



Effective 3/01/2022

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 SW (Form V2)
<input checked="" 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 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		
Approval of a Major Preliminary Plat		

APPLICATION INFORMATION		
Applicant/Owner: YES Housing, Inc. (Contact: Thaddeus Lucero)		Phone: (505) 923-9611
Address: 901 Pennsylvania Street NE		Email: tlucero@yeshousing.org
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)		Phone: (505) 268-8828
Address: 128 Monroe Street NE		Email: freda@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
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: Calle Cuarta	MRGCD Map No.: 33	UPC Code: 101406027208540436
Zone Atlas Page(s): G-14	Existing Zoning: MX-M	Proposed Zoning: None
# of Existing Lots: 1	# of Proposed Lots: 21 Lots & 5 Tracts	Total Area of Site (Acres): 2.5306
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3510 7th Street NW	Between: Fitzgerald Rd NW	and: Fairfields PI NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2022-003847; SD-2021-00219; SD-2021-00220; PS-2022-00087		

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: 06.02.2022
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S1: SUBDIVISION OF LAND – MAJOR

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

BULK LAND SUBDIVISION

Interpreter Needed for Meeting? No 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 S1 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

Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)

Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

Required notices with content per IDO Section 14-16-6-4(K)(1)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

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, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Sidewalk Exhibit and/or cross sections of proposed streets

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

Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) 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.

— 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 S1 at the front followed by the remaining documents *in the order provided on this form*.

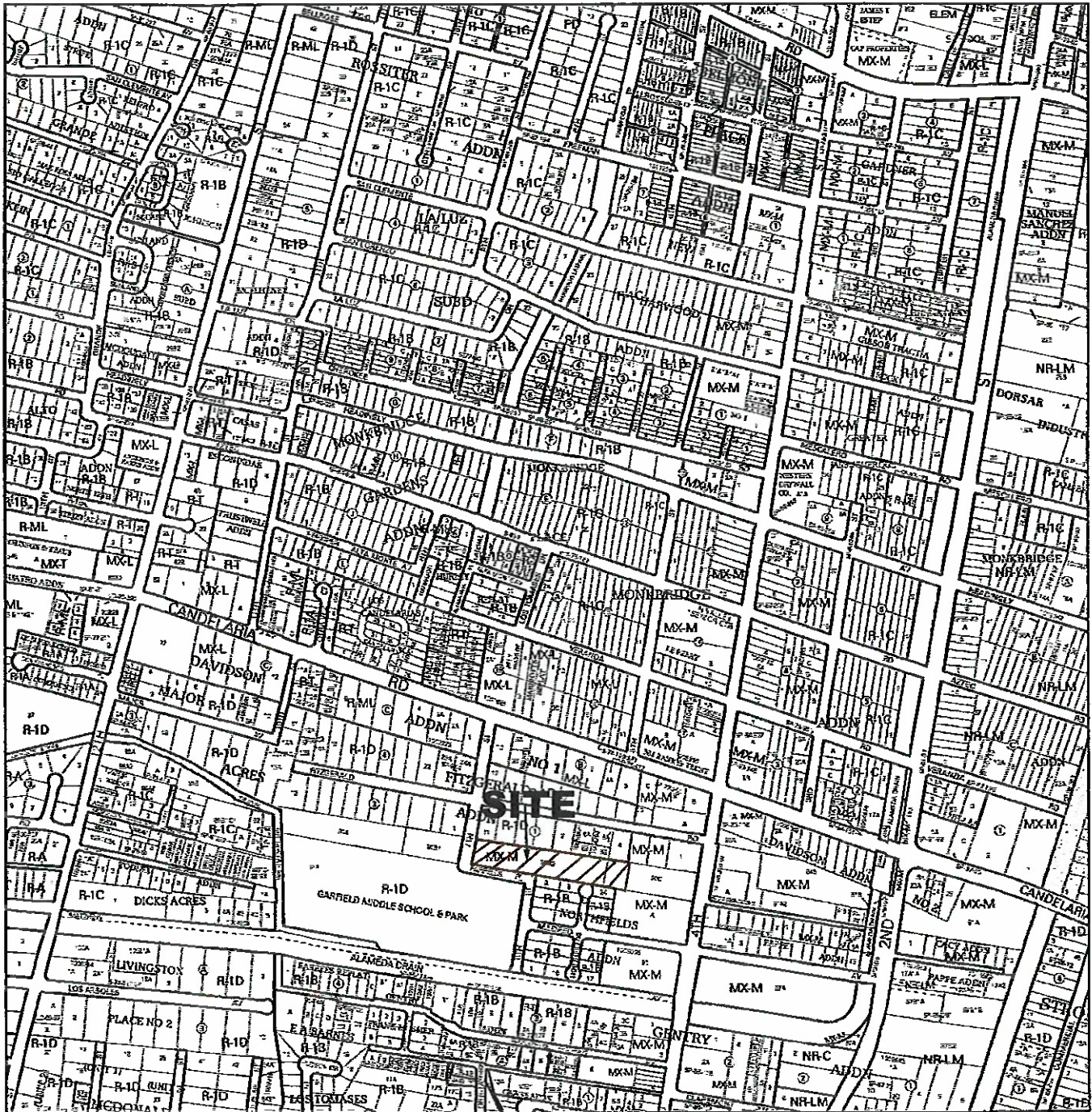
— Zone Atlas map with the entire site clearly outlined and labeled

— Letter of authorization from the property owner if application is submitted by an agent

— Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)


— Preliminary Plat or site plan

— Copy of DRB approved infrastructure list

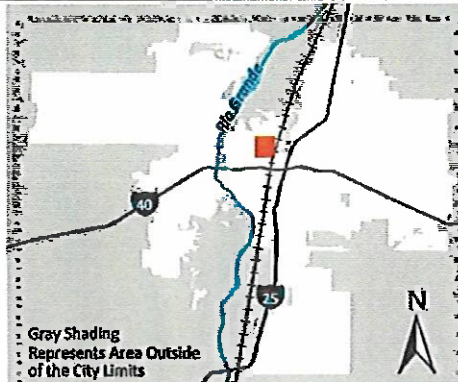


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-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

0 250 500 1,000 Feet



May 23, 2022

City of Albuquerque
Planning Department
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

Subject: Calle Cuarta – 3525 4th St. NW, Albuquerque, NM

To Whom it May Concern:

Please be advised that Calle Cuarta Limited Partnership, LLLP is the eventual ownership entity of the property located at 3525 4th St. NW, Albuquerque, NM and hereby authorizes Isaacson & Arfman, Inc. to act as our agent for all matters relating to plat submittal and processing. I am available at the below contact information should you have any questions or requests.

Sincerely,

Michelle Den Bleyker
Senior Vice President of Development
(432) 530-7978
mdenbleyker@yeshousing.org

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

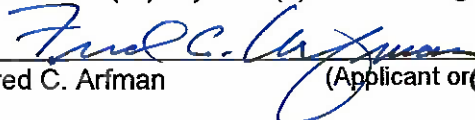
4. TIME


Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


Fred C. Arfman (Applicant or Agent)


(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: PR-2022-003847

June 1, 2022

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

Reference: **Tract B, Calle Cuarta**

Subject: Preliminary Plat Submittal

Isaacson & Arfman, Inc., agent for YES Housing, Inc. requests acceptance of the attached Preliminary Plat submittal package for the referenced project. The subject site was recently approved as part of the Calle Cuarta Mixed-Use Site Plan on April 22, 2022 (PR-2020-003847) and included in the minor plat as Tract B, Calle Cuarta recorded on April 27, 2022. The subdivision will consist of 21 single-family lots.

A Site Plan Administrative Amendment showing the intended 21 lots is being developed and processed through the City Planning Department for approval. A Water and Sanitary Sewer Availability Statement (#210228) dated April 21, 2021, was issued from the ABCWUA.

The plat will also grant those easements required by the utility companies and other agencies requiring additional easements.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,
Isaacson & Arfman, Inc.



Fred C. Arfman, PE

Attachments: Development Review Application, Zone Atlas Page, Preliminary Plat



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

May 4, 2022

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter..... Water Authority
Ernest Armijo.Hydrology
Jeff Palmer.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

MAJOR CASES

1. **PR-2022-006547**
SI-2022-00216 – SITE PLAN

ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: **LOT 2A1, NORTHEAST PORTION OF BLACK RANCH** zoned **MX-L**, located at **10126 COORS BLVD NW** containing approximately **1.247** acre(s). **(B-14)** [Deferred from 3/2/22, 4/6/22]

PROPERTY OWNERS: SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL

REQUEST: SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU

DEFERRED TO JUNE 15TH, 2022.

2. **PR-2021-006336**
SI-2021-02091 – SITE PLAN

TIERRA WEST, LLC - VINCE CARRICA agent for **DENNIS ROMERO** requests the aforementioned action(s) for all or a portion of: **LOT 1, BLOCK 3 TOWN OF ATRISCO GRANT** zoned **NR-BP**, located on **10320 CENTRAL AVE SW** between **CENTRAL AVE** and **SUNSET GARDENS** containing approximately **4.0** acre(s). **(L-08)** [Deferred from 1/5/22, 1/19/22, 1/26/22, 3/2/22, 3/9/22, 3/30/2, 4/13/22, 4/27/22]

PROPERTY OWNERS: DENNIS ROMERO

REQUEST: DRB SITE PLAN FOR SELF STORAGE FACILITY

DEFERRED TO MAY 18TH, 2022.

10. PR-2019-002807
PS-2022-00086 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for SUNSET MEMORIAL PARK requests the aforementioned action(s) for all or a portion of: TRACT 1, SUNSET MEMORIAL PARK zoned NR-SU, located at 924 MENAUL NE between EDITH BLVD and I-25 containing approximately 39.08 acre(s). (H-15)

PROPERTY OWNERS: SUNSET MEMORIAL PARK
REQUEST: CREATE 2 NEW TRACTS FROM ONE EXISTING TRACT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

11. PR-2022-006908
PS-2022-00084 – SKETCH PLAT

JAG PLANNING & ZONING | ANDREW GARCIA agent for DAVID BALLANTINE requests the aforementioned action(s) for all or a portion of: LOTS 10 THRU 12, BLOCK 4, CLAYTON HEIGHTS zoned MX-M, located at 1515 YALE BLVD SE between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 0.5598 acre(s). (L-15)

PROPERTY OWNERS: PROJECT SHARE INC
REQUEST: CREATE ONE LOT FROM THREE EXISTING LOTS, DEDICATE ADDITIONAL RIGHT-OF-WAY AND VACATE PRIVATE EASEMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

12. PR-2020-003847
PS-2022-00087 – SKETCH PLAT

ISAACSON & ARFMAN | FRED ARFMAN agent for YES HOUSING, INC. | THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: TRAT B, CALLE CUARTA zoned MX-M, located at 3510 7TH ST NW between 7TH ST NW and FAIRFIELDS PL NW containing approximately 2.5306 acre(s). (G-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS PROVIDED.

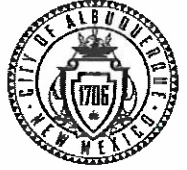
Other Matters

Action Sheet Minutes were approved for April 27, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED

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



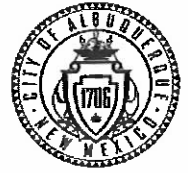
PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or	
Date, time, and place of public meeting or hearing, if applicable: freda@iacivil.com	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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.



Ruth Lozano <ruthl@iacivil.com>

3510 7th Street NW Public Notice Inquiry Sheet Submission

1 message

Carmona, Dalaina L. <dlcarmona@cabq.gov>
 To: "ruthl@iacivil.com" <ruthl@iacivil.com>

Mon, May 23, 2022 at 9:22 AM

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 other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	NM	87107	5058507455	5053449212
Near North Valley NA	Heather	Norfleet	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	NM	87197		5056204388
North Valley Coalition	Peggy	Norton	peggyorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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 project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-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 ONC to your application 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 association(s):

<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 to all current Public 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 to see a table of different 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>



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, use, disclosure or distribution is 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 message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> On Behalf Of webmaster@cabq.gov
Sent: Monday, May 23, 2022 7:57 AM
To: Office of Neighborhood Coordination <ruthl@iacivil.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

Ruth Lozano

Telephone Number

5052688828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman Inc

Company Address

128 Monroe St NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tract B, Calle Cuarta

Physical address of subject site:

3510 7th Street NW

Subject site cross streets:

Fitzgerald Rd NW & Fairfields Pl NW

Other subject site identifiers:

This site is located on the following zone atlas page:

G-14

Captcha

x

Zone Map G-14.pdf



Ruth Lozano <ruthl@iacivil.com>

Public Notice Inquiry Sheet Submission

1 message

webmaster@cabq.gov <webmaster@cabq.gov>
 Reply-To: ruthl@iacivil.com
 To: Office of Neighborhood Coordination <ruthl@iacivil.com>
 Cc: ONC@cabq.gov

Mon, May 23, 2022 at 7:56 AM

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

Ruth Lozano

Telephone Number

5052688828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman Inc

Company Address

128 Monroe St NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tract B, Calle Cuarta

Physical address of subject site:

3510 7th Street NW

Subject site cross streets:

Fitzgerald Rd NW & Fairfields Pl NW

Other subject site identifiers:

This site is located on the following zone atlas page:

G-14

Captcha

x

Zone Map G-14.pdf
196K

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108

Joe Sabatini
Near North Valley NA
3514 6th Street NW
Albuquerque, NM 87107

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108

Heather Norfleet
Near North Valley NA
P.O. Box 6953
Albuquerque, NM 87197



Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108

Peggy Norton
North Valley Coalition
P.O. Box 70232
Albuquerque, NM 87197

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road NW
Albuquerque, NM 87104





Ruth Lozano <ruthl@iacivil.com>

LOTS 1 THRU 21 CALLE CUARTA RESIDENTIAL - DRB SUBMITTAL FOR MAJOR PRELIMINARY PLAT

1 message

Ruth Lozano <ruthl@iacivil.com>

Fri, Jun 3, 2022 at 9:24 AM

To: jsabatini423@gmail.com

Good morning, I received your email and contact information as the Neighborhood Association Representative for the Near North Valley NA from the City Office of Neighborhood Coordination.

We will be submitting an application for a major preliminary plat approval. As part of the review process, we are sending out notices to Neighborhood Associations in the project's vicinity with some background information (attached). If you have any questions or concerns please contact Fred C. Arfman at (505) 268-8828 or email him at freda@iacivil.com
Thank you, Ruth

--

Ruth Lozano**Office Manager**

Isaacson & Arfman, P.A.

Consulting Engineering Associates

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505)268-8828

Fax: (505)268-2632

 Joe Sabatini.pdf
854K

[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*: 06/02/2022

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)*: Near North Valley NA

Name of NA Representative*: Joe Sabatini

Email Address* or Mailing Address* of NA Representative¹: jsabatini423@gmail.com
3514 6th Street NW - Albuquerque, NM 87107

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th St NW between Fitzgerald Rd NW & Fairfields Pl NW
(Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
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 Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²:
Divide 1 existing tract into 21 new lots and 5 new tracts.

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*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*³: Virtual Meeting, see link below for pertinent meeting information

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:

Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

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

1. Zone Atlas Page(s)*⁵ G-14
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] 2.5306 Acres
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- 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: North Valley Coalition [Other Neighborhood Associations, if any]

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



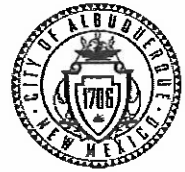
PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or freda@iacivil.com	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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.

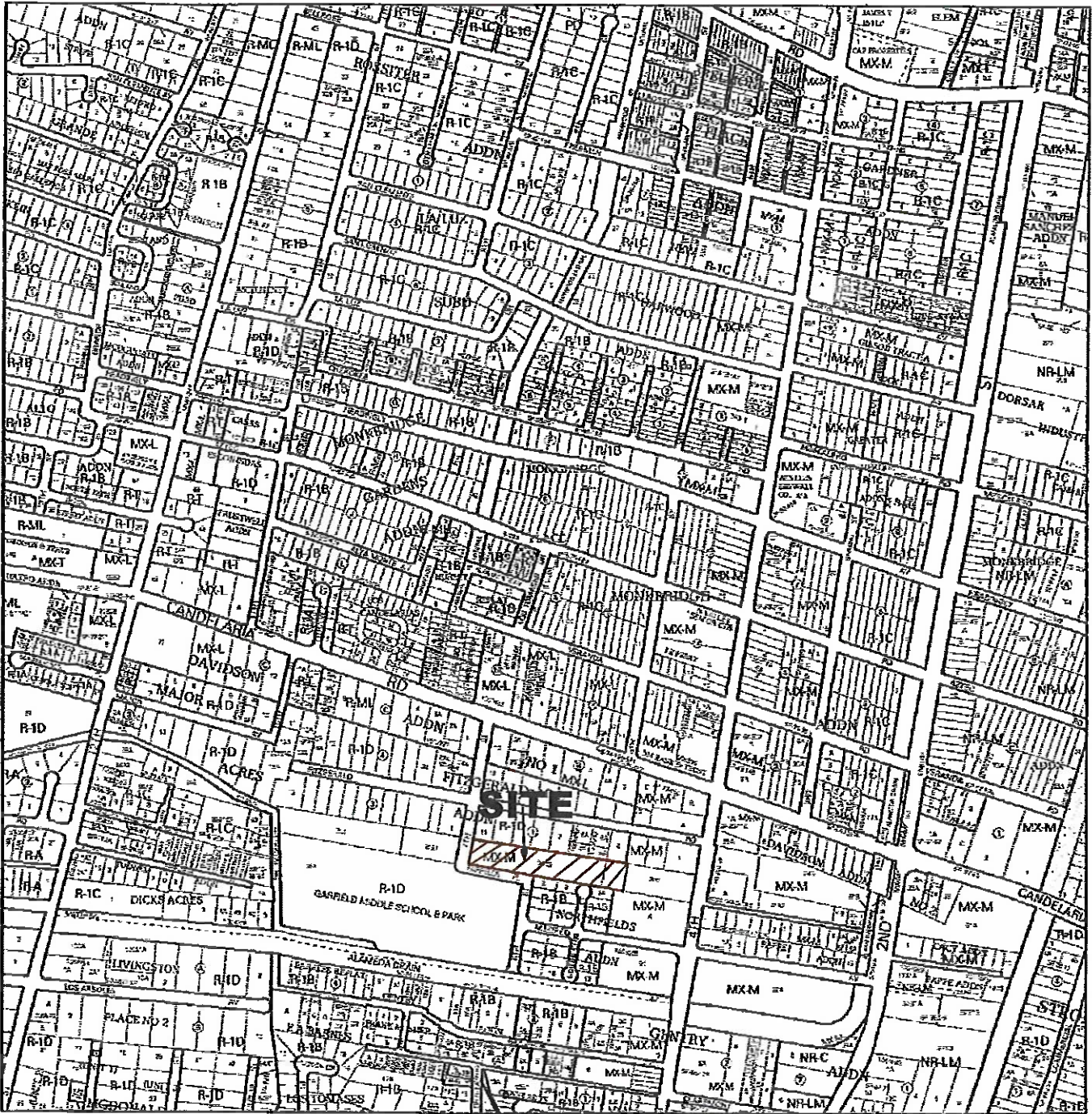
**OFFICIAL PUBLIC NOTIFICATION FORM
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



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.
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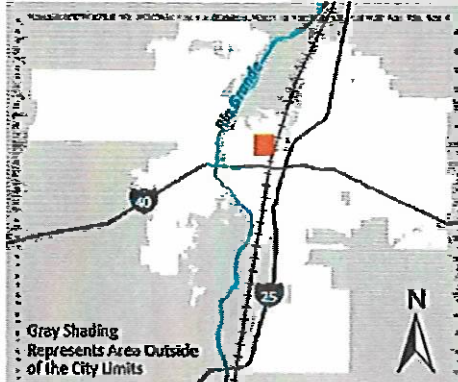


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside of the City Limits

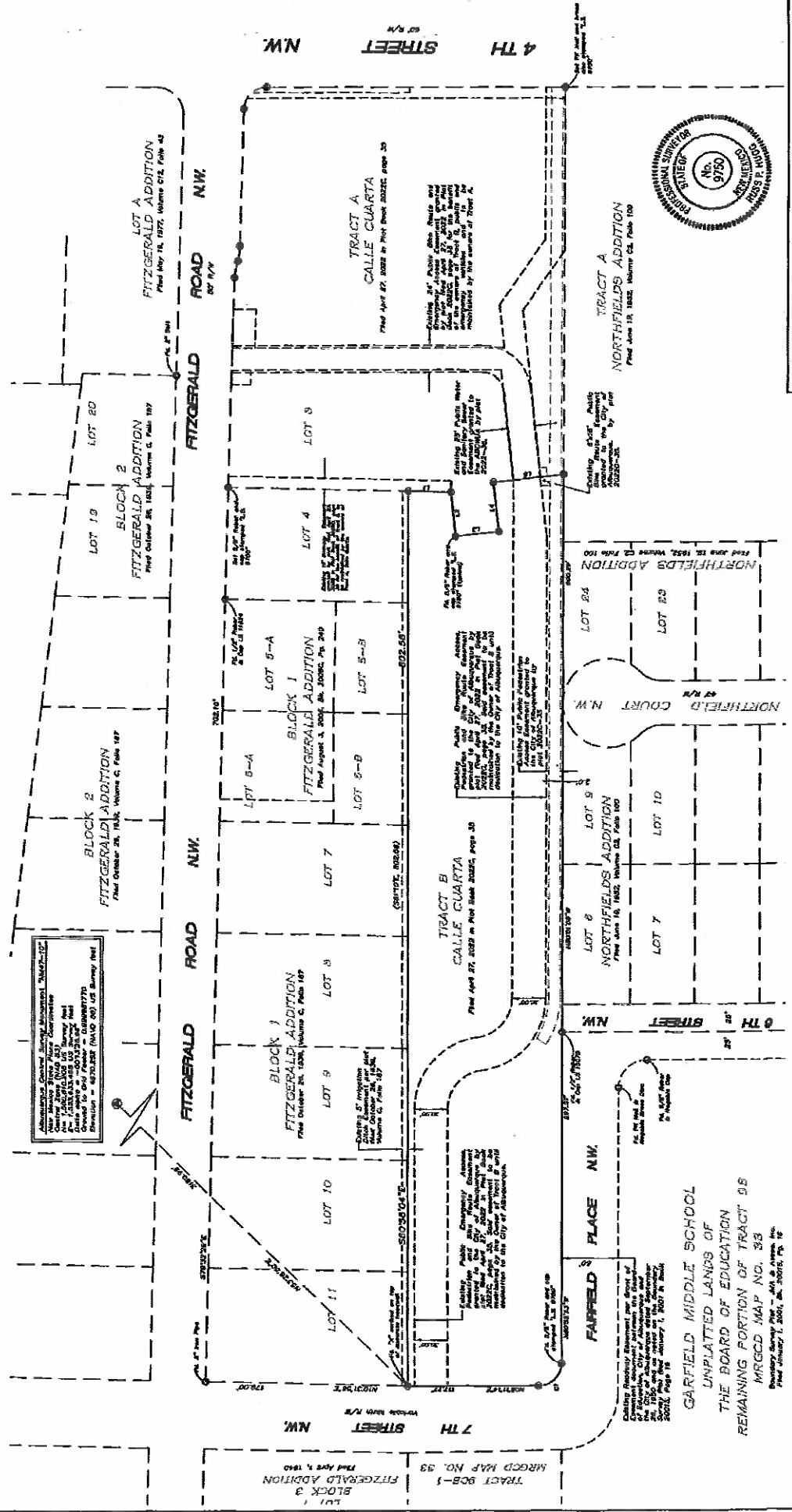
Zone Atlas Page:
G-14-Z

- 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

0 250 500 1,000 Feet

**FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022



SURVOTEK, INC.
Consulting Surveyors
P.O. Box 67000, Albuquerque, New Mexico 87145
Phone: 505-890-4750

PLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

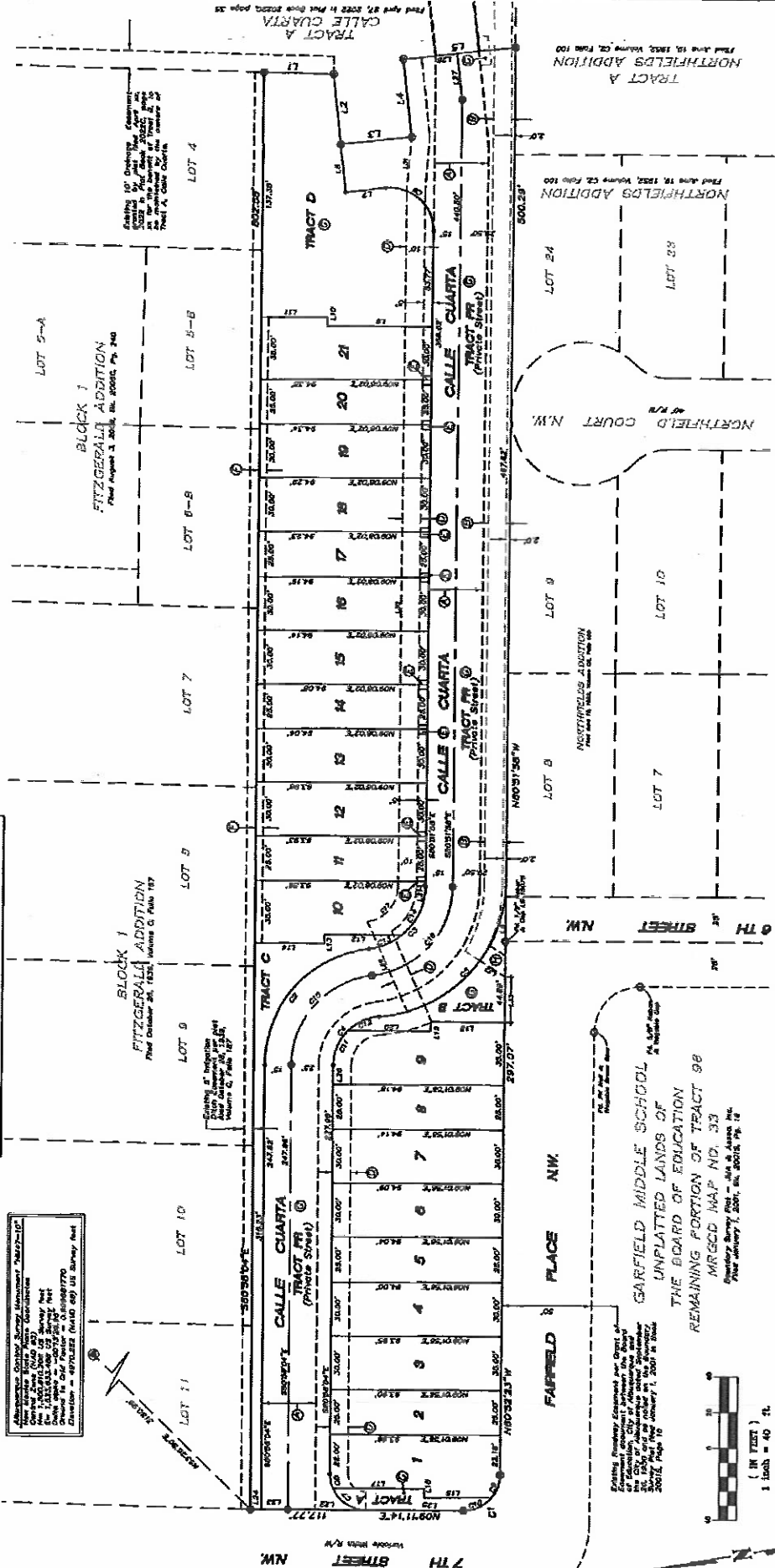
(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022

EASEMENT LEGEND

- ① Existing Public Easement, Access, Pedestrian and Utility Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plot Book 2022C, Page 30. Said easement to be maintained by the City of Albuquerque.
- ② Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plot Book 2022C, page 35.
- ③ Existing 6'x 10' Public Blue Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plot Book 2022C, page 35.
- ④ New 10' Public Utility Easement granted by this plat.
- ⑤ New 5'x 8' Public Water Meter Easement granted to ABQCHA by this plat. Said easement to be maintained by the City of Albuquerque on, above and below ground.
- ⑥ New 4' Private Drainage Easement for the benefit of Lots 10 through 21, to be maintained by the City of Albuquerque.
- ⑦ New Street Private Drainage Easement granted to and to be maintained by the Calle Cuarta HOA.
- ⑧ New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

Albuquerque County Survey Monument #1897-107
Surveyed by: [Name]
Survey Date: [Date]
Survey No.: [Number]
Division = 875422 (M40 89) US Survey feet



GARFIELD MIDDLE SCHOOL
UNPLATTED LANDS OF
THE BOARD OF EDUCATION
REMAINING PORTION OF TRACT 98
MIRCEB MAP NO. 33
Surveyed by: [Name]
Date: [Date]



FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)
 WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

LOT NUMBER	ACREAGE
LOT 1	0.0089 AC.
LOT 2	0.0039 AC.
LOT 3	0.0047 AC.
LOT 4	0.0047 AC.
LOT 5	0.0040 AC.
LOT 6	0.0048 AC.
LOT 7	0.0048 AC.
LOT 8	0.0040 AC.
LOT 9	0.0040 AC.
LOT 10	0.0067 AC.
LOT 11	0.0039 AC.
LOT 12	0.0047 AC.
LOT 13	0.0047 AC.
LOT 14	0.0040 AC.
LOT 15	0.0048 AC.
LOT 16	0.0048 AC.
LOT 17	0.0041 AC.
LOT 18	0.0049 AC.
LOT 19	0.0049 AC.
LOT 20	0.0041 AC.
TRACT A	0.0176 AC.
TRACT B	0.0378 AC.
TRACT C	0.0281 AC.
TRACT D	0.2230 AC.
TRACT FH	0.0013 AC.

