



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	<b>PRE-APPLICATIONS</b>
<input checked="" type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Variance – Temporary Deferral of SW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Variance – Sidewalk Waiver (Form V)	
<b>SITE PLANS</b>	<input type="checkbox"/> Variance to IDO (Form V)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

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<b>APPLICATION INFORMATION</b>		
Applicant: Andre Leger c/o Peter Gineris		Phone: 505-250-4697
Address: 6100 Uptown NE Ste 300		Email: peter.gineris@cbre.com
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Wayjohn Surveying, Inc.		Phone: 505-255-2052
Address: 1609 2nd Street, NW		Email: info@wayjohn.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: A,B,C,D,E,F & 1, 2, 3, 4, 5	Block: 10	Unit: 3
Subdivision/Addition: Kirtland Addition	MRGCD Map No.: NA	UPC Code: See Attached
Zone Atlas Page(s): M-15	Existing Zoning: R-ML	Proposed Zoning: R-ML
# of Existing Lots: 11	# of Proposed Lots: 2	Total Area of Site (acres): 1.9826
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Mulberry Street, SE	Between: Gibson Boulevard, SE	and: Sunport, SE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
1000042, PR-2018-001494, PS-2018-00017, PR-2018-001459		

Signature:	Date: 3.31.2020
Printed Name: Thomas D. Johnston, PS, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

UPC NUMBERS FOR SKETCH PLAT OF KIRTLAND ADDITION NO. 3

101505512936020401

101505513736020402

101505514335920403

101505514935920404

101505515435720405

101505516135420406

101505515334020305

101505514834420304

101505514134520303

101505513534520302

101505512834520301

**FORM S1: SUBDIVISION OF LAND – MAJOR**

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

**>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS**

- Interpreter Needed for Meeting?  if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form P1 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 of authorization from the property owner if application is submitted by an agent
- Sign Posting Agreement

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

**MAJOR AMENDMENT TO PRELIMINARY PLAT**

- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- TIS Traffic Impact Study Form
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List

**EXTENSION OF PRELIMINARY PLAT**

**INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

*For temporary sidewalk deferral extension, use Form V.*

- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of the Official DRB Notice of Decision for any prior approvals
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Copy of DRB approved infrastructure list

<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, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 3/21/2020</p>
<p>Printed Name: THOMAS D. JOHNSTON</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



1609 2<sup>ND</sup> Street NW. • Albuquerque, NM 87102 • Phone: (505) 255-2052 • Fax: (505) 255-2887

March 30, 2019

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

RE: Extension of Preliminary Plat PR-2018-001459

To Whom It May Concern:

I am submitting a request for an extsension of preliminary plat. The last DRB hearing was April 24, 2019. Due to current COVID-19 restrictions we are having trouble getting the easement for the offsite waterline completed and approved by ABCWUA.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", is written on a light beige rectangular background.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

April 26, 2019

Andre Leger  
6100 Uptown NE Ste 300  
ABQ, NM 87110

**Project# PR-2018-001459**  
Application#  
**SD-2019-00057-** Preliminary Plat

### **LEGAL DESCRIPTION:**

All or a portion of LOTS A-F and LOTS 1-5,  
KIRKLAND ADDITION UNIT 3, zoned R-ML,  
located on BETHEL AVE SE between MULBERRY  
ST. SE and KIRTLAND PARK, containing  
approximately 2.0 acre(s). (M-15)

On April 24, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request based on the following Findings:

1. This is a Preliminary Plat to create two new lots from the existing 11 lots and incorporate the vacated portion of Bethel Avenue Right of Way. The plat creates lot A-1, .7438 acres and Lot 1-A, 1.2383 acres; the Bethel Avenue vacated Right of Way becomes part of lot 1-A.
2. The applicant sent the required notice pursuant to Table 6-1-1 and notified property owners within 100 feet and the Kirtland Community Association. The applicant met with the association on March 19 to discuss the request. Staff received no opposition to the request.
3. There is an infrastructure list (IL) for improvements tied to the preliminary plat. This IL was signed by all DRB members at the hearing.

### Conditions:

1. Final sign off is delegated to Planning until the IIA is executed.
2. The Final Plat must be signed off within one year of the City Council approval of the vacation of Bethel Avenue. (EC-18-239 - November 5, 2020)
3. Final Plat shall include an easement on Kirtland Park for ABCWUA.

Official Notice of Decision  
Project # PR-2018-001459 SD-2019-00057  
April 26, 2019  
Page 2 of 2

APPEAL: Per Section 14-16-6-4 (T)(1) A preliminary plat is not considered a final decision, and therefore can not be appealed.

Sincerely,



Kym Dicome  
DRB Chair

KD/mg  
Wayjohn Survey 1609 Second Street NW 87102

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **OFFICIAL NOTIFICATION OF DECISION**

September 12 , 2018

Peter Generis  
6509 Coors Blvd NW Suite G  
ABQ, NM 87120

**Project# PR-2018-001459**  
Application#  
**SD-2018-00068** – Vacation of Right of Way

### **LEGAL DESCRIPTION:**

All or a portion of Lots A-F and Lots 1-5 of the Kirtland Addition Unit 3, zoned R-ML, located on Bethel Ave. SE between Mulberry St and Kirtland Park . containing approximately 2 acres. (M-15)

On September 12, 2018, the Development Review Board (DRB) voted to Recommend Approval of Project PR-2018-001459, based on the following Findings:

1. The request meets the criteria in 14-16-6-6(K)(3):  
The public welfare does not require that easement be retained because Bethel Street is a cul-de-sac that does not have any connections to other streets.  
The vacation will allow the redevelopment of the site under the existing zoning entitlements. The site was rezoned to allow multifamily development and the existing platting and right of way is not necessarily appropriate for the new entitlements  
Because the street does not connect to any other streets or properties, the vacation will not abridge any rights of any property owners. The application contains a letter of authorization from the legal owner of record.
2. The vacation contains more than 5,000 square feet and is the width of an entire street, pursuant 14-16-(6)(6)(K)(2) (d) and (e), the DRB is a recommending body and the City Council will make a final decision on the request.

