggoman-Denison	MRGCD Map No.:	UPC Code: 102005718803530401
Zone Atlas Page(s): K-20-Z	Existing Zoning: MX-H	Proposed Zoning:
# of Existing Lots: 10	# of Proposed Lots: 1	Total Area of Site (Acres): 1.0216
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 9307 Central Ave NE	Between: Wyoming Blvd	and: Eubank Blvd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

I certify that the information I have included here and form in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 4/28/2021
Printed Name: Sinh Nguyen	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting 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 or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? NO 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
 - 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

- 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
 - 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)

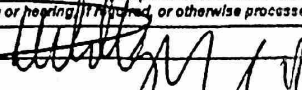

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case 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
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - 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)
 - 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

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

- 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
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - 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

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.

I, the applicant, do hereby 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.	
Signature: 	Date: 4/28/2021
Printed Name: Sinh Nguyen	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
Staff Signature:	
Date:	

Indexing Information

Section 20, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Waggoman-Denison Addition
 Owner: Slope Marital Trust
 UPC #: 102005718803530401

Record Legal Description

LOTS NUMBERED ONE (1) THRU SEVEN (7), SEVENTEEN (17), EIGHTEEN (18) AND LOT LETTERED "X" ALL IN BLOCK NUMBERED SEVEN (7) OF THE WAGGOMAN-DENISON ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 24, 1945.

Measured Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), SEVENTEEN (17) AND EIGHTEEN (18) AND LOT LETTERED "X" ALL IN BLOCK NUMBERED SEVEN (7) OF THE WAGGOMAN-DENISON 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 MAY 24, 1945 IN BOOK C, PAGE 191.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE, HAVING FILE NO. 2003204 AND AN EFFECTIVE DATE OF AUGUST 7, 2020.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2020
2. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)
4. THE REASON FOR THE MEASURED LEGAL DESCRIPTION IS TO ADD THE BOOK AND PAGE OF THE FILED PLAT OF RECORD.

Vicinity Map - Zone Atlas K-20-Z

RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED OCTOBER 25, 1944 IN BOOK 77, PAGE 271, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE

DECLARATION OF BUILDING RESTRICTIONS RECORDED MARCH 26, 1956 IN BOOK D 346, PAGE 145, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOTE: THIS EXCEPTION OMMITS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO DISCRIMINATION AGAINST HANDICAPPED PEOPLE.

AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE-EASEMENT SHOWN HEREON AS []

EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED MAY 24, 1945 IN VOLUME C, FOLIO 191, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE

TENANCY RIGHTS OF PERSONS NOW IN POSSESSION OF ALL OR PART OF THE LAND.

NOT SURVEY RELATED

TERMS, PROVISIONS AND CONDITIONS OF THE REAL ESTATE CONTRACT BY AND BETWEEN HELEN SLOPE, TRUSTEE OF THE JOHN O. SLOPE MARITAL TRUST CREATED UNDER THE 1994 SLOPE FAMILY REVOCABLE TRUST DATED SEPTEMBER 28, 1994, AS SELLER(S), AND GLOBAL BEAUTY SUPPLY, A PURCHASER(S), RECORDED _____ AS DOCUMENT NO. _____ RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

NOT SURVEY RELATED

ANY MATTER ARISING AFTER THE DATE HEREOF WHICH COULD ADVERSELY AFFECT THE TITLE OF ASSURED TO BE REMEMBERED BY REASON OF NON-DELIVERY OF PROPER DEED CONVEYING NON-DELIVERY OF SUCH DEED; AND ANY CONDITION CONTAINED IN ANY REAL ESTATE CONTRACT AND/OR ASSIGNMENT OF ANY REAL ESTATE CONTRACT AFFECTING THE SUBJECT PREMISES.

