



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2) (Sketch)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <u>Ahmet Tiriyaki and Martha Tiriyaki</u>	Phone:
Address:	Email:
City:	State:
Professional/Agent (if any): <u>CSI - Cartesian Surveys Inc.</u>	Zip:
Address: <u>P.O. Box 44414</u>	Phone: <u>(505) 896-3050</u>
City: <u>Rio Rancho</u>	Email: <u>cartesiananddenise@gmail.com</u>
State: <u>NM</u>	Zip: <u>87174</u>
Proprietary Interest in Site:	List all owners: <u>Ahmet and Martha Tiriyaki</u>

**BRIEF DESCRIPTION OF REQUEST**

Subdivide existing 10 lots into 2 separate lots and dedicate right-of-way

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

Lot or Tract No.: <u>1-5 and 28-32 + 18' Portion Vacated</u>	Block: <u>11</u>	Unit:
Subdivision/Addition: <u>Grandview Heights</u>	<u>Chelwood Park</u>	MRGCD Map No.:
Zone Atlas Page(s): <u>J-22-Z + K-22-Z</u>	Existing Zoning: <u>MX-L</u>	UPC Code: <u>(see separate sheet)</u>
# of Existing Lots: <u>10</u>	# of Proposed Lots: <u>2</u>	Proposed Zoning: <u>MX-L</u>
		Total Area of Site (acres): <u>0.7327</u>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Chelwood Park Between: Alice Avenue and: Lomas Boulevard

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

Signature: [Signature] Date: 10/15/18

Printed Name: Denise King

Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date: \_\_\_\_\_ Fee Total: \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Project #: \_\_\_\_\_

UPC #: 102205826901940101 (Lot 1)  
102205 827702040102 (Lot 2)  
102205 827902040103 (Lot 3)  
102205 828 102040104 (Lot 4)  
102205 828 302040105 (Lot 5)  
102205 827 303840128 (Lot 28)  
102205 827 303640129 (Lot 29)  
102205 827 303440130 (Lot 30)  
102205 827 303 140131 (Lot 31)  
102205 827 302940132 (Lot 32)

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

**Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.**

**A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.**

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

**INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

**Interpreter Needed for Hearing?** No if yes, indicate language: \_\_\_\_\_  
 **Zone Atlas map with the entire site clearly outlined and labeled**

**SKETCH PLAT REVIEW AND COMMENT**

**Scale drawing of the proposed subdivision plat (7 copies, folded)**  
 **Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)**  
 **Letter describing, explaining, and justifying the request**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Proposed Final Plat (7 copies, 24" x 36" folded)**  
 **Design elevations & cross sections of perimeter walls (3 copies)**  
 **Copy of recorded IIA**  
 **DXF file and hard copy of final plat data for AGIS submitted and approved**  
 **Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer**

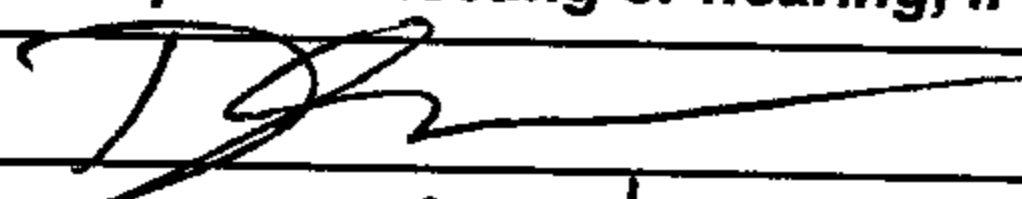

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

**Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)**  
 **Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)**  
 **Cross sections of proposed streets (3 copies, 11" by 17" maximum)**  
 **Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)**  
 **Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)**  
 **Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information**  
 **Proposed Infrastructure List, if applicable**  
 **Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer**  
 **DXF file and hard copy of final plat data for AGIS submitted and approved**

**MINOR AMENDMENT TO PRELIMINARY PLAT**

**Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)**  
 **Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)**  
 **Infrastructure List, if applicable**  
 **Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)**

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b>	
<b>Signature:</b> 	<b>Date:</b> 10/15/18
<b>Printed Name:</b> Denise King	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
<b>Project Number:</b>	<b>Case Numbers</b>
	-
	-
	-
<b>Staff Signature:</b>	
<b>Date:</b>	

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

October 15, 2018

Development Review Board  
City of Albuquerque

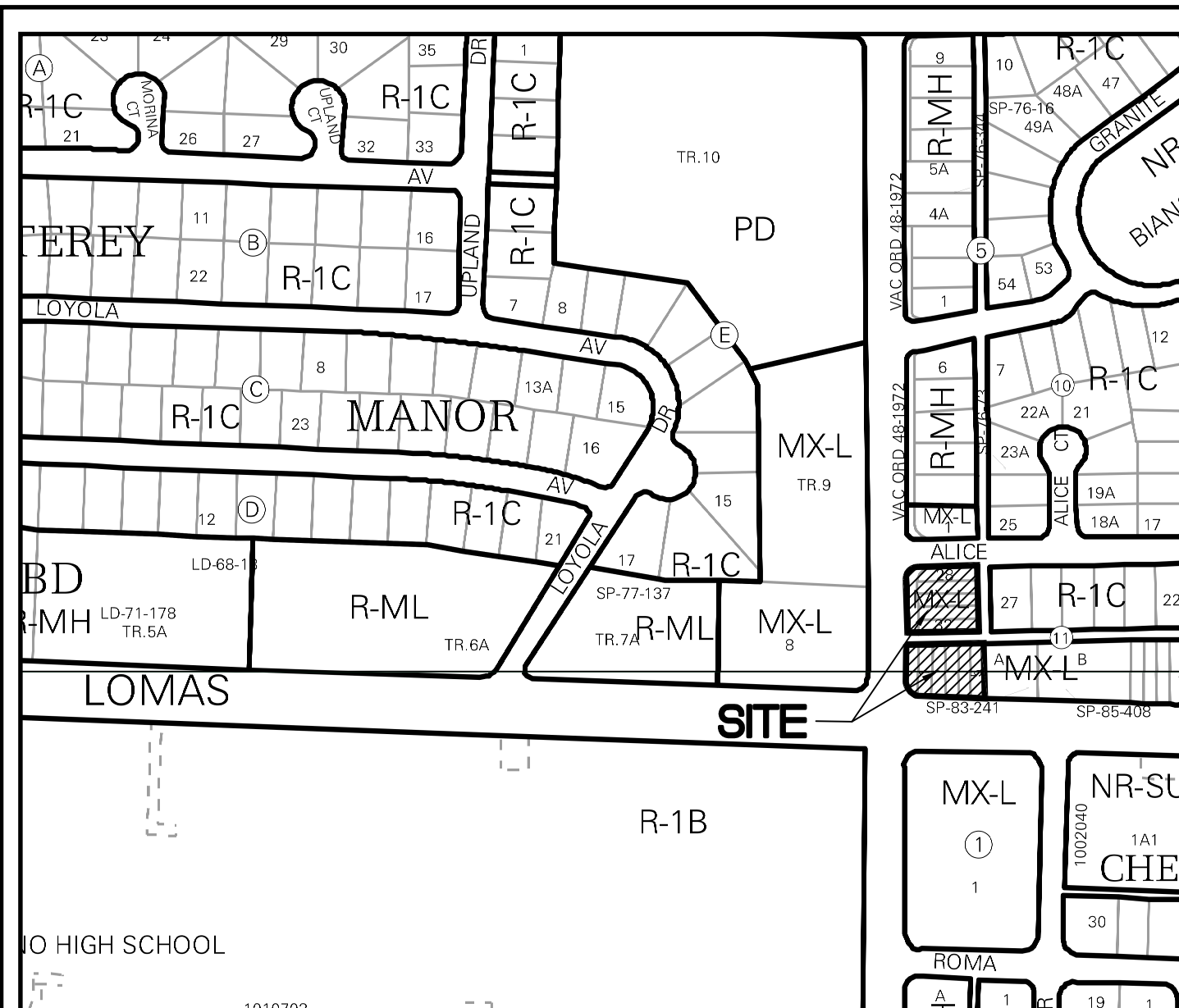
**Re: Lots 1-5 and 28-32, Block 11 and an 18 foot portion of vacated Chelwood Park Right-of-way**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a hearing for a sketch plat reflecting a subdivision, subdividing the existing 10 lots into two separate parcels and dedicate right-of-way.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271



Vicinity Map - Zone Atlas J-22-Z and K-22-Z

Utility Approvals:

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast

Notes

- FIELD SURVEY PERFORMED IN MAY 2007 AND AUGUST 2017.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL-GROUND), USING GROUND TO GRID FACTOR OF 0.999639439.
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

Subdivision Data

GROSS ACREAGE. . . . .	.0.7327 ACRES
ZONE ATLAS PAGE NO. . . . .	K-22-Z
NUMBER OF EXISTING LOTS. . . . .	10
NUMBER OF LOTS CREATED. . . . .	2
MILES OF FULL-WIDTH STREETS. . . . .	0.000 MILES
MILES OF HALF-WIDTH STREETS. . . . .	0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . .	.0.0171 ACRES
DATE OF SURVEY. . . . .	OCTOBER 2018

Documents

- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 1954, IN BOOK D1 PAGE 129.
- SPECIAL WARRANTY DEED FOR LOTS 1-5 AND 28-32, BLOCK 11, GRANDVIEW HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 28, 2017, AS DOCUMENT NO. 2017082942.
- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-39220, AND AN EFFECTIVE DATE OF AUGUST 9, 2017.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE

Legal Description

LOTS NUMBERED TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32), IN BLOCK NUMBERED ELEVEN (11) OF GRANDVIEW HEIGHTS, ALBUQUERQUE, 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 SEPTEMBER 15, 1954, IN PLAT BOOK D1, FOLIO 129; TOGETHER WITH THE VACATED EASTERLY EIGHTEEN FEET (E'LY 18') OF CHELWOOD PARK BOULEVARD NE, ADJACENT TO LOTS TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32), IN BLOCK NUMBERED ELEVEN (11) OF GRANDVIEW HEIGHTS, VACATED IN VACATION ORDINANCE NO. 48-1972, V-72-4, RECORDED MARCH 10, 1972, IN BOOK MISC. 251, PAGE 606, AS DOC NO. 74966, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF A 20' ALLEY, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "23-J23", BEARS S 85°06'08" E, A DISTANCE OF 4000.18 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID RIGHT-OF-WAY OF 20' ALLEY, S 44°19'33" W, A DISTANCE OF 21.21 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", BEING A POINT ON A NORTHERLY RIGHT-OF-WAY OF A 20' ALLEY;

THENCE, COINCIDING WITH NORTHERLY RIGHT-OF-WAY OF A 20' ALLEY, S 89°19'33" W, A DISTANCE OF 123.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHELWOOD PARK N.E., MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT-OF-WAY, N 00°40'27" W, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY, 39.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°00'00", AND A CHORD BEARING N 44°19'33" E, A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ALICE AVENUE N.E., MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, N 89°19'33" E, A DISTANCE OF 113.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK NAIL WITH CAP "LS 14271";

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING WITH SAID WESTERLY RIGHT-OF-WAY OF A 20' ALLEY, S 00°40'27" E, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3903 ACRES (17,003 SQ. FT.), MORE OR LESS.

AND

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), AND FIVE (5), IN BLOCK NUMBERED ELEVEN (11) OF GRANDVIEW HEIGHTS, ALBUQUERQUE, 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 SEPTEMBER 15, 1954, IN PLAT BOOK D1, FOLIO 129; TOGETHER WITH THE VACATED EASTERLY EIGHTEEN FEET (E'LY 18') OF CHELWOOD PARK BOULEVARD NE, ADJACENT TO LOTS NUMBERED ONE (1), IN BLOCK NUMBERED ELEVEN (11) OF GRANDVIEW HEIGHTS, VACATED IN VACATING ORDINANCE NO. 48-1972, V-72-4, RECORDED MARCH 10, 1972, IN BOOK MISC. 251, PAGE 606, AS DOC NO. 74966, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID LOT 1-A, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF CHELWOOD PARK N.E., AND THE SOUTHERLY RIGHT-OF-WAY OF A 20' ALLEY, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "10-K21", BEARS S 55°26'58" W, A DISTANCE OF 3287.46 FEET;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY AND COINCIDING WITH SOUTHERLY RIGHT-OF-WAY OF A 20' ALLEY, N 89°19'33" E, A DISTANCE OF 142.35 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, S 00°49'54" E, A DISTANCE OF 107.90 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LOMAS BOULEVARD N.E., REFERENCED BY A BATHEY MARKER WITH CAP "LS 14271", FOUND N 00°49'54" W, A DISTANCE OF 4.20 FEET FROM SAID CORNER;

THENCE, COINCIDING WITH NORTHERLY RIGHT-OF-WAY, N 88°04'27" W, A DISTANCE OF 142.79 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHELWOOD PARK N.E., MARKED WITH A CHISELED "X";

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY AND COINCIDING WITH SAID EASTERLY RIGHT-OF-WAY OF CHELWOOD PARK N.E., N 00°40'27" W, A DISTANCE OF 101.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3424 ACRES (14,913 SQ. FT.), MORE OR LESS.

Indexing Information

Sections 15 and 22, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Grandview Heights  
 Owner: Ahmet & Martha Tiryaki  
 UPC #: 102205826901940101 (Lot 1)  
 UPC #: 102205827702040102 (Lot 2)  
 UPC #: 102205827902040103 (Lot 3)  
 UPC #: 102205828102040104 (Lot 4)  
 UPC #: 102205828302040105 (Lot 5)  
 UPC #: 102205827303840128 (Lot 28)  
 UPC #: 102205827303640129 (Lot 29)  
 UPC #: 102205827303440130 (Lot 30)  
 UPC #: 102205827303140131 (Lot 31)  
 UPC #: 102205827302940132 (Lot 32)

Plat for  
 Lots 1-A and 28-A, Block 11  
 Grandview Heights  
 Being Comprised of  
 Lots 1-5, 28-32, Block 11 and  
 An 18 Foot Portion of Vacated  
 Chelwood Park Right of Way,  
 Grandview Heights  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2018

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

Approved and Accepted by:

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

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

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

City Approvals:

- City Surveyor \_\_\_\_\_
- Traffic Engineer \_\_\_\_\_
- ABCWUA \_\_\_\_\_
- Parks and Recreation Department \_\_\_\_\_
- AMAFCA \_\_\_\_\_
- City Engineer \_\_\_\_\_
- DRB Chairperson, Planning Department \_\_\_\_\_

Code Enforcement

Surveyor's Certificate

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

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

CSI-CARTESIAN SURVEYS INC.

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



**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/15/54, D1-129)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THIS PLAT

**Plat for  
Lots 1-A and 28-A, Block 11  
Grandview Heights  
Being Comprised of  
Lots 1-5, 28-32, Block 11 and  
An 18 Foot Portion of Vacated  
Chelwood Park Right of Way,  
Grandview Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2018**

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:  
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**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**

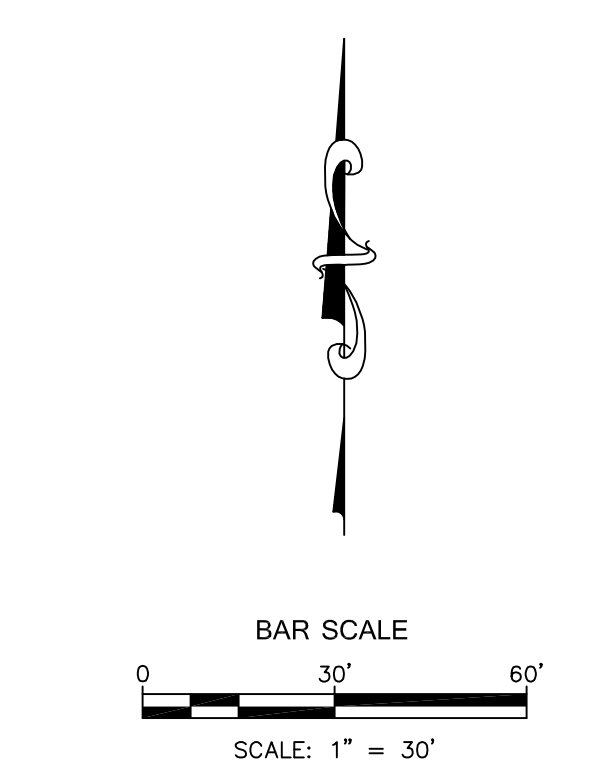
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other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

**Easement Notes**

- EXISTING 5' P.U.E. (9/15/54, D1-129)
- VACATED 18' OF CHELWOOD PARK RESERVED AS AN EASEMENT PER VACATION DOCUMENT (V-72-4) RECORDED (3/10/72, BK. MISC. 251, PG. 606)
- EXISTING 5' P.U.E. & D.E. (9/15/54, D 290-631)

**CSI-CARTESIAN SURVEYS INC.**

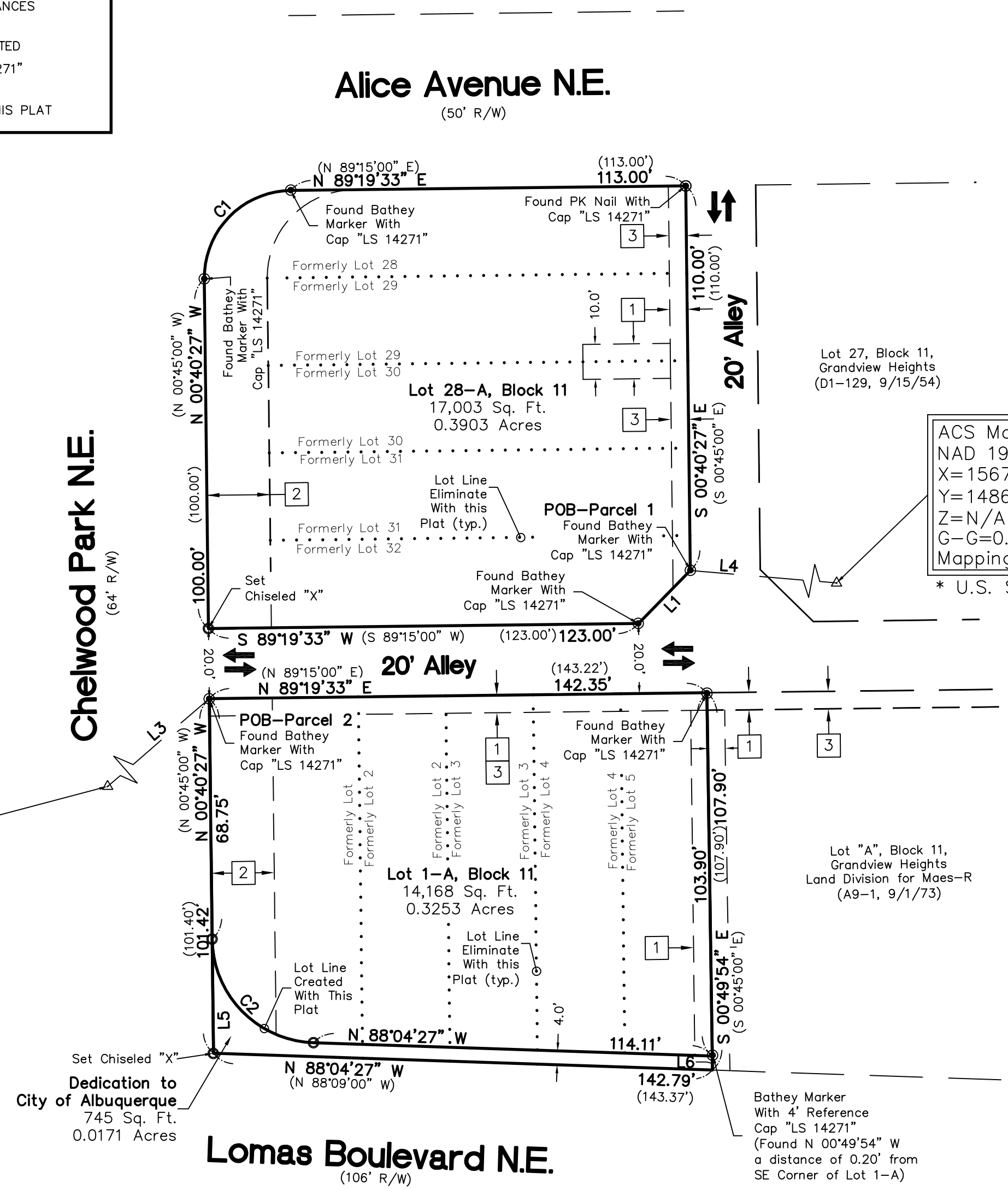
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244



ACS Monument " 10-K21 "  
NAD 1983 CENTRAL ZONE  
X=1561095.888 \*  
Y=1485161.269 \*  
Z=5557.514 \* (NAVD 1988)  
G-G=0.999645218  
Mapping Angle=-0°09'08.58"  
\* U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 44°19'33" W	21.21' (21.21')
L2	S 81°42'04" E	18.03'
L3	S 55°26'58" W	3287.46'
L4	S 85°06'08" E	4000.18'
L5	N 00°40'27" W	32.67'
L6	S 00°49'54" E	4.00'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.27' (39.27')	25.00' (25.00')	90°00'00"	35.36'	N 44°19'33" E
C2	45.76'	30.00'	87°24'00"	41.45'	N 44°22'27" W



ACS Monument " 23-J23 "  
NAD 1983 CENTRAL ZONE  
X=1567924.556 \*  
Y=1486720.372 \*  
Z=N/A \* (NAVD 1988)  
G-G=0.999630554  
Mapping Angle=-0°08'21.44"  
\* U.S. SURVEY FEET



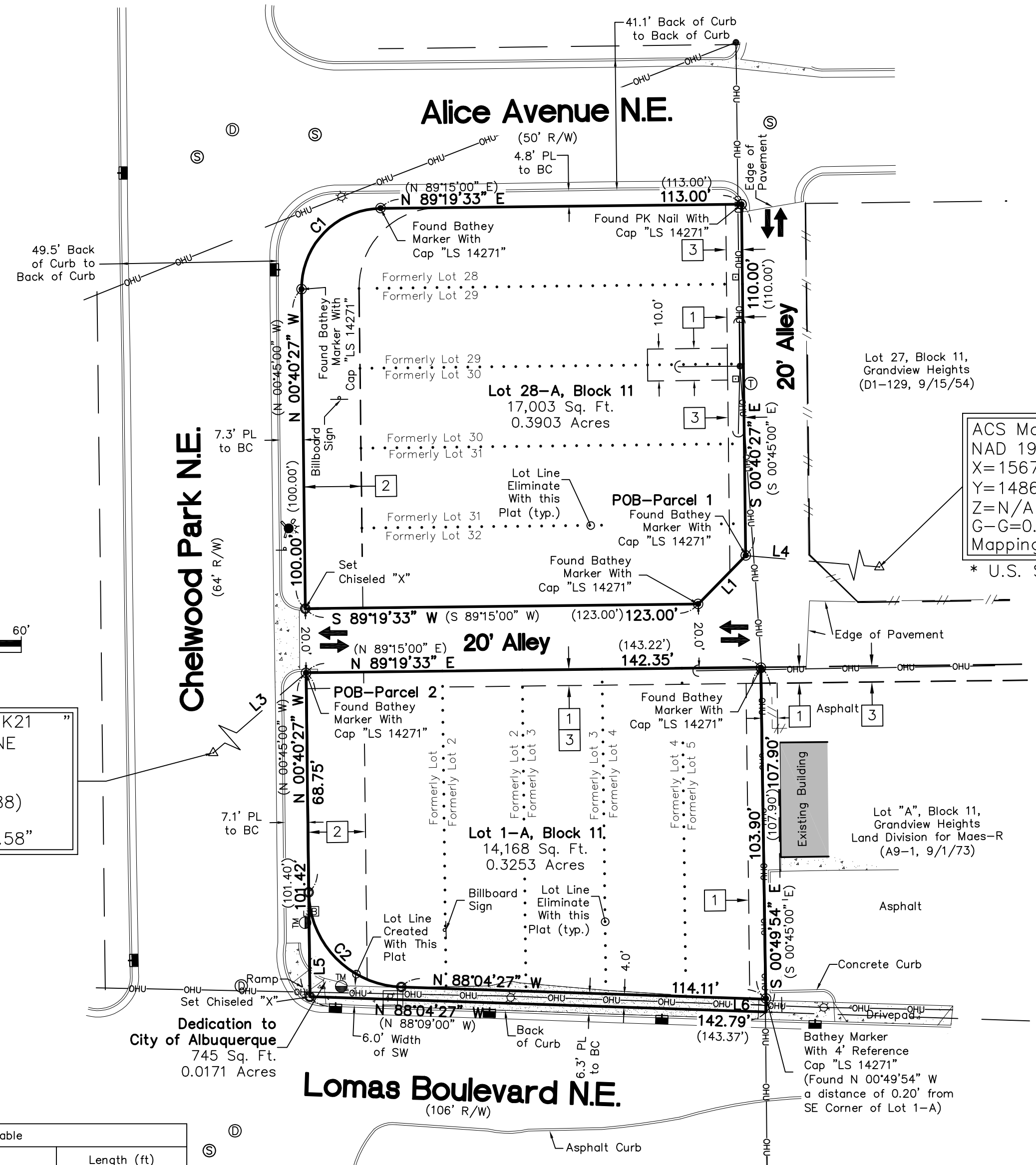
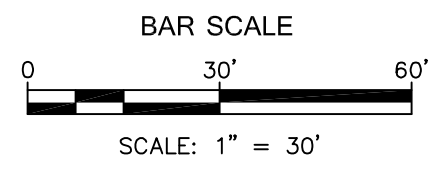
**Site Sketch for  
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Being Comprised of  
Lots 1-5, 28-32, Block 11 and  
An 18 Foot Portion of Vacated  
Chelwood Park Right of Way,  
Grandview Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2018**