Official Notice of Decision  
Project # PR-2018-001459 SD-2018-0068  
September 12, 2018  
Page 2 of 2

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 27, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome  
DRB Chair

KD/mg

**Subject:** Bethel & Mulberry Street SE Public Notice Inquiry

**From:** "Carmona, Dalaina L." <dlcarmona@cabq.gov>

**Date:** 3/31/2020, 12:00 PM

**To:** "orders@wayjohn.com" <orders@wayjohn.com>

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Kirtland Community Association	Kimberly	Brown	kande0@yahoo.com	PO Box 9731	Albuquerque	NM	87119	5052429439
Kirtland Community Association	Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo Avenue SE	Albuquerque	NM	87106	5052886324

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Monday, March 30, 2020 1:37 PM  
**To:** Office of Neighborhood Coordination <orders@wayjohn.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

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

Jeremy Klar

Telephone Number

5052552052

Email Address

[orders@wayjohn.com](mailto:orders@wayjohn.com)

Company Name

Wayjohn Surveying, Inc

Company Address

1609 2nd st NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lots A,B,C,D,E,F & 1, 2, 3, 4, 5 of Block 10, Unit 3, kirtland Addition

Physical address of subject site:

Bethel & Mulberry Street, SE

Subject site cross streets:

Gibson and Mulberry, SE

Other subject site identifiers:

Vacant Lots between gibson Boulevard, SE and Sunport blvd SE

This site is located on the following zone atlas page:

M-15

=====  
This message has been analyzed by Deep Discovery Email Inspector.

---

— Attachments: —

SP-7-01-18 vicinity map.pdf

226 KB



1609 2<sup>ND</sup> Street NW. • Albuquerque, NM 87102 • Phone: (505) 255-2052 • Fax: (505) 255-2887

March 31, 2020

«Name»  
«Address»  
«Address\_2»

RE: Neighborhood Notification about Future Development Application

Dear «Name»:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a neighborhood association representative that Wayjohn Surveying will be submitting an application(s) for a Preliminary plat extension to be reviewed and decided by the Development review Board. The application is for requesting and extension due to COVID-19 restrictions and the ability to get required signatures.

1. **Property Owner:** Andre Ledger
2. **Agent:** Wayjohn Surveying, Inc
3. **Subject Property Address:** Vacant Land Mulberry Street and Bethel, SE
4. **Location Description:** Gibson Boulevard SE & I-25
5. **Zone Atlas Page:** M-15
6. **Legal Description:** Lots A,B,C,D,E,F & 1, 2, 3, 4, 5 of Block 10, Unit 3, Kirtland Addition
7. **Area of Property:** 1.9821 acres
8. **IDO Zone District:** R-ML
9. **Overlay Zone:**
10. **Center or Corridor Area:** NA
11. **Current Use:** Vacant
12. **Deviation(s) Requested:** NA
13. **Variance(s) Requested:** NA
14. **More detailed Description of the Request/Project:** Sunport Apartments

This request does not require a public meeting or hearing.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

**Contact Information:**

Thomas D. Johnston, PS, PE (505) 255-2052

Regards,

A handwritten signature in black ink on a light beige background. The signature is cursive and appears to read 'Thomas D. Johnston'.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.  
Agent



**Subject:** IDO Neighborhood representative notification of future development  
**From:** Info <info@wayjohn.com>  
**Date:** 3/31/2020, 3:16 PM  
**To:** kande0@yahoo.com, bakieaikin@comcast.net

Dear Neighborhood Association Representative:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a neighborhood association representative that Wayjohn Surveying will be submitting an application(s) for a Preliminary plat extension to be reviewed and decided by the Development review Board. The application is for requesting and extension due to COVID-19 restrictions and the ability to get required signatures.

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7. **Area of Property:** 1.9821 acres
8. **IDO Zone District:** R-ML
9. **Overlay Zone:**
10. **Center or Corridor Area:** NA
11. **Current Use:** Vacant
12. **Deviation(s) Requested:** NA
13. **Variance(s) Requested:** NA
14. **More detailed Description of the Request/Project:** Sunport Apartments

This request does not require a public meeting or hearing.

Attachments: Zone Atlas Page, Preliminary Plat, Infrastructure list.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated

Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

#### Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

#### Contact Information:

Thomas D. Johnston, PS, PE (505) 255-2052

--

Regards,

---



#### Jeremy Klar

Survey Technician | Wayjohn Surveying, Inc

**P:** (505) 255-2052

**A:** 1609 2nd Street NW, Albuquerque, NM 87102

— Attachments: —

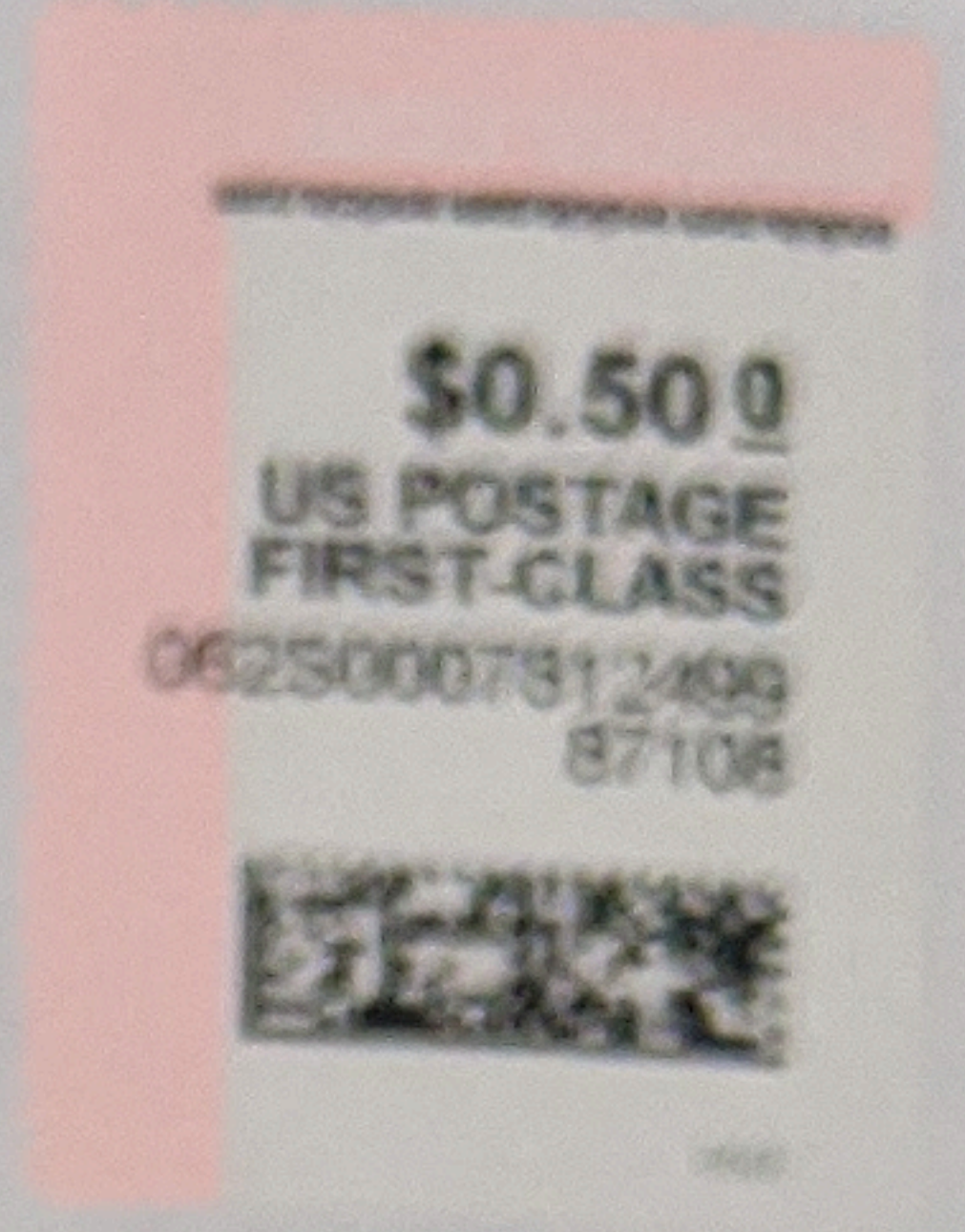
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Inf List # PR-2018-001459_April_24-2019.pdf	579 KB
SP-7-01-18 vicinity map.pdf	226 KB
SP-7-01-2018-Approved Preliminary Plat.pdf	3.2 MB





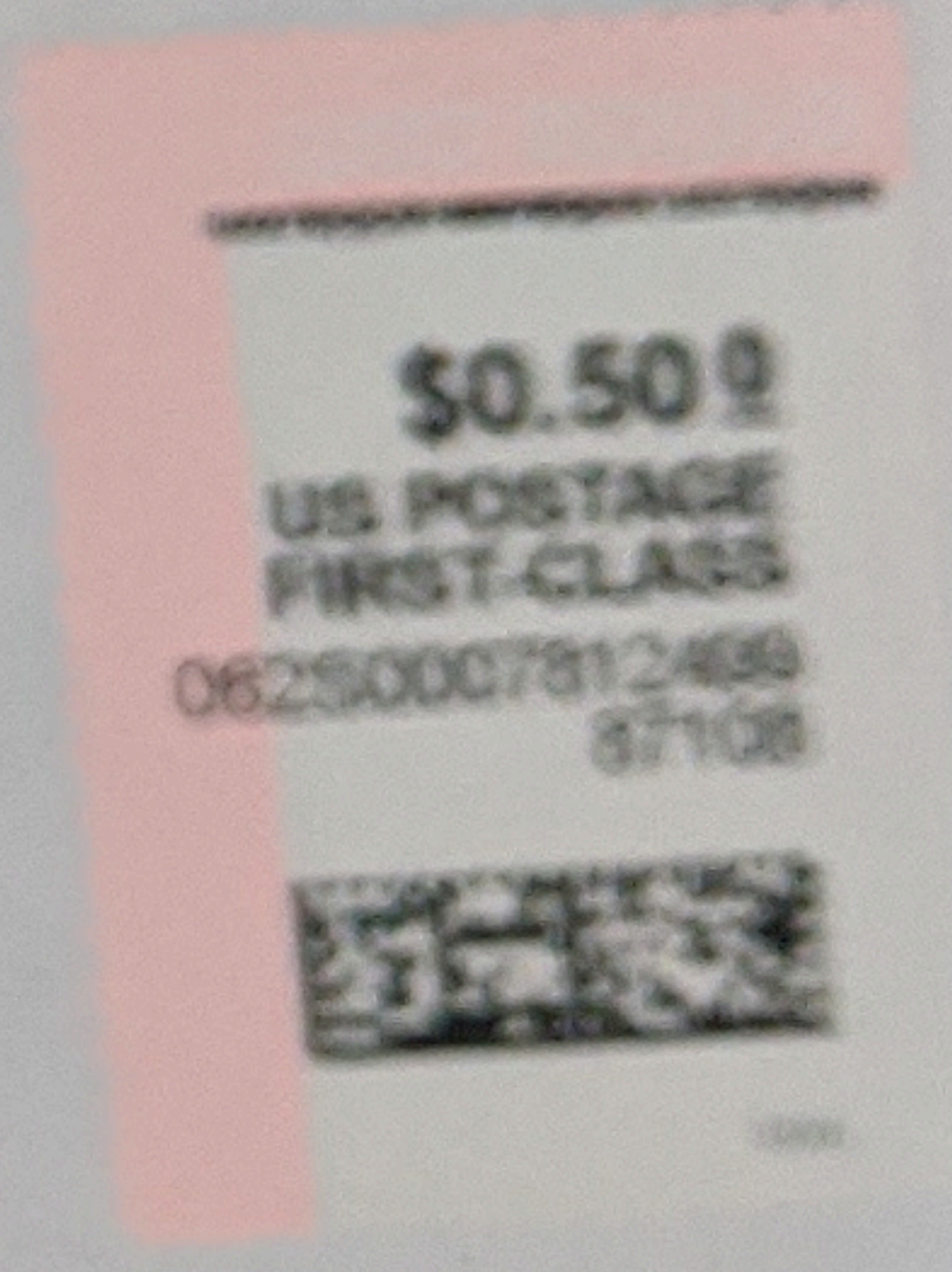
Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102



Kimberly Brown  
Kirtland Community Association Representative  
PO Box 9731  
Albuquerque, NM 87119



Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

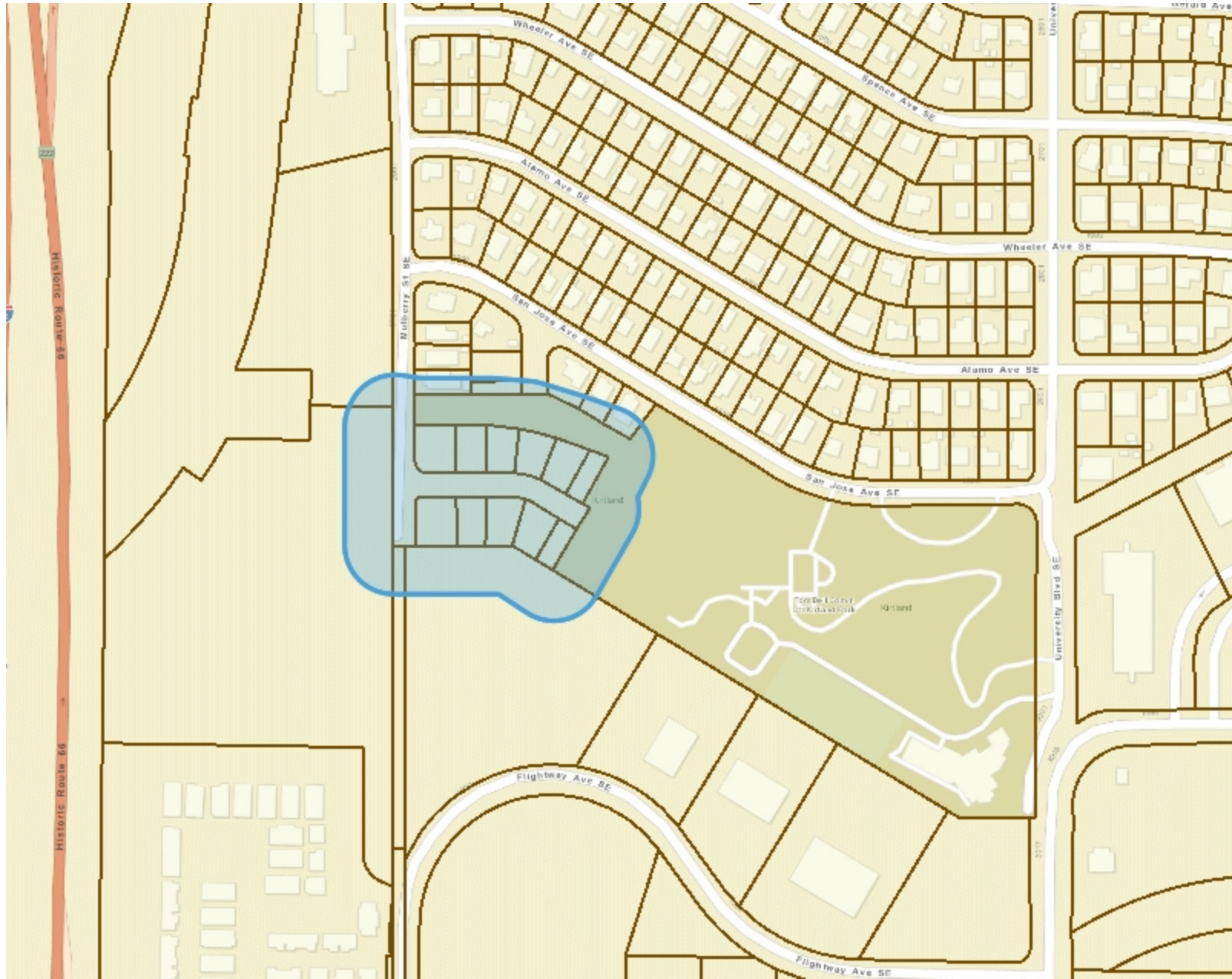


Elizabeth Aikin  
Kirtland Community Association Representative  
1524 Alamo Avenue SE  
Albuquerque, NM 87106











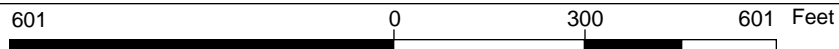
# City of Albuquerque



## Legend

-  Bernalillo County Parcels
- Municipal Limits**
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED
- World Street Map**

## Notes



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
3/30/2020 © City of Albuquerque

1: 3,606

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner	Owner Address	Owner Address 2
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
DUKEMINIER TERI & HARRELL CECILIA & ABEYTA MARY	109 EL MUNDO RD	BELEN NM 87002-7006
HILL VERA & EVANS DORIS & CORLEY DELORES & HOLMAN ERNESTINE & CORLEY DAVID & ETAL	1400 SAN JOSE AVE SE	ALBUQUERQUE NM 87106-5010
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
LEGER ANDRE	1215 LA VEGA RD	BOSQUE FARMS NM 87068
MMAC 150 ALBQ LLC	495 E RINCON ST SUITE 208	CORONA CA 92879-1379
QUINTANA MARTHA & QUINTANA- BALDERRAMA MANUEL & SOTELO SANDRA L	2912 MULBERRY ST SE	ALBUQUERQUE NM 87106
RABADI SHARIF A & SAMIA S & LUJAN MANUEL JR & JEAN C	11201 SAN ANTONIA DR NE	ALBUQUERQUE NM 87122
RAMIREZ JOHEL & KARINA	1404 SAN JOSE AVE SE	ALBUQUERQUE NM 87106
STOESZ ROGER	1308 SAN JOSE SE	ALBUQUERQUE NM 87106
STOESZ ROGER	1308 SAN JOSE SE	ALBUQUERQUE NM 87106
TLSW INC & SIGMA JOINT VENTURE C/O CHARLES T ASBURY	PO BOX 21969	ALBUQUERQUE NM 87154-1969



Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

Albuquerque, NM 87102  
\$0.50  
US POSTAGE  
FIRST-CLASS  
062S0007812499  
87108

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

MMAC 150 ALBQ LLC  
495 E RINCON ST SUITE 208  
CORONA CA 92879-1379

Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

\$0.50  
US POSTAGE  
FIRST-CLASS  
062S0007812499  
87108

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

\$0.50  
US POSTAGE  
FIRST-CLASS  
062S0007812499  
87108

QUINTANA MARTHA & QUINTANA-  
BALDERRAMA MANUEL & SOTELO  
SANDRA L  
2912 MULBERRY ST SE  
ALBUQUERQUE NM 87106

Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

\$0.50  
US POSTAGE  
FIRST-CLASS  
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87108