NOT SURVEY RELATED

Exceptions 9-14

9. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED OCTOBER 25, 1944 IN BOOK 77, PAGE 271, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
10. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
11. DECLARATION OF BUILDING RESTRICTIONS RECORDED MARCH 26, 1956 IN BOOK D 346, PAGE 145, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOTE: THIS EXCEPTION OMMITS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO DISCRIMINATION AGAINST HANDICAPPED PEOPLE.
12. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE-EASEMENT SHOWN HEREON AS []
13. EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED MAY 24, 1945 IN VOLUME C, FOLIO 191, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
14. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
15. TENANCY RIGHTS OF PERSONS NOW IN POSSESSION OF ALL OR PART OF THE LAND.
16. NOT SURVEY RELATED
17. TERMS, PROVISIONS AND CONDITIONS OF THE REAL ESTATE CONTRACT BY AND BETWEEN HELEN SLOPE, TRUSTEE OF THE JOHN O. SLOPE MARITAL TRUST CREATED UNDER THE 1994 SLOPE FAMILY REVOCABLE TRUST DATED SEPTEMBER 28, 1994, AS SELLER(S), AND GLOBAL BEAUTY SUPPLY, A PURCHASER(S), RECORDED _____ AS DOCUMENT NO. _____ RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
18. NOT SURVEY RELATED
19. ANY MATTER ARISING AFTER THE DATE HEREOF WHICH COULD ADVERSELY AFFECT THE TITLE OF ASSURED TO BE REMEMBERED BY REASON OF NON-DELIVERY OF PROPER DEED CONVEYING NON-DELIVERY OF SUCH DEED; AND ANY CONDITION CONTAINED IN ANY REAL ESTATE CONTRACT AND/OR ASSIGNMENT OF ANY REAL ESTATE CONTRACT AFFECTING THE SUBJECT PREMISES.
20. NOT SURVEY RELATED

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF ANIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C035B8.

**Boundary Survey and
 ALTA/NSPS Land Title Survey
 for
 Lots 1-7, 17, 18 and X, Block 7
 Waggoman-Denison Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2020**

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE, HAVING FILE NO. 2003204 AND AN EFFECTIVE DATE OF AUGUST 7, 2020.
2. PLAT OF WAGGOMAN-DENISON ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 24, 1945, IN BOOK C, PAGE 191.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 29, 2011, AS DOC. NO. 2011030074.

Surveyor's Certificate

To: Global Beauty Supply, Old Republic National Title Insurance Company, Helen Slope, Trustee of the John O. Slope Marital Trust created under the 1994 Slope Family Revocable Trust dated September 28, 1994;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4 and 7(c) of Table A thereof. The Field Work was completed on August 27, 2020.

Will Plotner Jr.
 Will Plotner Jr.
 N.M.R.P.S. No. 14271
 Date: 8/28/2020

Revisions: 08/28/2020 - Original

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum requirements of the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, and that it is true and correct to the best of my knowledge and belief; that I have not been the author of a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr.
 Will Plotner Jr.
 N.M.R.P.S. No. 14271
 Date: 8/28/2020

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44114 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerj@gmail.com

PLOTNER JR. REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO No. 14271

Sheet 1 of 2
 202519

Boundary Survey and ALTA/NSPS Land Title Survey for Lots 1-7, 17, 18 and X, Block 7 Waggoman-Denison Addition

City of Albuquerque
Bernalillo County, New Mexico
August 2020

ACS Monument "S_K20"
NAD 1983 CENTRAL ZONE
X=1553259.684*
Y=1482001.249*
Z=5429.995* (NAVD 1988)
G-G=0.999652832
Mapping_Angle=-010°02.59'
*U.S. SURVEY FEET

Easement Notes

⑩ EXISTING 20' ALLEY EASEMENT (5/24/1945, C-191)

Line #	Direction	Length (ft)
L1	S 81°54'32" E [S 82°47'00" E]	50.19'

