



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-2020-3688

Application No. \_\_\_\_\_

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: 6/29/22 HEARING DATE OF DEFERRAL: \_\_\_\_\_

SUBMITTAL

DESCRIPTION: Supplemental submittal including plat signature from 2nd owner, agent letter from 2nd

owner, and supplemental justification letter for requested 4-ft wide sidewalk waiver.

CONTACT NAME: Ian Anderson

TELEPHONE: 505-268-8828 EMAIL: ian@iacivil.com

Jolene Wolfley, DRB Chair  
Planning Department  
City of Albuquerque  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102

Reference: 62<sup>nd</sup> St NW; PR-2020-003688  
Lots 42-55, David-Perea-Courson Subdivision  
SD-2021-00196 Preliminary Plat

Subject: Agent letter for Lonnie Yanes Lot line adjustments for Lots 50A and 51A

Dear Ms. Wolfley,

The Estate of Lonnie Yanes, the owner of the referenced Lots 50A and 51A has designated Greater Albuquerque Habitat for Humanity as its agent in the matters of processing and securing approval of the plat action for SD - 2021 - 00196 Preliminary plat.

Gregory Ross, Esq.

The Ross Firm

For and on behalf of Tulsa Yanes, personal representative, Estate of Lonnie Yanes,  
owner of Lots 50A and 51A

  
\_\_\_\_\_  
Attorney for Personal Representative

Date 14 June 2022

Douglas Champlin, Interim Executive Director Greater Abq HfH

  
\_\_\_\_\_

Date 6/14/22



June 16, 2022

DRB Chairman and Board Members  
City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

**RE: PR-2020-0003688, SD-2021-0196 62<sup>nd</sup> Street Single Family Development  
Supplemental Justification letter for Reduced Sidewalk Width Waiver  
Existing Legal: Lots 42 thru 55, David-Perea-Courson Subdivision**

Dear Chairman and DRB Members:

Isaacson & Arfman, Inc., acting as agent for the Greater Albuquerque Habitat for Humanity requests review and approval of a sidewalk width waiver request for the 62<sup>nd</sup> Street subdivision project. The waiver request is to reduce the public sidewalk width requirement from the DPM standard of 5-foot wide for roads classified as a local roadway to 4-foot wide for the new 62<sup>nd</sup> street extension associated with this project.

The reduction of sidewalk width will still allow for adequate pedestrian movement to the public sidewalk along Coors Blvd adjacent to the project site. The existing paved portion of 62<sup>nd</sup> street directly to the south of the roadway extension has no sidewalk present within the public right-of-way. The majority of properties located off of the existing paved portion of 62<sup>nd</sup> street have been fully constructed with single family home residences. Only 2 lots along the paved portion of 62<sup>nd</sup> street will remain vacant following this proposed development. It is highly unlikely that sidewalk connectivity to the south will be developed in the future, without major roadway replacement of the existing, poorly graded, paved 62<sup>nd</sup> street. Thus, the new sidewalk that will be constructed along the 62<sup>nd</sup> street extension fronting the subject project's lots will primarily serve the new residents/tenants of the proposed project site, and will not receive the same level of foot traffic as other local roadway sidewalks.

The follow responses explain how the waiver request meets the IDO standards for DRB waivers identified in IDO section 14-16-6(P)(3):

- *IDO Section 14-16-6(P)(3)(a), "any of the following applies:*
  1. *There area pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.*
  2. *The area of site has been recognized as having historical, archaeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archaeological, and/or architectural significance.*

3. *The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.*
4. *Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning."*

The subject project meets item number 4 noted above, as approval will allow for greater flexibility, economy, and effective use of open space areas associated with this affordable housing project. Allowing for a reduction of sidewalk width will lower the financial costs on concrete for the project, and the cost savings can be utilized in other aspects for this affordable housing development. The reduction will also provide for a larger landscaped area within the public right-of-way of the 62<sup>nd</sup> street extension. This will allow for additional landscape opportunities that are sparse along this stretch of 62<sup>nd</sup> street and Coors Blvd to the west/northwest.

