

Vicinity Map - Zone Atlas Q-11-Z



**Documents**

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. J964609 AND AN EFFECTIVE DATE OF JANUARY 19, 1999.
- PLAT OF LOTS 2-A AND 2-B, BLOCK 4, VALLEY GARDENS SOUTH UNIT ONE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 28, 1998 IN BOOK 98C, PAGE 26.
- A TITLE SEARCH, FROM JANUARY 1995 TO PRESENT, PROVIDED BY STEWART TITLE, DATED JULY 2, 2018 HAVING FILE NUMBER 01147-47572.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 19, 1999 IN BOOK 9901, PG. 6600, AS DOC. NO. 1999006626.
- PLAT FOR VALLEY GARDENS SOUTH UNIT 1, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 25, 1963 IN BOOK C5, PAGE 163.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ROBERT M. TAFOYA \_\_\_\_\_ DATE \_\_\_\_\_

PATRICIA A. TAFOYA \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NEW MEXICO }  
COUNTY OF \_\_\_\_\_ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2018  
BY: ROBERT M. AND PATRICIA A. TAFOYA, OWNERS, HUSBAND AND WIFE

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**Indexing Information**

Projected Section 14, Township 9 North, Range 2 East,  
N.M.P.M. Town of Atrisco Grant  
Subdivision: Valley Gardens South, Unit 1  
Owner: Robert M. and Patricia A. Tafoya  
UPC # 1-011-052-177-410-30537

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 0.9616 ACRES  
ZONE ATLAS PAGE NO. . . . . Q-11-Z  
NUMBER OF EXISTING LOTS. . . . . 1  
NUMBER OF LOTS CREATED. . . . . 2  
MILES OF FULL-WIDTH STREETS. . . . . 0 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0 ACRES  
DATE OF SURVEY. . . . . JULY 2018

**Notes**

- FIELD SURVEY PERFORMED IN JULY 2018.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.999695006.

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Legal Description**

LOT NUMBERED TWO-A (2-A) IN BLOCK NUMBERED FOUR (4), OF PLAT OF LOTS 2-A AND 2-B, BLOCK 4, VALLEY GARDENS SOUTH UNIT ONE SITUATE WITHIN PROJECTED SECTION 14, T. 9 N., R. 2 E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 28, 1998, IN PLAT BOOK 98C, FOLIO 26.

**Plat Approvals:**

\_\_\_\_\_  
PNM Electric Services

\_\_\_\_\_  
Qwest Corp. d/b/a CenturyLink QC

\_\_\_\_\_  
New Mexico Gas Company

\_\_\_\_\_  
Comcast

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_

**Plat for  
Lot 2-A-1 and 2-A-2, Block 4  
Valley Gardens South, Unit 1  
Being Comprised of  
Lot 2-A, Block 4  
Valley Gardens South, Unit 1  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2018**

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**Project Number:** \_\_\_\_\_

**Application Number:** \_\_\_\_\_

**City Approvals:**

\_\_\_\_\_  
City Surveyor

\_\_\_\_\_  
Traffic Engineer

\_\_\_\_\_  
ABCWUA

\_\_\_\_\_  
Parks and Recreation Department

\_\_\_\_\_  
AMAFCA

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
DRB Chairperson, Planning Department

\_\_\_\_\_  
Real Property Division

\_\_\_\_\_  
Code Enforcement

**Surveyor's Certificate**

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. \_\_\_\_\_ Date \_\_\_\_\_  
N.M.R.P.S. No. 14271

**CSI-CARTESIAN SURVEYS INC.**

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



**Easement Notes**

1 EXISTING 7' UTILITY EASEMENT (05/23/1963, C5-163)

**Plat for  
Lot 2-A-1 and 2-A-2, Block 4  
Valley Gardens South, Unit 1  
Being Comprised of  
Lot 2-A, Block 4  
Valley Gardens South, Unit 1  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2018**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (01/28/1998, 98C-26)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (05/25/1963, C5-163)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument "7-Q11"  
NAD 1983 CENTRAL ZONE  
X=1506241.377\*  
Y=1459943.274\*  
Z=4924.626\* (NAVD 1988)  
G-G=0.999688977  
Mapping Angle=-0°15'25.57"  
\*U.S. SURVEY FEET