DUKEMINIER TERI & HARRELL CECILIA &  
ABEYTA MARY  
109 EL MUNDO RD  
BELEN NM 87002-7006

Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

\$0.50  
US POSTAGE  
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RABADI SHARIF A & SAMIA S & LUJAN  
MANUEL JR & JEAN C  
11201 SAN ANTONIA DR NE  
ALBUQUERQUE NM 87122

Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

\$0.50  
US POSTAGE  
FIRST-CLASS  
062S0007812499  
87108

HILL VERA & EVANS DORIS & CORLEY  
DELORES & HOLMAN ERNESTINE &  
CORLEY DAVID & ETAL  
1400 SAN JOSE AVE SE  
ALBUQUERQUE NM 87106-5010

Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

\$0.50  
US POSTAGE  
FIRST-CLASS  
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RAMIREZ JOHEL & KARINA  
1404 SAN JOSE AVE SE  
ALBUQUERQUE NM 87106

Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

\$0.50  
US POSTAGE  
FIRST-CLASS  
062S0007812499  
87108

LEGER ANDRE  
1215 LA VEGA RD  
BOSQUE FARMS NM 87068

Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

STOESZ ROGER  
1308 SAN JOSE SE  
ALBUQUERQUE NM 87106

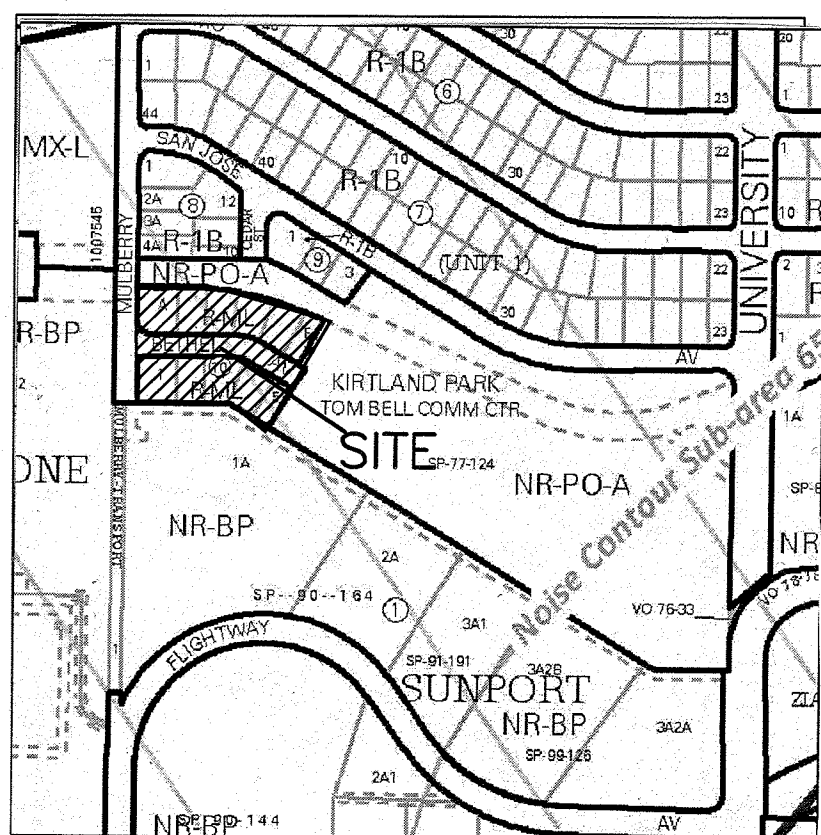
Wayjohn Surveying, Inc.  
1609 2nd Street, NW  
Albuquerque, NM 87102

\$0.50  
US POSTAGE  
FIRST-CLASS  
062S0007812499  
87108

TLSW INC & SIGMA JOINT VENTURE C/O  
CHARLES T ASBURY  
PO BOX 21969  
ALBUQUERQUE NM 87154-1969



VICINITY MAP (M-15) NO SCALE



**PURPOSE OF PLAT**

This plat has been prepared for the purpose of creating 2 lots from 11 existing lots and vacated right-of-way.

**NOTES**

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- Existing Five foot (5') Public Utility Easements and Five foot (5') by Twenty-five foot (25') Anchor Easement as shown on plat recorded November 1, 1960 in Volume C5, Folio 35.

**PUBLIC UTILITY EASEMENTS**

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

- 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.
  - 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.
  - 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.
  - Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY	
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON	
UPC#	101505512936020401, 101505513736020402, 101505514335920403, 101505514935920404, 101505515435720405, 101505516135420406, 101505515334020305, 101505514834420304, 101505514134520303, 101505513534520302, 101505512834520301
PROPERTY OWNER OF RECORD:	ANDRE LEGER
BERNALILLO COUNTY TREASURER'S OFFICE	

**SUBDIVISION DATA**

- DRB Project No. PR-2018-001459
- Zone Atlas Index No. M-15
- Gross acreage 1.9821 Ac.
- Existing number of lots 11  
Replatted number of lots 2

**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

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

COUNTY CLERK RECORDING LABEL HERE

**SURVEY LEGAL DESCRIPTION**

Lots numbered One (1), Two (2), Three (3), Four (4) and Five (5), in Block numbered Ten (10) of Unit No. Three (3) of the KIRTLAND ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 1, 1960; and Lots lettered "A", "B", "C", "D", "E" and "F", of Unit No. Three (3) of the KIRTLAND ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 1, 1960.

PLAT OF  
**LOTS A-1 AND 1-A**  
**BLOCK 10, UNIT 3, KIRTLAND ADDITION**

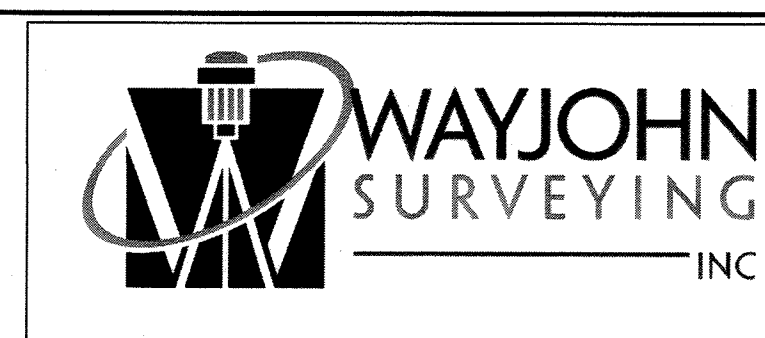
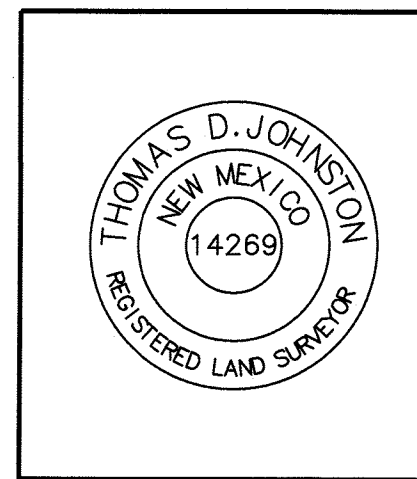
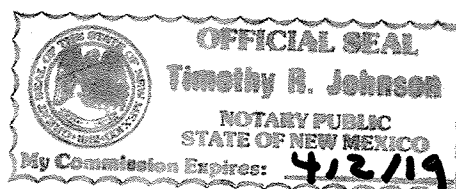
A REPLAT OF LOTS 1, 2, 3, 4, AND 5, BLOCK 10, AND LOTS A, B, C, D, E, AND F, UNIT 3, KIRTLAND ADDITION WITHIN SECTION 33, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2019

PROJECT NUMBER: PR-2018-001459

Application Number:

Utility Company Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corporation D/B/A Centurylink QC	Date
Comcast	Date
City Approvals:	
<i>Soren N. Rinderman P.S.</i>	<b>3/9/19</b>
City Surveyor	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineering/Hydrology	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date



INDEXING INFORMATION FOR COUNTY CLERK ANDRE LEGER	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2018
LOCATION: SECTION 33, T10N, R3E UNIT 3, KIRTLAND ADDITION	CHECKED: T D J	DRAWING NO. SP80118.DWG	SHEET 1 OF 2
		28 AUG 2018	

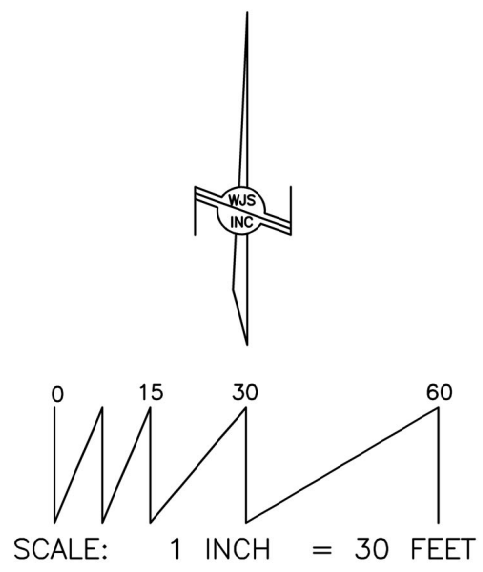
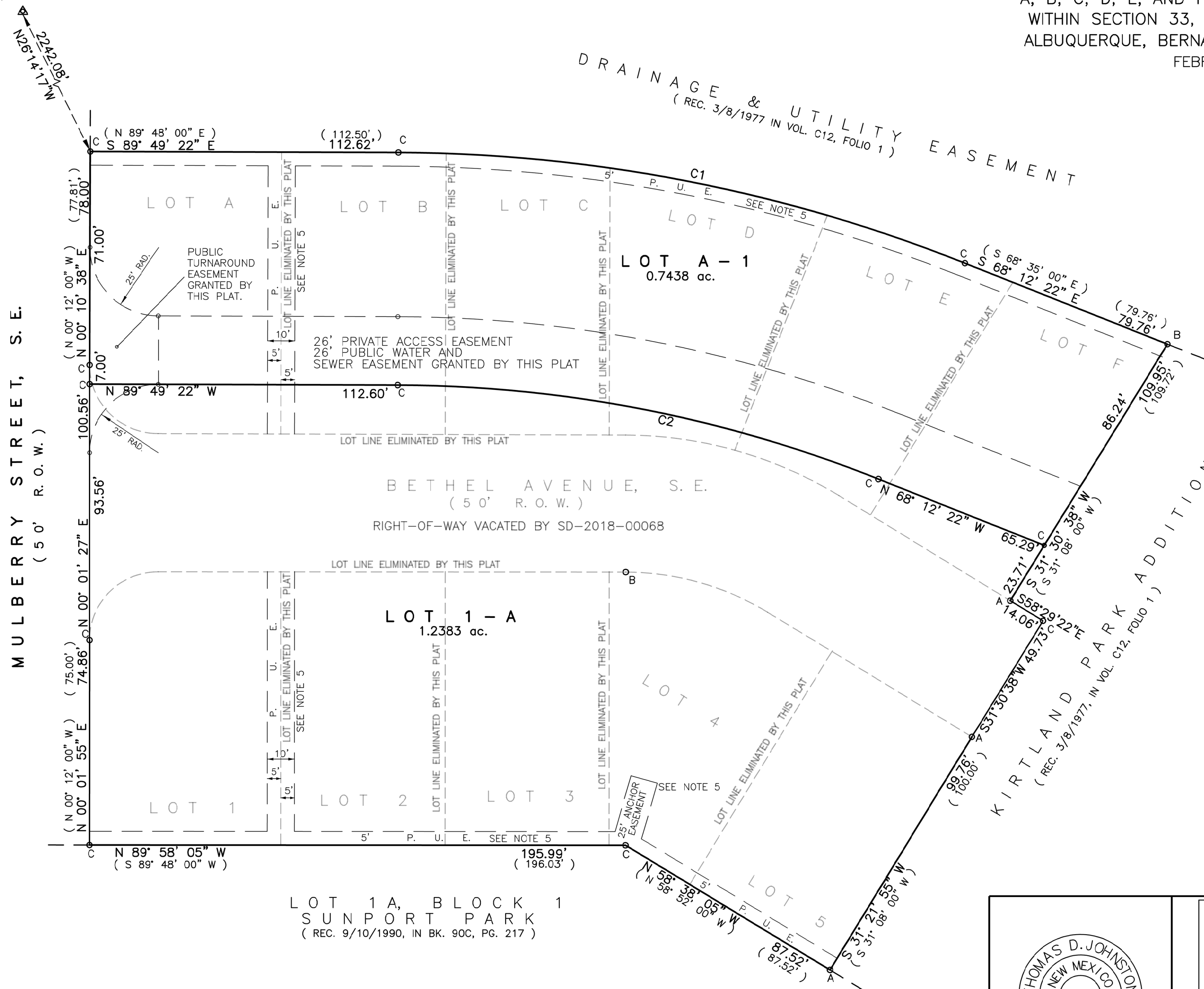