- *IDO Section 14-16-6(P)(3)(b), "The Waiver will not be materially contrary to the public safety, health, or welfare."*

The requested Waiver will not be materially contrary to the public safety, health, or welfare because the reduced 4-foot-wide sidewalk meets the ADA accessibility standards for a public pedestrian access route. There are also no existing or proposed obstructions within the sidewalk area that will limit the clear path below the 4-foot width.

- *IDO Section 14-16-6(P)(3)(c), "The Waiver does not cause significant material adverse impacts on surrounding properties."*

The requested Waiver will not cause significant material adverse impacts on surrounding properties because the surrounding properties currently have no public sidewalk along their frontage with 62<sup>nd</sup> Street. Sidewalk installation even at the reduced width will have a beneficial impact on the overall community and properties situated off of 62<sup>nd</sup> street. The construction of new sidewalk will allow for possible sidewalk extension opportunities to the south to serve the properties that have been previously developed with no public sidewalk frontage.

- *IDO Section 14-16-6(P)(3)(d), "The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements."*

The requested Waiver will not hinder any future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements. The proposed sidewalk will be within the existing public right-of-way of 62<sup>nd</sup> street, and will not hinder any sort of sidewalk connection to serve the existing single-family residences to the south, currently having no sidewalk frontage.

- *IDO Section 14-16-6(P)(3)(e), "The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance."*

The Waiver does conflict with the 5-foot sidewalk width standard noted in the City's DPM, however the City's code of ordinances (Section 6-5-5-14(B)(2)) does note that local streets, which meet specific criteria, shall have sidewalks that are 4-feet in width. The criterion is noted as a local street that does not abut the grounds of schools or churches, and also does not abut land zoned for a residential density greater than allowed in the R-T (Residential Townhouse) zone district. The subject project is not abutting any schools or churches, and is within an area zoned as R1-B (single family). The R1-B zone district has a density less than the allowable density in R-T zone districts. Therefore, the 4-foot-wide sidewalk is allowable in this condition under the City's Code of Ordinances.

- *IDO Section 14-16-6(P)(3)(f), "The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain."*

There is no 100-year floodplain within the vicinity of the project site, the approval of the Waiver will not have any affect on the FEMA flood zone of the subject project.

- *IDO Section 14-16-6(P)(3)(g), "The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district."*

The Waiver is only to reduce the sidewalk width along the 62<sup>nd</sup> Street extension. This will not materially undermine the intent and purpose of the IDO or the applicable zone district of R1-B.

- *IDO Section 14-16-6(P)(3)(h), "The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DRB as part of this approval."*

The Waiver is only to allow for the reduced sidewalk width. Waiver approval does not allow for a type of development that will not meet the development standards for the R1-B zone district. The development will remain as proposed single-family housing, which is consistent with the R1-B zone district.

- *IDO Section 14-16-6(P)(3)(i), "The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P)."*

The requested Waiver to the sidewalk width along the 62<sup>nd</sup> street extension is the minimum necessary to provide redress for this affordable housing project. The Waiver does not result in a sidewalk less than the minimum ADA accessibility standards for public pedestrian routes and is consistent with the allowable width under the City's code of ordinances Section 6-5-5-14(B)(2) for a local roadway under the conditions noted above.

- *IDO Section 14-16-6(P)(3)(j), "If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property."*

The Waiver is only to the sidewalk width, and does not completely waive the installation of the public sidewalks on site. The proposed sidewalks will be an improvement over the existing conditions of the site and of the paved portion of 62<sup>nd</sup> street, as there are no sidewalks currently along 62<sup>nd</sup> Street immediately to the south of the project site.

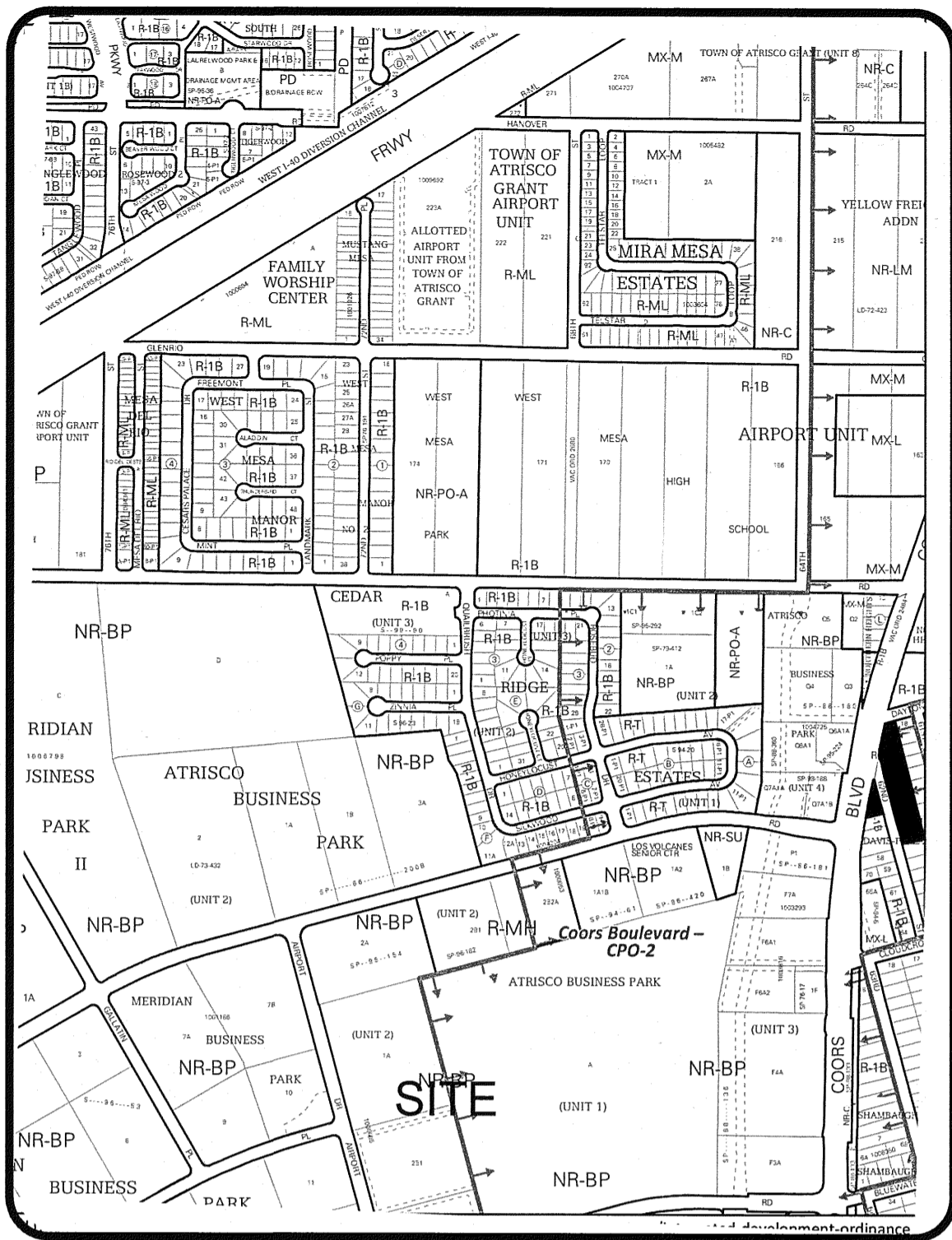
Based upon the information above, we respectfully request the DRB's review and approval of the Waiver to reduce the sidewalk width requirement along the 62<sup>nd</sup> street extension associated with this plat and project.

Please do not hesitate to contact me by phone or email at the number and address noted below if you have any questions or need any additional information regarding this Waiver request.

Sincerely,  
**ISAACSON & ARFMAN, INC.**

A handwritten signature in black ink, appearing to read 'I-M N Anderson', written over the printed name below.

Ian M. N. Anderson, P.E.  
Project Engineer  
128 Monroe Street NE  
Albuquerque, NM 87108  
Phone: (505) 268-8828  
Email: [ian@iacivil.com](mailto:ian@iacivil.com)



ZONE ATLAS J-10-Z NO SCALE



**LEGAL DESCRIPTION:**

LOTS 42-51, PORTION OF LOT 52, LOT 53-55 OF THE DAVIS-PEREA-COURSON SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON APRIL 02, 1948 AS PLAT BOOK VOLUME C, FOLIO 93

**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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT 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. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

**FREE CONSENT AND DEDICATION:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AND DEDICATE ALL RIGHT OF WAY OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Tulsa J. James 06/16/22  
OWNER/DATE

BY: Douglas Chapman - Executive Director 6/16/22  
OWNER/DATE

**ACKNOWLEDGMENT**

STATE OF New Mexico )  
 ) SS.  
COUNTY OF Bernalillo )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16<sup>th</sup> DAY OF JUNE, 2022 BY TULSA J. JAMES

NOTARY PUBLIC: Theresa M Panciera  
MY COMMISSION EXPIRES: 9 Apr 2024

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Theresa M Panciera  
Commission Number 1091014  
My Commission Expires April 9, 2024

**ACKNOWLEDGMENT**

STATE OF New Mexico )  
 ) SS.  
COUNTY OF Bernalillo )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16<sup>th</sup> DAY OF JUNE, 2022 BY DOUGLAS CHAPMAN

NOTARY PUBLIC: Theresa M Panciera  
MY COMMISSION EXPIRES: 9 Apr 2024

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Theresa M Panciera  
Commission Number 1091014  
My Commission Expires April 9, 2024

SUBDIVISION PLAT OF  
**LOT A-I, TRACT A, LOT 50-A & 51-A**  
**DAVIS-PEREA-COURSON SUB**

BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2021

PROJECT NUMBER: \_\_\_\_\_

**CITY APPROVALS:**

<u>Loren N. Risenhoover P.S.</u>	<u>2/8/2022</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

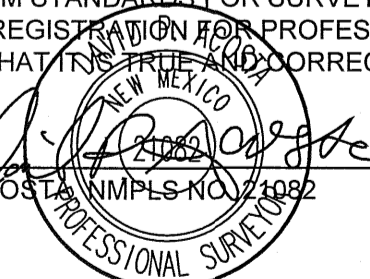
**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
COMCAST	DATE

**SURVEYOR'S CERTIFICATE:**

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA 21082  
DATE: OCTOBER 11, 2021



**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CREATE 13 LOTS FROM 13 LOTS, GRANT ACCESS EASEMENTS, DRAINAGE EASEMENTS AND DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS

**NOTES:**

1. BEARINGS ARE GRID BASED--NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

**SUBDIVISION DATA:**

DRB#  
ZONE ATLAS INDEX NO. J-20-Z  
DATE OF FIELD SURVEY: JULY, 2021  
TOTAL NO. OF TRACTS EXISTING 13  
TOTAL NO. OF LOTS CREATED 13

**DOCUMENTS USED:**

VOL C, FOLIO 93  
VOL 2004S, PAGE 1

**SOLAR COLLECTION NOTE:**

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

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

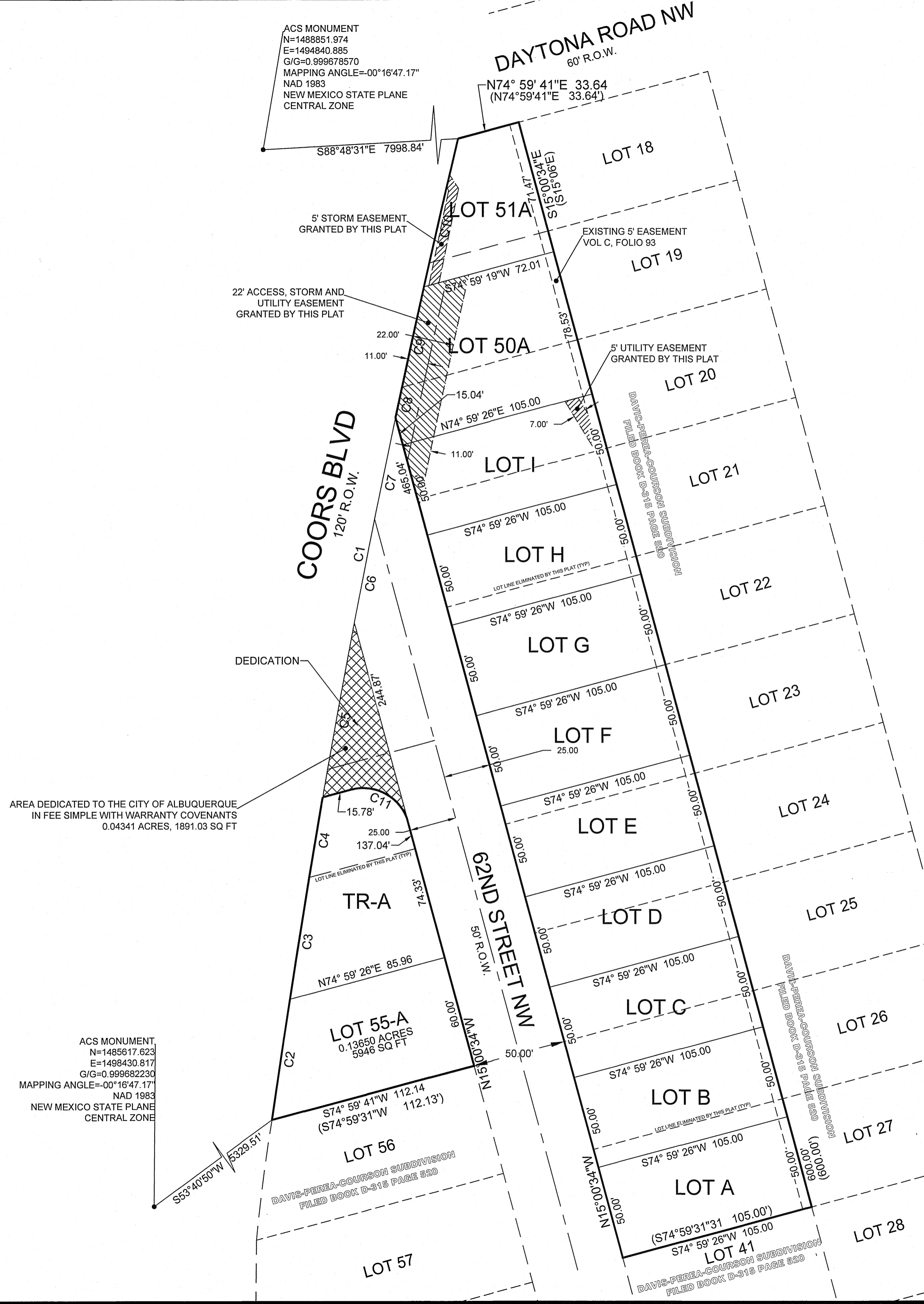
UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: \_\_\_\_\_



CONSTRUCTION SURVEY TECHNOLOGIES, INC  
PO BOX 65395  
ALBUQUERQUE, NM 87193  
505-917-8921

SUBDIVISION PLAT OF  
**LOT A-I, TRACT A, LOT 50-A & 51-A**  
**DAVIS-PEREA-COURSON SUB**  
 BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2021



**Parcel Area Table**

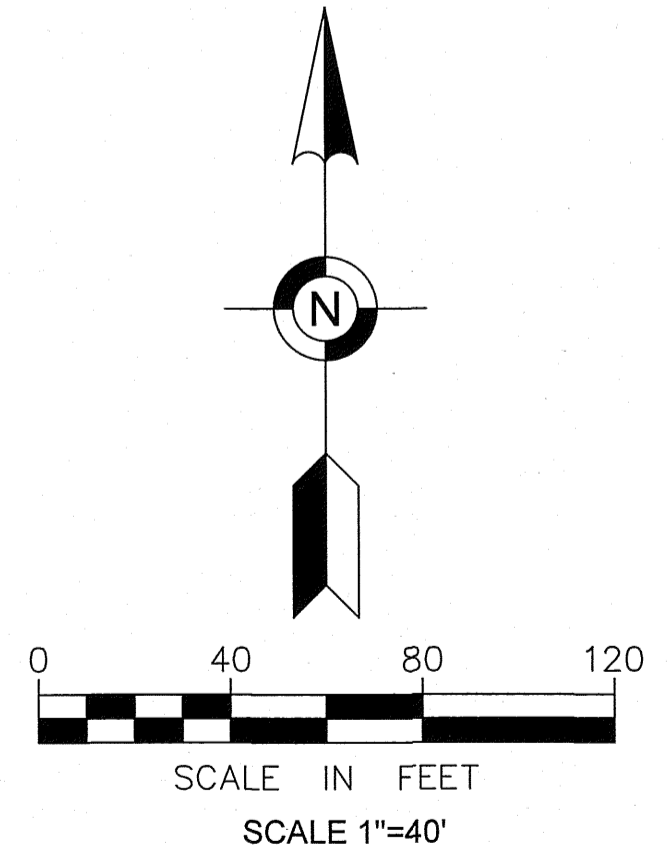
Parcel #	SQUARE FOOT	ACRES
DEDICATION	1890.70	0.04340
LOT 50A	7203.09	0.16536
LOT 51A	3783.59	0.08686
LOT A	5250.00	0.12052
LOT B	5250.00	0.12052
LOT C	5250.00	0.12052
LOT D	5250.00	0.12052
LOT E	5250.00	0.12052
LOT F	5250.00	0.12052
LOT G	5250.00	0.12052
LOT H	5250.00	0.12052
LOT I	5250.00	0.12052
TR-A	6179.33	0.14186

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	533.97	5670.00	5°23'45"	S10° 55' 55"W	533.78
C2	65.45	5670.00	0°39'41"	S8° 33' 53"W	65.45
C3	65.81	5670.00	0°39'54"	S9° 13' 40"W	65.81
C4	43.32	5670.00	0°26'16"	S9° 46' 45"W	43.32
C5	94.78	5670.00	0°57'28"	S10° 28' 37"W	94.78
C6	56.52	5670.00	0°34'16"	S11° 14' 29"W	56.52
C7	55.42	5670.00	0°33'36"	S11° 48' 25"W	55.42
C8	71.55	5670.00	0°43'23"	S12° 26' 55"W	71.54
C9	71.55	5670.00	0°43'23"	S12° 26' 55"W	71.54
C10	81.13	5670.00	0°49'11"	S13° 13' 12"W	81.13
C11	39.27	25.00	89°59'50"	N60° 00' 40"W	35.35

AREA DEDICATED TO THE CITY OF ALBUQUERQUE  
 IN FEE SIMPLE WITH WARRANTY COVENANTS  
 0.04341 ACRES, 1891.03 SQ FT

ACS MONUMENT,  
 N=1485617.623  
 E=1498430.817  
 G/G=0.999682230  
 MAPPING ANGLE=-00°16'47.17"  
 NAD 1983  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE



**CSTi**  
 CONSTRUCTION SURVEY TECHNOLOGIES, INC  
 PO BOX 65395  
 ALBUQUERQUE, NM 87193  
 505-917-8921