ACS Monument "9-Q11"  
NAD 1983 CENTRAL ZONE  
X=1502985.567\*  
Y=1459946.416\*  
Z=4924.177\* (NAVD 1988)  
G-G=0.999690012  
Mapping Angle=-0°15'48.03"  
\*U.S. SURVEY FEET

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

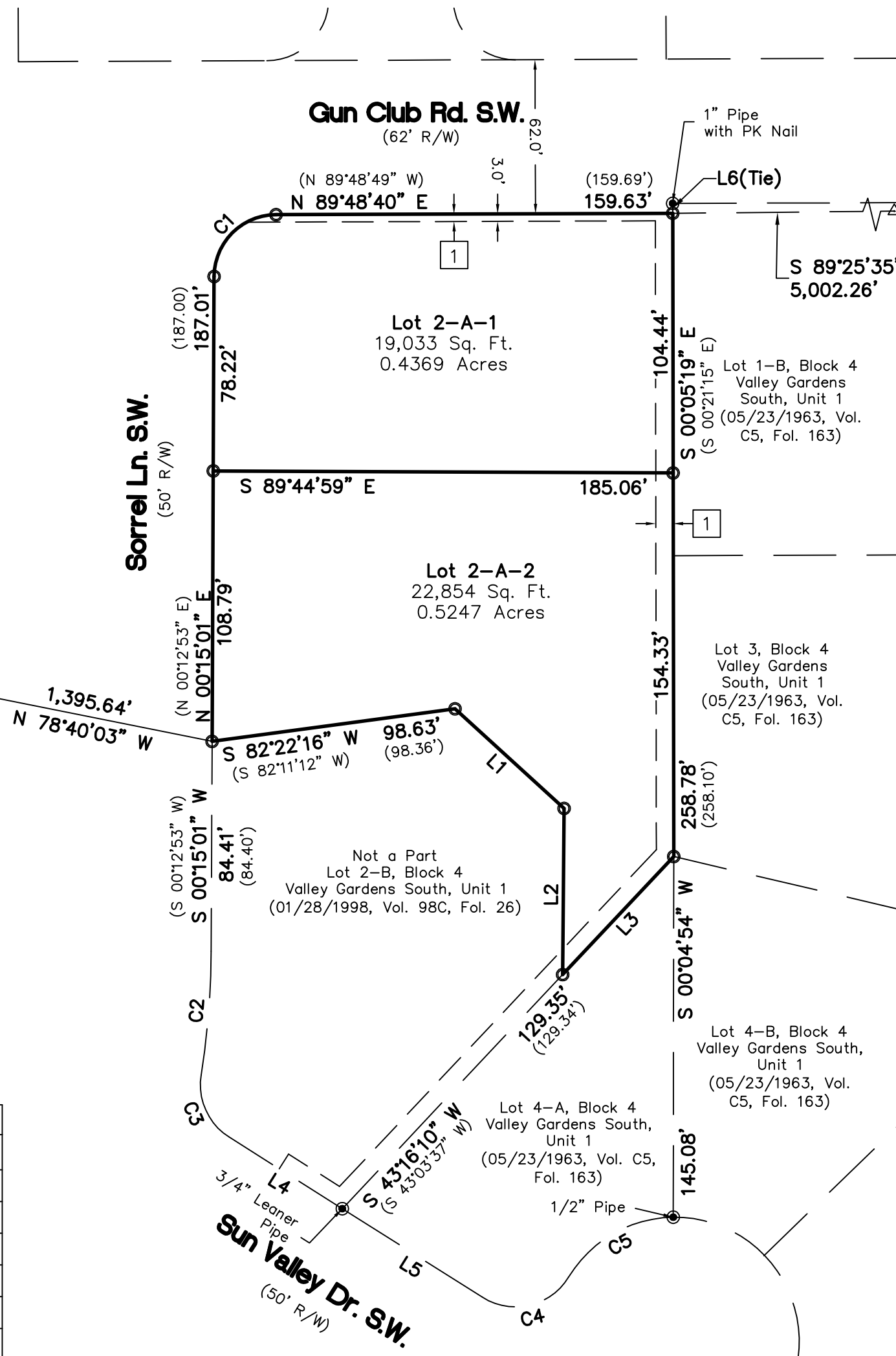
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.