ACS MONUMENT "1-25-30"  
 X=1,477,335.008 US FT  
 Y=1,524,161.952 US FT  
 Ground-to-grid: 0.999678244  
 Mapping Angle: -00°13'23.37"  
 NAD83 CENTRAL ZONE NAD 83  
 MSL Elev.=5041.3 US FT  
 NAVD 88

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
 LOTS A-1 AND 1-A  
 BLOCK 10, UNIT 3, KIRTLAND ADDITION

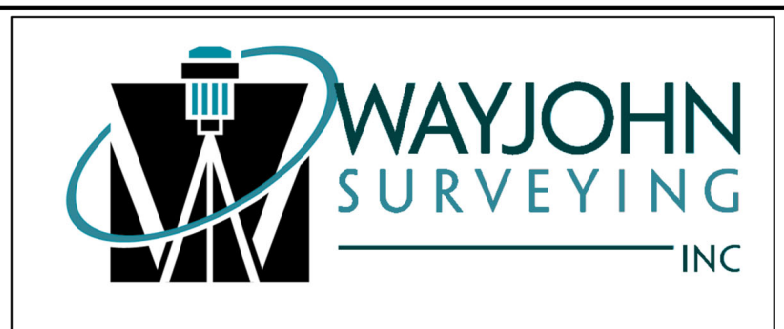
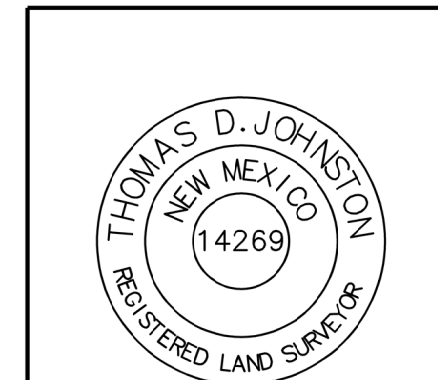
A REPLAT OF LOTS 1, 2, 3, 4, AND 5, BLOCK 10, AND LOTS  
 A, B, C, D, E, AND F, UNIT 3, KIRTLAND ADDITION  
 WITHIN SECTION 33, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2019



FOUND/SET MONUMENT LEGEND:  
 A: FOUND 1-1/2" STEEL PIPE  
 B: FOUND PK NAIL AND DISK ON ROCK  
 C: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"

LOT 1A, BLOCK 1  
 SUNPORT PARK  
 (REC. 9/10/1990, IN BK. 90C, PG. 217)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	562.95'	212.28'	21° 36' 20"	S 78° 56' 52" E	211.03'
(C1)	562.95'	212.39'	--	--	--
C2	474.25'	180.10'	21° 45' 50"	N 78° 56' 27" W	179.07'



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

INDEXING INFORMATION FOR COUNTY CLERK ANDRE LEGER	DRAWN: T R J	SCALE: 1" = 30'	FILE NO.
	CHECKED: T D J		SP-7-01-2018
LOCATION: SECTION 33, T10N, R3E UNIT 3, KIRTLAND ADDITION	DRAWING NO. SP80118.DWG	20 MAR 2019	SHEET 2 OF 2

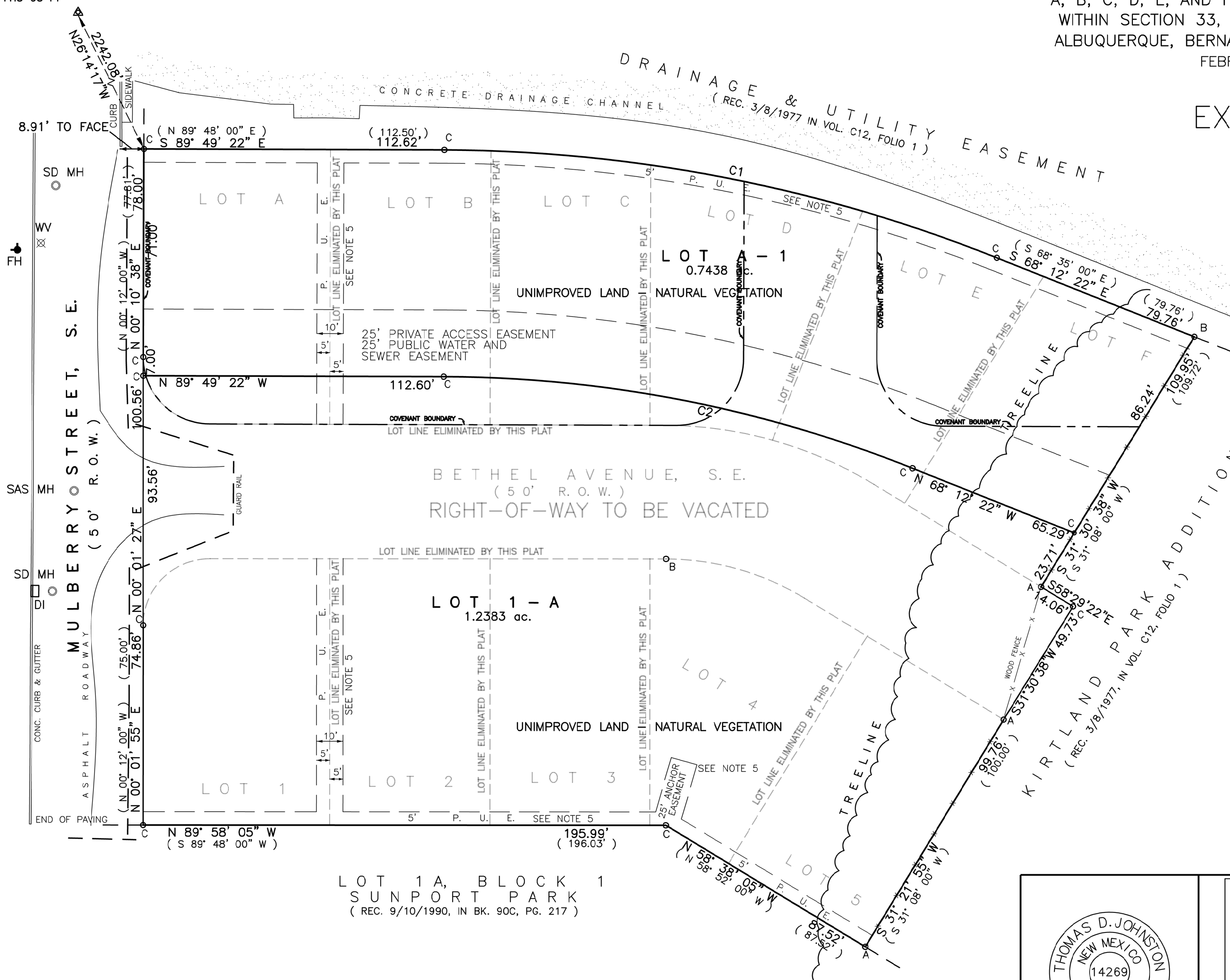
ACS MONUMENT "1-25-30"  
 X=1,477,335.008 US FT  
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 Ground-to-grid: 0.999678244  
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 NAVD 88