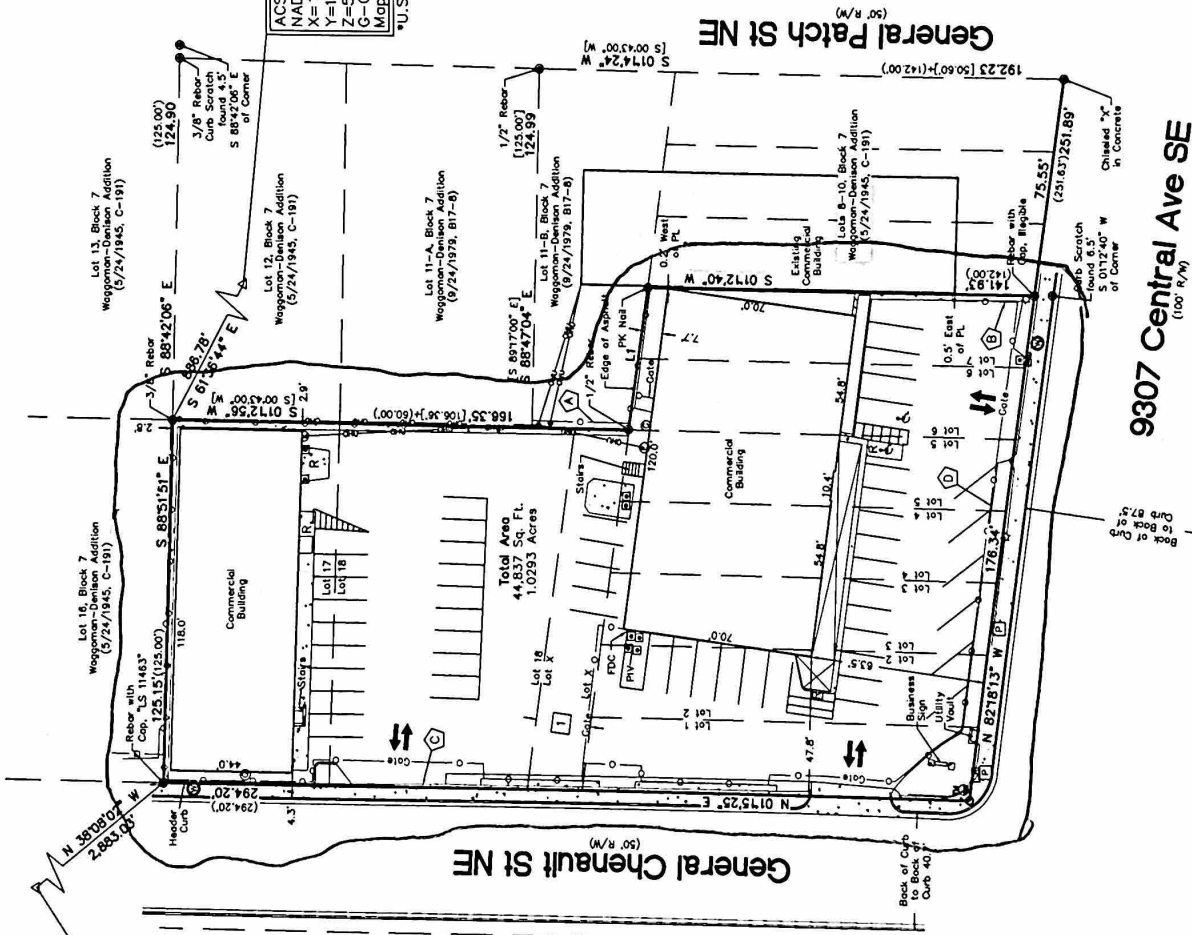
Surveyor's Observations

- Ⓐ CHAIN LINK FENCE INTO ADJOINER'S PROPERTY BY AS MUCH AS 2.5 FEET, OWNERSHIP UNKNOWN.
- Ⓑ CHAIN LINK FENCE AND CONCRETE INTO SUBJECT PROPERTY BY AS MUCH AS 1.3 FEET.
- Ⓒ SIDEWALK INTO SUBJECT PROPERTY BY AS MUCH AS 2.2 FEET.
- Ⓓ CHAIN LINK FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 3.8 FEET.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplonerjr@gmail.com

Sheet 2 of 2
201515



ACS Monument "14_K20"
NAD 1983 CENTRAL ZONE
X=1550574.948*
Y=1484692.188*
Z=5381.929* (NAVD 1988)
G-G=0.999655680
Mapping_Angle=-010°21.32'
*U.S. SURVEY FEET

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES PER PLAY (5/24/1945, C-191)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAY (9/24/1979, B17-8)
●	FOUND MONUMENT AS INDICATED
○	SET CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
▭	COVERED AREA
▭	CONCRETE
▭	UTILITY PEDESTAL
▭	WIRE FENCE
▭	METAL FENCE
▭	BLOCK WALL
▭	CHAINLINK FENCE
▭	BOLLARD
—	OVERHEAD UTILITY LINE
—	UTILITY POLE
▭	SIGNAL BOX
▭	PULL BOX
▭	LIGHT POLE
▭	ELECTRIC METER
▭	TRAFFIC MAST
▭	GAS METER
▭	WATER VALVE
▭	WATER METER
▭	SIGN
▭	CURB CUT/INDICATION OF ACCESS TO ROADWAY
▭	FIRE DEPARTMENT CONNECTION
▭	POST INDICATOR VALVE
▭	RAMP