LINE	LENGTH	BEARING
L1	35.89	S102°21'00"W
L2	38.71	N87°15'00"W
L3	39.00	S02°45'00"W
L4	44.00	S87°45'00"E
L5	32.97	S00°31'00"E
L6	21.05	N02°45'00"E
L7	27.00	S87°15'00"E
L8	97.87	N08°10'00"E
L9	6.00	S89°25'50"E
L10	38.98	N08°10'00"E
L11	5.00	N00°31'50"W
L12	5.00	N00°31'50"W
L13	37.50	N09°01'20"E
L14	5.00	S80°56'04"E
L15	49.99	N09°01'20"E
L16	4.00	N90°01'20"E
L17	45.38	N80°30'24"E
L18	3.00	S80°33'00"E
L19	42.80	N08°11'47"E
L20	15.00	N08°11'47"E
L21	6.00	N09°11'47"E
L22	53.62	N08°11'47"E
L23	24.12	S80°30'24"E
L24	30.00	N02°45'00"E
L25	84.80	N75°10'28"E
L26	509.07	S80°31'20"E
L27	30.40	S78°45'20"E
L28	16.97	S81°36'50"W
L29	25.08	S80°32'24"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.44'	63.00'	28.30'	S25°50'35"E	60.00'	
C2	84.19'	85.00'	57.64'	N82°27'11"W	63.01'49"	
C3	50.65'	33.00'	30.63'	S32°24'00"E	62.32'39"	
C4	43.89'	27.00'	25.05'	N39°09'48"W	60.54'28"	
C5	112.00'	75.00'	69.49'	S39°01'40"E	69.53'26"	
C6	23.27'	23.00'	16.62'	N59°25'31"E	69.24'09"	
C7	4.33'	20.00'	4.17'	S87°14'35"W	3.25'44"	
C8	13.83'	20.00'	7.05'	S69°25'24"E	39.25'10"	
C9	17.57'	20.00'	9.39'	S175°32'26"E	50.79'39"	
C10	21.17'	27.00'	11.13'	N53°34'21"W	44.57'28"	
C11	19.20'	27.00'	10.67'	N15°43'09"W	30.35'07"	
C12	19.91'	33.00'	10.43'	S14°13'54"E	30.35'11"	
C13	22.44'	30.00'	11.48'	N89°27'11"W	41.07'48"	
C14	22.44'	30.00'	11.48'	S89°27'11"W	41.07'48"	
C15	27.87'	20.00'	15.92'	S40°47'58"E	62.25'50"	
C16	27.87'	20.00'	15.92'	S40°47'58"E	62.25'50"	



Ruth Lozano <ruthl@iacivil.com>

LOTS 1 THRU 21 CALLE CUARTA RESIDENTIAL - DRB SUBMITTAL FOR MAJOR PRELIMINARY PLAT

1 message

Ruth Lozano <ruthl@iacivil.com>
To: nearnorthvalleyna@gmail.com

Fri, Jun 3, 2022 at 9:25 AM

Good morning, I received your email and contact information as the Neighborhood Association Representative for the Near North Valley NA from the City Office of Neighborhood Coordination.

We will be submitting an application for a major preliminary plat approval. As part of the review process, we are sending out notices to Neighborhood Associations in the project's vicinity with some background information (attached). If you have any questions or concerns please contact Fred C. Arfman at (505) 268-8828 or email him at freda@iacivil.com
Thank you, Ruth

--

Ruth Lozano
Office Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632



Heather Norfleet.pdf
866K

[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*: 06/02/2022

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)*: Near North Valley NA

Name of NA Representative*: Heather Norfleet

nearnorthvalleyna@gmail.com

Email Address* or Mailing Address* of NA Representative¹: P.O. Box 6953 - Albuquerque, NM 87197

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th St NW between Fitzgerald Rd NW & Fairfields PI NW
(Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
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 - Site Plan
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² Attach additional information, as needed to explain the project/request.

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Location*³: Virtual Meeting, see link below for pertinent meeting information

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:

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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
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- 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

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Additional Information [Optional]:

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Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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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.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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

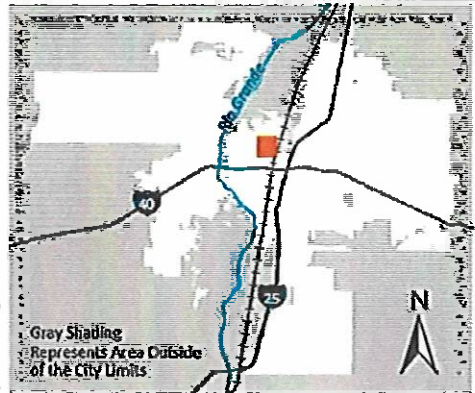
IDO Zone Atlas

May 2018



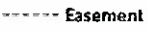







IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

-  Easement
-  Escarpment
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-  Areas Outside of City Limits
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0 250 500 1,000 Feet

PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1, 2021

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Tract No.	Block	Lot	Date

Demille County Treasurer

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 ("PSC"), a New Mexico corporation, (PSC Electric), for installation, maintenance, and operation of electric lines, poles, towers, and other equipment, and 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.
- Quest for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cables, 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, repair, improve, alter, extend, and use such easements with the right of access to, from, and over said easements with the right and privilege of going upon, over, and across adjoining lands of others for the purposes set forth herein and with the right to utilize the easements for the purposes set forth herein and with the customers of Quest, including sufficient marking area space for electric transformers, with the right and privilege to trim and maintain the easement with the right to install, reconstruct, or alter such lines, poles, towers, and other equipment, and other structures that be erected or constructed on said easements, nor shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or other structures adjacent to or near easements shown on this plat.

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

DEDICATIONS

- Tract PR (Calle Cuarta) as shown hereon shall contain the private street right of way, and will be conveyed as private property to the City of Albuquerque. Said Private Street Right of Way to be maintained by said Calle Cuarta Homeowners Association.
- Within all private street right of way (Tract PR) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement shall be granted to the City of Albuquerque and ABEWA.

The easement public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private street (Tract PR) at the locations as mutually agreed upon by the Developer and said named public utility companies.

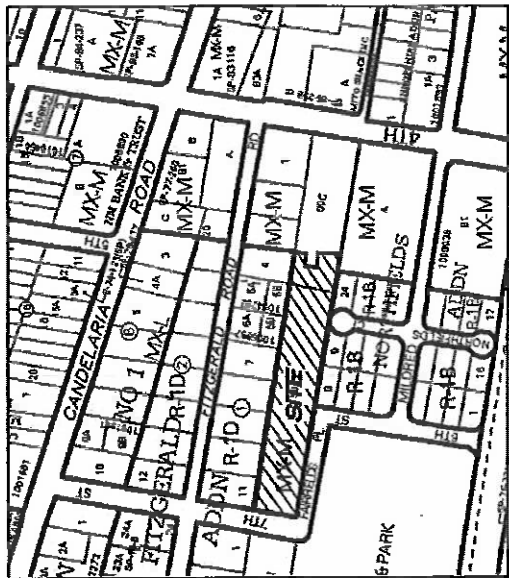
- Tracts A thru D as shown hereon will be conveyed to the Calle Cuarta Homeowners Association (to be formed).

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor, Member 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision, that it meets the Standards for Land Surveys in New Mexico, and that I am a duly Licensed Professional Surveyor in New Mexico. I hereby certify that I have read the plat and that it meets the minimum requirements for surveys and monumentation of this State as set forth in the Statutes of New Mexico, and that I am a duly Licensed Professional Surveyor in New Mexico, and that I am a duly Licensed Professional Surveyor in New Mexico, and that I am a duly Licensed Professional Surveyor in New Mexico.



Russ P. Hugg
ABPS No. 9750
April 21, 2021



VIGNY MAP
NOT TO SCALE

GENERAL NOTES

- Boundaries are solid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances along curved lines are arc lengths.
- Beared Right of Way boundaries, where they differ from boundaries established by this field survey, are shown in permittable ().
- All corners that were set are either a 5/8" rebar with cap stamped "MCCO L.S. 9750" or a concrete nail with brass disk stamped "MCCO L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC, PT, single points and street intersections by using the standard four (4) "I" monument arrangement, stamped "CITY OF ALBUQUERQUE COMMISSIONERS MONUMENT-- DO NOT DISTURB, PS NUMBER 9750" and will be set flush with the final asphalt lift.
- The subject properties are currently designated 100, Zone 1, Single-Family Residential, under the Comprehensive Zoning Ordinance of Albuquerque, New Mexico, as amended, dated May 2018.

PURPOSE OF PLAT

- The purpose of this plat is to:
- Divide One (1) existing Tract into Twenty one (21) new Lots and Five (5) new Tracts as shown hereon.
 - Grant the new public and private easements as shown hereon.

SUBMISSION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 21
- Total number of Tracts created: 5
- Private Street right of way (Tract PR) created 0.8813 Ac.
- Gross Subdivision acreage: 2.8326 acres.

PROJECT NUMBER	Date
PLAT APPROVAL	
UTILITY APPROVALS	
Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Quest Corporation 47076 Centerville, NC	Date
Comcast	Date
CITY APPROVALS	6/3/2022
City Surveyor	Date
Department of Municipal Development	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ADONIA	Date
Parks and Recreation Department	Date
AMRCA	Date
City Engineer	Date
Code Enforcement	Date
DWR, Department, Planning Department	Date
M.R.C.O.	Date

APPROVED on the condition that all rights of the Media District, Contrabando District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for litigation, source and assessments are not provided by the District, the City of Albuquerque shall not be held liable for the amount of oil obligations to furnish irrigation water and services to any persons thereof, other than from existing turnouts.

APPROVED _____ DATE _____

SURVOTEK, INC.

Consulting Surveyors
P.O. Box 6008, Albuquerque, New Mexico 87114
Phone: 505-300-4728

FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 19 NORTH, RANGE 8 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

LINE	LENGTH	BEARING
L1	38.68	S10°2'20.2"W
L2	38.70	N67°13'00.0"E
L3	38.70	S87°53'00.0"E
L4	44.60	S87°53'00.0"E
L5	62.67	S02°45'00.0"W
L6	32.67	S80°21'05.7"E
L7	27.05	N02°43'00.0"E
L8	27.00	S82°15'00.0"E
L9	27.07	N60°18'00.0"E
L10	27.07	N60°18'00.0"E
L11	36.88	N08°08'00.0"E
L12	43.82	N08°08'00.0"E
L13	5.00	N80°21'30.0"W
L14	38.63	N02°08'00.0"E
L15	37.50	N09°01'00.0"E
L16	37.50	S80°35'00.0"E
L17	48.97	N08°18'00.0"E
L18	41.04	N08°01'00.0"E
L19	5.00	N80°28'24.0"W
L20	45.35	N08°01'00.0"E
L21	3.05	S80°37'00.0"E
L22	42.85	N08°11'14.2"E
L23	5.00	N80°11'14.2"E
L24	5.00	N80°11'14.2"E
L25	53.62	N03°31'54.7"E
L26	10.66	S80°28'04.7"E
L27	26.12	S82°15'00.0"E
L28	36.00	N02°53'00.0"E
L29	54.52	N23°07'29.2"E
L30	36.00	S80°31'50.0"E
L31	36.00	S80°31'50.0"E
L32	16.87	S41°43'50.0"W
L33	23.05	S80°32'23.7"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.44'	20.00'	20.00'	26.30'	S53°50'55.7"E	60°00'00"
C2	64.12'	65.00'	52.64'	66.17'	N39°27'11.7"W	60°00'00"
C3	50.86'	45.00'	35.83'	36.82'	S39°27'08.7"E	60°00'00"
C4	101.72'	90.00'	71.66'	72.62'	S39°27'08.7"E	60°00'00"
C5	112.28'	25.00'	68.44'	107.92'	S25°03'45.3"E	60°00'00"
C6	40.37'	24.00'	24.03'	35.72'	N50°26'31.7"E	60°00'00"
C7	23.13'	20.00'	13.00'	21.68'	S42°19'21.4"E	60°00'00"
C8	6.23'	20.00'	6.17'	6.17'	S92°14'56.7"W	33°54'50"
C9	13.63'	20.00'	7.28'	13.65'	S60°22'23.7"E	30°25'30"
C10	17.61'	20.00'	8.38'	16.89'	S12°29'54.7"W	50°09'30"
C11	41.21'	27.00'	19.64'	38.66'	S15°33'03.3"W	44°38'00"
C12	41.21'	27.00'	19.64'	38.66'	S15°33'03.3"E	35°28'11"
C13	18.91'	35.00'	10.23'	19.64'	S14°23'24.4"E	33°28'11"
C14	30.79'	35.00'	16.45'	28.77'	S35°31'44.4"E	60°20'20"
C15	28.45'	20.00'	44.28'	58.20'	N39°27'11.7"W	63°01'45"
C16	28.37'	20.00'	44.18'	68.21'	S39°27'08.7"E	62°58'39"
C17	27.97'	20.00'	16.82'	25.75'	S56°37'55.7"E	60°00'00"

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC.
LOT 2	0.0639 AC.
LOT 3	0.0639 AC.
LOT 4	0.0632 AC.
LOT 5	0.0640 AC.
LOT 6	0.0648 AC.
LOT 7	0.0648 AC.
LOT 8	0.0640 AC.
LOT 9	0.0665 AC.
LOT 10	0.0639 AC.
LOT 11	0.0639 AC.
LOT 12	0.0632 AC.
LOT 13	0.0647 AC.
LOT 14	0.0640 AC.
LOT 15	0.0648 AC.
LOT 16	0.0648 AC.
LOT 17	0.0641 AC.
LOT 18	0.0641 AC.
LOT 19	0.0648 AC.
LOT 20	0.0641 AC.
TRACT A	0.0697 AC.
TRACT B	0.0778 AC.
TRACT C	0.0771 AC.
TRACT D	0.0730 AC.
TRACT E	0.0613 AC.



Ruth Lozano <ruthl@iacivil.com>

LOTS 1 THRU 21 CALLE CUARTA RESIDENTIAL - DRB SUBMITTAL FOR MAJOR PRELIMINARY PLAT

1 message

Ruth Lozano <ruthl@iacivil.com>
To: peggynorton@yahoo.com

Fri, Jun 3, 2022 at 9:26 AM

Good morning, I received your email and contact information as the Neighborhood Association Representative for the North Valley Coalition from the City Office of Neighborhood Coordination.

We will be submitting an application for a major preliminary plat approval. As part of the review process, we are sending out notices to Neighborhood Associations in the project's vicinity with some background information (attached). If you have any questions or concerns please contact Fred C. Arfman at (505) 268-8828 or email him at freda@iacivil.com
Thank you, Ruth

--
Ruth Lozano
Office Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632

 **Peggy Norton.pdf**
863K

[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*: 06/02/2022

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)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com
P.O. Box 70232 - Albuquerque, NM 87197

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th St NW between Fitzgerald Rd NW & Fairfields Pl NW
(Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²:
Divide 1 existing tract into 21 new lots and 5 new tracts.

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*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*³: Virtual Meeting, see link below for pertinent meeting information

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:

Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

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

1. Zone Atlas Page(s)*⁵ G-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*⁵: 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] 2.5306 Acres
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- 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: Near North Valley NA [Other Neighborhood Associations, if any]

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 <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or freda@iacivil.com	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.	

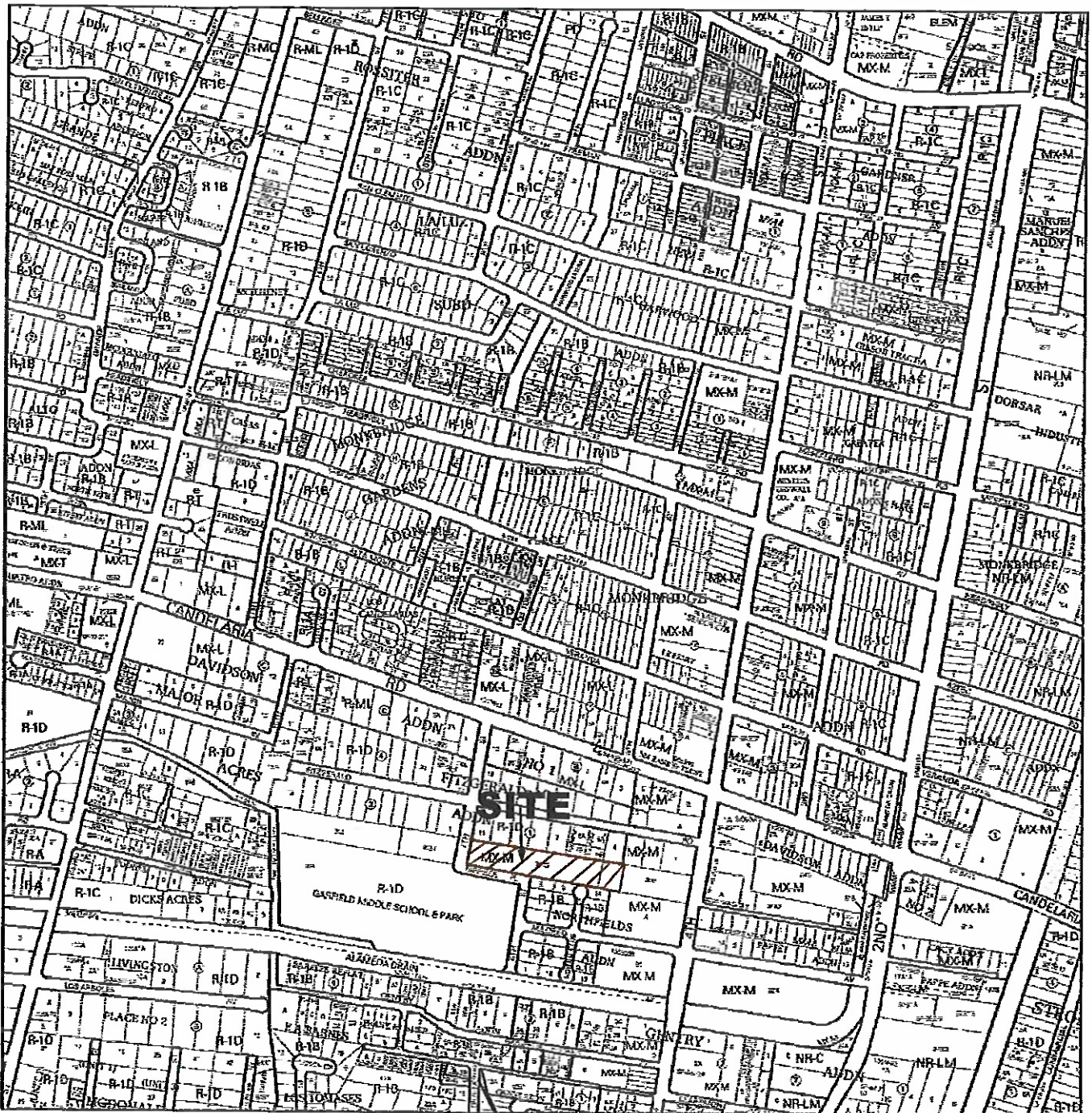
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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.




PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
<input type="checkbox"/> a. Location of proposed buildings and landscape areas.
<input type="checkbox"/> b. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/> e. For non-residential development: <ul style="list-style-type: none"><input type="checkbox"/> Total gross floor area of proposed project.<input type="checkbox"/> Gross floor area for each proposed use.



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

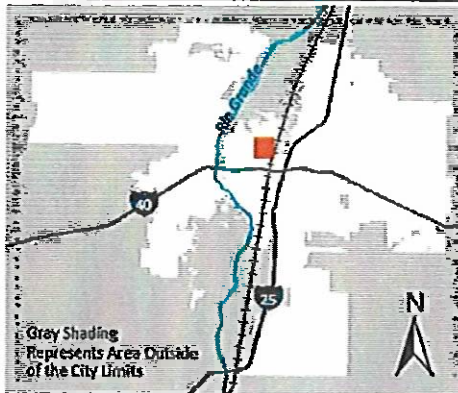
IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-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

0 250 500 1,000 Feet

FLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1, 2022

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

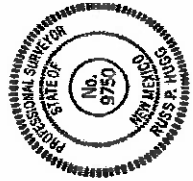
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Folio 187.
- B. Plat entitled "PLAT OF LOTS 33-A AND 24-A, BLOCK 3, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1939 in Volume 958, Folio 22.
- C. Plat entitled "SUBDIVISION OF WESTLYN SECTION OF FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
- D. Plat entitled "PLAT OF LOTS 6-A AND 6-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 1, 2006 in Plat Book 2006C, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 16, 1977 in Volume 612, Folio 45.
- F. Plat entitled "PLAT OF LOTS 4-A AND 5-A, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2006 in Plat Book 2006C, Page 157.
- G. Plat entitled "HORNFIELD ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1952 in Volume 62, folio 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BERNALILLO COUNTY, NEW MEXICO, BEING PORTION OF TRACT 5B, M.R.C.D. PROPERTY MAP NO. 33, COUNTY OF BERNALILLO, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001B, Page 14.
- I. The Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000114284, Effective Date: July 21, 2021.
- J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 50-C AND 50-B-2, M.R.C.D. PROPERTY MAP NO. 33 WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 2022 in Plat Book 2022C, page xx.

FLOOD ZONE DETERMINATION

The subject property (as shown herein) appears to lie within "Zone X" (Area with minimum flood depth of 1 to 3 feet) as shown on the Flood Insurance Rate Map Number 58020N0323Z0, Effective date September 21, 2008.

SECTION 14-14-17, PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding instrument prohibiting the installation of solar collectors or related on the lots or parcels within the area of this plat. The foregoing requirement shall be a condition to approval of this plat.



LEGAL DESCRIPTION

That certain tract of land situate within the Town of Albuquerque Grant in Bernalillo County, New Mexico, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, New Mexico, and more particularly described as follows: All of Tract B, Calle Cuarta as the same is shown and designated on the plat entitled "REPLAT OF TRACTS A AND B, CALLE CUARTA BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 50-C AND 50-B-2, M.R.C.D. PROPERTY MAP NO. 33 WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" as shown on the plat of the County Clerk of Bernalillo County, New Mexico on April 14, 2022 in Plat Book 2022C, page 55.

Said tract contains 2.3308 Acres, more or less.

FREE CONSENT AND DEDICATION

SURRENDERED AND REPLATED and now comprising PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public hereby agree to convey Tracts A and B, Calle Cuarta to the City of Albuquerque Homeowners Association by separate instrument. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in and to the above described property and that they are the sole and lawful owners of the property and do hereby represent that they are so authorized to act.

OWNERS:

Yes Housing Inc., a New Mexico Non-profit corporation

Michelle DenBryson
By: **MICHELLE DENBRYSON, Esq.** Real Estate Attorney

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by Michelle DenBryson,
SRA of Yes Housing, Inc.

Glenn Wayne
Glenn Wayne My Notarization expires 10/27/24
Notary Public



FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)
 WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

LINE TABLE

LINE	LENGTH	BEARING
L1	58.68	S10°22'00"W
L2	38.71	N87°53'00"W
L3	38.00	S89°45'00"W
L4	62.61	S71°45'00"W
L5	32.67	S60°21'36"E
L6	22.05	N02°45'00"E
L7	27.00	S87°15'00"E
L8	57.87	N08°18'00"E
L9	31.00	S80°21'36"E
L10	22.65	N09°18'00"E
L11	5.00	N08°21'36"E
L12	38.63	N02°15'00"E
L13	37.50	N09°01'36"E
L14	5.00	S85°30'00"E
L15	41.04	N08°21'36"E
L16	5.00	N08°21'36"E
L17	43.35	N08°21'36"E
L18	3.00	S80°32'00"E
L19	42.85	N08°11'45"E
L20	5.00	N08°11'45"E
L21	5.00	S80°32'00"E
L22	5.00	N08°11'45"E
L23	5.00	N08°11'45"E
L24	5.00	S80°32'00"E
L25	5.00	N08°11'45"E
L26	5.00	N08°11'45"E
L27	5.00	S80°32'00"E
L28	5.00	N02°45'00"E
L29	5.00	N29°32'24"E
L30	38.40	S80°21'36"E
L31	38.40	S81°45'36"E
L32	38.40	S82°58'24"E

LOT ACRES

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC
LOT 2	0.0639 AC
LOT 3	0.0647 AC
LOT 4	0.0647 AC
LOT 5	0.0647 AC
LOT 6	0.0647 AC
LOT 7	0.0647 AC
LOT 8	0.0647 AC
LOT 9	0.0647 AC
LOT 10	0.0647 AC
LOT 11	0.0647 AC
LOT 12	0.0647 AC
LOT 13	0.0647 AC
LOT 14	0.0647 AC
LOT 15	0.0647 AC
LOT 16	0.0647 AC
LOT 17	0.0647 AC
LOT 18	0.0647 AC
LOT 19	0.0647 AC
LOT 20	0.0647 AC
TRACT A	0.0738 AC
TRACT B	0.0372 AC
TRACT C	0.0781 AC
TRACT D	0.2250 AC
TRACT E	0.2613 AC

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DATA
C1	31.44	20.00	20.00	28.30	S35°50'35"E	80°31'30"
C2	84.18	83.00	52.54	66.17	N39°27'11"W	83°01'45"
C3	50.69	50.00	30.63	46.82	S39°24'08"E	81°52'39"
C4	43.38	22.00	23.02	38.73	N38°00'48"W	83°54'38"
C5	40.37	24.00	24.03	30.74	N40°28'31"E	84°21'04"
C6	23.13	20.00	13.03	21.66	S42°58'14"W	66°31'00"
C7	8.23	20.00	4.17	6.17	S87°41'35"W	23°54'42"
C8	15.85	20.00	7.92	13.95	S10°35'23"E	36°54'02"
C9	17.51	20.00	8.50	16.64	S15°53'24"E	50°02'26"
C10	21.11	22.00	11.12	20.87	N05°34'21"W	41°57'28"
C11	16.88	22.00	10.07	18.65	N14°53'59"W	46°35'07"
C12	35.78	35.00	18.44	18.62	S14°11'14"E	39°35'11"
C13	22.45	20.00	14.26	18.26	N38°27'11"W	61°01'48"
C14	22.67	20.00	14.18	18.21	S38°24'08"E	62°28'59"
C15	22.67	20.00	14.18	18.21	S40°42'58"E	60°08'08"



Ruth Lozano <ruthl@iacivil.com>

LOTS 1 THRU 21 CALLE CUARTA RESIDENTIAL - DRB SUBMITTAL FOR MAJOR PRELIMINARY PLAT

1 message

Ruth Lozano <ruthl@iacivil.com>

Fri, Jun 3, 2022 at 9:26 AM

To: newmexmba@aol.com

Good morning, I received your email and contact information as the Neighborhood Association Representative for the North Valley Coalition from the City Office of Neighborhood Coordination.

We will be submitting an application for a major preliminary plat approval. As part of the review process, we are sending out notices to Neighborhood Associations in the project's vicinity with some background information (attached). If you have any questions or concerns please contact Fred C. Arfman at (505) 268-8828 or email him at freda@iacivil.com
Thank you, Ruth

--
Ruth Lozano
Office Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632

 Doyle Kimbrough.pdf
860K

[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*: 06/02/2022

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)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: newmexmba@aol.com
2327 Campbell Road NW - Albuquerque, NM 87104

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th St NW between Fitzgerald Rd NW & Fairfields Pl NW
(Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
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 Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²:

Divide 1 existing tract into 21 new lots and 5 new tracts.

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*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*³: Virtual Meeting, see link below for pertinent meeting information

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:

Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

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

1. Zone Atlas Page(s)*⁵ G-14
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] 2.5306 Acres
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
- 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@caba.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Near North Valley NA [Other Neighborhood Associations, if any]

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 <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or freda@iacivil.com	
Date, time, and place of public meeting or hearing, if applicable: DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information: Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.	

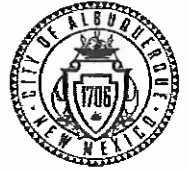
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

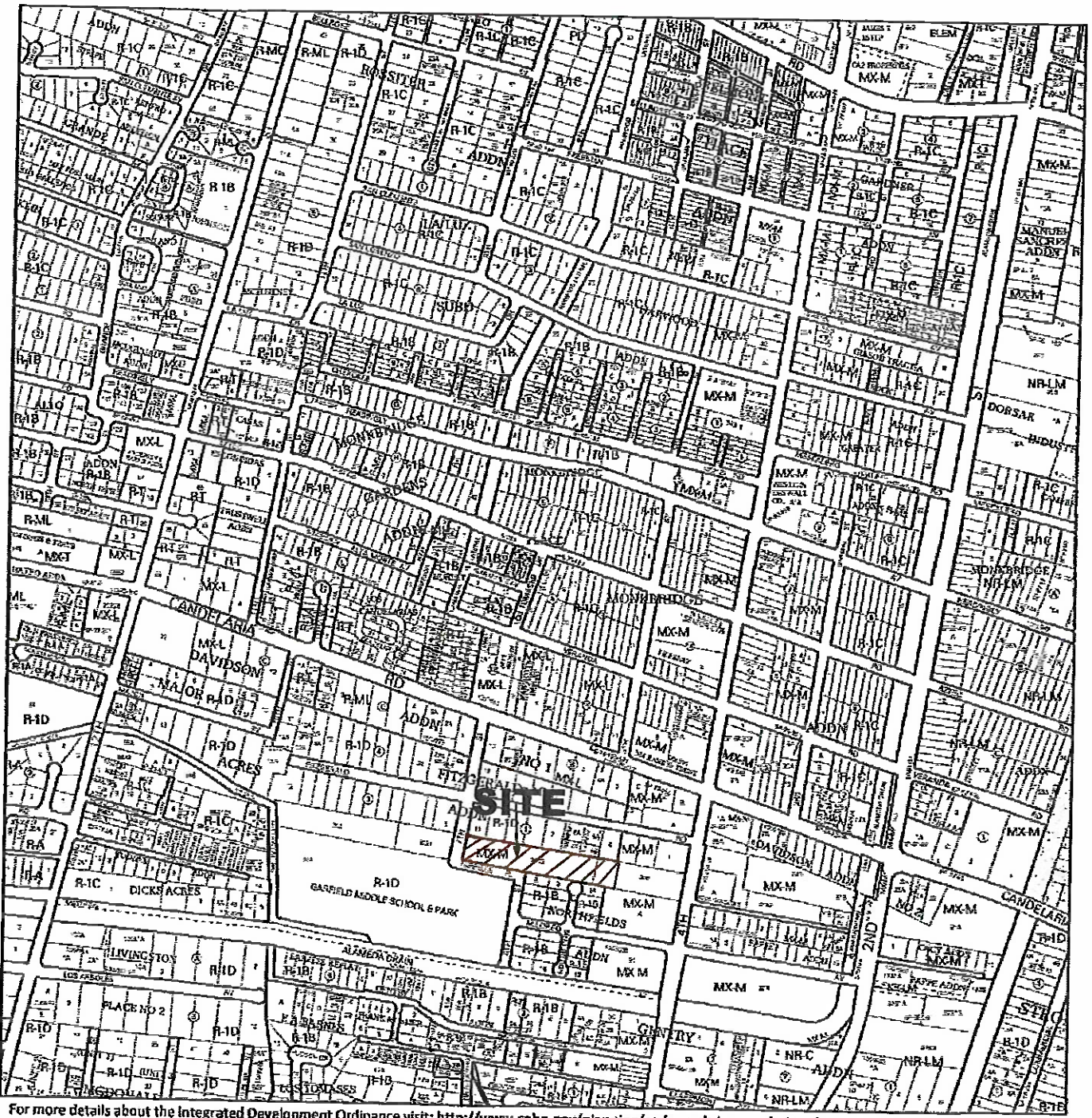
Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



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:
<input type="checkbox"/> a. Location of proposed buildings and landscape areas.
<input type="checkbox"/> b. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/> e. For non-residential development: <ul style="list-style-type: none"><input type="checkbox"/> Total gross floor area of proposed project.<input type="checkbox"/> Gross floor area for each proposed use.

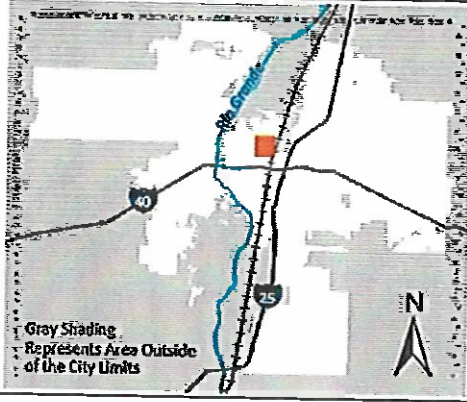


For more details about the Integrated Development Ordinance visit: <http://www.csbq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
G-14-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

0 250 500 1,000 Feet

**PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

**THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022**

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____ Date _____

Gemeilto County Treasurer

PUBLIC UTILITY EASEMENTS

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

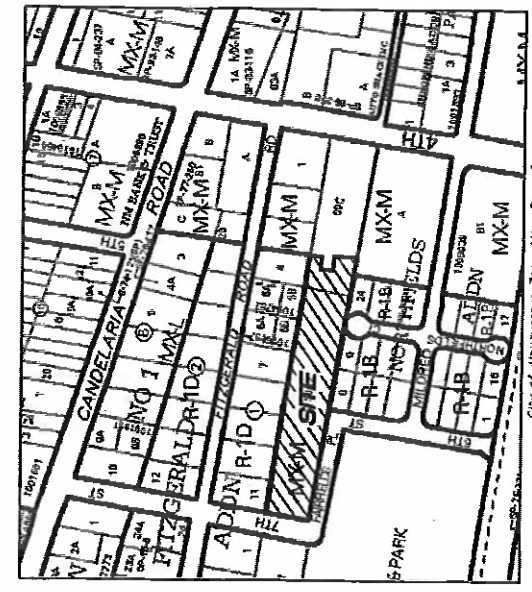
- Public Service Company of New Mexico ("PSCM"), a New Mexico corporation, (PSCM) for overhead and underground electric lines, poles, towers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- Grant for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, reconstruct, reconstruct, repair, alter, improve, replace, renew, operate and maintain facilities for purposes described above, including, but not limited to, the right to install, maintain, and use such facilities, and to grant for the purposes set forth in and across adjoining lands of the Grantor for the purposes set forth in and across adjoining lands of the Grantee, the right of way and easement to extend services to electric power lines, including sufficient working area space for removal trees, shrubs or other buildings which interfere with the line and set forth herein. No building, sign, post, (aboveground or underground) utility, structure or other structure, or other structure shall be erected or operated thereon. The Grantee shall be solely responsible for correcting any violations of National Electrical Safety Code, or any other applicable code, book, section, or any structures adjacent to or near easements shown on this plat.

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

DEDICATIONS

- Tract PR (Calle Cuarta) as shown hereon shall contain the private street right of way to the Calle Cuarta Homeowners Association. This street right of way shall be dedicated to the use of the Homeowners Association, which may have been granted by prior plat, report or other statement and which are not shown on this Plat.
- The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross and use private streets (Tract PR) and other easements as mutually agreed upon by the Developer and said named public utility companies.
- Tracts A thru D as shown hereon will be conveyed to the Calle Cuarta Homeowners Association (to be formed).



GENERAL NOTES

- Readings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Beaver Flat or Dead bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners that were set on either a 5/8" rebar with cap stamped "MCC U.S. 9750" or a concrete nail with brass disk stamped "MCC U.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections as shown on this plat. All centerline monumentation will be set using the stadia angle method. All monumentation shall be stamped "City of Albuquerque Central Zone Monument - No. _____, Zone Number 8750" and will be set flush with the final asphalt fit.
- The subject properties are currently designated IDC Zone (Industrial Medium Density), as shown and designated on the City of Albuquerque GIS Zone Atlas Page G-14, dated May, 2016.

PURPOSE OF PLAT

- The purpose of this plat is to:
- Divide One (1) existing Tract into Twenty one (21) new Lots and Five (5) new Tracts as shown hereon.
 - Grant the new public and private easements as shown hereon.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 21
- Total number of Tracts created: 5
- Private Street right of way (Tract PR) created 0.8513 Ac.
- Gross Subdivision acreage: 2.0308 acres.

PROJECT NUMBER	DATE
PLAT APPROVAL	
UTILITY APPROVALS	
Public Service Company of New Mexico	
New Mexico Gas Company	
Direct Corporation 4/14/24 Certificate of Approval	
Comcast	
CITY APPROVALS	6/3/2022
City Surveyor	
Department of Municipal Development	
Real Property Division	
Environmental Health Department	
Traffic Engineering, Transportation Division	
AGROWA	
Parks and Recreation Department	
ADAPCA	
City Engineer	
Code Enforcement	
OMB Chairperson, Planning Department	
M.A.R.C.D.	

APPROVED BY THE COMMISSIONER OF THE PUBLIC LANDS AND MINES, IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Department of Public Lands and Mines, at Santa Fe, New Mexico, this 6th day of June, 2022.



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes and data collected by me or under my direct supervision, that the ground survey performed by me or under my supervision was in accordance with the laws of the State of New Mexico as enacted by the New Mexico State Board of Professional Engineers and Professional Surveyors; that I am a duly Licensed Professional Engineer and Professional Surveyor; that I am duly Licensed and qualified to perform the survey and monumentation of the subject property; and that it is true and correct to the best of my knowledge and belief.

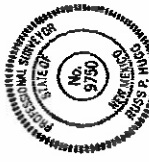
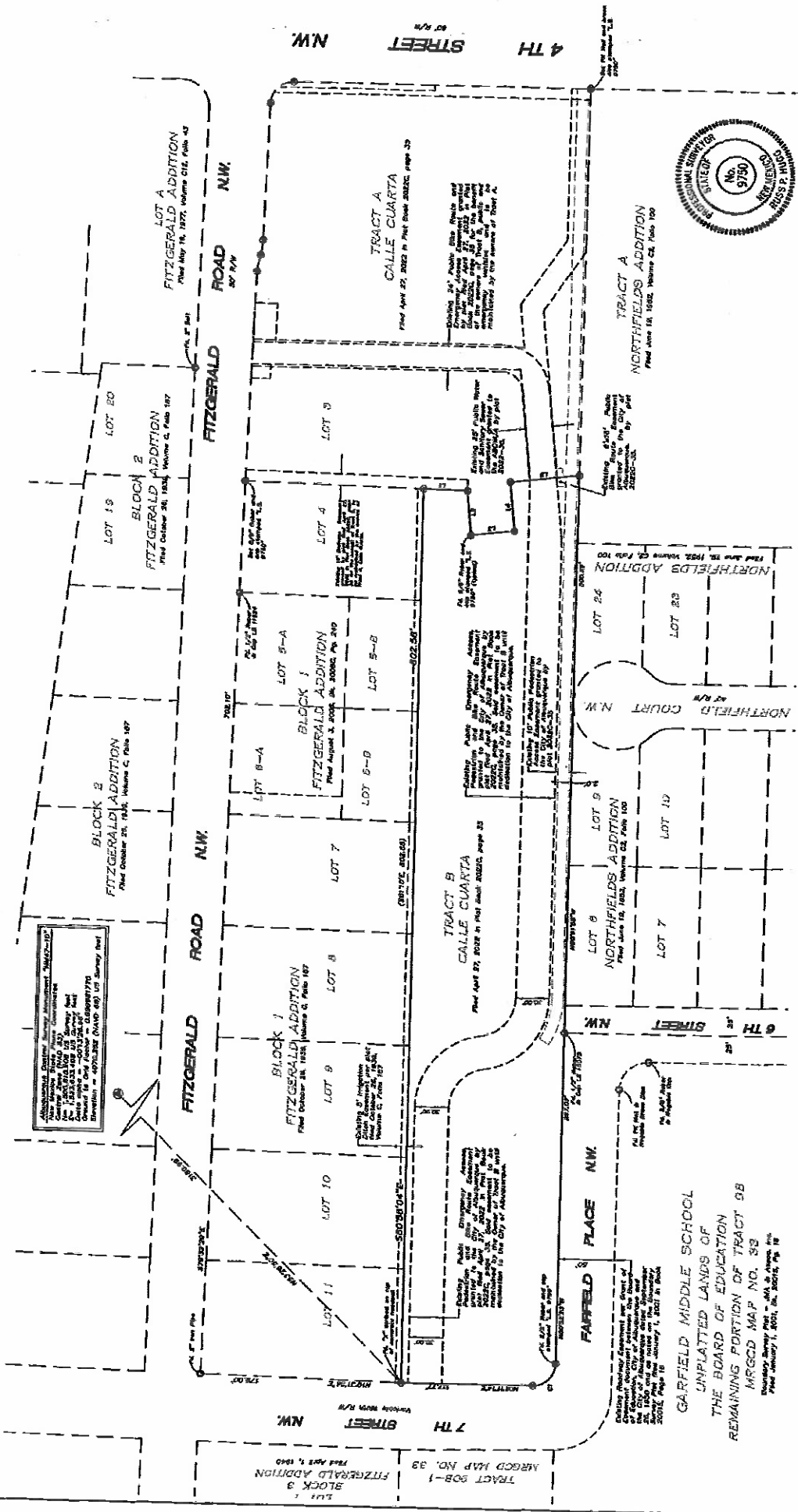
Russ P. Hugg
MEPES No. 9750
April 21, 2021

SURVOTEK, INC.
Consulting Surveyors
P.O. Box 6880, Albuquerque, New Mexico 87114
Phone: 505-390-4742

**FLAT OF
LOTS 1 THRU 21
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APRIL, 2022

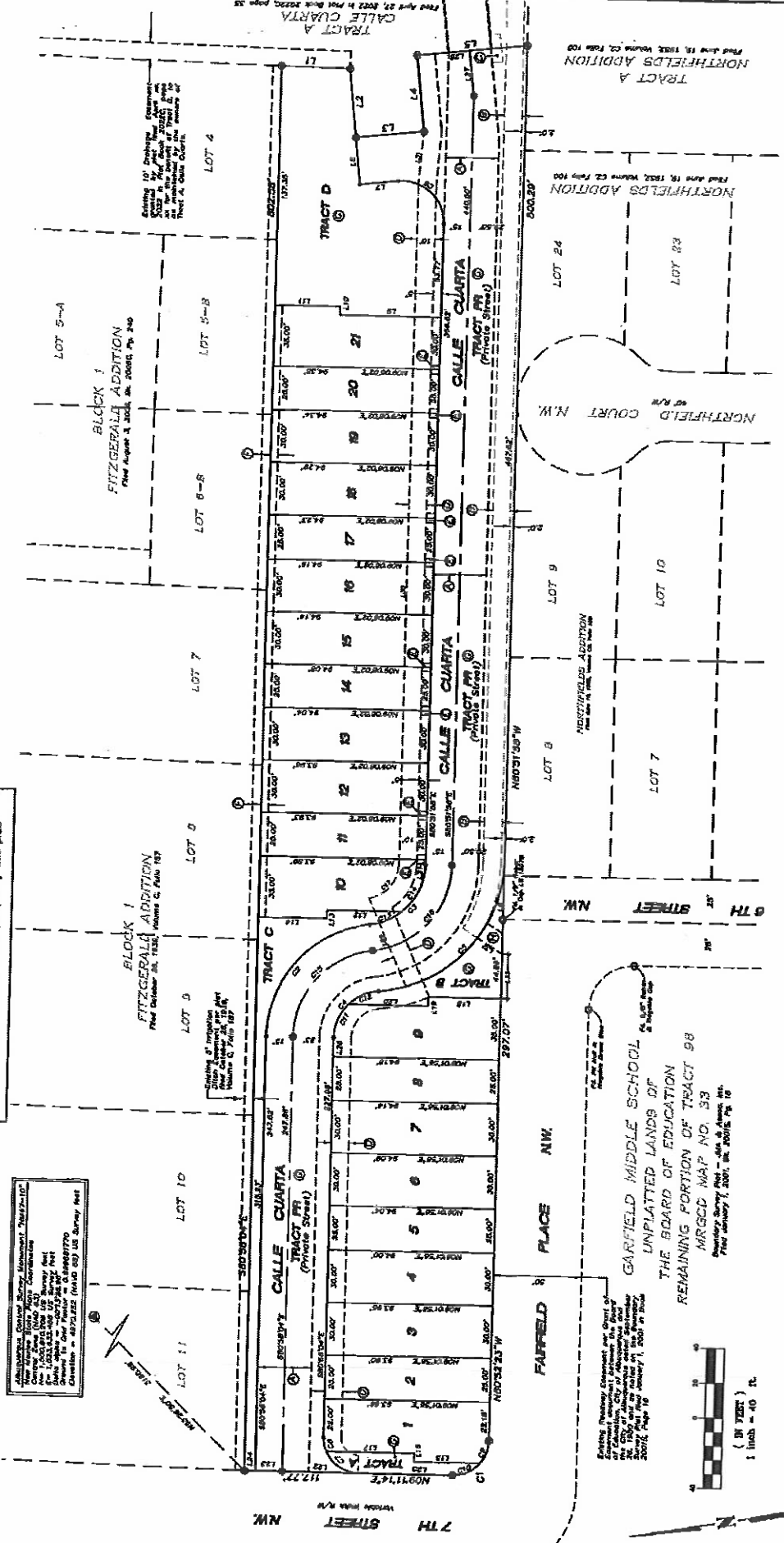


SURVOTEK, INC.
CONVEYING SURVEYORS
P.O. Box 8000, Albuquerque, New Mexico 87114
Phone: 505-269-7728

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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022

- EASEMENT LEGEND**
- 1 Existing Public Easement Access, Pedestrian and Bike Route Easement granted to the City of Albuquerque by Plat Map No. 27, 2022 in Plat Book 2022C, page 35.
 - 2 Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by Plat Map No. 27, 2022 in Plat Book 2022C, page 35.
 - 3 Existing 6' x 10' Public Bike Route Easement granted to the City of Albuquerque by Plat Map No. 27, 2022 in Plat Book 2022C, page 35.
 - 4 New 10' Public Utility Easement granted by this plat.
 - 5 New 5' x 10' Public Water Meter Easement granted to the City of Albuquerque by Plat Map No. 27, 2022 in Plat Book 2022C, page 35.
 - 6 New 4' Private Drainage Easement for the benefit of Lots 10 thru 21, granted to and to be maintained by the Calle Cuarta HOA.
 - 7 New Blanket Private Drainage Easement granted to and to be maintained by the Calle Cuarta HOA.
 - 8 New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.



Administrative Control Survey, Easement, 20487-10
Survey No. 1040 2021
City of Albuquerque
1,000,000 US Survey Feet
Datum: NAD 83
Projection: UTM
Zone: 12N
Datum Shift: 11.414 m East, 11.414 m North
Conversion: 0.3048006096 m US Survey Feet

Existing Pedestrian Easement for City of Albuquerque, Limited to the City of Albuquerque, as shown on the Plat Map No. 27, 2022 in Plat Book 2022C, page 35.

GARFIELD MIDDLE SCHOOL
UNPLATTED LANDS OF
THE BOARD OF EDUCATION
REMAINING PORTION OF TRACT 98
MREGD MAP NO. 38
Surveyed January 7, 2001, in 2001, p. 10

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 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

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L25	63.52	N03°03'00"E
L26	10.89	S60°28'04"E
L27	26.75	S87°43'00"E
L28	24.50	N02°45'00"E
L29	346.07	S80°31'58"E
L30	30.40	S41°43'50"W
L31	16.87	S80°31'58"E
L32	23.00	S80°31'58"E

CURVE	LENGTH	RADIUS	ANGLE	CHORD BEARING	DELTA
C1	31.44	20.00	20.00°	S80°31'58"E	83.3333°
C2	94.19	64.00	63.43°	S10°27'07"W	83.3333°
C3	50.86	32.00	30.83°	S87°53'00"W	83.3333°
C4	50.86	32.00	30.83°	N02°45'00"E	83.3333°
C5	172.00	76.00	63.43°	S02°45'00"W	83.3333°
C6	36.37	24.00	24.81°	S80°31'58"E	83.3333°
C7	4.93	20.00	7.26°	S80°31'58"E	83.3333°
C8	13.83	20.00	7.26°	S80°31'58"E	83.3333°
C9	12.81	20.00	7.26°	S80°31'58"E	83.3333°
C10	21.11	21.11	111.8°	N03°03'00"E	43.3225°
C11	18.36	27.66	10.07°	N03°03'00"E	43.3225°
C12	18.36	27.66	10.07°	N03°03'00"E	43.3225°
C13	30.78	30.00	16.45°	S87°53'00"E	83.3333°
C14	30.78	30.00	16.45°	S87°53'00"E	83.3333°
C15	23.17	23.00	16.87°	S80°31'58"E	83.3333°
C16	23.17	23.00	16.87°	S80°31'58"E	83.3333°
C17	23.17	23.00	16.87°	S80°31'58"E	83.3333°

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC.
LOT 2	0.0639 AC.
LOT 3	0.0617 AC.
LOT 4	0.0647 AC.
LOT 5	0.0648 AC.
LOT 6	0.0648 AC.
LOT 7	0.0648 AC.
LOT 8	0.0648 AC.
LOT 9	0.0689 AC.
LOT 10	0.0687 AC.
LOT 11	0.0639 AC.
LOT 12	0.0639 AC.
LOT 13	0.0647 AC.
LOT 14	0.0648 AC.
LOT 15	0.0648 AC.
LOT 16	0.0648 AC.
LOT 17	0.0641 AC.
LOT 18	0.0649 AC.
LOT 19	0.0649 AC.
LOT 20	0.0649 AC.
LOT 21	0.0603 AC.
TRACT A	0.0178 AC.
TRACT B	0.0372 AC.
TRACT C	0.0721 AC.
TRACT D	0.3230 AC.
TRACT E	0.8873 AC.



3525 4th St NW (7th St & Fitzgerald Rd NW)



Legend
□ Bernalillo County Parcels



1: 3,606

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/2/2022
© City of Albuquerque

Notes

Buffer: 179 ft.
ROW: 7th St., 79 ft.

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.caba.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

BACA DORENE B
514 FITZGERALD RD NW
ALBUQUERQUE NM 87107

ARCHULETA MARILYN J
628 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2434

PARKER MARNIE ANNE
3510 6TH ST NW
ALBUQUERQUE NM 87107

BEGNAUD ANDRE D & LAURIE A
614 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2434

NORDHAUS RICHARD S & MARY K
700 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2436

BACA SALVADOR A
3514 NORTHFIELD CT NW
ALBUQUERQUE NM 87107-2443

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

NORDHAUS RICHARD S & MARY
700 FITZGERALD RD NW
ALBUQUERQUE NM 87109

CORONA RAUL & ANGELA
7513 EL MORRO RD NE
ALBUQUERQUE NM 87109-3805

DURAN GLORIA A
511 MILDRED AVE NW
ALBUQUERQUE NM 87107

ESPINOZA EDDIE A & RITA PADILLA
530 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2432

FATE MARY JANE
501 MILDRED AVE NW
ALBUQUERQUE NM 87107-2440

ESPINOZA EDDIE A & RITA PADILLA
530 FITZGERALD RD NW
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BACA AMADO G & MARY L
3506 NORTHFIELD CT NW
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LOIACONO MELISSA
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504 FITZGERALD RD NW
ALBUQUERQUE NM 87107

GALLEGOS JOLENE
512 FITZGERALD RD NW
ALBUQUERQUE NM 87107

ORTIZ MARCOS & CELSA M
3502 NORTHFIELD CT NW
ALBUQUERQUE NM 87107-2443

BACA GENE & MONA V
3530 7TH ST NW
ALBUQUERQUE NM 87107-2421

CORONA MARGARET
3510 NORTHFIELD CT NW
ALBUQUERQUE NM 87107-2443

AYERS JUSTIN C & AYERS STEVE E
516 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2432

J W BREWER TIRE COMPANY INC C/O
TIRE DISTRIBUTION SYS INC
441 DONELSON PIKE SUITE 310
NASHVILLE TN 37214-6600

SABATINI JOSEPH D & MARY B TRUSTEES
SABATINI RVT
3514 6TH ST NW
ALBUQUERQUE NM 87107-2419

PLUNKETT ROBERT M & RUMLEY DENISE
R
622 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2434

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FAMILY TRUST
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DELEON ROBERT
508 FITZGERALD ST NW
ALBUQUERQUE NM 87107

Isaacson & Artman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.isaciv.com



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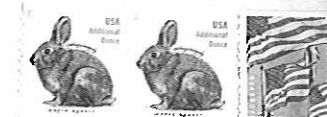
PARKER MARNIE ANNE
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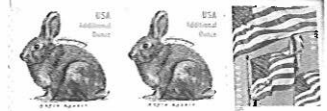
CORONA RAUL & ANGELA
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505-268-8228 | www.isacvl.com



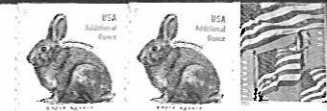
BOARD OF EDUCATION
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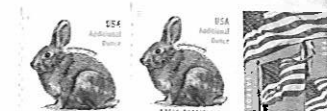
BEGNAUD ANDRE D & LAURIE A
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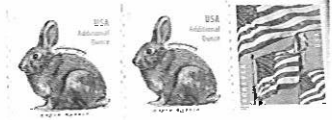


AYERS JUSTIN C & AYERS STEVE E
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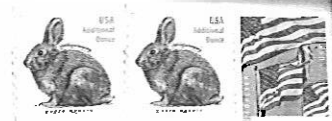


ORTIZ MARCOS & CELSA M
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ALBUQUERQUE NM 87107-2443

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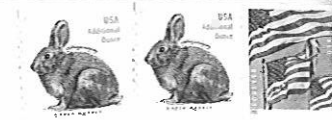


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RUMLEY DENISE R
622 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2434

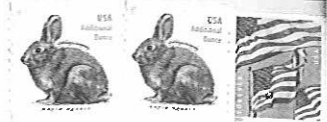


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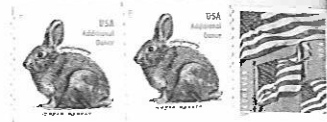


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700 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2436





128 Monroe Street NE
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505-268-8628 | www.isaavl.com

DELEON ROBERT
508 FITZGERALD ST NW
ALBUQUERQUE NM 87107



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Civil Engineering Consultants



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ALBUQUERQUE NM 87107-2432



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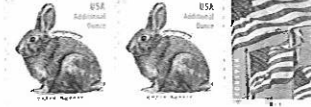


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Albuquerque, NM 87108
505-268-8628 | www.isaavl.com

PICHARDO JAMES D & MARIA C ORTEGA
504 FITZGERALD RD NW
ALBUQUERQUE NM 87107



Isaacson & Artman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-258-8528 | www.isaciv.com



ADAIR FREDERICK C TRUSTEE
ADAIR FAMILY TRUST
524 FITZGERALD RD NW
ALBUQUERQUE NM 87107-2483

Isaacson & Artman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
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CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

Isaacson & Artman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-258-8528 | www.isaciv.com



J W BREWER TIRE COMPANY INC
C/O TIRE DISTRIBUTION SYS INC
441 DONELSON PIKE SUITE 310
NASHVILLE TN 37214-6600

Isaacson & Artman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-258-8528 | www.isaciv.com



BACA GENE & MONA V
3530 7TH ST NW
ALBUQUERQUE NM 87107-2421

[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 to a Property Owner**

Date of Notice*: 06/02/2022

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:

Property Owner within 100 feet*: ADAIR FREDERICK C TRUSTEE ADAIR FAMILY TRUST

Mailing Address*: 524 FITZGERALD RD NW - ALBUQUERQUE NM 87107-2483

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th Street NW between Fitzgerald Rd NW & Fairfields Pl NW
(Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. **Agent**/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Divide 1 existing tract into 21 new lots and 5 new tracts.

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)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*²: Virtual Meeting, see link below for pertinent meeting information

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*³:
Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)*⁴ G-14
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*⁴: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*⁴:
 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:

- 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.*

² Physical address or Zoom link
³ Address (mailing or email), phone number, or website to be provided by the applicant
⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.5306 Acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- 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>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or freda@iacivil.com	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.

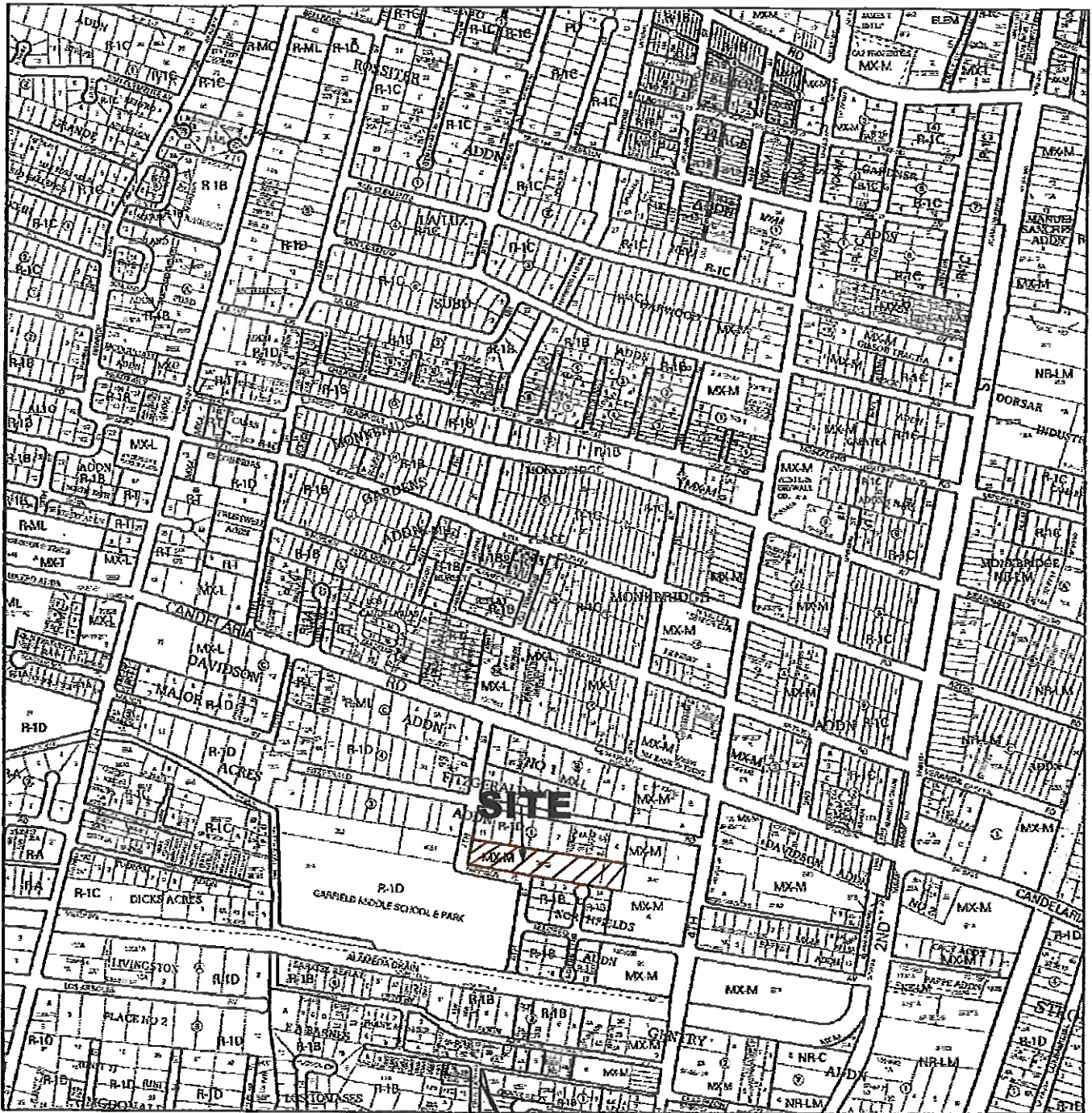
Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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:
<input type="checkbox"/> a. Location of proposed buildings and landscape areas.
<input type="checkbox"/> b. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/> e. For non-residential development: <ul style="list-style-type: none"><input type="checkbox"/> Total gross floor area of proposed project.<input type="checkbox"/> Gross floor area for each proposed use.



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

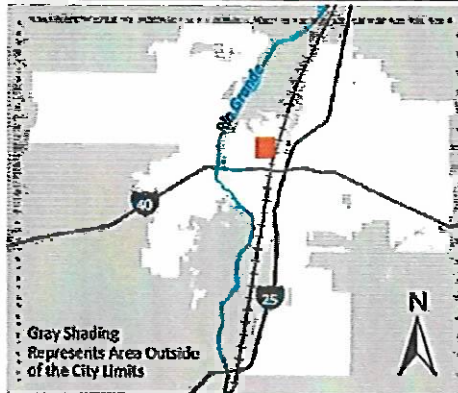
IDO Zone Atlas

May 2018

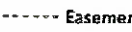




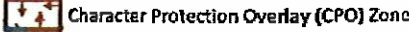
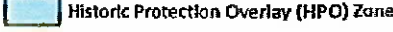
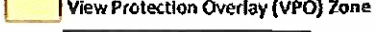


IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
G-14-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

0 250 500 1,000 Feet

**PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTIAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____ Date
Bernalillo County Treasurer

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 ("PSC"), or New Mexico Corporation, (PSC Electric) for installation, maintenance, and operation of electric lines, cables, 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.
- Grant for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

Included in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, repair, improve, maintain, and operate overhead and underground utility lines, cables, and other related equipment and facilities, with the right and privilege of going upon, over and across adjoining lands of others for the purpose of installing, maintaining, repairing, and extending the same. This right shall extend to the installation, maintenance, and service of electric transformers, with building, sign, electrical (background or substation), hot tub, concrete or masonry wall, walkway, or other structure that is needed or constructed on an easement, for the purpose of providing utility services. The grantee shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or any structures appurtenant to or near easements shown on this plat.

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PSC) and New Mexico Gas Company (NMGCC) did not conduct a title search of the properties shown herein. Consequently, PSC and NMGCC do not warrant or represent that the easement rights which may have been granted by or for what, repeat or other document and which are not shown on this plat.

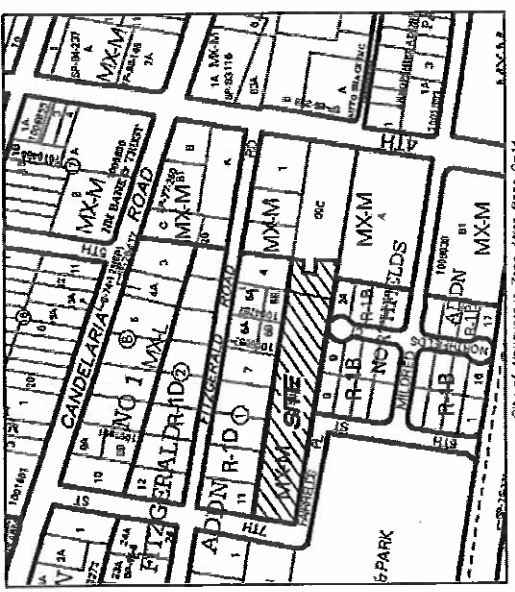
DEDICATIONS

- Tract PK (Calle Cuarta) as shown hereon shall contain the street right of way to the Calle Cuarta Homeowners Association in fee simple. Said Private street right of way to be maintained by said Calle Cuarta Homeowners Association.
- Within all private street right of way (Tract PK) as shown hereon, a Public Sanitary Sewer, Water and Storm Drainage Easement and EASEMENT is hereby granted to the City of Albuquerque and AECWA.
- The named public utilities as shown and delineated on Sheet 1, shall have the right to cross said private streets (Tract PK) at the locations as mutually agreed upon by the Developer and said named public utility companies.
- Tracts A, thru D as shown hereon will be conveyed to the Calle Cuarta Homeowners Association (to be formed).

SURVEYORS CERTIFICATION

I, Russ P. Hughes, New Mexico Professional Surveyor, Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey prepared by me or under my supervision; that it meets the Standards, State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of public or private Subdivisions and that it shall be a true and correct copy of my measurements and belief.


 Russ P. Hughes
 April 21, 2022



GENERAL NOTES

- Enlarge one grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearing and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners that were set are either a 5/8" rebar with cap stamped "HUGC L.S. 9750" or a concrete nail with brass disk stamped "HUGC L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon. The corner four (4") aluminum monument stamped "CITY OF ALBUQUERQUE COMMISSION MONUMENT - DO NOT DISTURB, PS NUMBER 9750" and will be set from with the final asphalt lift.
- The subject properties are currently designated GDC Zone (Urban Growth Center) as shown on the City of Albuquerque GIS Zone Atlas Page G-14, 06162-M26, 2016.

PURPOSE OF PLAT

- The purpose of this plat is to:
- Divide One (1) existing Tract into Twenty one (21) new Lots and Five (5) new Tracts as shown hereon.
 - Grant the new public and private easements as shown hereon.

SUBMISSION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 21
- Total number of Tracts created: 5
- Private Street right of way (Tract PK) created 0.8513 Acs.
- Grass Subdivision acreage: 2.5108 acres.

PROJECT NUMBER	DATE
FLAT APPROVAL	
UTILITY APPROVALS	
Public Service Company of New Mexico	
New Mexico Gas Company	
Sweet Corporation 17174 Centerlink DC	
Comcast	
CITY APPROVALS: Russ P. Hughes 9750 City Surveyor Department of Municipal Development	6/3/2022
Trial Property Division	
Environmental Health Department	
Traffic Engineering, Transportation Division	
ADCUWA	
Parks and Recreation Department	
ADAPCA	
City Engineer	
Code Enforcement	
DRG Chapman, Planning Department	
M.A.G.C.D.	

APPROVED _____ DATE _____

SURVOTEK, INC.
CONSULTING SURVEYORS
P.O. Box 8820, Albuquerque, New Mexico 87114

PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 1, 2022

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Page 141.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1955 in Volume 956, Page 22.
- C. Plat entitled "SUBDIVISION OF WESTERN PORTION OF FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
- D. Plat entitled "PLAT OF LOTS 6-A AND 8-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 2008 in Plat Book 2008C, Page 246.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1977 in Volume C12, Page 40.
- F. Plat entitled "PLAT OF LOTS 6-A AND 8-A, BLOCK 1, FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2008 in Plat Book 2008C, Page 157.
- G. Plat entitled "MORTENFELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1942 in Volume C2, Page 106.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 88, M.R.C.C.D. PROPERTY MAP NO. 33, CAMPFIELD MIDDLE SCHOOL", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2020 in Plat Book 2021C, Page 16.
- I. Title Commitment prepared for the property by Fidelity National Title Insurance Company, Commitment Number SH002114294, Effective Date: July 21, 2021.
- J. Plat entitled "REPLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 80-C AND 80-B-2, M.R.C.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, COUNTY OF BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 06, 2022 in Plat Book 2022C, page xx.

FLOOD ZONE DETERMINATION

The subject property (as shown herein) appears to be within "Zone X" (Areas with reduced flood risk due to levees) as shown on National Flood Insurance Program Insurance Rate Map Number 58061C03325, Effective date September 25, 2020.

SECTION H-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

No property within the area of this plat shall be subject to a deed restriction, covenant, easement, or other restriction that is imposed or maintained on buildings or structures on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

LEGAL DESCRIPTION

That certain tract of land situated within the Town of Albuquerque Grant in Bernalillo County, New Mexico, known as Tract B, Calle Cuarta, within the Town of Albuquerque Grant, Projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, containing all of Tract B, Calle Cuarta as the same is shown and designated on the plat entitled "REPLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 80-C AND 80-B-2, M.R.C.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 06, 2022 in Plat Book 2022C, page 38.

Said tract contains 2.8308 Acres, more or less.

FREE CONSENT AND DEDICATION

SHARVETED AND REPLATED AND NOW COMPRISING PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, said owner(s) and proprietor(s) do hereby grant the public use and private easements to the Town of Albuquerque, Bernalillo County, New Mexico, and to the City of Albuquerque, Bernalillo County, New Mexico, and to the Homeowners Association by separate instrument, said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, said owner(s) and proprietor(s) are authorized to act.

OWNERS

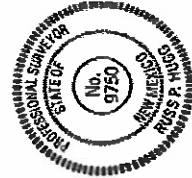
Yes Housing Inc., a New Mexico Non-profit corporation

Michelle DeBorja
 By MICHELLE DEBORJA, SOLE VICE PRESIDENT

ACKNOWLEDGMENT
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by *Michelle DeBorja* SVP of Yes Housing, Inc.

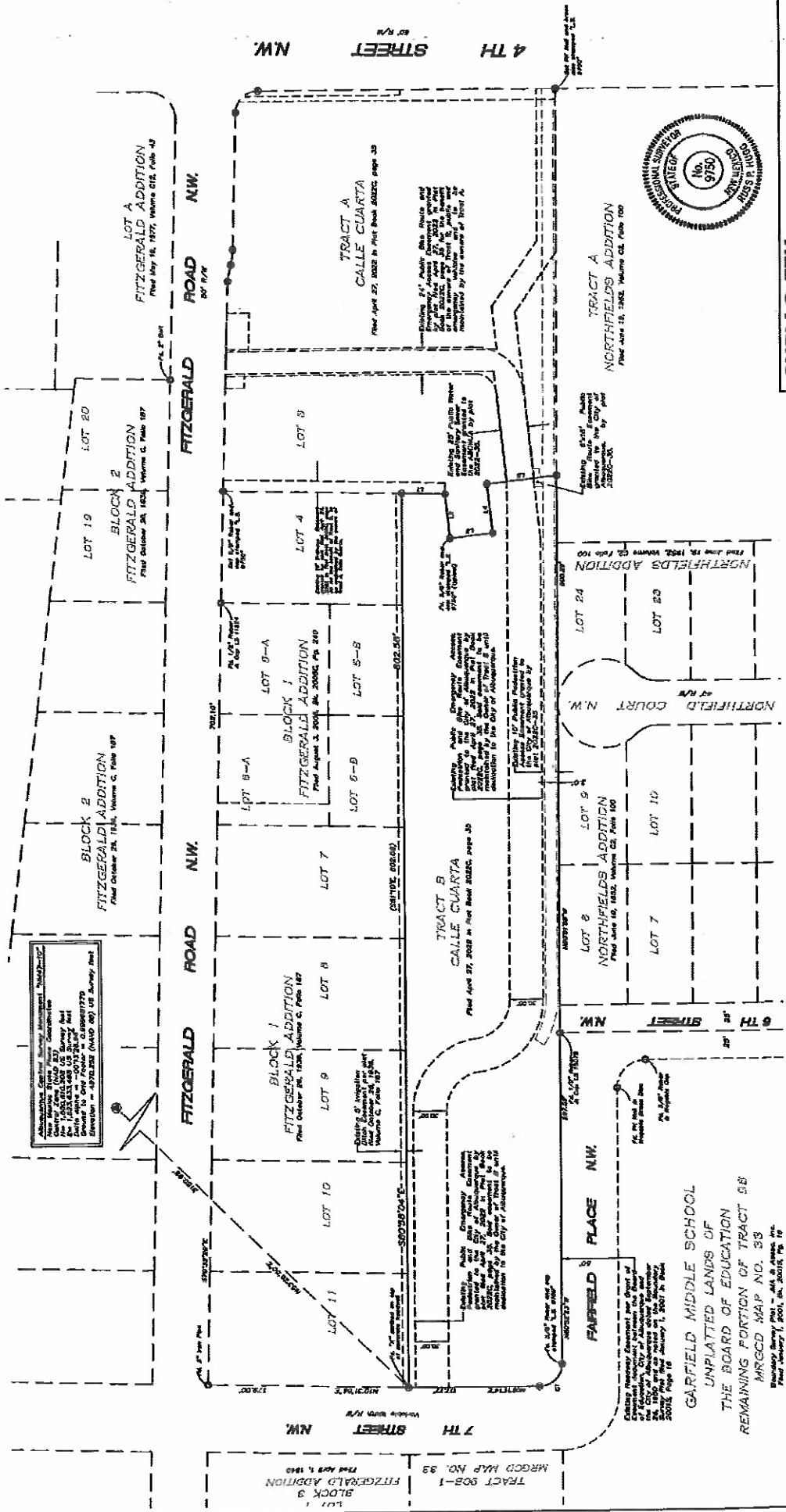
Glenn Wayne by commission expires 12/27/24
 Notary Public



PLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022



SURV-TEK, INC.
CONSULTING SURVEYORS
P.O. BOX 6000, ALBUQUERQUE, NEW MEXICO 87114
Phone: 505-263-4728

GARFIELD MIDDLE SCHOOL
UNPLATED LANDS OF
THE BOARD OF EDUCATION
REMAINING PORTION OF TRACT 5B
MRGCD MAP NO. 53
Final Survey, 2001, Ch. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

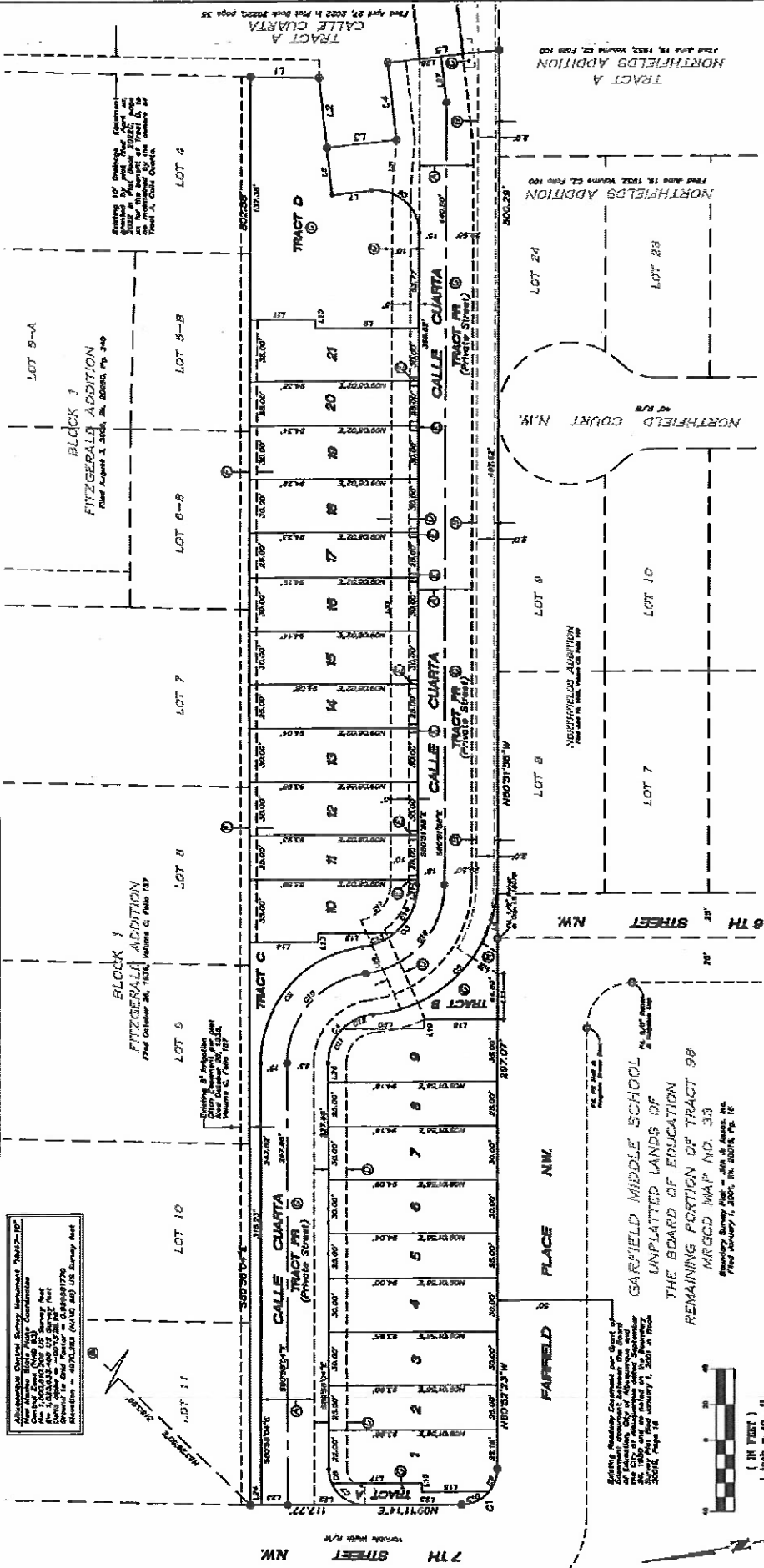
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022

EASEMENT LEGEND

- ① Existing Public Easement Access, Relocation of Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35. Sub Easement to be dedicated to the City of Albuquerque.
- ② Existing 10' Public Relocation Access Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- ③ Existing 6' x 14' Public Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- ④ New 10' Public Utility Easement granted by this plat.
- ⑤ New 5' Public Water Meter Easement granted to Albuquerque by this plat. Sub Easement to be dedicated to the City of Albuquerque by this plat as shown and noted hereon.
- ⑥ New 4' Private Driveway Easement for the benefit of Lots 10 thru 21, granted in and to be maintained by the Calle Cuarta HOA.
- ⑦ New Bracket Private Driveway Easement granted to and to be maintained by the Calle Cuarta HOA.
- ⑧ New 10' Public Relocation Access Easement granted to the City of Albuquerque by this plat.

Albuquerque Official Survey Monument "2487-12"
Corner Zone (R&D 247) Coordinates
N 100° 00' 00" W 100.00000000000000 ft
S 100° 00' 00" W 100.00000000000000 ft
E 100° 00' 00" W 100.00000000000000 ft
Elevation = 4873.265 (NAVD 83) US Survey feet



SURVOTEK, INC.
Consulting Surveyors
P.O. Box 6666, Albuquerque, New Mexico 87114
Phone: 505-266-4700

210030_SHTS 4-5, DWC

SHEET 4 OF 5

PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

LINE	LENGTH	BEARING
L1	58.69	S19°22'00"W
L2	58.71	N67°45'00"W
L3	24.00	S0°45'00"W
L4	24.00	S0°45'00"W
L5	32.87	S80°31'58"W
L6	32.85	N02°45'00"E
L7	27.00	S87°15'00"E
L8	31.68	N03°00'00"E
L9	31.68	N03°00'00"E
L10	42.82	N09°00'00"E
L11	5.69	N80°31'58"W
L12	36.63	N03°00'00"E
L13	37.50	N09°01'58"E
L14	2.00	S90°00'00"E
L15	41.64	N03°01'58"E
L16	5.00	N80°32'00"W
L17	3.09	S80°32'00"E
L18	43.85	N08°11'42"E
L19	5.00	N08°11'42"E
L20	15.89	S80°34'00"E
L21	30.00	N02°45'00"E
L22	58.52	N29°07'22"E
L23	38.67	S80°31'58"E
L24	38.67	S20°35'38"E
L25	23.58	S80°35'38"E

LOT NUMBER	ACREAGE
LOT 1	0.0619 AC
LOT 2	0.0539 AC
LOT 3	0.0847 AC
LOT 4	0.0847 AC
LOT 5	0.0540 AC
LOT 6	0.0848 AC
LOT 7	0.0848 AC
LOT 8	0.0540 AC
LOT 9	0.0669 AC
LOT 10	0.0667 AC
LOT 11	0.0539 AC
LOT 12	0.0632 AC
LOT 13	0.0540 AC
LOT 14	0.0540 AC
LOT 15	0.0548 AC
LOT 16	0.0548 AC
LOT 17	0.0541 AC
LOT 18	0.0541 AC
LOT 19	0.0543 AC
LOT 20	0.0541 AC
LOT 21	0.0592 AC
TRACT A	0.0778 AC
TRACT B	0.0372 AC
TRACT C	0.0741 AC
TRACT D	0.2519 AC
TRACT E	0.2519 AC
TRACT F	0.2519 AC
TRACT G	0.2519 AC
TRACT H	0.2519 AC
TRACT I	0.2519 AC
TRACT J	0.2519 AC
TRACT K	0.2519 AC
TRACT L	0.2519 AC
TRACT M	0.2519 AC
TRACT N	0.2519 AC
TRACT O	0.2519 AC
TRACT P	0.2519 AC
TRACT Q	0.2519 AC
TRACT R	0.2519 AC
TRACT S	0.2519 AC
TRACT T	0.2519 AC
TRACT U	0.2519 AC
TRACT V	0.2519 AC
TRACT W	0.2519 AC
TRACT X	0.2519 AC
TRACT Y	0.2519 AC
TRACT Z	0.2519 AC

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	31.44	23.00	20.02	28.30	S33°50'15"E	60.0339
C2	54.19	58.00	57.04	66.17	N37°21'11"W	0.137148
C3	50.62	38.00	36.81	46.95	S39°24'08"E	64.2529
C4	50.36	22.00	23.05	38.71	N38°00'48"W	80.3424
C5	40.32	26.00	24.63	38.26	N50°29'31"E	94.2102
C6	23.13	20.00	18.00	21.89	S42°19'45"W	66.7800
C7	6.23	20.00	4.17	6.17	S47°16'52"W	2.32442
C8	14.85	20.00	7.88	13.82	S50°55'23"E	38.2452
C9	17.81	20.00	9.26	16.89	S15°53'22"E	50.7928
C10	21.17	22.00	11.03	20.87	N69°32'21"W	44.1288
C11	18.89	22.00	10.91	18.81	S19°23'32"W	42.2811
C12	18.89	22.00	10.91	18.81	S19°23'32"W	42.2811
C13	18.89	22.00	10.91	18.81	S19°23'32"W	42.2811
C14	18.89	22.00	10.91	18.81	S19°23'32"W	42.2811
C15	22.40	20.00	14.20	16.20	N32°22'11"W	62.0278
C16	22.40	20.00	14.20	16.20	N32°22'11"W	62.0278
C17	27.97	20.00	16.02	23.23	S49°47'55"E	80.0008

[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 to a Property Owner**

Date of Notice*: 06/02/2022

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:

Property Owner within 100 feet*: BOARD OF EDUCATION

Mailing Address*: PO BOX 25704 - ALBUQUERQUE NM 87125-0704

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th Street NW between Fitzgerald Rd NW & Fairfields Pl NW
(Legal: Tract B, Calle Cuarta)

2. Property Owner* City of Albuquerque

3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)

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 Major _____ (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: _____

Summary of project/request¹*: _____

Divide 1 existing tract into 21 new lots and 5 new tracts.

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)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*²: Virtual Meeting, see link below for pertinent meeting information

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*³:
Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)*⁴ G-14
- 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:

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.5306 Acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- 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.

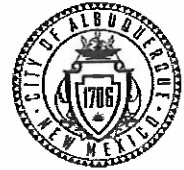
Useful Links

Integrated Development Ordinance (IDO):
<https://ido.abc-zone.com/>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or	
Date, time, and place of public meeting or hearing, if applicable: freda@iacivil.com	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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:
<input type="checkbox"/> a. Location of proposed buildings and landscape areas.
<input type="checkbox"/> b. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/> e. For non-residential development: <ul style="list-style-type: none"><input type="checkbox"/> Total gross floor area of proposed project.<input type="checkbox"/> Gross floor area for each proposed use.

**PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

**THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022**

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____	Date
Gemeilino County Treasurer	

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 ("PSCN"), a New Mexico corporation, for the installation, maintenance, and service of overhead, underground and underground electrical lines, cables, 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.
- Quest for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

includes, in the right to build, rebuild, construct, reconstruct, repair, alter, improve, extend, operate, use, 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 to utilize the right of way and easement to extend services to customers of Quest, including sufficient working area space for removal of trees, shrubs, and bushes which interfere with the purpose set forth herein. No building, sign, post, (aboveground or underground), fuel tank, structure or other kind of dwelling, or other structure shall be erected, placed, or maintained on the easement and shall be solely responsible for correcting any violations of National Electrical Safety Code by contractors or other persons. No other structures adjacent to or near easements shown on this plat.

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PSCN) and New Mexico Gas Company (NMGCO) did not conduct a title search and do not warrant the accuracy of the plat. PSCN and NMGCO do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

DEDICATIONS

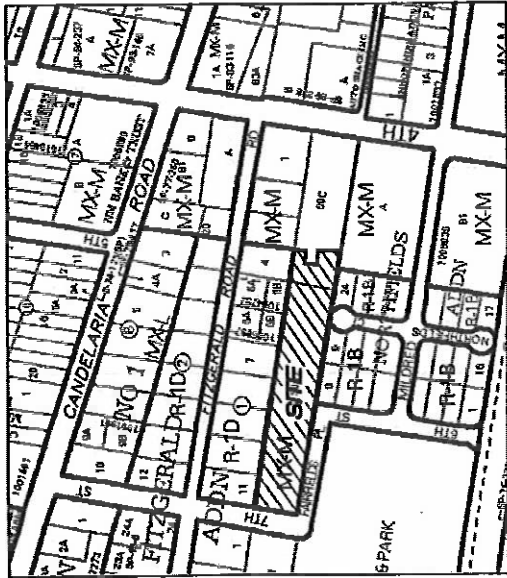
- Tract B (Calle Cuarta) is shown herein, which contains the private right of way to the Calle Cuarta Homeowners Association in the simple, Subd. Private street right of way to be maintained by said Calle Cuarta Homeowners Association. Within an Easement street right of way (Tract B) as shown herein, the City of Albuquerque shall have the right to install and maintain over said street a hereby granted to the City of Albuquerque and ABCMA.
- The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract B) at the locations as mutually agreed upon by the Developer and said named public utility companies.
- Tracts A thru D as shown herein will be conveyed to the Calle Cuarta Homeowners Association (to be formed).

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision and in accordance with the laws of the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that I am a duly licensed Professional Surveyor; that I am duly sworn in and my commission is in full force and effect; that I am a true and correct copy of the original plat and that it is a true and correct copy of my knowledge and belief.



Russ P. Hugg
New Mexico
April 21, 2022



GENERAL NOTES

- Boundaries are solid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Rebar Flat or Dead bearings and distances, where they differ, shall be indicated by the field survey, are shown in parentheses ().
- All corners, that were set on either a 5/8" rebar with cap stamped "MCC U.S. 9750" or a concrete nail with cap stamped "MCC U.S. 9750" unless otherwise indicated herein.
- All street centerline monumentation shall be installed at all centerline PC, PT, and curve points and street corners or other points of interest. The monument shall be set with a 4" diameter monument stamped "City of Albuquerque Centrifugal Monument - Do not disturb, 95 Number 9750" and will be set flush with the final asphalt bit.
- The subject properties are currently designated UO Zones District UO-M (Mixed Use) and are shown and detailed on the City of Albuquerque GIS Zone Atlas Page C-14, dated May 2016.

PURPOSE OF PLAT

- The purpose of this plat is to:
- Divide One (1) existing Tract into Twenty one (21) New Lots and Five (5) new Tracts as shown hereon.
 - Grant the new public and private easements as shown hereon.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 21
- Total number of Tracts created: 5
- Private Street Right of Way (Tract B) created 0.8913 Ac.
- Crus. Subdivision acreage: 2.5306 acres.

PROJECT NUMBER	DATE
PLAT APPROVAL	DATE
UTILITY APPROVALS	DATE
Public Service Company of New Mexico	DATE
New Mexico Gas Company	DATE
Shelton Corporation 4200 Centurion Dr	DATE
Comcast	DATE
CITY APPROVALS	DATE
City Surveyor <i>Rick Hanson JS</i>	6/1/2022
Department of Municipal Development	DATE
Real Property Division	DATE
Environmental Health Department	DATE
Traffic Engineering, Transportation Division	DATE
ABCMA	DATE
Parks and Recreation Department	DATE
AT&TCS	DATE
City Engineer	DATE
Code Enforcement	DATE
CBE Chairperson, Planning Department	DATE
M.P.C.C.	DATE

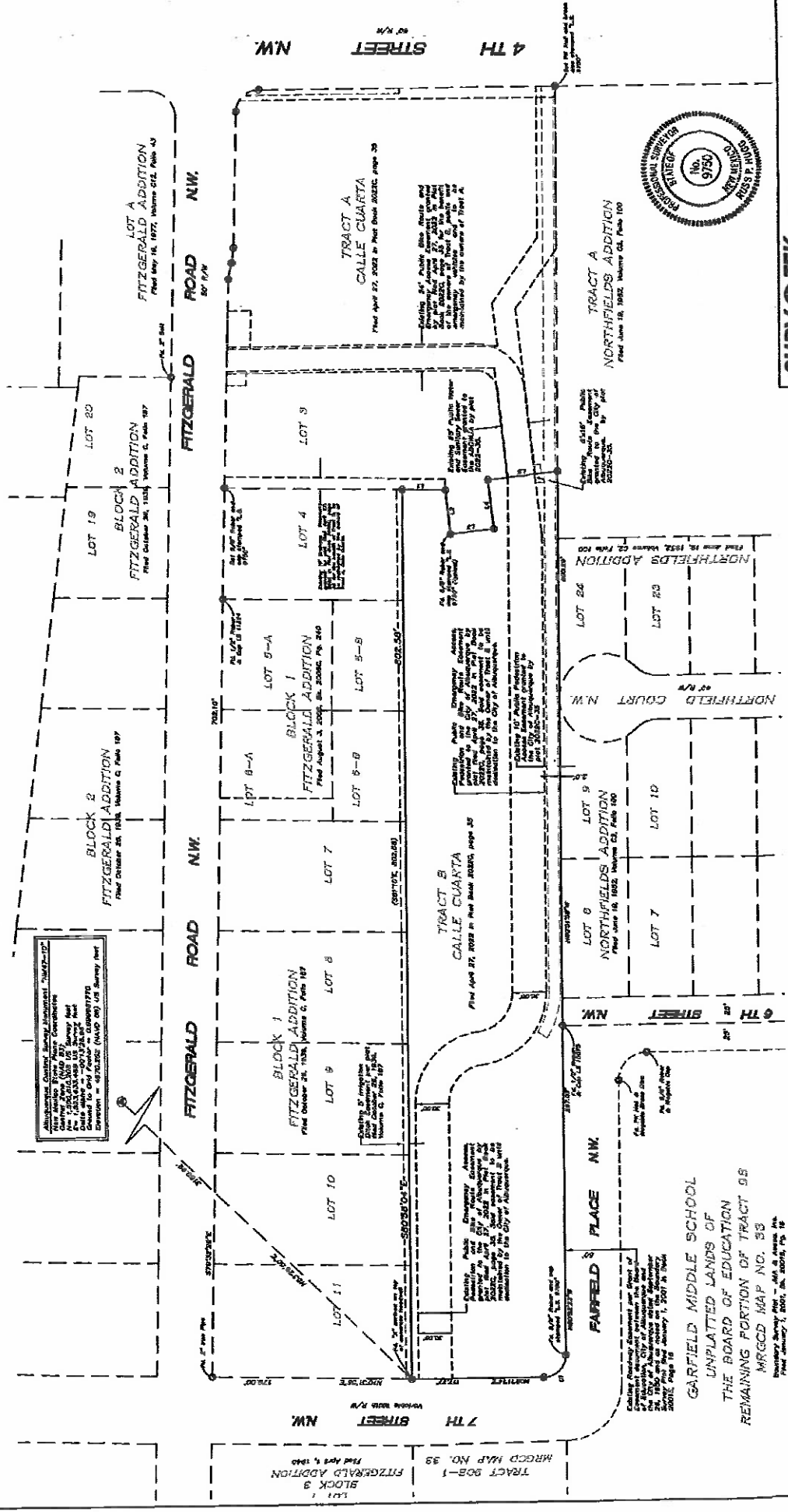
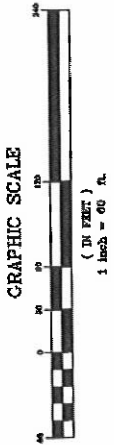
APPROVED _____ DATE _____

SURVOTEK, INC.
Consulting Surveyors
P.O. Box 6886, Albuquerque, New Mexico 87104

FLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 19 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022



SURVTEK, INC.
Consulting Surveyors
P.O. Box 8888, Albuquerque, New Mexico 87114
Phone: 505-263-4762

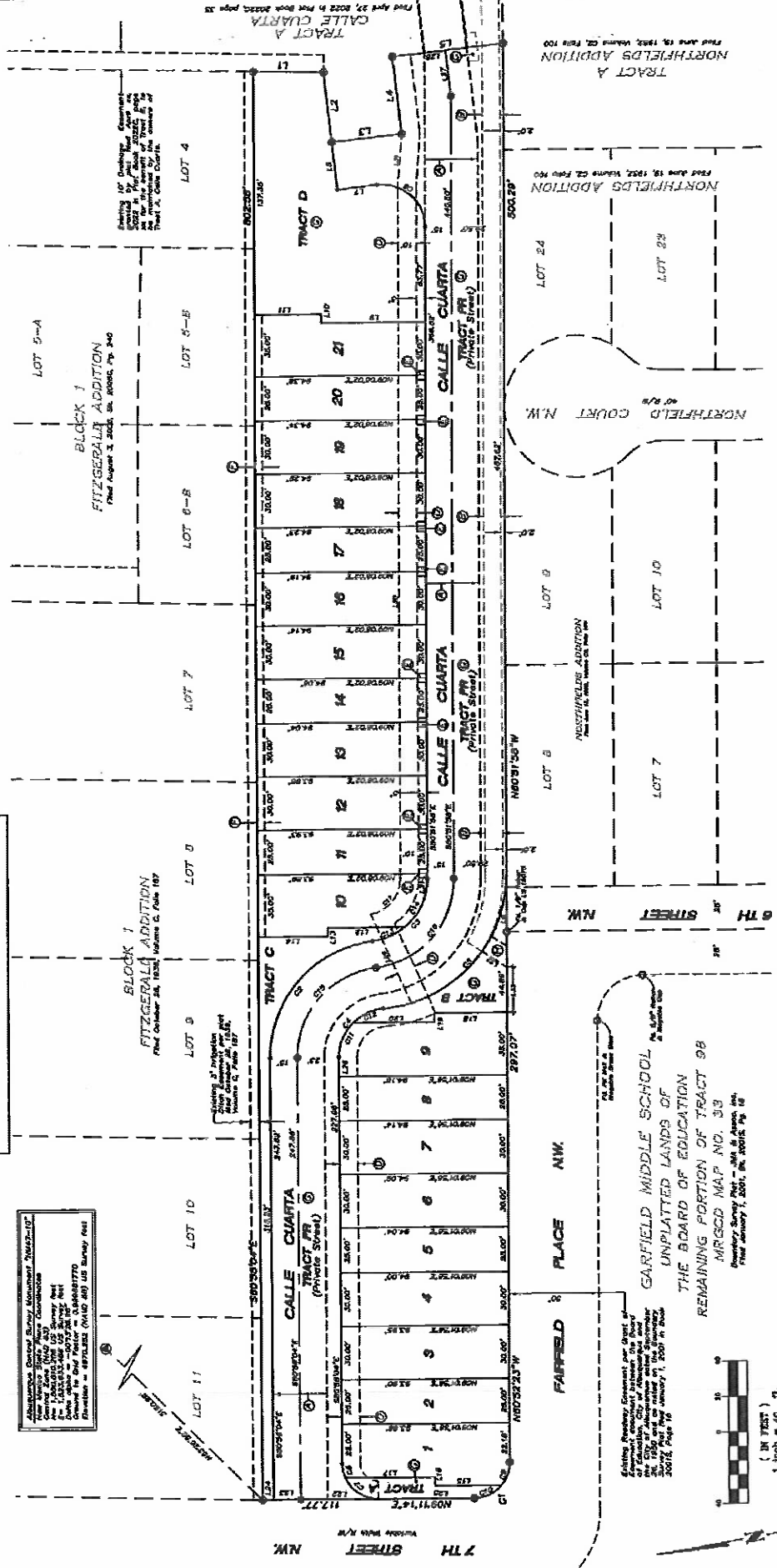
EASEMENT LEGEND

- 1 Existing Public Easement Access, Pedestrian and Bike Route Easement granted to the City of Albuquerque by plat No. 27, 2022 in Plat Book 2022C, page 35.
- 2 Existing 6' x 18' Public Bike Route Easement granted to the City of Albuquerque by plat No. 27, 2022 in Plat Book 2022C, page 35.
- 3 Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by plat No. 27, 2022 in Plat Book 2022C, page 35.
- 4 Existing 6' x 18' Public Bike Route Easement granted to the City of Albuquerque by plat No. 27, 2022 in Plat Book 2022C, page 35.
- 5 New 10' Public Utility Easement granted by this plat.
- 6 New 5' x 3' Public Water Meter Easement granted to the City of Albuquerque by this plat, centered on the front lot corners for Lots 10-27 as shown and noted herein.
- 7 New 4' Private Drainage Easement for the benefit of Lots 10 thru 27, granted to and to be maintained by the Calle Cuarta HOA.
- 8 New Blanket Private Drainage Easement granted to and to be maintained by the Calle Cuarta HOA.
- 9 New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

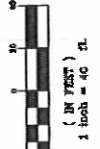
Albuquerque Survey Monument 2002-10
 Survey Date: 04/27/2022
 Surveyor: [Name]
 License No. [Number]
 State of New Mexico
 Commission Expires: 04/27/2025
 Project No. 2022-10
 Drawing No. 2022-10-01

**FLAT OF
 LOTS 1 THRU 21
 CALLE CUARTA RESIDENTIAL**
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)
 WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022



Garfield Middle School
 UNPLATTED LANDS OF
 THE BOARD OF EDUCATION
 REMAINING PORTION OF TRACT 98
 MRSED MAP NO. 33
 Filed January 1, 2001, in Plat Book 2001C, page 18



FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 8 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.88	S10°27'09"W
L2	38.71	N07°19'00"W
L3	34.40	S89°45'06"W
L4	44.60	S49°23'00"W
L5	62.81	S07°45'00"W
L6	32.67	S00°31'00"W
L7	22.05	N02°52'00"W
L8	27.00	S07°15'00"W
L9	57.87	N09°18'00"E
L10	53.88	N09°10'00"E
L11	51.54	N09°10'00"E
L12	41.54	N09°10'00"E
L13	3.00	N00°01'00"W
L14	38.53	N09°08'00"E
L15	37.50	N09°01'00"E
L16	5.00	S00°50'00"E
L17	41.54	N09°01'00"E
L18	5.00	N00°25'00"W
L19	45.34	N08°21'00"E
L20	1.05	S00°32'00"E
L21	42.85	N08°11'43"E
L22	5.00	N08°11'43"E
L23	5.00	N08°11'43"E
L24	5.00	N08°11'43"E
L25	51.42	N08°11'43"E
L26	10.68	S00°25'00"E
L27	25.12	S02°15'00"E
L28	30.00	N02°52'00"E
L29	24.52	N79°10'24"E
L30	308.07	S00°21'50"E
L31	16.42	S74°48'00"W
L32	16.12	S00°48'00"W
L33	28.08	S00°32'23"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.44	20.00	23.02	28.30	S38°50'35"E	60°33'50"
C2	24.18	20.00	17.64	22.17	N38°27'11"W	61°07'53"
C3	50.85	25.00	32.82	44.35	S31°24'05"E	82°25'30"
C4	110.08	25.00	69.64	92.70	S37°03'45"E	85°16'28"
C5	40.37	24.00	24.63	38.78	N00°25'31"E	84°33'02"
C6	24.12	20.00	15.02	21.82	S42°10'14"W	60°16'20"
C7	2.23	20.00	4.17	6.17	S07°14'50"W	73°25'12"
C8	14.93	20.00	7.48	13.40	S02°55'33"E	32°45'02"
C9	17.31	20.00	8.68	16.06	S02°55'33"E	50°09'38"
C10	11.18	22.00	10.07	14.81	N04°13'03"W	43°04'02"
C11	18.87	22.00	16.81	24.81	N04°13'03"W	54°35'11"
C12	18.87	22.00	16.81	24.81	N04°13'03"W	54°35'11"
C13	18.87	22.00	16.81	24.81	N04°13'03"W	54°35'11"
C14	30.28	25.00	18.43	28.77	S04°21'44"E	67°07'28"
C15	72.45	20.00	44.23	60.28	N01°27'11"W	61°01'45"
C16	72.37	20.00	44.18	60.21	S30°24'09"E	62°25'32"
C17	27.67	20.00	16.67	23.25	S40°27'53"E	60°05'08"

LOT ACRESSES	
LOT NUMBER	ACRES
LOT 1	0.0819 AC
LOT 2	0.0819 AC
LOT 3	0.0819 AC
LOT 4	0.0819 AC
LOT 5	0.0819 AC
LOT 6	0.0819 AC
LOT 7	0.0819 AC
LOT 8	0.0819 AC
LOT 9	0.0819 AC
LOT 10	0.0819 AC
LOT 11	0.0819 AC
LOT 12	0.0819 AC
LOT 13	0.0819 AC
LOT 14	0.0819 AC
LOT 15	0.0819 AC
LOT 16	0.0819 AC
LOT 17	0.0819 AC
LOT 18	0.0819 AC
LOT 19	0.0819 AC
LOT 20	0.0819 AC
LOT 21	0.0819 AC
TRACT A	0.0178 AC
TRACT B	0.0372 AC
TRACT C	0.0217 AC
TRACT D	0.0113 AC
TRACT EA	0.0819 AC
TRACT EB	0.0819 AC

[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 to a Property Owner**

Date of Notice*: 06/02/2022

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:

Property Owner within 100 feet*: ARCHULETA MARILYN J

Mailing Address*: 628 FITZGERALD RD NW - ALBUQUERQUE NM 87107-2434

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th Street NW between Fitzgerald Rd NW & Fairfields Pl NW
(Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Divide 1 existing tract into 21 new lots and 5 new tracts.

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)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*²: Virtual Meeting, see link below for pertinent meeting information

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*³:
Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)*⁴ G-14
- 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:

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.5306 Acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- 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>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or freda@iacivil.com	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

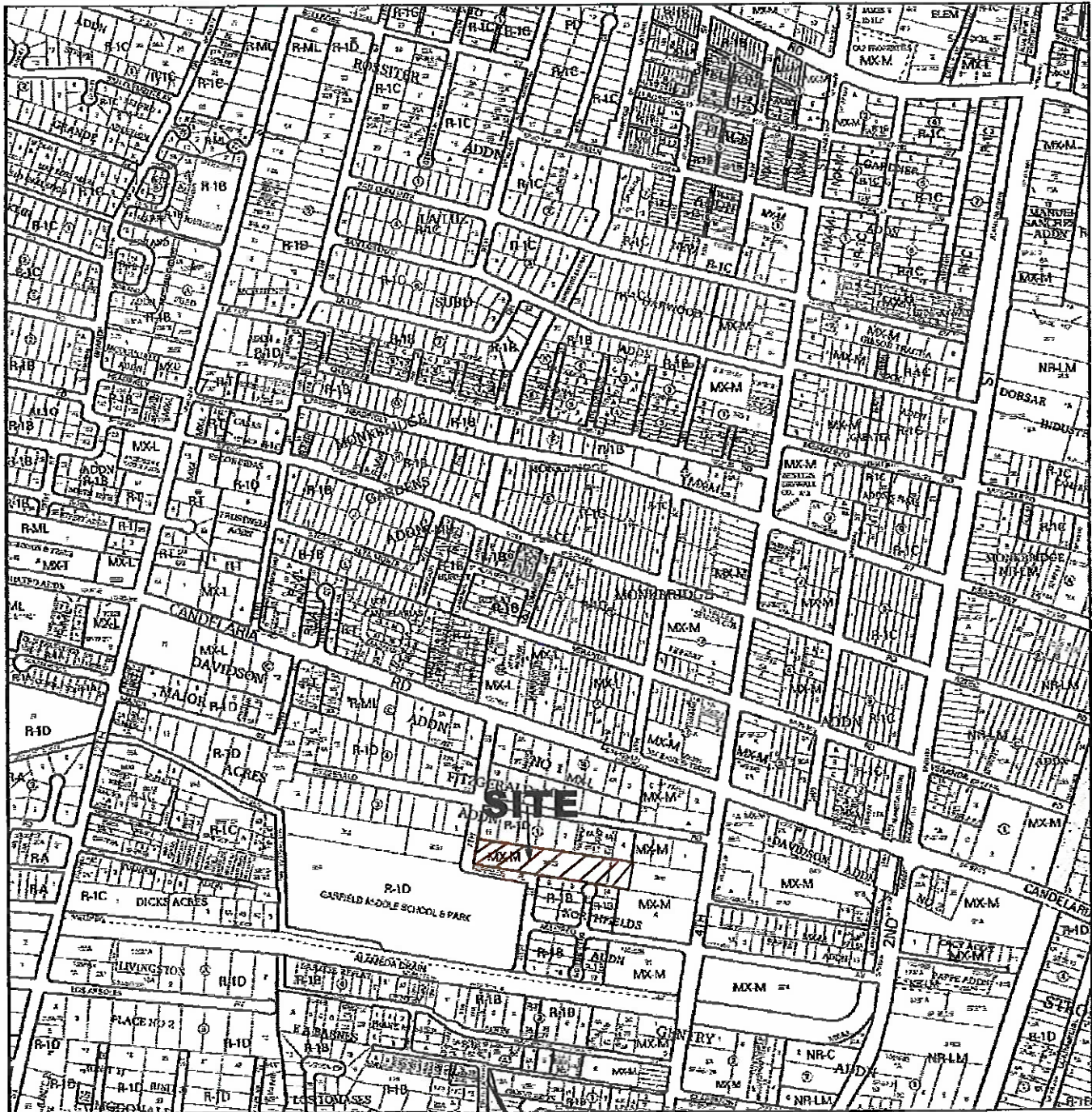
Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



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.



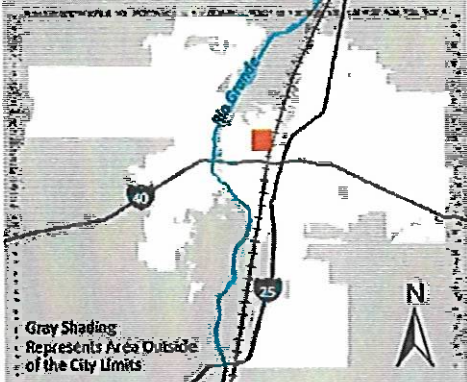
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
G-14-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

0 250 500 1,000 Feet

**FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

**THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1, 2022**

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____ Date _____

Demille County Treasurer

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PSC"), a New Mexico corporation, (PSC Electric) for installation, maintenance, and operation of overhead and underground electric lines, poles, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Grant for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, reconstruct, reconstruct, relocate, change, remove, replace, modify, renew, operate, maintain, inspect, test, repair, and alter overhead and underground electric lines, cables, and other related equipment and facilities with access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of others, and the right to use, alter, modify, and extend services to customers of Grantee, including adjacent working area space for electric transformers, with the right and privilege to trim and cut trees, shrubs, and other vegetation on the easement and on both sides. No building, sign, billboard, (background or foreground), tent, tub, concrete or wood pile, driveway, or other structure shall be erected or constructed on said easements, nor shall any structure be used for any purpose other than that intended by the City of Albuquerque. The City of Albuquerque shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decks, or any structures adjacent to or near easements shown on this plat.

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

DISCLAIMER

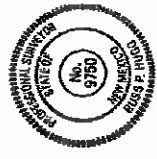
In approving this plat, Public Service Company of New Mexico (PSC) and New Mexico Gas Company (NMGC) did not conduct a title search. PSC and NMGC do not warrant or make any representation, warranty, or rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DEDICATIONS

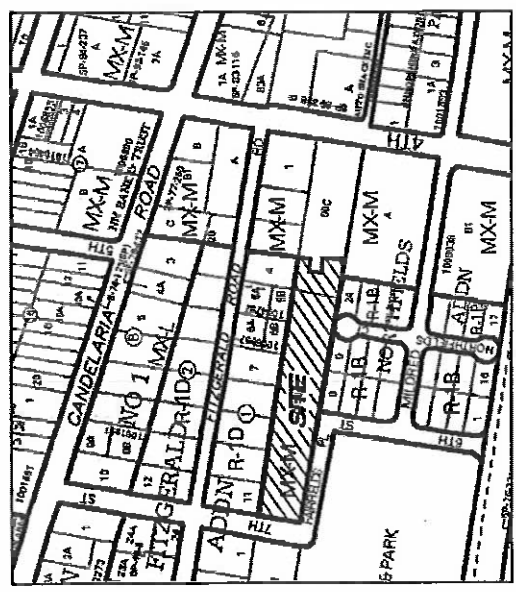
- Tract #1 (Calle Cuarta) as shown hereon shall contain the street right of way to the Calle Cuarta Homeowners Association in fee simple. Said Private Street right of way to be as maintained by said Calle Cuarta Homeowners Association.
- Within a private street right of way (Tract #1) as shown hereon a portion of the same shall be dedicated to the City of Albuquerque and Tract #1 hereby granted to the City of Albuquerque and ACPWA.
- The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross into private streets (Tract #1) at the locations as mutually agreed upon by the Developer and said named public utility companies.
- Tracts A thru D as shown hereon will be conveyed to the Calle Cuarta Homeowners Association (to be formed).

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision in accordance with the Surveyors Act of the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors. That I am a duly Licensed Professional Surveyor and am duly qualified to certify the minimum requirements for survey and monumentation as set forth in the Surveyors Act of the State of New Mexico and certify that I am a duly Licensed Professional Surveyor and am duly qualified to certify that it is true and correct to the best of my knowledge and belief.



Russ P. Hugg
Survey No. 9750
April 21, 2022



GENERAL NOTES

- Boundaries are solid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ, shall be controlled by this field survey, are shown in parentheses ().
- All corners that were set are either a 3/8" rebar with cap stamped "4660 U.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline pegs, PTA, single points and street intersections at the centerline of the street. Monumentation shall be installed using the standard four (4") aluminum monument stamped "City of Albuquerque Centimeter Monument - Do not disturb, P.S. Number 9750" and will be set flush with the final asphalt bit.
- The subject properties are currently designated DD Zone District MX-M (Mixed Use) as shown on the City of Albuquerque GIS Zone Atlas Page C-14, dated May 2016.

PURPOSE OF PLAT

- The purpose of this plat is to:
- Divide One (1) existing Tract into Twenty one (21) new Lots and Five (5) new Tracts as shown hereon.
 - Grant the new public and private easements as shown hereon.

SUBDIVISION DATA

1. Total number of existing Tracts:	1
2. Total number of Lots created:	21
3. Total number of Tracts created:	5
4. Private Street right of way (Tract #1) created 0.8813 Ac.	
5. Gross Subdivision acreage: 2.5306 acres.	

PROJECT NUMBER _____
Date _____

PLAT APPROVAL _____
Date _____

UTILITY APPROVALS _____
Date _____

Public Service Company of New Mexico _____
Date _____

New Mexico Gas Company _____
Date _____

City of Albuquerque / City of Albuquerque _____
Date _____

City of Albuquerque / City of Albuquerque _____
Date _____

City of Albuquerque / City of Albuquerque _____
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City of Albuquerque / City of Albuquerque _____
Date _____

City of Albuquerque / City of Albuquerque _____
Date _____

City of Albuquerque / City of Albuquerque _____
Date _____



**PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
**THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN**

**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**
APRIL, 2022

LEGAL DESCRIPTION
That certain tract of land situate within the Town of Albuquerque Grant in Bernalillo County, New Mexico, containing 3.3326 Acres, more or less, comprising all of Tract B, Calle Cuarta as the same is shown and designated on the plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 21, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B, LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION, NEW MEXICO) GRANT, ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO on April 24, 2022 in Plot Book 2022C, page 35.
Said tract contains 2.3326 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) (hereinafter "Said owner(s) and proprietor(s)") do hereby grant the public and private easements in, upon, through, over, and across the above described land to the City of Albuquerque, New Mexico, and the Homeowners Association by separate instrument. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and inalienable title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby authorize the City of Albuquerque, New Mexico, to use the foregoing and do hereby represent that they are so authorized to do.

OWNERS)

Yes Housing Inc., a New Mexico Non-profit corporation

Michelle De Rosa
by **MICHELLE DEVELOPER, SENIOR VICE PRESIDENT**

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this **23rd** day of **May**, 2022, by **Michelle De Rosa**,
S.P.A. of Yes Housing, Inc.

Glenn Wynn
Notary Public
My commission expires **10/27/24**



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY.

- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 28, 1939 in Volume C, Folio 187.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 18, 1939 in Volume 25C, Folio 22.
- C. Plat entitled "SUBDIVISION OF WESTERNLY PORTION OF FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
- D. Plat entitled "PLAT OF LOTS 6-A AND 6-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 2008 in Plot Book 2008C, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1977 in Volume C12, folio 43.
- F. Plat entitled "PLAT OF LOTS 6-A AND 6-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2008 in Plot Book 2008C, Page 157.
- G. Plat entitled "MORNFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1942 in Volume C2, folio 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 98 M.R.G.C.D. PROPERTY MAP NO. 100, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plot Book 2001B, Page 18.
- I. The Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000114294, Effective Date: July 21, 2021.
- J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 23) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 2022 in Plot Book 2022C, page xx.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "Zone X" (Area with Flood Insurance Premiums) as shown on the Flood Insurance Rate Map Number 3000100320R, Effective Date September 26, 2020.

SECTION 14-14-4-Z PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

This property within the area of this plat shall at any time be subject to a deed restriction, easement, covenant, or other restriction that would prevent the installation of buildings or erected on the lots or parcels within the area of this proposed plat. The foregoing requirement shall be a condition to approval of this plat.

SURVOTEK, INC.
Consulting Surveyors
P.O. Box 6010, Albuquerque, New Mexico 87114

PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTIAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)
 WITHIN

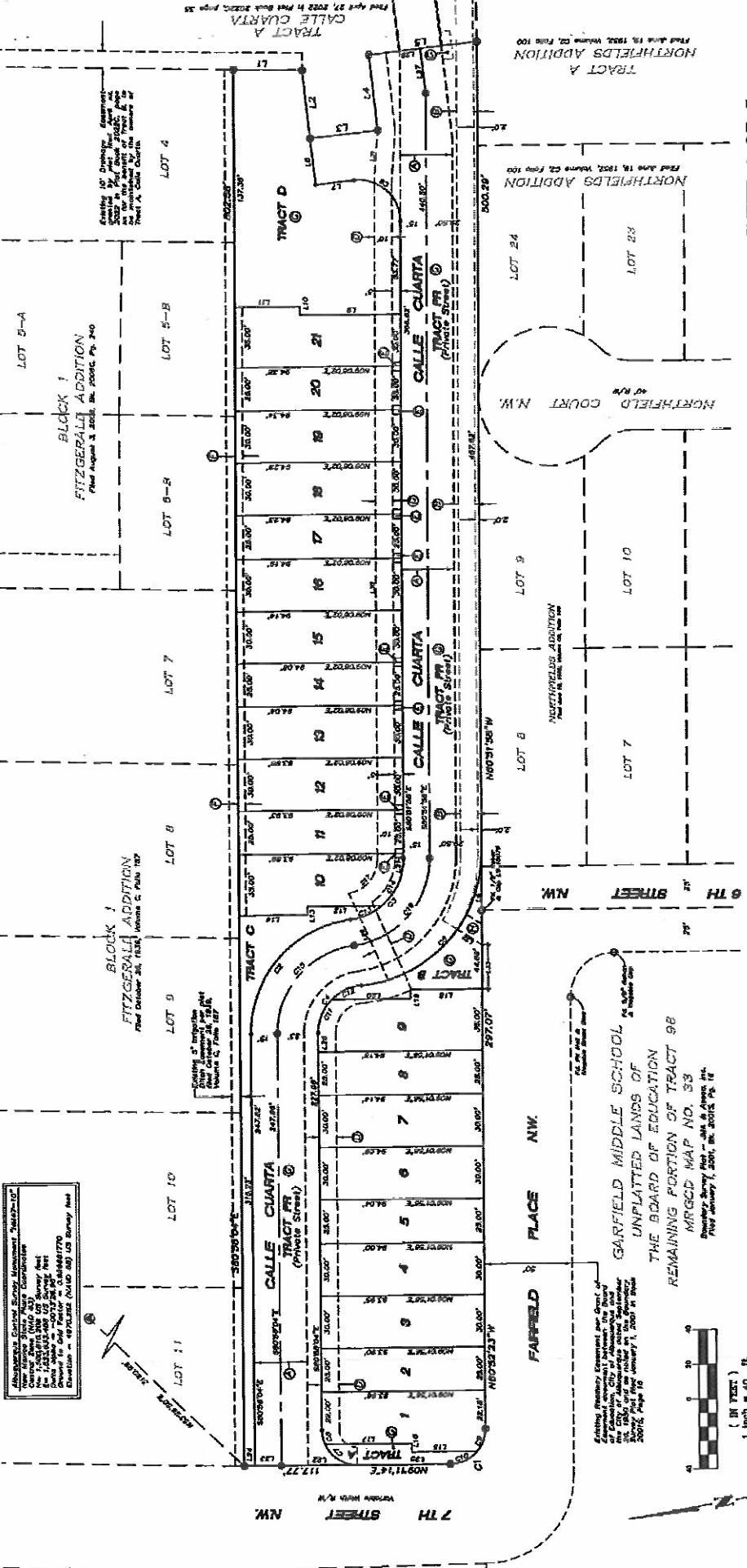
THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

- EASEMENT LEGEND**
- ① Existing Public Easement Access, Pedestrian and Bike Route Easement granted to the City of Albuquerque by Plat No. 33, filed in Public Records on 04/27/2022, in Plat Book 2022C, page 35.
 - ② Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by Plat No. 33, filed in Public Records on 04/27/2022, in Plat Book 2022C, page 35.
 - ③ Existing 6' x 18' Public, Bike Route Easement granted to the City of Albuquerque by Plat No. 33, filed in Public Records on 04/27/2022, in Plat Book 2022C, page 35.
 - ④ New 10' Public Utility Easement granted by this plat.
 - ⑤ New 55' Public Water Meter Easement granted to the City of Albuquerque by this plat, as shown on the front lot corners for Lots 10-27 as shown and noted herein.
 - ⑥ New 4' Private Drainage Easement for the benefit of Lot 10 (the "Lot 10") granted to and to be maintained by the Calle Cuarta HOA.
 - ⑦ New Blanket Private Drainage Easement granted to and to be maintained by the Calle Cuarta HOA.
 - ⑧ New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

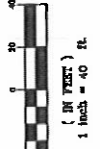
Albuquerque County Survey Department
 1000 Central Avenue, N.E.
 Albuquerque, NM 87102
 Phone: (505) 763-3300
 Fax: (505) 763-3300
 Website: www.albuquerquecounty.gov
 Division - 497/PLANS (ALBU) US Survey Plat

**BLOCK 1
 FITZGERALD ADDITION**
 Filed October 26, 1934, Volume 5, Page 107

**BLOCK 1
 FITZGERALD ADDITION**
 Filed August 3, 2022, in Plat Book 2022C, Page 240



Garfield Middle School
 UNPLATTED LANDS OF
 THE BOARD OF EDUCATION
 REMAINING PORTION OF TRACT 98
 MIRGCD MAP NO. 33
 Surveyed by Gary M. & Lisa M. Jones, Inc.
 Filed January 7, 2001, in Public Records, Page 18



FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT 8, CALLE CUARTA)
 WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

LOT ACRES

LOT NUMBER	ACREAGE
LOT 1	0.0847 AC
LOT 2	0.0847 AC
LOT 3	0.0847 AC
LOT 4	0.0847 AC
LOT 5	0.0847 AC
LOT 6	0.0847 AC
LOT 7	0.0847 AC
LOT 8	0.0847 AC
LOT 9	0.0847 AC
LOT 10	0.0847 AC
LOT 11	0.0847 AC
LOT 12	0.0847 AC
LOT 13	0.0847 AC
LOT 14	0.0847 AC
LOT 15	0.0847 AC
LOT 16	0.0847 AC
LOT 17	0.0847 AC
LOT 18	0.0847 AC
LOT 19	0.0847 AC
LOT 20	0.0847 AC
LOT 21	0.0847 AC
TRACT A	0.0847 AC
TRACT B	0.0847 AC
TRACT C	0.0847 AC
TRACT D	0.0847 AC
TRACT E	0.0847 AC

LINE TABLE

LINE	LENGTH	BEARING
L1	58.88	S102°22'02"W
L2	33.72	N87°18'00"W
L3	44.00	S82°15'00"E
L4	44.00	S82°15'00"E
L5	44.00	S82°15'00"E
L6	44.00	S82°15'00"E
L7	44.00	S82°15'00"E
L8	44.00	S82°15'00"E
L9	44.00	S82°15'00"E
L10	44.00	S82°15'00"E
L11	44.00	S82°15'00"E
L12	44.00	S82°15'00"E
L13	44.00	S82°15'00"E
L14	44.00	S82°15'00"E
L15	44.00	S82°15'00"E
L16	44.00	S82°15'00"E
L17	44.00	S82°15'00"E
L18	44.00	S82°15'00"E
L19	44.00	S82°15'00"E
L20	44.00	S82°15'00"E
L21	44.00	S82°15'00"E
L22	44.00	S82°15'00"E
L23	44.00	S82°15'00"E
L24	44.00	S82°15'00"E
L25	44.00	S82°15'00"E
L26	44.00	S82°15'00"E
L27	44.00	S82°15'00"E
L28	44.00	S82°15'00"E
L29	44.00	S82°15'00"E
L30	44.00	S82°15'00"E
L31	44.00	S82°15'00"E
L32	44.00	S82°15'00"E
L33	44.00	S82°15'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C2	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C3	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C4	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C5	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C6	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C7	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C8	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C9	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C10	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C11	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C12	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C13	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C14	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C15	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C16	31.44	20.00	20.00	28.37	S33°20'32"E	60.00
C17	31.44	20.00	20.00	28.37	S33°20'32"E	60.00

[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 to a Property Owner**

Date of Notice*: 06/02/2022

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:

Property Owner within 100 feet*: AYERS JUSTIN C & AYERS STEVE E

Mailing Address*: 516 FITZGERALD RD NW - ALBUQUERQUE NM 87107-2432

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
 Location Description On 7th Street NW between Fitzgerald Rd NW & Fairfields Pl NW
(Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. **Agent/Applicant*** [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Divide 1 existing tract into 21 new lots and 5 new tracts.

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)

¹ Attach additional information, as needed to explain the project/request.

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.5306 Acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- 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>

⁵ Available here: <https://tinurl.com/idozoningmap>

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

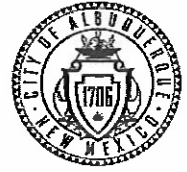


PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or freda@iacivil.com	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.	

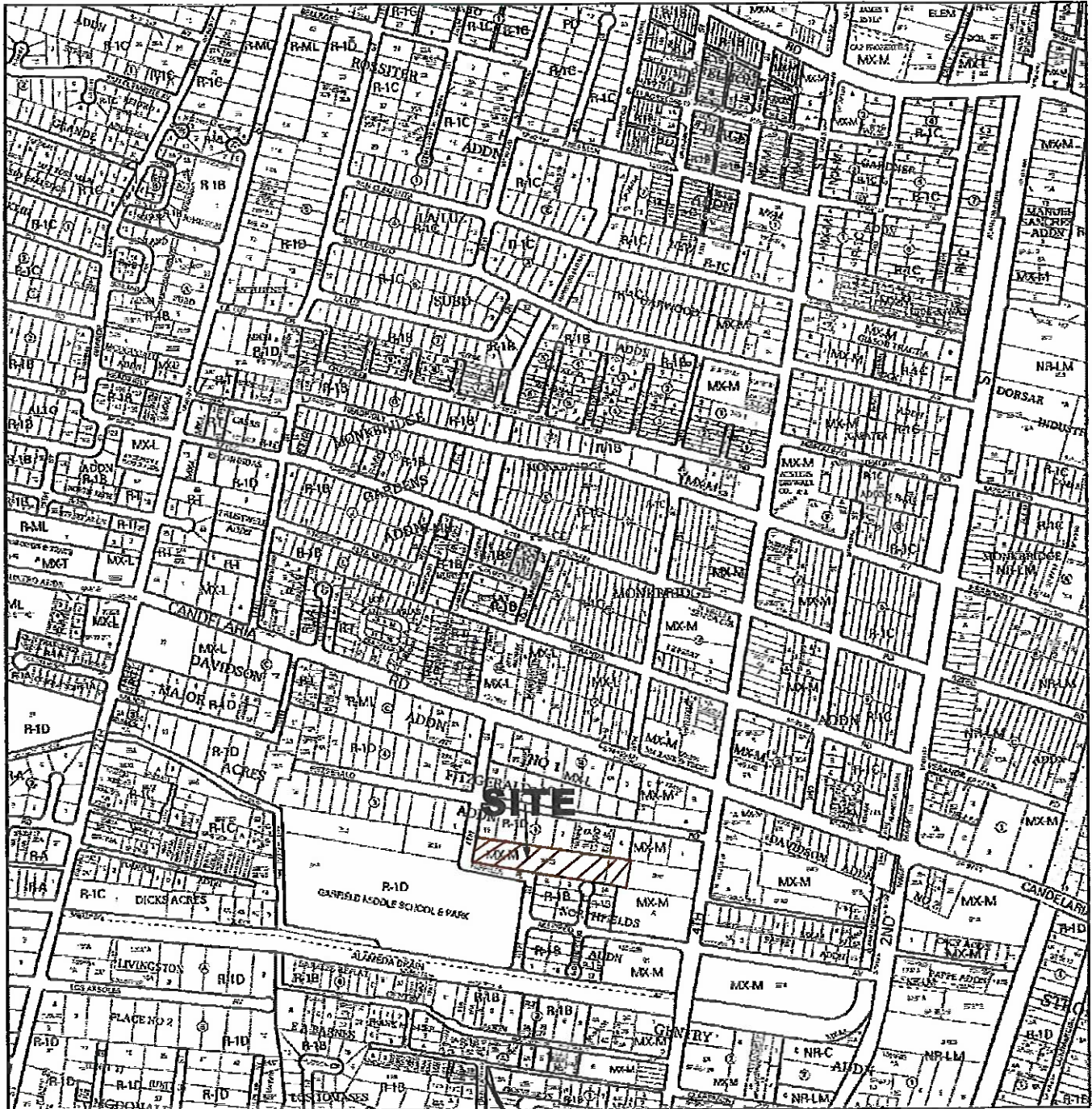
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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.



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
<input type="checkbox"/> a. Location of proposed buildings and landscape areas.
<input type="checkbox"/> b. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/> e. For non-residential development: <ul style="list-style-type: none"><input type="checkbox"/> Total gross floor area of proposed project.<input type="checkbox"/> Gross floor area for each proposed use.

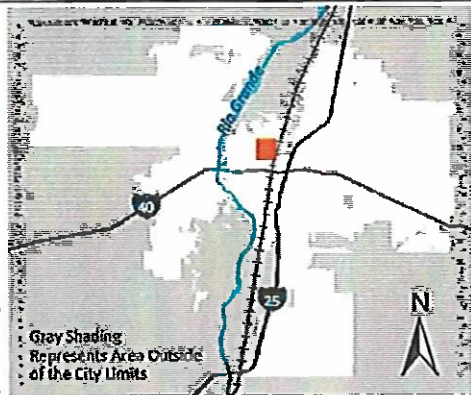


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

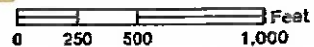


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
G-14-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



FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2022

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

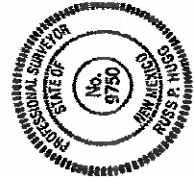
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL STREET, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 21, 1936 IN VOLUME 6, PAGE 187.
- B. Plat entitled "PLAT OF LOTS 52-A AND 54-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 18, 1925 IN VOLUME 555, PAGE 22.
- C. Plat entitled "SUBDIVISION OF WESTERN PORTION OF FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
- D. Plat entitled "PLAT OF LOTS 6-A AND 6-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 2006 in Plat Book 2006C, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21 AND 23, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 1977", in Volume 612, Page 24.
- F. Plat entitled "PLAT OF LOTS 5-A AND 5-A, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2020 in Plat Book 2008C, Page 137.
- G. Plat entitled "MORNYFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume 62, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LOTS OF FITZGERALD ADDITION, BEING A REPLAT OF TRACT B, CALLE CUARTA, PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO, COUNTY OF BERNALILLO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 31, 2001 IN PLAT BOOK 2001S, PAGE 15.
- I. Title Commitment prepared for the property by Fidelity National Title Insurance Company, Commitment Number SP00011-284, Effective Date: July 21, 2021.
- J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, AND A PORTION OF TRACT 90-D) WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO, COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 22, 2022 in Plat Book 2022C, page 11.

FLOOD ZONE DETERMINATION

The subject property (as shown herein) appears to be within "Zone X" (Area with reduced flood risk due to levee) on the National Flood Insurance Program Flood Insurance Rate Map, Number 5000100332C, Effective date September 26, 2020.

SECTION 24-14-1-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

No property within the area of this plat shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or tracts on the lots or parcels within the area of this proposed plat. The foregoing requirement shall be a condition to approval of this plat.



LEGAL DESCRIPTION

That certain tract of land situated within the Town of Albuquerque Grant in Projected Section 5, Township 10 North, Range 3 East, New Mexico, principal meridian, Bernalillo County, New Mexico, containing 2.3326 Acres, more or less, comprising all of Tract B, Calle Cuarta on the same as shown and designated on the plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, AND A PORTION OF TRACT 90-D) WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 22, 2022 IN PLAT BOOK 2022C, PAGE 11.

Said tract contains 2.3326 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA) WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO, COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public a right of way over the subject property for the installation and use of solar collectors to come to Tract A, hereby. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and irrevocable title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby authorize to act.

OWNER(S)

Yes Housing Inc., a New Mexico Non-profit corporation

Michelle DeBelle
 By: MICHELLE DEBELLE, SECRETARY

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by Michelle DeBelle

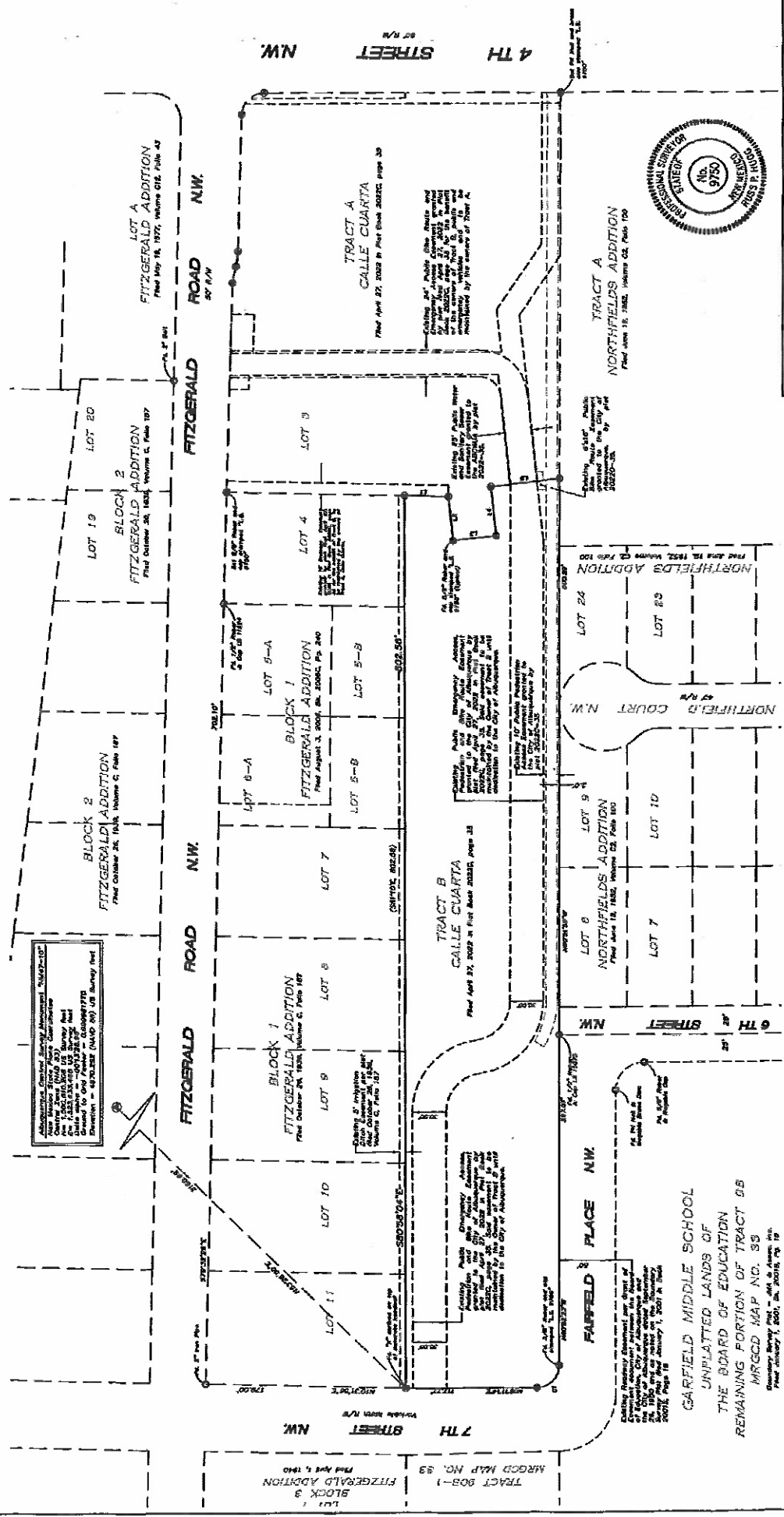
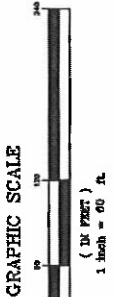
SVP of Yes Housing, Inc.

Glenn Wynn
 Notary Public



**FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022



SURVOTEK, INC.
Cadastral Surveyors
P.O. Box 8000, Albuquerque, New Mexico 87114
Phone: 505-885-7700

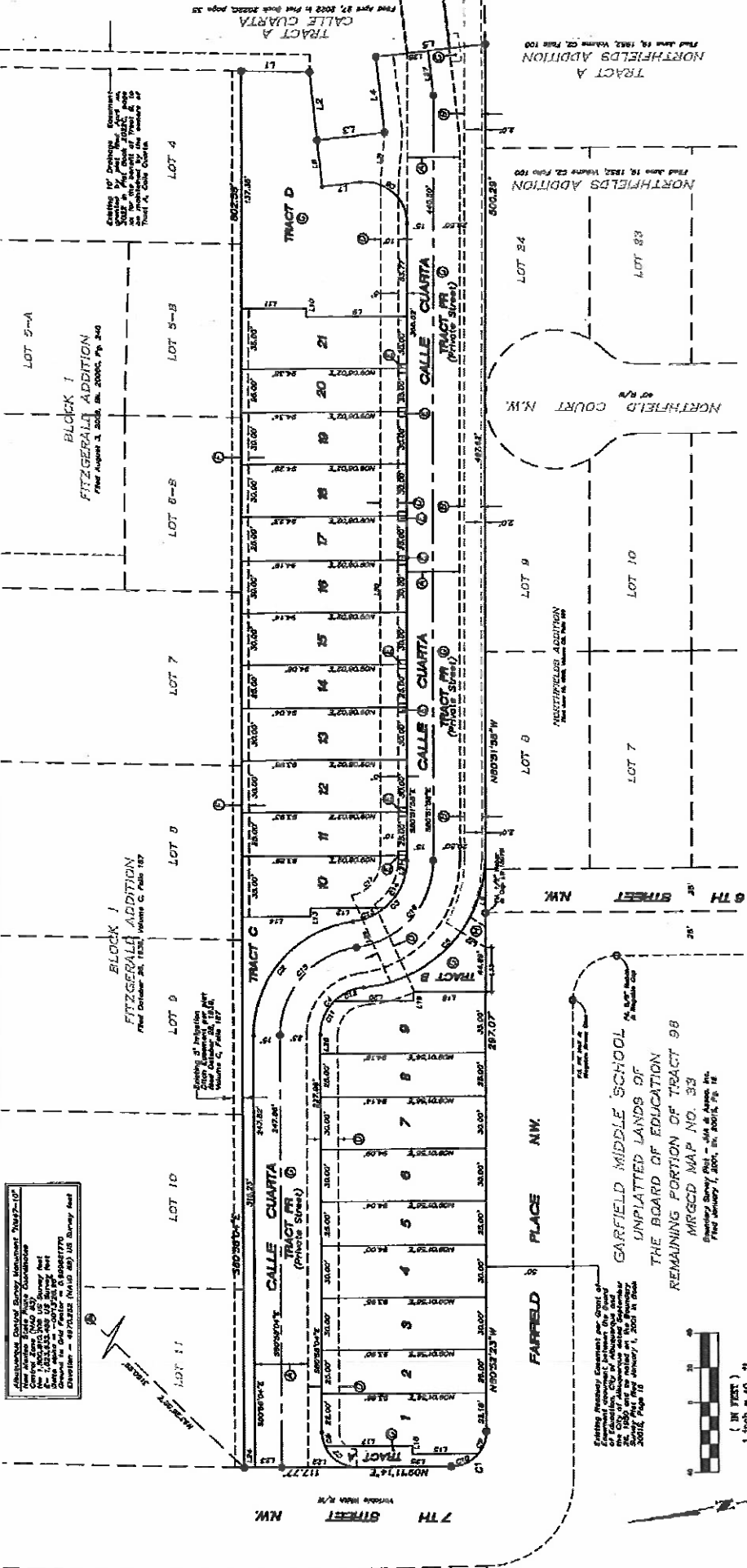
FLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTIAL

(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022

- EASEMENT LEGEND**
- 1 Existing Public Easement Access, Pedestrian and Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
 - 2 Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
 - 3 Existing 6' x 18' Public Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
 - 4 New 10' Public Utility Easement granted by this plat.
 - 5 New 5' x 5' Public Meter Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35, as shown and noted herein.
 - 6 New 4' Private Drainage Easement for the benefit of Lots 10 thru 21, granted to and to be maintained by the Calle Cuarta HOA.
 - 7 New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

ALBUQUERQUE COUNTY SURVEY MEASUREMENT 2022-10
CITY OF ALBUQUERQUE
CITY ENGINEER
DATE: 04/27/2022
PROJECT: 2022-10
DRAWN BY: J. GARCIA
CHECKED BY: J. GARCIA
APPROVED BY: J. GARCIA
EXPIRES: 08/27/2027



Garfield Middle School
UNPLATTED LANDS OF
THE BOARD OF EDUCATION
REMAINING PORTION OF TRACT 98
MRCEC MAP NO. 33
Plat January 1, 2004, in Plat Book 2004, p. 18



FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)
 WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

LINE TABLE

LINE	LENGTH	BEARING
L1	38.99	S102°22'52"W
L2	16.71	S89°18'10"W
L3	39.00	S02°45'00"W
L4	44.00	S87°15'00"E
L5	62.81	S02°45'00"W
L6	32.67	S80°31'36"E
L7	25.05	N09°55'00"E
L8	27.00	S87°15'00"E
L9	47.00	S89°18'10"W
L10	47.00	S89°18'10"W
L11	34.88	N09°30'10"E
L12	42.82	N09°10'10"E
L13	53.00	N89°31'51"W
L14	38.63	N09°10'10"E
L15	37.80	N09°31'36"E
L16	58.97	N09°10'10"E
L17	49.92	N09°31'36"E
L18	41.64	N08°31'36"E
L19	47.00	N89°31'51"W
L20	45.35	N09°10'10"E
L21	33.95	S89°18'10"E
L22	49.85	N09°11'45"E
L23	67.00	N09°11'45"E
L24	67.00	N09°11'45"E
L25	53.62	N09°31'14"E
L26	10.86	S80°25'04"E
L27	26.12	S82°15'00"E
L28	30.00	N02°45'00"E
L29	54.85	N78°17'22"E
L30	30.00	S89°18'10"E
L31	30.00	S89°18'10"W
L32	16.87	S45°38'58"W
L33	24.00	S80°25'23"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.44	20.00	20.00	28.30	S35°20'35"E	60°00'00"
C2	64.78	40.00	40.00	56.60	N38°27'11"W	63°01'05"
C3	50.00	31.83	31.83	43.71	S83°04'48"W	65°12'38"
C4	112.06	70.00	68.48	101.92	S32°03'45"E	61°38'28"
C5	40.37	24.00	24.83	35.79	N40°24'31"E	61°24'02"
C6	28.17	20.00	14.03	21.87	S42°19'54"W	65°18'00"
C7	64.33	40.00	41.77	57.74	S35°35'25"W	35°54'59"
C8	13.83	20.00	7.24	13.62	S80°35'23"E	33°54'02"
C9	72.81	40.00	74.38	81.23	N12°34'21"W	24°01'28"
C10	10.10	10.00	10.00	10.00	S89°18'10"W	60°00'00"
C11	19.31	22.00	10.07	18.81	N15°43'04"W	42°55'22"
C12	18.91	18.00	10.83	18.64	S14°13'24"E	32°35'11"
C13	30.79	35.00	18.45	28.77	S55°31'44"E	50°20'28"
C14	22.40	20.00	14.20	18.20	N19°27'11"W	63°01'49"
C15	22.97	20.00	14.18	18.21	S39°24'08"E	62°25'38"
C16	27.97	30.00	16.82	26.75	S40°31'48"E	62°08'00"

LOT AREAGES

LOT NUMBER	ACREAGE
LOT 1	0.0839 AC
LOT 2	0.0839 AC
LOT 3	0.0847 AC
LOT 4	0.0847 AC
LOT 5	0.0840 AC
LOT 6	0.0849 AC
LOT 7	0.0849 AC
LOT 8	0.0840 AC
LOT 9	0.0839 AC
LOT 10	0.0839 AC
LOT 11	0.0839 AC
LOT 12	0.0847 AC
LOT 13	0.0847 AC
LOT 14	0.0840 AC
LOT 15	0.0848 AC
LOT 16	0.0841 AC
LOT 17	0.0849 AC
LOT 18	0.0849 AC
LOT 19	0.0849 AC
LOT 20	0.0841 AC
LOT 21	0.0897 AC
TRACT A	0.0178 AC
TRACT B	0.0171 AC
TRACT C	0.0171 AC
TRACT D	0.2330 AC
TRACT E	0.2330 AC
TRACT F	0.2330 AC
TRACT G	0.2330 AC
TRACT H	0.2330 AC
TRACT I	0.2330 AC
TRACT J	0.2330 AC
TRACT K	0.2330 AC
TRACT L	0.2330 AC
TRACT M	0.2330 AC
TRACT N	0.2330 AC
TRACT O	0.2330 AC
TRACT P	0.2330 AC
TRACT Q	0.2330 AC
TRACT R	0.2330 AC
TRACT S	0.2330 AC
TRACT T	0.2330 AC
TRACT U	0.2330 AC
TRACT V	0.2330 AC
TRACT W	0.2330 AC
TRACT X	0.2330 AC
TRACT Y	0.2330 AC
TRACT Z	0.2330 AC

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

Date/Time*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*²: Virtual Meeting, see link below for pertinent meeting information

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*³:
Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)*⁴ G-14
- 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:

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- d. For residential development*: Maximum number of proposed dwelling units.
- e. For non-residential development*:
 - Total gross floor area of proposed project.
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.5306 Acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



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Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or freda@iacivil.com	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
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<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input 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.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

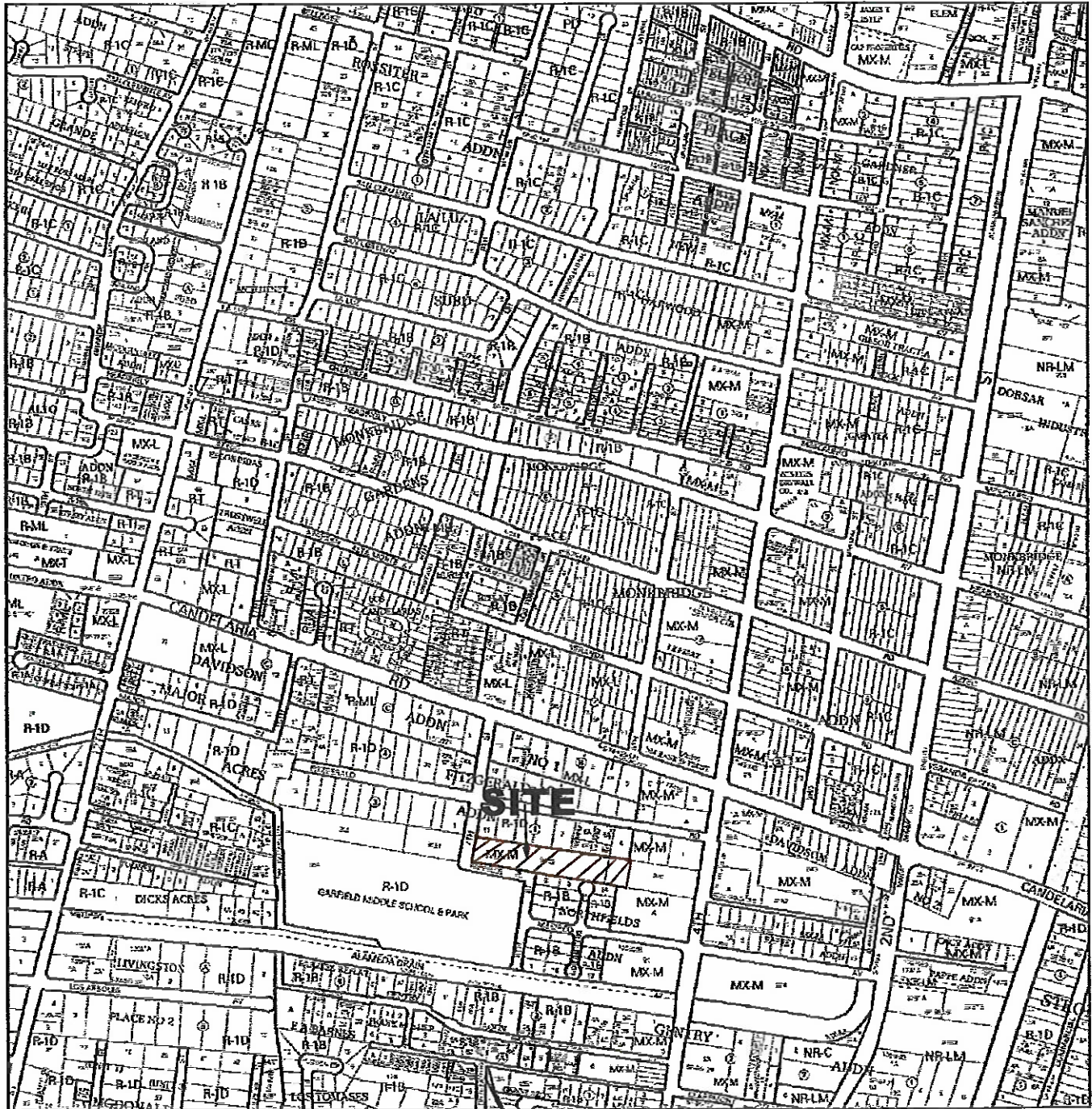
Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov
Printed 11/1/2020



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
<input type="checkbox"/> a. Location of proposed buildings and landscape areas.
<input type="checkbox"/> b. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/> e. For non-residential development: <ul style="list-style-type: none"><input type="checkbox"/> Total gross floor area of proposed project.<input type="checkbox"/> Gross floor area for each proposed use.

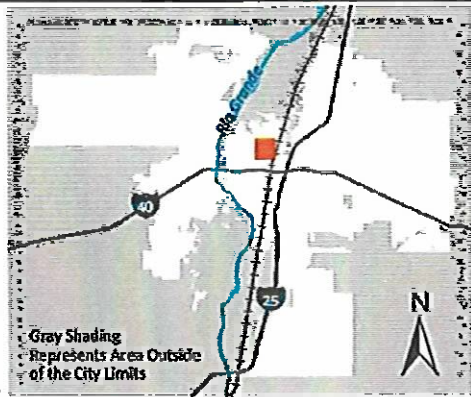


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

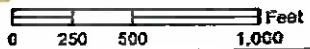


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
G-14-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



**PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
**THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN**

**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**
APRIL 1, 2022

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

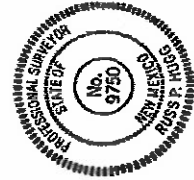
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 22, 1938 in Volume C, Page 187.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1939 in Volume 52C, Page 22.
- C. Plat entitled "SUBDIVISION OF WESTERLY PORTION OF FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
- D. Plat entitled "PLAT OF LOTS 6-A AND 6-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 2006 in Plat Book 2006C, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1977 in Volume C12, Page 43.
- F. Plat entitled "PLAT OF LOTS 3-A AND 3-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 2006 in Plat Book 2006C, Page 124.
- G. Plat entitled "DOMINIONIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1932 in Volume C4, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 24, M.R.C.D., PROPERTY MAP NO. 33, CARFIELD MIDDLE SCHOOL", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001C, Page 19.
- I. This Commission prepared for this property by Fidelity National Title Insurance Company, Commitment Number SC09014294, Effective Date July 21, 2021.
- J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA BEING A REPLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL BEING A REPLAT OF TRACT B, CALLE CUARTA WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on April 01, 2022 in Plat Book 2022C, page xx.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "Zone X" (Area with reduced flood risk due to levees) as shown on National Flood Insurance Program 2022 Insurance Rate Map Number 35001C0332C, Effective date September 26, 2022.

SECTION 14-14-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

The property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on the property, or any portion thereof, unless such restriction or agreement is approved by the City of Albuquerque. The foregoing requirement shall be a condition to approval of this plat.



LEGAL DESCRIPTION

That certain tract of land situated within the Town of Albuquerque Grant in projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, comprising all of Tract B, Calle Cuarta as the same is shown and designated on the plat entitled "PLAT OF TRACTS A, AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL BEING A REPLAT OF TRACT B, CALLE CUARTA WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO)", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 01, 2022 in Plat Book 2022C, page 33.

Said tract contains 2.5306 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of, and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indisputable title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby authorize the foregoing and do hereby represent that they are as

OWNER(S)

Yes Housing Inc., a New Mexico Non-profit corporation

Michelle DeBorja
By MICHELLE DANIELSON, Solicitor Mesident

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by *Michelle DeBorja* S.P.

Clair Wymore My commission expires 12/21/24
Notary Public



**FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1, 2022

LINE	LENGTH	BEARING
L1	38.69	S102°20'07"W
L2	38.70	N67°18'00"W
L3	44.00	S82°14'00"W
L4	44.00	S02°54'00"W
L5	62.61	S02°54'00"W
L6	32.67	S60°31'24"E
L7	22.05	N09°55'00"E
L8	27.00	S67°14'00"E
L9	41.00	S68°33'02"E
L10	41.00	S03°13'02"E
L11	56.86	N03°13'02"E
L12	42.63	N09°10'07"E
L13	3.00	N80°21'48"W
L14	33.63	N08°18'24"E
L15	37.50	N03°01'56"E
L16	41.00	S60°31'24"E
L17	48.92	S60°31'24"E
L18	41.04	N03°13'02"E
L19	6.00	N80°21'48"W
L20	43.30	N08°21'58"E
L21	31.09	S80°32'00"E
L22	42.85	N08°17'43"E
L23	15.00	N08°17'43"E
L24	53.62	N08°17'43"E
L25	10.89	S60°31'04"E
L26	26.12	S67°14'00"E
L27	30.00	N02°56'00"E
L28	34.52	N23°07'22"E
L29	38.50	S00°31'58"E
L30	18.67	S44°58'18"W
L31	35.00	S62°32'42"E

LOT NUMBER	ACREAGE
LOT 1	0.06819 AC
LOT 2	0.06819 AC
LOT 3	0.06819 AC
LOT 4	0.06819 AC
LOT 5	0.06840 AC
LOT 6	0.06840 AC
LOT 7	0.06848 AC
LOT 8	0.06848 AC
LOT 9	0.06840 AC
LOT 10	0.06819 AC
LOT 11	0.06819 AC
LOT 12	0.06847 AC
LOT 13	0.06847 AC
LOT 14	0.06840 AC
LOT 15	0.06848 AC
LOT 16	0.06848 AC
LOT 17	0.06840 AC
LOT 18	0.06840 AC
LOT 19	0.06840 AC
LOT 20	0.06841 AC
LOT 21	0.06892 AC
TRACT A	0.01719 AC
TRACT B	0.03172 AC
TRACT C	0.03172 AC
TRACT D	0.03172 AC
TRACT E	0.03172 AC
TRACT F	0.03172 AC
TRACT G	0.03172 AC
TRACT H	0.03172 AC
TRACT I	0.03172 AC
TRACT J	0.03172 AC
TRACT K	0.03172 AC
TRACT L	0.03172 AC
TRACT M	0.03172 AC
TRACT N	0.03172 AC
TRACT O	0.03172 AC
TRACT P	0.03172 AC
TRACT Q	0.03172 AC
TRACT R	0.03172 AC
TRACT S	0.03172 AC
TRACT T	0.03172 AC
TRACT U	0.03172 AC
TRACT V	0.03172 AC
TRACT W	0.03172 AC
TRACT X	0.03172 AC
TRACT Y	0.03172 AC
TRACT Z	0.03172 AC

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	31.44	20.00	20.00	28.30	S35°50'55"E	62°03'50"
C2	24.19	65.00	52.64	66.17	N32°27'11"W	83°01'56"
C3	50.66	35.00	30.83	48.45	S32°24'00"E	82°55'32"
C4	112.26	24.00	68.46	101.92	S33°13'45"E	85°38'28"
C5	40.37	24.00	26.83	38.78	N62°08'31"E	93°23'02"
C6	23.13	20.00	13.08	21.66	S42°19'14"W	65°18'00"
C7	6.23	20.00	6.17	6.17	S87°14'52"W	23°54'42"
C8	13.83	20.00	7.84	13.65	S62°55'23"E	38°54'02"
C9	17.81	20.00	8.36	16.98	S15°33'52"E	50°09'28"
C10	16.18	20.00	11.07	16.64	N15°33'52"E	47°54'02"
C11	19.91	25.00	10.23	18.64	S14°13'56"E	37°35'11"
C12	50.78	35.00	16.43	28.77	S53°41'44"E	67°20'28"
C13	72.48	50.00	44.20	68.20	N32°27'11"W	83°01'56"
C14	72.37	60.00	44.18	66.21	S30°24'00"E	82°55'32"
C15	27.07	20.00	16.82	25.75	S40°17'55"E	62°03'50"

[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 to a Property Owner**

Date of Notice*: 06/02/2022

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:

Property Owner within 100 feet*: BACA DORENE B

Mailing Address*: 514 FITZGERALD RD NW - ALBUQUERQUE NM 87107

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th Street NW between Fitzgerald Rd NW & Fairfields Pl NW
(Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Divide 1 existing tract into 21 new lots and 5 new tracts.

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)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*2: Virtual Meeting, see link below for pertinent meeting information

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*3:
Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)*4 G-14
- 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:

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.5306 Acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- 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>

⁵ 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 <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or	
Date, time, and place of public meeting or hearing, if applicable: freda@iacivil.com	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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.

**FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
**THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022**

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____ Date
Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico (PSCNM), a New Mexico corporation, for overhead, underground, electrical, gas, telephone, cable, and other utility lines, and transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 - B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
 - C. Grant for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- included, is the right to build, relocate, construct, reconstruct, maintain, repair, replace, upgrade, and operate, and to install and maintain facilities for purposes described above, together with free access to, from, and over and easements, with the right to cross, over, under, and through the premises, and with the right to utilize the right of way and easement to extend services to customers of Grantee, including auxiliary, working, access, and removal lines, stubs or bushes which interfere with the purpose set forth herein. No building, sign, post, (aboveground or underground) but (under concrete or masonry) structure, utility pole, or other structure shall be drilled or erected hereon. Property owners shall be solely responsible for correcting any violations of National Electric Code and other applicable codes and standards of any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/electrodepoles, an installed shall be shown on the plat, and transformer/electrodepoles shall be shown on the plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PSCNM) and New Mexico Gas Company (NMGCO) are not making any warranty or representation, and NMGCO do not waive or release any easement or easements, and which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DEDICATIONS

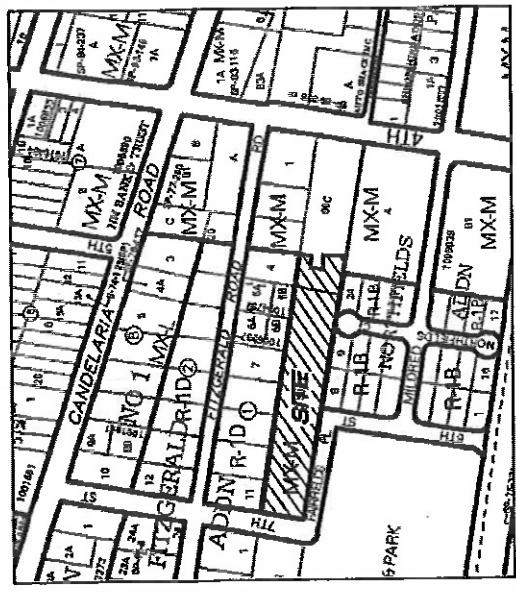
- a. That the Public Company, by shown herein shall accept the private street right of way and will be conveyed as Private Street right of way to the Calle Cuarta Homeowners Association in fee simple. Said Private Street right of way to be maintained by said Calle Cuarta Homeowners Association.
 - b. That the Private Street right of way (17' x 60') shown herein shall be conveyed to the City of Albuquerque over said tract to be hereby granted to the City of Albuquerque and ABQUMA.
- The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract PM) at the locations or locations agreed upon by the Developer and said named public utility companies.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes and other data in my possession and that the same conform to the standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors. That I am duly licensed and qualified under the laws of the State of New Mexico to perform the duties of a Professional Surveyor and that I have the best of my knowledge and belief.



Russ P. Hugg
NMPSS No. 9750
April 21, 2022



VICINITY MAP
NOT TO SCALE
City of Albuquerque Zone Atlas Page G-14.

GENERAL NOTES

1. Bearings are given and bases as the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Arrows point to dead bearings and distances, where they differ from those indicated by the field sketch, are shown in parentheses ().
5. All corners that were set are either a 5/8" rebar with cap stamped "NMGCO L.S. 3726" or a concrete nail with brass disk stamped "NMGCO L.S. 3726" unless otherwise indicated herein.
6. All street centerline monumentation shall be marked at all centerline PC's, PT's, angle points and street intersections with the standard four (4") aluminum monument stamped "City of Albuquerque Centrifuge Monument - Do not disturb, PS Number 0750" and will be set flush with the final asphalt lift.
7. The subject properties are currently designated IEP. Zone 201B. The subject properties are currently designated IEP. Zone 201B. The subject properties are currently designated IEP. Zone 201B.

PURPOSE OF PLAT

- The purpose of this plat is to:
- a. Divide one (1) existing Tract into Twenty one (21) new Lots and five (5) new Tracts as shown herein.
 - b. Grant the new public and private easements as shown herein.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Lots created: 21
3. Total number of Tracts created: 5
4. Private Street right of way (Tract PR) created 0.8815 Ac.
5. Gross Subdivision acreage: 2.3306 acres.



Consulting Surveyors
P.O. Box 1000, Albuquerque, New Mexico 87104

PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 1, 2022

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

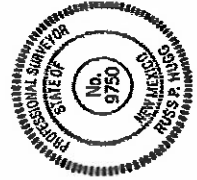
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Page 141.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 18, 1939 in Volume 956, Page 22.
- C. Plat entitled "SUBDIVISION OF WESTERLY PORTION OF FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
- D. Plat entitled "PLAT OF LOTS 6-A AND 8-D, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 2006 in Plat Book 2006C, Page 246.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1977 in Volume 612, (Rls. 40).
- F. Plat entitled "PLAT OF LOTS 5-A, AND 8-A, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2008 in Plat Book 2008C, Page 157.
- G. Plat entitled "MADRIFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1932 in Volume C2, folio 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 58, M.R.C.C.D. PROJECTS, MAP NO. 33, COUNTY OF BERNALILLO, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2007 in Plat Book 2007B, Page 16.
- I. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP00014294, Effective Date: July 21, 2021.
- J. Plat entitled "REPLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 50-C AND 50-B-2, M.R.C.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 2022 in Plat Book 2022C, page No.

FLOOD ZONE DETERMINATION

The subject property (as shown herein) appears to lie within "Zone X" (Area with Flood Insurance Rate Map Number 350001C0332C, Effective date September 26, 2008).

SECTION 14-4-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction or other restriction that prohibits or restricts the installation of solar collectors on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



LEGAL DESCRIPTION
 That certain tract of land situated within the Town of Albuquerque Grant in Bernalillo County, New Mexico, and being a replat of Tract B, Calle Cuarta, within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract B, Calle Cuarta as the same is shown and designated on the plat entitled "REPLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 50-C AND 50-B-2, M.R.C.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 2022 in Plat Book 2022C, page 36.
 Said tract contains 2.3506 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising PLAT OF LOTS 1 THRU 21, CALLE CUARTA, RESIDENTIAL (BEING A REPLAT OF TRACT B, CALLE CUARTA) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby agree to convey Tracts A thru D and Tract 58 to the Calle Cuarta Homeowners Association by separate instrument. Said owner(s) and proprietor(s) do hereby warrant that they had among them complete and undivided title in and to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Yes Housing Inc., a New Mexico Non-profit corporation

Michelle De la Rosa
 By: **Michelle De la Rosa**, sole officer and director

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

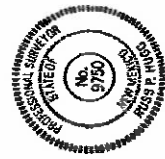
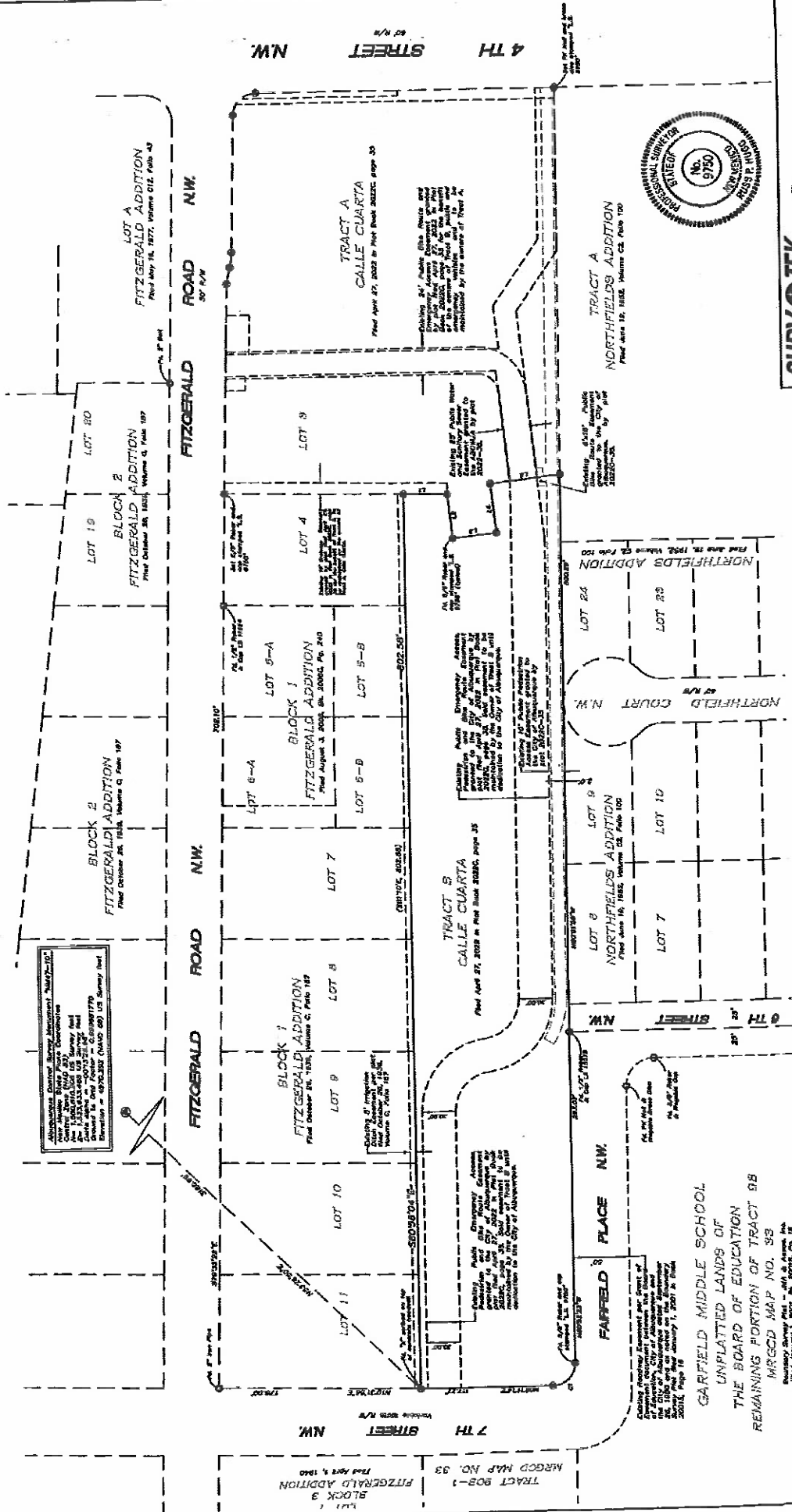
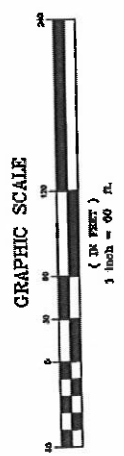
The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by Michelle De la Rosa, Sr. A.

Glenn Wayne
 Notary Public of Yes Housing, Inc.



**FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022



SURV+TEK, INC.
SURVEYING & ENGINEERING
P.O. BOX 10308, ALBUQUERQUE, NEW MEXICO 87114

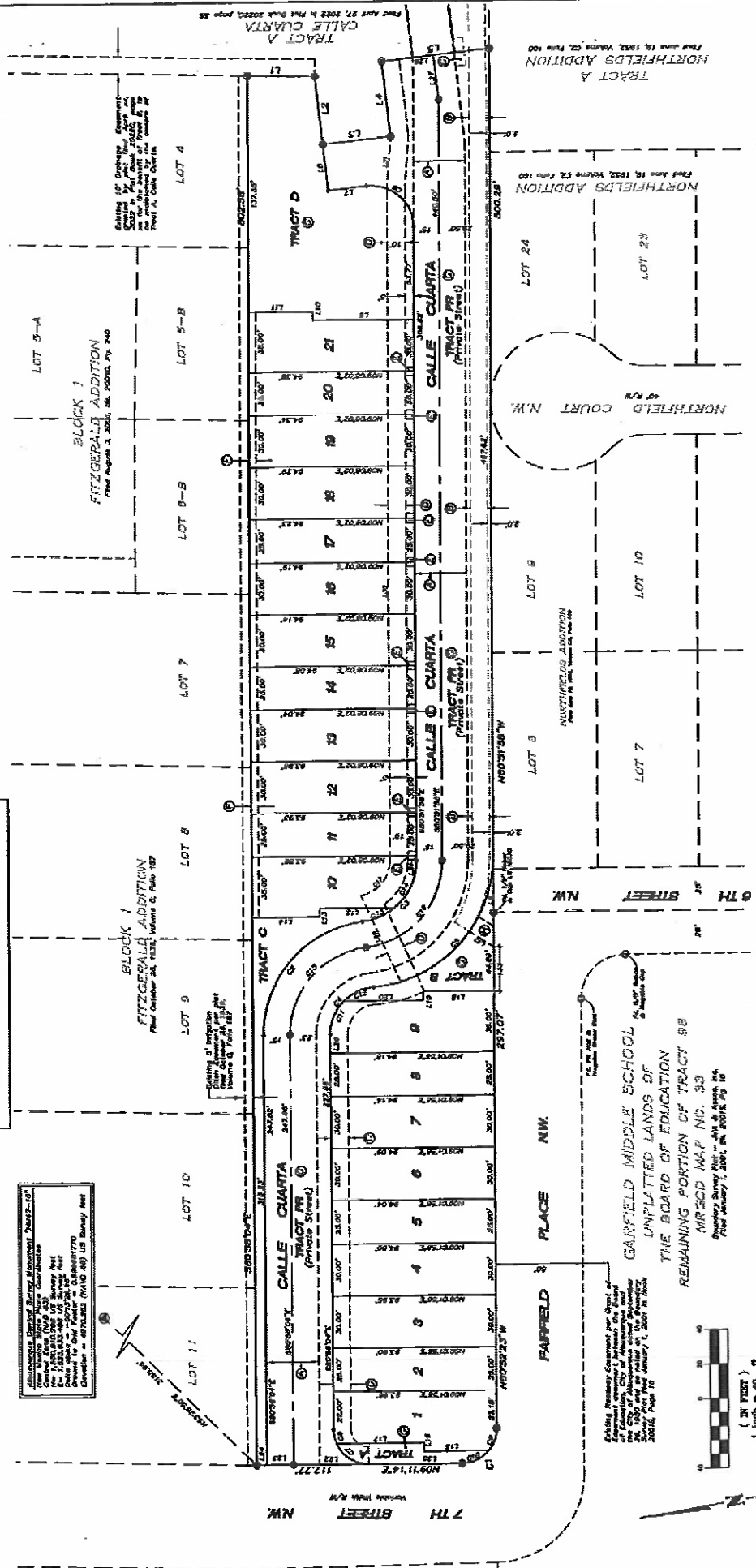
EASEMENT LEGEND

- 1 Existing Public Easement Access, Pedestrian and Bike Route Easement granted to the City of Albuquerque by Plat No. 2002-0011, Page 35.
- 2 Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by Plat No. 2002-0011, Page 35.
- 3 Existing 8' x 10' Public, Bike Route Easement granted to the City of Albuquerque by Plat No. 2002-0011, Page 35.
- 4 New 10' Public Utility Easement granted by this Plat.
- 5 New 5' x 5' Public Water Meter Easement granted to the City of Albuquerque by Plat No. 2002-0011, Page 35, as shown and noted herein.
- 6 New 4' Private Drainage Easement for the benefit of Lots 10 thru 21, granted to and to be maintained by the Calle Cuarta HOA.
- 7 New Blanket Private Drainage Easement granted to and to be maintained by the Calle Cuarta HOA.
- 8 New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this Plat.

Albuquerque General Planning Department
 Planning Division
 200 North Central Avenue, Suite 100
 Albuquerque, NM 87102
 Date: 04/27/2022
 Division: 4971222 (WARD 4B) US Survey Plat

**FLAT OF
 LOTS 1 THRU 21
 CALLE CUARTA RESIDENTIAL**
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)
 WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022



SURV-TEK, INC.
 Consulting Surveyors
 P.O. Box 6888, Albuquerque, New Mexico 87114
 Phone: 505-263-4700

FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)
 WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

LINE TABLE

LINE	LENGTH	BEARING
L1	56.88	S102°10'00"W
L2	39.29	S07°24'00"W
L3	38.00	S07°24'00"W
L4	44.00	S87°15'00"E
L5	62.61	S02°54'00"E
L6	35.87	S89°31'55"E
L7	35.05	N07°45'00"E
L8	57.37	N07°10'00"E
L9	57.37	N07°10'00"E
L10	5.00	S80°31'55"E
L11	34.18	N68°30'02"E
L12	42.52	N02°19'02"E
L13	5.00	N60°31'55"E
L14	35.63	N03°28'02"E
L15	5.00	S07°10'00"E
L16	5.00	S07°10'00"E
L17	46.87	N03°01'58"E
L18	81.04	N03°01'58"E
L19	5.00	N60°28'10"E
L20	45.35	N03°31'56"E
L21	4.69	S80°32'00"E
L22	4.69	N67°11'14"E
L23	74.00	N03°11'14"E
L24	6.00	N03°11'14"E
L25	53.82	N03°11'14"E
L26	10.69	S50°26'04"E
L27	26.73	S67°15'00"E
L28	30.19	N02°45'00"E
L29	368.00	N67°15'00"E
L30	368.00	S02°51'58"E
L31	30.40	S78°45'26"E
L32	16.87	S41°44'30"W
L33	25.08	S60°32'23"E

LOT AREAS

LOT NUMBER	ACREAGE
LOT 1	0.0669 AC
LOT 2	0.0539 AC
LOT 3	0.0647 AC
LOT 4	0.0647 AC
LOT 5	0.0540 AC
LOT 6	0.0648 AC
LOT 7	0.0540 AC
LOT 8	0.0665 AC
LOT 9	0.0665 AC
LOT 10	0.0667 AC
LOT 11	0.0539 AC
LOT 12	0.0647 AC
LOT 13	0.0648 AC
LOT 14	0.0648 AC
LOT 15	0.0648 AC
LOT 16	0.0648 AC
LOT 17	0.0541 AC
LOT 18	0.0649 AC
LOT 19	0.0649 AC
LOT 20	0.0649 AC
TRACT A	0.0175 AC
TRACT B	0.0175 AC
TRACT C	0.0721 AC
TRACT D	0.2330 AC
TRACT PR	0.2813 AC

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.441	20.00	28.30	38.59171°	81°01'58"	
C2	64.18	40.00	56.60	77.18342°	162°03'56"	
C3	46.38	27.00	38.05	N18°09'48"W	63°43'29"	
C4	12.067	28.00	68.49	101.827°	65°39'20"	
C5	10.37	24.00	28.83	N92°58'31"E	56°53'02"	
C6	23.13	20.00	15.05	21.897°	52°19'45"W	
C7	8.037	20.00	4.177	S07°14'35"W	23°34'32"	
C8	13.931	30.00	7.88	S05°23'44"E	30°09'28"	
C9	21.11	33.00	11.33	20.187°	N68°24'21"W	
C10	18.26	27.00	10.07	N15°43'03"W	44°47'28"	
C11	18.91	35.00	10.83	18.64°	S14°13'54"E	
C12	30.78	35.00	16.45	29.277°	S55°11'44"E	
C13	22.48	30.00	14.20	N19°27'11"W	63°01'58"	
C14	22.37	30.00	14.18	S19°24'08"E	62°55'10"	
C15	27.97	20.00	16.62	24.24°	S50°34'59"E	

[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 to a Property Owner**

Date of Notice*: 06/02/2022

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:

Property Owner within 100 feet*: BACA GENE & MONA V

Mailing Address*: 3530 7TH ST NW - ALBUQUERQUE NM 87107-2421

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th Street NW between Fitzgerald Rd NW & Fairfields PI NW (Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Divide 1 existing tract into 21 new lots and 5 new tracts.

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

<input type="checkbox"/> Zoning Hearing Examiner (ZHE)	<input checked="" type="checkbox"/> Development Review Board (DRB)
<input type="checkbox"/> Landmarks Commission (LC)	<input type="checkbox"/> Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*2: Virtual Meeting, see link below for pertinent meeting information

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*3:
Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)*4 G-14
- 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:

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.5306 Acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- 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>

⁵ 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 <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or	
Date, time, and place of public meeting or hearing, if applicable: freda@iacivil.com	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov
Printed 11/1/2020

**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.

**PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY.

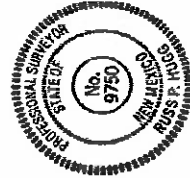
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Page 187.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1959 in Volume 806, Page 22.
- C. Plat entitled "SUBDIVISION OF WESTERLY, BEING A REPLAT OF FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
- D. Plat entitled "PLAT OF LOTS 6-A AND 6-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 2008 in Plat Book 2008C, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1977 in Volume C12, Page 43.
- F. Plat entitled "PLAT OF LOTS 6-A AND 6-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2008 in Plat Book 2008C, Page 157.
- G. Plat entitled "THIRTYTHREE ACRES, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1932 in Volume C2, Page 104.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 89, M.R.G.C.D. PROPERTY MAP NO. 33, GARFIELD MIDDLE SCHOOL", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2021 in Plat Book 2021C, Page 16.
- I. This Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP020714294, Effective Date: July 21, 2021.
- J. Plat entitled "PLAT OF LOTS 1 AND 2, CALLE CUARTA BEING A REPLAT OF LOTS 1 AND 2, BLOCK FITZGERALD ADDITION AND TRACT 89-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33 WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 2022 in Plat Book 2022C, page 44.

FLOOD ZONE DETERMINATION

The subject property (as shown herein) appears to lie within "Zone X" (Area with reduced flood risk due to levees) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 50001000000000000000, Effective date September 25, 2008.

SECTION 14-14-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall be subject to a deed restriction, covenant, or binding agreement, provision, or condition, which would prohibit the installation of solar collectors within the boundaries of the proposed plat, the foregoing requirement shall be a condition to approval of this plat."



LEGAL DESCRIPTION

That certain tract of land situated within the Town of Albuquerque Grant in projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, containing 2.3308 Acres, more or less, comprising all of Tract B, Calle Cuarta as the same is shown and designated on the plat entitled "PLAT OF LOTS 1 AND 2, CALLE CUARTA BEING A REPLAT OF LOTS 1 AND 2, BLOCK FITZGERALD ADDITION AND TRACT 89-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33 WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 2022 in Plat Book 2022C, page 44.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and not comprising PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owners, and proprietors thereof, said owners and proprietors do hereby grant the public use and easement to come to, pass over, and use the land and tract hereunto more particularly described in Tract A, Tract B and Tract C to the Calle Cuarta Homeowners Association by separate instrument. Said owners and proprietors do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owners and proprietors do hereby authorize to the foregoing and do hereby represent that they are so authorized to act.

OWNERS

Yes Housing Inc., a New Mexico Non-profit corporation

Michelle DeBorja
By MICHELLE DEBORJA, Secretary

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This foregoing instrument was acknowledged before me this 23rd day of May, 2022, by Michelle DeBorja S.P.A. of Yes Housing, Inc.

Glenn Wayne
Notary Public



SURVOTEK, INC.
CONSULTING SURVEYORS
P.O. Box 6800, Albuquerque, New Mexico 87106

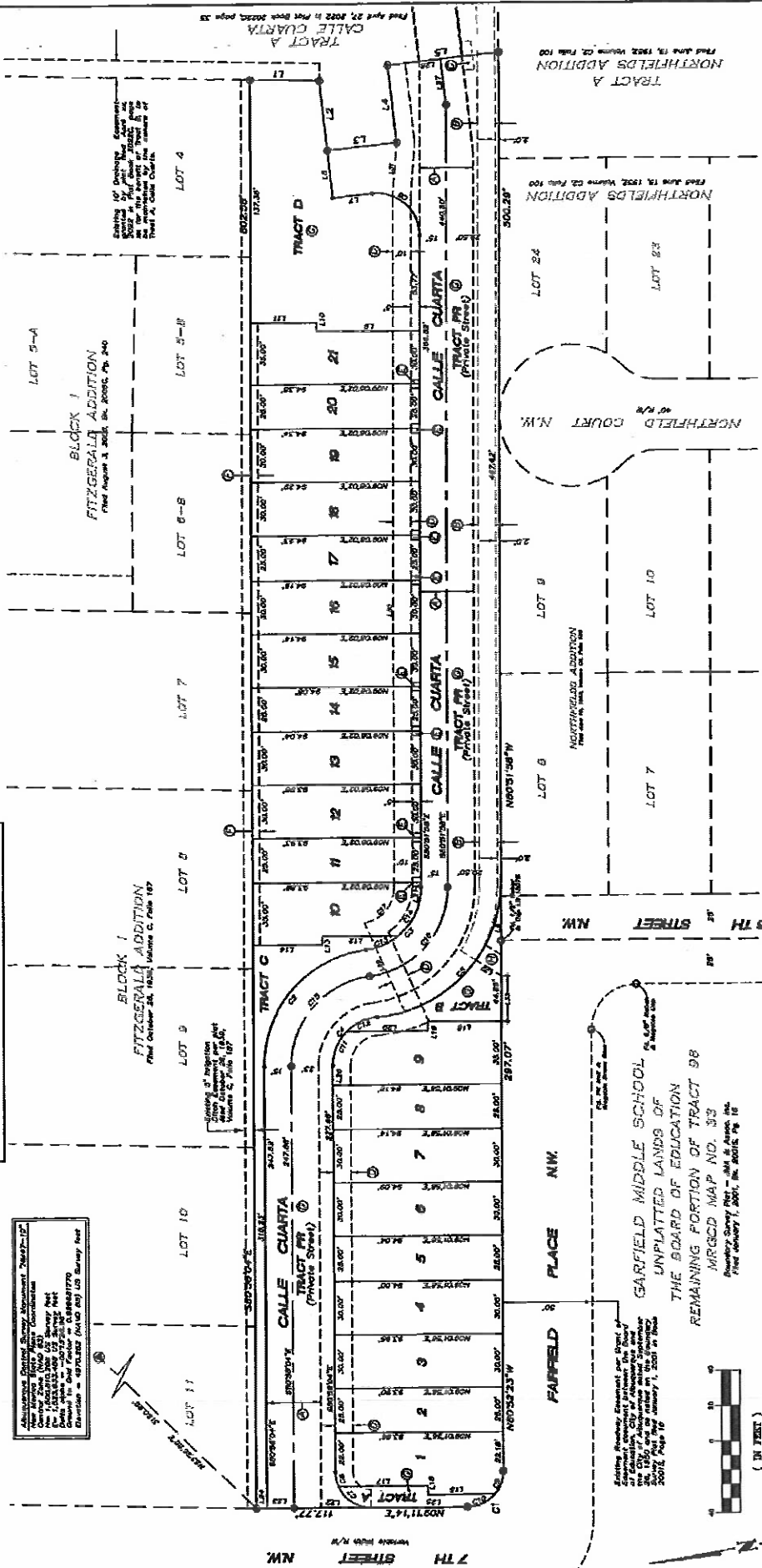
EASEMENT LEGEND

- 1 Existing Public Easement Access, Pedestrian and Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- 2 Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- 3 Existing 6' x 16' Public, Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- 4 New 10' Public Utility Easement granted by this plat.
- 5 New 5' x 5' Public Water Meter Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35, as shown and noted herein.
- 6 New 4' Private Drainage Easement for the benefit of Lots 10 thru 21, granted to and to be maintained by the Calle Cuarta HOA.
- 7 New Street Private Drainage Easement granted to and to be maintained by the Calle Cuarta HOA.
- 8 New 10' Public, Pedestrian, Access Easement granted to the City of Albuquerque by this plat.

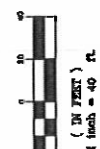
Albuquerque Planning Department Agreement 2022-12
 Survey Data (Map 83)
 Surveyed by: [Name]
 Date of Survey: [Date]
 Scale: 1" = 40' (AS BUILT)
 Drawn by: [Name]
 Date of Plot: [Date]

**FLAT OF
 LOTS 1 THRU 21
 CALLE CUARTA RESIDENTIAL**
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)
 WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022



Garfield Middle School
 UNPLATTED LANDS OF
 THE BOARD OF EDUCATION
 REMAINING PORTION OF TRACT 98
 MERGED MAP NO. 33
 Filed January 1, 2007, in Public Plat
 Book 2007, Page 18



**FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022

LOT ACREAGES

LOT NUMBER	ACREAGE
LOT 1	0.0847 AC.
LOT 2	0.0847 AC.
LOT 3	0.0847 AC.
LOT 4	0.0847 AC.
LOT 5	0.0847 AC.
LOT 6	0.0847 AC.
LOT 7	0.0847 AC.
LOT 8	0.0847 AC.
LOT 9	0.0847 AC.
LOT 10	0.0847 AC.
LOT 11	0.0847 AC.
LOT 12	0.0847 AC.
LOT 13	0.0847 AC.
LOT 14	0.0847 AC.
LOT 15	0.0847 AC.
LOT 16	0.0847 AC.
LOT 17	0.0847 AC.
LOT 18	0.0847 AC.
LOT 19	0.0847 AC.
LOT 20	0.0847 AC.
LOT 21	0.0847 AC.
TRACT A	0.0178 AC.
TRACT B	0.0178 AC.
TRACT C	0.0178 AC.
TRACT D	0.0178 AC.
TRACT E	0.0178 AC.
TRACT F	0.0178 AC.
TRACT G	0.0178 AC.
TRACT H	0.0178 AC.
TRACT I	0.0178 AC.
TRACT J	0.0178 AC.
TRACT K	0.0178 AC.
TRACT L	0.0178 AC.
TRACT M	0.0178 AC.
TRACT N	0.0178 AC.
TRACT O	0.0178 AC.
TRACT P	0.0178 AC.
TRACT Q	0.0178 AC.
TRACT R	0.0178 AC.
TRACT S	0.0178 AC.
TRACT T	0.0178 AC.
TRACT U	0.0178 AC.
TRACT V	0.0178 AC.
TRACT W	0.0178 AC.
TRACT X	0.0178 AC.
TRACT Y	0.0178 AC.
TRACT Z	0.0178 AC.

LINE TABLE

LINE	LENGTH	BEARING
L1	36.89	S102°22'00"W
L2	36.89	S102°22'00"W
L3	36.89	S102°22'00"W
L4	44.00	S87°15'00"E
L5	62.61	S02°45'00"E
L6	35.67	S00°31'58"E
L7	22.05	N00°45'00"E
L8	27.09	S87°15'00"E
L9	36.89	S102°22'00"W
L10	44.00	S87°15'00"E
L11	56.78	N08°55'02"E
L12	42.52	N02°04'02"E
L13	5.00	N00°51'00"W
L14	36.83	N00°00'00"E
L15	37.85	N08°31'56"E
L16	48.87	S05°31'56"E
L17	48.87	S05°31'56"E
L18	41.64	N08°31'56"E
L19	5.00	N00°51'00"W
L20	45.35	N08°01'58"E
L21	3.05	S00°32'00"E
L22	42.85	N08°11'45"E
L23	4.00	N08°11'45"E
L24	4.00	N08°11'45"E
L25	53.62	N00°31'45"E
L26	10.89	S80°50'04"E
L27	26.12	S87°15'00"E
L28	30.00	N02°45'00"E
L29	54.85	N73°07'24"E
L30	388.07	S00°31'58"E
L31	18.87	S44°46'00"E
L32	18.87	S44°46'00"E
L33	23.00	S80°32'23"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD BEARING	AREA
C1	37.44	20.00	20.00	28.30	S38°50'35"E	603.30
C2	95.18	65.00	57.64	38.17	N33°27'11"W	6331.85
C3	50.62	35.00	35.00	58.35	N18°24'08"W	6542.33
C4	112.06	74.00	69.48	101.82	S23°03'45"E	6536.28
C5	60.37	24.00	24.83	35.78	N60°38'31"E	98.2302
C6	23.13	20.00	13.01	21.68	S22°15'44"W	6578.00
C7	6.53	20.00	5.17	6.17	S87°15'00"E	2754.54
C8	13.83	20.00	7.85	13.65	S89°53'33"E	3854.02
C9	17.81	20.00	9.38	16.65	S15°33'58"E	5019.38
C10	21.11	20.00	10.77	18.84	N15°43'03"W	4035.02
C11	18.87	35.00	10.83	18.64	S14°13'54"E	3235.71
C12	30.28	35.00	18.49	29.77	S55°41'44"E	5070.28
C13	72.48	50.00	44.70	68.20	N33°27'11"W	6331.85
C14	22.37	20.00	14.18	22.21	S38°50'35"E	603.30
C15	22.37	20.00	14.18	22.21	S38°50'35"E	603.30
C16	22.37	20.00	14.18	22.21	S38°50'35"E	603.30
C17	22.37	20.00	14.18	22.21	S38°50'35"E	603.30

[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 to a Property Owner**

Date of Notice*: 06/02/2022

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:

Property Owner within 100 feet*: BACA SALVADOR A

Mailing Address*: 3514 NORTHFIELD CT NW - ALBUQUERQUE NM 87107-2443

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 3510 7th Street NW
Location Description On 7th Street NW between Fitzgerald Rd NW & Fairfields Pl NW
(Legal: Tract B, Calle Cuarta)
2. Property Owner* City of Albuquerque
3. **Agent**/Applicant* [if applicable] Isaacson & Arfman, Inc. (Fred C. Arfman)
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 Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Divide 1 existing tract into 21 new lots and 5 new tracts.

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)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, 06/29/2022 call to order at 9:00 AM

Location*²: Virtual Meeting, see link below for pertinent meeting information

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*³:
Can be requested by email at freda@iacivil.com or by phone (505) 268-8828

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)*⁴ G-14
- 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:

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 2.5306 Acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- 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>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 or	
Date, time, and place of public meeting or hearing, if applicable: freda@iacivil.com	
DRB hearing to be held virtually (zoom) on Wednesday, 06/29/2022 call to order at 9 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
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 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.

Fred C. Arfman (Applicant signature) 06.02.2022 (Date)
Fred C. Arfman

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.

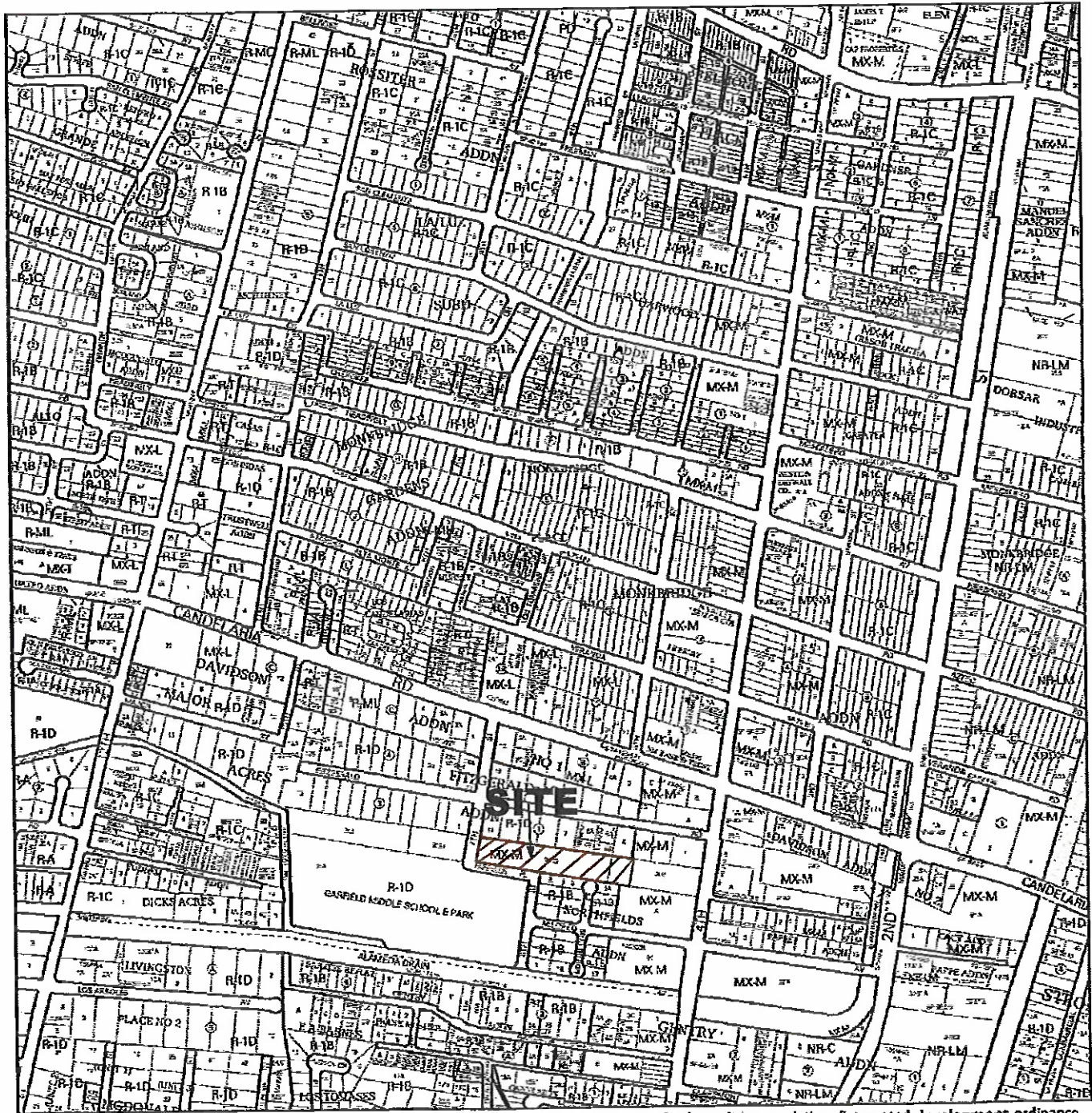
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



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.

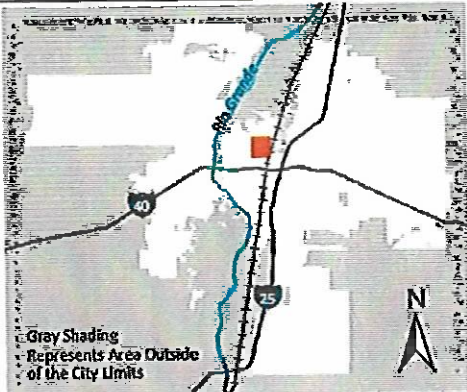


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside of the City Limits

**Zone Atlas Page:
G-14-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

0 250 500 1,000 Feet

PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2022

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____	Date
_____	Date
_____	Date

Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PSC"), a New Mexico corporation, for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and related equipment and facilities reasonably necessary to provide natural gas service.

C. Qwest for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

includes, in the right to build, rebuild, construct, reconstruct, repair, alter, improve, extend, operate, maintain, and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right to use, occupy, and control the easement area. 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 Qwest, Qwest's utility customers, and other utility customers, shall be granted, in addition to the easements, rights, and interests herein, all easements, rights, and interests which are necessary to install, maintain, and operate such facilities, and which are not shown on this plat. Grantor shall be solely responsible for correcting any omissions or errors on this plat. Grantor shall be responsible for any easements, rights, and interests not shown on this plat.

Easements for electric transformer/electrification, as installed, shall be shown on this plat. Easements for transformer/electrification shall be shown on this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico ("PSC") and New Mexico Gas Company ("NMGC") do not warrant or represent that the plat is correct and that the plat is true and correct. PSC and NMGC do not waive or release any easement or easements which may have been granted by prior plat, report or other document and which are not shown on this plat.

DEDICATIONS

A. Tract 21 (Calle Cuarta) is shown herein shall contain the private street right of way and will be conveyed as Private Street right of way to the Calle Cuarta Homeowners Association in the simple and final plat. The right of way shall be maintained by said Calle Cuarta Homeowners Association.

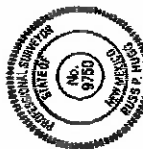
B. Within all Private Street Right of Way (Tract 21) as shown herein, the City of Albuquerque shall have a Public Utility Easement over said tract is hereby granted to the City of Albuquerque and ABERCA.

The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract 21) at the locations as mutually agreed upon by the Developer and said named public utility companies.

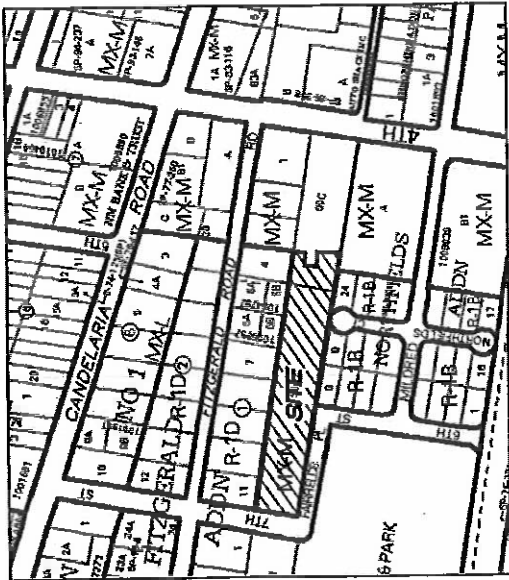
Tracts A, thru D as shown herein will be conveyed to the Calle Cuarta Homeowners Association (to be formed).

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes and measurements taken by me or under my supervision and that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors. I, the undersigned, am a duly Licensed Professional Surveyor and am duly sworn and the plat is true and correct to the best of my knowledge and belief.



Russ P. Hugg
NMPS No. 9750
April 21, 2022



VICINITY MAP
Not to Scale
City of Albuquerque Zone Atlas Page C-14.

GENERAL NOTES

1. Bearings are given and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Right of Way (ROW) boundaries and distances, where they differ from those established by this field survey, are shown in parentheses ().
5. All corners that were set are either a 5/8" rebar with cap stamped "HUGG U.S. 9750" or a concrete nail with brass disk stamped "HUGG U.S. 9750" unless otherwise indicated herein.
6. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections at 1/4" diameter aluminum monument stamped with the Albuquerque Centennial Monument - Do not disturb, ES number 9750" and will be set flush with the final asphalt bit.
7. The subject property are currently designated UDD Zone and are currently in the City of Albuquerque Zone Atlas Page C-14, dated May 2019.

PURPOSE OF PLAT

- The purpose of this plat is to:
- a. Divide One (1) existing Tract into Twenty one (21) new Lots and Five (5) new Tracts as shown hereon.
 - b. Grant the new public and private easements as shown hereon.

SUBMISSION DATA

1. Total number of existing Tracts: 1
2. Total number of Lots created: 21
3. Total number of Tracts created: 5
4. Private Street Right of Way (Tract 21) created 0.6613 Ac.
5. Gross Subdivision acreage: 2.5308 acres.



APPROVED _____ DATE _____

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE ALBUQUERQUE GRANT ARE FULLY RESERVED TO SAID DRAFT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE DRAFT, THE DRAFT SHALL BE VOID AND THE CITY OF ALBUQUERQUE SHALL BE RESPONSIBLE FOR THE IRRIGATION, WATER AND DRAINAGE EASEMENTS TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING THROUGH.

M.R.C.D.

2022 City Engineer

2022 City Engineer

2022 City Engineer

2022 City Engineer

2022 City Engineer

2022 City Engineer

2022 City Engineer

2022 City Engineer

2022 City Engineer

2022 City Engineer

2022 City Engineer

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**FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL**
(BEING A REPLAT OF TRACT B, CALLE CUARTA)
WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1, 2022

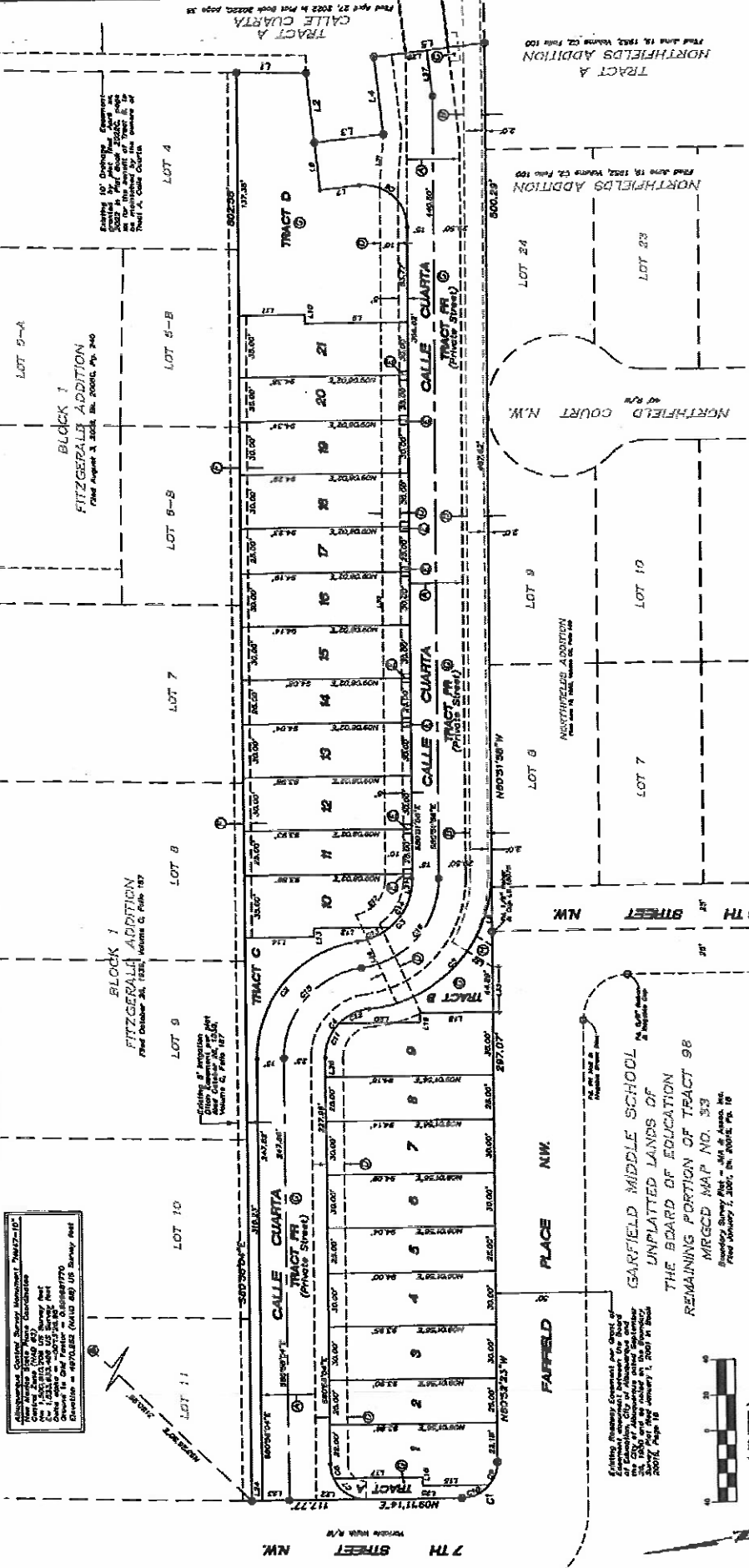
EASEMENT LEGEND

- 1 Existing Public Easement Access, Pedestrian and Bike Route Easement granted to the City of Albuquerque by plat filed in the Public Records Office on 04/27/2022, in Plat Book 2022C, page 35, as shown and noted herein.
- 2 Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- 3 Existing 8' 75" Public Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- 4 New 10' Public Utility Easement granted by this plat.
- 5 New 8' 6" Public Water Meter Easement granted to the City of Albuquerque by this plat. Said easement is conferred on the front lot corners for Lots 10-27 as shown and noted herein.
- 6 New 4' Private Drainage Easement for the benefit of Lots 10 thru 21, granted to and to be maintained by the Calle Cuarta HOA.
- 7 New Blanket Private Drainage Easement granted to and to be maintained by the Calle Cuarta HOA.
- 8 New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

Albuquerque Central Survey Adjustment 2002-10.
County Zone: 7000 870
City of Albuquerque
City Engineer: 1,233,813,408 US Survey Feet
City Engineer: 1,233,813,408 US Survey Feet
City Engineer: 1,233,813,408 US Survey Feet
Elevation = 4970.822 (NAVD 83) US Survey Feet

**BLOCK 1
FITZGERALD ADDITION**
Filed October 26, 1925, Volume G, Page 187

**BLOCK 1
FITZGERALD ADDITION**
Filed August 3, 1925, Vol. 2022, Pp. 140



Garfield Middle School
UNPLATTED LANDS OF
THE BOARD OF EDUCATION
REMAINING PORTION OF TRACT 98
MREGD MAP NO. 33
Filed February 7, 2007, in Public Plat 18

FLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)
 WITHIN

THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2022

LINE TABLE

LINE	LENGTH	BEARING
1	38.98	S109°27'00"W
2	39.00	N02°27'00"W
3	39.00	S02°27'00"W
4	41.60	S89°27'00"W
5	62.67	S02°45'00"W
6	37.67	S80°23'58"W
7	38.05	N02°43'00"E
8	38.05	S02°43'00"W
9	57.60	S87°25'00"E
10	5.00	N03°30'00"E
11	38.89	N03°30'00"E
12	42.62	N02°08'00"E
13	5.00	N02°08'00"E
14	39.63	N09°00'00"E
15	41.00	N09°00'00"E
16	48.87	S02°38'56"E
17	41.04	S02°38'56"E
18	41.04	N02°38'56"E
19	5.00	N02°38'56"E
20	45.38	N02°30'00"E
21	3.00	S02°30'00"E
22	32.63	N09°11'44"E
23	4.00	N09°11'44"E
24	10.89	S02°50'00"E
25	53.02	S82°15'00"E
26	30.00	N02°45'00"E
27	34.95	N78°37'22"E
28	30.47	S00°31'59"E
29	30.40	S78°33'59"E
30	16.67	S02°30'00"E
31	25.26	S02°30'00"E

LOT AREAS

LOT NUMBER	ACREAGE
LOT 1	0.0600 AC
LOT 2	0.0339 AC
LOT 3	0.0647 AC
LOT 4	0.0547 AC
LOT 5	0.0569 AC
LOT 6	0.0638 AC
LOT 7	0.0540 AC
LOT 8	0.0667 AC
LOT 9	0.0668 AC
LOT 10	0.0667 AC
LOT 11	0.0539 AC
LOT 12	0.0647 AC
LOT 13	0.0647 AC
LOT 14	0.0540 AC
LOT 15	0.0648 AC
LOT 16	0.0648 AC
LOT 17	0.0541 AC
LOT 18	0.0649 AC
LOT 19	0.0649 AC
LOT 20	0.0541 AC
TRACT A	0.0697 AC
TRACT B	0.0379 AC
TRACT C	0.0379 AC
TRACT D	0.0379 AC
TRACT E	0.0379 AC
TRACT F	0.0379 AC
TRACT G	0.0379 AC
TRACT H	0.0379 AC
TRACT I	0.0379 AC
TRACT J	0.0379 AC
TRACT K	0.0379 AC
TRACT L	0.0379 AC
TRACT M	0.0379 AC
TRACT N	0.0379 AC
TRACT O	0.0379 AC
TRACT P	0.0379 AC
TRACT Q	0.0379 AC
TRACT R	0.0379 AC
TRACT S	0.0379 AC
TRACT T	0.0379 AC
TRACT U	0.0379 AC
TRACT V	0.0379 AC
TRACT W	0.0379 AC
TRACT X	0.0379 AC
TRACT Y	0.0379 AC
TRACT Z	0.0379 AC

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DRIFT
C1	31.11	24.00	20.02	28.30	S35°30'30"E	6033.11"
C2	24.17	18.00	15.02	20.17	N49°27'11"W	8370.48"
C3	20.07	15.00	12.51	16.17	S39°24'08"E	8235.39"
C4	40.37	30.00	25.02	31.95	N03°06'49"W	8524.33"
C5	40.37	30.00	25.02	31.95	S80°58'11"E	8524.33"
C6	23.12	18.00	15.02	21.60	S42°19'24"E	8923.99"
C7	13.85	10.00	8.17	11.74	S07°14'59"E	9174.09"
C8	17.81	14.00	11.17	15.17	S02°53'23"E	9325.03"
C9	18.20	14.00	11.17	15.17	S15°33'54"W	9009.28"
C10	18.87	14.00	11.17	15.17	N05°24'21"W	4437.28"
C11	18.87	14.00	11.17	15.17	S74°33'50"W	4035.97"
C12	35.73	28.00	22.34	28.27	S45°51'44"E	9235.71"
C13	35.73	28.00	22.34	28.27	N39°27'11"W	8101.78"
C14	27.97	20.00	16.51	21.00	S39°24'08"E	8235.39"
C15	27.97	20.00	16.51	21.00	S40°57'55"E	8030.08"