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
 LOTS A-1 AND 1-A  
 BLOCK 10, UNIT 3, KIRTLAND ADDITION

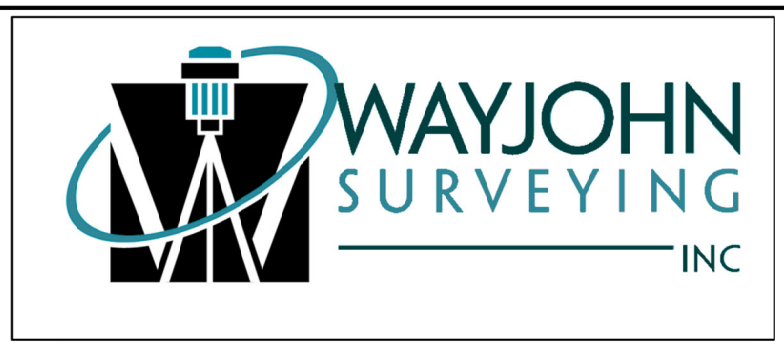
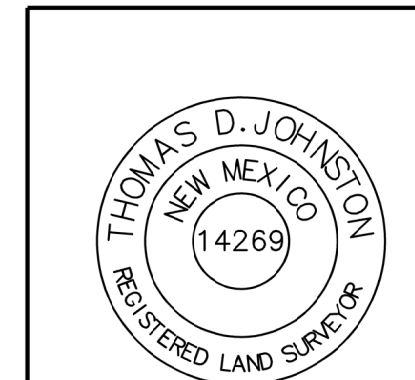
A REPLAT OF LOTS 1, 2, 3, 4, AND 5, BLOCK 10, AND LOTS  
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 WITHIN SECTION 33, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2019

EXISTING CONDITIONS



LOT 1A, BLOCK 1  
 SUNPORT PARK  
 ( REC. 9/10/1990, IN BK. 90C, PG. 217 )

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	562.95'	212.28'	21° 36' 20"	S 78° 56' 52" E	211.03'
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LOCATION: SECTION 33, T10N, R3E UNIT 3, KIRTLAND ADDITION	DRAWING NO. SP80118.DWG	28 AUG 2018	EXHIBIT



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**LOTS A-1 AND 1A BLOCK 10, UNIT 3 KIRTLAND ADDITION  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LTOS 1,2,3,4,5 BLOCK 10 AND LOTS A,B,C,D,E,F UNIT 3 KIRTKAND ADDITION  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Date Submitted: 4.24.19  
Date Site Plan Approved: N/A  
Date Preliminary Plat Approved: 4.24.19  
Date Preliminary Plat Expires: 4.8.2020  
DRB Project No.: PR 2018.001459  
DRB Application No.: SD. 2019.00057

ORIGINAL

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
DRC #	DRC #								
<input type="text"/>	<input type="text"/>	8"	WATERLINE	25' PUBLIC WATER AND SEWER EASEMENT	MULBERRY	PARK	/	/	/
<input type="text"/>	<input type="text"/>	8"	WATERLINE	PUBLIC RIGHT OF WAY	ONSITE EASEMENT	FLIGHTWAY	/	/	/
<input type="text"/>	<input type="text"/>	8"	WATERLINE	PARK EASEMENT	ONSITE EASEMENT	ZONE 2E IN SAN JOSE	/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER LINE	25' PUBLIC WATER AND SEWER EASEMENT	MULBERRY	30' FROM EAST PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	12'	RESIDENTIAL ROADWAY SECTION	MULBERRY	EXISTING	SOUTH PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	STANDARD	CURB AND GUTTER	MULBERRY	EXISTING	SOUTH PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	NA	TYPE A INLET	MULBERRY	ADJACENT TO EX	EX	/	/	/
<input type="text"/>	<input type="text"/>	NA	ENGINEERS CERTIFICATION OF GRADING				/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
		4'	PCC SIDEWALK	MULBERRY	EXISTING	SOUTH PROPERTY LINE	/	/	/	
		2X 24'	DRIVEWAY WITH ADA RAMPS	MULBERRY	EXISTING	ONSITE	/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
- 2
- 3

**AGENT / OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**DAVID SOULE**  
NAME (print)

**RIO GRANDE ENGINEERING**  
FIRM

*[Signature]*  
SIGNATURE - date

DRB CHAIR - date

*Raghu Mund* 4/24/19  
TRANSPORTATION DEVELOPMENT - date

*Krist Cas* 04-27-19  
UTILITY DEVELOPMENT - date

*Renee Brissett* 4/24/19  
CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

*22* 4/24/19  
CODE ENFORCEMENT - date

- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER