



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2018-001405
Application No. SD-2022-00100

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 06/29/2022 HEARING DATE OF DEFERRAL: 07/13/2022

SUBMITTAL DESCRIPTION: Added application number to the plat, removed easement [14] for private waterline per

ABCWUA and client comment, added DXF approval to application,

CONTACT NAME: Ryan Mulhall (CSI - Cartesian Surveys, Inc.)

TELEPHONE: 505-896-3050 EMAIL: cartesianryan@gmail.com



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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request final plat review of our subdivision creating 3 new tracts from 1 new tract. Plat also grants easements for cross lot drainage, cross-lot access, and sidewalk. Defines locations for formerly "floating" easement for storm drain lines.		

APPLICATION INFORMATION			
Applicant/Owner:	Nuevo Atrisco, LLC (Applicant)		Phone: (505) 585-3111
Address:	7620 Jefferson St NE		Email: ron@mdgrealestate.com
City:	Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.		Phone: (505) 896-3050
Address:	PO Box 44414		Email: cartesianryan@gmail.com
City:	Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners: City of Albuquerque		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:	Tract B	Block:	Unit:
Subdivision/Addition:	Nuevo Atrisco	MRGCD Map No.:	UPC Code: 101005709516131324
Zone Atlas Page(s):	K-10-Z	Existing Zoning:	MX-M
# of Existing Lots:	1	# of Proposed Lots:	3
		Proposed Zoning:	MX-M
		Total Area of Site (Acres):	3.1362
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:	Central Ave NW	Between:	Unser Boulevard NW and: Volcano Rd NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2018-001405 / PS-2021-00149 (Sketch Plat)			

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

Signature:		Date:	06/21/2022
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? N/A 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 to City Staff using other on-line resources such as Dropbox or FTP. 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)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- 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
- Sidewalk Exhibit and/or cross sections of proposed streets
- N/A 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- N/A Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

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 / INFRASTRUCTURE LIST

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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ 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.

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Tract B, Nuevo Atrisco located at the NW corner of Unser Blvd NW and Central Ave NW

Job Description: Final Subdivision Plat applicaiton for PR-2018-001405 / 2019-001405 (1007489)

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Ernest Armijo 6/17/2022
Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Jeanne Wolfenbarger 06/17/2022
Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

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Ernest Armijo 6/17/2022
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- NMDOT Approved NA

Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

Edwin Bergeron 6/20/2022
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

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

July 8, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Subdivision of Tract B, Nuevo Atrisco

Members of the Board:

Cartesian Surveys is acting as an agent for Nuevo Atrisco, LLC (Ron Lindsey), and we request a final plat review to create three (3) new tracts from one (1) existing lot by subdivision of Tract B Nuevo Atrisco, located at the northwest corner of Unser Boulevard NW and Central Avenue NW. The property is currently zoned as MX-M (Mixed-Use – Moderate Intensity) and is owned by the City of Albuquerque, with our client working with Real Property for purchase and lease of the negotiated portions of the property. A sketch plat review was held by the DRB at the hearing on December 1, 2021 under PR-2018-001405 and the final plat and site plan hearing was held on June 29, 2022 under SD-2022-00100 and the plat relevant comments from that hearing are discussed below:

ABCWUA

1. Availability Statement #211219 has been issued and provides the conditions for service. The availability statement indicated a fire flow of 1,725 gpm whereas the provided fire one plan in the DRB submittal indicated a fire flow of 2,000 gpm. Please confirm. A new request for availability may be required to account for the increase in fire flow.
 - a. Update: The current utility plan calls for a fire service connection to the west. The portion within Central will connect to existing public mains and then continue east as a public main. This shall be permitted as a Work Order. Additionally, we need to analyze the fire flow at this location to determine if the 1,725 at this location can be met.
 - b. Update: The 2,000 GPM fire flow analysis needs to be completed. The prior analysis included segments which have been abandoned. This may affect the available flow.
 - c. Update: Please submit a formal request to revise your availability statement based upon the updated fire one plan and updated utility plan. That formal request may be emailed to ebergeron@abcwua.org, rcarroll@abcwua.org, and bcarter@abcwua.org.

Noted, see site plan supplement for fire flow info.

2. Utility Plan
 - a. Is the proposed 6" waterline near the southwest corner of proposed Lot 3 public or private? It seems as though it is proposed as public given a proposed meter is connecting to it. The proposed alignment may be better suited if it is a straight line within public right-of-way without bends. The

proposed private fire line and domestic water service can take perpendicular service from this proposed line.

- i. What is being served by the existing 6" waterline stub that is being connected to? Please confirm it is not a private fire line. The as-built for City Project No. 4383.91 seem to indicate a non-pressure connection at the northern terminus of this line (station 13+56.90, 127.60' LT).
- b. Why is there a proposed 5' private water easement on proposed Lot 2 for the private fire line that serves proposed Lot 2?
 - i. Update: This appears to serve the FDC for Lot 2 and Lot 3. Sharing a private hydrant is not allowed by ordinance. A public hydrant off the extension south of Lot 3, and relocating this FDC to the south side of Lot 3, may be the most appropriate solution.

Per client instruction we have removed easement [14], which would have been the private fire line discussed below. The architect and engineer deemed the easement unnecessary.

- c. Please confirm proposed Lot 2 and Lot 3 have separate sanitary sewer services? It appears that Lot 2 will be utilizing an existing 6" private sanitary sewer stub from Unser Blvd. which is separate from Lot 3. Please confirm.

Please see site plan supplement for confirmation of water and sewer service independence for Lots 2 and 3.

3. Will a platting action take place?

Yes, a platting action under SD-2022-00100 is tied to the site plan.

Code Enforcement

1. Previous comments from CE 12/01/21 Sketch Plat have been noted and/or addressed.
2. CE has no further comments and no objections to the platting action proposed.

Noted.

Hydrology

- Hydrology has an approved Conceptual Grading & Drainage Plan (K10D058) with engineer's stamp 05/19/22.
- Hydrology has no objection to the Amended Site Plan.
- Hydrology defers to Transportation on the Sidewalk Waiver.
- Hydrology has no objection to the platting action.

Noted.

Parks and Recreation

No objection to the requested replat.
Central Ave NW is a Community Principal Arterial and a Proposed Pedestrian Project per the MTP 2040; Unser Blvd NW is a Regional Principal Arterial; both require street trees upon applicable development per IDO Section 5-6(B).

Noted

06-29-2022

1. It is unclear when the City project will be complete and the number of street trees planned? Street trees are typically required by the applicant in the landscape buffer inside the property line. Is it possible to provide more trees?

2. The Urbanite Ash is not a recommended tree on the City's Official Plant Palette due to drought and heat stress. The Nature Conservancy's NM Climate Ready List may show additional options for the parking lot.

Per engineer discussion during site plan hearing, landscape buffer is very crowded with various utility lines. See site plan application for further landscaping discussion.

Transportation

1. There is a previously approved TCL for conceptual purposes, dated June 3, 2022. Please include this as part of the submittal package. (This is needed also for comparison purposes.)

Noted, see site plan supplemental

2. The justification for the sidewalk waiver to allow for a 6-foot wide sidewalk along Unser Blvd. has been reviewed and there was mention of coordinating with DMD on future sidewalk widening. Please fill me in on any discussions or decisions made on this.

Noted, comments from engineer at 6/29/22 hearing explained area of 3 foot easement + 1 foot buffer allow for 10 foot sidewalk during future development beyond existing 6 foot existing sidewalk.

3. A Civil Detail sheet has been included with the package since the conceptual TCL was approved for DRB. All details shall be submitted through the Building Permit process to approve the TCL for building permit.