Line #	Direction	Length (ft)
L1	N 47°35'51" W (N 47°46'55" W)	59.44' (59.28')
L2	S 00°30'02" W (S 00°18'58" W)	66.85' (66.67')
L3	S 43°16'10" W (S 43°03'37" W)	65.22' (65.21')
L4	S 57°42'01" E (S 58°01'55" E)	53.82' (52.59')
L5	S 57°42'01" E [S 58°27'40" E]	66.70' [66.89']
L6	N 00°05'19" W (N 58°27'40" E)	4.00' (4.00')

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.08' (39.28')	25.00' (25.00')	89°33'40"	35.22'	N 45°01'50" E
C2	50.00' (50.59')	325.49' (325.49')	8°48'03"	49.95'	S 04°39'03" W
C3	29.13' (29.11')	25.00' (59.28')	66°45'06"	27.51'	S 24°19'28" E
C4	39.73' [39.27']	25.00' [25.00']	91°03'29"	35.68'	N 76°46'15" E
C5	50.57' [50.63']	50.00' [50.00']	57°56'48"	48.44'	S 60°12'54" W



**CSI-CARTESIAN SURVEYS INC.**

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

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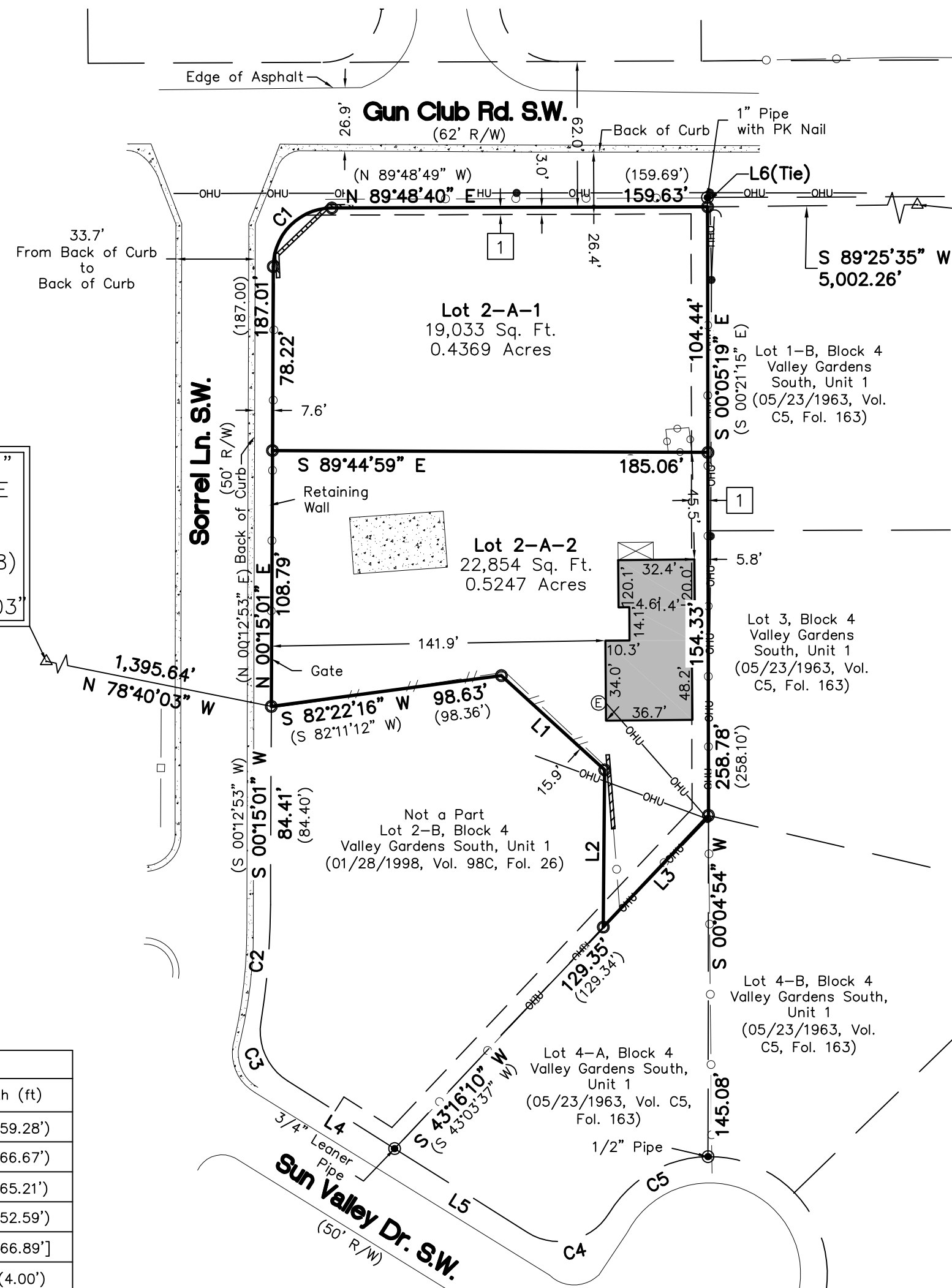
**Site Sketch for  
Lot 2-A-1 and 2-A-2, Block 4  
Valley Gardens South, Unit 1  
Being Comprised of  
Lot 2-A, Block 4  
Valley Gardens South, Unit 1  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2018**

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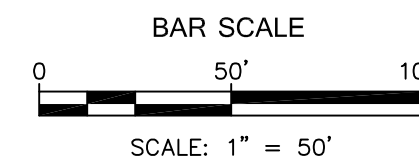
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▭	CONCRETE
▨	BLOCK WALL
○—○	CHAINLINK FENCE
—□—	METAL FENCE
—//—	WOOD FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
→	ANCHOR
⊙	ELECTRIC METER



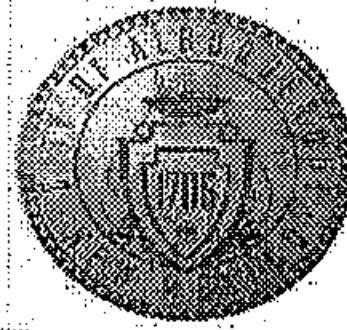
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Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<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)	<b>Policy Decisions</b>
<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)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<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)	<b>Appeals</b>
<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: Robert Tufano Phone: \_\_\_\_\_

Address: 2040 Lakeview Rd. SW. Email: \_\_\_\_\_

City: Albuquerque State: NM Zip: 87105

Professional/Agent (if any): CSI - Cartesian Survey Inc. Phone: 505-896-3050

Address: P.O. Box 44414 Email: \_\_\_\_\_

City: Rio Rancho State: NM Zip: 87174

Proprietary Interest in Site: \_\_\_\_\_ List all owners: \_\_\_\_\_

**BRIEF DESCRIPTION OF REQUEST**

Subdividing One Existing lot into 2 new lots

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

Lot or Tract No.: Lot 2-A Block: Block 4 Unit: \_\_\_\_\_

Subdivision/Addition: Valley Gardens South, Unit 1 MRGCD Map No.: \_\_\_\_\_ UPC Code: \_\_\_\_\_

Zone Atlas Page(s): Q-11-2 Existing Zoning: R-1D Proposed Zoning: R-1D

# of Existing Lots: 1 # of Proposed Lots: 2 Total Area of Site (acres): 0.9616

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Sorrel Ln. Between: Valley Gardens Dr. and: Southfield Dr.

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

DRB-97-445, SD-2018-00058

Signature: [Signature] Date: 9/24/2018

Printed Name: Jayson Pyne  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](mailto: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?  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(l)
- 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: </p>	<p>Date: 9/24/18</p>
<p>Printed Name: Jayson Pyne</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

September 24, 2018

Development Review Board  
City of Albuquerque

**Re: Lot 2-A, Block 4, Valley Gardens South, Unit 1**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat subdividing the existing lot into 2 new lots within Lot 2-A, Block 4, Valley Gardens South, Unit 1