**Legend**

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(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/15/54, D1-129)
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.....	LOT LINE ELIMINATED WITH THIS PLAT
▒	CONCRETE
▒	ASPHALT PATH
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
—	ANCHOR
□	SIGNAL BOX
⊕	TRAFFIC MAST
⊙	LIGHT POLE
⊗	FIRE HYDRANT
⊕	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊕	STORM DRAIN INLET
—OR—	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY

ACS Monument " 23-J23 "  
NAD 1983 CENTRAL ZONE  
X=1567924.556 \*  
Y=1486720.372 \*  
Z=N/A \* (NAVD 1988)  
G-G=0.999630554  
Mapping Angle=-0°08'21.44"  
\* U.S. SURVEY FEET

ACS Monument " 10-K21 "  
NAD 1983 CENTRAL ZONE  
X=1561095.888 \*  
Y=1485161.269 \*  
Z=5557.514 \* (NAVD 1988)  
G-G=0.999645218  
Mapping Angle=-0°09'08.58"



Line #	Direction	Length (ft)
L1	S 44°19'33" W	21.21' (21.21')
L2	S 81°42'04" E	18.03'
L3	S 55°26'58" W	3287.46'
L4	S 85°06'08" E	4000.18'
L5	N 00°40'27" W	32.67'
L6	S 00°49'54" E	4.00'

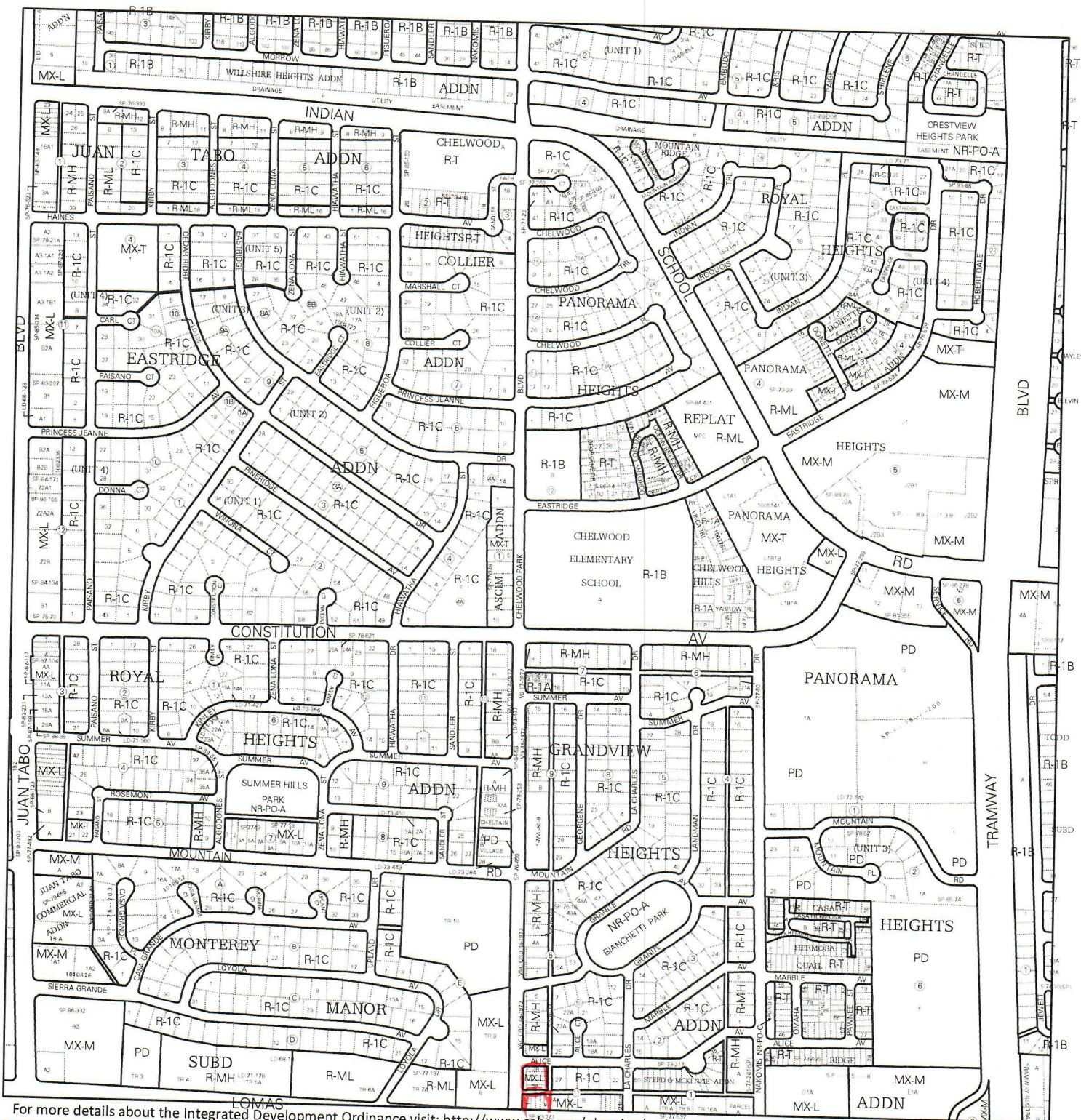
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.27' (39.27')	25.00' (25.00')	90°00'00"	35.36'	N 44°19'33" E
C2	45.76'	30.00'	87°24'00"	41.45'	N 44°22'27" W

**Easement Notes**

- EXISTING 5' P.U.E. (9/15/54, D1-129)
- VACATED 18' OF CHELWOOD PARK RESERVED AS AN EASEMENT PER VACATION DOCUMENT (V-72-4) RECORDED (3/10/72, BK. MISC. 251, PG. 606)
- EXISTING 5' P.U.E. & D.E. (9/15/54, D 290-631)

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

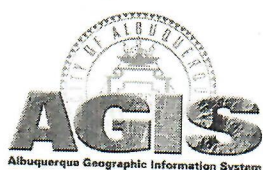




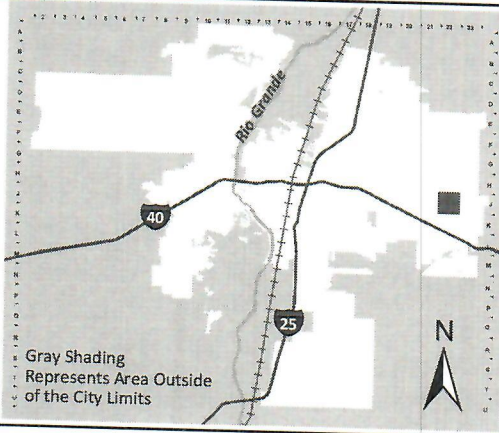
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas

## May 2018

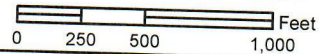


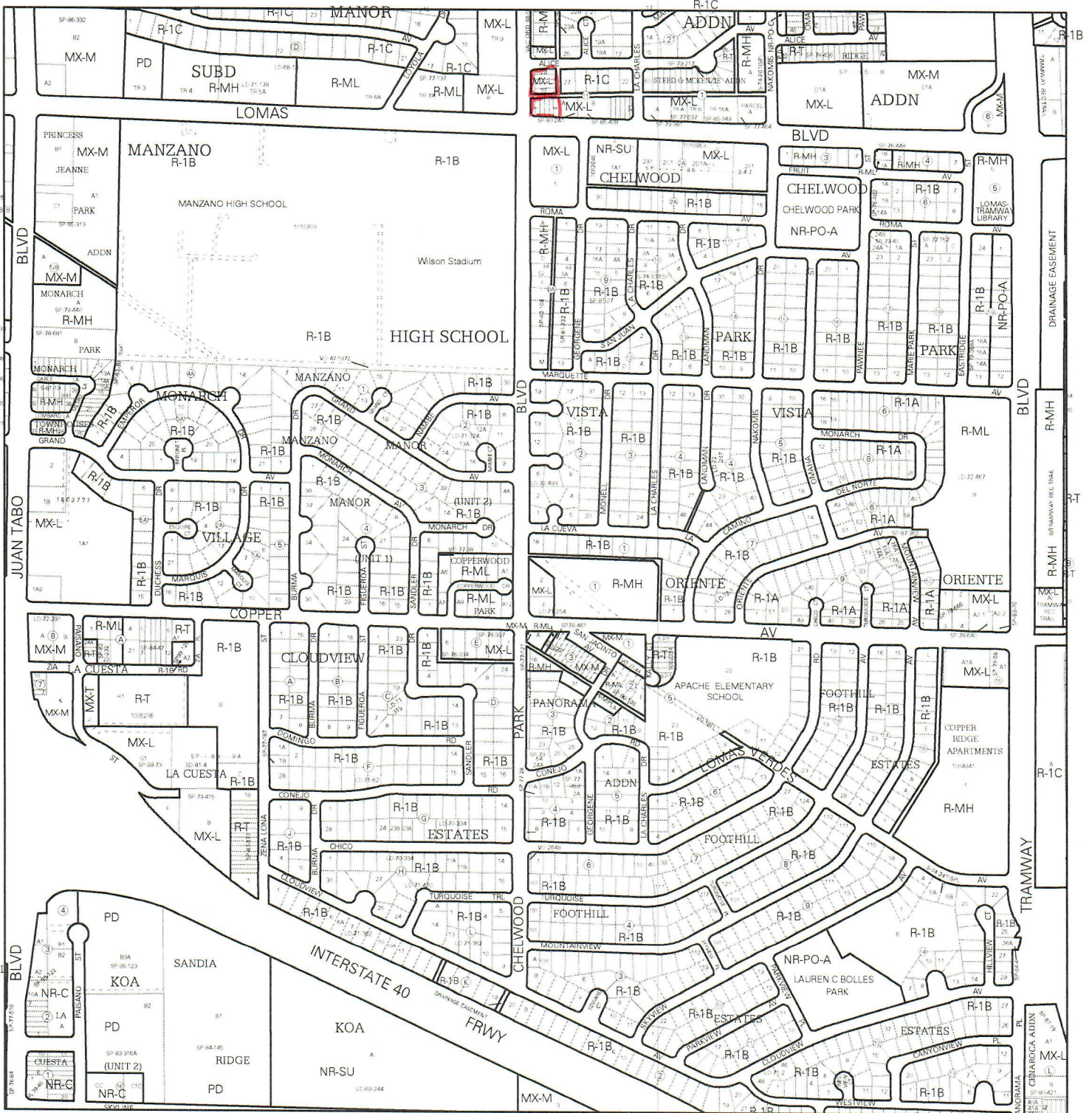
IDO Zoning information as of May 17, 2018  
 The Zone Districts and Overlay Zones  
 are established by the  
 Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-22-Z**

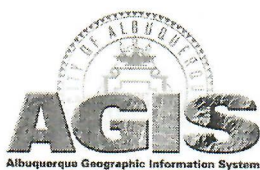
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



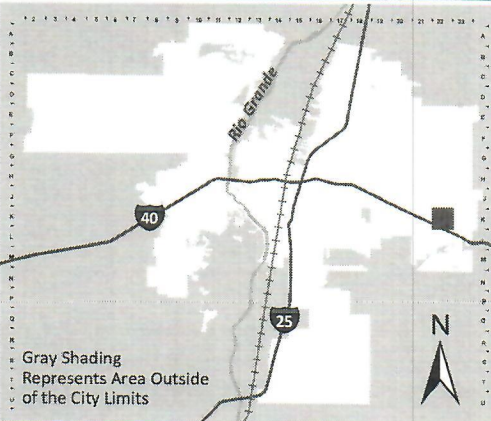


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# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
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Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**K-22-Z**

- Easement
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- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
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- View Protection Overlay (VPO) Zone