Noted

4. A platting action is being submitted separately to establish shared access. This is typically required prior to site plan approval.

Noted, see associated site plan amendment application.

Planning

- The application number must be added to the Plat.
- DXF file approval email from AGIS must be submitted prior to final sign-off from Planning.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all replatting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

Noted, application number has been added to the plat. DXF approval dated June 27, 2022 is also attached with this supplement.

NMDOT

NMDOT does not have any comments at this time.

Noted

AMAFCA

No Adverse Comments

Noted

MRMPO

MRMPO has no adverse comments.

Noted

APS

Residential development is a permissive primary use under the MX-M (Mixed Use Medium Intensity) zoning designation. Initial application proposed development of 88 multi-family residences; however, this is unstated in the current document. Should development include future residential dwellings, there will be impacts to Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Current enrollment at West Mesa High School is above capacity and enrollment at Painted Sky Elementary School is approaching capacity; development will be a strain on both of these schools.

School Capacity

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - ♣ Double sessions
 - ♣ Multi-track year-round

○ Other

♣ Float teachers (flex schedule)

• Shift students to Schools with Capacity (short term solution)

○ Boundary Adjustments / Busing

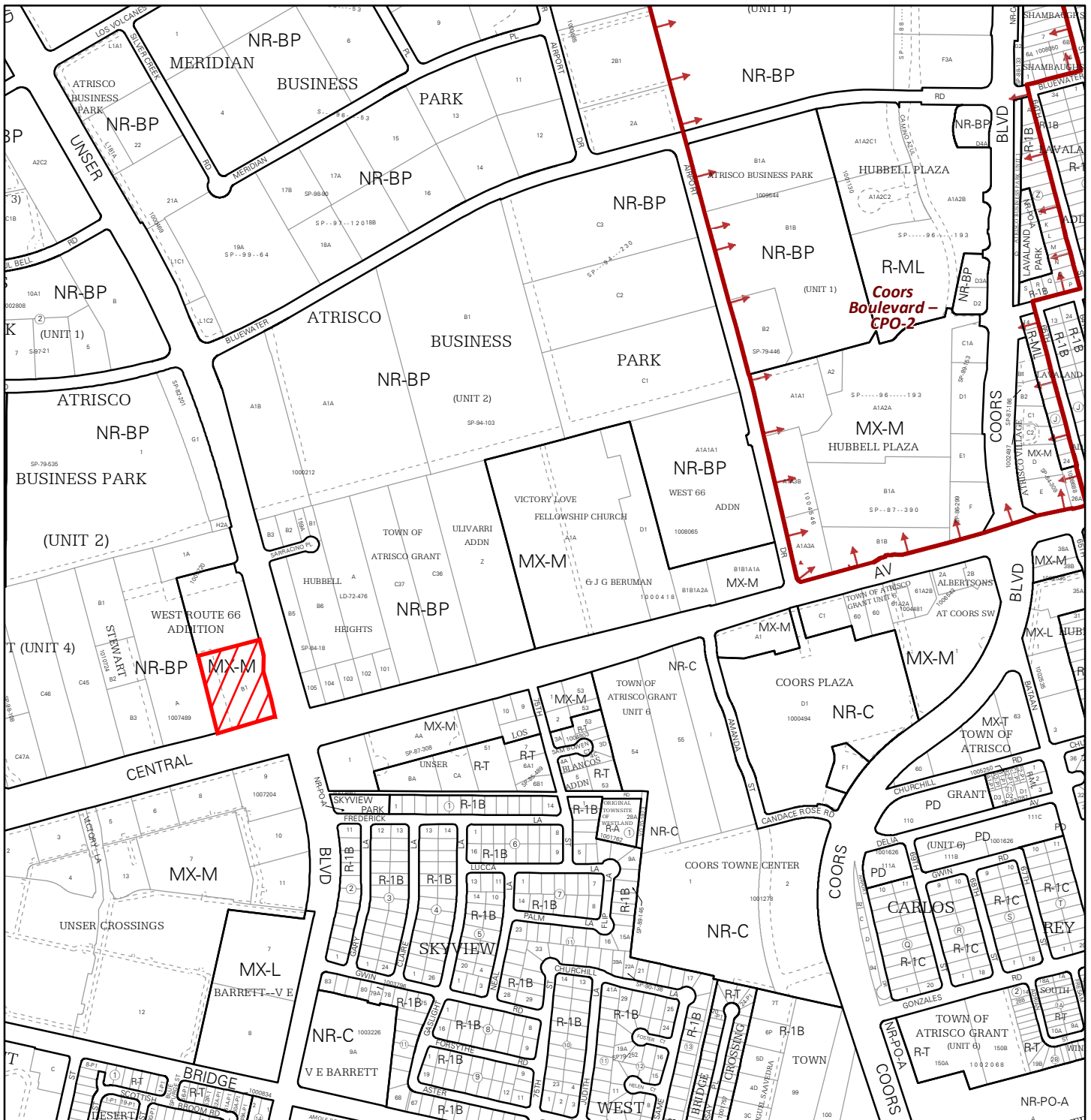
○ Grade reconfiguration

• Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.


Noted

Thank you for your consideration,
Ryan J. Mulhall

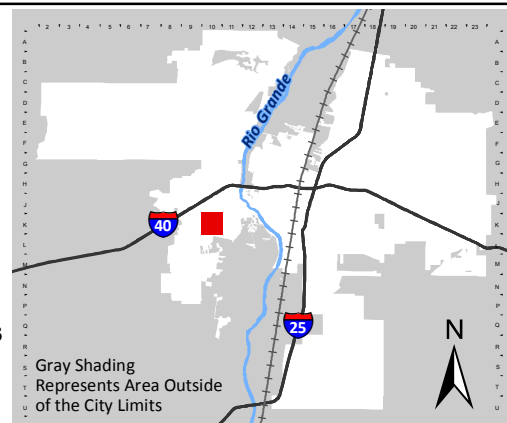


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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).



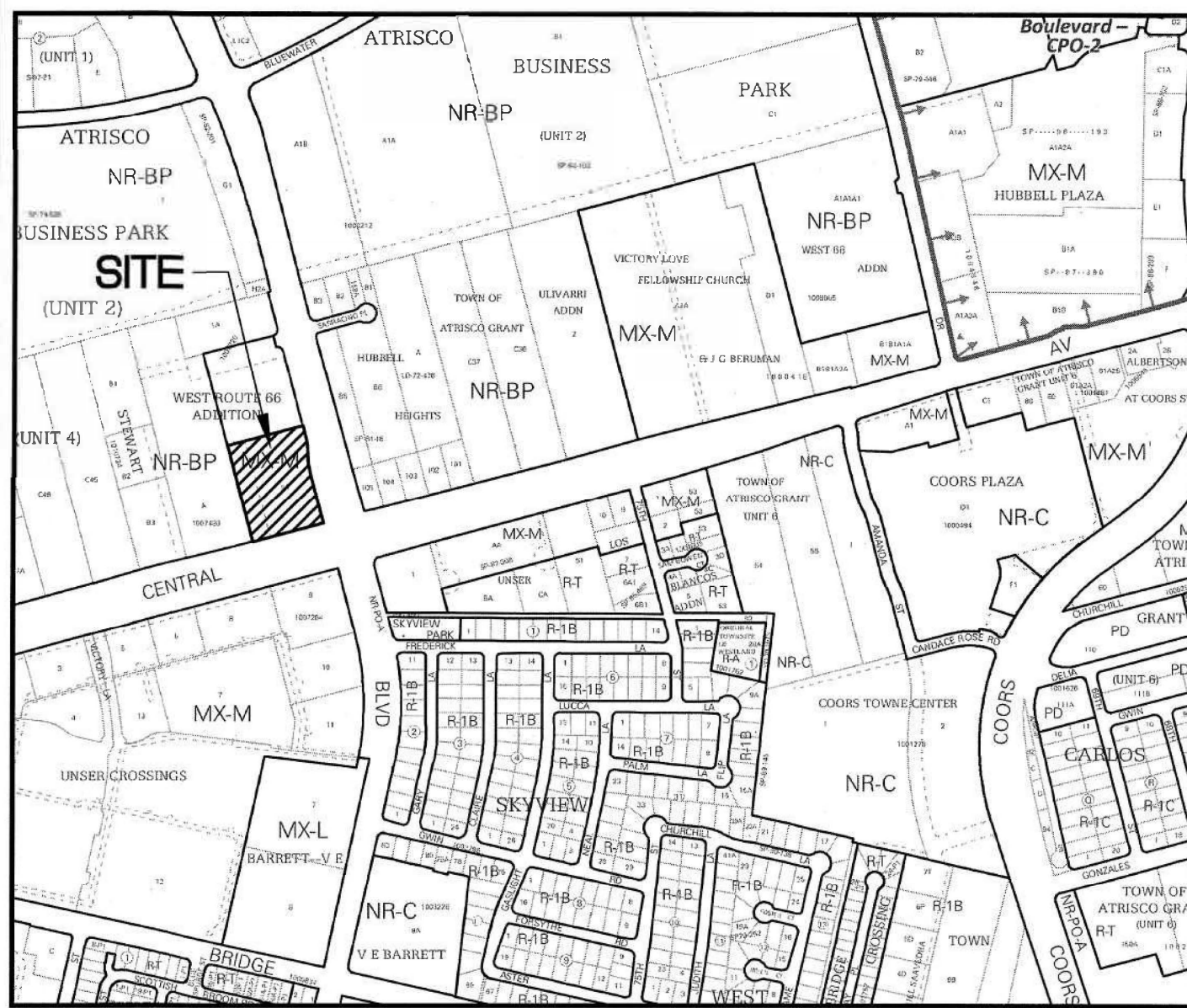
Zone Atlas Page:
K-10-Z

-  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

Feet

0 250 500 1,000



Vicinity Map - Zone Atlas K-10-Z

N.T.S.

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M.
 as Projected into the Town of Atrisco Grant
 Subdivision: Nuevo Atrisco
 Owner: City of Albuquerque
 UPC #: 101005709516131324

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 3.1362 ACRES
 ZONE ATLAS PAGE NO..... K-10-Z
 NUMBER OF EXISTING LOTS..... 1
 NUMBER OF LOTS CREATED..... 3
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
 DATE OF SURVEY..... OCTOBER 2021

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101005709516131324

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Tracts B-1, B-2, and B-3
 Nuevo Atrisco
 Being Comprised of
 Tract B
 Nuevo Atrisco
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2022**

Project Number: PR-2018-001405

Application Number: SD-2022-00100

Plat Approvals:

- [Signature]* Jun 20, 2022
- PNM Electric Services
Abdul A. Bhuiyan Jun 17, 2022
- Qwest Corp. d/b/a CenturyLink QC
Jeff Estrabro Jun 17, 2022
- New Mexico Gas Company
Mike Morris Jun 17, 2022

Comcast

City Approvals:

Loren N. Risenhoover P.S. 6/13/2022
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

[Signature] 6/20/2022
 AMM/CA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL W. 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 FOR THE CITY OF ALBUQUERQUE 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 W. Plotner Jr. 6/13/2022
 N.M.R.P.S. No. 14271 Date



CSI-CARTESIAN SURVEYS INC.

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

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1906768 AND AN EFFECTIVE DATE OF SEPTEMBER 29, 2021.
2. PLAT OF RECORD FOR NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 19, 2018, IN BOOK 2018C, PAGE 133, AS DOCUMENT NO. 2018091923.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 8, 2004, IN BOOK A86, PAGE 6144, AS DOCUMENT NO. 2004156577.
4. PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 17, 2019, IN BOOK 2019C, PAGE 34, AS DOCUMENT NO. 2019030710.
5. CONDOMINIUM PLAT FOR NUEVO ATRISCO CONDOMINIUM, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 2021, AS DOCUMENT NO. 2021053223.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIE WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J, DATED NOVEMBER 4, 2016.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT LETTERED "B" OF NUEVO ATRISCO, BEING A REPLAT OF TRACT B-1, WEST ROUTE 66 ADDITION II, SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 19, 2018 IN MAP BOOK 2018C, FOLIO 133 AS DOCUMENT NUMBER 2018091923.

Solar Collection Note

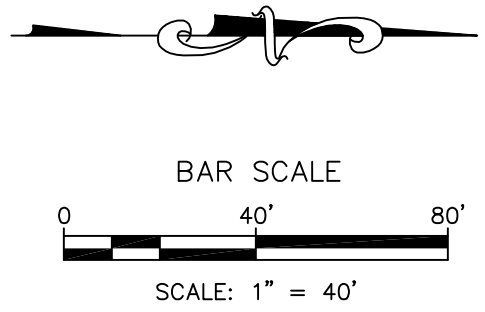
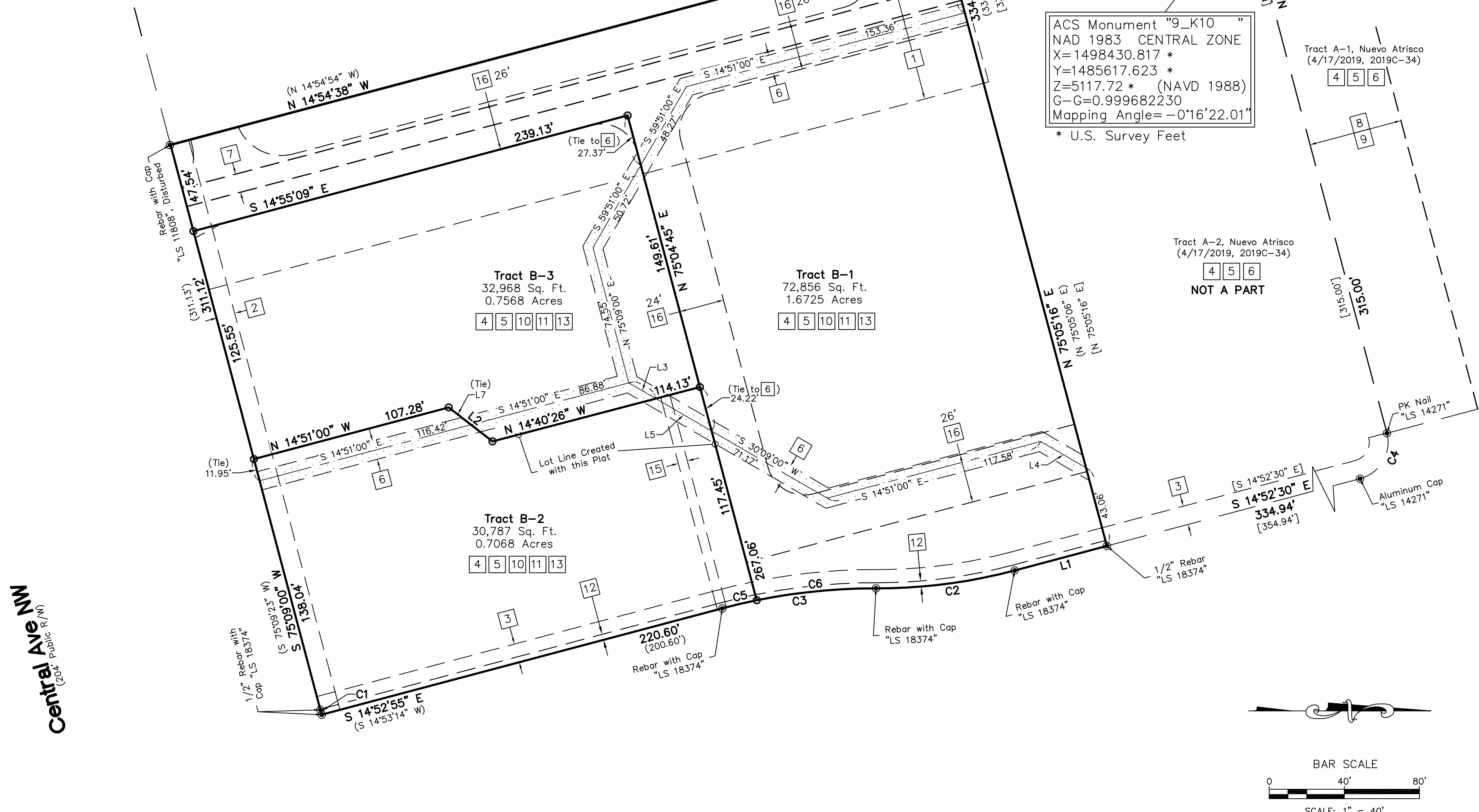
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, 2018C-133, DOC. NO. 2018091923)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/17/2019, 2019C-34, DOC. NO. 2019030710)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Plat for
Tracts B-1, B-2, and B-3
Nuevo Atrisco
Being Comprised of
Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022**

ACS Monument "9_K10"
NAD 1983 CENTRAL ZONE
X=1498430.817 *
Y=1485617.623 *
Z=5117.72 * (NAVD 1988)
G-G=0.999682230
Mapping Angle=-0°16'22.01"
* U.S. Survey Feet



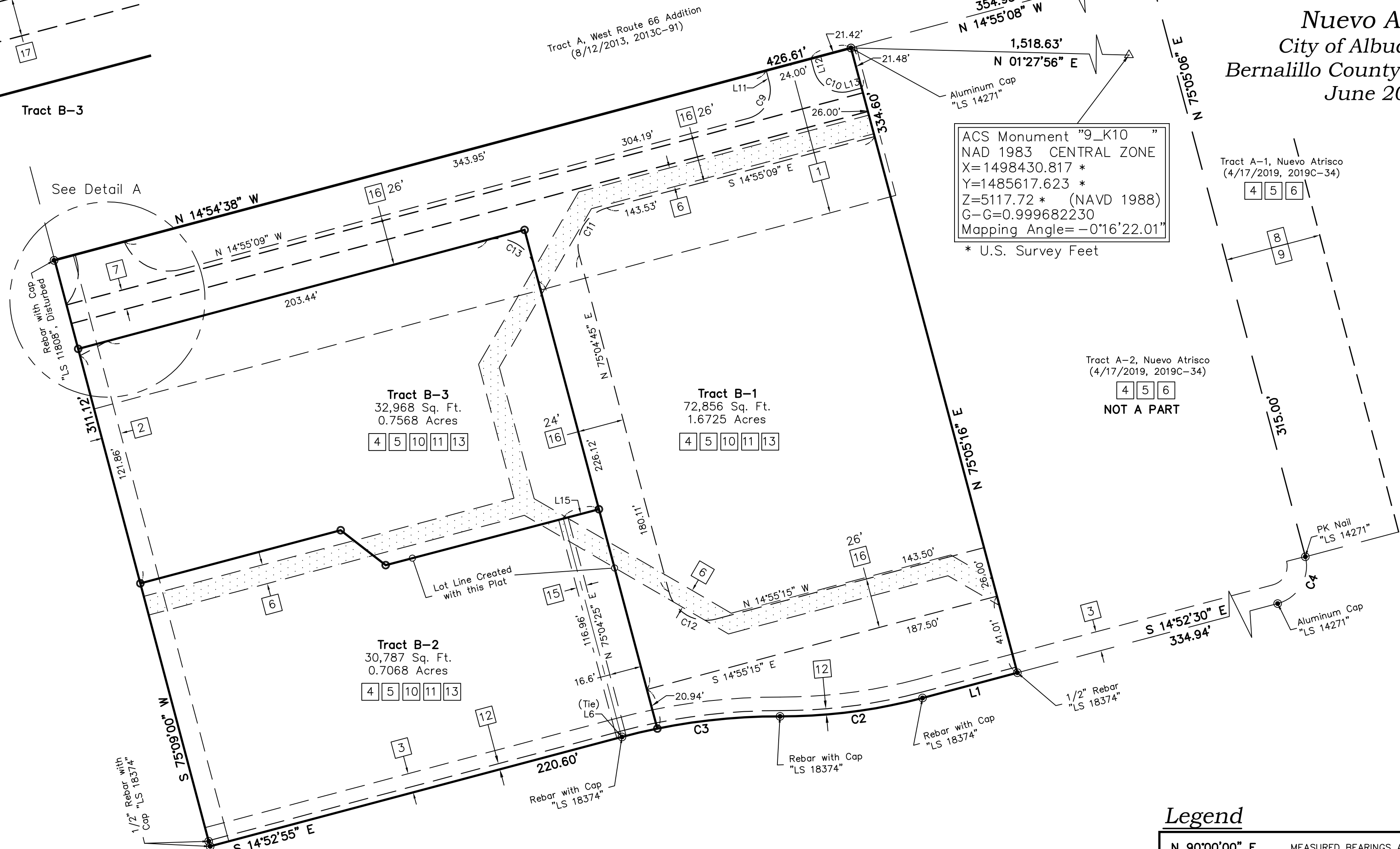
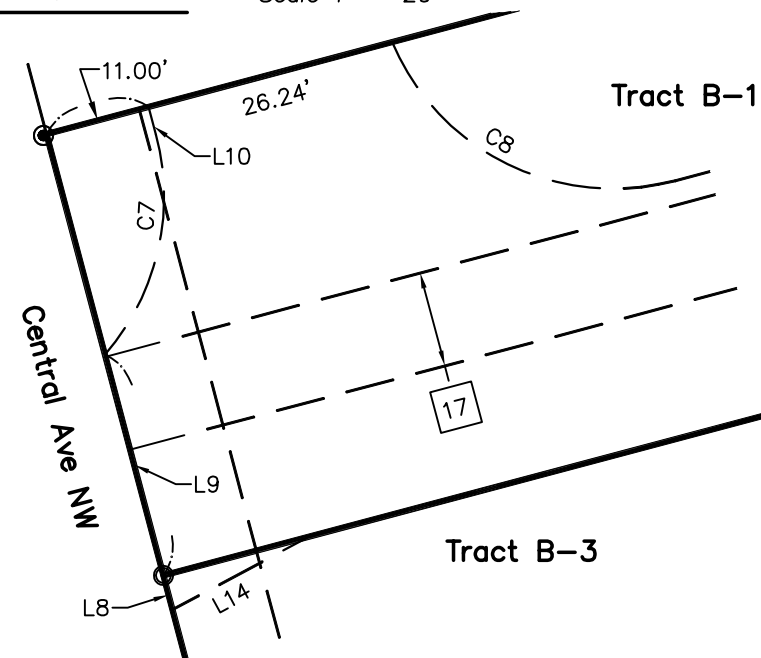
CSI-CARTESIAN SURVEYS INC.

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

Detail A
Scale 1" = 20'

This Sheet Shows Easements
15 and 16 Dimensions Only

Plat for
Tracts B-1, B-2, and B-3
Nuevo Atrisco
Being Comprised of
Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022

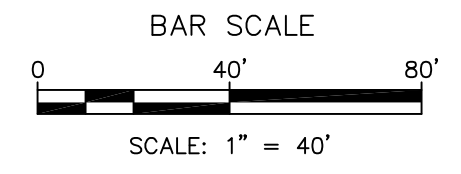


ACS Monument "9_K10"
NAD 1983 CENTRAL ZONE
X=1498430.817 *
Y=1485617.623 *
Z=5117.72 * (NAVD 1988)
G-G=0.999682230
Mapping Angle=-0°16'22.01"
* U.S. Survey Feet

Tract A-2, Nuevo Atrisco
(4/17/2019, 2019C-34)
4 5 6
NOT A PART

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, 2018C-133, DOC. NO. 2018091923)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/17/2019, 2019C-34, DOC. NO. 2019030710)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

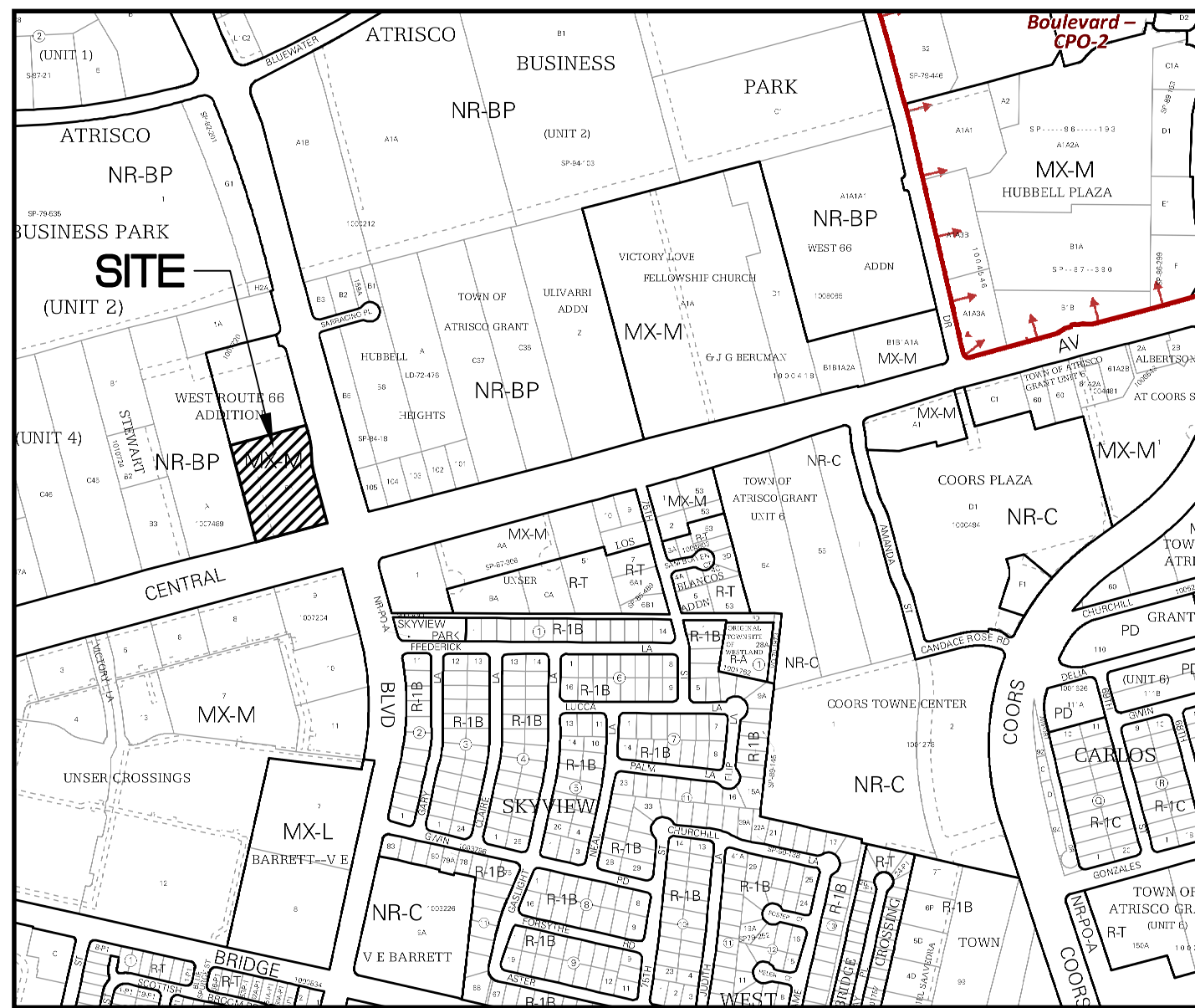


Central Ave NW
(204' Public R/W)

Unser Blvd NW
(Public R/W Varies)

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**Sketch Plat for
Tracts B-1, B-2, and B-3
Nuevo Atrisco
Being Comprised of
Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022**



Vicinity Map - Zone Atlas K-10-Z

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M.
as Projected into the Town of Atrisco Grant
Subdivision: Nuevo Atrisco
Owner: City of Albuquerque
UPC #: 101005709516131324

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "AO" (HAVING BASE FLOOD ELEVATION DEPTH OF 1 FOOT) AND FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J, DATED NOVEMBER 4, 2016.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	2.76' (2.76')	35.00' (35.00')	4°31'05"	2.76'	S 73°46'21" W
C2	74.58' (74.55')	284.38' (284.38')	15°01'37"	74.37'	S 07°22'18" E
C3	82.75' (82.75')	315.62' (315.62')	15°01'17"	82.51'	S 07°22'18" E
C4	31.28' [31.28']	20.00' [20.00']	89°36'38"	28.19'	S 59°40'49" E
C5	18.80'	315.62'	3°24'47"	18.80'	N 13°10'33" W
C6	63.95'	315.62'	11°36'30"	63.84'	N 05°39'54" W
C7	24.44'	25.00'	56°00'38"	23.48'	N 76°54'49" W
C8	35.79'	25.00'	82°01'59"	32.81'	N 26°05'51" E
C9	23.56'	15.00'	90°00'00"	21.21'	N 59°55'09" W
C10	23.56'	15.00'	90°00'00"	21.21'	N 30°04'51" E
C11	31.42'	20.00'	90°00'06"	28.28'	S 59°55'12" E
C12	31.42'	20.00'	90°00'00"	28.28'	N 30°04'45" E
C13	31.42'	20.00'	89°59'54"	28.28'	S 30°04'48" W

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, 2018C-133, DOC. NO. 2018091923)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/17/2019, 2019C-34, DOC. NO. 2019030710)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	CONCRETE
▨	ASPHALT
▩	BRICK
▧	BLOCK WALL
□	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↪	ANCHOR
□	PULL BOX
☆	LIGHT POLE
●FP	FLAGPOLE
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
WV	WATER VALVE
⊗	WATER METER
⊕	FIRE HYDRANT
⊠	IRRIGATION BOX
⊙	SANITARY SEWER MANHOLE
•CO	SAS CLEANOUT
⊖	STORM DRAIN MANHOLE
■ OR ●	STORM DRAIN INLET
— OR —	SIGN
⊙	TRAFFIC MAST
⊗	SET 60D NAIL FOR BLDG ENVELOPE CORNERS
R	RAMP
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE

Easement Notes

- 1 EXISTING PRIVATE TRAFFIC AND CIRCULATION EASEMENT BENEFITING AND MAINTAINED BY TRACT A, WEST ROUTE 66 ADDITION (8/12/2013, 2013C-91, DOC. NO. 2013089889)
- 2 EXISTING 10' P.U.E. (8/12/2013, 2013C-91, DOC. NO. 2013089889)
- 3 EXISTING 10' PUE (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- 4 EXISTING PRIVATE BLANKET DRAINAGE EASEMENT BENEFITING THE OWNERS OF TRACT A, AND 1A, WEST ROUTE 66 ADDITION AND TO BE MAINTAINED BY THE OWNERS OF TRACTS A-1, A-2 AND B, NUEVO ATRISCO (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- 5 EXISTING PRIVATE CROSS-LOT ACCESS & PARKING EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A-1, A-2 AND B, NUEVO ATRISCO (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- 6 EXISTING FLOATING PRIVATE 20' WIDE STORM DRAIN EASEMENT BENEFITING TRACT A, JOINTLY MAINTAINED BY TRACTS A AND B (NOW B-1, B-2, AND B-3) (10/19/2018, 2018C-133, DOC. NO. 2018091923), NOW CONFINED AND DEFINED ACROSS TRACTS B-1, B-2, AND B-3 AS A 10 FOOT WIDE EASEMENT ON SHEET 2 OF THIS PLAT, SHOWN HEREON AS
- 7 EXISTING 10' PNM EASEMENT (1/30/2020, DOC. NO. 2020009539)
- 8 EXISTING 50' PRIVATE ACCESS EASEMENT BENEFITING LOT 1A, WEST ROUTE 66 ADDITION AND TRACTS A-2 AND B, NUEVO ATRISCO TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE (1/22/2009, 2009C-18) MAINTENANCE RESPONSIBILITIES REDEFINED IN DOCUMENT (4/17/2019, DOC. NO. 2019030711)
- 9 EXISTING 50' PERMANENT PRIVATE ACCESS EASEMENT BENEFITING TRACT A, WEST ROUTE 66 ADDITION AND MAINTAINED BY THE CITY OF ALBUQUERQUE (05/15/2009, DOC. NO. 2009054146)
- 10 EXISTING BLANKET, PERPETUAL DRAINAGE EASEMENT BENEFITING LOT 1, UNM HOSPITALS CLINIC (10/16/2009, DOC. NO. 2009115619)
- 11 EXISTING CONSTRUCTION/STAGING TEMPORARY EASEMENT OVER TRACT B, BENEFITING TRACT A-2, UNTIL COMPLETION OF CONSTRUCTION OF IMPROVEMENTS ON SAID TRACT (5/2/2019, DOC. NO. 2019036066)
- 12 3' SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 13 CROSS-LOT DRAINAGE EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING THE OWNERS OF TRACTS B-1, B-2, AND B-3, MAINTAINED BY THE UNDERLYING TRACT OWNER, GRANTED WITH THE FILING OF THIS PLAT
- 14 INTENTIONALLY OMITTED
- 15 5' PRIVATE SANITARY SEWER LINE EASEMENT BENEFITING AND MAINTAINED BY TRACT B-3, GRANTED WITH THE FILING OF THIS PLAT
- 16 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS B-1, B-2, AND B-3, GRANTED WITH THE FILING OF THIS PLAT. DIMENSIONS SHOWN ON SHEET 3

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2021
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

TRACT LETTERED "B" OF NUEVO ATRISCO, BEING A REPLAT OF TRACT B-1, WEST ROUTE 66 ADDITION II, SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 19, 2018 IN MAP BOOK 2018C, FOLIO 133 AS DOCUMENT NUMBER 2018091923.

Documents

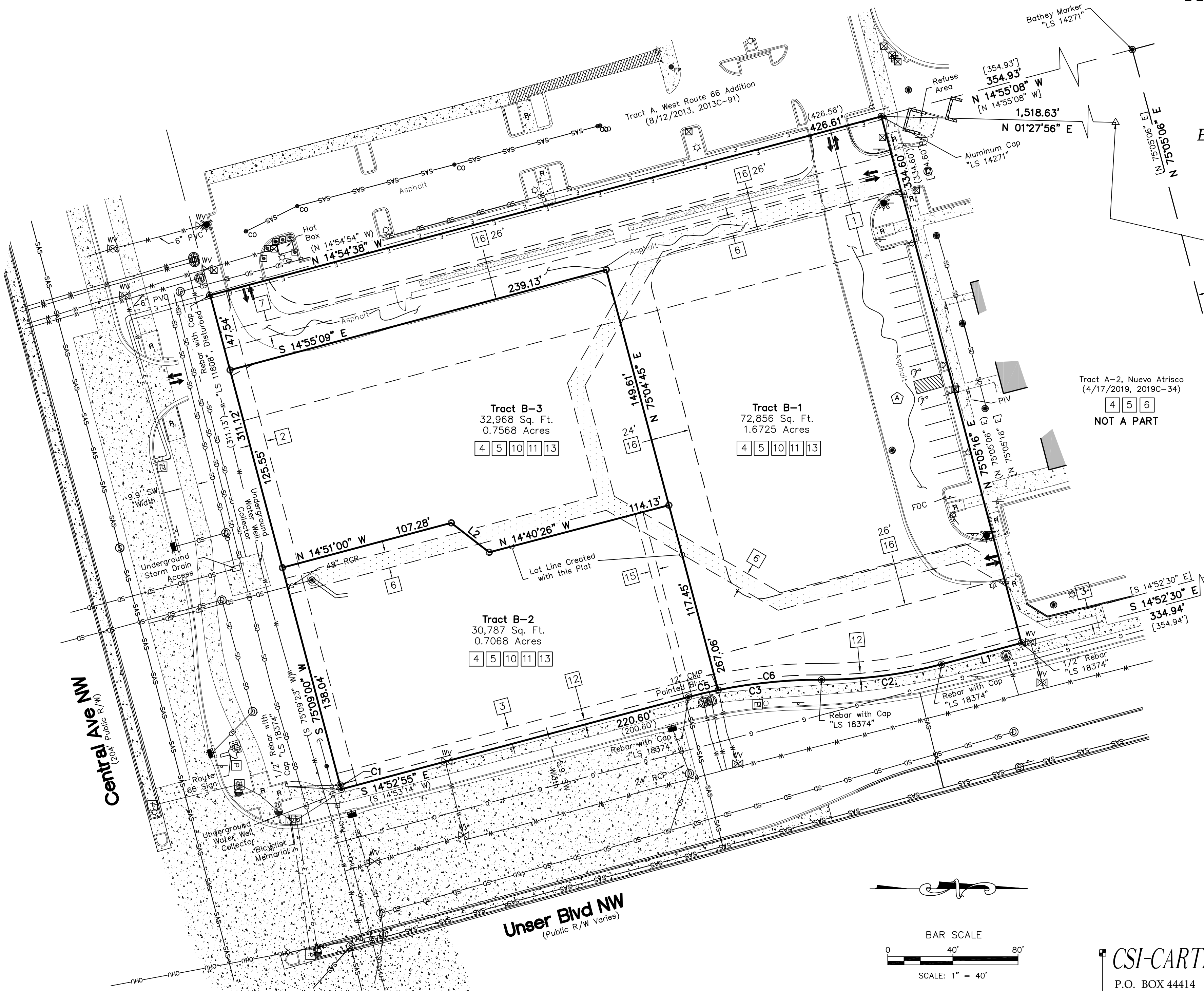
1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1906768 AND AN EFFECTIVE DATE OF SEPTEMBER 29, 2021.
2. PLAT OF RECORD FOR NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 19, 2018, IN BOOK 2018C, PAGE 133, AS DOCUMENT NO. 2018091923.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 8, 2004, IN BOOK A86, PAGE 6144, AS DOCUMENT NO. 2004156577.
4. PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 17, 2019, IN BOOK 2019C, PAGE 34, AS DOCUMENT NO. 2019030710.
5. CONDOMINIUM PLAT FOR NUEVO ATRISCO CONDOMINIUM, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 2021, AS DOCUMENT NO. 2021053223.

CSI-CARTESIAN SURVEYS INC.

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

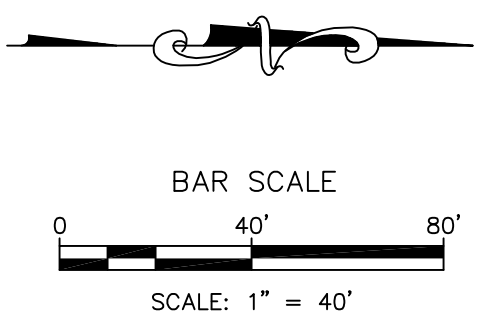
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X=1498430.817 *
Y=1485617.623 *
Z=5117.72 * (NAVD 1988)
G-G=0.999682230
Mapping Angle=-0°16'22.01"
* U.S. Survey Feet



Tract A-2, Nuevo Atrisco
(4/17/2019, 2019C-34)
4 5 6
NOT A PART

Line Table		
Line #	Direction	Length (ft)
L1	S 14°52'55" E (S 14°53'14" E)	50.76' (50.76')
L2	N 37°45'16" E	29.48'
L3	S 30°09'00" W	16.61'
L4	S 30°09'00" W	27.84'
L5	S 30°09'00" W	34.36'
L6	S 14°29'22" E	0.28'
L7	S 37°45'16" W	15.04'
L8	S 75°09'00" W	3.69'
L9	S 75°09'00" W	23.80'
L10	S 75°04'51" W	3.01'
L11	S 75°04'51" W	6.48'
L12	N 75°04'51" E	6.48'
L13	N 14°55'09" W	6.42'
L14	N 28°08'42" W	16.12'
L15	S 14°40'26" E	19.08'



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

NW Corner of Unser Blvd and Central Ave NW Public Notice Inquiry Sheet Submission

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coord to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many u association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks t information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
Los Volcanes NA	Jenny	Sanchez	jennybsanchez1@q.com	6512 Honeylocust Avenue NW	Albuquerque	NM	87121
Los Volcanes NA	Alma	Ramiriz	acr@q.com	6616 Honeylocust Avenue NW	Albuquerque	NM	87121
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Optic devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your pro
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-dev-public_notice_form-2019.pdf.
- The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNo>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-fc-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood a <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, u prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this m

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, June 16, 2022 12:56 PM

To: Office of Neighborhood Coordination <cartesianryan@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

TRACT LETTERED "B" OF NUEVO ATRISCO, BEING A REPLAT OF TRACT B-1, [WEST ROUTE 66](#) ADDITION II, AS SHOWN ON THE PLAT FILED OCTOBER 19, 2018 IN M

Physical address of subject site:

NW Corner of Unser Blvd and Central Ave NW

Subject site cross streets:

Unser Blvd and Central Ave NW

Other subject site identifiers:


Vacant lot east of Library

This site is located on the following zone atlas page:

K-10-Z

Captcha

x

 [IDOZoneAtlasPage_K-10-Z_Marked.pdf](#)
458K



Ryan Mulhall <cartesianryan@gmail.com>

Notice of Final Plat Submission for Proposed Subdivision of Tracts B, Nuevo Atrisco

Ryan Mulhall <cartesianryan@gmail.com>
To: jennybsanchez1@q.com, acr@q.com

Fri, Jun 17, 2022 at 5:21 PM

Hello Los Volcanes Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of our client Nuevo Atrisco, LLC under the project number of our Plat (PR-2018-001405).

You may recall seeing notice for the site plan amendment for this site some weeks back and our final plat application is aiming to be heard at the same DRB hearing as that site plan.

As a refresher, the subject property is located at the northwest corner of Unser Boulevard NW and Central Avenue NW, and is the vacant lot east of the library. I've attached the zone atlas page sheet (K-10-Z) outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to place the new lot lines to subdivide our existing tract into three new tracts, and both the existing easements and the new easements for sidewalk, storm drain lines, and private access.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting, it will be held with the minor actions on June 28, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)


[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)


www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments

 **CABQ-Off_pub_notice_form-PR-2018-001405.pdf**
270K

 **LosVolcNA_Emailed-Notice-PubHearing_PR-2018-001405.pdf**
189K

 **IDOZoneAtlasPage_K-10-Z_Marked.pdf**
458K

 **211943_SS_6-17-22.pdf**
5582K

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: June 17, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Los Volcanes NA

Name of NA Representative*: Jenny Sanchez // Alma Ramiriz

Email Address* or Mailing Address* of NA Representative¹: jennybsanchez1@q.com // acr@q.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* NW Corner of Unser Blvd NW and Central Ave NW
Location Description Vacant Lot E of Library
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] CSI - Carisian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor Final Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Request final plat review of our subdivision creating 3 new tracts from 1 existing tract, and granting of easements for drainage, private access, and sidewalk.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] _____ 3.1362 _____
- 2. IDO Zone District _____ MX-M _____
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] _____ West Route 66 Center / Premium Transit Station Area _____
- Current Land Use(s) [vacant, if none] _____ Vacant _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]
South West Alliance of Neighborhoods (SWAN Coalition)

⁶ Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Final Plat (Minor)
Decision-making Body:	Development Review Board (DRB)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	NW corner of Unser Blvd NW and Central Ave NW
Name of property owner:	City of Albuquerque
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	
June 28, 2022 at 9AM over Zoom Hearing (see DRB agenda for link)	
Address, phone number, or website for additional information:	
Please email cartesianryan@gmail.com or call 505-8963050 for more info on plat	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

Ryan Mulhall (Applicant signature) 06/17/2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



Ryan Mulhall <cartesianryan@gmail.com>

SWAN - Notice of Final Plat Submission for Proposed Subdivision of Tracts B, Nuevo Atrisco

Ryan Mulhall <cartesianryan@gmail.com>
To: luis@wccdg.org, jgallegoswccdg@gmail.com

Fri, Jun 17, 2022 at 5:24 PM

Hello South West Alliance of Neighborhoods Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of our client Nuevo Atrisco, LLC under the project number of our Plat (PR-2018-001405).

You may recall seeing notice for the site plan amendment for this site some weeks back and our final plat application is aiming to be heard at the same DRB hearing as that site plan.

As a refresher, the subject property is located at the northwest corner of Unser Boulevard NW and Central Avenue NW, and is the vacant lot east of the library. I've attached the zone atlas page sheet (K-10-Z) outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to place the new lot lines to subdivide our existing tract into three new tracts, and both the existing easements and the new easements for sidewalk, storm drain lines, and private access.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting, it will be held with the minor actions on June 28, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)


[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)


www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments

 **CABQ-Off_pub_notice_form-PR-2018-001405.pdf**
270K

 **SWAN Emailed-Notice-PubHearing_PR-2018-001405.pdf**
192K

 **IDOZoneAtlasPage_K-10-Z_Marked.pdf**
458K

 **211943_SS_6-17-22.pdf**
5582K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: June 17, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Luis Hernandez // Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: luis@wccdg.org // jgallegoswccdg@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* NW Corner of Unser Blvd NW and Central Ave NW
Location Description Vacant Lot E of Library
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] CSI - Carisian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor Final Plat (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Request final plat review of our subdivision creating 3 new tracts from 1 existing tract, and granting
of easements for drainage, private access, and sidewalk.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: June 29th, 2022 at 9AM (expected to be tied to Major Site Plan already submitted)

Location*³: DRB hearing over Zoom at link provided at the webpage below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call (505) 896-3050 for plat info

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ K-10-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] _____ 3.1362 _____
 - 2. IDO Zone District _____ MX-M _____
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____ West Route 66 Center / Premium Transit Station Area _____
 - Current Land Use(s) [vacant, if none] _____ Vacant _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ Los Volcanes NA _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

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

June 21, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Subdivision of Tract B, Nuevo Atrisco (Sensitive Site analysis)

Members of the Board:

Cartesian Surveys is acting as an agent for Nuevo Atrisco, LLC (Ron Lindsey), and we request a final plat review to create three (3) new tracts from one (1) existing lot by subdivision of Tract B Nuevo Atrisco, located at the northwest corner of Unser Boulevard NW and Central Avenue NW. The property is currently zoned as MX-M (Mixed-Use – Moderate Intensity). A sketch plat review was held by the DRB at the hearing on December 1, 2021 under PR-2018-001405. Below the sensitive site analysis for the site is summarized below. Please see the site plan for further detail and photo of site.

Floodplains and flood hazard areas: N/A, within Zone X (area with minimal flood hazard) of FEMA classification FIRMette 35001C0328J effective 11/04/2016

Steep Slopes: N/A, relatively level ground on graded site

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A

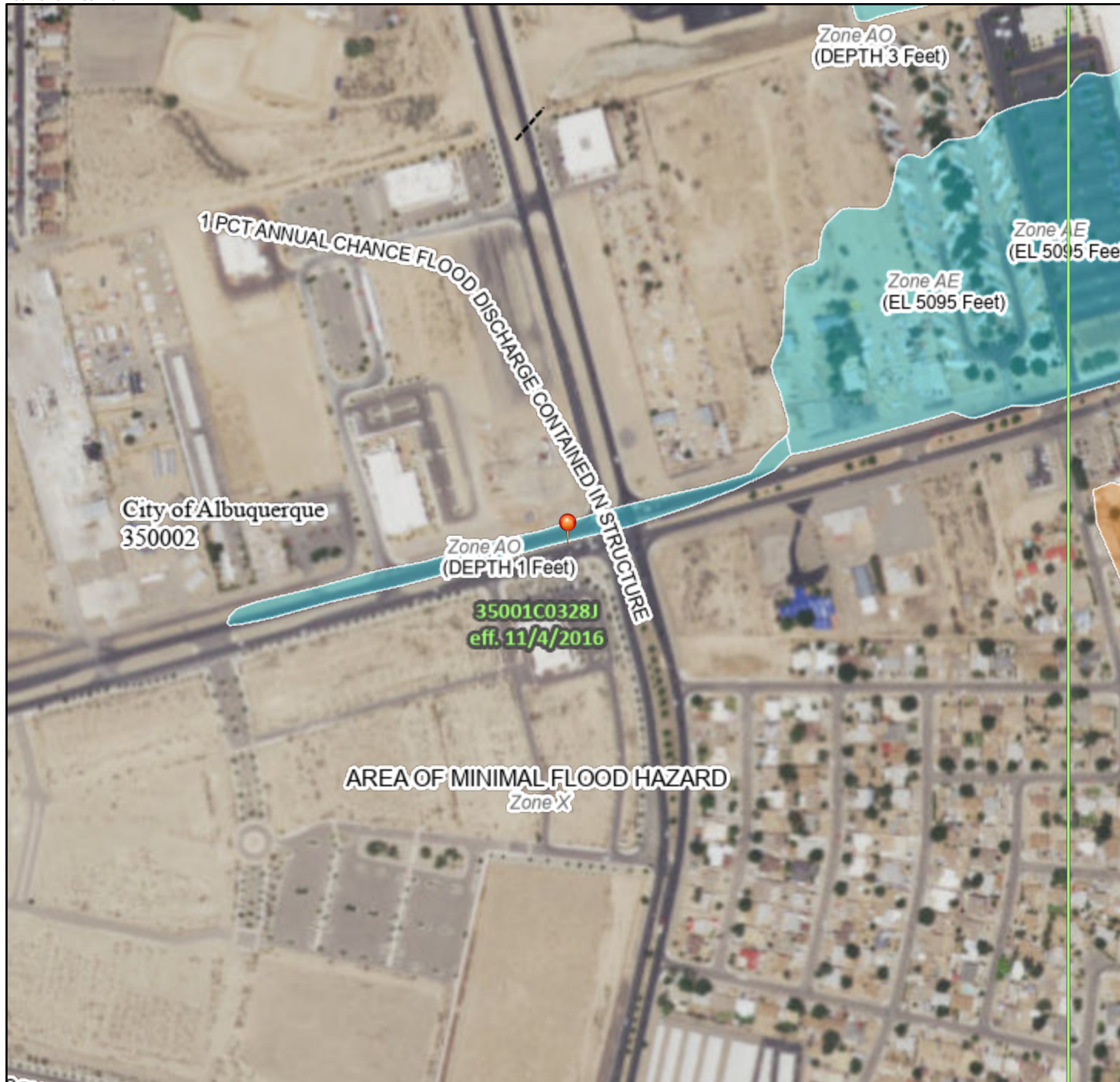
Archeological sites: N/A, less than 5 acres in size with no significant archeological sites located on site.

Thank you for your time and consideration.
Ryan J. Mulhall

National Flood Hazard Layer FIRMette



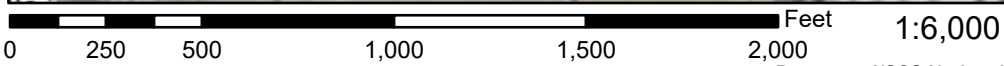
106°43'43"W 35°4'52"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
17.5 |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



106°43'5"W 35°4'22"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/4/2021 at 5:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Ryan Mulhall <cartesianryan@gmail.com>

DXF for Review - PR-2018-001405 / Tract B of Nuevo Atrisco

Muzzey, Devin P. <dmuzzey@cabq.gov>

Mon, Jun 27, 2022 at 10:08 AM

To: Ryan Mulhall <cartesianryan@gmail.com>, Planning Plat Approval <platgisreview@cabq.gov>

Cc: "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>

Good Morning Ryan,

The DXF for PR-208-001405 – Nuevo Atrisco, Tracts B-1, B-2, and B-3 – has been approved. This email will notify the DRB Office.

Thank you,

Devin Muzzey



Devin Muzzey

gis specialist

e dmuzzey@cabq.gov

cabq.gov/planning

From: Ryan Mulhall <cartesianryan@gmail.com>

Sent: Friday, June 24, 2022 5:13 PM

To: Planning Plat Approval <platgisreview@cabq.gov>

Subject: DXF for Review - PR-2018-001405 / Tract B of Nuevo Atrisco

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good afternoon,

Attached is our DXF and pdf for our Proposed subdivision of Tract B of Nuevo Atrisco [PR-2018-001405]. This plat is for the subdivision of a city owned lot which will become three lots, one of which will eventually be sold to our client and the remainder will be leased to our client. Real property or the city may require changes, but I believe this to be the final version.