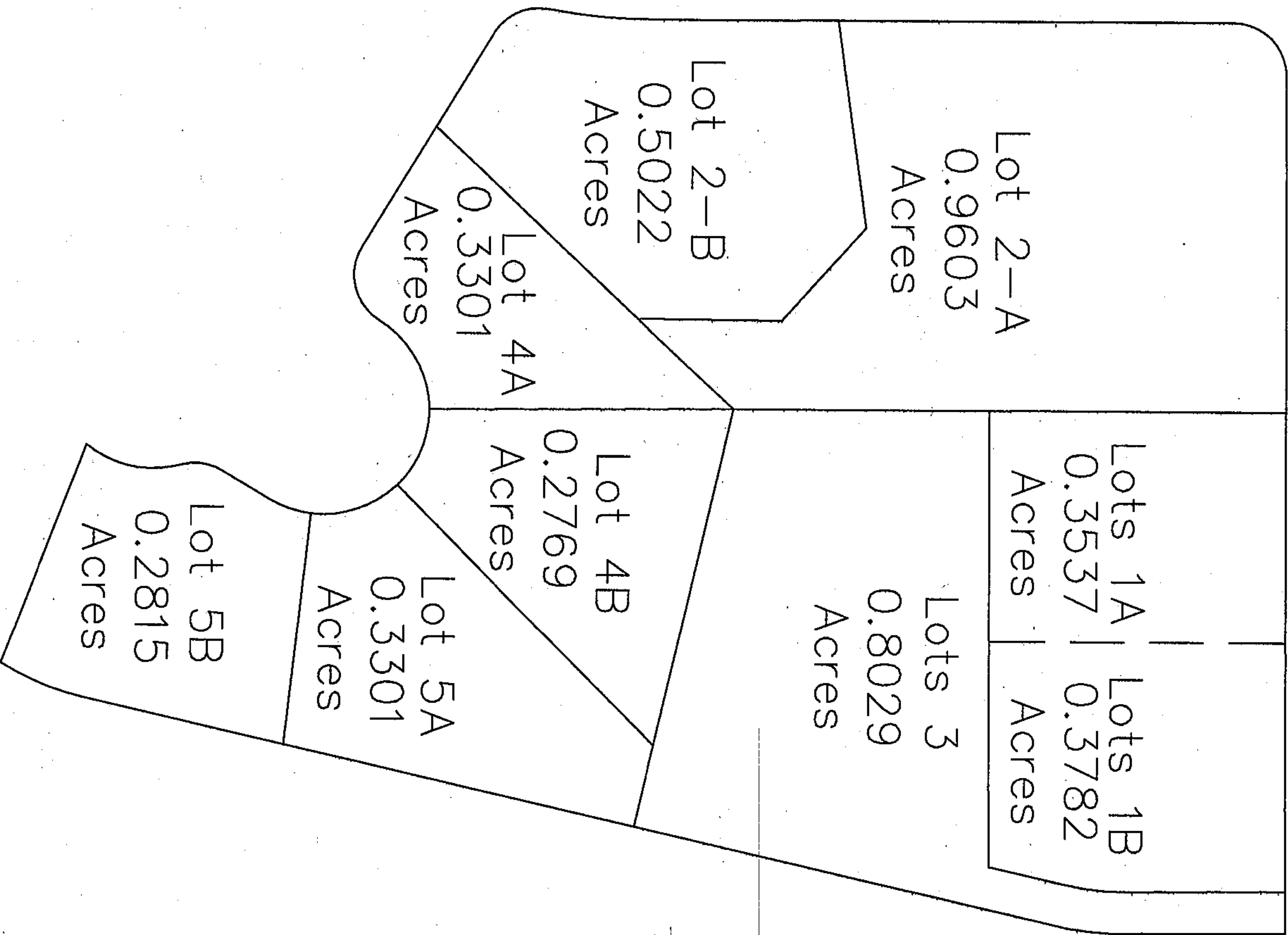
Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

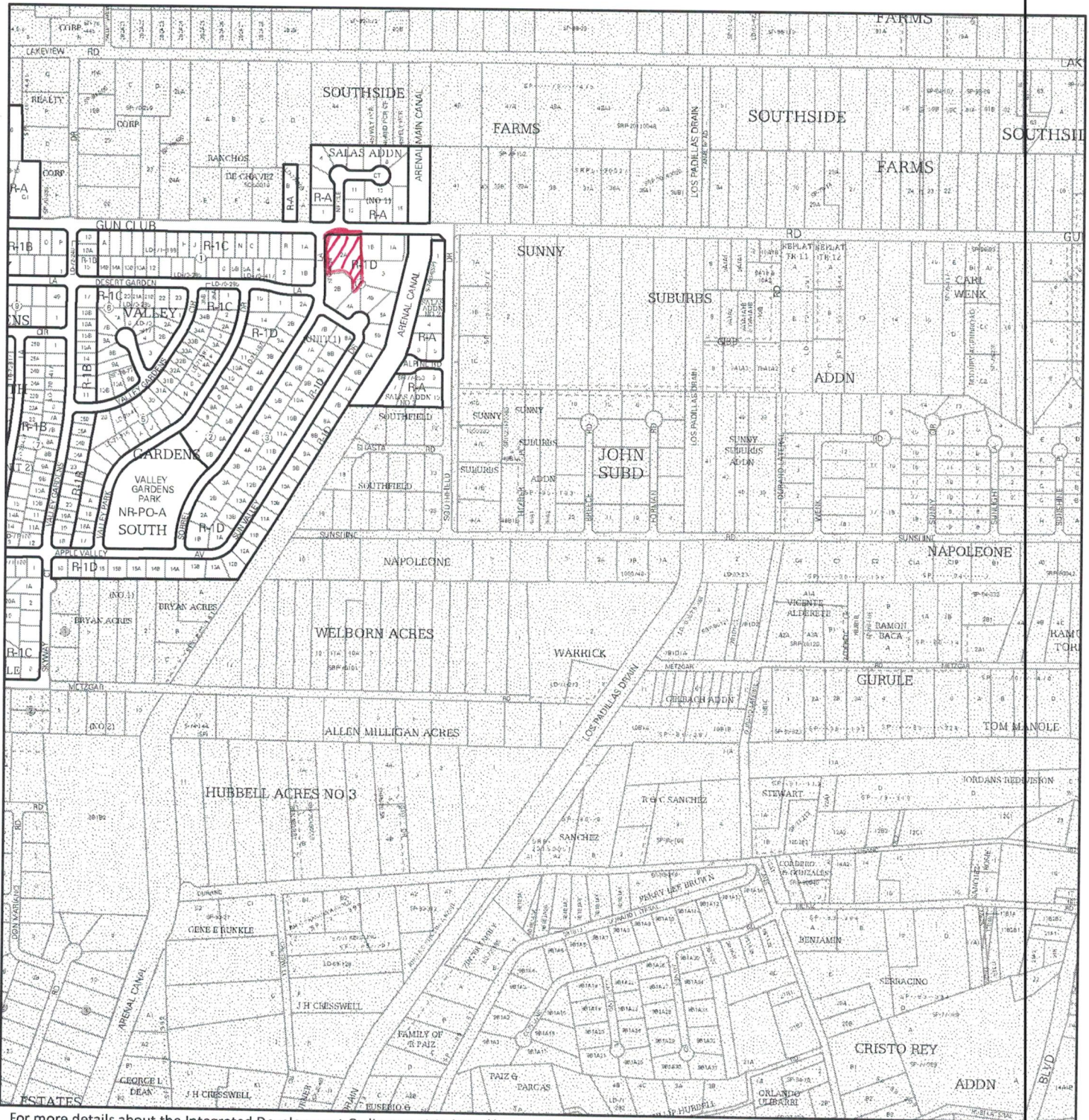
Exhibit for lot sizes  
 as reflected on the AGIS  
 based on existing conditions

Gun Club Rd. SW

Sorrel Ln. SW

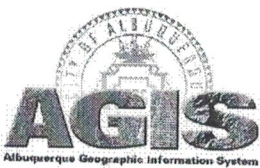


Combined Acres: 4.2159  
 Number of Lots: 9  
 Average Lot Size: 0.4684  
 Average Lot Size @ 75%: 0.3513  
 Average Lot Size @ 125%: 0.5855

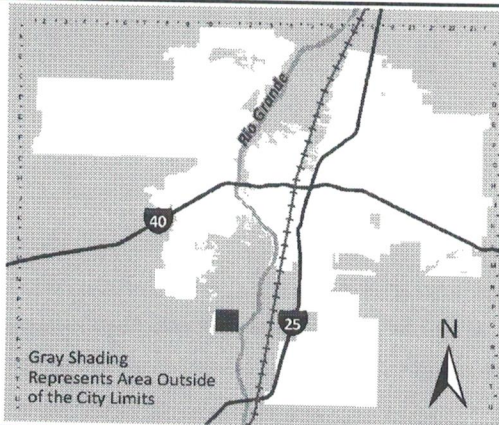


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**Q-11-Z**

- Easement
- 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
- Escarpment
- Petroglyph National Monument
- Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet