

[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\*: BEGNAUD ANDRE D & LAURIE A

Mailing Address\*: 614 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/request<sup>1</sup>\*:

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto: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>

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<sup>5</sup> 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 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:  Yes  No

Neighborhood meeting required:  Yes  No

Mailed Notice required:  Yes  No

Electronic Mail required:  Yes  No

Is this a Site Plan Application:  Yes  No *Note: if yes, see second page*

**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**

Zone Atlas page indicating subject property.

Drawings, elevations, or other illustrations of this request.

Summary of pre-submittal neighborhood meeting, if applicable.

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  
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<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
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"><li><input type="checkbox"/> Total gross floor area of proposed project.</li><li><input type="checkbox"/> Gross floor area for each proposed use.</li></ul>



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

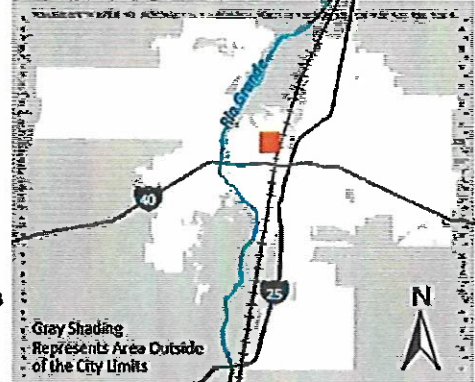
## IDO Zone Atlas

### 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

**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, City of Albuquerque, Bernalillo County, New Mexico being and containing therein the lots and blocks shown on the replat 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-D-2, M.R.C.D. Property Map No. 23) within the Town of Albuquerque Grant and Block 1, Fitzgerald Addition and Tracts 90-C and 90-D-2, M.R.C.D. Property Map No. 23 within the Town of Albuquerque Grant, 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 21, 2022 in Plat Book 2022C, Page 34.

Said tract contains 2.8206 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SUBJECT HAS BEEN LATER AND NOW COMPLETELY 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 the presence of, the owner(s) and proprietor(s) do hereby grant the public and private easements as shown herein. Said owner(s) and proprietor(s) do hereby agree to convey Tracts A thru D and Block 1 to the Calle Cuarta Addition and Tracts 90-C and 90-D-2, M.R.C.D. Property Map No. 23, within the Town of Albuquerque Grant, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are authorized to act.

**OWNERS**

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

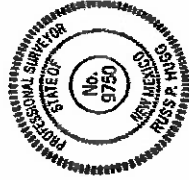
*Michelle DeBorja*  
By: MICHELLE DEBORJA, 2010 Vice President

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

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

*Glenn Wayne*  
Notary Public  
My Commission expires 12/27/24



**FLOOD ZONE DETERMINATION**

The subject property (as shown herein) appears to be within "Zone X" (Area with Potential for Moderate to Excessive Flood Damage) as shown on the Flood Insurance Rate Map Number 30007C00320R, Effective date September 26, 2022.

**SECTION 14-14-7 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 or panels on the lots or parcels within the area of this proposed plat. The foregoing requirement shall be a condition to approval of this plat.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

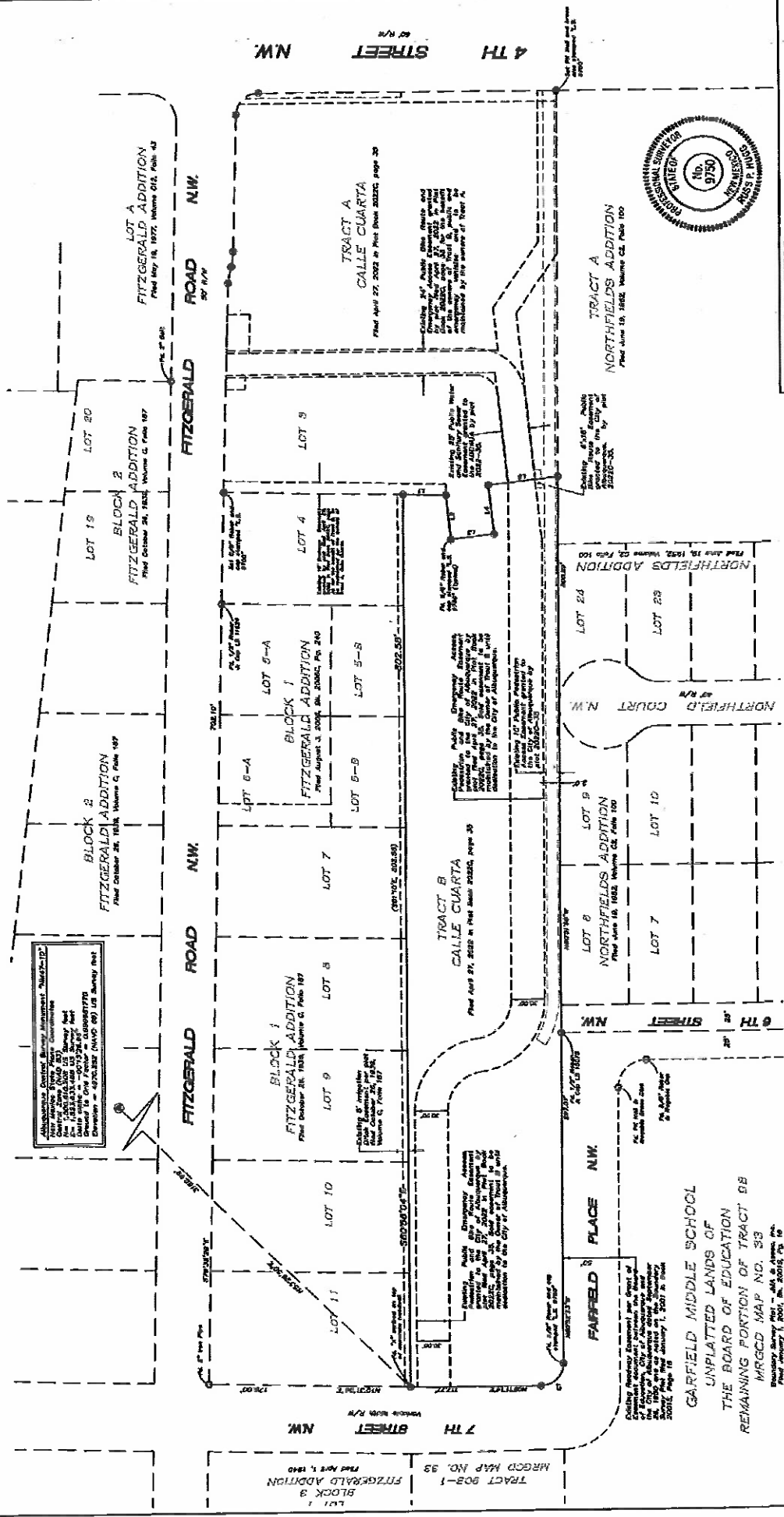
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Page 147.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 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 90C, 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-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 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 5-A AND 5-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 137.
- G. Plat entitled "NON-NEIGHBORHOOD ALBUQUERQUE NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1992 in Volume C2, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATED LANDS OF BOUNDARY EDUCATION REMAINING PORTION OF TRACT 98, M.R.C.D. PROPERTY MAP NO. 23, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2021 in Plat Book 2021C, Page 16.
- I. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP00071424, 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-D-2, M.R.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 Plat Book 2022C, page 34.





**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



**SURYOTEK, INC.**  
COMMERCIAL SURVEYORS  
P.O. BOX 8828, 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 6, TOWNSHIP 10 NORTH, RANGE 9 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2022

LINE	LENGTH	BEARING
L1	38.68	S102°27'00"W
L2	39.71	N82°15'00"W
L3	39.00	S02°45'00"W
L4	44.00	S87°15'00"E
L5	52.01	S09°45'00"W
L6	22.05	N05°15'00"E
L7	27.00	S87°15'00"E
L8	87.57	N04°03'02"E
L9	5.00	S80°01'58"E
L10	36.89	N03°30'02"E
L11	5.00	N02°31'18"W
L12	35.63	N02°08'02"E
L13	37.30	N03°01'58"E
L14	5.00	S02°05'04"E
L15	48.89	N09°01'58"E
L16	41.04	N05°10'58"E
L17	47.9	N83°38'04"E
L18	3.63	S83°37'56"W
L19	3.63	N02°11'14"E
L20	15.00	N02°11'14"E
L21	5.00	N02°11'14"E
L22	53.82	N02°11'14"E
L23	16.99	S00°52'04"E
L24	30.00	N02°05'00"E
L25	24.85	N73°02'28"E
L26	305.07	S80°31'58"E
L27	30.40	S78°45'58"E
L28	18.97	S47°45'29"W
L29	24.08	S89°32'24"E

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC.
LOT 2	0.0539 AC.
LOT 3	0.0647 AC.
LOT 4	0.0987 AC.
LOT 5	0.0540 AC.
LOT 6	0.0448 AC.
LOT 7	0.0540 AC.
LOT 8	0.0685 AC.
LOT 9	0.0687 AC.
LOT 10	0.0539 AC.
LOT 11	0.0687 AC.
LOT 12	0.0540 AC.
LOT 13	0.0648 AC.
LOT 14	0.0540 AC.
LOT 15	0.0648 AC.
LOT 16	0.0648 AC.
LOT 17	0.0541 AC.
LOT 18	0.0648 AC.
LOT 19	0.0648 AC.
LOT 20	0.0687 AC.
TRACT A	0.0178 AC.
TRACT B	0.0372 AC.
TRACT C	0.0791 AC.
TRACT D	0.3359 AC.
TRACT E	0.3813 AC.

CURVE	LENGTH	CHORD	TRANSVERSE	CHORD	BEARING	OR. STA.
C1	31.44'	30.00'	20.02'	24.30'	S55°00"E	8010.54
C2	64.18'	60.00'	57.84'	66.17'	N39°22'11"W	8310.58
C3	40.86'	38.00'	36.82'	46.35'	S39°24'08"W	8225.39
C4	40.89'	22.00'	25.05'	35.73'	N39°09'48"W	8534.38
C5	112.08'	74.00'	69.46'	101.82'	S35°03'45"E	8513.78
C6	46.37'	24.00'	26.83'	33.78'	N65°38'31"E	8124.09
C7	24.18'	20.00'	14.67'	16.37'	S27°14'33"W	8124.42
C8	13.83'	20.00'	7.95'	13.85'	S60°48'23"E	8124.19
C9	17.81'	20.00'	9.30'	16.88'	S15°53'24"E	80106.38
C10	21.11'	22.00'	11.15'	20.87'	N60°24'21"W	4457.89
C11	18.28'	22.00'	10.07'	18.88'	N15°33'08"W	4628.07
C12	18.81'	33.00'	10.83'	18.64'	S74°13'54"E	37338.11
C13	36.78'	33.00'	16.77'	35.21'±	S89°21'14"E	8020.48
C14	22.35'	30.00'	14.65'	24.82'	S18°24'03"W	8125.18
C15	22.87'	33.00'	15.82'	24.24'	S40°42'59"E	80106.08

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

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Date of Notice\*: 06/02/2022

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Property Owner within 100 feet\*: CITY OF ALBUQUERQUE

Mailing Address\*: PO BOX 1293 - ALBUQUERQUE NM 87103

**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]
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  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

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

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

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**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:

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<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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.
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  - Total gross floor area of proposed project.
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**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

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
- 

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**Useful Links**

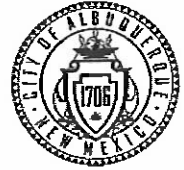
**Integrated Development Ordinance (IDO):**  
<https://ido.abc-zone.com/>

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

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

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



<b>PART I - PROCESS</b>	
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>
<b>PART II – DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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

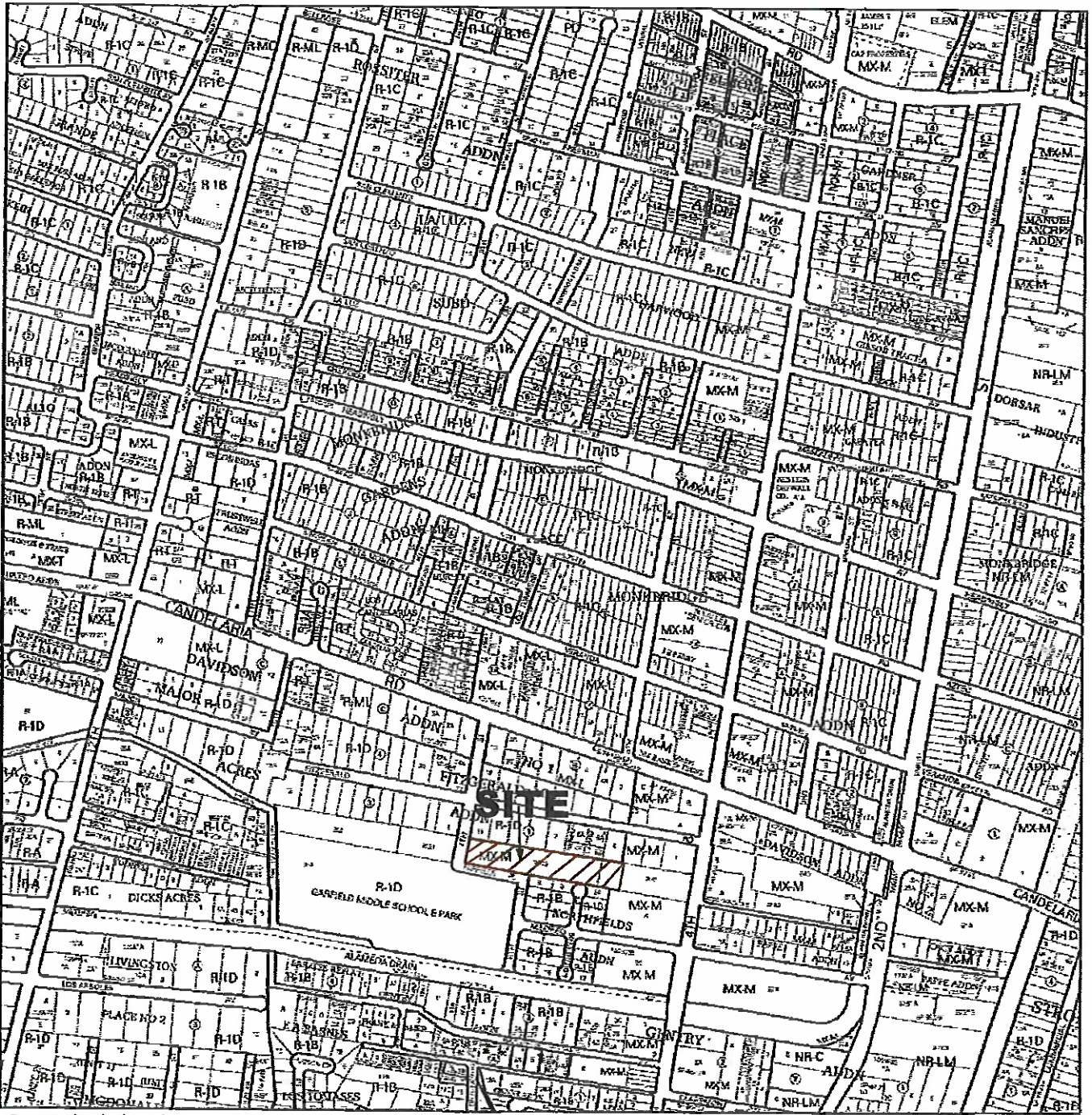


**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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
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- View Protection Overlay (VPO) Zone

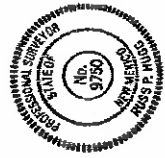
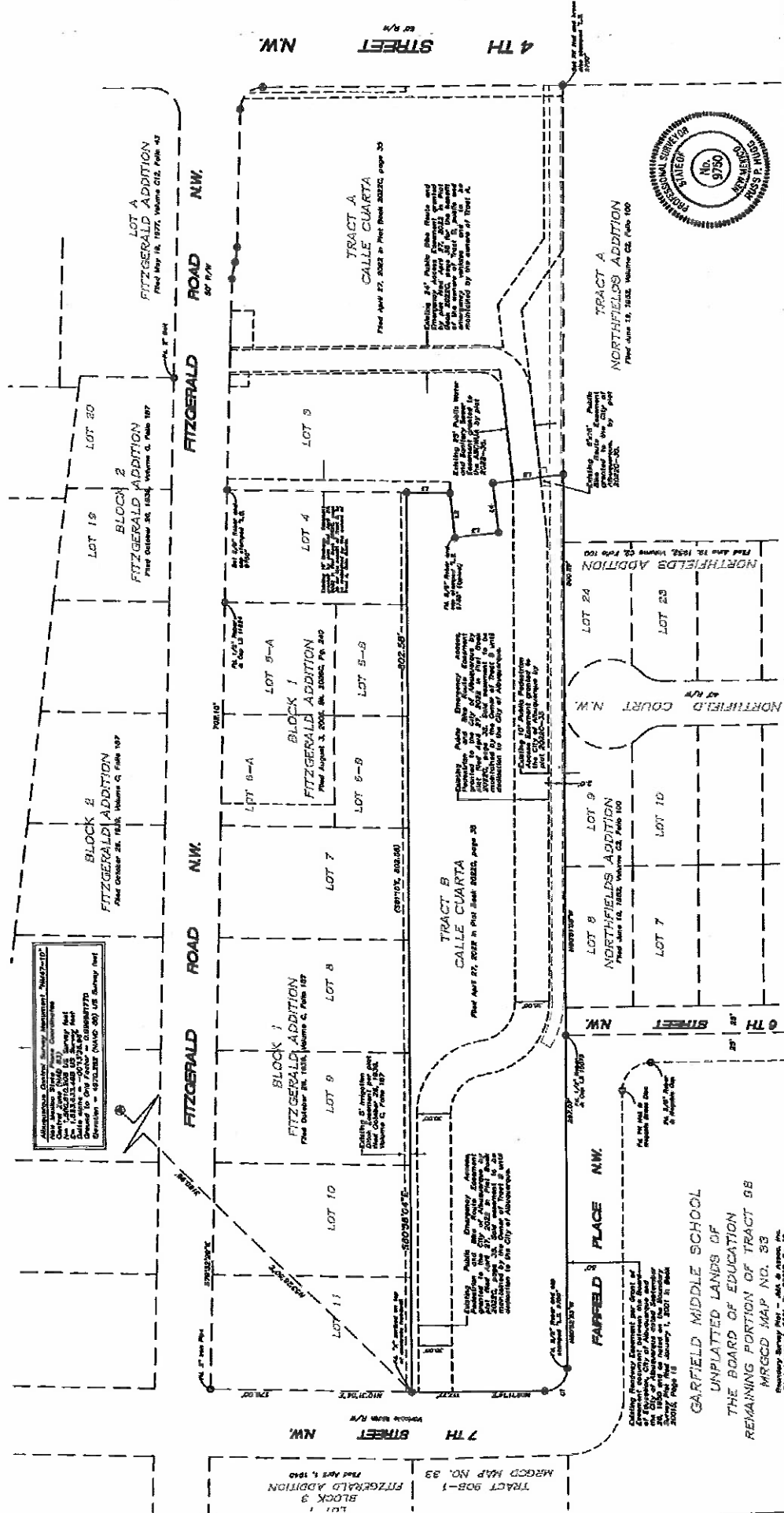
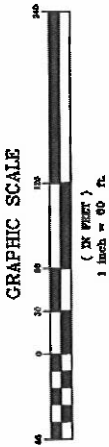
0 250 500 1,000 Feet





**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 9 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: 505-263-4700

GARFIELD MIDDLE SCHOOL  
UNPLATTED LANDS OF  
THE BOARD OF EDUCATION  
REMAINING PORTION OF TRACT 9B  
MRGCD MAP NO. 93  
Filed January 1, 2011, at 2:00pm, p. 16

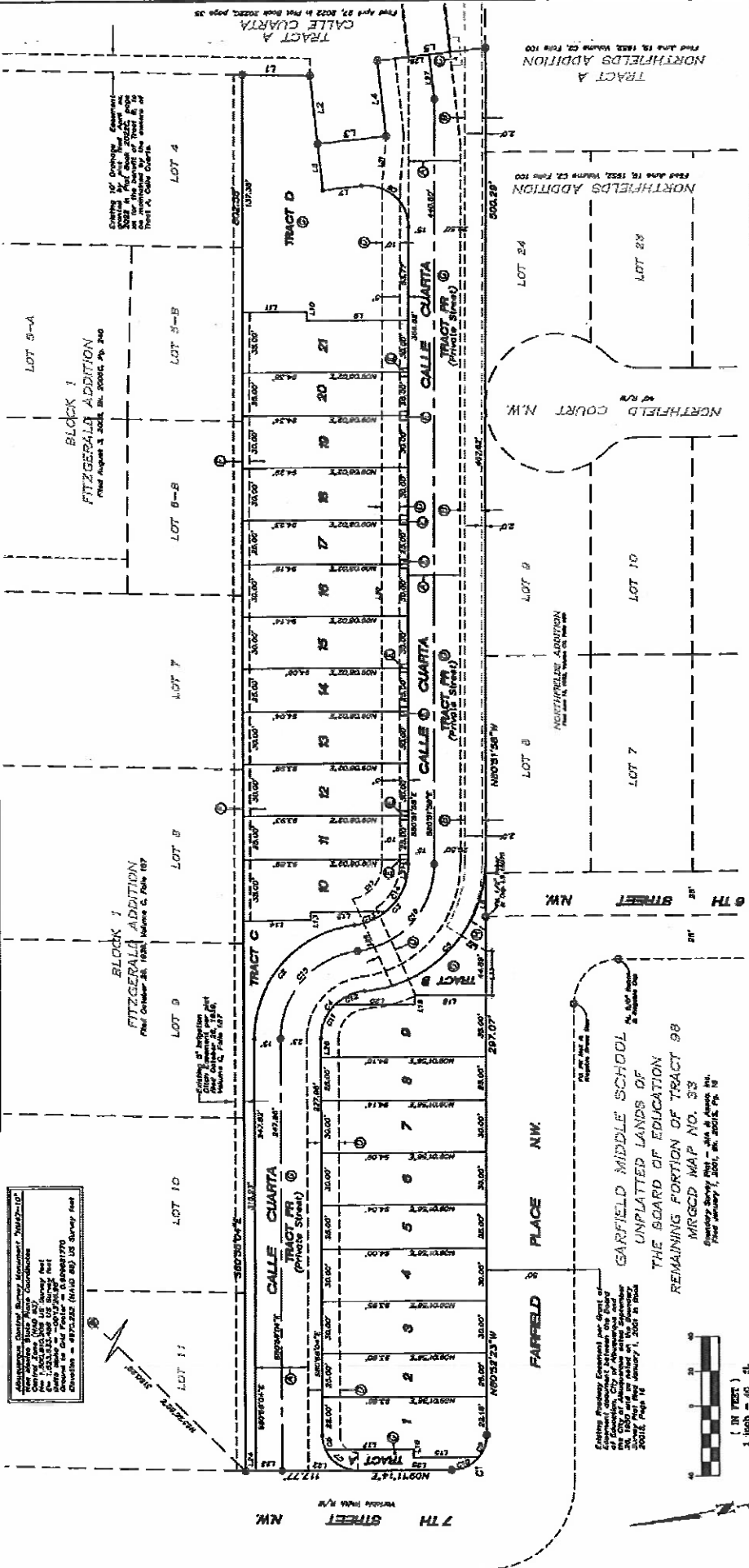
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2022

**EASEMENT LEGEND**

- 1 Existing Public Easement Access, Pedestrian and Bike Route Easement granted by the City of Albuquerque on August 27, 2022. Plat Book 2022C, Page 33. Said easement to be maintained by the Owner of Tract B until dedication to the City of Albuquerque.
- 2 Existing 10' Public Pedestrian Access Easement granted by the City of Albuquerque on April 27, 2022 in Plat Book 2022C.
- 3 Existing 5' 16" Public Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 33.
- 4 New 10' Public Utility Easement granted by this plat.
- 5 New 5' 5" Public Water Meter Easement granted to ABCQWA by this plat. Said easement is confined to the front lot corners for Lots 10-21 as shown and noted herein.
- 6 New 4' Private Drains Easement for the benefit of Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Albuquerque, Garfield, Bernalillo, Sandoval, Tarrant, 2022-10  
New Mexico State Survey Coordinates  
North American Datum 1983  
Plat Book 2022C, Page 33  
Surveyed by: [Name]  
Survey Date: [Date]  
Scale: 1" = 40'



Garfield Middle School  
UNPLATTED LANDS OF  
THE BOARD OF EDUCATION  
REMAINING PORTION OF TRACT 98  
MRGCD MAP NO. 33  
Plat January 7, 2001, at 2:00 P.M.

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	LENGTH	BEARING
L1	38.68	S102°27'00"W
L2	38.71	N82°15'00"W
L3	39.00	S2°24'50"W
L4	44.00	S87°15'00"E
L5	62.63	S07°45'00"W
L6	21.05	S02°45'00"E
L7	27.00	S82°15'00"E
L8	27.97	N01°00'00"E
L9	5.00	S80°31'58"E
L10	36.89	N03°30'02"E
L11	4.00	N03°31'58"E
L12	4.00	N03°31'58"E
L13	4.00	N03°31'58"E
L14	36.63	N03°00'02"E
L15	37.50	N03°03'48"E
L16	5.00	S80°30'04"E
L17	49.07	N02°01'58"E
L18	47.04	N02°01'58"E
L19	5.00	N03°30'04"E
L20	5.00	N03°30'04"E
L21	3.00	N03°30'04"E
L22	42.85	N03°11'14"E
L23	16.00	N03°11'14"E
L24	6.00	N03°11'14"E
L25	53.69	N03°11'14"E
L26	12.99	S00°50'04"E
L27	8.00	S00°50'04"E
L28	30.00	S00°50'04"E
L29	34.52	N23°02'22"E
L30	308.07	S80°31'58"E
L31	30.40	S22°43'54"E
L32	16.87	S41°45'50"W
L33	25.05	S80°52'23"E

CURVE	LENGTH	RADIUS	ANGLES	CHORD	BEARING	AREA
C1	24.00	30.00	24.30	5.35201932	N03°03'57"	403.0537
C2	24.18	27.84	24.37	5.48227114	N48°22'11"W	6.101454
C3	40.66	33.00	48.39	8.82410048	S82°41'00"E	8.232359
C4	40.39	33.00	55.73	8.82064818	N82°06'48"W	85.542387
C5	112.00	78.00	101.87	5.90135452	S00°30'00"E	8523.208
C6	48.37	24.00	38.28	8.90382312	S00°30'00"E	8623.100
C7	24.18	27.84	24.37	5.47714553	S07°14'55"W	2.234442
C8	41.81	30.00	2.94	8.60269232	S00°30'00"E	39254.02
C9	17.81	30.00	6.38	16.89	S12°33'54"E	50702.08
C10	21.17	27.00	11.12	20.57	N88°58'21"W	4452.79
C11	18.20	27.00	10.07	16.85	N12°53'03"W	4925.07
C12	18.69	38.00	10.83	18.64	S47°13'54"E	3735.11
C13	35.29	38.00	16.43	28.72	S55°11'45"E	8070.28
C14	22.46	20.00	24.25	16.91	S89°24'00"W	67283.87
C15	22.87	20.00	18.18	28.21	S40°42'53"E	60361.08

LOT NUMBER	ACREAGE
LOT 1	0.0080 AC.
LOT 2	0.0539 AC.
LOT 3	0.0847 AC.
LOT 4	0.0847 AC.
LOT 5	0.0840 AC.
LOT 6	0.0840 AC.
LOT 7	0.0841 AC.
LOT 8	0.0540 AC.
LOT 9	0.0685 AC.
LOT 10	0.0667 AC.
LOT 11	0.0539 AC.
LOT 12	0.0847 AC.
LOT 13	0.0540 AC.
LOT 14	0.0540 AC.
LOT 15	0.0648 AC.
LOT 16	0.0648 AC.
LOT 17	0.0541 AC.
LOT 18	0.0648 AC.
LOT 19	0.0648 AC.
LOT 20	0.0648 AC.
LOT 21	0.0847 AC.
TRACT A	0.0178 AC.
TRACT B	0.0372 AC.
TRACT C	0.0721 AC.
TRACT D	0.2930 AC.
TRACT PH	0.8813 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\*: CITY OF ALBUQUERQUE

Mailing Address\*: PO BOX 2248 - ALBUQUERQUE NM 87103-2248

**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/request<sup>1\*</sup>:

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)

<sup>1</sup> 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](mailto: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](mailto: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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto: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>

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

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



<b>PART I - PROCESS</b>	
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>
<b>PART II - DETAILS OF REQUEST</b>	
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	
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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

*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.
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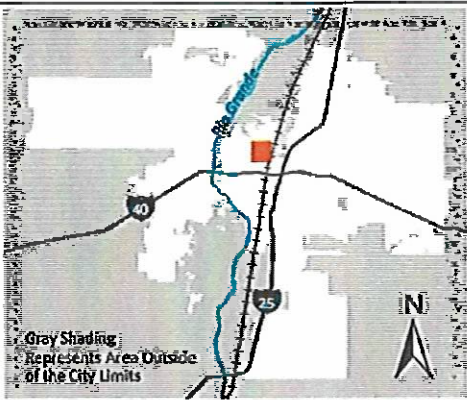


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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**

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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 IN SO. 601 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, Page 167.
- B. Plat entitled "PLAT OF LOTS 21-A AND 24-A, BLOCK 9, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on January 15, 1955 in Volume 905, Page 42.
- 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, 2020 in Plat Book 2020C, 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 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, 2006 in Plat Book 2006C, Page 157.
- G. Plat entitled "MORPHEUS ADDITION, ALBUQUERQUE, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1962 in Volume C2, folio 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNBLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 52, M.R.G.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 2001S, Page 18.
- I. This Commitment prepared for this property by Title National Title Insurance Company, Commitment Number SP00071222, Effective Date: July 21, 2021.
- J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1-20, TRACTS A AND B, CALLE CUARTA, BEING A REPLAT OF TRACTS 1-20, M.R.G.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE, 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 42.

**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 Flood Insurance Rate Map Number 25001C0332C, Effective date September 26, 2020.

**SECTION 14-14-47 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 the property within the area of this plat, provided that 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, City of Albuquerque, Bernalillo County, New Mexico, being and containing therein the entire interest therein owned by the City of Albuquerque, as shown on the Plat entitled "REPLAT OF LOTS 1 THRU 21, BLOCK 1, FITZGERALD ADDITION AND TRACTS 20-C THROUGH 20-G, M.R.G.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE, 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 42.

Said tract contains 2.2506 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED AND RE-PLATTED 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, and the entire interest therein owned by the City of Albuquerque, as shown on the Plat entitled "REPLAT OF LOTS 1 THRU 21, BLOCK 1, FITZGERALD ADDITION AND TRACTS 20-C THROUGH 20-G, M.R.G.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE, 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 42.

**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

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

*Clair Wynne*  
NOTARY PUBLIC





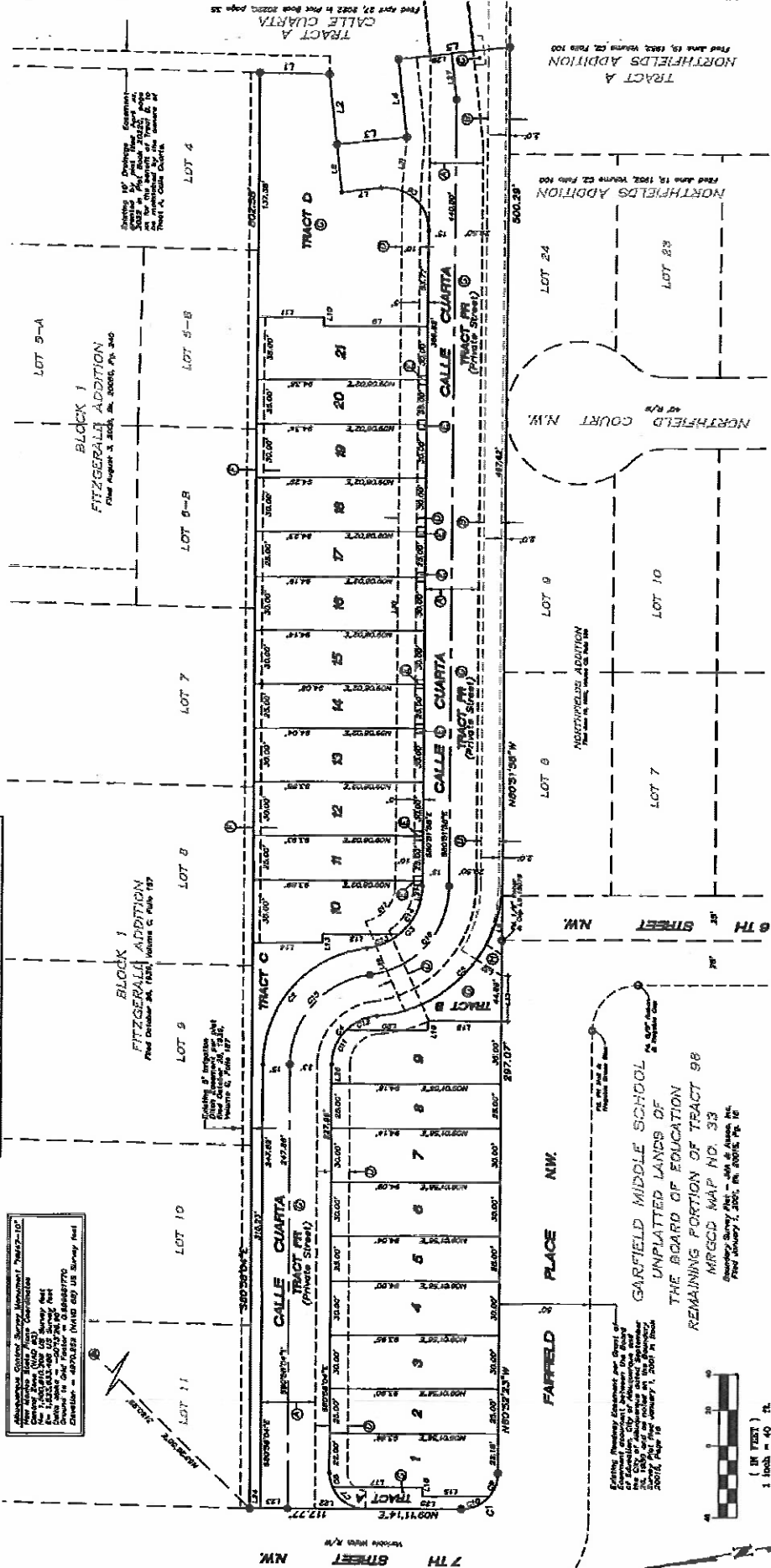
**FLAT OF  
LOTS 1 THRU 21  
CALLE CUARTA RESIDENTAL**  
(BEING A REPLAT OF TRACT B, CALLE CUARTA)  
WITHIN

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

**EASEMENT LEGEND**

- 1 Existing Public Easement for Access, Pedestrian and New Route Easement granted to the City of Albuquerque by the City of Albuquerque, Plat Book 2022C, Page 33. Said easement to be maintained by the Owner of Tract B until dedication to the City of Albuquerque.
- 2 Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Flat Book 2022C, page 33.
- 3 Existing 8' Public Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Flat Book 2022C, page 33.
- 4 New 10' Public Utility Easement granted by this plat.
- 5 New 5' Public Water Easement granted to ABQWMA by this plat. Said easement is confined to the front lot corners for Lots 10-21 as shown and noted herein.
- 6 New 4' Private Drainage Easement for the benefit of the lots shown and noted herein, 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 General Survey Monument, Tract-10'**  
Corner Monument, Lot 11, Block 1, Tract B, Calle Cuarta  
Plat Book 2022C, Page 33. Survey filed  
April 27, 2022 in Flat Book 2022C, page 33.  
Corner Monument, Lot 11, Block 1, Tract B, Calle Cuarta  
Plat Book 2022C, Page 33. Survey filed  
April 27, 2022 in Flat Book 2022C, page 33.  
Corner Monument, Lot 11, Block 1, Tract B, Calle Cuarta  
Plat Book 2022C, Page 33. Survey filed  
April 27, 2022 in Flat Book 2022C, page 33.





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	LENGTH	BEARING
L1	58.68	S102°27'00"W
L2	39.71	N87°15'00"W
L3	39.00	S92°55'00"W
L4	42.00	S87°15'00"E
L5	35.87	S02°55'00"W
L6	35.87	N02°55'00"E
L7	27.00	S87°15'00"E
L8	27.00	N02°55'00"E
L9	6.00	S90°31'58"E
L10	6.00	N09°30'02"E
L11	38.89	N09°30'02"E
L12	6.00	S90°31'58"E
L13	6.00	N09°30'02"E
L14	38.63	N09°30'02"E
L15	37.50	N08°10'58"E
L16	6.00	S90°31'58"E
L17	49.97	N08°10'58"E
L18	41.04	N05°01'50"E
L19	44.35	N00°30'00"E
L20	44.35	S00°32'00"E
L21	3.00	S90°32'00"E
L22	49.95	N08°11'45"E
L23	15.00	N08°11'45"E
L24	6.00	N08°11'45"E
L25	53.02	N08°11'45"E
L26	18.00	S05°20'00"E
L27	25.12	S05°20'00"E
L28	30.00	N02°55'00"E
L29	54.52	N25°10'20"E
L30	308.07	S90°31'58"E
L31	39.40	S78°55'38"E
L32	16.97	S67°55'38"W
L33	25.08	S90°32'00"E

LOT NUMBER	ACRES
LOT 1	0.0619 AC.
LOT 2	0.0639 AC.
LOT 3	0.0647 AC.
LOT 4	0.0647 AC.
LOT 5	0.0640 AC.
LOT 6	0.0648 AC.
LOT 7	0.0640 AC.
LOT 8	0.0648 AC.
LOT 9	0.0648 AC.
LOT 10	0.0667 AC.
LOT 11	0.0639 AC.
LOT 12	0.0647 AC.
LOT 13	0.0647 AC.
LOT 14	0.0647 AC.
LOT 15	0.0640 AC.
LOT 16	0.0648 AC.
LOT 17	0.0641 AC.
LOT 18	0.0649 AC.
LOT 19	0.0649 AC.
LOT 20	0.0641 AC.
LOT 21	0.0684 AC.
TRACT A	0.0139 AC.
TRACT B	0.0291 AC.
TRACT C	0.0230 AC.
TRACT D	0.0230 AC.
TRACT E	0.0613 AC.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.44'	20.00'	20.00'	28.30'	S125°20'35"E	203.14°
C2	04.10'	65.00'	67.84'	66.17'	N89°22'11"W	81.01°
C3	50.06'	35.00'	36.93'	46.35'	S39°24'08"W	82°32'39"
C4	49.39'	27.00'	28.05'	36.73'	N33°09'49"W	85°32'32"
C5	118.69'	75.00'	69.49'	101.82'	S39°53'45"E	62°32'26"
C6	58.87'	24.00'	24.88'	35.28'	S55°28'31"E	91°23'52"
C7	62.31'	20.00'	20.00'	28.30'	S89°24'13"W	52°31'42"
C8	15.93'	20.00'	7.28'	13.86'	S60°33'33"E	182°4'52"
C9	12.91'	20.00'	9.35'	16.99'	S12°53'53"E	50°09'38"
C10	21.11'	27.00'	11.12'	20.97'	N59°24'21"W	44°47'24"
C11	19.29'	27.00'	10.07'	18.88'	N15°10'28"W	42°58'07"
C12	16.97'	35.00'	10.83'	18.64'	S41°32'41"E	39°35'11"
C13	30.75'	35.00'	16.59'	28.27'	S55°01'44"E	50°20'29"
C14	24.37'	20.00'	24.88'	35.28'	N39°27'11"W	83°17'48"
C15	24.37'	20.00'	24.88'	35.28'	S49°14'55"E	83°17'48"
C16	24.87'	20.00'	18.19'	25.75'	S49°14'55"E	83°17'48"
C17	24.87'	20.00'	18.19'	25.75'	S49°14'55"E	83°17'48"

[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\*: CORONA MARGARET

Mailing Address\*: 3510 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/request<sup>1</sup>:  
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)

<sup>1</sup> 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 Map<sup>5</sup>:

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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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

**IDO Interactive Map**  
<https://tinurl.com/IDOzoningmap>

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

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



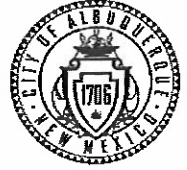
<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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>
<b>PART II - DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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.*

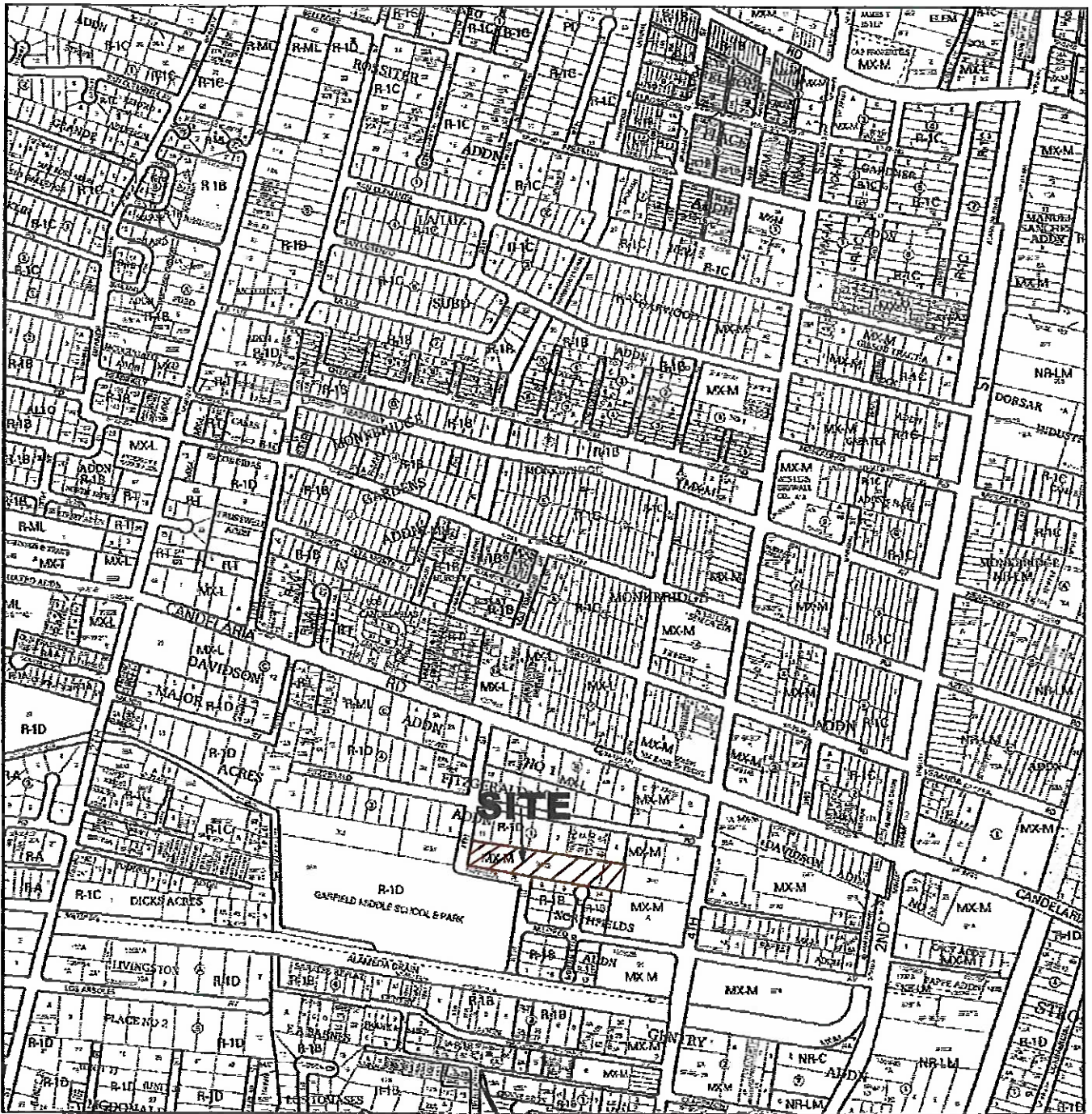
**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**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:

Bernalillo County Treasurer	Date

### PUBLIC UTILITY EASEMENTS

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

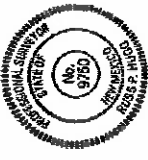
- A. Public Service Company of New Mexico ("PSC"), a New Mexico corporation, (PSC Electric) for installation, maintenance, and operation of electric lines, poles, towers, and related facilities, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
  - 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 services.
  - C. Quest for the installation, maintenance, and facilities reasonably necessary to provide communication services.
  - D. Cable TV for the installation, maintenance and service of such facilities reasonably necessary to provide cable services.
- includes, in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above together with the right of ingress and egress, and the right to use, occupy, and enjoy the right of easement or privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to install, maintain, repair, replace, alter, improve, and otherwise use the easements of Grantor, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purpose or use of the easements, and to erect, construct, install, maintain, or substitute any structure that is needed or constructed on said easements, not subject to any zoning ordinance, and to do any other thing that shall be necessary or convenient for carrying out the purposes of said easements. Grantor shall also be responsible for connecting any violations of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.
- Easements for electric transformer/splitterboxes, as installed, shall extend ten (10) feet in front of transformer/splitterbox doors and five (5) feet on each side.

### DEDICATIONS

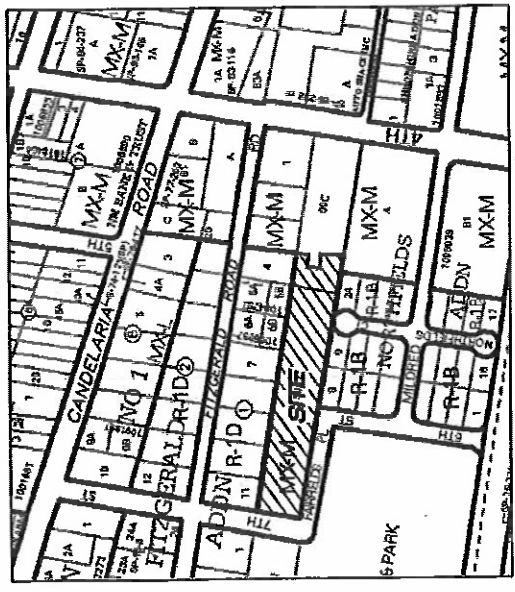
1. Pursuant to the Act, Public Service Company, of New Mexico (PSC) and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown herein. Consequently, PSC and NMGCO do not warrant that the easements shown herein are free of any encumbrance and which are not shown on this plat.
2. Tract PR (Calle Cuarta) as shown herein shall contain the Private Street right of way and shall be conveyed to the City of Albuquerque in fee simple. Private Street right of way to be maintained by said Calle Cuarta Homeowners Association.
3. Within all Private street right of way (Tract PR) as shown herein, a Public Sanitary Sewer, Water and Drainage Easement shall be granted to the City of Albuquerque.
4. The named public utilities as shown and subindicated on Sheet No. 9750 are hereby granted to the City of Albuquerque and the locations are mutually agreed upon by the Developer and said named public utility companies.
5. Tracts A, B and D as shown herein will be conveyed to the Calle Cuarta Homeowners Association (to be formed).

### SURVEYORS CERTIFICATION

I, Russ F. Hugg, a duly Licensed Professional Surveyor, No. 9750, do 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; that I am a duly Licensed Professional Surveyor; that I meet the minimum requirements for surveys and transmission of these surveys to the State of New Mexico; that I am not aware of any fraud or error in this plat and that it is true and correct to the best of my knowledge and belief.



Russ F. Hugg  
MPS No. 9750  
April 21, 2022



### 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. Record Plat or Deed bearings 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 L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated herein.
6. All street concrete monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections as shown thus ( ). All concrete monumentation will be set using the standard four (4) inch minimum diameter. Do not disturb. PS Number 9750 and will be set flush with the final asphalt lift.
7. The subject properties are currently designated IDO Zone District MX-14 (Mixed Use), as shown and designated on the City of Albuquerque GIS Zone Atlas Page G-14, dated 04/01/2016.

### PURPOSE OF PLAT

- The purpose of this plat is for:
- 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.

### 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 PR) created 0.9513 A.S.	
5. Gross Subdivision acreage: 2.5306 acres.	

PROJECT NUMBER	DATE
PLAT APPROVAL	
UTILITY APPROVALS	
Public Service Company of New Mexico	
New Mexico Gas Company	
Quest Corporation 2/15/22	2/15/22
Comcast	
CITY APPROVALS	
City Surveyor	6/15/2022
Department of Municipal Development	
Real Property Division	
Environmental Health Department	
Traffic Engineering, Transportation Division	
ADVISOR	
Plans and Recreation Department	
ADVISOR	
City Engineer	
Code Enforcement	
DEP Chairperson, Planning Department	
M.P.O.C.D.	

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MADRID RIVER GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, EASEMENTS AND ITEMS ARE FULLY ASSIGNED TO SAID DISTRICT, AND THAT IF SAID DISTRICT IS EVER DISSOLVED OR ABANDONED, SAID DISTRICT SHALL BE RESPONSIBLE FOR THE SUBDIVISION, EASEMENT, OR PLAT, SAID DISTRICT IS ADVISED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS HEREOF, OTHER THAN FROM EXISTING TURFLOTS.

APPROVED

**SURVOTEK, INC.**  
CONSULTING SURVEYORS  
P.O. BOX 98003, ALBUQUERQUE, NEW MEXICO 87114



**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, Page 197.
- 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, 1995 in Volume 96C, 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 5-A AND 5-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 "TRUSTEES' 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 105.
- 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. 33, CALLE WHEELER 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. Title Commitment prepared for the Property by Fidelity National Title Insurance Company Commitment Number SH000714294, 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. 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 xx.

**FLOOD ZONE DETERMINATION**

The subject property (as shown herein) appears to be within "Zone X" (Area with Flood Hazard Potential Due to Levees) as shown on Flood Insurance Program Flood Insurance Rate Map Number 5500403012c, Effective date September 26, 2020.

**SECTION M-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, easement, covenant, or other private restriction that would prevent the installation of a building or structure on the lots hereby shown 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, City of Albuquerque, Bernalillo County, New Mexico being and containing the same as more fully described in the plat of the said 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. 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 35.

**FREE CONSENT AND DEDICATION**  
SUNSHINE HAS REPRESENTED and has completed PLAT OF LOTS 1, THRU 21, CALLE CUARTA RESIDENTAL, BEING A REPLAT 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. 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, with the free consent of and in consideration of the sum of \$100.00 to the said owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown herein. Said owner(s) and proprietor(s) do hereby agree to convey Tracts A, B, D and Tract H to the Calle Cuarta Addition, Albuquerque, New Mexico, and to the City of Albuquerque, New Mexico, do hereby warrant that they hold among them complete and individual title in fee simple to the land subdivided. Said owner(s) and proprietor(s) as hereby consent to all of 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 DENLEYNER, SENIOR VICE PRESIDENT

**ACKNOWLEDGMENT**  
COUNTY OF BERNALILLO SS

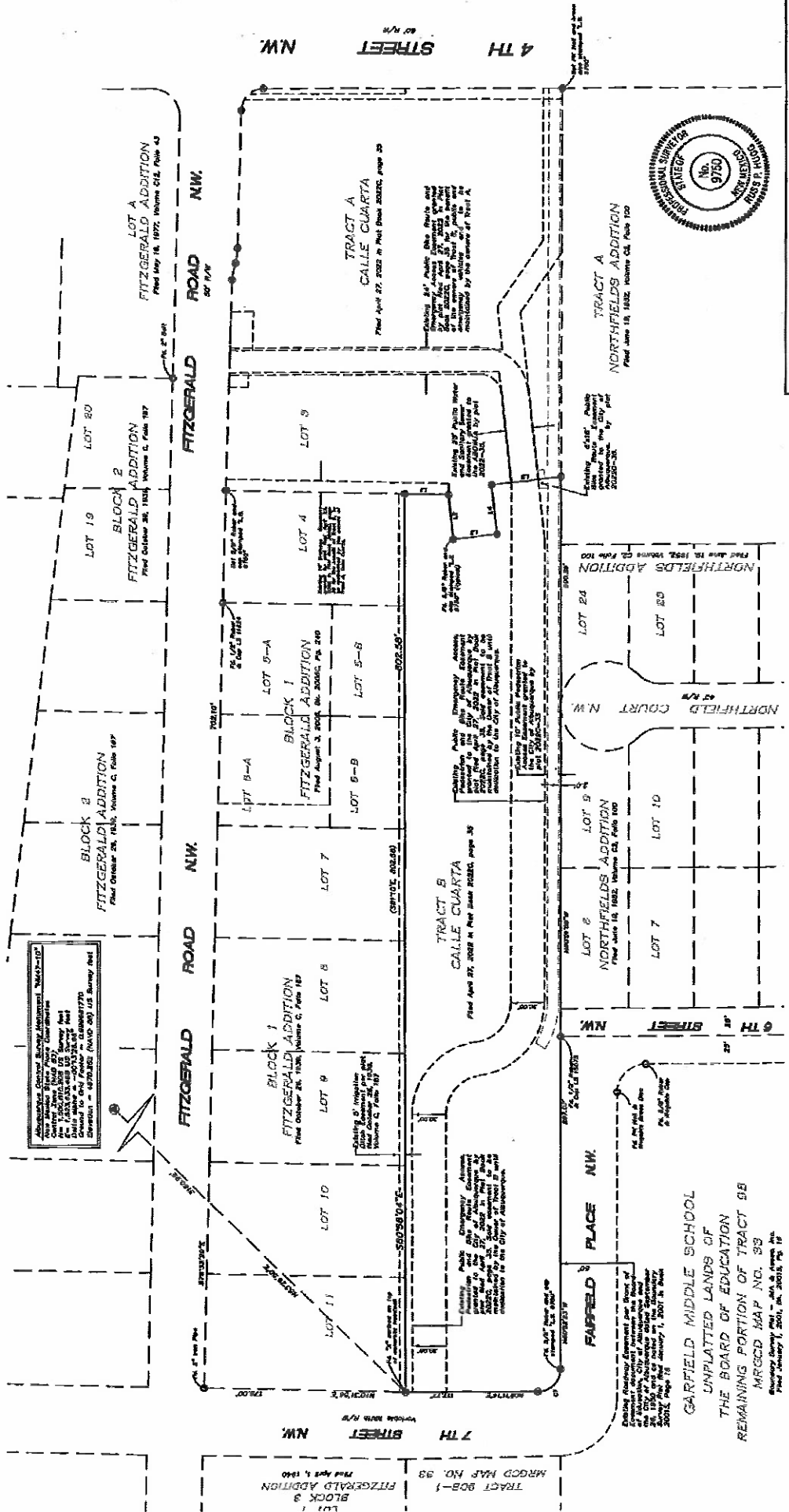
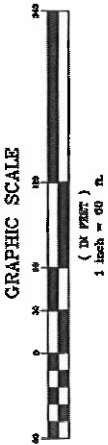
The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by Michelle DeBorja, SVP of Yes Housing, Inc.

*Glenn Wayne*  
Glenn Wayne, My commission 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 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2022





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 ACRESAGES**

LOT 1	0.0600 AC
LOT 2	0.0639 AC
LOT 3	0.0647 AC
LOT 4	0.0647 AC
LOT 5	0.0640 AC
LOT 6	0.0649 AC
LOT 7	0.0649 AC
LOT 8	0.0649 AC
LOT 9	0.0649 AC
LOT 10	0.0667 AC
LOT 11	0.0639 AC
LOT 12	0.0647 AC
LOT 13	0.0647 AC
LOT 14	0.0640 AC
LOT 15	0.0640 AC
LOT 16	0.0641 AC
LOT 17	0.0641 AC
LOT 18	0.0649 AC
LOT 19	0.0649 AC
LOT 20	0.0649 AC
LOT 21	0.0649 AC
TRACT A	0.0649 AC
TRACT B	0.0649 AC
TRACT C	0.0649 AC
TRACT D	0.0649 AC
TRACT E	0.0649 AC
TRACT F	0.0649 AC
TRACT G	0.0649 AC
TRACT H	0.0649 AC
TRACT I	0.0649 AC
TRACT J	0.0649 AC
TRACT K	0.0649 AC
TRACT L	0.0649 AC
TRACT M	0.0649 AC
TRACT N	0.0649 AC
TRACT O	0.0649 AC
TRACT P	0.0649 AC
TRACT Q	0.0649 AC
TRACT R	0.0649 AC
TRACT S	0.0649 AC
TRACT T	0.0649 AC
TRACT U	0.0649 AC
TRACT V	0.0649 AC
TRACT W	0.0649 AC
TRACT X	0.0649 AC
TRACT Y	0.0649 AC
TRACT Z	0.0649 AC

**LINE TABLE**

LINE	LENGTH	BEARING
L1	58.48	S102°27'00"W
L2	38.71	N87°15'00"W
L3	39.00	S82°45'00"W
L4	24.00	S87°15'00"E
L5	62.81	S82°45'00"W
L6	33.00	S82°45'00"E
L7	23.05	S82°45'00"E
L8	27.00	S87°15'00"E
L9	57.97	N09°18'00"E
L10	5.00	S60°31'50"E
L11	38.00	N68°48'00"E
L12	4.00	N09°18'00"E
L13	4.00	N09°18'00"E
L14	38.63	N09°18'00"E
L15	37.50	N09°18'00"E
L16	5.00	S60°31'50"E
L17	48.97	N08°01'50"E
L18	41.04	N08°01'50"E
L19	5.00	N88°33'00"E
L20	5.00	N88°33'00"E
L21	3.05	S88°33'00"E
L22	49.05	N08°11'45"E
L23	15.00	N08°11'45"E
L24	5.00	N08°11'45"E
L25	53.02	N08°11'45"E
L26	16.89	S80°26'00"E
L27	30.00	S87°15'00"E
L28	30.00	S87°15'00"E
L29	54.52	N22°01'20"E
L30	398.07	S80°31'50"E
L31	20.40	S74°36'30"E
L32	16.87	S81°54'30"E
L33	25.08	S80°52'30"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	YANGSONG	CHORD	CHORD BEARING	PTFA
C1	31.44'	20.00'	20.00'	38.30'	S33°50'15"E	603.14'
C2	84.10'	60.00'	67.84'	88.17'	N18°22'11"W	8130.145'
C3	50.60'	35.00'	35.93'	48.35'	S38°24'08"W	67235.53'
C4	50.60'	27.00'	28.02'	38.73'	N28°09'48"W	85344.92'
C5	172.08'	78.00'	69.68'	101.92'	S33°03'45"E	8138.78'
C6	40.27'	24.00'	24.83'	38.78'	N60°28'31"E	67235.53'
C7	24.14'	24.00'	24.02'	21.05'	S42°11'14"W	6718.00'
C8	24.14'	24.00'	24.02'	21.05'	S60°28'31"E	85344.92'
C9	13.84'	20.00'	2.04'	13.65'	S17°53'53"E	80706.26'
C10	17.81'	20.00'	2.04'	16.88'	N58°34'21"W	43427.38'
C11	21.11'	27.00'	11.12'	20.87'	N15°52'05"W	42285.07'
C12	78.28'	27.00'	10.07'	16.88'	S14°12'54"E	35351.1'
C13	19.81'	35.00'	10.83'	18.62'	S53°47'45"E	50709.8'
C14	36.79'	35.00'	16.45'	28.77'	N38°27'11"W	6307.45'
C15	24.45'	25.00'	44.25'	68.80'	S48°06'30"E	67235.53'
C16	24.45'	25.00'	44.25'	68.80'	S48°06'30"E	67235.53'
C17	27.87'	45.00'	18.02'	24.71'	S48°42'58"E	85344.92'

[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\*: CORONA RAUL & ANGELA

Mailing Address\*: 7513 EL MORRO RD NE - ALBUQUERQUE NM 87109-3805

**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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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](mailto: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](mailto: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.\*

<sup>2</sup> Physical address or Zoom link  
<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto: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>

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



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



<b>PART I - PROCESS</b>	
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>
<b>PART II – DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

[www.cabq.gov](http://www.cabq.gov)  
Printed 11/1/2020

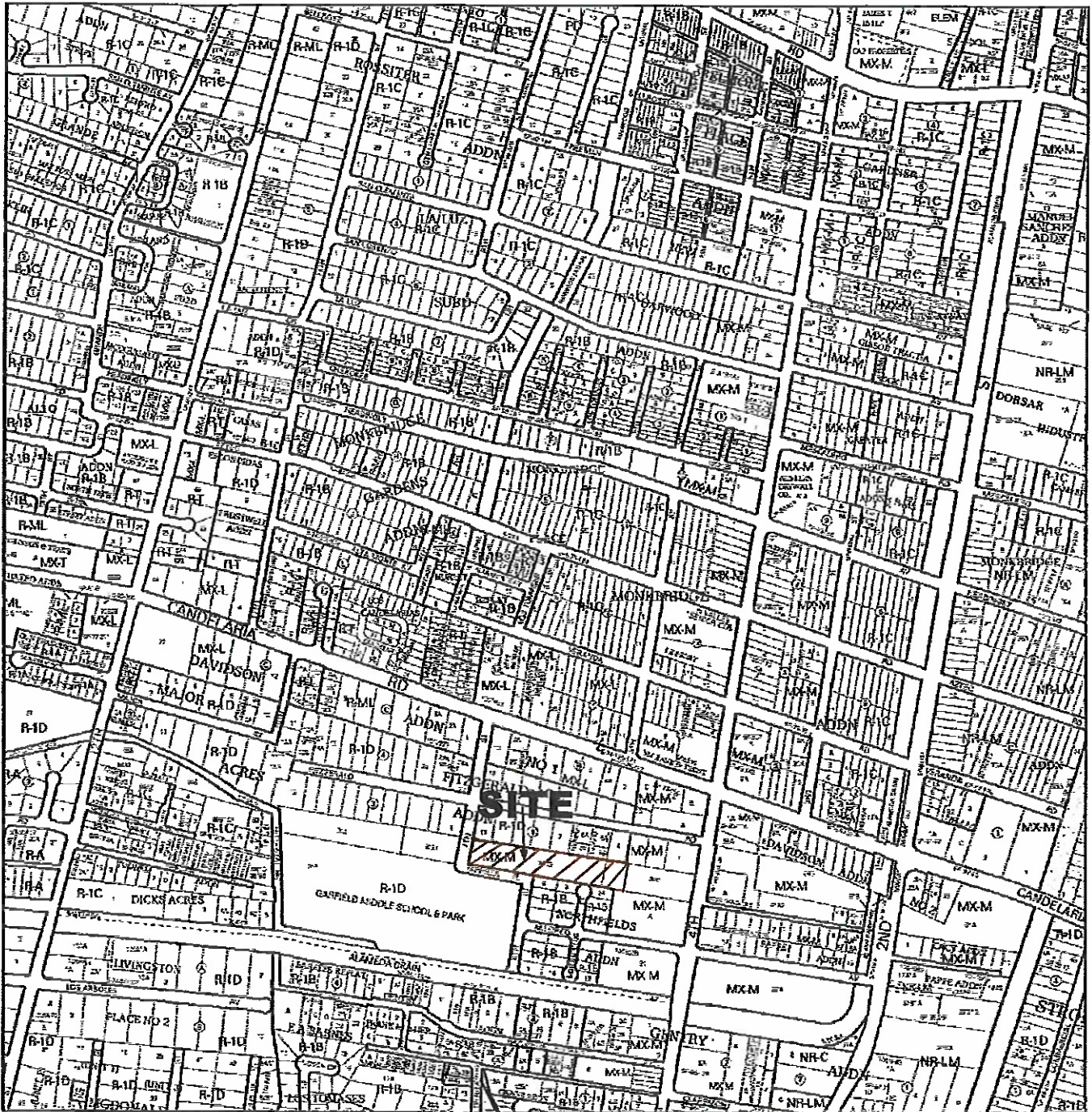




OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT




<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
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:
<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>

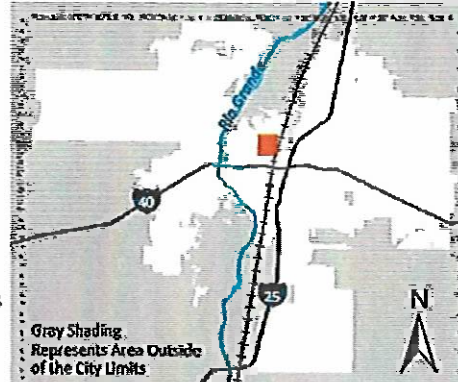
## IDO Zone Atlas

### 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







**EASEMENT LEGEND**

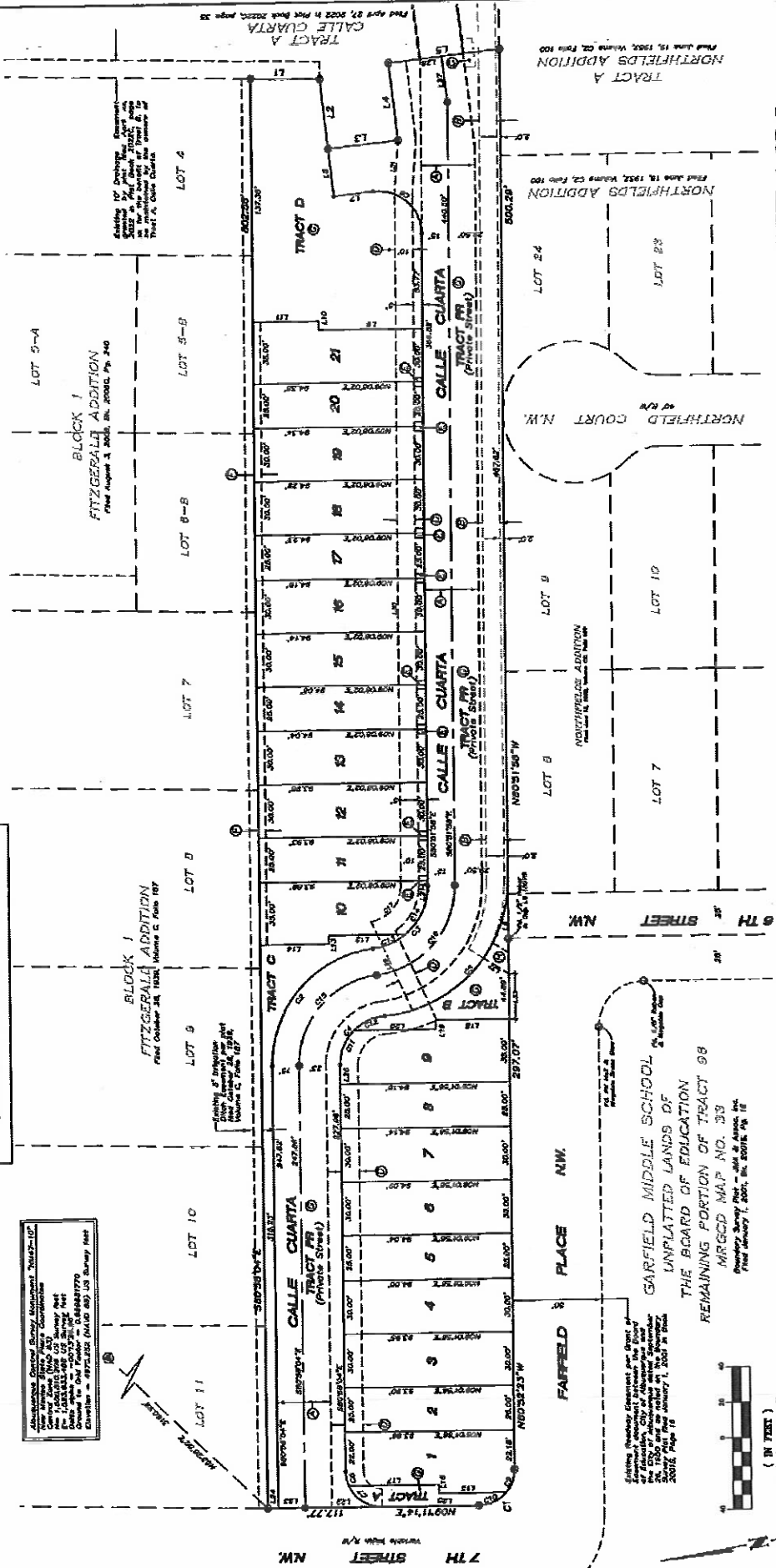
- 1 Existing Public Emergency Access, Pedestrian and Bike Route Easement granted April 27, 2022 in Plat Book 2022C, Page 35. Said easement to be maintained by the Owner of Tract B until dedication to the City of Albuquerque.
- 2 Existing 10' Public Pedestrian Access Easement granted April 27, 2022 in Plat Book 2022C, page 35.
- 3 Existing 6' x 16' Public Bike Route Easement granted 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 ABQ/UA by this plat. Said easement is centered on the front lot corners for Lots 10-27 as shown and noted herein.
- 6 New 4' Private Driveway Easement for the benefit of this plat granted to Tract A and to be maintained by the City of Albuquerque.
- 7 New Easement Private Driveway Easement granted to and to be maintained by the City of Albuquerque.
- 8 New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

Albuquerque County, New Mexico, Tract 1-C  
 Garfield Middle School  
 Garfield Middle School  
 Plat No. 2018-10-18  
 Plat Book 2018-10, Page 18  
 Drawn by: J. J. Jaramila, L.S. Surveyor  
 Created by: J. J. Jaramila, L.S. Surveyor  
 Elevation = 4975.00 (NAD 83) US Survey 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 6, TOWNSHIP 10 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022



( IN TEXT )  
 1" inch = 40' ft.

Garfield Middle School  
 UNPLATTED LANDS OF  
 THE BOARD OF EDUCATION  
 MRGCD MAP NO. 39  
 Created by: J. J. Jaramila, L.S. Surveyor  
 Plat January 1, 2001, Plat Book 2001-10, Page 18

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

LINE	LENGTH	BEARING
L1	38.68	S102°2'00"W
L2	39.71	N02°23'00"W
L3	38.00	S02°45'00"W
L4	38.00	S87°15'00"E
L5	32.67	S80°21'00"E
L6	22.05	N02°45'00"E
L7	27.00	S87°15'00"E
L8	37.87	N08°10'00"E
L9	8.00	S00°31'50"E
L10	38.00	N08°10'00"E
L11	38.00	N08°10'00"E
L12	38.00	N08°10'00"E
L13	38.00	N08°10'00"E
L14	38.00	N08°10'00"E
L15	38.00	N08°10'00"E
L16	38.00	N08°10'00"E
L17	38.00	N08°10'00"E
L18	38.00	N08°10'00"E
L19	38.00	N08°10'00"E
L20	38.00	N08°10'00"E
L21	38.00	N08°10'00"E
L22	38.00	N08°10'00"E
L23	38.00	N08°10'00"E
L24	38.00	N08°10'00"E
L25	38.00	N08°10'00"E
L26	38.00	N08°10'00"E
L27	38.00	N08°10'00"E
L28	38.00	N08°10'00"E
L29	38.00	N08°10'00"E
L30	38.00	N08°10'00"E
L31	38.00	N08°10'00"E
L32	38.00	N08°10'00"E
L33	38.00	N08°10'00"E

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.
TRACT A	0.0175 AC.
TRACT B	0.0175 AC.
TRACT C	0.0175 AC.
TRACT D	0.0175 AC.
TRACT E	0.0175 AC.
TRACT F	0.0175 AC.
TRACT G	0.0175 AC.
TRACT H	0.0175 AC.
TRACT I	0.0175 AC.
TRACT J	0.0175 AC.
TRACT K	0.0175 AC.
TRACT L	0.0175 AC.
TRACT M	0.0175 AC.
TRACT N	0.0175 AC.
TRACT O	0.0175 AC.
TRACT P	0.0175 AC.
TRACT Q	0.0175 AC.
TRACT R	0.0175 AC.
TRACT S	0.0175 AC.
TRACT T	0.0175 AC.
TRACT U	0.0175 AC.
TRACT V	0.0175 AC.
TRACT W	0.0175 AC.
TRACT X	0.0175 AC.
TRACT Y	0.0175 AC.
TRACT Z	0.0175 AC.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.44	20.00	20.00	20.00	S215°50'45"E	90°03'30"
C2	84.19	65.00	65.00	65.00	N89°27'11"W	83°01'55"
C3	50.86	35.00	35.00	35.00	S89°24'08"E	82°53'39"
C4	40.39	27.00	27.00	27.00	N89°05'48"W	83°14'54"
C5	172.00	23.00	65.46	101.82	N01°01'51"E	84°21'02"
C6	40.37	24.00	24.00	24.00	S82°18'14"W	68°18'00"
C7	24.33	20.00	20.00	20.00	S82°14'25"W	22°54'49"
C8	13.93	20.00	2.49	13.65	S60°58'23"E	89°54'03"
C9	17.21	20.00	6.39	16.85	S15°53'51"E	95°09'39"
C10	21.11	27.00	11.17	20.37	N88°34'21"W	44°47'25"
C11	19.89	27.00	10.07	18.89	N13°53'03"W	32°33'31"
C12	19.89	33.00	10.83	19.64	S17°14'44"E	40°20'29"
C13	30.78	33.00	16.92	18.56	N39°27'11"W	63°01'48"
C14	22.45	30.00	14.18	18.21	S39°24'08"E	82°25'39"
C15	22.45	30.00	14.18	18.21	S40°34'29"E	82°00'04"

[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\*: DELEON ROBERT

Mailing Address\*: 508 FITZGERALD ST 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] Isacson & 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/request<sup>1</sup>:  
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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto: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>

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

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



<b>PART I - PROCESS</b>	
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>
<b>PART II – DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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.*

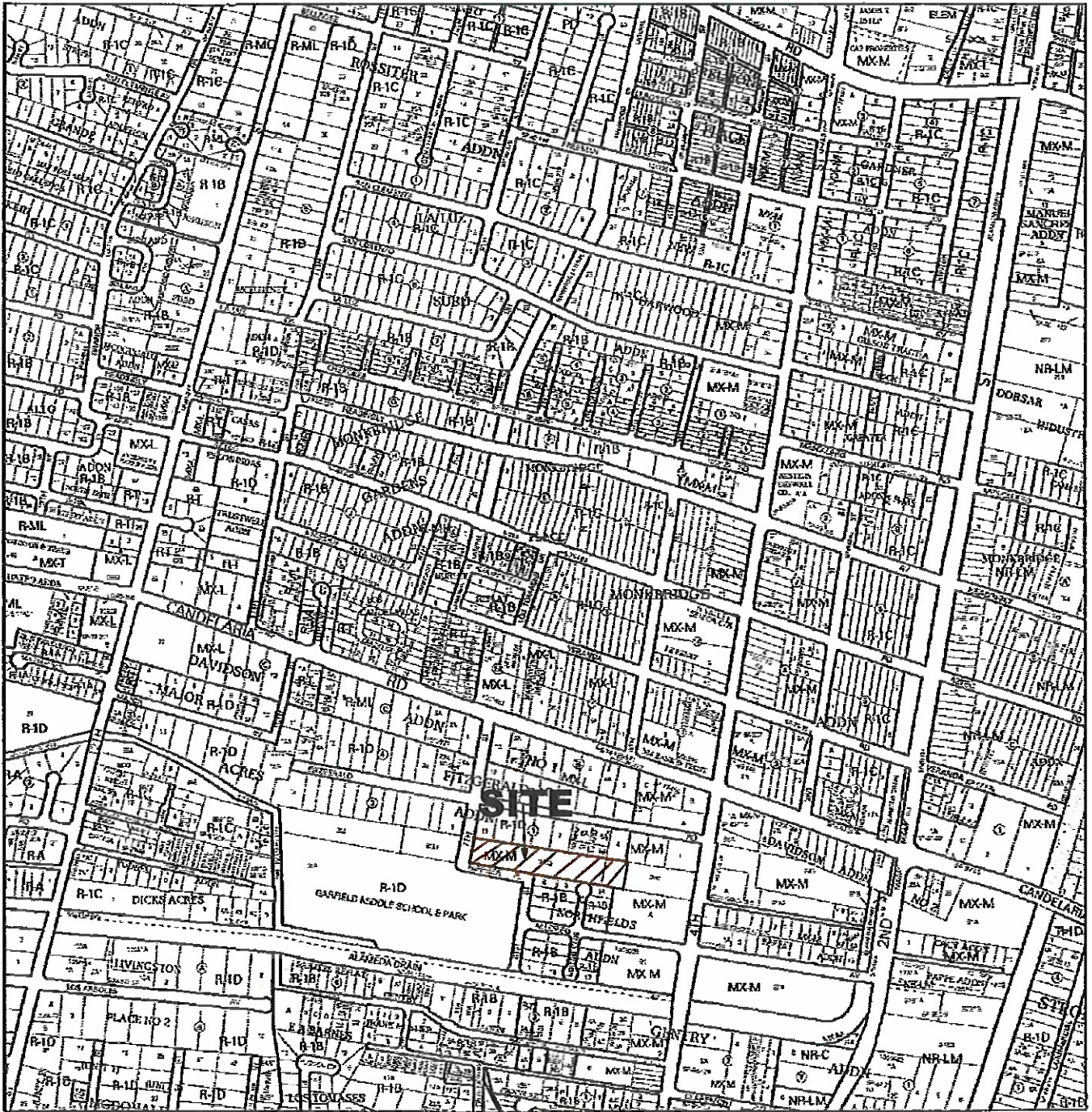
**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**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>

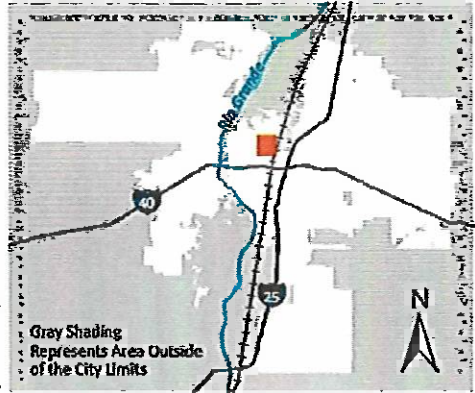
## IDO Zone Atlas

### 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)

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 21, 2021

**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 ("PSC"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and operation of overhead and underground electrical lines, service and maintenance facilities, and other facilities reasonably necessary to provide electrical services.

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

C. Grant for the installation, maintenance, and service of such facilities as may be required for the installation and operation of such facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such facilities as may be required for the installation and operation of such facilities reasonably necessary to provide cable services.

Included in the right to build, rebuild, reconstruct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with the right to use, occupy, possess, control, and convey adjoining lands of Grant for the purposes set forth herein and with the right to use, occupy, possess, control, and convey adjoining lands of customers of Grant, including sufficient zoning and space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes of the easement, but not to voluntarily or involuntarily or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property National Electrical Society Code by construction of poles, ducts, 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, above and five (5) feet on each side.

**DISCLAIMER**

Grant and the plat, Public Service Company of New Mexico (PSC) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown herein. Consequently, PNM Electric, NMGC do not waive or release any amount of easement or other interest in the property shown on this plat, report or other document and which are not shown on this plat.

**DEDICATIONS**

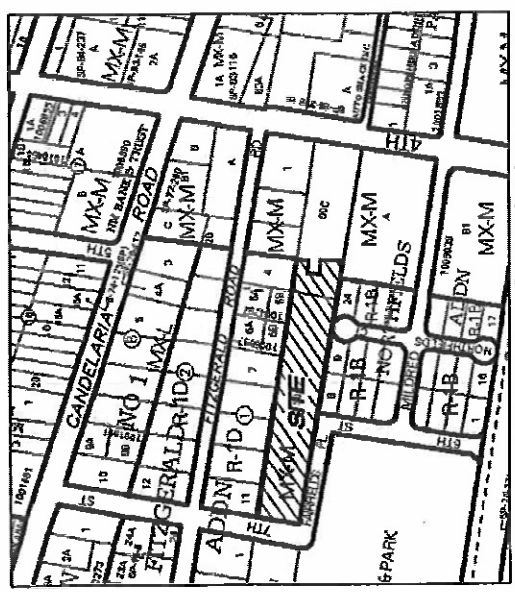
- Tract A (Calle Cuarta) as shown herein shall contain the Private street right of way, and will be conveyed as Private Street Right of Way to the Public Homeowners Association, as maintained by said Calle Cuarta Homeowners Association.
- With all Private Street right of way (Tract PR) as shown herein, a Public Sanitary Sewer, Water and Drainage Easement over said Tract is hereby granted to the City of Albuquerque and ABQSWA.
- The named public utilities as shown and acknowledged on Sheet 1 of this plat are hereby dedicated to the City of Albuquerque at the locations as mutually agreed upon by the Developer and said named public utility companies.
- Tracts A, thru D are 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 9730, do hereby certify that the survey shown on this plat was made in accordance with the standards of the State of New Mexico, and that I am a duly licensed Professional Surveyor, and that I have met the minimum requirements for surveys and maintenance of the same as required by the State of New Mexico. I show all corners, monuments, and bearings, and that it is true and correct to the best of my knowledge and belief.



*[Signature]*  
Russ P. Hugg  
N.M.S.P. No. 9730  
April 21, 2021



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

**GENERAL NOTES**

- Bearings 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.
- Replat of Deed 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 "HUGG L.S. 9750" or a concrete nail with brass stamped "HUGG L.S. 9750" unless otherwise indicated herein.
- 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 standard Surveyor's (S) aluminum monumentation, No. 1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000, 10000, 15000, 20000, 25000, and will be set flush with the final asphalt bit.
- The subject properties are currently designated CO Zone District M-1 (Mixed Use), as shown and identified on the City of Albuquerque OS Zone Atlas Page G-14, dated May 2016.

**PURPOSE OF PLAT**

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

**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 D.8813 A-1.
- Grass Subdivision acreage: 2.8305 acres.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
**SURVOTEK, INC.**  
Consulting Surveyors  
P.O. Box 6087, 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, 2022

**LEGAL DESCRIPTION**  
That certain tract of land situate within the Town of Albuquerque Grant in projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and containing 2.3308 Acres, more or less, as shown on the replat of CALLE CUARTA RESIDENTAL, BEING A REPLAT OF TRACT B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, MURKIN PROPERTY MAP NO. 133, WITHIN THE 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 12, 2022 in Plat Book 2022C, page 35. Said tract contains 2.3308 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SUNCEYED 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 provisions of the laws of the State of New Mexico, the undersigned, the 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 agree to convey Tracts A, thru D and Tract 10 to the City of Albuquerque, New Mexico, for the purpose of dedicating the same to the use of a public thoroughfare and to be similar to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to do.

**OWNER(S)**

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

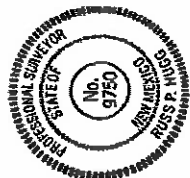
*Michelle DeBorja*  
By: MICHAEL DANILEVICH, Senior Vice President

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

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

*Glenn Wayne* My commission expires 12/27/24  
Notary Public



**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to be within "Zone X" (Area with reduced flood risk due to levees) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 55001C03325, Effective date September 26, 2020.

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

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 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.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

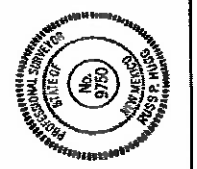
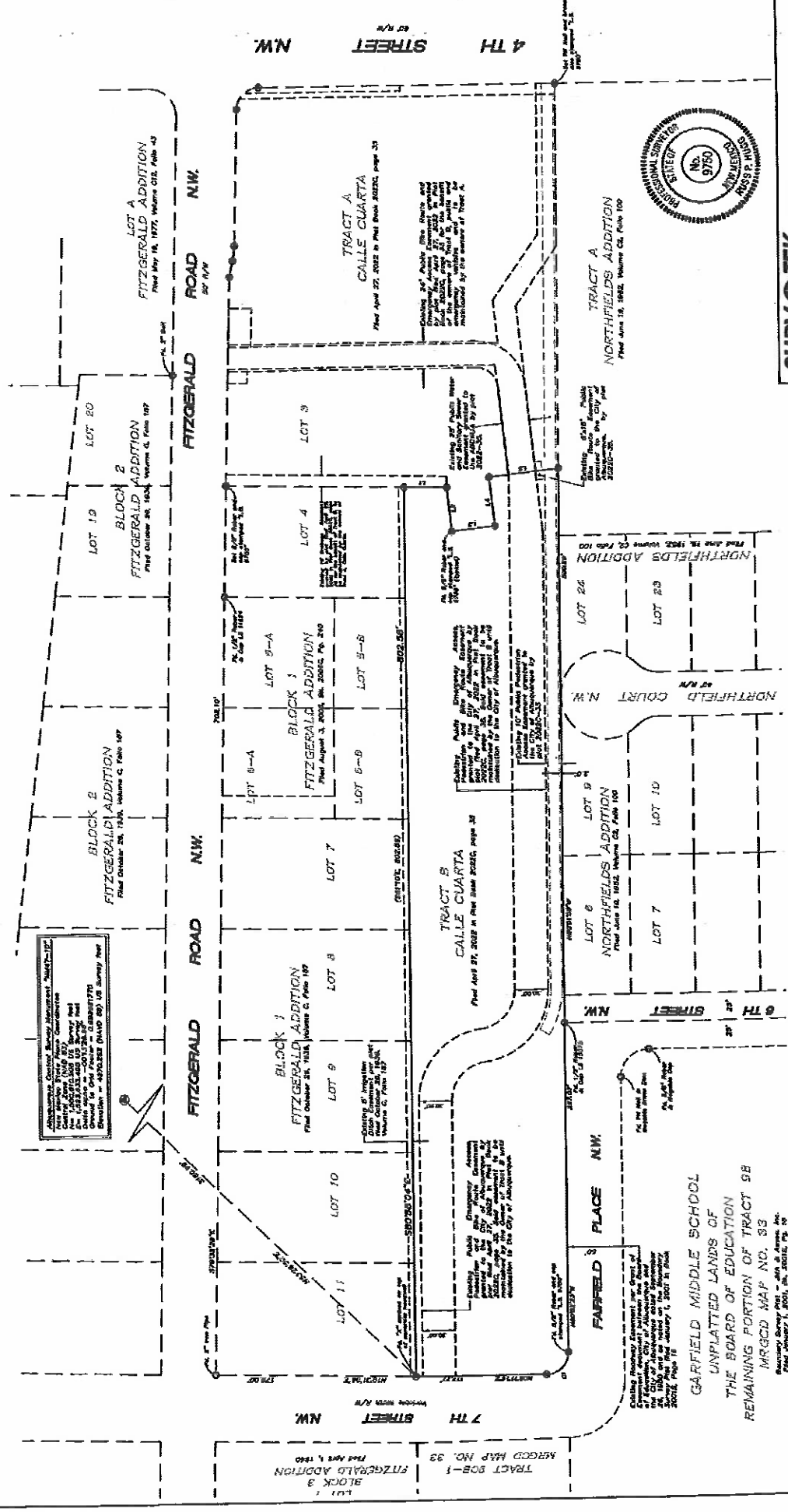
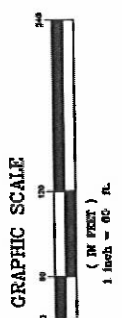
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, SUBDIVISION LOCATED IN PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1938 in Volume C, Page 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, 1950 in Volume 25C, 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 21, 2000 in Plat Book 2000D, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21, AND 25, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 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 17, 2000 in Plat Book 2000C, Page 197.
- G. Plat entitled "NORTHFIELD ADDITION, ALBUQUERQUE, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on June 15, 1922 in Volume C2, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT AND ATTES LANDS OF COUNTY OF BERNALILLO, BEING A PORTION OF TRACT 90-C, MURKIN PROPERTY MAP NO. 133, GARFIELD MIDDLE SCHOOL" filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001S, Page 15.
- I. The Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number 5000014244, 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, MURKIN PROPERTY MAP NO. 133, WITHIN THE 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 26, 2022 in Plat Book 2022C, page 35.

# 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.**  
CONSULTING SURVEYORS  
P.O. BOX 20265, ALBUQUERQUE, NEW MEXICO 87116  
PHONE: 505-400-1782



# FLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

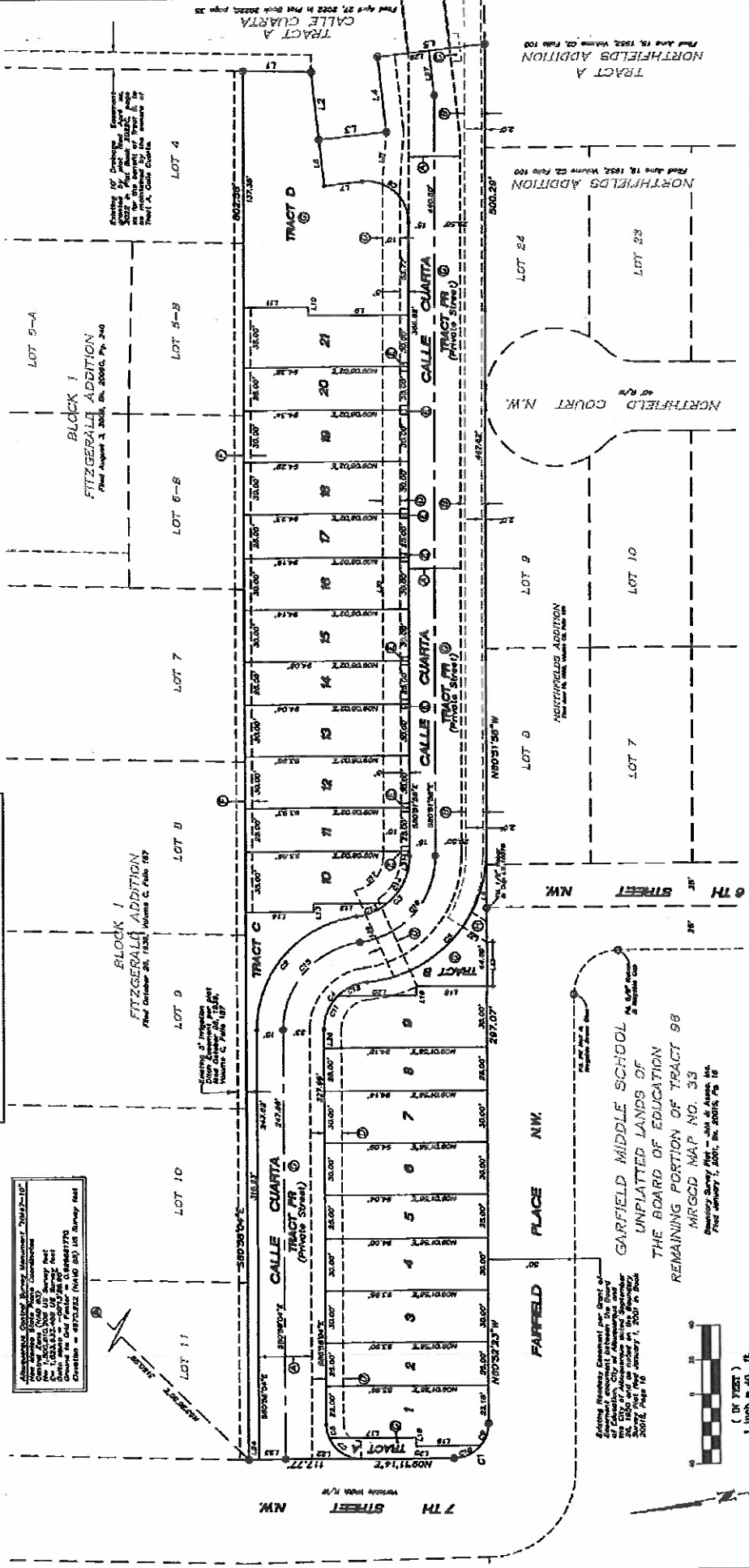
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

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

## EASEMENT LEGEND

1. Existing Public Easement Access, Pedestrian and Utility Easement granted by Plat Book 2022C, Plat Book 2022C, Page 35. Said easement to be maintained by the Owner of Tract B with dedication to the City of Albuquerque.
2. Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by Plat Book 2022C, Page 35.
3. Existing 6' x 10' Public Utility Easement granted to the City of Albuquerque by 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 ASQUHA by this plat. Said easement to be maintained by the City of Albuquerque.
6. New 4' Private Driveway Easement for the benefit of Tract A and Tract B and to be maintained by the City of Albuquerque.
7. New Street Light Pedestrian Easement granted to and to be maintained by the City of Albuquerque.
8. New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

Albuquerque Official Survey Monument, 2014/2015  
New Mexico State Lands Commission  
New Mexico State Lands Survey Plat  
New Mexico State Lands Survey Plat  
Said monument to be maintained by the City of Albuquerque  
Created by the City of Albuquerque  
Created by the City of Albuquerque



Existing Easement Plat, Plat of  
Garfield Middle School  
Unplatted Lands of  
The Board of Education  
Remaining Portion of Tract 98  
MIRGSD MAP NO. 33  
Survey Plat - John A. Arnes, Inc.  
Filed January 1, 2001, in Book 2001E, Page 16



[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\*: DURAN GLORIA A

Mailing Address\*: 511 MILDRED AVE 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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto: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>

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

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



<b>PART I - PROCESS</b>	
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>
<b>PART II - DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

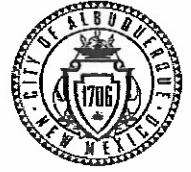
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

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



<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
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"><li><input type="checkbox"/> Total gross floor area of proposed project.</li><li><input type="checkbox"/> Gross floor area for each proposed use.</li></ul>



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

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
L1	38.68	S102°27'00"W
L2	35.71	N08°21'00"W
L3	38.00	S02°45'00"W
L4	44.00	S07°15'00"E
L5	32.97	S09°31'55"E
L6	33.05	N02°45'00"E
L7	27.00	S07°15'00"E
L8	37.37	N03°08'00"E
L9	5.00	S02°31'45"E
L10	35.00	N02°05'00"E
L11	5.62	N02°11'55"E
L12	36.63	N02°08'00"E
L13	27.50	N02°01'48"E
L14	5.00	S02°05'00"E
L15	42.85	N02°11'42"E
L16	5.00	N02°11'42"E
L17	42.85	N02°11'42"E
L18	5.00	N02°11'42"E
L19	42.85	N02°11'42"E
L20	5.00	N02°11'42"E
L21	42.85	N02°11'42"E
L22	5.00	N02°11'42"E
L23	42.85	N02°11'42"E
L24	5.00	N02°11'42"E
L25	42.85	N02°11'42"E
L26	5.00	N02°11'42"E
L27	42.85	N02°11'42"E
L28	5.00	N02°11'42"E
L29	42.85	N02°11'42"E
L30	5.00	N02°11'42"E
L31	42.85	N02°11'42"E
L32	5.00	N02°11'42"E
L33	42.85	N02°11'42"E

**LOT ACRES**

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC.
LOT 2	0.0639 AC.
LOT 3	0.0647 AC.
LOT 4	0.0640 AC.
LOT 5	0.0645 AC.
LOT 6	0.0648 AC.
LOT 7	0.0640 AC.
LOT 8	0.0640 AC.
LOT 9	0.0669 AC.
LOT 10	0.0687 AC.
LOT 11	0.0689 AC.
LOT 12	0.0662 AC.
LOT 13	0.0662 AC.
LOT 14	0.0640 AC.
LOT 15	0.0648 AC.
LOT 16	0.0648 AC.
LOT 17	0.0641 AC.
LOT 18	0.0640 AC.
LOT 19	0.0641 AC.
LOT 20	0.0641 AC.
LOT 21	0.0693 AC.
TRACT A	0.0171 AC.
TRACT B	0.0372 AC.
TRACT C	0.0291 AC.
TRACT D	0.2339 AC.
TRACT PR	0.2893 AC.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DATA
C1	31.44	20.00	20.00	20.00	S32°50'35"E	9034.50
C2	24.17	27.00	27.00	27.00	N39°27'11"W	3301.45
C3	40.60	35.00	35.00	35.00	S39°24'08"E	6232.52
C4	40.35	27.00	27.00	27.00	N38°05'59"W	6232.52
C5	172.09	28.00	69.48	101.92	S33°53'55"E	6232.52
C6	50.37	24.00	24.00	24.00	N52°58'31"W	8120.04
C7	2.12	20.00	4.24	4.24	S87°24'35"W	2324.42
C8	13.83	20.00	7.26	13.83	S10°20'23"E	3234.92
C9	17.01	20.00	9.30	16.99	S12°53'24"E	5209.28
C10	21.17	27.00	11.12	20.97	N58°33'21"W	4512.24
C11	18.20	27.00	10.07	18.60	N15°32'25"W	5232.52
C12	18.20	35.00	10.24	18.62	S15°32'25"E	3232.52
C13	50.72	35.00	16.51	29.72	N55°11'41"W	4301.04
C14	21.35	20.00	44.01	44.01	S16°24'05"E	6232.52
C15	21.07	20.00	16.02	24.21	S16°24'05"E	6038.07





**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:**

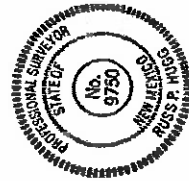
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL STREET, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1928 in Volume 2, Page 187.
- B. Plat entitled "PLAT OF LOTS 92-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, New Mexico", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 18, 1928 in Volume 252, 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 "TRINITY OF LOTS 27 AND 28, 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, Page 43.
- F. Plat entitled "PLAT OF LOTS 5-A AND 5-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, 2006 in Plat Book 2006C, Page 161.
- G. Plat entitled "MORRISFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume 61, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATED LANDS OF BOARD OF EDUCATION, CITY OF ALBUQUERQUE, TRACT 98 M.I.C.C.D. PROPERTY MAP NO. 33, GARFIELD MIDDLE SCHOOL, BERNALILLO COUNTY, NEW MEXICO, Date of Survey: 1997, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001B, Page 19.
- I. The Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000112294, Effective Date: July 21, 2022.
- 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, PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, ALBUQUERQUE GRANT, 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 30.

**FLOOD ZONE DETERMINATION**

The subject property (as shown herein) appears to lie within "Zone X" (Area with reduced flood risk due to levee) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C03320, Effective date September 20, 2022.

**SECTION 14-16-4-7 PROHIBITION ON PRIVATE RESTRICTIONS  
ON THE INSTALLATION OF SOLAR COLLECTORS**

No property within the area of this plat shall, in any time be subject to a deed restriction, covenant, or binding agreement, prohibition, or other restriction, including an easement or encumbrance 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 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, comprising all of Tract B, Calle Cuarta, New Mexico being and including the replat of Tracts A and B, Calle Cuarta (being the replat of Lots 1 thru 3, Block 1, Fitzgerald Addition and Tracts 90-C and 90-B-2, Projected Section 5, Township 10 North, Range 3 East, Albuquerque Grant, Principal Meridian, No. 33) within the Town of Albuquerque, Grant, 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 30. Said tract contains 2.9306 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATED and are herewith replat of LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA) WITHIN TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, ALBUQUERQUE GRANT, PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the use consent of and in accordance with the wishes and desires of the owners, proprietors and proprietors (hereinafter "Said owners") do hereby grant the public and private easements as shown herein. Said owners(s) and proprietors(s) do hereby warrant that they hold among them complete and inalienable title in and to the land subdivided. Said owners(s) and proprietors(s) do hereby authorize to the foregoing and do hereby represent that they are to

**OWNERS)**

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

*Michelle DeBorja*  
By: **MICHELLE DEBORJA, REGISTERED SURVEYOR**

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

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

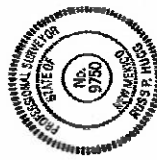
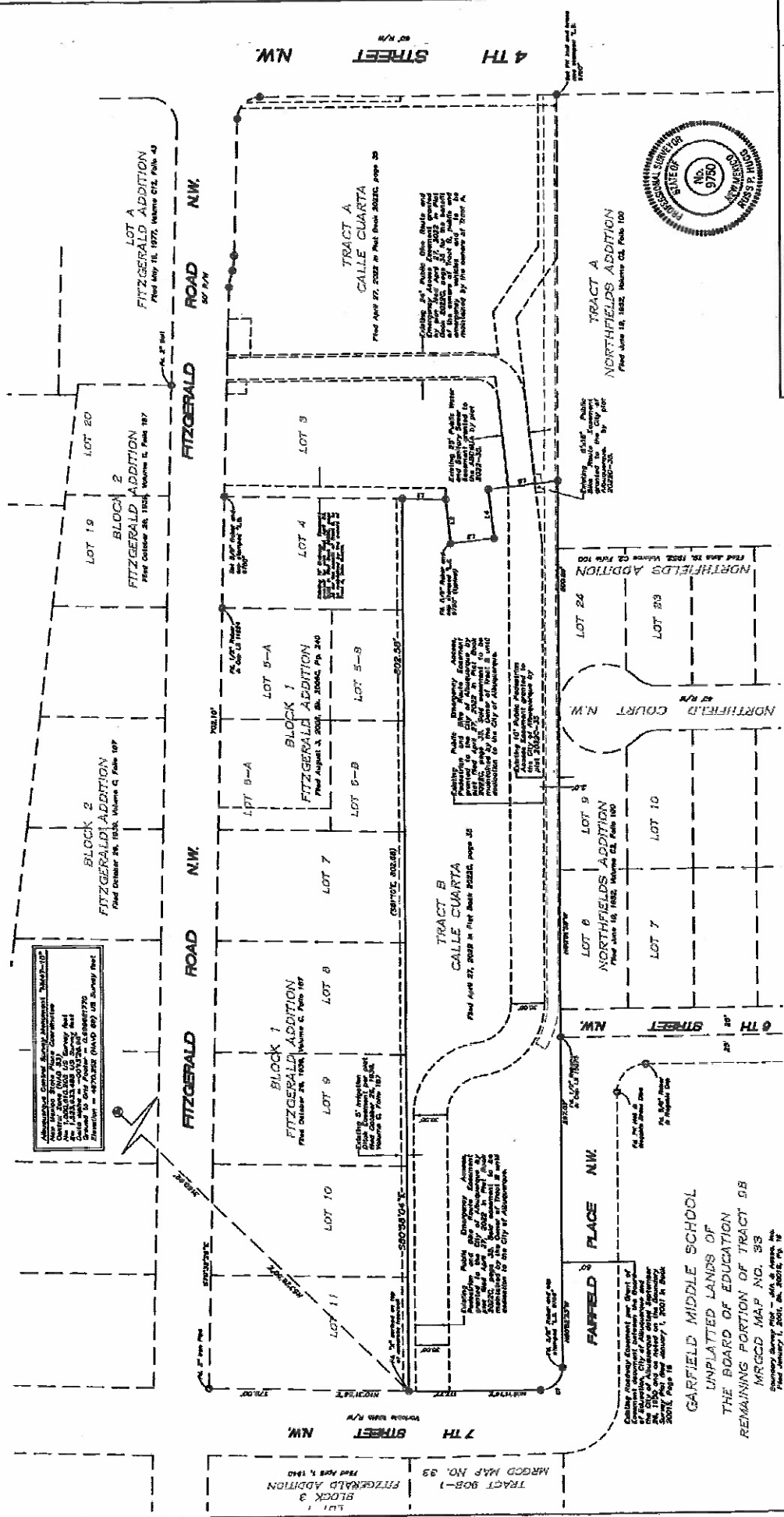
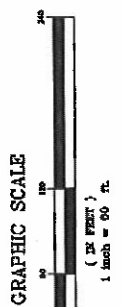
of Yes Housing, Inc.

*Glenn Wayne*  
Notary Public



**FLAT OF  
LOTS 1 THRU 21  
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2022



**SURVOTEK, INC.**  
CONSULTING SURVEYORS  
P.O. Box 60201, Albuquerque, New Mexico 87114  
Phone: 505-266-4700



PLAT OF  
**LOTS 1 THRU 21**  
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 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022

**LOT ACRES/SS**

LOT NUMBER	ACRES/SS
LOT 1	0.0689 AC
LOT 2	0.0539 AC
LOT 3	0.0647 AC
LOT 4	0.0647 AC
LOT 5	0.0549 AC
LOT 6	0.0648 AC
LOT 7	0.0549 AC
LOT 8	0.0689 AC
LOT 9	0.0689 AC
LOT 10	0.0689 AC
LOT 11	0.0539 AC
LOT 12	0.0647 AC
LOT 13	0.0647 AC
LOT 14	0.0549 AC
LOT 15	0.0648 AC
LOT 16	0.0549 AC
LOT 17	0.0549 AC
LOT 18	0.0648 AC
LOT 19	0.0648 AC
LOT 20	0.0648 AC
LOT 21	0.0648 AC
TRACT A	0.0176 AC
TRACT B	0.0372 AC
TRACT C	0.0721 AC
TRACT D	0.2350 AC
TRACT PA	0.0813 AC

**LINE TABLE**

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L1	58.68	S10°22'00"W
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L3	38.00	S92°45'00"W
L4	44.00	S87°15'00"W
L5	82.87	S07°45'00"W
L6	31.06	N02°45'00"E
L7	21.00	S87°15'00"E
L8	57.57	N03°04'02"E
L9	4.00	S80°21'58"E
L10	36.88	N02°45'02"E
L11	4.00	N02°45'02"E
L12	4.00	N02°45'02"E
L13	34.63	N02°45'02"E
L14	37.50	N03°01'51"E
L15	6.00	S80°25'04"E
L16	45.97	N03°01'58"E
L17	41.04	N03°01'58"E
L18	3.00	N80°28'58"E
L19	3.00	N80°28'58"E
L20	3.00	N80°28'58"E
L21	3.00	N80°28'58"E
L22	42.95	N03°11'41"E
L23	16.00	N03°11'41"E
L24	6.00	N03°11'41"E
L25	63.82	N03°11'41"E
L26	76.85	S80°25'04"E
L27	30.00	N03°11'41"E
L28	30.00	N03°11'41"E
L29	54.52	N23°07'22"E
L30	388.07	S80°28'58"E
L31	30.40	S78°45'28"E
L32	16.57	S81°53'58"W
L33	25.08	S80°25'21"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DATA
C1	31.44	20.00	20.00	28.30	S33°20'35"E	6033.58
C2	84.19	68.00	67.84	66.17	N89°27'11"W	6301.45
C3	50.86	35.00	35.83	46.35	S39°24'05"E	6225.39
C4	49.29	22.00	23.05	38.73	N33°09'49"W	6534.39
C5	716.29	75.00	69.46	101.92	S33°03'45"E	6838.96
C6	40.37	24.00	24.83	33.78	S80°25'04"E	6820.06
C7	8.23	20.00	4.17	4.17	S87°15'00"E	2324.42
C8	14.83	20.00	7.42	7.42	S80°25'04"E	3934.02
C9	12.91	20.00	6.46	6.46	S15°28'54"E	5079.28
C10	21.11	27.00	11.12	20.97	N88°31'21"W	4147.80
C11	18.29	27.00	10.07	18.69	N15°53'03"W	4095.02
C12	19.97	38.00	19.84	18.64	S71°13'24"E	32385.11
C13	30.79	38.00	15.48	28.77	S52°11'41"E	6730.28
C14	28.95	50.00	24.88	48.21	S39°24'05"E	6534.39
C15	26.99	50.00	24.88	48.21	S39°24'05"E	6534.39
C16	21.07	18.82	18.82	28.21	S81°47'48"E	6030.02

[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\*: ESPINOZA EDDIE A & RITA PADILLA

Mailing Address\*: 530 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/request<sup>1\*</sup>:

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)

<sup>1</sup> 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 Map<sup>5</sup>:

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](mailto: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>

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



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



<b>PART I - PROCESS</b>	
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>
<b>PART II - DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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.*

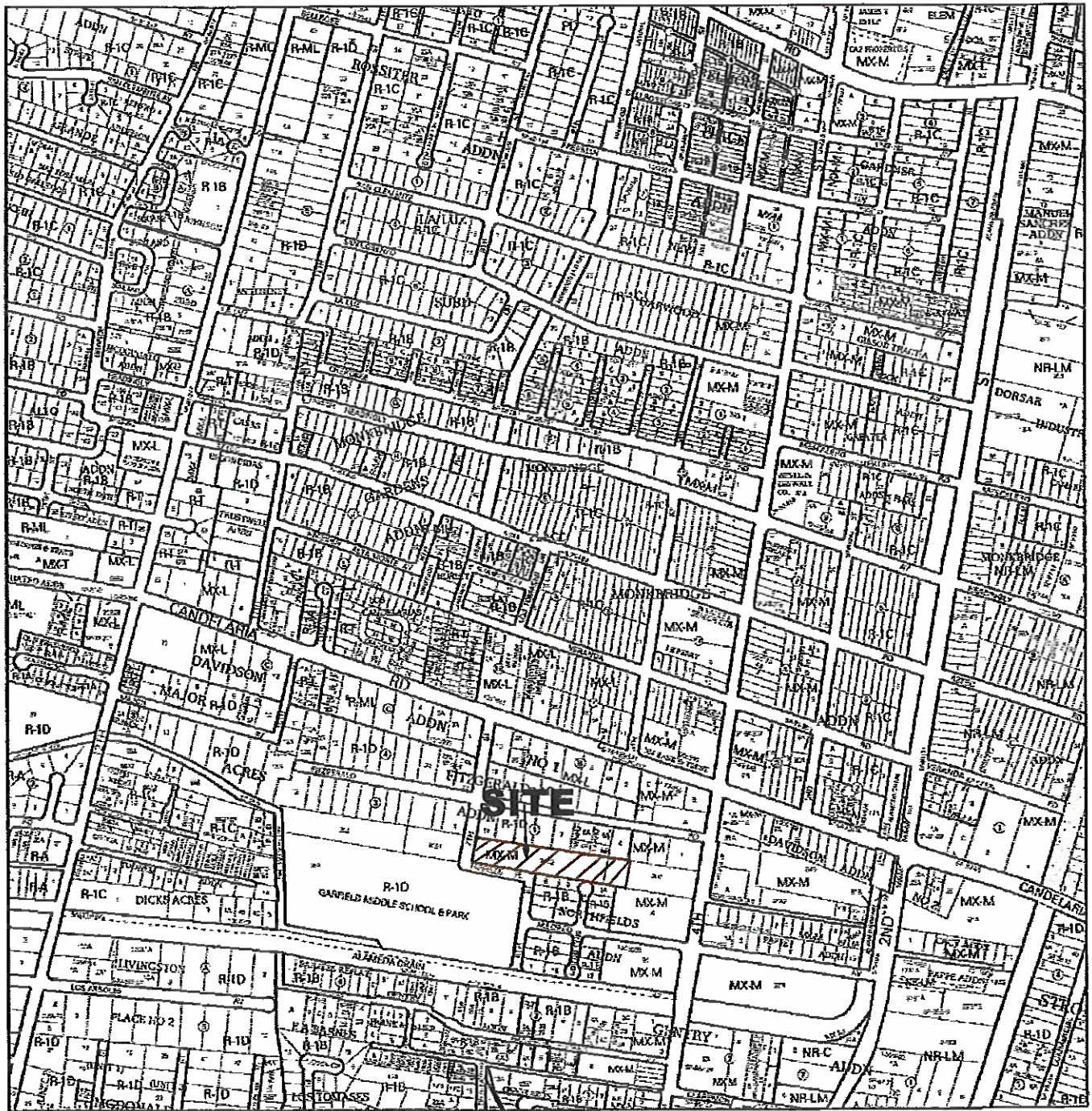
**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**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>

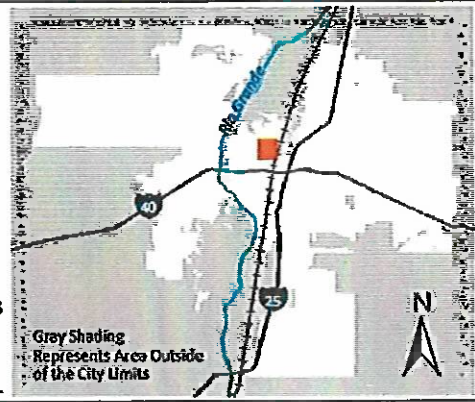
## IDO Zone Atlas

### May 2018



IDO Zoning information as of May 17, 2018

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



Grey 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)

WITRIN  
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

## TREASURERS CERTIFICATION

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

Bernalillo County Treasurer	Date

## 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 overhead and underground electrical lines, poles, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
  - New Mexico Gas Company for installation, maintenance, and facilities reasonably necessary to provide natural gas services.
  - Quest for the installation, maintenance, and facilities reasonably necessary to provide communication services.
  - Cable TV for the installation, maintenance, and facilities reasonably necessary to provide cable services.
- includes, in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, abate and maintain electric lines and overhead and underground facilities and privileges of going upon, over and across adjoining lands of others for the purposes set forth herein to extend services to customers of the Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, no building, pool (subground or aboveground), hot tub, concrete or masonry walkway, or other structure shall be erected or constructed on said easements, nor shall any other structure be constructed thereon. The Grantee shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, ducting, 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

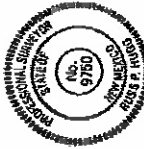
In opposing this plat, Public Service Company of New Mexico ("PSC") and New Mexico Gas Company ("NMGC") did not conduct a title search of the properties shown herein. Consequently, PSC and NMGC do not warrant the accuracy of the utility easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

## DEDICATIONS

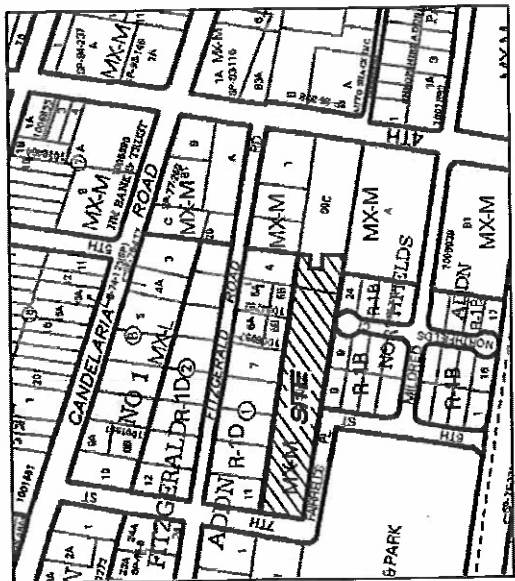
- Tract PR (Calle Cuarta) as shown herein shall contain the private street right of way shown on this plat. The street shall be maintained by said Calle Cuarta Homeowners Association in fee simple. Said Private Right of Way to be maintained by said Calle Cuarta Homeowners Association. Within of Private street right of way (Tract PR) as shown herein, a Public Sanitary Sewer, Water and Stormwater Easement and AEGWU is hereby granted to the City of Albuquerque and AEGWU.
- The named public utilities as shown and acknowledged on Sheet 1 of this plat, shall be subject to the right to cross said private streets (Tract PR) 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 F. 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; that it meets the Standards of the State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of Subdivisions established in the State Constitution and the State Surveyors Act and that it is true and correct to the best of my knowledge and belief.



Russ F. Hugg  
Maple No. 9750  
April 21, 2021



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

## GENERAL NOTES

- Bearings 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.
- Record Right of Way 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 stamp "HUGG U.S. 9750" or a concrete nail with brass disk stamp "HUGG U.S. 9750" unless otherwise indicated herein.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections as shown plus 5'. All centerline monumentation will be set using the standard four (4") aluminum monument shown on the City of Albuquerque Standard Specifications for Surveying, November 9750 and will be set flush with the final asphalt lift.
- The subject properties are currently designated 100 Zone District M-M (Mixed Use) as shown and designated on the City of Albuquerque GIS Zone Atlas Page C-14, dated 10/31/2016.

## 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 herein.
  - Grant the new public and private easements as shown herein.

## 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.
Other Subdivision acreage:	2.5308 acres.

PROJECT NUMBER	DATE
PLAT APPROVAL	
UTILITY APPROVALS	
Public Service Company of New Mexico	
New Mexico Gas Company	
Street Corporation U/A's Center/Alta DC	
Comcast	
CITY APPROVALS	6/3/2022
City of Albuquerque, Department of Municipal Development	
Real Property Division	
Environmental Health Department	
Traffic Engineering, Transportation Division	
AEGWU	
Parks and Recreation Department	
ADAPCA	
City Engineer	
Code Enforcement	
GIS Department, Planning Department	
M.A.C.C.D.	

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, easements and other interests shown on this plat, shall be provided for by the grantee for the subdivision, section, or plat, said District is entitled to all obligations to furnish irrigation water and services to any portions thereof, other than from existing forecasts.

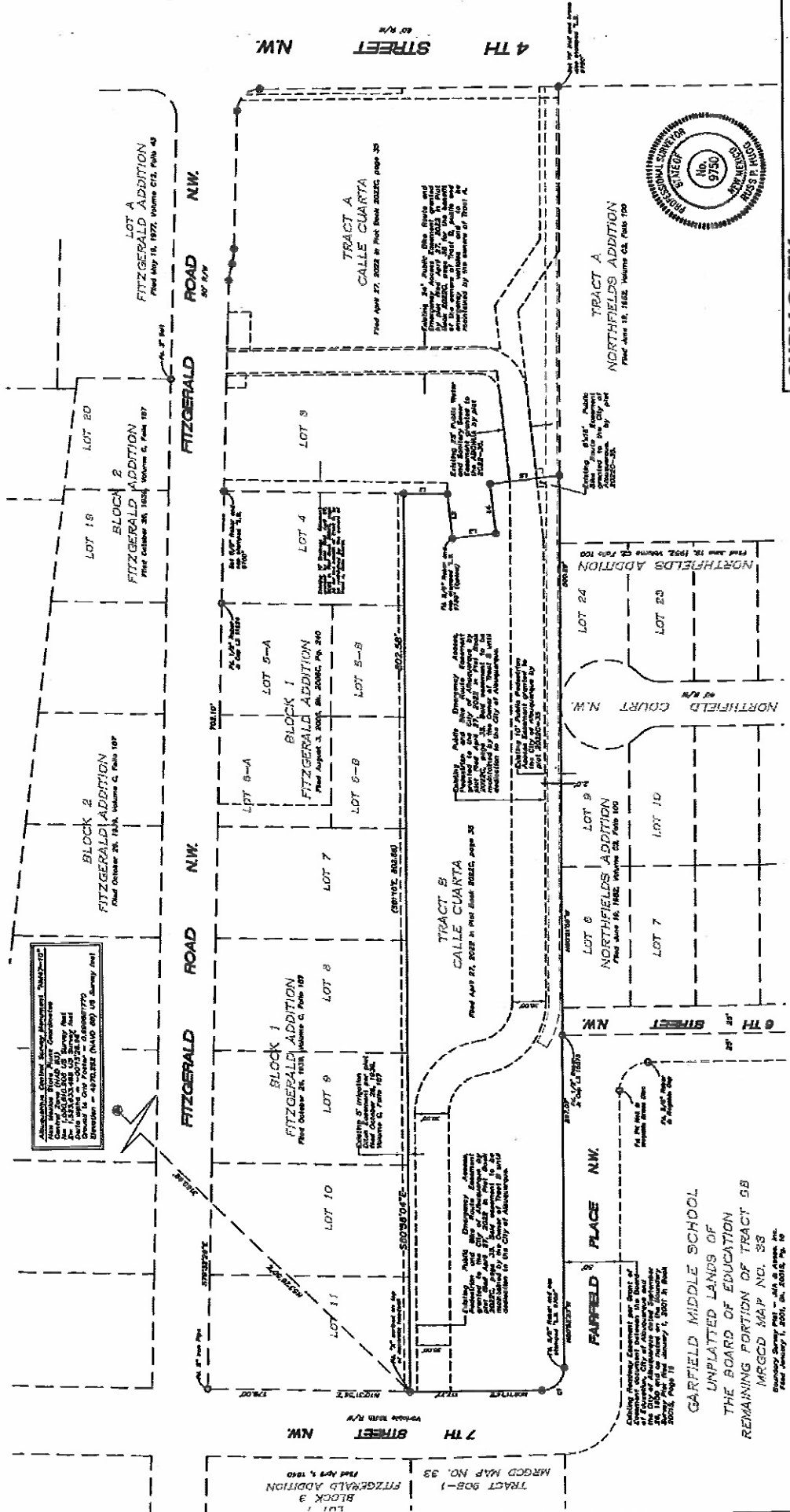
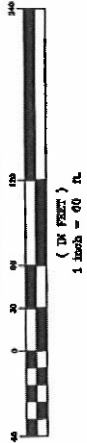
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
**SURV TEK, INC.**  
 Consulting Surveyors  
 P.O. Box 6666, Albuquerque, New Mexico 87106  
 Phone: 505-266-4700



**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

GRAPHIC SCALE



**SURV-TEK, INC.**  
Consulting Surveyors  
P.O. Box 10000, Albuquerque, New Mexico 87114  
Phone: 505-890-4728



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 10 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022

LINE	LENGTH	BEARING
L1	38.68	S102°21'00"W
L2	39.71	N87°11'00"W
L3	39.09	S92°43'00"W
L4	44.00	S87°15'00"E
L5	62.61	S97°45'00"W
L6	33.05	N02°45'00"E
L7	27.00	S67°15'00"E
L8	87.97	N03°00'00"E
L9	5.00	S90°31'55"E
L10	36.09	N08°00'00"E
L11	46.00	N03°31'58"W
L12	36.63	N09°06'02"E
L13	27.50	N09°01'58"E
L14	5.00	S90°28'04"E
L15	48.87	N09°01'58"E
L16	41.58	N09°01'58"E
L17	53.96	N03°30'04"E
L18	3.05	S80°42'00"E
L19	42.83	N08°11'54"E
L20	16.00	N02°11'47"E
L21	5.00	N09°11'47"E
L22	53.66	N09°11'47"E
L23	10.89	S00°20'04"E
L24	35.00	N02°44'00"E
L25	24.53	N23°07'22"E
L26	348.07	S80°31'58"E
L27	30.40	S78°45'58"E
L28	16.37	S41°43'56"W
L29	25.06	S80°32'23"E

LOT NUMBER	ACREAGE
LOT 1	0.0069 AC.
LOT 2	0.0069 AC.
LOT 3	0.0047 AC.
LOT 4	0.0047 AC.
LOT 5	0.0040 AC.
LOT 6	0.0040 AC.
LOT 7	0.0040 AC.
LOT 8	0.0040 AC.
LOT 9	0.0069 AC.
LOT 10	0.0069 AC.
LOT 11	0.0040 AC.
LOT 12	0.0047 AC.
LOT 13	0.0047 AC.
LOT 14	0.0040 AC.
LOT 15	0.0040 AC.
LOT 16	0.0040 AC.
LOT 17	0.0040 AC.
LOT 18	0.0040 AC.
LOT 19	0.0040 AC.
LOT 20	0.0041 AC.
TRACT A	0.0092 AC.
TRACT B	0.0178 AC.
TRACT C	0.0372 AC.
TRACT D	0.0170 AC.
TRACT E	0.0170 AC.
TRACT FR	0.0013 AC.

CURVE LENGTH	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA
C1	10.00'	30.02'	28.30'	S25°50'55"E	80.00'±58"
C2	24.17'	62.64'	66.17'	N39°27'11"W	83.01'±64"
C3	50.60'	134.00'	126.25'	S39°24'08"E	82.52'±39"
C4	118.86'	274.00'	255.08'	N39°08'58"W	85.52'±38"
C5	49.37'	124.00'	101.82'	S30°03'45"E	80.30'±26"
C6	24.17'	62.64'	58.26'	N59°38'31"E	80.30'±26"
C7	13.00'	34.00'	31.97'	S27°24'35"W	2.13'±4.92"
C8	13.00'	34.00'	31.97'	S60°34'23"E	39.24'±92"
C9	17.61'	20.00'	9.36'	N15°34'24"E	50.08'±38"
C10	17.61'	20.00'	9.36'	N58°34'21"W	43.27'±35"
C11	18.29'	22.00'	10.07'	N15°43'03"W	40.50'±34"
C12	18.29'	22.00'	10.07'	S74°13'24"E	37.30'±31"
C13	35.60'	10.83'	12.64'	N59°17'11"W	81.01'±45"
C14	26.45'	20.00'	14.58'	S30°24'08"E	81.28'±39"
C15	26.45'	20.00'	14.58'	S40°42'23"E	80.08'±38"



[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\*: FATE MARY JANE

Mailing Address\*: 501 MILDRED AVE NW - ALBUQUERQUE NM 87107-2440

**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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto: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>

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



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



<b>PART I - PROCESS</b>	
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>
<b>PART II - DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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:

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

### 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 ("PSCNM"), a New Mexico corporation, (PSCNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, and facilities reasonably necessary to provide electrical services.
  - New Mexico Gas Company for installation, maintenance, and service of gas lines and facilities reasonably necessary to provide natural gas service.
  - Quest for the installation, maintenance, and service of such facilities reasonably necessary to provide communication services.
  - Cable TV for the installation, maintenance, and service of such facilities reasonably necessary to provide Cable services.
- included in the plat to build, rebuild, construct, reconstruct, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with easements and privileges of going upon, over and across adjoining lands of the Grantor for the purposes set forth herein and with the right to install, maintain, operate, repair, replace, modify, renew, and relocate electric transformers, including sufficient working area space for electric lines, poles, and other appurtenances, and to remove trees, shrubs or bushes which interfere with the purpose hereof. The easements shall be in full force and effect until the structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be bound by the provisions of the New Mexico Electrical Safety Code by construction of poles, wiring, 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

The plat shown on this plat, Public Service Company of New Mexico ("PSCNM") and New Mexico Gas Company ("NMGC") do not conduct a title search of the properties shown herein. Consequently, PSCNM and NMGC do not make or release any assessment or statement of value, and they do not warrant, represent, or report or other document and which are not shown on this plat.

### DEDICATIONS

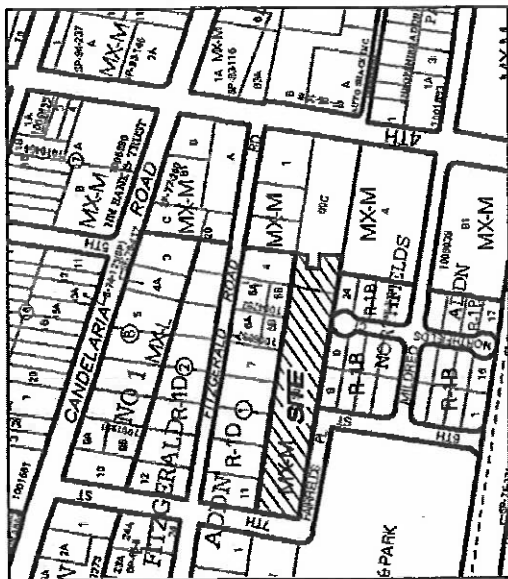
- Tract A (Calle Cuarta) as shown herein shall contain the Private Street right of way and will be conveyed to Private Property Owners of the lots abutting the street right of way to be maintained by said Private Property Owners in accordance with the rules and regulations of the City of Albuquerque. Within the Private Street right of way (Tract A) as shown herein, a Public Sanitary Sewer, Water and Drainage Easement over said (Tract A) is hereby granted to the City of Albuquerque and ABBQWA.
- The named public utilities as shown and acknowledged on Sheet 210030\_SHTS 1-3, DWG, shall be installed and maintained 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 City of Albuquerque Homeowners Association (to be formed).

### SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, certify that the survey shown on this plat was performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration of Professional Engineers and Surveyors; that it shows all easements of record and that it is true and correct to the best of my knowledge and belief.



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



### GENERAL NOTES

- Readings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Differences along curved lines are arc lengths.
- Record flat or base 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 stamp "HUGG L.S. 9750" or a concrete nail with brass disk stamp "HUGG L.S. 9750" unless otherwise indicated herein.
- All street centerline monumentation shall be installed at all centerline PC, PT, & angle points and street intersections as shown thus ( ). All centerline monumentation will be set using the standard four (4) monument monumentation stamp Number 9750" and will be set flush with the final asphalt lift.
- The subject properties are currently designated IDO Zone District MX-M (Mixed Use), as shown and designated on the plat.

### 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 herein.
  - Grant the new public and private easements as shown herein.

### 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 A) created 0.9813 Ac.
- Grass Subdivision coverage: 2.5308 acres.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

**SURVOTEK, INC.**  
Consulting Surveyors  
110 San Pedro, 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, 2022

**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, City of Albuquerque, Bernalillo County, New Mexico, being and containing all the lots shown on the plat of "ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN" filed in the office of the County Clerk of Bernalillo County, New Mexico on January 18, 1925 in Volume 936, Page 22, and replatted as "PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA)" filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2008 in Plat Book 2008C, Page 107, and replatted as "PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA)" filed in the office of the County Clerk of Bernalillo County, New Mexico on April 21, 2022 in Plat Book 2022C, page 36. Said tract contains 2.5308 Acres, more or less.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL ROAD, 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 35-A, AND 34-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 936, 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-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 2, 2008 in Plat Book 2008C, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21 AND 20, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 12, 1977 in Volume C12, Page 43.
- 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, 2008 in Plat Book 2008C, Page 107.
- G. Plat entitled "MORFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume C2, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY: PLAT UNDER THE PROVISIONS OF THE ACT OF MARCH 27, 1909, CHAP. 14, SECTIONS 1 AND 2, PUBLIC LAWS NO. 33, GARFIELD MIDDLE SCHOOL", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001S, Page 18.
- I. The Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000116204, 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, 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 21, 2022 in Plat Book 2022C, page 36.

**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 55001033325. Effective date September 26, 2022.

**SECTION 14-14-4-7 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, covenant, or binding agreement prohibiting solar collectors from being installed on 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.



**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATED AND NOW COMPREHENSIVELY REPLATED BY THIS 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 one in each of the lots shown on the plat of "ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN" filed in the office of the County Clerk of Bernalillo County, New Mexico on January 18, 1925 in Volume 936, Page 22, and replatted as "PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA)" filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2008 in Plat Book 2008C, Page 107, and replatted as "PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA)" filed in the office of the County Clerk of Bernalillo County, New Mexico on April 21, 2022 in Plat Book 2022C, page 36. Said tract contains 2.5308 Acres, more or less.

**OWNERS**

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

*Michelle D. Dyer*  
By: MICHELLE DAVENPORT, SOLAR VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS

The foregoing instrument was acknowledged before me this

day of May 2022, by Michelle Davenport

SVP of Yes Housing, Inc.

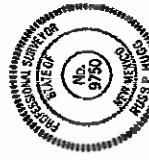
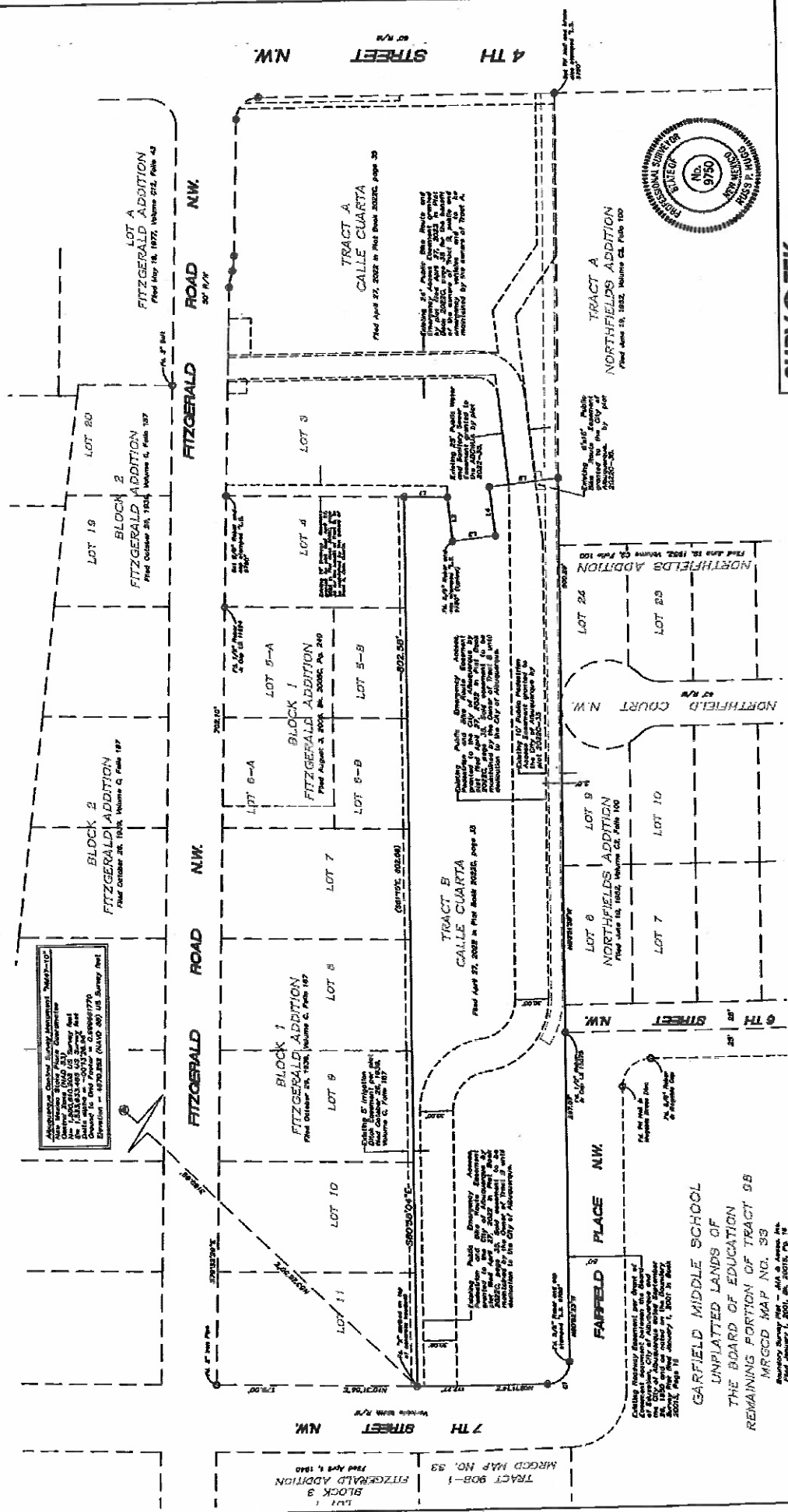
*Glenn Wynn*  
Notary Public



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

THE TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 5, TOWNSHIP 19 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
 BERNALLO COUNTY, NEW MEXICO  
 APRIL, 2022



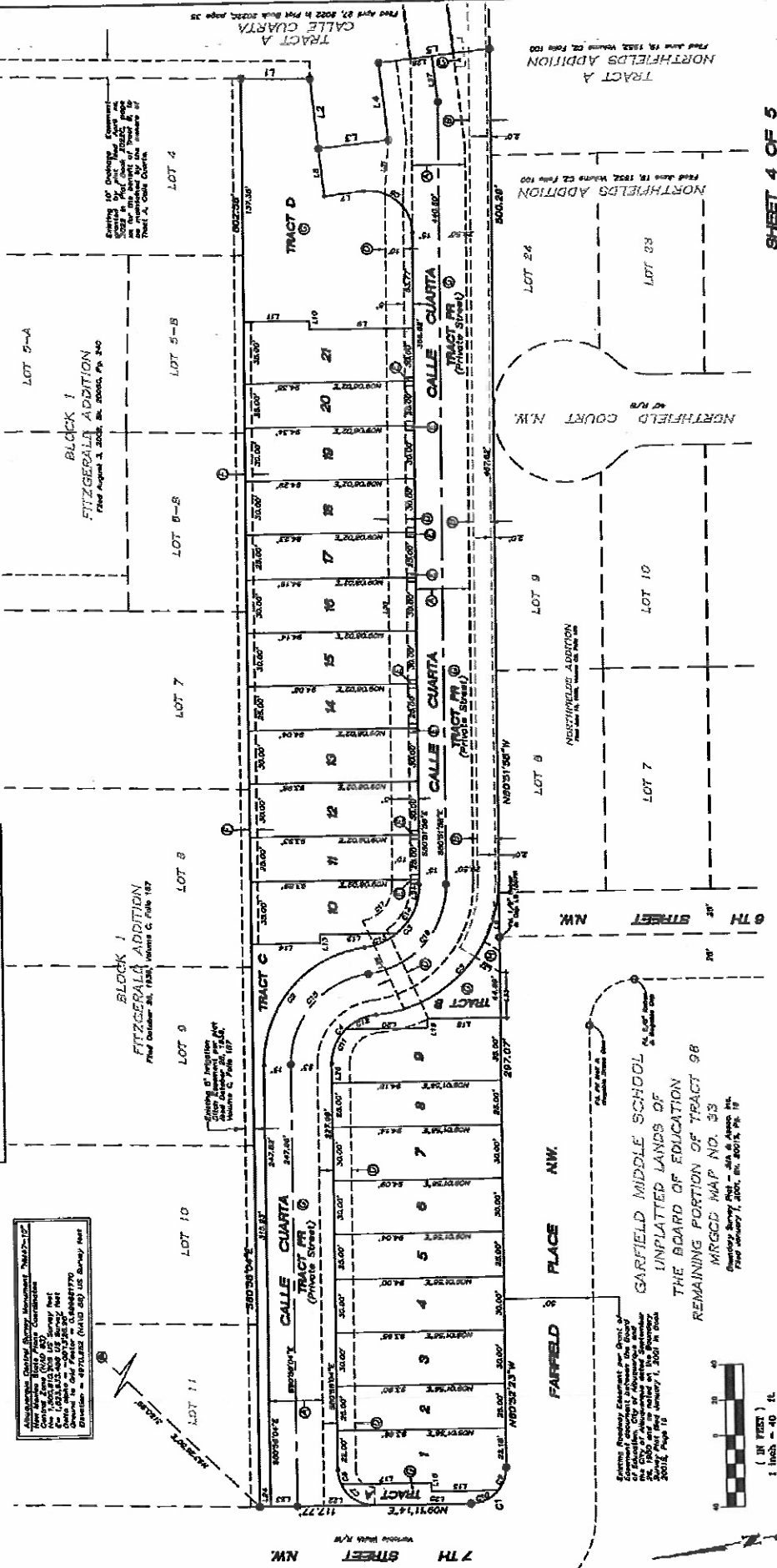
**SURVOTEK, INC.**  
 Consulting Surveyors  
 P.O. Box 68088, Albuquerque, New Mexico 87114

# 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**
- Ⓐ Existing Public Easement Access, Pedestrian, and Sewer Route as shown on Plat No. 20, 2022 in Plat Book 2022C, Page 35. Said easement to be maintained by the City of Albuquerque.
  - Ⓑ Existing 10' Public Pedestrian Access Easement as shown on Plat No. 27, 2022 in Plat Book 2022C, page 35.
  - Ⓒ Existing 8 1/2' Public Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
  - Ⓓ New 10' Public Utility Easement granted by this plat.
  - Ⓔ New 5 1/2' Public Water Meter Easement granted to AECQUA by this plat. Said easement is as shown and noted hereon.
  - Ⓕ New 4' Private Driveway Easement for the benefit of the City of Albuquerque and to be maintained by the Calle Cuarta HOA.
  - Ⓖ New Blanket Private Driveway Easement granted to and to be maintained by the Calle Cuarta HOA.
  - Ⓗ New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

**UNPLATTED LANDS OF GARFIELD MIDDLE SCHOOL**  
UNPLATTED LANDS OF THE BOARD OF EDUCATION  
MRGCD MAP NO. 33  
Quarterly Survey Plat - 4th & Ancho Pl.  
Filed January 1, 2005, in 2005, Pl. 19



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 5 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022

**LINE TABLE**

LINE	LENGTH	BEARING
L1	36.68	S107°27'00"W
L2	35.71	N67°43'00"W
L3	39.00	S02°45'00"W
L4	44.00	S87°15'00"E
L5	55.83	S02°33'00"W
L6	55.83	N02°45'00"E
L7	27.00	S87°15'00"E
L8	37.50	N09°00'00"E
L9	5.00	S40°31'36"E
L10	36.68	N08°00'00"E
L11	36.68	N08°00'00"E
L12	3.00	S00°00'00"E
L13	3.00	N00°00'00"E
L14	36.63	N09°00'00"E
L15	37.50	N09°00'00"E
L16	5.00	S80°30'04"E
L17	48.97	N00°01'36"E
L18	41.00	N08°01'36"E
L19	41.00	N08°01'36"E
L20	41.00	N08°01'36"E
L21	3.00	S00°00'00"E
L22	42.85	N09°01'14"E
L23	16.00	N02°11'14"E
L24	6.00	N09°11'14"E
L25	53.62	N09°11'14"E
L26	44.16	S00°00'00"E
L27	34.12	N02°45'00"E
L28	30.00	N20°02'24"E
L29	54.52	N20°02'24"E
L30	348.07	S80°31'58"E
L31	30.40	S24°45'20"W
L32	16.87	S41°43'56"W
L33	25.06	S60°56'24"W

**LOT ACRES**

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC.
LOT 2	0.0539 AC.
LOT 3	0.0847 AC.
LOT 4	0.0910 AC.
LOT 5	0.0648 AC.
LOT 6	0.0540 AC.
LOT 7	0.0689 AC.
LOT 8	0.0540 AC.
LOT 9	0.0689 AC.
LOT 10	0.0689 AC.
LOT 11	0.0539 AC.
LOT 12	0.0539 AC.
LOT 13	0.0647 AC.
LOT 14	0.0540 AC.
LOT 15	0.0648 AC.
LOT 16	0.0648 AC.
LOT 17	0.0841 AC.
LOT 18	0.0648 AC.
LOT 19	0.0648 AC.
LOT 20	0.0341 AC.
LOT 21	0.0692 AC.
TRACT A	0.0178 AC.
TRACT B	0.0378 AC.
TRACT C	0.0731 AC.
TRACT D	0.2510 AC.
TRACT E	0.0203 AC.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	PERCENT	CHORD	CHORD BEARING	DATA
C1	31.44'	20.00'	32.02°	20.30'	S35°50'32"E	6003.93'
C2	64.18'	33.00'	37.84°	39.17'	N39°27'11"W	6300.46'
C3	50.66'	33.00'	30.82°	36.85'	S39°24'08"E	6222.59'
C4	40.35'	27.00'	35.05°	35.23'	N38°08'48"W	6033.22'
C5	172.06'	75.00'	68.49°	101.82'	S38°03'45"E	6538.25'
C6	46.37'	24.00'	34.83°	33.24'	S05°28'34"W	6231.00'
C7	21.11'	20.00'	4.17°	16.27'	S82°24'35"W	2324.42'
C8	14.83'	20.00'	7.08°	13.95'	S80°30'23"E	3924.02'
C9	17.87'	20.00'	9.36°	16.89'	S12°53'24"E	5079.26'
C10	21.11'	27.00'	11.13°	20.57'	N58°51'21"W	4457.26'
C11	18.28'	27.00'	10.07°	16.86'	N12°53'02"W	4032.07'
C12	19.87'	38.00'	10.23°	19.62'	S14°33'24"E	3733.11'
C13	30.29'	38.00'	18.25°	28.72'	S58°29'14"W	6701.48'
C14	26.46'	50.00'	14.31°	24.31'	S30°24'00"W	6224.59'
C15	22.87'	30.00'	16.18°	21.74'	S10°42'53"E	6000.08'

[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\*: GALLEGOS JOLENE

Mailing Address\*: 512 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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto: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>

---

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

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



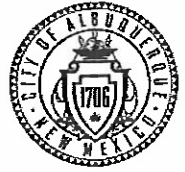
<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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>
<b>PART II - DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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.*

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**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 1, 2022

**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 the area of 2.1306 Acres, more or less, comprising all of Tract B, Calle Cuarta, within the Albuquerque Grant, as shown 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-D, FITZGERALD ADDITION AND TRACTS 90-E AND 90-F, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO) 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 35.

Said tract contains 2.1306 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SUBJECTS AND RELATED AND ARE COMPRISED BY 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, as shown 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-D, FITZGERALD ADDITION AND TRACTS 90-E AND 90-F, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO) 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 35.

**OWNERS**

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

*Michelle DesBorja*  
 By: **MICHELLE DESBORJA**, **YES HOUSING INC.**

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

do hereby acknowledge before me this 23rd day of May, 2022, by Michelle DesBorja SKP of Yes Housing, Inc.

*Glenn Wayne*  
 My official expires 10/27/24  
 Notary Public



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

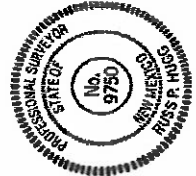
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, SUPERVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1936 in Volume C, Page 167.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1995 in Volume BCC, 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 5-A AND 6-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 2, 2008 in Plat Book 2008C, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 3, 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 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, 2008 in Plat Book 2008C, Page 157.
- G. Plat entitled "MORTENFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume C2, folio 100.
- H. Boundary Survey and Plat entitled "TECHNICAL SURVEY PLAT UNLIMITED LINES OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 90, 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 2001E, Page 18.
- I. This Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP00174284, Effective Date July 21, 2021.
- J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF TRACTS 90-C AND 90-D, FITZGERALD ADDITION AND TRACTS 90-E AND 90-F, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO) 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 35.

**FLOOD ZONE DETERMINATION**

The subject property (as shown herein) appears to be within "Zone X" (Area with reduced flood risk due to levees) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 5500010332G, Effective date September 26, 2008.

**SECTION 14-14-47 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 the property, or any building or structure erected on the lot or parcels within the area of proposed plat, the foregoing requirement shall be a condition to approval of this plat."







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

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 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022

**LOT ACRES**

LOT NUMBER	ACREAGE
LOT 1	0.0669 AC.
LOT 2	0.0639 AC.
LOT 3	0.0647 AC.
LOT 4	0.0647 AC.
LOT 5	0.0640 AC.
LOT 6	0.0646 AC.
LOT 7	0.0640 AC.
LOT 8	0.0665 AC.
LOT 9	0.0667 AC.
LOT 10	0.0639 AC.
LOT 11	0.0647 AC.
LOT 12	0.0647 AC.
LOT 13	0.0640 AC.
LOT 14	0.0646 AC.
LOT 15	0.0640 AC.
LOT 16	0.0646 AC.
LOT 17	0.0641 AC.
LOT 18	0.0649 AC.
LOT 19	0.0649 AC.
LOT 20	0.0637 AC.
LOT 21	0.0637 AC.
TRACT A	0.0176 AC.
TRACT B	0.0372 AC.
TRACT C	0.0721 AC.
TRACT D	0.3330 AC.
TRACT E	0.2813 AC.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	58.69	S102°27'00"W
L2	38.71	N87°14'00"W
L3	38.00	S89°54'00"W
L4	41.00	S87°14'00"W
L5	53.87	S89°54'00"W
L6	23.05	N02°54'00"E
L7	27.00	S87°14'00"W
L8	27.87	N08°10'00"E
L9	8.00	S80°51'58"E
L10	38.89	N08°10'00"E
L11	5.00	N08°10'00"E
L12	5.00	N08°10'00"E
L13	38.63	N08°10'00"E
L14	27.50	N08°10'00"E
L15	8.00	S80°54'02"E
L16	46.87	N08°10'00"E
L17	47.04	N08°10'00"E
L18	8.00	N08°10'00"E
L19	3.05	S80°54'00"E
L20	43.65	N08°10'00"E
L21	15.00	N08°10'00"E
L22	5.00	N08°10'00"E
L23	46.87	N08°10'00"E
L24	46.87	N08°10'00"E
L25	35.82	S82°54'00"W
L26	35.82	S82°54'00"W
L27	50.00	N02°54'00"E
L28	24.54	N72°30'22"E
L29	24.54	N72°30'22"E
L30	30.49	S78°42'58"W
L31	16.87	S41°54'58"W
L32	16.87	S41°54'58"W
L33	23.05	S80°54'00"E

**CURVE TABLE**

CURVE	LENGTH	POINTS	INTERVAL	CHORD	BEARING	DETA
C1	31.44	20.00	20.00	28.30	S32°50'35"E	60.0000
C2	94.18	65.00	65.00	86.17	N82°27'11"W	61.0145
C3	52.65	35.00	35.00	46.35	S32°24'58"E	62.2545
C4	49.39	27.00	27.00	38.73	N30°19'50"W	65.4432
C5	172.88	75.00	75.00	101.82	S30°13'53"E	65.5352
C6	20.15	20.00	20.00	20.00	S82°18'14"W	65.7400
C7	6.33	20.00	4.17	6.17	S82°18'14"W	2.3142
C8	18.82	20.00	7.84	18.82	S80°53'33"E	39.2492
C9	17.91	20.00	9.36	18.68	S12°53'24"E	50.0848
C10	21.11	27.00	11.15	20.87	N58°34'51"W	44.5723
C11	10.98	27.00	10.07	18.61	N12°53'03"W	40.3807
C12	18.91	38.66	10.83	18.61	S14°13'24"E	30.3311
C13	30.78	38.66	18.58	28.71	S82°18'14"W	61.0145
C14	30.78	38.66	18.58	28.71	S82°18'14"W	61.0145
C15	23.37	23.00	23.00	23.37	S82°18'14"W	62.2545
C16	23.37	23.00	23.00	23.37	S82°18'14"W	62.2545
C17	23.37	23.00	23.00	23.37	S82°18'14"W	62.2545

[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\*: J W BREWER TIRE COMPANY INC  
C/O TIRE DISTRIBUTION SYS INC

Mailing Address\*: 441 DONELSON PIKE SUITE 310 - NASHVILLE TN 37214-6600

**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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> G-14
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*<sup>4</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*<sup>4</sup>:

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

Explanation\*<sup>4</sup>:

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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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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**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](mailto:devhelp@cabq.gov) or 505-924-3955.

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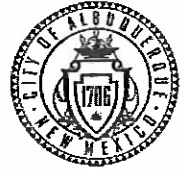
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Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
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Address of property listed in application:	3510 7th Street NW
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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	
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<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
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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

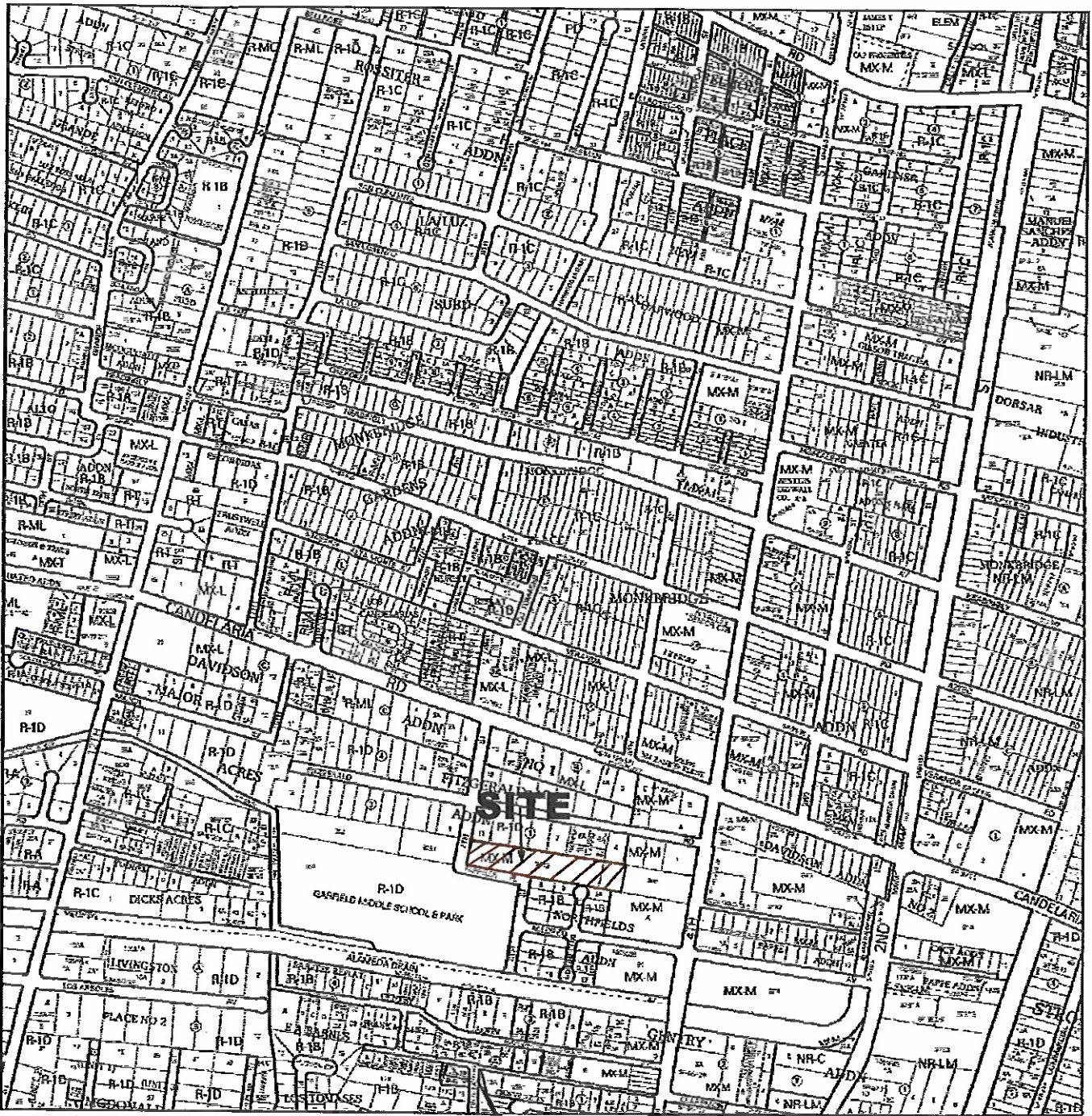
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For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

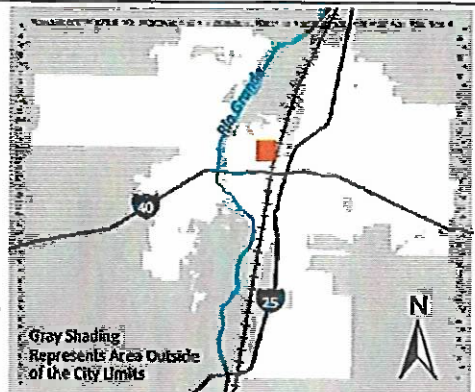
## IDO Zone Atlas

### 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
- 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 1, 2022

**LEGAL DESCRIPTION**  
That certain tract of land situate within the Town of Albuquerque Grant in projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and containing the replat of Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Said tract contains 2.3108 Acres, more or less.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 32, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 20, 1938 in Volume C, Page 145.
- B. Plat entitled "PLAT OF LOTS 33-A AND 24-A, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1985 in Volume 856, 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, 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 5-A AND 5-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 "HIGHTFIELDS ADDITION, ALBUQUERQUE NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 15, 1922 in Volume C2, Page 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. PROPERTY MAP NO. 30, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001B, Page 18.

I. Title Company prepared for this property by Fidelity National Title Insurance Company Commitment Number SP000112504, Effective Date: July 21, 2021.

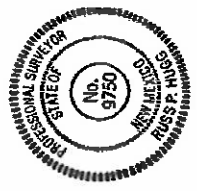
J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA, BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.C.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 11, 2022 in Plat Book 2022C, page xx.

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to lie within "Zone X" (Area with Flood Insurance Rate Map Number 3000100320R, Effective date September 28, 2006).

**SECTION 14-14-4-7 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 installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.



**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATED and now comprising PLAT OF LOTS 1 THRU 21, CALLE CUARTA, BEING A REPLAT OF TRACT B, CALLE CUARTA, BEING A REPLAT OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

**OWNERS**

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

*Michelle DeBorja*  
By: MICHELLE DEBORJA, SOLUTIONS VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

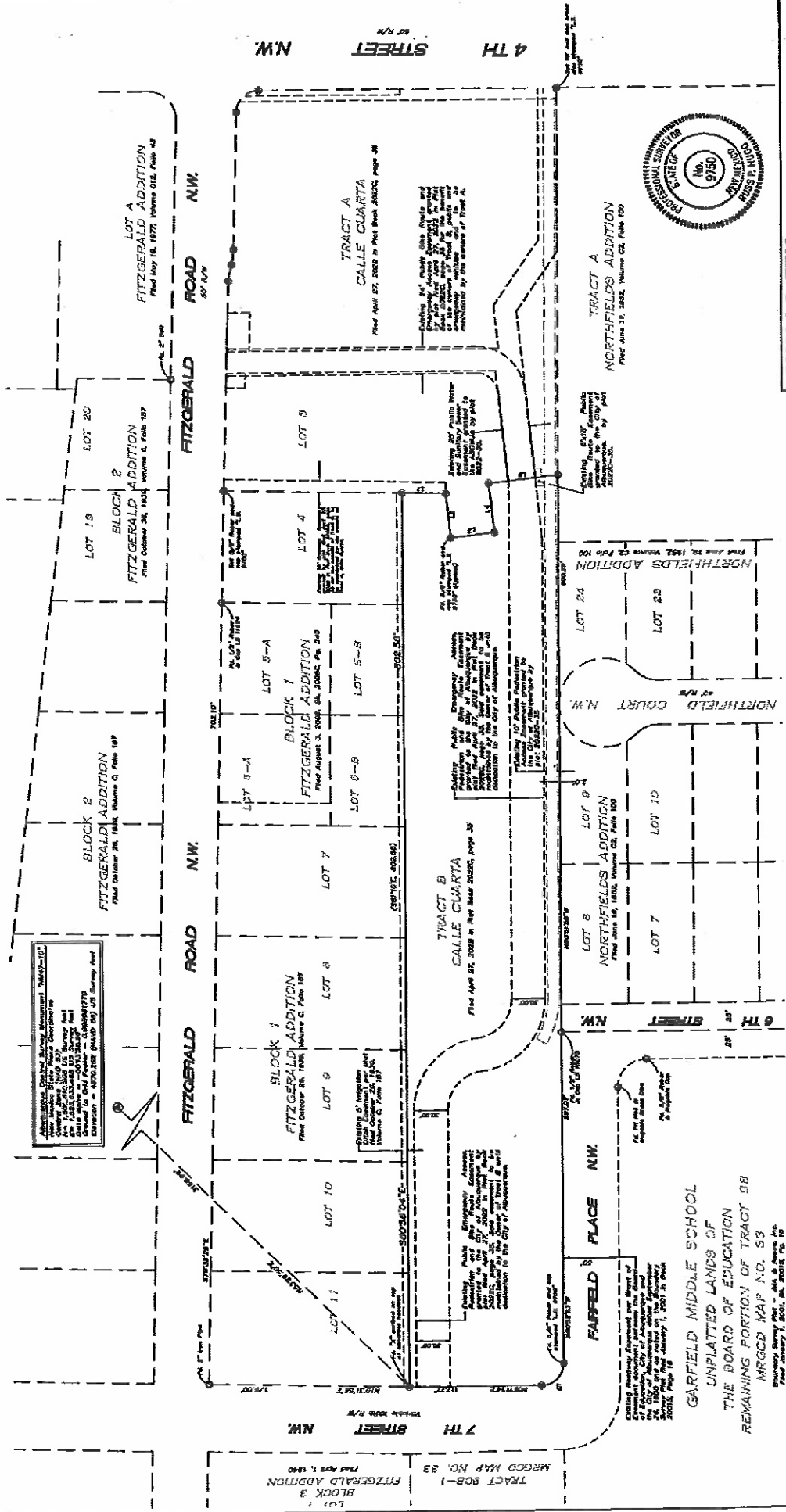
The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by Michelle DeBorja, Vice President of Yes Housing, Inc.

*Shane Wynne*  
Notary Public



**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



GARFIELD MIDDLE SCHOOL  
UNPLATTED LANDS OF  
THE BOARD OF EDUCATION  
REMAINING PORTION OF TRACT 8B  
MRGCD MAP NO. 53  
Filed January 1, 2001, at Santa Fe, N.M.

**SURVYTEK, INC.**  
CONSULTING SURVEYORS  
P.O. BOX 62285, ALBUQUERQUE, NEW MEXICO 87116  
Phone: 505-800-1722





FLAT OF  
**LOTS 1 THRU 21**  
**CALLE CUARTA RESIDENTAL**  
 (BEING A REPLAY 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

**LOT ACRES**

LOT NUMBER	ACRES
LOT 1	0.0610 AC.
LOT 2	0.0539 AC.
LOT 3	0.0647 AC.
LOT 4	0.0549 AC.
LOT 5	0.0648 AC.
LOT 6	0.0540 AC.
LOT 7	0.0665 AC.
LOT 8	0.0539 AC.
LOT 9	0.0647 AC.
LOT 10	0.0540 AC.
LOT 11	0.0648 AC.
LOT 12	0.0539 AC.
LOT 13	0.0648 AC.
LOT 14	0.0540 AC.
LOT 15	0.0665 AC.
LOT 16	0.0539 AC.
LOT 17	0.0647 AC.
LOT 18	0.0540 AC.
LOT 19	0.0648 AC.
LOT 20	0.0539 AC.
TRACT A	0.0170 AC.
TRACT B	0.0372 AC.
TRACT C	0.0791 AC.
TRACT D	0.2830 AC.
TRACT PA	0.0613 AC.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	38.61	S107°27'00"W
L2	39.71	N67°13'00"W
L3	39.00	S02°45'00"W
L4	44.00	S87°13'00"E
L5	62.61	S02°45'00"W
L6	23.05	S80°31'30"E
L7	23.05	N89°19'30"E
L8	27.00	S04°10'00"E
L9	5.00	S00°30'30"E
L10	35.00	N09°19'30"E
L11	45.00	N02°11'30"E
L12	38.63	N02°11'30"E
L13	37.50	N02°11'30"E
L14	5.00	S00°30'30"E
L15	45.00	N09°19'30"E
L16	45.00	N02°11'30"E
L17	45.00	N02°11'30"E
L18	45.00	N02°11'30"E
L19	45.00	N02°11'30"E
L20	45.00	N02°11'30"E
L21	45.00	N02°11'30"E
L22	45.00	N02°11'30"E
L23	45.00	N02°11'30"E
L24	45.00	N02°11'30"E
L25	45.00	N02°11'30"E
L26	45.00	N02°11'30"E
L27	45.00	N02°11'30"E
L28	45.00	N02°11'30"E
L29	45.00	N02°11'30"E
L30	45.00	N02°11'30"E
L31	45.00	N02°11'30"E
L32	45.00	N02°11'30"E
L33	45.00	N02°11'30"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	ANGLES	CHORD	CHORD BEARING	BETA
C1	37.44'	20.00'	28.30'	37.44'	S89°54'24"E	60.0000
C2	64.10'	65.00'	67.54'	66.17'	N33°27'24"E	60.0000
C3	50.60'	55.00'	50.93'	48.33'	S38°24'08"E	60.0000
C4	40.38'	27.00'	23.00'	35.73'	N25°04'48"W	60.0000
C5	116.28'	75.00'	68.46'	101.82'	S33°03'45"E	60.0000
C6	24.14'	24.00'	24.03'	38.20'	N50°52'31"E	60.0000
C7	8.23'	20.00'	21.00'	21.00'	S42°18'12"W	60.0000
C8	13.83'	20.00'	21.00'	13.65'	S07°44'12"W	60.0000
C9	17.01'	20.00'	9.95'	18.86'	S19°28'54"E	60.0000
C10	21.11'	27.00'	11.12'	20.97'	N28°34'21"W	60.0000
C11	18.28'	27.00'	10.07'	16.89'	N12°43'06"W	60.0000
C12	18.81'	35.00'	10.83'	16.64'	S43°32'54"E	60.0000
C13	25.42'	35.00'	16.43'	28.72'	S55°14'45"E	60.0000
C14	22.42'	30.00'	14.48'	24.48'	N39°27'11"W	60.0000
C15	22.37'	30.00'	14.48'	24.48'	S30°24'30"E	60.0000
C16	22.07'	30.00'	14.48'	24.48'	S50°14'28"E	60.0000

[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\*: LOIACONO MELISSA

Mailing Address\*: 3513 NORTHFIELD CT 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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinurl.com/IDOzoningmap>

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



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



<b>PART I - PROCESS</b>	
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>
<b>PART II – DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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.*

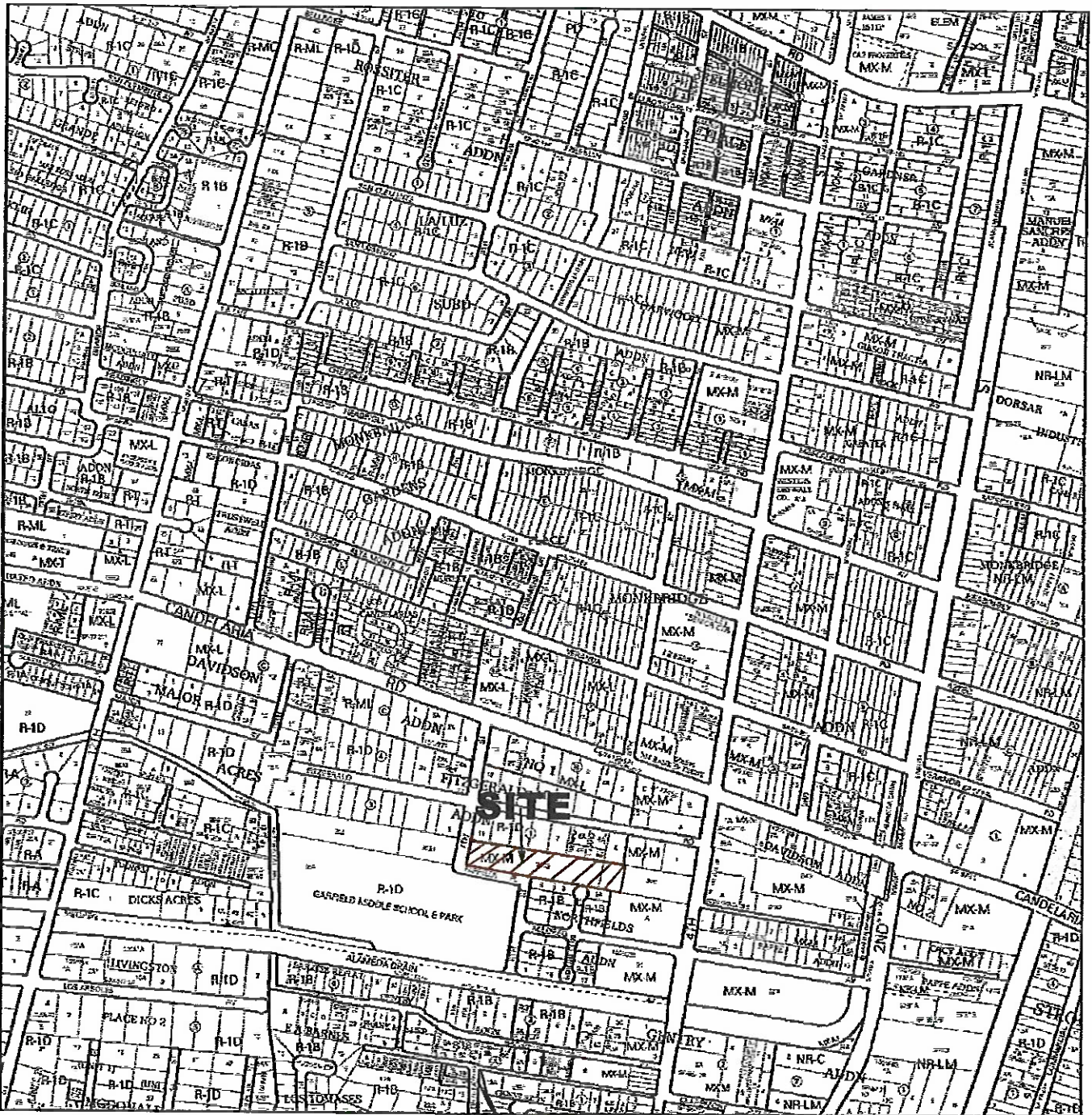
**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**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 1, 2022

**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, being and containing the same as shown on the replat 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-D-2, M.R.C.D. Property Map No. 333 within the Town of Albuquerque Grant, Bernalillo County, New Mexico, as shown on the 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 398.  
Said tract contains 2.2308 Acres, more or less.

**FREE CONSENT AND DEDICATION.**

SUBJECTS hereby repaired and now comprising PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING 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 consideration of, the following persons, who are the owners of, and in proprietor(s) interest, 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 agree to convey Tracts A thru D and Tract 90-C to the Calle Cuarta Addition, Bernalillo County, New Mexico, as shown on the replat 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-D-2, M.R.C.D. Property Map No. 333 within the Town of Albuquerque Grant, Bernalillo County, New Mexico, as shown on the 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 398. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and marketable title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to do so.

**OWNERS**

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

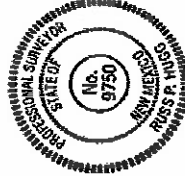
*Michelle DeBorja*  
By **MICHELLE DEBORJA, SENIOR VICE PRESIDENT**

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

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

*Shirley Wynne*  
Notary Public



**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 143.
- B. Plat entitled "PLAT OF LOTS 23-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, 1985 in Volume 95C, 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, 1946.
- 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 440.
- 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 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 July 17, 2008 in Plat Book 2008C, Page 157.
- G. Plat entitled "WATERFELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 12, 1924 in Volume C7, folio 106.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 98, M.R.C.D. PROPERTY MAP NO. 333, SHERFIELD MIDDLE SCHOOL", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2021 in Plat Book 2021C, Page 10.
- I. The Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000114294, Effective Date: July 21, 2020.
- 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-D-2, M.R.C.D. PROPERTY MAP NO. 333 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 398.

**FLOOD ZONE DETERMINATION**

The subject property (as shown herein) appears to be within "Zone X" (Area with Flood Hazard due to Waves) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 50060G03320, Effective date September 20, 2008.

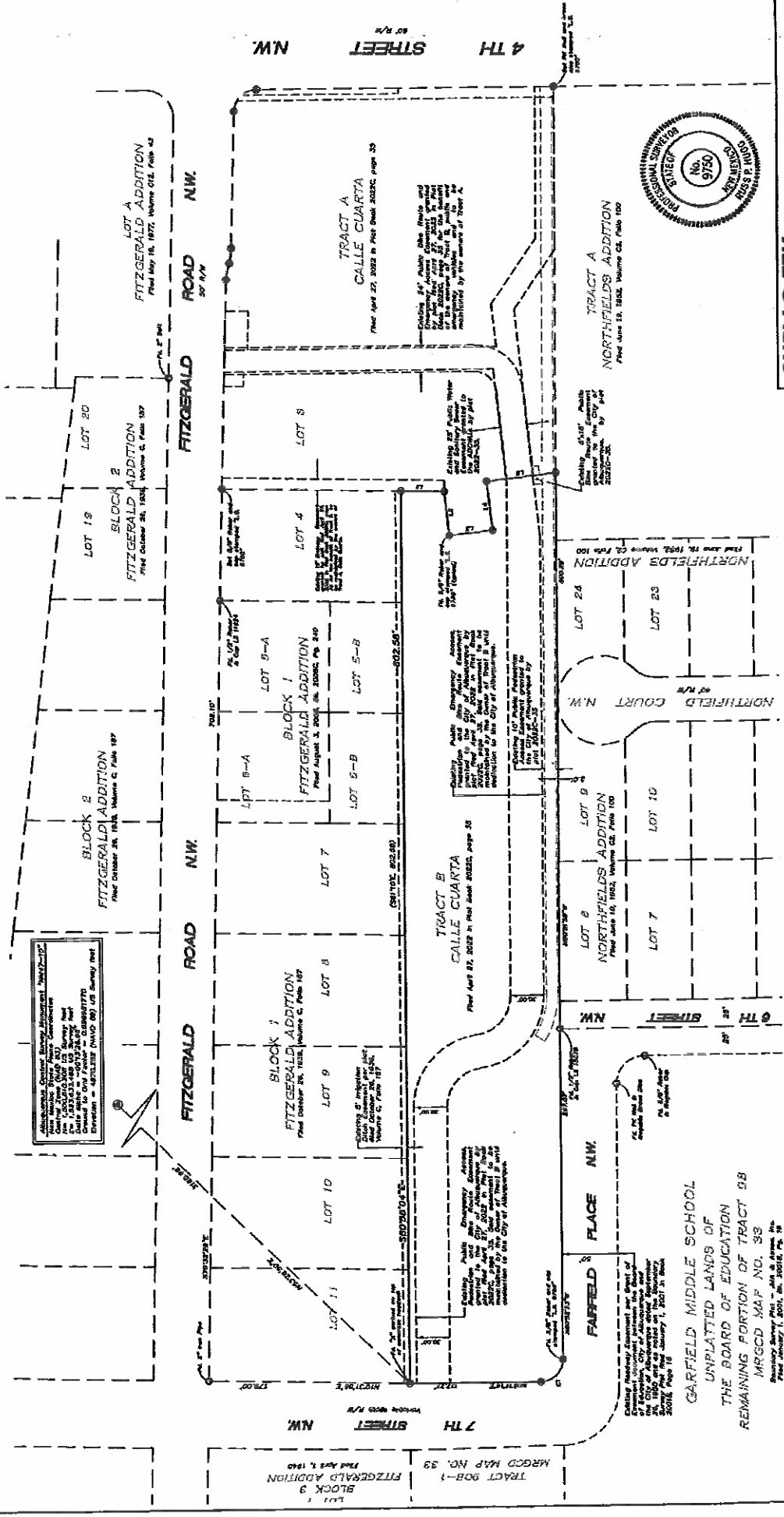
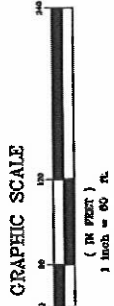
**SECTION 14-16-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

No property within the area of this plat shall at any time be subject to a deed restriction or other instrument prohibiting solar collectors, from being installed on a residential or commercial property, provided that the proposed plat, the foregoing requirement shall be a condition to approval of this plat.

**SURVOTEK, INC.**  
Consulting Surveyors  
P.O. Box 2008, Albuquerque, New Mexico 87114

**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



**SURV+TEK, INC.**  
SURVEYING & ENGINEERING  
P.O. Box 81000, Albuquerque, New Mexico 87114



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 1, 2022

**LINE TABLE**

LINE	LENGTH	BEARING
L1	58.69	S10°27'00"W
L2	38.71	N87°15'00"W
L3	28.00	S02°45'00"W
L4	44.00	S87°15'00"E
L5	62.87	S02°45'00"W
L6	31.66	N87°15'00"E
L7	21.00	S82°15'00"E
L8	27.87	N08°08'00"E
L9	5.00	S80°31'58"E
L10	36.69	N09°00'00"E
L11	48.52	N09°00'00"E
L12	31.63	N09°00'00"E
L13	37.50	N09°01'58"E
L14	5.00	S80°56'04"E
L15	48.27	N08°01'58"E
L16	41.04	N08°01'58"E
L17	5.00	N80°48'00"E
L18	3.85	N09°33'00"E
L19	3.85	N09°33'00"E
L20	45.85	N08°31'54"E
L21	16.00	N08°11'47"E
L22	5.00	N08°11'47"E
L23	53.82	N08°11'47"E
L24	10.89	S80°26'00"E
L25	36.72	S87°15'00"E
L26	54.82	N28°33'22"E
L27	39.07	S80°51'58"E
L28	30.40	S78°45'00"E
L29	16.87	S41°54'38"W
L30	25.05	S80°52'33"E

**LOT ACREAGES**

LOT NUMBER	ACREAGE
LOT 1	0.0680 AC.
LOT 2	0.0539 AC.
LOT 3	0.0647 AC.
LOT 4	0.0640 AC.
LOT 5	0.0440 AC.
LOT 6	0.0348 AC.
LOT 7	0.0448 AC.
LOT 8	0.0340 AC.
LOT 9	0.0685 AC.
LOT 10	0.0687 AC.
LOT 11	0.0539 AC.
LOT 12	0.0647 AC.
LOT 13	0.0540 AC.
LOT 14	0.0648 AC.
LOT 15	0.0541 AC.
LOT 16	0.0649 AC.
LOT 17	0.0649 AC.
LOT 18	0.0647 AC.
LOT 19	0.0647 AC.
LOT 20	0.0682 AC.
LOT 21	0.0178 AC.
TRACT A	0.0374 AC.
TRACT B	0.0791 AC.
TRACT C	0.2830 AC.
TRACT D	0.2830 AC.
TRACT E	0.2830 AC.
TRACT F	0.2830 AC.
TRACT G	0.2830 AC.
TRACT H	0.2830 AC.
TRACT I	0.2830 AC.
TRACT J	0.2830 AC.
TRACT K	0.2830 AC.
TRACT L	0.2830 AC.
TRACT M	0.2830 AC.
TRACT N	0.2830 AC.
TRACT O	0.2830 AC.
TRACT P	0.2830 AC.
TRACT Q	0.2830 AC.
TRACT R	0.2830 AC.
TRACT S	0.2830 AC.
TRACT T	0.2830 AC.
TRACT U	0.2830 AC.
TRACT V	0.2830 AC.
TRACT W	0.2830 AC.
TRACT X	0.2830 AC.
TRACT Y	0.2830 AC.
TRACT Z	0.2830 AC.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DATA
C1	31.48	25.00	47.54	66.17	N32°21'11"W	6031.94
C2	31.48	25.00	47.54	66.17	N32°21'11"W	6131.94
C3	40.89	35.00	58.93	88.35	S38°24'08"E	6435.39
C4	40.89	35.00	58.93	88.35	N31°06'58"W	6535.39
C5	40.37	34.00	58.63	88.28	S39°05'51"E	6235.28
C6	40.37	34.00	58.63	88.28	S39°05'51"E	6335.28
C7	28.13	24.00	38.08	58.21	S32°19'24"W	2714.02
C8	28.13	24.00	38.08	58.21	S32°19'24"W	2814.02
C9	28.13	24.00	38.08	58.21	S32°19'24"W	2914.02
C10	12.51	20.00	16.36	32.72	S12°33'24"E	5039.28
C11	12.51	20.00	16.36	32.72	S12°33'24"E	5139.28
C12	12.51	20.00	16.36	32.72	S12°33'24"E	5239.28
C13	12.51	20.00	16.36	32.72	S12°33'24"E	5339.28
C14	12.51	20.00	16.36	32.72	S12°33'24"E	5439.28
C15	12.51	20.00	16.36	32.72	S12°33'24"E	5539.28
C16	12.51	20.00	16.36	32.72	S12°33'24"E	5639.28
C17	12.51	20.00	16.36	32.72	S12°33'24"E	5739.28
C18	12.51	20.00	16.36	32.72	S12°33'24"E	5839.28
C19	12.51	20.00	16.36	32.72	S12°33'24"E	5939.28
C20	12.51	20.00	16.36	32.72	S12°33'24"E	6039.28
C21	12.51	20.00	16.36	32.72	S12°33'24"E	6139.28
C22	12.51	20.00	16.36	32.72	S12°33'24"E	6239.28
C23	12.51	20.00	16.36	32.72	S12°33'24"E	6339.28
C24	12.51	20.00	16.36	32.72	S12°33'24"E	6439.28
C25	12.51	20.00	16.36	32.72	S12°33'24"E	6539.28
C26	12.51	20.00	16.36	32.72	S12°33'24"E	6639.28
C27	12.51	20.00	16.36	32.72	S12°33'24"E	6739.28
C28	12.51	20.00	16.36	32.72	S12°33'24"E	6839.28
C29	12.51	20.00	16.36	32.72	S12°33'24"E	6939.28
C30	12.51	20.00	16.36	32.72	S12°33'24"E	7039.28
C31	12.51	20.00	16.36	32.72	S12°33'24"E	7139.28
C32	12.51	20.00	16.36	32.72	S12°33'24"E	7239.28
C33	12.51	20.00	16.36	32.72	S12°33'24"E	7339.28
C34	12.51	20.00	16.36	32.72	S12°33'24"E	7439.28
C35	12.51	20.00	16.36	32.72	S12°33'24"E	7539.28
C36	12.51	20.00	16.36	32.72	S12°33'24"E	7639.28
C37	12.51	20.00	16.36	32.72	S12°33'24"E	7739.28
C38	12.51	20.00	16.36	32.72	S12°33'24"E	7839.28
C39	12.51	20.00	16.36	32.72	S12°33'24"E	7939.28
C40	12.51	20.00	16.36	32.72	S12°33'24"E	8039.28
C41	12.51	20.00	16.36	32.72	S12°33'24"E	8139.28
C42	12.51	20.00	16.36	32.72	S12°33'24"E	8239.28
C43	12.51	20.00	16.36	32.72	S12°33'24"E	8339.28
C44	12.51	20.00	16.36	32.72	S12°33'24"E	8439.28
C45	12.51	20.00	16.36	32.72	S12°33'24"E	8539.28
C46	12.51	20.00	16.36	32.72	S12°33'24"E	8639.28
C47	12.51	20.00	16.36	32.72	S12°33'24"E	8739.28
C48	12.51	20.00	16.36	32.72	S12°33'24"E	8839.28
C49	12.51	20.00	16.36	32.72	S12°33'24"E	8939.28
C50	12.51	20.00	16.36	32.72	S12°33'24"E	9039.28
C51	12.51	20.00	16.36	32.72	S12°33'24"E	9139.28
C52	12.51	20.00	16.36	32.72	S12°33'24"E	9239.28
C53	12.51	20.00	16.36	32.72	S12°33'24"E	9339.28
C54	12.51	20.00	16.36	32.72	S12°33'24"E	9439.28
C55	12.51	20.00	16.36	32.72	S12°33'24"E	9539.28
C56	12.51	20.00	16.36	32.72	S12°33'24"E	9639.28
C57	12.51	20.00	16.36	32.72	S12°33'24"E	9739.28
C58	12.51	20.00	16.36	32.72	S12°33'24"E	9839.28
C59	12.51	20.00	16.36	32.72	S12°33'24"E	9939.28
C60	12.51	20.00	16.36	32.72	S12°33'24"E	10039.28

[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\*: NORDHAUS RICHARD S & MARY K

Mailing Address\*: 700 FITZGERALD RD NW - ALBUQUERQUE NM 87107-2436

**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] Isacson & 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/request<sup>1\*</sup>:

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto: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>

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

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



<b>PART I - PROCESS</b>	
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>
<b>PART II – DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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.





**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

**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, City of Albuquerque, Bernalillo County, New Mexico being any and all of the lots therein shown on the replat of Tract B, Calle Cuarta, 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 80-C AND 80-B-2, MARICOPA PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 2022 in Plat Book 2022C, page 35. Said tract contains 2.5308 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SUBSCRIBED AND REPLATED and now consenting 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 the presence of the undersigned owners and proprietors (as shown in the plat) and the undersigned owners and proprietors (as shown hereon, Said owner(s) and proprietor(s) do hereby agree to convey Tracts A thru D and Tract 1R to the Calle Cuarta Residential Grant and to dedicate the same to the public use of the City of Albuquerque, New Mexico, and do hereby warrant that they hold among them complete and indefeasible title in fee simple to all of the foregoing and do hereby represent that they are so authorized to do.

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

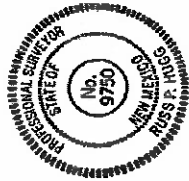
*Michelle DeBorja*  
By: MICHELLE DEBORJA, Senior Vice President

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

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

*Glenn Wayne*  
Notary Public  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
COMMISSION EXPIRES 02/27/24



**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to be within "Zone X" (Area with Potential for Flood Damage Due to Irrigation) as shown on the Flood Insurance Rate Map Number: 55020C0332R, Effective date September 25, 2008.

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

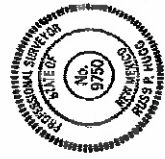
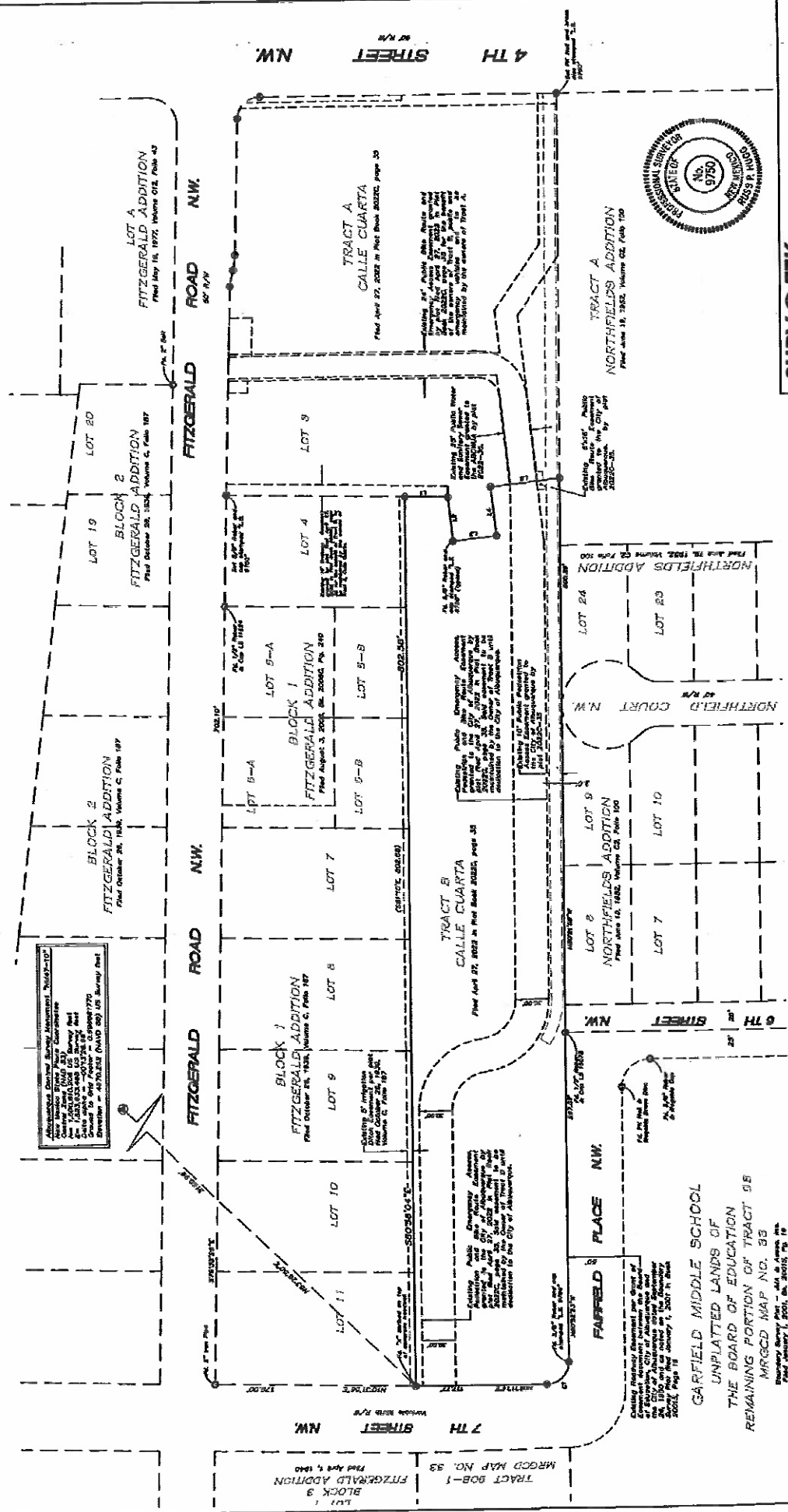
The property within the area of this plat shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collection within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

**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 147.
- 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, 1988 in Volume 80C, 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 42.
- 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 "NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1982 in Volume C2, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 9B, MARICOPA PROPERTY MAP NO. 33, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001C, Page 15.
- I. Title 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 80-C AND 80-B-2, MARICOPA 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 1, 2022 in Plat Book 2022C, page 35.

**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 20 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 8000, Albuquerque, New Mexico 87114



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	LENGTH	BEARING
L1	48.69	S102°27'00"W
L2	36.71	N87°15'00"W
L3	50.00	S02°45'00"W
L4	44.00	S87°15'00"E
L5	55.00	S02°45'00"W
L6	22.08	N02°45'00"E
L7	27.00	S87°15'00"E
L8	5.00	S00°00'00"E
L9	36.66	N02°45'00"E
L10	5.00	S00°00'00"E
L11	5.00	N02°45'00"E
L12	5.00	S00°00'00"E
L13	5.00	N02°45'00"E
L14	5.00	S00°00'00"E
L15	5.00	N02°45'00"E
L16	5.00	S00°00'00"E
L17	5.00	N02°45'00"E
L18	5.00	S00°00'00"E
L19	5.00	N02°45'00"E
L20	5.00	S00°00'00"E
L21	5.00	N02°45'00"E
L22	5.00	S00°00'00"E
L23	5.00	N02°45'00"E
L24	5.00	S00°00'00"E
L25	5.00	N02°45'00"E
L26	5.00	S00°00'00"E
L27	5.00	N02°45'00"E
L28	5.00	S00°00'00"E
L29	5.00	N02°45'00"E
L30	5.00	S00°00'00"E
L31	5.00	N02°45'00"E
L32	5.00	S00°00'00"E
L33	5.00	N02°45'00"E
L34	5.00	S00°00'00"E
L35	5.00	N02°45'00"E
L36	5.00	S00°00'00"E
L37	5.00	N02°45'00"E
L38	5.00	S00°00'00"E
L39	5.00	N02°45'00"E
L40	5.00	S00°00'00"E
L41	5.00	N02°45'00"E
L42	5.00	S00°00'00"E
L43	5.00	N02°45'00"E
L44	5.00	S00°00'00"E
L45	5.00	N02°45'00"E
L46	5.00	S00°00'00"E
L47	5.00	N02°45'00"E
L48	5.00	S00°00'00"E
L49	5.00	N02°45'00"E
L50	5.00	S00°00'00"E
L51	5.00	N02°45'00"E
L52	5.00	S00°00'00"E
L53	5.00	N02°45'00"E
L54	5.00	S00°00'00"E
L55	5.00	N02°45'00"E
L56	5.00	S00°00'00"E
L57	5.00	N02°45'00"E
L58	5.00	S00°00'00"E
L59	5.00	N02°45'00"E
L60	5.00	S00°00'00"E
L61	5.00	N02°45'00"E
L62	5.00	S00°00'00"E
L63	5.00	N02°45'00"E
L64	5.00	S00°00'00"E
L65	5.00	N02°45'00"E
L66	5.00	S00°00'00"E
L67	5.00	N02°45'00"E
L68	5.00	S00°00'00"E
L69	5.00	N02°45'00"E
L70	5.00	S00°00'00"E
L71	5.00	N02°45'00"E
L72	5.00	S00°00'00"E
L73	5.00	N02°45'00"E
L74	5.00	S00°00'00"E
L75	5.00	N02°45'00"E
L76	5.00	S00°00'00"E
L77	5.00	N02°45'00"E
L78	5.00	S00°00'00"E
L79	5.00	N02°45'00"E
L80	5.00	S00°00'00"E
L81	5.00	N02°45'00"E
L82	5.00	S00°00'00"E
L83	5.00	N02°45'00"E
L84	5.00	S00°00'00"E
L85	5.00	N02°45'00"E
L86	5.00	S00°00'00"E
L87	5.00	N02°45'00"E
L88	5.00	S00°00'00"E
L89	5.00	N02°45'00"E
L90	5.00	S00°00'00"E
L91	5.00	N02°45'00"E
L92	5.00	S00°00'00"E
L93	5.00	N02°45'00"E
L94	5.00	S00°00'00"E
L95	5.00	N02°45'00"E
L96	5.00	S00°00'00"E
L97	5.00	N02°45'00"E
L98	5.00	S00°00'00"E
L99	5.00	N02°45'00"E
L100	5.00	S00°00'00"E

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC.
LOT 2	0.0539 AC.
LOT 3	0.0847 AC.
LOT 4	0.0847 AC.
LOT 5	0.0847 AC.
LOT 6	0.0848 AC.
LOT 7	0.0848 AC.
LOT 8	0.0848 AC.
LOT 9	0.0848 AC.
LOT 10	0.0667 AC.
LOT 11	0.0539 AC.
LOT 12	0.0847 AC.
LOT 13	0.0847 AC.
LOT 14	0.0847 AC.
LOT 15	0.0847 AC.
LOT 16	0.0648 AC.
LOT 17	0.0541 AC.
LOT 18	0.0648 AC.
LOT 19	0.0648 AC.
LOT 20	0.0648 AC.
LOT 21	0.0648 AC.
TRACT A	0.0171 AC.
TRACT B	0.0374 AC.
TRACT C	0.0281 AC.
TRACT D	0.2930 AC.
TRACT PR	0.0883 AC.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DATA
C1	31.44'	20.00'	20.00'	28.30'	S45°50'53"E	6033.38'
C2	24.18'	68.00'	67.84'	68.17'	N42°27'11"W	6.1017.63'
C3	50.86'	35.00'	30.83'	48.93'	S32°24'00"W	6235.39'
C4	45.39'	27.00'	25.00'	35.73'	N42°08'48"W	6532.38'
C5	112.08'	25.00'	38.48'	101.92'	S32°03'45"E	6532.38'
C6	50.37'	24.00'	24.00'	33.28'	S32°03'45"E	6532.38'
C7	24.18'	20.00'	24.17'	41.27'	S27°14'35"W	21354.42'
C8	13.84'	20.00'	7.00'	13.85'	S60°30'23"E	39254.92'
C9	17.51'	20.00'	9.35'	16.85'	S15°33'28"E	50702.38'
C10	21.11'	27.00'	11.13'	20.87'	N95°14'21"W	44572.98'
C11	19.89'	27.00'	10.67'	18.89'	N12°52'59"W	40235.02'
C12	19.89'	35.00'	10.63'	19.62'	S12°13'52"E	37335.11'
C13	30.72'	35.00'	19.45'	29.72'	S32°03'45"E	6532.38'
C14	24.18'	20.00'	24.18'	41.27'	S27°14'35"W	21354.42'
C15	24.18'	20.00'	24.18'	41.27'	S27°14'35"W	21354.42'
C16	24.18'	20.00'	24.18'	41.27'	S27°14'35"W	21354.42'
C17	24.18'	20.00'	24.18'	41.27'	S27°14'35"W	21354.42'

[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\*: ORTIZ JEANINNE T & ORTIZ JEREMY J

Mailing Address\*: 1324 FREEMAN AVE NW - ALBUQUERQUE NM 87107-3410

**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/request<sup>1</sup>\*:

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto:devhelp@cabq.gov) or 505-924-3955.

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**IDO Interactive Map**

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FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
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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>
<b>PART II – DETAILS OF REQUEST</b>	
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	
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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.	
<b>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.</b>	

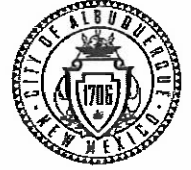
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

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.*



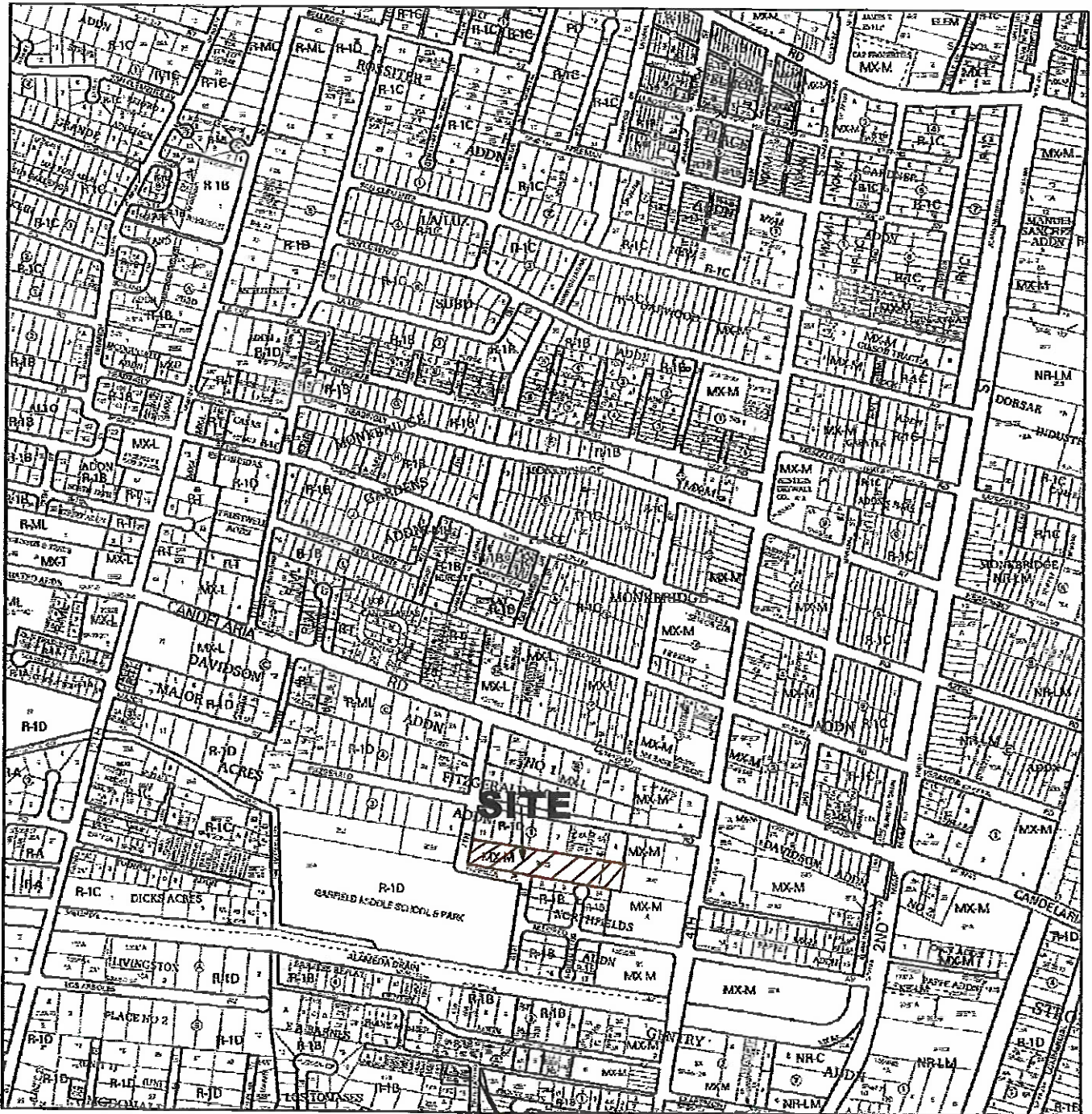
OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**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

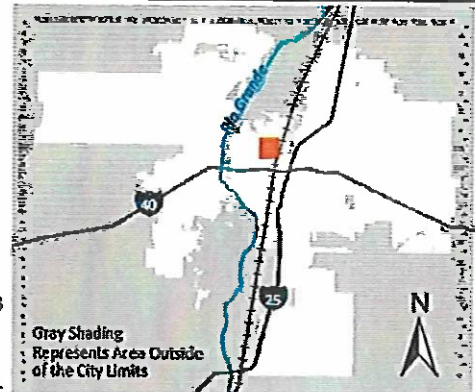
### May 2018



Albuquerque Geographic Information System

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

**TREASURERS CERTIFICATION**

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

Benralillo County Treasurer	Date

**PUBLIC UTILITY EASEMENTS**

Common and joint use of:

- Public Service Company of New Mexico ("PSC"), a New Mexico corporation, for installation, maintenance, and operation of overhead and underground electric lines and related facilities reasonably necessary to provide electrical services.
  - New Mexico Gas Company for installation, maintenance, and operation of gas lines, with appurtenant easements, and facilities reasonably necessary to provide natural gas services.
  - West for the installation, maintenance, and service of such facilities reasonably necessary to provide communication services.
  - Cable TV for the installation, maintenance, and service of such facilities reasonably necessary to provide cable services.
- included, in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with the right to use, occupy, and possess the easement, and the right to enter and pass over, and across adjoining lands of others for the purposes set forth herein and with the right to utilize the easement for any other purpose which is necessary for the electric transmission, with the right and privilege to bring and remove trees, shrubs or bushes which interfere with the purpose of the easement, but not, however, to remove any such trees or shrubs, or to erect any structure on the easement, nor shall any well be drilled or operated thereon, nor shall any structure be constructed or maintained thereon, except as authorized by the Electrical Safety Code by construction of poles, towers, 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.

**DISCLAIMER**

In reliance on this plat, Public Service Company of New Mexico (PSC) and New Mexico Gas Company (NMGC) do not conduct a Title Search of the properties shown herein. Consequently, PSC and NMGC do not warrant or release any liability for any error, omission, or inaccuracy in this plat, or for any other error, omission, or inaccuracy in any document and which are not shown on this plat.


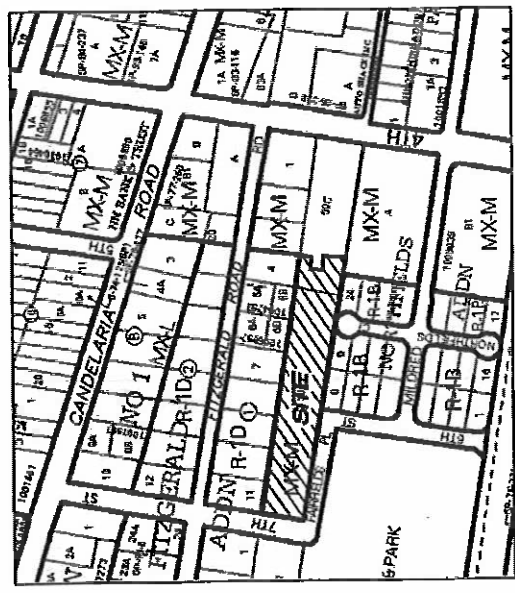
**DEDICATIONS**

- Tract PR (Calle Cuarta) as shown hereon shall contain the private street right of way and shall be conveyed as Private Street right of way to the City of Albuquerque. The 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 over said tract is hereby granted to the City of Albuquerque and ABBQWA.
- The named public utilities as shown and delineated on Sheet No. 9750, shall have the right to use the easements shown on this plat 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, do hereby certify that the survey shown on this plat is a true and correct copy of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Land and Mineral Surveyors; that I am duly licensed and qualified to perform such surveys; that I have the minimum requirements for surveys and monumentation in the State of New Mexico as required by the Surveyors' and Monumentors' Ordinance; that it shows all easements of record and that it is true and correct to the best of my knowledge and belief.

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

City of Albuquerque Zone Atlas Page 6-14.  
 VICINITY MAP  
 Not to Scale

**GENERAL NOTES**

- Distances are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curves shall be arc lengths.
- Records plat or deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated herein.
- All street centerline monumentation shall be installed at all street corners, T-junctions, and street intersections as shown on this plat. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centaline Monument - DO NOT DISTURB" PS Number 9750 and will be set flush with the final asphalt bit.
- The subject properties are currently designated ICC Zone District MX-M (Mixed Use) as shown and designated on the City of Albuquerque GIS Zone Atlas Page 6-14, 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: 25
- Private Street right of way (Tract PR) created 0.8613 Ac.
- Gross Subdivision acreage: 2.4306 acres.

**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 30 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022

PROJECT NUMBER	DATE
<b>PLAT APPROVAL</b>	
<b>UTILITY APPROVALS</b>	
Public Service Company of New Mexico	
New Mexico Gas Company	
West Corporation d/b/a CenturyLink QC	
Comcast	
<b>CITY APPROVALS</b>	
City Surveyor Department of Municipal Development	6/13/2022
Real Property Division	
Environmental Health Department	
Traffic Engineering, Transportation Division	
ABQWA	
Parks and Recreation Department	
ADAPCA	
City Engineer	
Code Enforcement	
258 Chairwoman, Planning Department	
M.A.O.C.D.	

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, EASEMENTS AND LOTS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR THE CONSERVANCY DISTRICT IS NOT MAINTAINED, THE CITY OF ALBUQUERQUE SHALL BE OBLIGATED TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUT.

**SURVOTEK, INC.**  
 CONSULTING SURVEYORS  
 P.O. Box 8048, 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, 2022

**LEGAL DESCRIPTION**

That certain tract of land situate within the Town of Albuquerque Grant in Projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and containing the Tract B, CALLE CUARTA, as shown on the replat of the Town of Albuquerque Grant in 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 October 26, 1939 in Volume C, Page 187.

That certain tracts of land situate within the Town of Albuquerque Grant in Projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and containing the Tract B, CALLE CUARTA, as shown on the replat of the Town of Albuquerque Grant in 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 October 26, 1939 in Volume C, Page 187.

Said tract contains 2.5306 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 of the owners, proprietors, and in private ownership as shown herein, Said owner(s) and proprietor(s) do hereby agree to dedicate Tracts A thru D and Plat 1R to the Calle Cuarta Projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, and to the fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby authorize to do:

**OWNERS**

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

*Michelle DeBorja*  
By: **MICHAEL DOWLING INC., 50106 VICE PRESIDENT**

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO 95

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

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



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, 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, 1985 in Volume 95C, Page 26.
- 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 210.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 3, 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 23.
- 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 12, 2006 in Plat Book 2006C, Page 197.
- G. Plat entitled "WORTHFIELD ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume C2, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 9B, M.R.G.C.D. PROPERTY MAP NO. 53, GARFIELD MIDDLE SCHOOL", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2007 in Plat Book 2007S, Page 16.
- I. This Commitment prepared by City Property by Fidelity National. This Insurance Company, Commitment Number SP020170294, Effective Date July 21, 2021.
- J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 21, BLOCK 1, 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 29, 2022 in Plat Book 2022C, Page 16.

**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 55007C02320, Effective date September 26, 2020.

**SECTION 14-14-4-7 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, covenant, or binding agreement prohibiting solar collectors from being installed on the property, including any restriction within the same of a proposed plat. The foregoing requirement shall be a condition to approval of this plat."





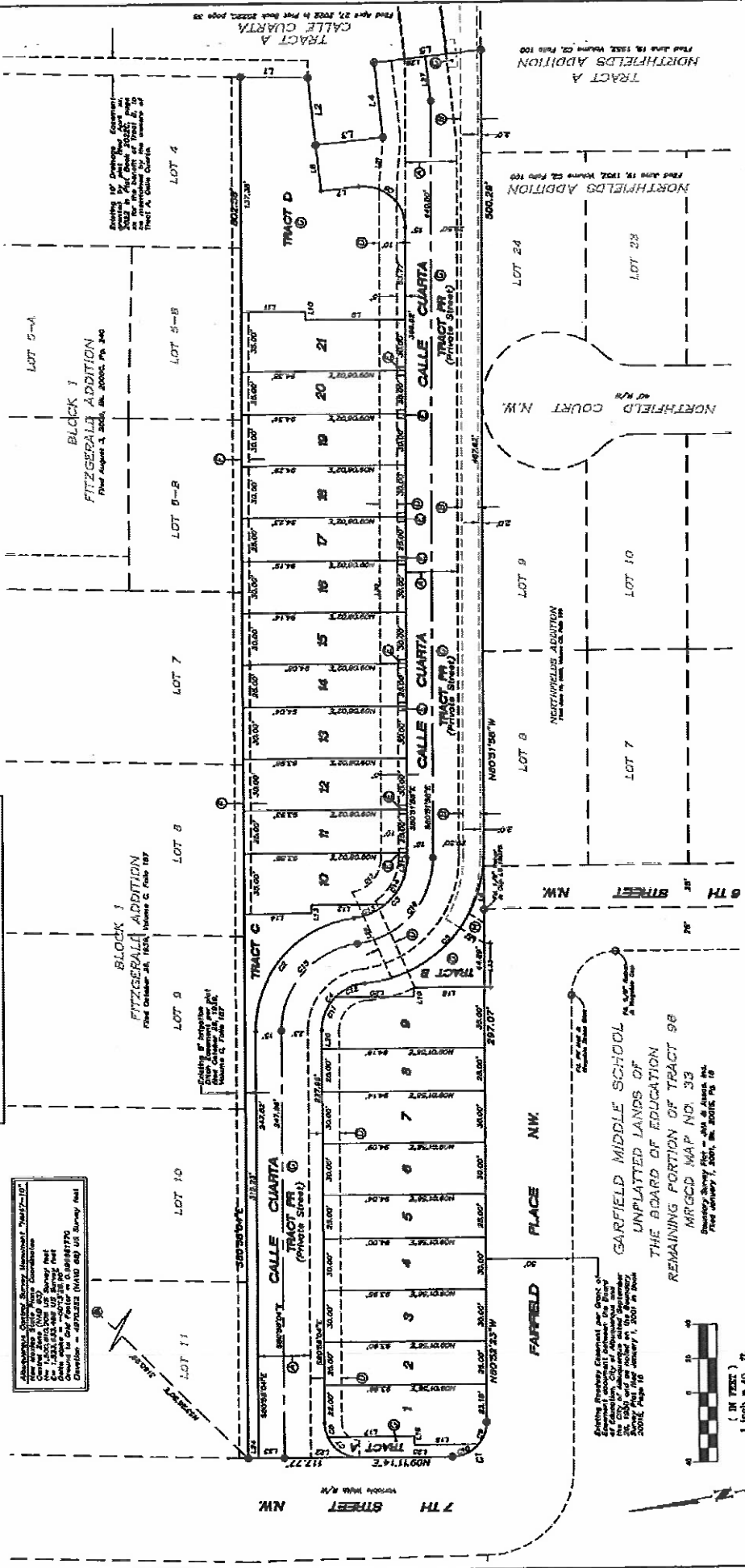


PLAT OF  
**LOTS 1 THRU 21**  
**CALLE CUARTA RESIDENTAL**  
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)

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

- EASEMENT LEGEND**
- ① Existing Public Easement, Access, Easement and Right-of-Way for the City of Albuquerque, as shown on Plat No. 2022-01, filed April 27, 2022 in Plat Book 2022-01, Page 35. Said easement to be maintained by the City of Albuquerque.
  - ② Existing 10' Public Easement, Access Easement and Right-of-Way for the City of Albuquerque, as shown on Plat No. 2022-01, filed April 27, 2022 in Plat Book 2022-01, Page 35.
  - ③ Existing 4' x 16' Public Right-of-Way Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022-01, page 35.
  - ④ New 10' Public Utility Easement granted by this plat.
  - ⑤ New 5' x 3' Public Water Meter Easement granted to ARCIHUA by this plat. Said easement is centered on the front lot corners for Lots 10-21 on shown and noted herein.
  - ⑥ New 4' Private Driveway Easement for the benefit of the City of Albuquerque, as shown on Plat No. 2022-01, filed April 27, 2022 in Plat Book 2022-01, page 35 and to be maintained by the City of Albuquerque.
  - ⑦ New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

Albuquerque, Grand Survey Monument, 76457-101  
 New Mexico State Survey Commission  
 The 10' x 16' Public Right-of-Way Easement  
 Granting to the City of Albuquerque by Plat  
 No. 2022-01, filed April 27, 2022 in Plat  
 Book 2022-01, Page 35. Said easement to be  
 maintained by the City of Albuquerque.  
 Drawing by Carl Foster at 0.00081779  
 Date: 10/20/2021  
 Easement - 10' x 16' Public Right-of-Way Easement



Garfield Middle School  
 UNPLATTED LANDS OF  
 THE BOARD OF EDUCATION  
 MRGCD MAP NO. 33  
 Boundary Survey Plat - JWA & Associates, Inc.  
 Filed January 7, 2005, in Book 2005-01, Page 16

REMAINING PORTION OF TRACT 98



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	38.69	S102°27'00"W
L2	38.77	N89°27'00"W
L3	38.06	S02°45'00"W
L4	44.06	S87°15'00"E
L5	32.97	S89°15'00"E
L6	32.97	S00°31'58"E
L7	23.05	N02°45'00"E
L8	27.00	S87°15'00"E
L9	37.67	N09°08'02"E
L10	4.00	S80°31'58"E
L11	38.69	N09°08'02"E
L12	38.69	N09°08'02"E
L13	3.00	N00°31'58"E
L14	38.63	N09°08'02"E
L15	37.50	N09°01'58"E
L16	5.00	S90°38'04"E
L17	49.77	N09°01'58"E
L18	41.54	N09°01'58"E
L19	43.38	N80°38'04"E
L20	3.00	S80°38'04"E
L21	42.85	N08°11'44"E
L22	16.00	N08°11'44"E
L23	6.00	N09°11'44"E
L24	53.82	N09°11'44"E
L25	16.12	S80°38'04"E
L26	30.00	N02°45'00"E
L27	54.52	N26°10'22"E
L28	30.00	S80°31'58"E
L29	30.40	S78°45'58"W
L30	16.87	S49°45'58"W
L31	23.05	S80°38'04"E

**LOT ACRES**

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC.
LOT 2	0.0539 AC.
LOT 3	0.0647 AC.
LOT 4	0.0542 AC.
LOT 5	0.0542 AC.
LOT 6	0.0648 AC.
LOT 7	0.0540 AC.
LOT 8	0.0689 AC.
LOT 9	0.0687 AC.
LOT 10	0.0539 AC.
LOT 11	0.0542 AC.
LOT 12	0.0642 AC.
LOT 13	0.0540 AC.
LOT 14	0.0648 AC.
LOT 15	0.0648 AC.
LOT 16	0.0541 AC.
LOT 17	0.0648 AC.
LOT 18	0.0541 AC.
LOT 19	0.0687 AC.
LOT 20	0.0687 AC.
LOT 21	0.0687 AC.
TRACT A	0.0178 AC.
TRACT B	0.0372 AC.
TRACT C	0.0711 AC.
TRACT D	0.0339 AC.
TRACT E	0.0613 AC.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	AREA
C1	31.44	20.00	20.00	28.30	S45°30'33"E	610.13
C2	64.18	40.00	37.54	66.17	N38°27'11"W	630.15
C3	50.66	35.00	30.93	46.35	S38°24'08"E	623.58
C4	40.35	27.00	28.05	38.73	N38°10'58"W	653.32
C5	112.06	75.00	69.66	101.87	S33°53'45"E	613.28
C6	48.37	24.00	28.03	38.71	S52°58'31"W	281.04
C7	61.17	30.00	42.37	51.17	S67°14'55"W	235.42
C8	13.93	20.00	7.48	13.89	S60°28'13"E	39.54
C9	12.81	20.00	6.38	12.80	S75°30'24"E	52.09
C10	21.17	27.00	11.13	20.57	N55°34'21"W	433.72
C11	18.20	27.00	10.07	18.60	N45°32'59"W	403.02
C12	16.91	38.00	10.23	18.62	S15°13'54"E	323.11
C13	30.78	38.00	18.58	29.27	S53°11'14"W	630.15
C14	22.92	50.00	22.92	33.61	S62°41'08"E	623.58
C15	22.97	30.00	18.87	28.71	S60°47'38"E	610.13

[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\*: ORTIZ MARCOS & CELSA M

Mailing Address\*: 3502 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 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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinurl.com/IDOzoningmap>

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

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



<b>PART I - PROCESS</b>	
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>
<b>PART II – DETAILS OF REQUEST</b>	
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: <span style="float:right">freda@iacivil.com</span>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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

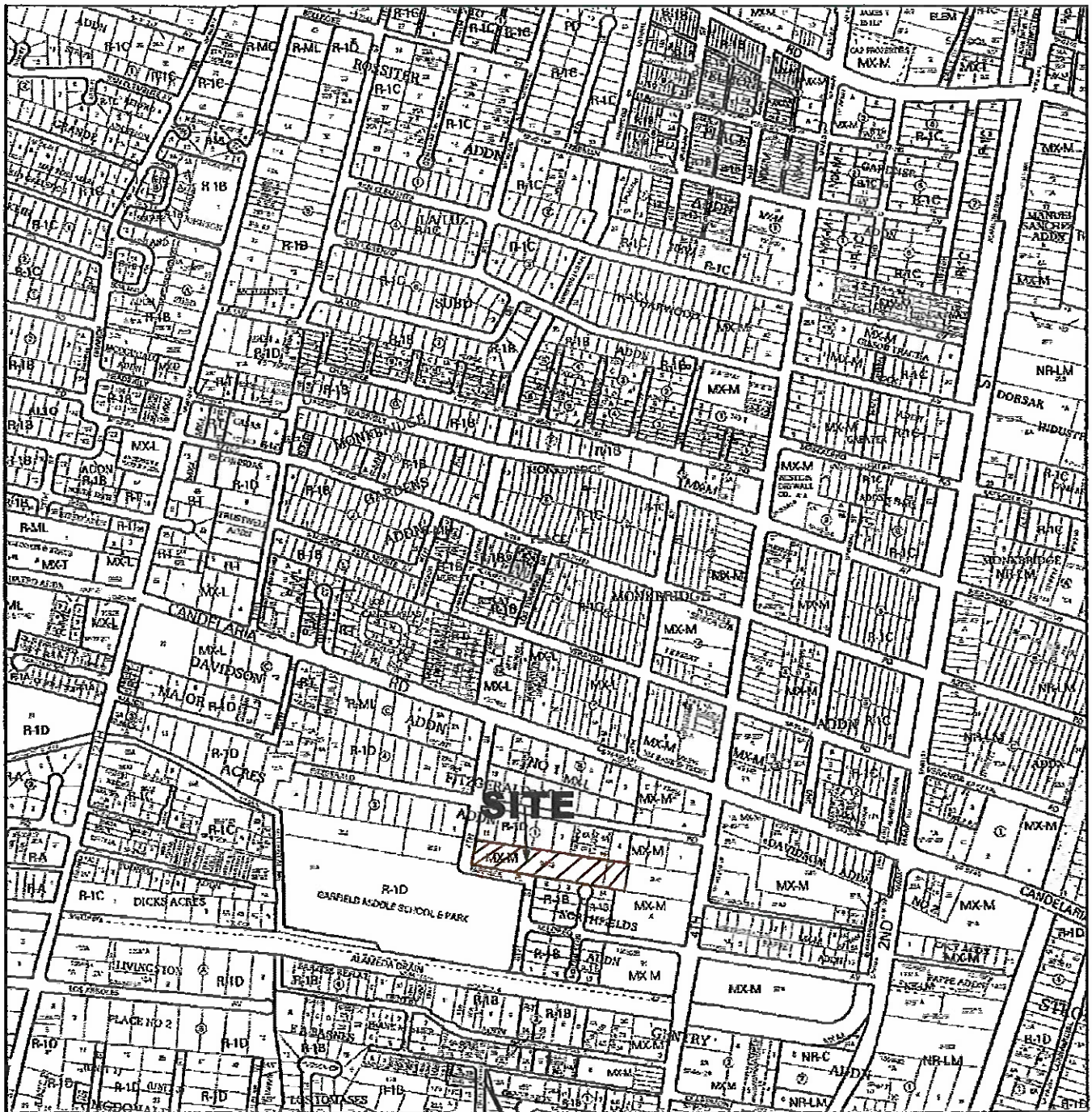
*Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*



OFFICIAL PUBLIC NOTIFICATION FORM  
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT




<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
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"><li><input type="checkbox"/> Total gross floor area of proposed project.</li><li><input type="checkbox"/> Gross floor area for each proposed use.</li></ul>



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

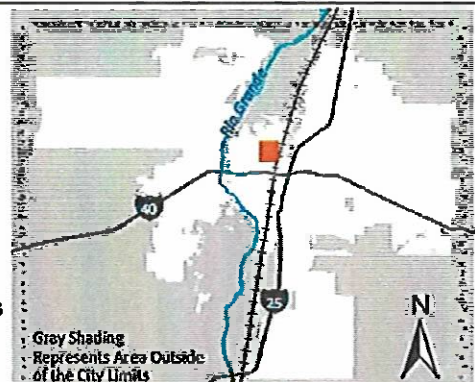
## IDO Zone Atlas

### May 2018










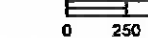
IDO Zoning information as of May 17, 2018

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 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

**LEGAL DESCRIPTION**

That certain tract of land situated within the Town of Albuquerque Grant, in the County of Bernalillo, State of New Mexico, being the Flat of Lots 1 through 21, 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, being and containing all of Tract B, Calle Cuarta as the same is shown and defined on the Plat entitled "FLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21, 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 17, 2022 in Plat Book 20220, page 35.

Said tract contains 2.5305 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED AND RE-PLATED AND NOW COMPREHENSIVELY PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTIAL (BEING A RE-PLAT 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 grant the public use of the same for the purposes herein stated. Said owner(s) and proprietor(s) do hereby agree to convey Tracts A thru D and Tract 20 to the Calle Cuarta Homeowners Association by separate instrument. Said owner(s) and proprietor(s) do hereby consent to the recording of this instrument and to the recording of the same in the public records of Bernalillo County, New Mexico. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to do.

**OWNERS**

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

*Michelle DeBorja*  
by MICHELLE DEBORJA, SECRETARY

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

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

*Shaine Wyman*  
Notary Public



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

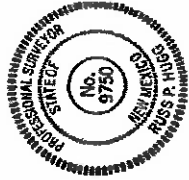
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, SUBDIVISION LOCATED IN THE SOUTH-WEST CORNER OF TRACT B, CALLE CUARTA, BEING A REPLAT OF TRACT B, CALLE CUARTA, BERNALILLO COUNTY, NEW MEXICO" filed on October 28, 1939 in Volume 2, Page 717.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1965 in Volume 950, 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 8-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 21, 2008 in Plat Book 20080, Page 240.
- E. Plat entitled "TRACT 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, Page 43.
- F. Plat entitled "PLAT OF LOTS 9-A AND 9-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 20080, Page 157.
- G. Plat entitled "NORTHFIELD ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 15, 1932 in Volume 62, Page 160.
- H. Boundary Survey Plat entitled "TRANSVERSE SURVEY PLAT UNPLATTED LANDS OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 20015, Page 16.
- I. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number S000014254, Effective Date: July 21, 2021.
- J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 21, BLOCK 1, FITZGERALD ADDITION AND TRACTS 20-C AND 20-D, BLOCK 1, FITZGERALD ADDITION, 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 17, 2022 in Plat Book 20220, page 35.

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to be within "Zone X" (Area with reduced flood risk due to levees) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 30001003320, Effective date September 26, 2020.

**SECTION 16-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTIONS**

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 erected on the lots or parcels within the area of this plat, provided that, the foregoing requirement shall be a condition to approval of this plat.



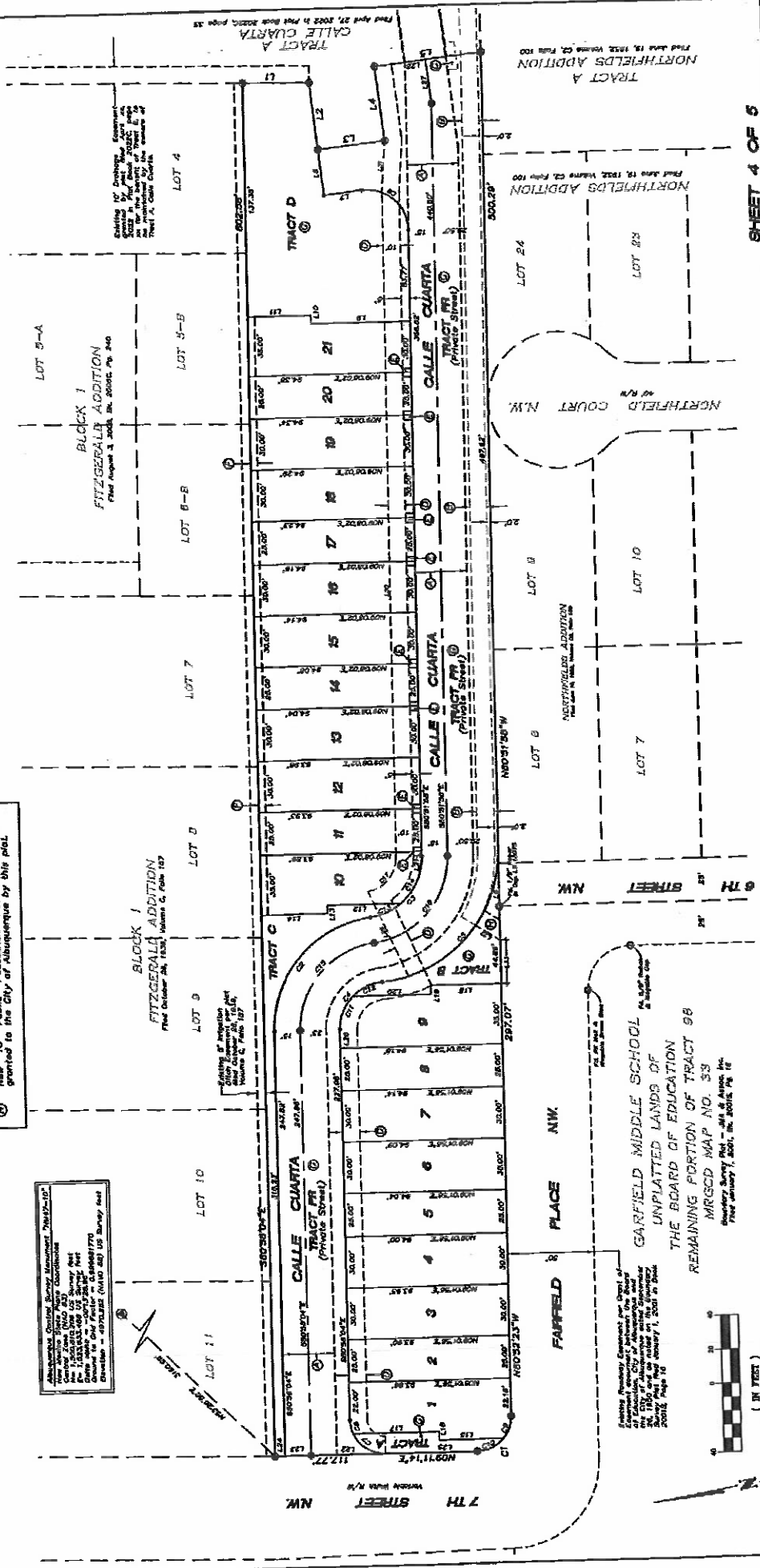


**FLAT OF  
LOTS 1 THRU 21  
CALLE CUARTA RESIDENTAL**  
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

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

- EASEMENT LEGEND**
- 1 Existing Public Easement Access, Pedestrian and Bike Route as shown on plat filed April 27, 2022 in Plat Book 2022C, Page 35. 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 Plat Book 2022C, page 35.
  - 3 Existing 8' x 10' 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 5x 8' Public Water Meter Easement granted to ABCQUA by this plat. Said easement is contained on the front lot corners for Lots 10-21 as shown and noted hereon.
  - 6 New 4' Private Driveway Easement for the benefit of Lots 10-21 to and to be maintained by the Calle Cuarta HOA.
  - 7 New Street Private Driveway 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 7842-107  
Survey Zone (NAD 83)  
Datum: NAD 83  
Scale: 1" = 40.000' US Survey Feet  
Date: 04/27/2022  
Drawing: 210030\_SHTS 4-5 DWG



Existing Boundary Easement per Grant of Easement, recorded against the plat of the City of Albuquerque, dated November 1, 2001 in Plat Book 2001A, Page 10.

GARFIELD MIDDLE SCHOOL  
UNPLATTED LANDS OF  
THE BOARD OF EDUCATION OF  
MURCED MAP NO. 33  
Boundary Survey Plat - 444 & Assoc. Inc.  
Filed January 7, 2001, in Plat Book 2001A, Page 18

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

**LOT ACRES**

LOT NUMBER	ACRES
LOT 1	0.0880 AC.
LOT 2	0.0839 AC.
LOT 3	0.0847 AC.
LOT 4	0.0847 AC.
LOT 5	0.0849 AC.
LOT 6	0.0848 AC.
LOT 7	0.0848 AC.
LOT 8	0.0849 AC.
LOT 9	0.0857 AC.
LOT 10	0.0839 AC.
LOT 11	0.0847 AC.
LOT 12	0.0847 AC.
LOT 13	0.0848 AC.
LOT 14	0.0848 AC.
LOT 15	0.0848 AC.
LOT 16	0.0848 AC.
LOT 17	0.0841 AC.
LOT 18	0.0849 AC.
LOT 19	0.0849 AC.
LOT 20	0.0841 AC.
LOT 21	0.0848 AC.
TRACT A	0.0372 AC.
TRACT B	0.0721 AC.
TRACT C	0.2250 AC.
TRACT D	0.0813 AC.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	58.68	S10°27'00"W
L2	39.71	N67°15'00"W
L3	39.00	S0°25'00"W
L4	44.00	S0°17'00"E
L5	52.97	S0°31'00"E
L6	21.85	N02°45'00"E
L7	27.00	S87°15'00"E
L8	27.57	N08°00'00"E
L9	4.00	S89°31'58"E
L10	36.89	N09°08'00"E
L11	5.97	N09°08'00"E
L12	5.00	N09°08'00"E
L13	36.63	N09°08'00"E
L14	37.50	N09°08'00"E
L15	5.00	S90°26'00"E
L16	49.87	N09°08'00"E
L17	41.08	N09°08'00"E
L18	43.30	N09°08'00"E
L19	43.30	N09°08'00"E
L20	31.00	S00°12'00"E
L21	49.85	N09°11'45"E
L22	15.00	N09°11'45"E
L23	5.00	N09°11'45"E
L24	53.88	N09°11'45"E
L25	16.87	N09°11'45"E
L26	35.12	S00°21'00"E
L27	30.00	N02°45'00"E
L28	54.35	N72°07'24"E
L29	39.50	S00°11'58"E
L30	30.49	S72°58'28"E
L31	16.57	S47°58'28"E
L32	23.05	S09°28'24"E
L33	23.05	S09°28'24"E

**CURVE TABLE**

COURSE	LENGTH	RADIUS	ANGLE	CHORD	BEARING	AREA
C1	20.00	20.00	90.00	28.28	S45°00'00"E	200.00
C2	54.18	65.00	57.64	68.17	N82°27'11"W	83.0745
C3	50.00	50.00	90.00	70.71	S0°00'00"E	1250.00
C4	50.00	50.00	90.00	70.71	S0°00'00"E	1250.00
C5	112.00	75.00	59.05	101.82	N10°08'48"E	61.3528
C6	40.37	50.00	50.64	58.48	S42°19'14"W	818.00
C7	23.12	23.00	91.77	32.74	S77°14'25"W	27.4478
C8	15.85	20.00	72.89	13.65	S40°55'23"E	39.5403
C9	12.81	20.00	64.91	10.85	S15°55'23"E	50.0035
C10	21.11	22.00	11.13	20.87	N88°34'21"W	44.8769
C11	19.20	22.00	10.07	18.89	N88°34'21"W	44.8769
C12	19.97	35.00	10.83	16.64	S17°17'54"E	37.3311
C13	38.79	35.00	16.43	18.16	S85°22'11"W	80.2028
C14	22.65	30.00	44.66	18.16	N38°22'11"W	83.0148
C15	22.65	30.00	44.66	18.16	N38°22'11"W	83.0148
C16	22.65	30.00	44.66	18.16	N38°22'11"W	83.0148
C17	22.65	30.00	44.66	18.16	N38°22'11"W	83.0148

[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\*: PARKER MARNIE ANNE

Mailing Address\*: 3510 6TH ST 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] Isacson & 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/request<sup>1\*</sup>:

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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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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>
<b>PART II - DETAILS OF REQUEST</b>	
Address of property listed in application: 3510 7th Street NW	
Name of property owner: City of Albuquerque	
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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	
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<b>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.</b>	

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**




<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
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:
<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>

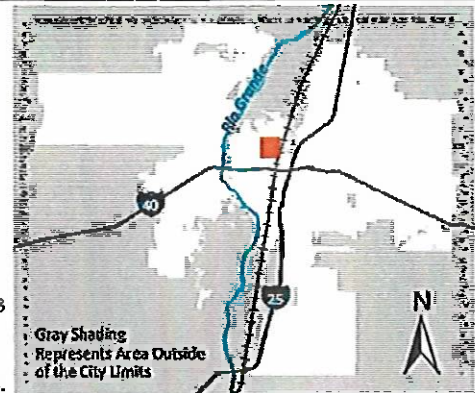
## IDO Zone Atlas

### 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



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 9 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022

**LEGAL DESCRIPTION**  
 That certain tract of land situated within the Town of Albuquerque Grant in projected Section 5, Township 10 North, Range 9 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract B, Calle Cuarta in the Town of Albuquerque, Bernalillo County, New Mexico, as more fully described in the replat of Lots 1 thru 21, Block 1, Fitzgerald Addition and Tracts 90-C and 90-B-2, M.R.C.D. Property Map No. 333 within the Town of Albuquerque Grant, Bernalillo County, New Mexico, as more fully described in the replat of Lots 1 thru 21, Block 1, Fitzgerald Addition and Tracts 90-C and 90-B-2, M.R.C.D. Property Map No. 333 within the Town of Albuquerque Grant, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 2022 in Plat Book 2022C, page 305.

Said tract contains 2.4326 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 9 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 owners, and private owners as shown hereon. Said owner(s) and proprietor(s) do hereby agree to convey Tracts A thru D and Tract 90 to the Calle Cuarta Homeowners Association by separate instrument. Said owner(s) and proprietor(s) do hereby agree to dedicate the easement shown hereon to the public for use similar to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of 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, Senior Vice President

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

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

*Glenn Wayne*  
 Notary Public



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

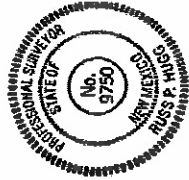
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 28, 1934 in Volume G, Page 185.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1939 in Volume 96, Page 22.
- C. Plat entitled "SUBDIVISION OF WESTLEY 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 4-A AND 4-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 July 14, 1997 in Volume G2, Page 140.
- F. Plat entitled "PLAT OF LOTS 4-A AND 4-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 "NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume C2, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNRELATED LANDS OF BOBAY'S TRACT, A SUBDIVISION PORTION OF TRACT 90, M.R.C.D. PROPERTY MAP NO. 333, CALLE CUARTA, ALBUQUERQUE, BERNALILLO COUNTY, 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 the property by Fidelity National Title Insurance Company, Commitment Number S8000114394, 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.C.D. PROPERTY MAP NO. 333 WITHIN THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, NEW MEXICO)", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 2022 in Plat Book 2022C, page 305.

**FLOOD ZONE DETERMINATION**

The subject property (as shown herein) appears to be within "Zone X" (Zone with Flood Insurance Rate Map Number: 530010033325, Effective date September 26, 2002).

**SECTION 14-14-7. 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, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.



**SURVOTEK, INC.**  
 Consulting Surveyors  
 P.O. Box 6608, Albuquerque, New Mexico 87114

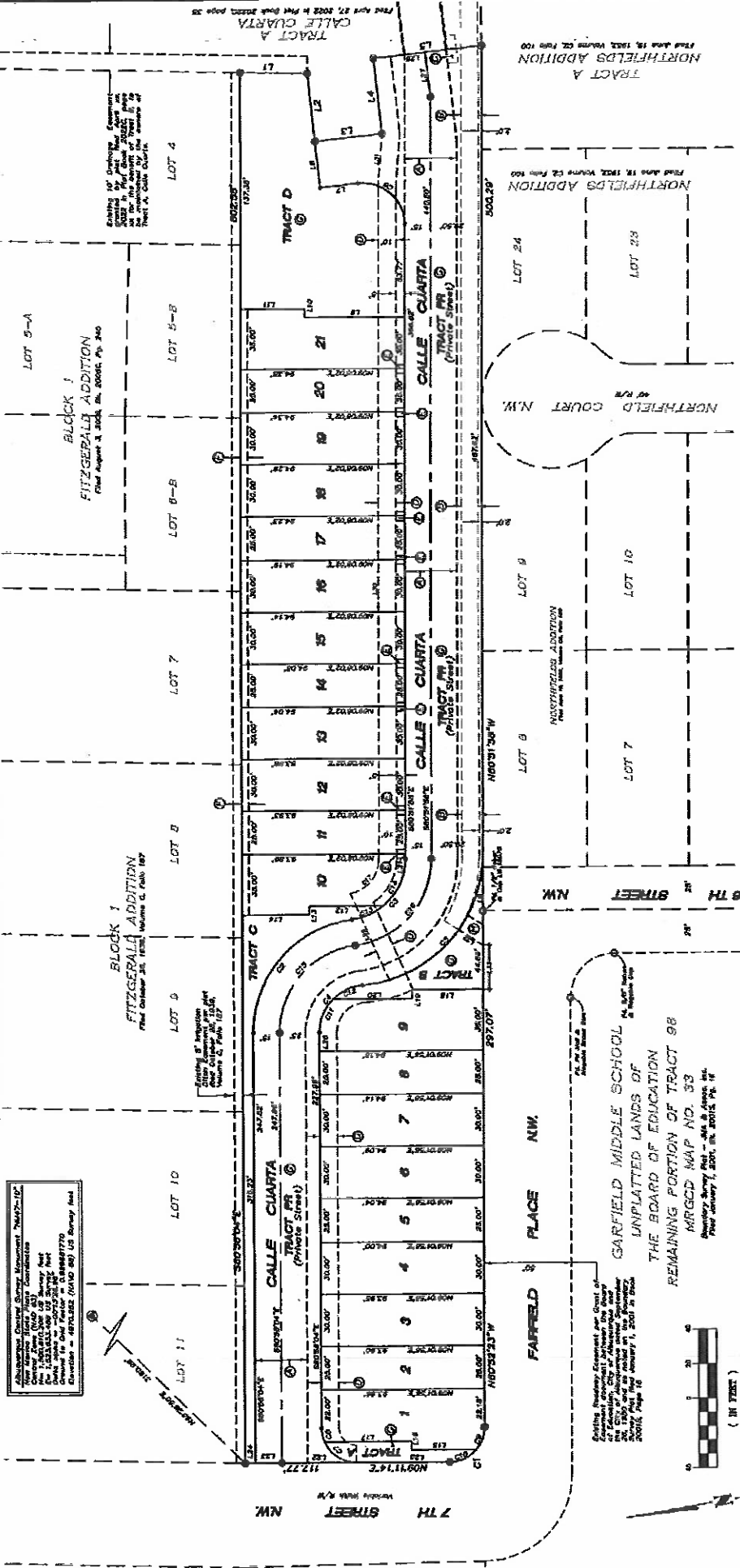


# FLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

(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

- ### EASEMENT LEGEND
- ① Existing Public Easement Access, Pedestrian and Utility Easement granted to the City of Albuquerque by Plat No. 2022-01, Volume 6, Page 33, dated April 27, 2022 in Plat Book 2022C, Page 33. 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 No. 2022-01, Volume 6, Page 33, dated April 27, 2022 in Plat Book 2022C, Page 33.
  - ③ Existing 6' x 18' Public Easement granted to the City of Albuquerque by Plat No. 2022-01, Volume 6, Page 33, dated April 27, 2022 in Plat Book 2022C, Page 33.
  - ④ New 10' Public Utility Easement granted by this plat.
  - ⑤ New 5' x 18' Public Water Meter Easement granted to ABCIWA by this plat. Said easement to be maintained by the City of Albuquerque.
  - ⑥ New 10' Driveway Easement for the benefit of Lots 10 and 11 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, General Survey Monument, T10N22E10E, R9E, S10N, 2022-01, Volume 6, Page 33, dated April 27, 2022 in Plat Book 2022C, Page 33. Said easement to be maintained by the City of Albuquerque.

GARFIELD MIDDLE SCHOOL  
UNPLATTED LANDS OF  
THE BOARD OF EDUCATION  
REMAINING PORTION OF TRACT 98  
MRGCD MAP NO. 53  
Plat January 1, 2001, Vol. 8, Page 14.

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

LINE	LENGTH	BEARING
L1	56.68	S102°27'00"W
L2	39.71	N87°15'00"W
L3	39.60	S92°45'00"W
L4	44.00	S87°15'00"E
L5	62.87	S82°45'00"W
L6	69.10	S87°15'00"E
L7	22.05	N82°45'00"E
L8	27.00	S87°15'00"E
L9	57.57	N08°15'00"E
L10	6.00	S80°31'50"E
L11	36.89	N08°15'00"E
L12	6.00	N08°15'00"E
L13	6.00	N08°15'00"E
L14	38.63	N08°15'00"E
L15	37.50	N08°15'00"E
L16	8.00	S80°36'00"E
L17	49.87	N08°15'00"E
L18	41.54	N08°15'00"E
L19	6.00	N80°25'00"W
L20	6.00	N80°25'00"W
L21	6.00	N80°25'00"W
L22	49.85	N08°15'00"E
L23	15.00	N08°15'00"E
L24	6.00	N08°15'00"E
L25	53.62	N08°15'00"E
L26	10.89	S80°25'00"W
L27	6.00	N80°25'00"W
L28	30.00	N80°25'00"W
L29	54.32	N23°10'22"E
L30	388.07	S80°25'00"E
L31	30.40	S78°48'58"E
L32	16.87	S41°54'58"W
L33	23.06	S80°25'00"E

CURVE	LENGTH	RADIUS	TRANSIT	CHORD	CHORD BEARING	DELTA
C1	51.44	20.00	20.00	28.20	S35°20'35"E	60°13'52"
C2	84.18	43.00	43.00	46.17	N32°27'11"W	63°01'45"
C3	50.66	34.00	34.00	46.39	S39°24'08"E	64°25'39"
C4	46.38	27.00	27.00	35.73	N37°08'48"W	65°35'39"
C5	172.08	74.00	69.69	101.69	S31°03'45"E	66°35'26"
C6	46.32	24.00	24.00	33.28	N30°28'31"E	67°33'02"
C7	24.12	10.00	10.00	7.17	S27°14'15"W	23°14'46"
C8	13.93	20.00	7.25	13.65	S60°20'23"E	38°44'02"
C9	17.91	20.00	6.38	16.88	S12°53'24"E	50°38'36"
C10	21.11	22.00	11.12	20.87	N58°34'21"W	44°17'05"
C11	19.26	22.00	10.07	18.69	N15°13'05"W	49°35'07"
C12	16.81	35.00	10.23	19.61	S17°22'24"E	32°35'11"
C13	30.28	35.00	16.68	28.77	S53°21'53"E	50°20'28"
C14	22.65	20.00	44.88	68.91	N32°27'11"W	63°32'39"
C15	22.65	20.00	44.88	68.91	N32°27'11"W	63°32'39"
C16	22.65	20.00	44.88	68.91	N32°27'11"W	63°32'39"
C17	22.65	20.00	44.88	68.91	N32°27'11"W	63°32'39"

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC
LOT 2	0.0639 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
TRACT A	0.0178 AC
TRACT B	0.0372 AC
TRACT C	0.0771 AC
TRACT D	0.2330 AC
TRACT PH	0.2613 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\*: PICHARDO JAMES D & MARIA C ORTEGA

Mailing Address\*: 504 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/request<sup>1</sup>\*:

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)

<sup>1</sup> 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](mailto: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](mailto: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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinurl.com/IDOzoningmap>

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

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



<b>PART I - PROCESS</b>	
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>
<b>PART II – DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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.*

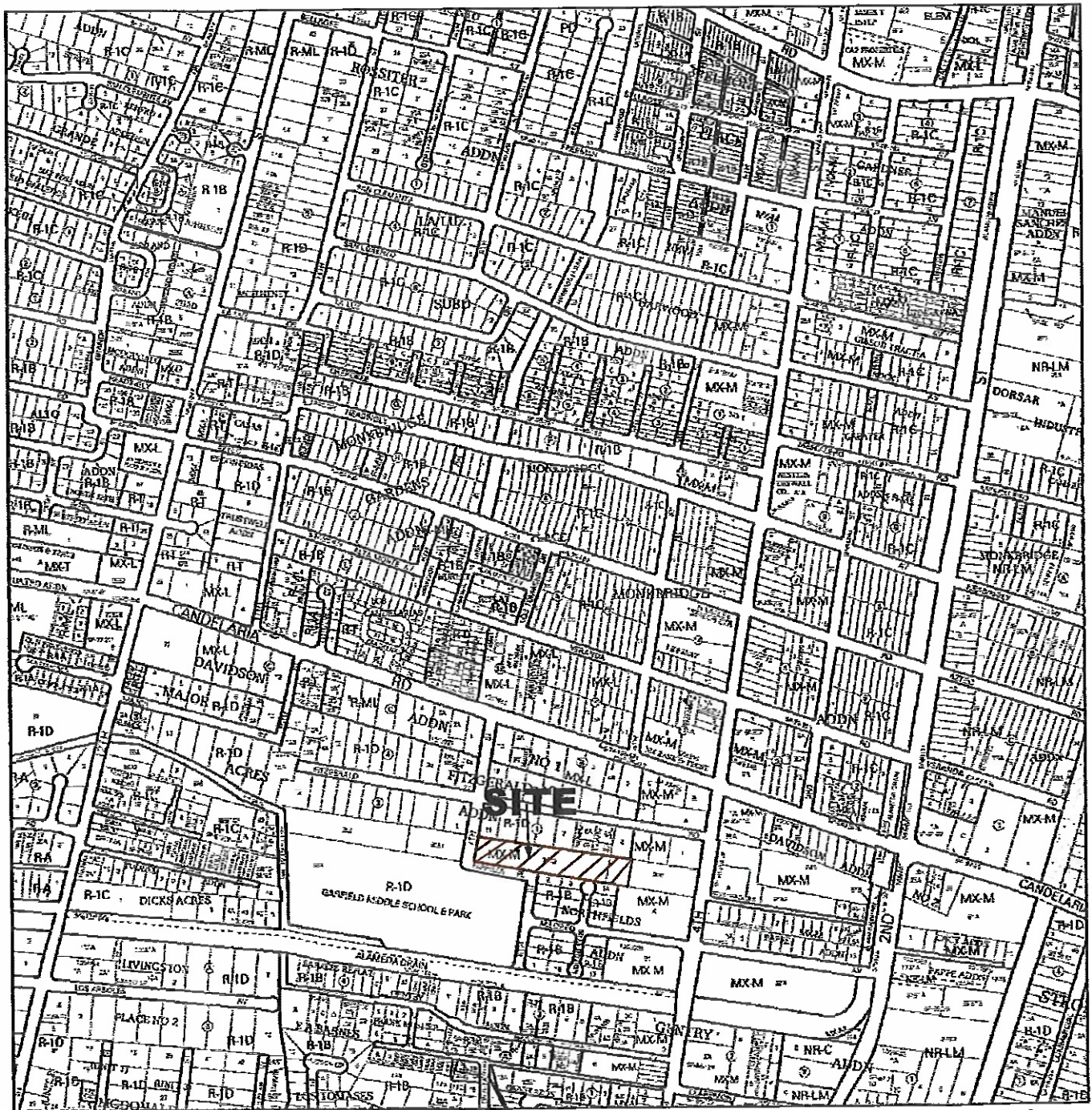
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**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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.



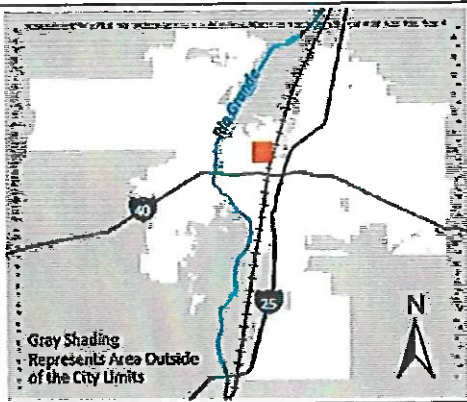
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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
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- Airport Protection Overlay (APO) Zone
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- 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

**LEGAL DESCRIPTION**  
That certain tract of land situate within the Town of Albuquerque Grant in projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and containing the same as more fully described in the plat of the replat of lots 1 thru 3, block 1, Fitzgerald Addition and Tracts 90-C and 90-B-2, M.R.C.D. Property Map No. 233 within the Town of Albuquerque, Bernalillo County, New Mexico, Principal Meridian, City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 22, 2022 in Plat Book 2022C, page 34.

Said tract contains 2.1308 Acres, more or less.

**FREE CONSENT AND DEDICATION.**  
SURVEYED AND REPLICATED ARE THE COMPREHENSIVE 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 the presence of the 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 agree to convey Tracts A, thru D and Tract 14 to the City of Albuquerque, Bernalillo County, New Mexico, with the understanding that the same shall be simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to do.

**OWNER(S)**  
Yes Housing Inc., a New Mexico Non-profit corporation

*Michelle DeBorja*  
By: **Michelle DeBorja**, Senior Vice President

**ACKNOWLEDGMENT.**  
STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO  
The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by **Michelle DeBorja**, Sr. P. of Yes Housing, Inc.

*Chaine Wynne*  
Notary Public  
10/21/24



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

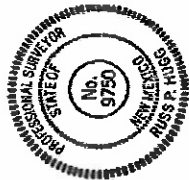
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1938 in Volume C, Page 113.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 1950 in Volume 30C, 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 7, 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 3008C, Page 248.
- E. Plat entitled "REPLAT OF LOTS 21 AND 23, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 18, 1974 in Volume C12, Page 43.
- F. Plat entitled "PLAT OF LOTS 5-A AND 5-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, 2009 in Plat Book 2809C, Page 157.
- G. Plat entitled "ADJUTANT GENERAL'S ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 18, 1942 in Volume C14, Page 103.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 90, M.R.C.D. PROPERTY MAP NO. 233, 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 January 31, 2002 in Plat Book 2002A, Page 18.
- I. The Commitment prepared for this property by Fidelity National Title Insurance Company Commitment Number SP00014284, 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.C.D. PROPERTY MAP NO. 233) 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 34.

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to lie within "Zone X" (Area with moderate flood hazard) as shown on Flood Insurance Rate Map Number 32001C0332C, Effective date September 26, 2008.

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

This property within the scope of this plat shall at any time be subject to a deed restriction concerning the installation of solar collectors on the lots or parcels within the scope of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

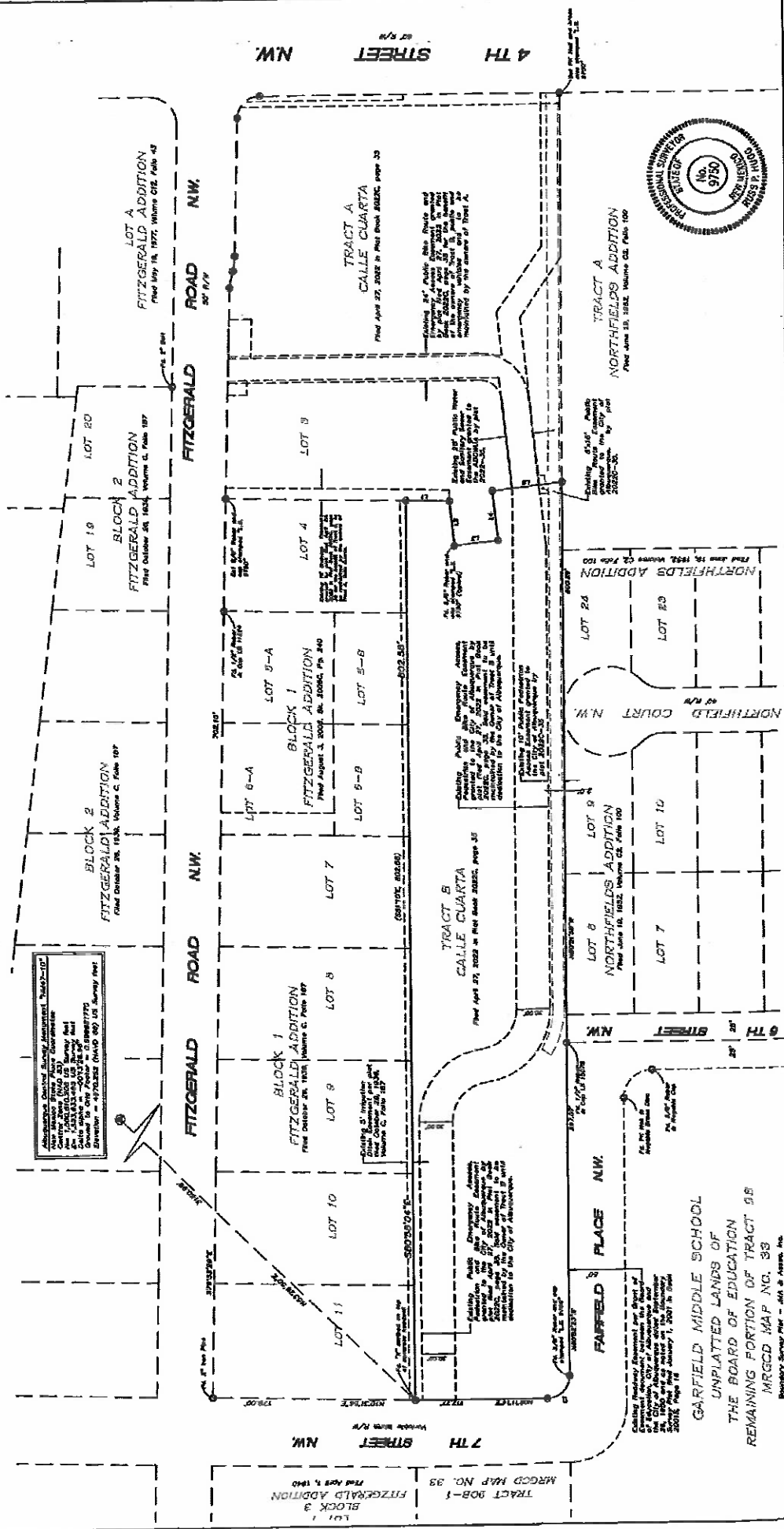
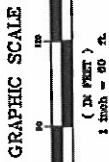


**SURVOTEK, INC.**  
Consulting Surveyors  
P.O. Box 8808, Albuquerque, New Mexico 87114



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, 2022



**SURV-TEK, INC.**  
 CHARLES R. HARRIS  
 P.O. BOX 2000, ALBUQUERQUE, NEW MEXICO 87116

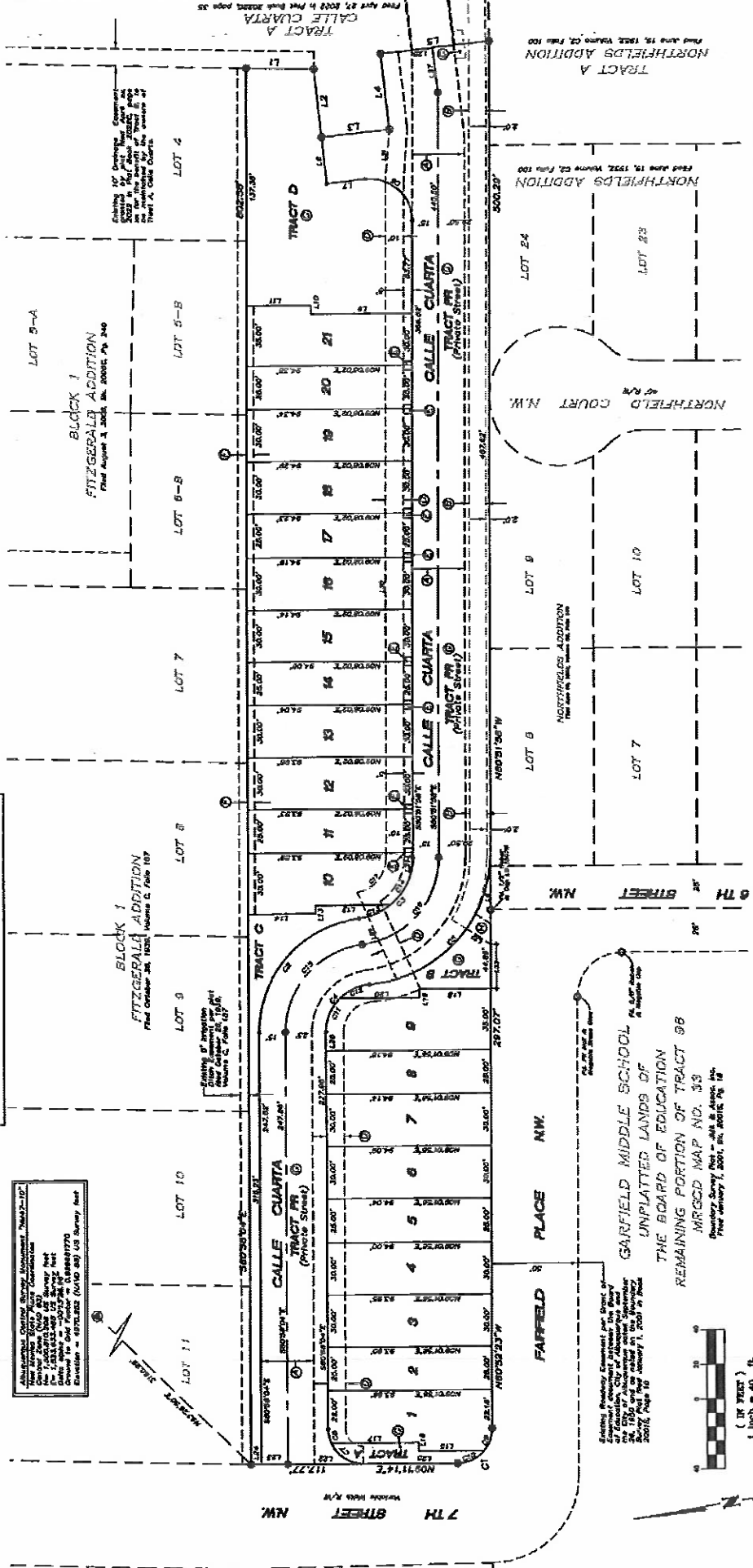
**PLAT OF  
LOTS 1 THRU 21  
CALLE CUARTA RESIDENTAL**  
(BEING A REPLAT OF TRACT B, CALLE CUARTA)

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

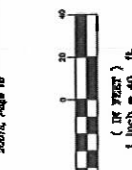
**EASEMENT LEGEND**

- ① Existing Public Emergency Access, Pedestrian and Bike Route Easement granted by the City of Albuquerque, New Mexico, on January 1, 2021, as shown and noted herein.
- ② Existing 10' Public Pedestrian Access Easement granted by the City of Albuquerque, New Mexico, on April 27, 2022, in Plat Book 2022C, page 35.
- ③ Existing 10' Public Utility Easement granted by the City of Albuquerque, New Mexico, on April 27, 2022, in Plat Book 2022C, page 35.
- ④ Existing 10' Public Water Easement granted to ABQWMA by this plat. Said easement is contained on the front lot corners for Lots 10-21 as shown and noted herein.
- ⑤ New 4' Private Driveway Easement for the benefit of the City of Albuquerque, New Mexico, as shown and noted herein.
- ⑥ New Easement Private Driveway Easement granted to and to be maintained by the City of Albuquerque, New Mexico.
- ⑦ New 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
- ⑧ New 10' Public Utility Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.

ABQWMA (City of Albuquerque) Water Department, Map 22-107  
New 4' Private Driveway Easement  
New 10' Public Pedestrian Access Easement  
New 10' Public Utility Easement  
Said easements are shown and noted herein.  
Created by Solid Mapper v. 13.000001776  
Easement = FITZGERALD (LOT 10) TO SURVEY AND



Garfield Middle School  
UNPLATTED LANDS OF  
THE BOARD OF EDUCATION  
IMROCD MAP NO. 33  
Plat January 1, 2001, in 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 6, TOWNSHIP 10 NORTH, RANGE 8 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022

LINE	LENGTH	BEARING
L1	58.89	S10°27'00"W
L2	58.71	N82°14'00"W
L3	38.00	S67°43'00"W
L4	41.00	S87°15'00"E
L5	41.00	S87°15'00"E
L6	52.67	S80°21'30"E
L7	22.05	N02°45'00"E
L8	22.00	S87°15'00"E
L9	57.57	N08°08'00"E
L10	5.00	S80°21'30"E
L11	41.00	N08°08'00"E
L12	41.00	N08°08'00"E
L13	5.00	N80°21'30"E
L14	38.63	N08°08'00"E
L15	37.50	N08°01'30"E
L16	5.00	S80°21'30"E
L17	48.87	N08°01'30"E
L18	6.00	N65°21'30"E
L19	43.38	N80°21'30"E
L20	3.00	S80°21'30"E
L21	42.55	N08°11'45"E
L22	16.00	N08°11'45"E
L23	6.00	N08°11'45"E
L24	53.82	N08°11'45"E
L25	34.12	S85°26'00"E
L26	35.00	N02°45'00"E
L27	54.52	N73°10'22"E
L28	58.07	S80°21'30"E
L29	30.40	S78°42'58"E
L30	18.87	S41°45'50"W
L31	25.05	S62°52'22"E

LOT NUMBER	ACREAGE
LOT 1	0.0688 AC
LOT 2	0.0639 AC
LOT 3	0.0647 AC
LOT 4	0.0849 AC
LOT 5	0.0849 AC
LOT 6	0.0848 AC
LOT 7	0.0940 AC
LOT 8	0.0869 AC
LOT 9	0.0869 AC
LOT 10	0.0839 AC
LOT 11	0.0839 AC
LOT 12	0.0847 AC
LOT 13	0.0840 AC
LOT 14	0.0848 AC
LOT 15	0.0848 AC
LOT 16	0.0848 AC
LOT 17	0.0841 AC
LOT 18	0.0849 AC
LOT 19	0.0849 AC
LOT 20	0.0849 AC
LOT 21	0.0849 AC
TRACT A	0.0178 AC
TRACT B	0.0372 AC
TRACT C	0.0291 AC
TRACT D	0.0330 AC
TRACT PH	0.0813 AC

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.44'	20.00'	20.00'	28.30'	S32°30'35"E	60.3158
C2	84.18'	65.00'	67.84'	68.17'	N82°21'11"W	0.310148
C3	50.80'	33.00'	30.84'	48.33'	S32°24'08"E	62.3235
C4	48.39'	27.00'	28.07'	38.73'	N33°09'48"W	65.34234
C5	214.08'	73.00'	68.68'	101.82'	S33°03'56"E	65.33254
C6	64.37'	24.00'	24.81'	33.28'	S42°08'14"E	82.34002
C7	4.31'	20.00'	4.17'	5.17'	S67°24'35"W	2.324442
C8	13.83'	20.00'	7.20'	13.85'	S64°28'21"E	32.34432
C9	17.87'	20.00'	8.45'	18.82'	S12°53'58"E	50.70978
C10	21.11'	27.00'	11.13'	20.97'	N85°32'21"W	44.57295
C11	18.38'	27.00'	10.07'	18.88'	N17°48'25"W	40.28207
C12	18.38'	35.00'	10.84'	18.64'	S17°13'54"E	32.33511
C13	36.78'	35.00'	18.45'	28.74'	N33°27'11"W	63.01485
C14	36.78'	35.00'	18.45'	28.74'	N33°27'11"W	63.01485
C15	23.37'	50.00'	44.18'	85.21'	S38°24'08"E	82.25038
C16	23.37'	50.00'	44.18'	85.21'	S38°24'08"E	82.25038
C17	23.37'	20.00'	18.82'	24.71'	S48°34'50"E	60.18508

[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\*: PLUNKETT ROBERT M & RUMLEY DENISE R

Mailing Address\*: 622 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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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](mailto: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](mailto: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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto: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>

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

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



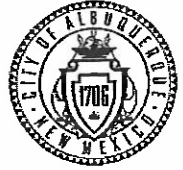
<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major - Preliminary Plat	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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>
<b>PART II - DETAILS OF REQUEST</b>	
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 <a href="mailto:freda@iacivil.com">freda@iacivil.com</a>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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

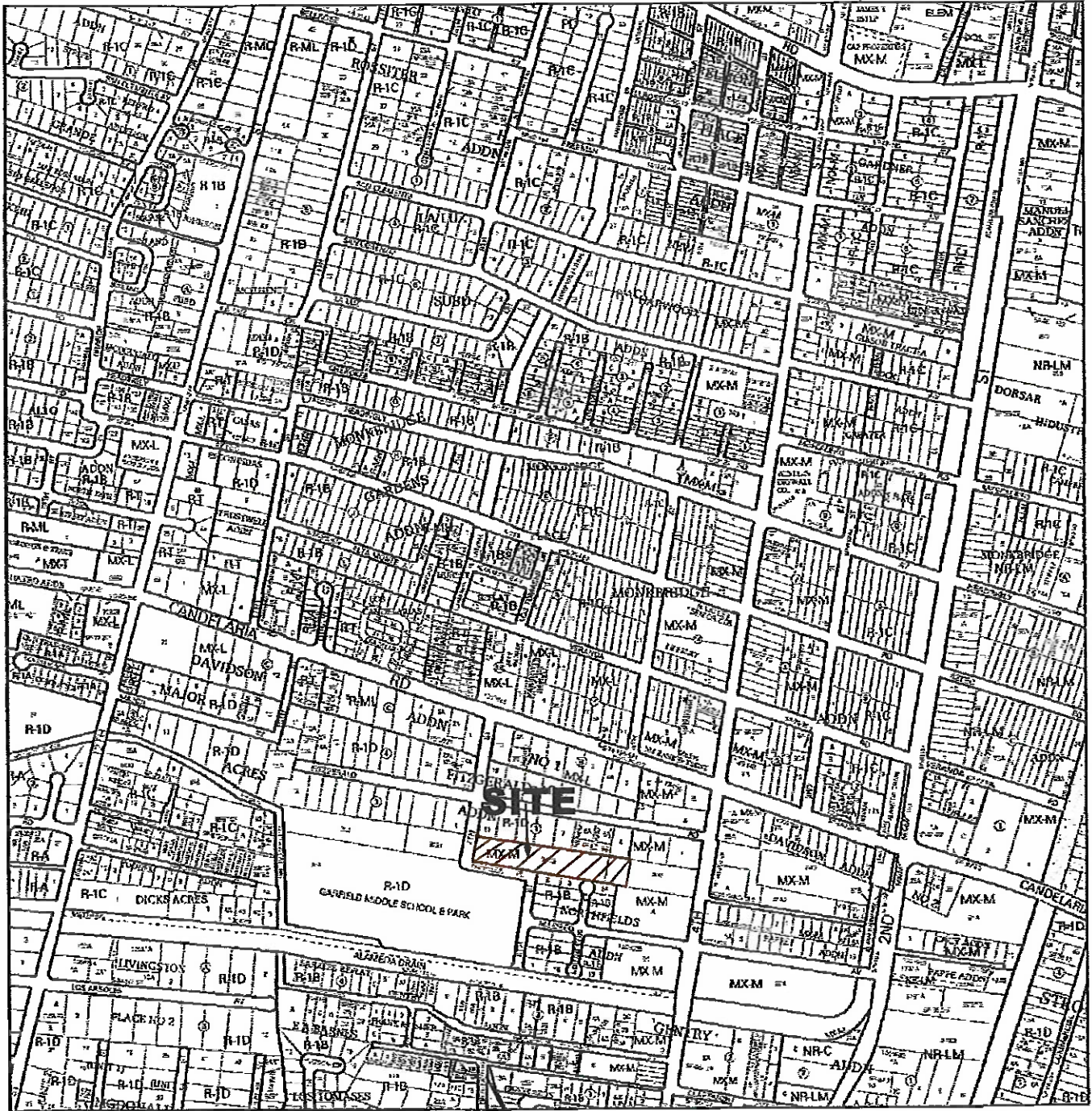
*Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*

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



<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
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"><li><input type="checkbox"/> Total gross floor area of proposed project.</li><li><input type="checkbox"/> Gross floor area for each proposed use.</li></ul>






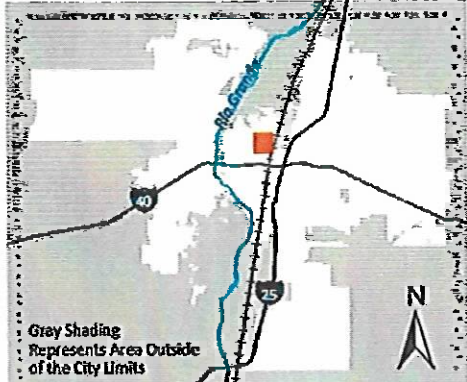
For more details about the Integrated Development Ordinance visit: <http://www.cbq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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

**TREASURERS CERTIFICATION**

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

Bernalillo County Treasurer	Date
-----------------------------	------

**PUBLIC UTILITY EASEMENTS**

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

- Pueblo Service Company of New Mexico ("PSC"), a New Mexico corporation, (PSC Electric) for installation, maintenance, and service of electric lines, poles, towers, and other equipment and 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 facilities reasonably necessary to provide communication services.
  - Cable TV for the installation, maintenance, and service of such facilities as cables, and other related equipment and facilities reasonably necessary to provide cable services.
- In addition, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain electric, gas, water, sewer, telephone, and other utility lines, poles, towers, and other equipment and facilities with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and to extend and alter the easements of Grantor, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, No. 10 buildings, sign, pool (background or foreground), fuel oil, concrete or masonry structures, or other structure shall be erected or constructed on said easements, nor shall any other structure be erected or constructed on said easements, and shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, towers, or any structure adjacent to or near easements shown on this plat.
- Easements for electric transformers/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**DISCLAIMERS**

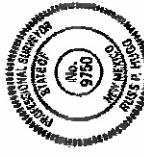
In approving this plat, Public Service Company of New Mexico (PSC) and New Mexico Gas Company (NMGCC) did not conduct a search of the properties shown hereon. Consequently, they do not warrant that the easements shown hereon are correct, complete, or that rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

**DEDICATIONS**

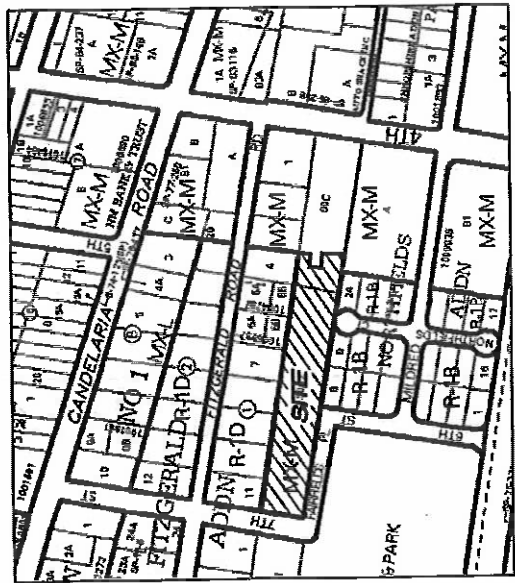
- Private Right of Way (Private Right of Way) shall contain the private street right of way and easements shown on this plat. The street right of way shall be dedicated to the City of Albuquerque and shall be maintained by said City of Albuquerque Homeowners Association. Within all Private Right of Way (Private RW) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement over easement is hereby granted to the City of Albuquerque and the City of Albuquerque Homeowners Association. The named public utilities as shown and sub-underlined on Sheet 1 of this plat have the right to cross and private streets (Tract RW) at the locations as mutually agreed upon by the Developer and said named public utility companies.
- Tracts A, line D as shown hereon will be conveyed to the City of Albuquerque Homeowners Association (to be formed).

**SURVEYORS CERTIFICATION**

I, Russ F. Hugg, New Mexico Professional Surveyor Number 9750, do hereby certify that this plat of survey was prepared from field notes on 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. I certify that I have read the plat and that it is true and correct to the best of my knowledge and belief.



Russ F. Hugg  
 NMPSS No. 9750  
 April 21, 2021



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

**GENERAL NOTES**

- Bearings 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.
- Records Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners that were set are either a 6/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG 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 on this plat. All centerline monumentation will be set using the standard four (4) aluminum monument stamps of the City of Albuquerque Centerline Monumentation System, Number 9750, and will be set flush with the final asphalt 1/4".
- The subject properties are currently designated 100 Zone District MX-1 (Mixed Use) 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) unshaded 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 RW) created 0.8013 Acs.
- Grass Subdivision acreage: 2.5306 acres.

**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 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022

PROJECT NUMBER	DATE
PLAT APPROVAL	DATE
UTILITY APPROVALS	DATE
Public Service Company of New Mexico	DATE
New Mexico Gas Company	DATE
Quest Corporation / QVA Center/CAK CC	DATE
Comcast	DATE
CITY APPROVALS	DATE
City of Albuquerque - Planning Department	6/5/2022
Department of Municipal Development	DATE
Real Property Division	DATE
Environmental Health Department	DATE
Traffic Engineering, Transportation Division	DATE
RECVMA	DATE
Parks and Recreation Department	DATE
ADMINISTRATIVE	DATE
City Engineer	DATE
Code Enforcement	DATE
DRP, Chairperson, Planning Department	DATE
M.P.C.C.D.	DATE

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE UNDEVELOPED CONVEYANCE DISTRICT IN EASEMENTS, RIGHTS OF WAY, EASEMENTS AND RIGHTS OF WAY, ARE FULLY ASSIGNED TO SAID DISTRICT, AND THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR THE SUBDIVISION, ACQUISITION, OR PLAT, SAID DISTRICT IS OBLIGATED TO FURNISH BRIGHTON METERS AND SERVICES TO ANY PORTION THEREOF, OTHER THAN PORT EXISTING THERETO.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

**SURVOTEK, INC.**  
 Consulting Surveyors

P.O. Box 8005, Albuquerque, New Mexico 87114  
 Phone: 505-308-4752

**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

**LEGAL DESCRIPTION**  
That certain tract of land situated within the Town of Albuquerque Grant in Bernalillo County, New Mexico, known as the Town of Albuquerque Grant in Bernalillo County, New Mexico, Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract B, Calle Cuarta on the same Calle Cuarta being A on the plat entitled "PLAT OF BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 333 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 346. Said tract contains 2.5306 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 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 (as the public proprietor(s) hereof). Said owner(s) hereof, Said owner(s) and proprietor(s) do hereby warrant that they hold, Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and so hereby represent that they are so authorized to act.

**OWNER(S)**  
Yes Housing, Inc., a New Mexico Non-profit corporation  
*Michelle DeBorja*  
By: MICHAEL DEBORJA, Sales Vice President

**ACKNOWLEDGMENT**  
STATE OF NEW MEXICO SS  
The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by *Michelle DeBorja* S.P.  
of Yes Housing, Inc.

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



- DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY.**
- 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.
  - 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 12, 1959 in Volume 998, Page 24.
  - 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.
  - 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, 2006 in Plat Book 2006C, Page 240.
  - 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 14, 1977 in Volume C12, Page 40.
  - Plat entitled "PLAT OF LOTS 5-A AND 5-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, 2006 in Plat Book 2006C, Page 192.
  - Plat entitled "MORRIFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1932 in Volume C2, Page 100.
  - 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. 33, GARFIELD MIDDLE SCHOOL", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001S, Page 15.
  - This Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000114224, Effective Date: July 21, 2021.
  - Plat entitled "PLAT OF PLOTS A AND B, CALLE CUARTA, BEING A REPLAT OF TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 333 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 346.

**FLOOD ZONE DETERMINATION**

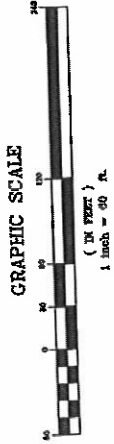
The subject property (as shown herein) appears to lie within "Zone X" (area with required flood risk due to levee) or "Zone AE" (area with required flood risk due to storm surge) as shown on Flood Insurance Rate Map Number 58030103030, Effective Date September 25, 2008.

**SECTION 14-14-2 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

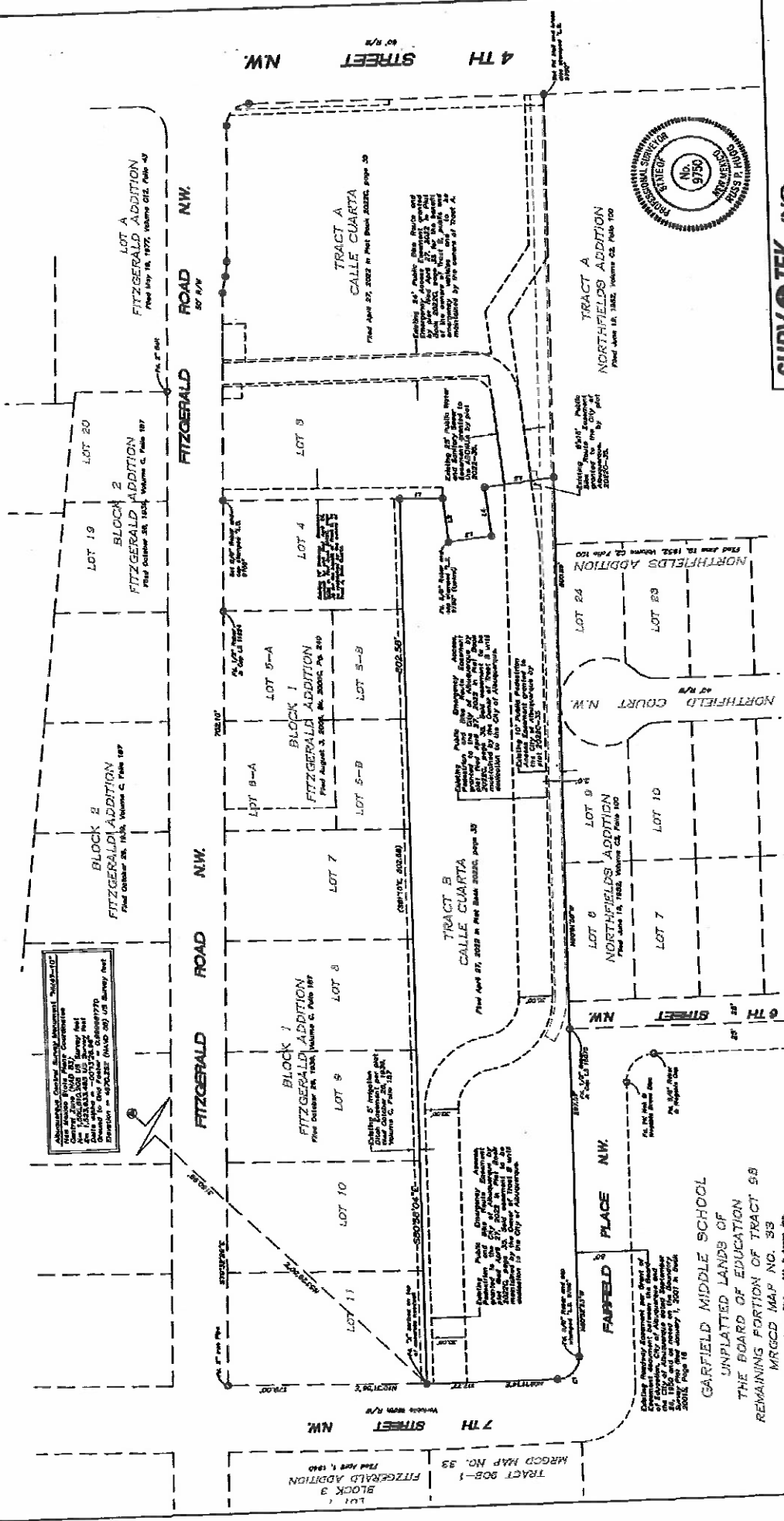
"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or other instrument that prohibits or restricts the installation, placement, or erection of solar collectors on the lots or parcel within the area of this proposed plat. The foregoing requirement shall be a condition to approval of this 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 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2022



ALBUQUERQUE PLANNING AND ZONING DEPARTMENT  
CITY OF ALBUQUERQUE  
1221 15TH AVENUE, N.W.  
ALBUQUERQUE, NM 87102  
DRAWN BY: GUY F. HARRIS  
DATE: 04/15/2022  
PROJECT: CALLE CUARTA RESIDENTIAL



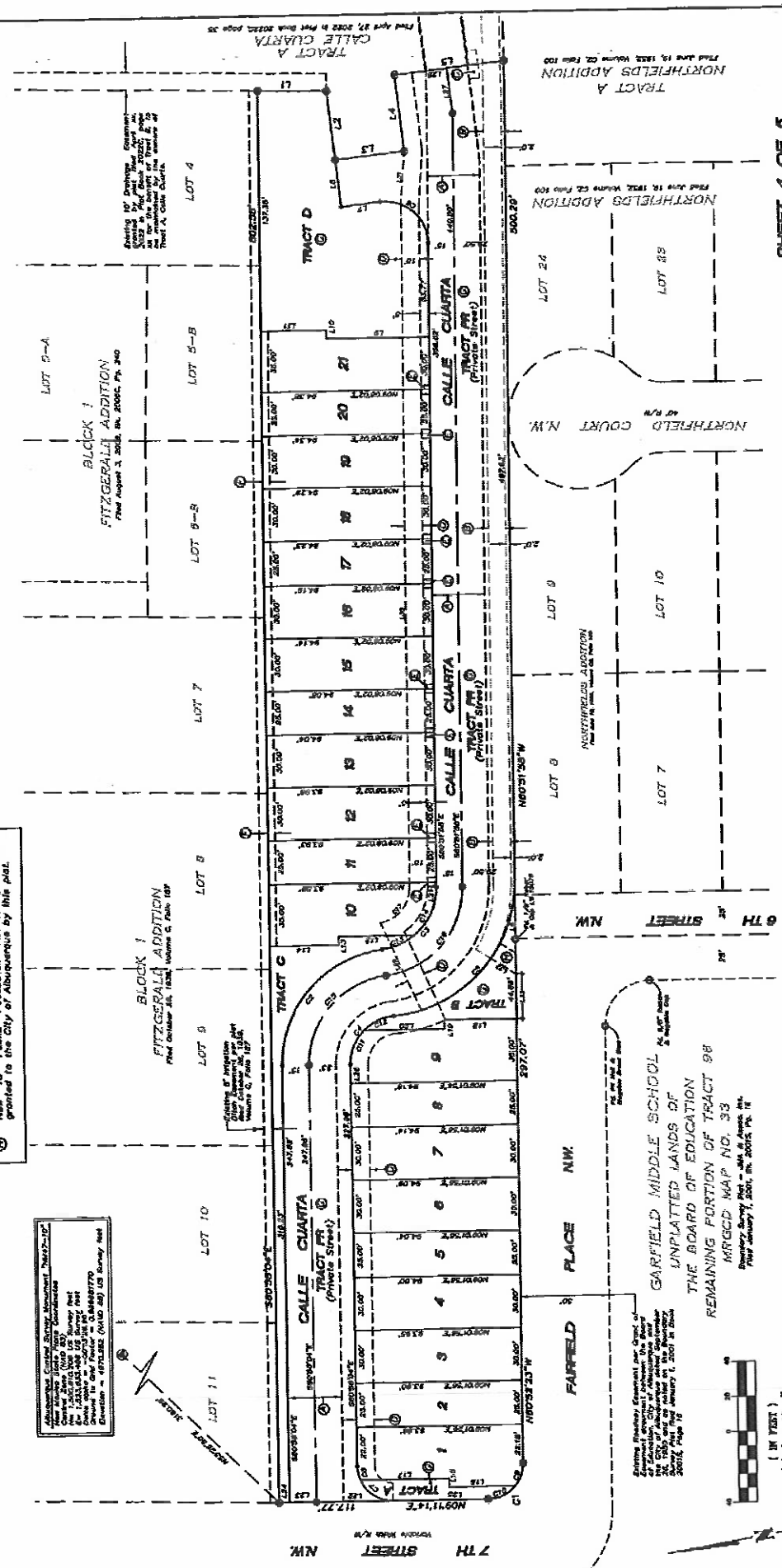
**SURVOTEK, INC.**  
CONSULTING SURVEYORS  
P.O. Box 61000, Albuquerque, New Mexico 87114  
Phone: 505-890-6728

# PLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTIAL (BEING A REPLAT OF TRACT 5, 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**

- EASEMENT LEGEND**
- ① Existing Public Easement Access, Easement and Easement Access granted by the City of Albuquerque, New Mexico, as shown and noted herein.
  - ② Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ③ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ④ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑤ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑥ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑦ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑧ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑨ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑩ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑪ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑫ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑬ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
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  - ⑮ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑯ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑰ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑱ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑲ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ⑳ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.
  - ㉑ Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque, New Mexico, as shown and noted herein.

**ALBUQUERQUE CITY OF ALBUQUERQUE**  
 Planning Department  
 1700 Central Expressway, N.E.  
 Albuquerque, NM 87102  
 Phone: (505) 763-3333  
 Fax: (505) 763-3334  
 E-mail: [planning@ci.albuquerque.nm.us](mailto:planning@ci.albuquerque.nm.us)  
 Website: [www.ci.albuquerque.nm.us](http://www.ci.albuquerque.nm.us)



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

**LINE TABLE**

LINE	LENGTH	BEARING
L1	58.48	S10°22'00"W
L2	35.71	N87°13'00"W
L3	39.00	S02°45'00"W
L4	44.00	S87°15'00"W
L5	39.87	S46°31'55"E
L6	33.05	N62°43'00"E
L7	27.00	S87°15'00"E
L8	27.57	N03°15'02"E
L9	5.00	S80°31'59"E
L10	36.89	N03°15'02"E
L11	36.89	N03°15'02"E
L12	3.00	N03°15'02"E
L13	3.00	N03°15'02"E
L14	35.63	N03°15'02"E
L15	37.50	N03°15'02"E
L16	5.00	S80°31'59"E
L17	49.87	N03°15'02"E
L18	41.03	N03°15'02"E
L19	43.36	N03°15'02"E
L20	43.36	N03°15'02"E
L21	3.05	S80°31'59"E
L22	42.93	N02°11'45"E
L23	15.00	N02°11'45"E
L24	6.00	N02°11'45"E
L25	63.82	N03°15'02"E
L26	26.12	S87°15'00"E
L27	36.00	N02°45'00"E
L28	54.52	N72°10'22"E
L29	30.40	S80°31'59"E
L30	30.40	S72°43'59"E
L31	18.97	S81°34'59"E
L32	25.00	S80°31'59"E
L33	25.00	S80°31'59"E

**LOT AGREAGES**

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC.
LOT 2	0.0539 AC.
LOT 3	0.0647 AC.
LOT 4	0.0647 AC.
LOT 5	0.0540 AC.
LOT 6	0.0540 AC.
LOT 7	0.0540 AC.
LOT 8	0.0648 AC.
LOT 9	0.0648 AC.
LOT 10	0.0685 AC.
LOT 11	0.0539 AC.
LOT 12	0.0647 AC.
LOT 13	0.0540 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	0.0581 AC.
LOT 21	0.0581 AC.
TRACT A	0.0176 AC.
TRACT B	0.0378 AC.
TRACT C	0.0721 AC.
TRACT D	0.2310 AC.
TRACT E	0.2813 AC.

**CURVE TABLE**

CHORD	CHORD BEARING	DELTA
31.44	20.00°	28.30°
32.50	20.00°	28.30°
33.56	20.00°	28.30°
34.62	20.00°	28.30°
35.68	20.00°	28.30°
36.74	20.00°	28.30°
37.80	20.00°	28.30°
38.86	20.00°	28.30°
39.92	20.00°	28.30°
40.98	20.00°	28.30°
42.04	20.00°	28.30°
43.10	20.00°	28.30°
44.16	20.00°	28.30°
45.22	20.00°	28.30°
46.28	20.00°	28.30°
47.34	20.00°	28.30°
48.40	20.00°	28.30°
49.46	20.00°	28.30°
50.52	20.00°	28.30°
51.58	20.00°	28.30°
52.64	20.00°	28.30°
53.70	20.00°	28.30°
54.76	20.00°	28.30°
55.82	20.00°	28.30°
56.88	20.00°	28.30°
57.94	20.00°	28.30°
59.00	20.00°	28.30°
60.06	20.00°	28.30°
61.12	20.00°	28.30°
62.18	20.00°	28.30°
63.24	20.00°	28.30°
64.30	20.00°	28.30°
65.36	20.00°	28.30°
66.42	20.00°	28.30°
67.48	20.00°	28.30°
68.54	20.00°	28.30°
69.60	20.00°	28.30°
70.66	20.00°	28.30°
71.72	20.00°	28.30°
72.78	20.00°	28.30°
73.84	20.00°	28.30°
74.90	20.00°	28.30°
75.96	20.00°	28.30°
77.02	20.00°	28.30°
78.08	20.00°	28.30°
79.14	20.00°	28.30°
80.20	20.00°	28.30°
81.26	20.00°	28.30°
82.32	20.00°	28.30°
83.38	20.00°	28.30°
84.44	20.00°	28.30°
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86.56	20.00°	28.30°
87.62	20.00°	28.30°
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90.80	20.00°	28.30°
91.86	20.00°	28.30°
92.92	20.00°	28.30°
93.98	20.00°	28.30°
95.04	20.00°	28.30°
96.10	20.00°	28.30°
97.16	20.00°	28.30°
98.22	20.00°	28.30°
99.28	20.00°	28.30°
100.34	20.00°	28.30°
101.40	20.00°	28.30°
102.46	20.00°	28.30°
103.52	20.00°	28.30°
104.58	20.00°	28.30°
105.64	20.00°	28.30°
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113.06	20.00°	28.30°
114.12	20.00°	28.30°
115.18	20.00°	28.30°
116.24	20.00°	28.30°
117.30	20.00°	28.30°
118.36	20.00°	28.30°
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120.48	20.00°	28.30°
121.54	20.00°	28.30°
122.60	20.00°	28.30°
123.66	20.00°	28.30°
124.72	20.00°	28.30°
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127.90	20.00°	28.30°
128.96	20.00°	28.30°
130.02	20.00°	28.30°
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136.38	20.00°	28.30°
137.44	20.00°	28.30°
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140.62	20.00°	28.30°
141.68	20.00°	28.30°
142.74	20.00°	28.30°
143.80	20.00°	28.30°
144.86	20.00°	28.30°
145.92	20.00°	28.30°
146.98	20.00°	28.30°
148.04	20.00°	28.30°
149.10	20.00°	28.30°
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154.40	20.00°	28.30°
155.46	20.00°	28.30°
156.52	20.00°	28.30°
157.58	20.00°	28.30°
158.64	20.00°	28.30°
159.70	20.00°	28.30°
160.76	20.00°	28.30°
161.82	20.00°	28.30°
162.88	20.00°	28.30°
163.94	20.00°	28.30°
165.00	20.00°	28.30°
166.06	20.00°	28.30°
167.12	20.00°	28.30°
168.18	20.00°	28.30°
169.24	20.00°	28.30°
170.30	20.00°	28.30°
171.36	20.00°	28.30°
172.42	20.00°	28.30°
173.48	20.00°	28.30°
174.54	20.00°	28.30°
175.60	20.00°	28.30°
176.66	20.00°	28.30°
177.72	20.00°	28.30°
178.78	20.00°	28.30°
179.84	20.00°	28.30°
180.90	20.00°	28.30°
181.96	20.00°	28.30°
183.02	20.00°	28.30°
184.08	20.00°	28.30°
185.14	20.00°	28.30°
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187.26	20.00°	28.30°
188.32	20.00°	28.30°
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190.44	20.00°	28.30°
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196.80	20.00°	28.30°
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198.92	20.00°	28.30°
199.98	20.00°	28.30°
201.04	20.00°	28.30°
202.10	20.00°	28.30°
203.16	20.00°	28.30°
204.22	20.00°	28.30°
205.28	20.00°	28.30°
206.34	20.00°	28.30°
207.40	20.00°	28.30°
208.46	20.00°	28.30°
209.52	20.00°	28.30°
210.58	20.00°	28.30°
211.64	20.00°	28.30°
212.70	20.00°	28.30°
213.76	20.00°	28.30°
214.82	20.00°	28.30°
215.88	20.00°	28.30°
216.94	20.00°	28.30°
218.00	20.00°	28.30°
219.06	20.00°	28.30°
220.12	20.00°	28.30°
221.18	20.00°	28.30°
222.24	20.00°	28.30°
223.30	20.00°	28.30°
224.36	20.00°	28.30°
225.42	20.00°	28.30°
226.48	20.00°	28.30°
227.54	20.00°	28.30°
228.60	20.00°	28.30°
229.66	20.00°	28.30°
230.72	20.00°	28.30°
231.78	20.00°	28.30°
232.84	20.00°	28.30°
233.90	20.00°	28.30°
234.96	20.00°	28.30°
236.02	20.00°	28.30°
237.08	20.00°	28.30°
238.14	20.00°	28.30°
239.20	20.00°	28.30°
240.26	20.00°	28.30°
241.32	20.00°	28.30°
242.38	20.00°	28.30°
243.44	20.00°	28.30°
244.50	20.00°	28.30°
245.56	20.00°	28.30°
246.62	20.00°	28.30°
247.68	20.00°	28.30°
248.74	20.00°	28.30°
249.80	20.00°	28.30°
250.86	20.00°	28.30°
251.92	20.00°	28.30°
252.98	20.00°	28.30°
254.04	20.00°	28.30°
255.10	20.00°	28.30°
256.16	20.00°	28.30°
257.22	20.00°	28.30°
258.28	20.00°	28.30°
259.34	20.00°	28.30°
260.40	20.00°	28.30°
261.46	20.00°	28.30°
262.52	20.00°	28.30°
263.58	20.00°	28.30°
264.64	20.00°	28.30°
265.70	20.00°	28.30°
266.76	20.00°	28.30°
267.82	20.00°	28.30°
268.88	20.00°	28.30°
269.94	20.00°	28.30°
271.00	20.00°	28.30°
272.06	20.00°	28.30°
273.12	20.00°	28.30°
274.18	20.00°	28.30°
275.24	20.00°	28.30°
276.30	20.00°	28.30°
277.36	20.00°	28.30°
278.42	20.00°	28.30°
279.48	20.00°	28.30°
280.54	20.00°	28.30°
281.60	20.00°	28.30°
282.66	20.00°	28.30°
283.72	20.00°	28.30°
284.78	20.00°	28.30°
285.84	20.00°	28.30°
286.90	20.00°	28.30°
287.96	20.00°	28.30°
289.02	20.00°	28.30°
290.08	20.00°	28.30°
291.14	20.00°	28.30°
292.20	20.00°	28.30°
293.26	20.00°	28.30°
294.32	20.00°	28.30°
295.38	20.00°	28.30°
296.44	20.00°	28.30°
297.50	20.00°	28.30°
298.56	20.00°	28.30°
299.62	20.00°	28.30°
300.68	20.00°	28.30°
301.74	20.00°	28.30°
302.80	20.00°	28.30°
303.86	20.00°	28.30°
304.92	20.00°	28.30°
305.98	20.00°	28.30°
307.04	20.00°	28.30°
308.10	20.00°	28.30°
309.16	20.00°	28.30°
310.22	20.00°	28.30°
311.28	20.00°	28.30°
312.34		

[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\*: SABATINI JOSEPH D & MARY B TRUSTEES  
SABATINI RVT

Mailing Address\*: 3514 6TH ST NW - ALBUQUERQUE NM 87107-2419

**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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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\*<sup>2</sup>: 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Can be requested by email at [freda@iacivil.com](mailto: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)\*<sup>4</sup> 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:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

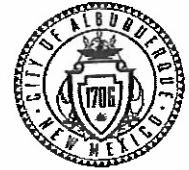
<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinurl.com/IDOzoningmap>

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

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



<b>PART I - PROCESS</b>	
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>
<b>PART II - DETAILS OF REQUEST</b>	
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	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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.*

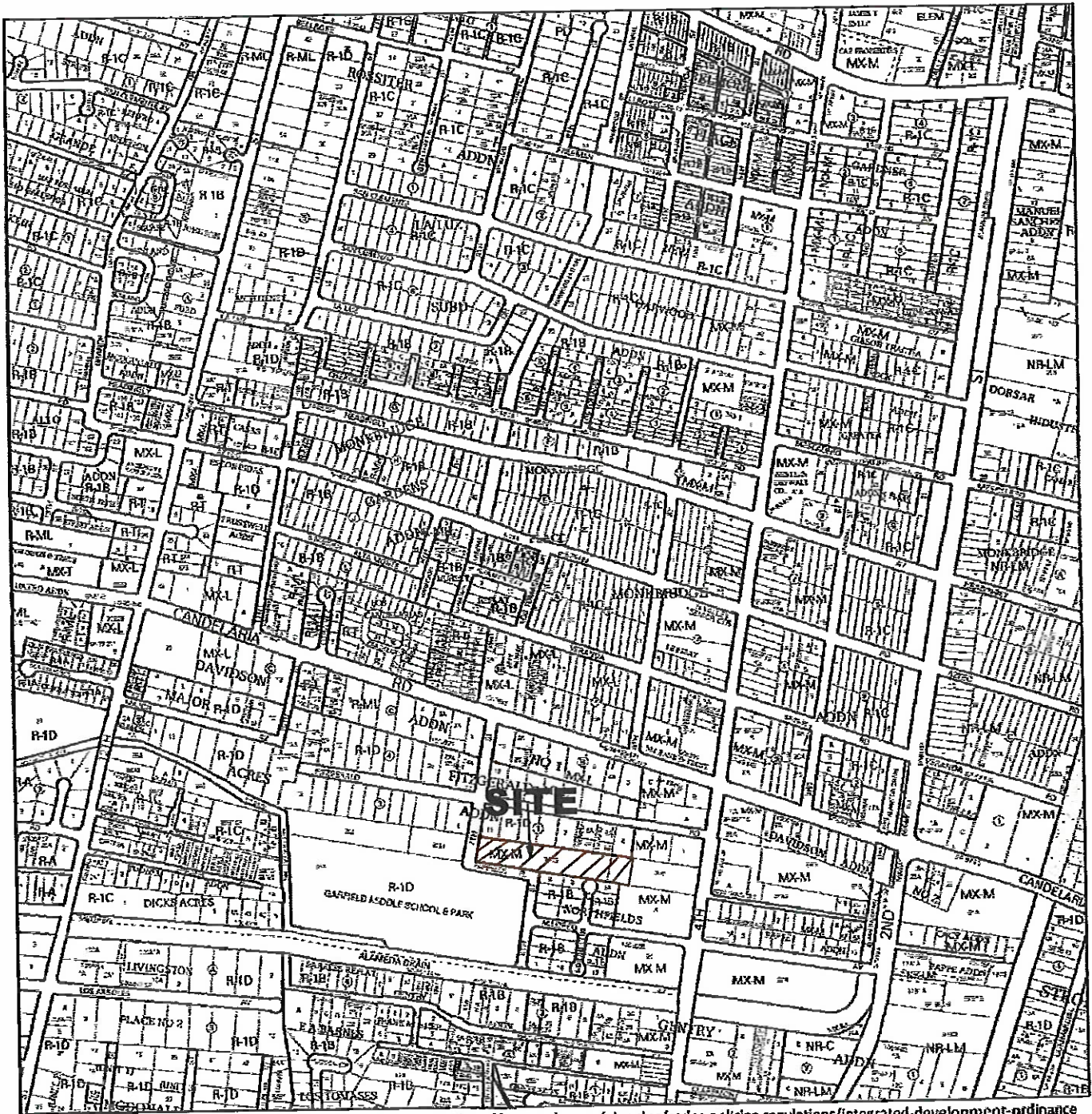
**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**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.



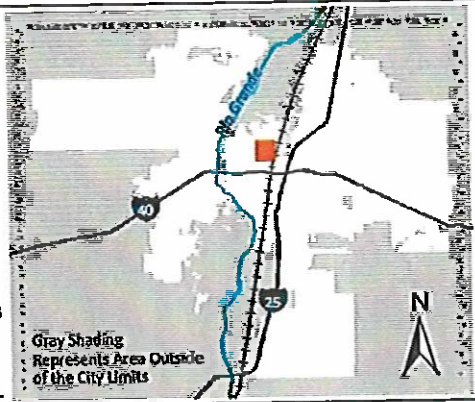
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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)

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

## TREASURERS CERTIFICATION

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

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

## 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, for electric, gas, steam, and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
  - New Mexico Gas Company for installation, maintenance, and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
  - Consent 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, locate, relocate, change, remove, reconstruct above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across said easements to install, maintain, repair, and operate the same. The right to install, maintain, repair, and operate the same shall be subject to the right of the City of Albuquerque to regulate the same in accordance with the rules and regulations of the City of Albuquerque, including but not limited to the City of Albuquerque Electrical Safety Code by construction and maintenance of any structure subject to or under easements shown on this plat.

## DISCLAIMER

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

## DEDICATIONS

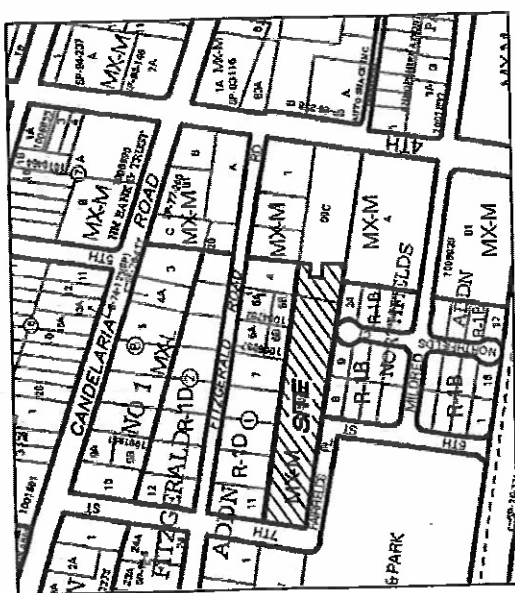
- Tract #R (Calle Cuarta) as shown herein, shall remain the property of the City of Albuquerque and shall be conveyed as Private Right of Way to the Calle Cuarta Homeowners Association in fee simple. Said Private Right of Way shall be maintained by said Calle Cuarta Homeowners Association.
- Within all private street right of ways (Tract #R) shown herein, said Tract is hereby granted to the City of Albuquerque and the City of Albuquerque shall be responsible for the maintenance of said easements and easements.
- The corner public utilities as shown and acknowledging on Street 1, shall have the right to cross into private streets (Tract #R) at the locations as mutually agreed upon by the Developer and said corner 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 supervision, and that the same are true and correct to the best of my knowledge and belief.



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



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

## 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.
- Reset Point or Data bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners that were set are either a 9/8" rebar with cap stamped "NMG L.S. 9750" or a concrete nail with brass disk stamped "NMG L.S. 9750" unless otherwise indicated herein.
- All street centerline monuments shall be installed at all shown street corners. All centerline monuments will be set using the standard four (4") aluminum monument with the City of Albuquerque Centerline Monument Stamp, Order Number 3250 and set for set. Right with the final plat.
- The subject properties are currently designated 100 Zone District MX-1 (Mixed Use), as shown and designated on the City of Albuquerque GIS Zone Atlas page C-14, dated 04/01/2018.

## PURPOSE OF PLAT

The purpose of this plat is to:

- Divide Tract (1) existing Tract into Twenty one (21) new Lots and five (5) new Tracts on street frontage.
- Grant the new public and private easements as shown herein.

## 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 #R) created 0.8513 Ac.
- On-street Subdivision increase: 2.5306 acres.

PROJECT NUMBER \_\_\_\_\_  
PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
City of Albuquerque GIS	Date
Consent	Date

## CITY APPROVALS

City Surveyor Department of Municipal Development	Date 6/3/2022
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ASCD/AVA	Date
Parks and Recreation Department	Date
ADAPTA	Date
City Engineer	Date
Code Enforcement	Date
Public Works, Planning Department	Date

APPROVED BY THE condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and items, are fully reserved to said District, and that if provision for irrigation, source and easements shown on this plat, said District is obligated to furnish irrigation waters and services to any parties thereof, other than from existing turnouts.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

**SURVOTEK, INC.**

Consulting Surveyors  
P.O. Box 8888, 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

**LEGAL DESCRIPTION**

That certain tract of land situate within the Town of Albuquerque Grant in projected Section 5, Township 10 North, Range 3 East, New Mexico being and containing all of Tract B, Calle Cuarta, as the same is shown and designated on the plat entitled "PLAT OF TRACTS FITZGERALD ADDITION AND TRACTS 90-C AND 90-D, M.R.C.C.D. PROPERTY MAP NO. 333 WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN" filed in the office of the County Clerk of Bernalillo County, New Mexico on April 18, 2022 in Plat Book 2022C, page 398.

Said tract contains 2.5305 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED AND RELATED AND NOW COMPLETELY PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL (BEING A REPLAT OF TRACT B, CALLE CUARTA, 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 grant the public proprietors) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among themselves and their heirs, assigns and assigns forever, and do hereby represent that they are so authorized to do.

**OWNERS)**

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

*Michelle D. B. B. B.*  
By: **Michelle D. B. B. B.**, **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 D. B. B. B.**

Notary Public

*Glenn Wayne*  
Notary Public



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

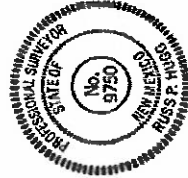
- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED IN SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Page 117.
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on January 18, 1925 in Volume 95C, Page 27.
- 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, 2008 in Plat Book 2008C, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 3, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on May 12, 1977 in Volume C12, Page 43.
- 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, 2008 in Plat Book 2008C, Page 157.
- G. Plat entitled "NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1952 in Volume C2, Page 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNLITTED LANDS OF BOWLDOR EDUCATIONAL INSTITUTION, TRACT 90-C AND 90-D, M.R.C.C.D. PROPERTY MAP NO. 333 WITHIN THE TOWN OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001S, Page 16.
- I. Title 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-D, M.R.C.C.D. PROPERTY MAP NO. 333 WITHIN THE TOWN OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on April 18, 2022 in Plat Book 2022C, page 398.

**FLOOD ZONE DETERMINATION**

The subject property (as shown herein) appears to be within "Zone X" (Area with Flood Insurance Rate Category 1) as shown on National Flood Insurance Program Flood Insurance Rate Map Number: 35001C0332C, Effective date September 26, 2008.

**SECTION 14-14-17 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 or building covenant prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this prepared plat. The foregoing requirement shall be a condition to approval of this plat.

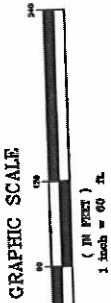


**SURVOTEK, INC.**  
Consulting Surveyors

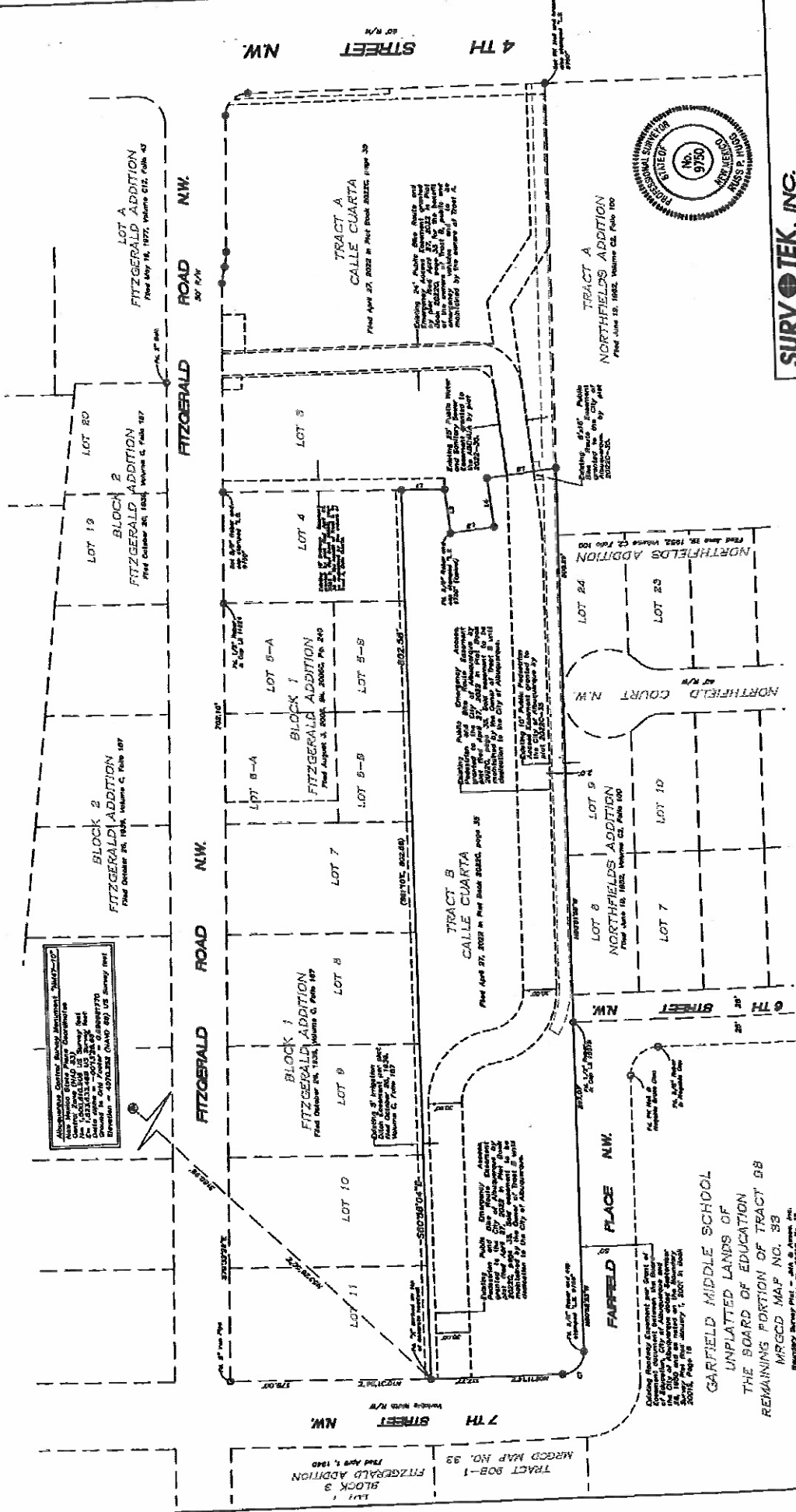
P.O. Box 6088, Albuquerque, New Mexico 87114

**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



ALBUQUERQUE OFFICIAL RECORDS DEPARTMENT, 2047-100  
ALBUQUERQUE, NEW MEXICO 87102  
COUNTY CLERK, 1000 1/2 UNIVERSITY BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87102  
RECORDED IN THE OFFICE OF THE COUNTY CLERK  
BERNALILLO COUNTY, NEW MEXICO  
BOOK 100, PAGE 100  
DATE RECORDED: 04/15/2022  
BY: [Signature]



**SURV TEK, INC.**  
CONSULTING SURVEYORS  
P.O. Box 8100, Albuquerque, New Mexico 87114  
Phone: 505-400-4700

GARFIELD MIDDLE SCHOOL  
UNPLATTED LANDS OF  
THE BOARD OF EDUCATION  
REMAINING PORTION OF TRACT 5B  
MERGED MAP NO. 33  
Final January 1, 2004, at 2:02 P.M.  
Final January 1, 2004, at 2:02 P.M.

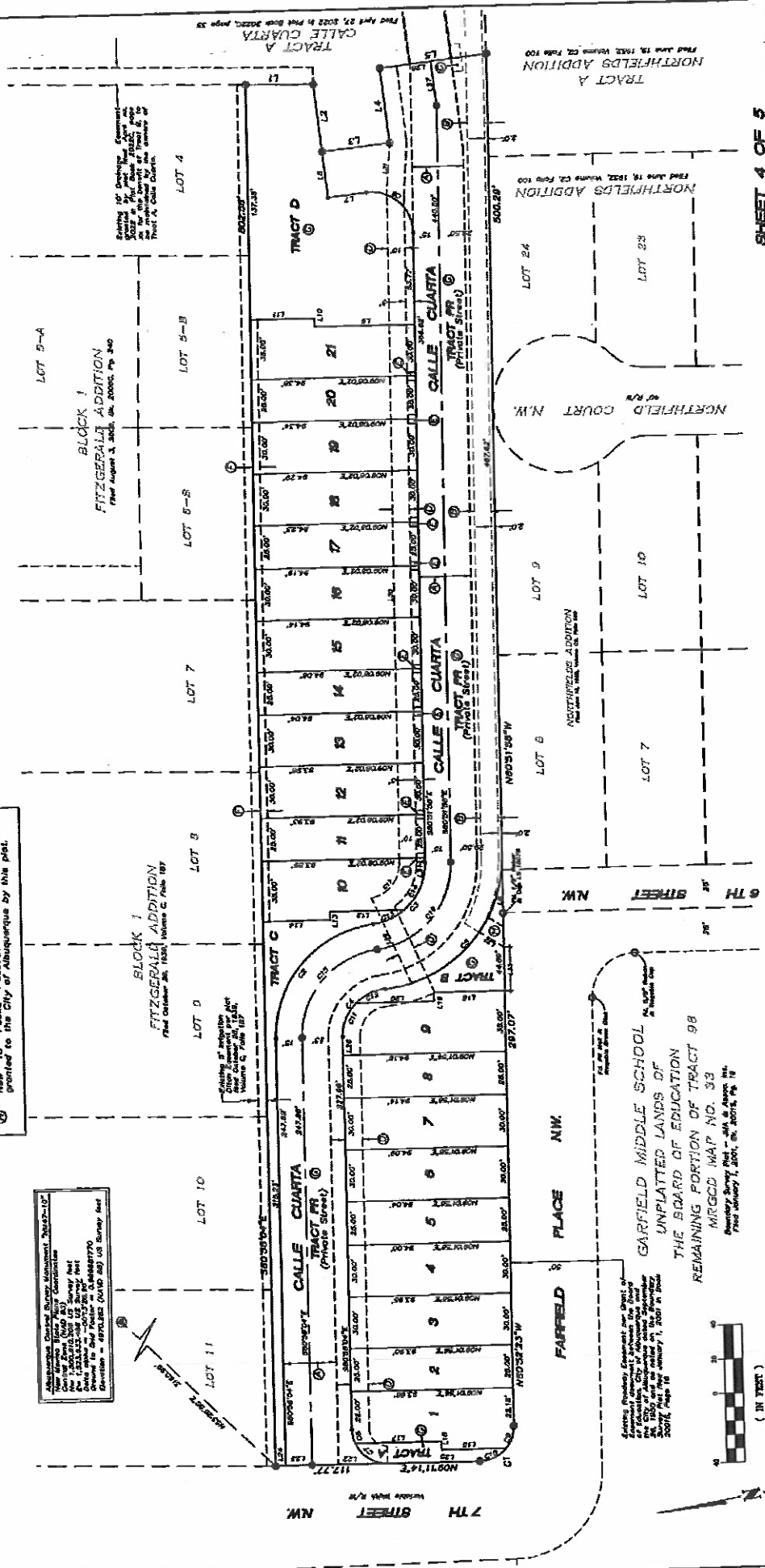
PLAT OF  
**LOTS 1 THRU 21**  
**CALLE CUARTA RESIDENTAL**  
 (BEING A REPLAT OF TRACT B, CALLE CUARTA)

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

**EASEMENT LEGEND**

- 1 Existing Public Easement Access, Easements and Easements granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, Page 35. Said easement to be maintained by the City of Albuquerque.
- 2 Existing 10' Public Easement Access Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- 3 Existing 5' x 10' Public Blue 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 the plat.
- 5 New 5' x 5' Public Water Meter Easement granted to ABQJMA by this plat. Said easement is centered on the front lot corners for Lots 10-21 as shown and noted herein.
- 6 New 4' Private Driveway Easement for the benefit of the City of Albuquerque to enter to be established by the Calle Cuarta HOA.
- 7 New Revised Electric Driveway 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 Record - Survey Information - 2022-10-07  
 Survey Name: (Survey No.)  
 Survey Date: 10/07/2022  
 Surveyor: [Name]  
 License No.: [Number]  
 Division: [Division]



**SURVOTEK, INC.**  
 Consulting Surveyors  
 P.O. Box 10000, Albuquerque, New Mexico 87114

210030\_SHTS 4-5. DWG

SHEET 4 OF 5

Phone: 505-800-4752



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 30 NORTH, RANGE 0 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2022

**LINE TABLE**

LINE	LENGTH	BEARING
L1	58.60	S102°22'00"W
L2	38.71	N87°13'00"W
L3	39.00	S02°45'00"W
L4	24.06	S07°15'00"W
L5	65.91	S09°03'00"W
L6	23.08	N02°45'00"E
L7	27.00	S87°15'00"E
L8	27.97	N03°08'00"E
L9	5.00	S80°31'36"E
L10	36.00	N03°08'00"E
L11	5.00	N02°31'36"W
L12	5.00	N02°31'36"W
L13	36.83	N03°08'00"E
L14	37.50	N03°08'00"E
L15	5.00	S80°31'36"E
L16	48.97	N09°31'36"E
L17	41.04	N08°51'36"E
L18	45.36	N08°31'36"E
L19	3.00	S102°22'00"E
L20	42.33	N09°11'45"E
L21	18.00	N09°11'45"E
L22	6.00	N09°11'45"E
L23	53.88	N09°11'45"E
L24	34.18	S89°03'00"E
L25	30.00	N02°45'00"E
L26	84.82	N73°07'24"E
L27	35.87	S80°15'36"E
L28	30.40	S78°45'00"E
L29	16.37	S63°53'36"E
L30	23.08	S60°31'36"E

**LOT ACRES**

LOT NUMBER	ACRES
LOT 1	0.0689 AC.
LOT 2	0.0539 AC.
LOT 3	0.0647 AC.
LOT 4	0.0647 AC.
LOT 5	0.0549 AC.
LOT 6	0.0648 AC.
LOT 7	0.0648 AC.
LOT 8	0.0689 AC.
LOT 9	0.0689 AC.
LOT 10	0.0539 AC.
LOT 11	0.0647 AC.
LOT 12	0.0647 AC.
LOT 13	0.0540 AC.
LOT 14	0.0648 AC.
LOT 15	0.0648 AC.
LOT 16	0.0541 AC.
LOT 17	0.0649 AC.
LOT 18	0.0649 AC.
LOT 19	0.0541 AC.
LOT 20	0.0648 AC.
LOT 21	0.0648 AC.
TRACT A	0.0372 AC.
TRACT B	0.0371 AC.
TRACT C	0.0339 AC.
TRACT D	0.0613 AC.

**CURVE TABLE**

CURVE	LENGTH	MARKS	TRANSIT	CHORD	CHORD BEARING	AREA
C1	31.45	44.60	20.02	24.30	S102°50'25"E	60.83381*
C2	40.81	60.00	42.84	86.12	S89°27'11"W	6331.74*
C3	40.81	34.00	36.83	46.35	S30°25'08"E	8235.39*
C4	40.30	24.00	24.00	38.71	N30°08'38"W	8114.36*
C5	112.06	24.00	98.48	101.82	S33°33'35"E	8423.02*
C6	46.37	24.00	24.00	35.28	S89°03'00"E	6870.00*
C7	23.13	20.00	14.00	21.77	S02°14'15"W	2334.42*
C8	8.33	20.00	7.28	13.65	S60°30'22"E	3934.02*
C9	12.51	20.00	9.36	16.88	S15°23'54"E	5079.26*
C10	21.17	22.00	11.27	20.97	N85°34'21"W	4437.28*
C11	18.30	22.00	10.07	18.66	N75°53'09"W	3735.11*
C12	18.91	35.00	19.83	18.65	S14°13'34"E	6000.29*
C13	30.29	35.00	16.35	28.77	N19°22'11"W	6301.48*
C14	22.95	20.00	14.49	16.91	S39°24'09"E	6253.38*
C15	22.37	20.00	14.02	16.91	S40°47'53"E	6008.08*
C16	22.87	33.00	16.02	28.25	S40°47'53"E	6008.08*

[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\*: ZAMORA VIRGINIA A

Mailing Address\*: 3505 NORTHFIELD CT 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/request<sup>1</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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](mailto: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](mailto: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.\*

<sup>2</sup> Physical address or Zoom link

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

<sup>4</sup> 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 Map<sup>5</sup>:

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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

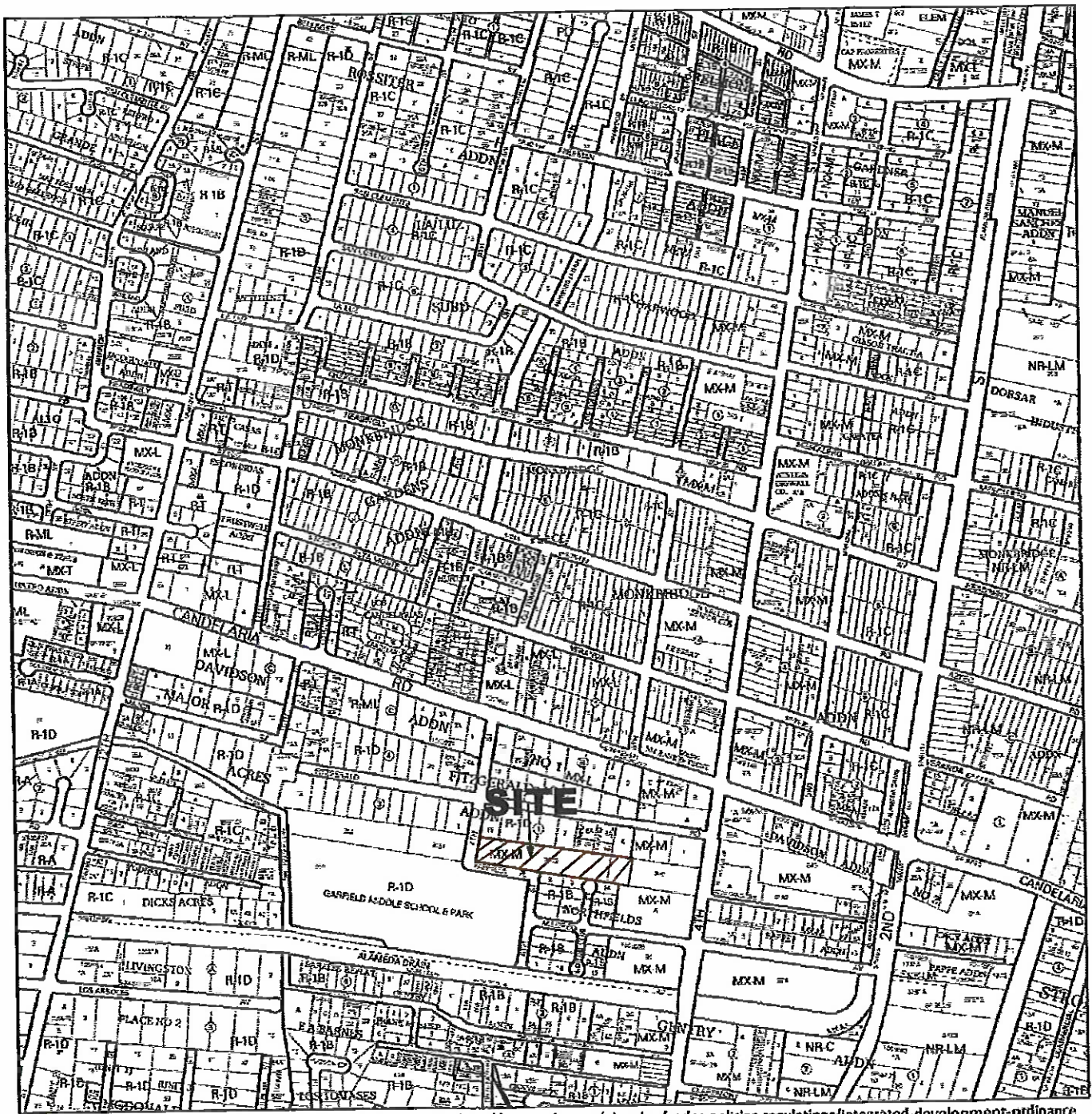
<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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

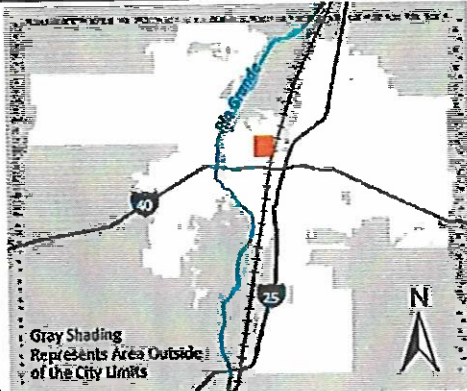


For more details about the Integrated Development Ordinance visit: <http://www.cbq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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 9 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:

Bernalillo County Treasurer	Date

**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 facilities necessary to provide electrical service.
  - 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 public utility lines and other related equipment and facilities reasonably necessary to provide communication services.
  - Cable TV for the installation, maintenance, and service of such lines, poles, towers, and other related equipment and facilities reasonably necessary to provide Cable service.
- Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, correct and repair electric lines, poles, towers, and other related equipment and facilities from and over said easements, with the right to dig, trench, lay, install, maintain, repair, and replace electric lines and poles or gas lines, and over said adjoining lands of Grant for the purposes set forth herein and to extend services to customers of Grant, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees and shrubs on the right and privilege to trim and remove trees and shrubs on both sides of the easement, and to install, maintain, or repair any structure that is erected or constructed on said easements, nor shall the easement be subject to any other easement, right, or interest, and shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, towers, 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 (NMGCO) do not conduct a title search of the properties shown herein, consequently, no title rights which may have been granted by prior plat, deed, or other document and which are not shown on this plat.

**DEDICATIONS**

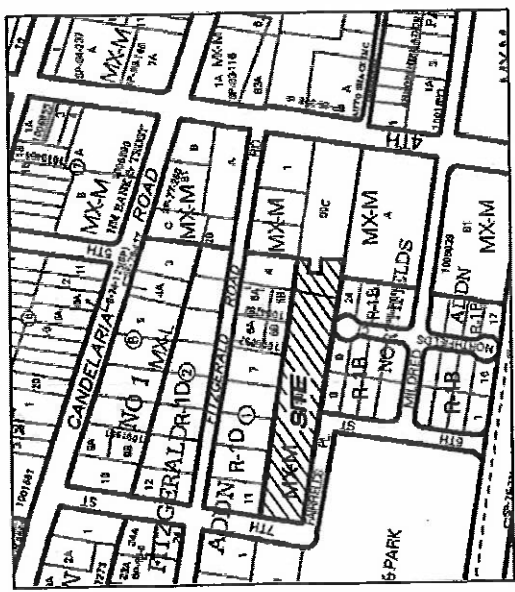
- Tract B (Calle Cuarta) as shown herein shall contain the private street right of way to the Calle Cuarta Homeowners Association in fee simple. Said private street right of way to be maintained by said Calle Cuarta Homeowners Association.
- Within all private street right of ways (Tract B) as shown herein, a Public Sanitary Sewer, Water and Gas easement shall be hereby granted to the City of Albuquerque and AECOM.
- The proposed public utilities as shown and submittal 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, 1 thru 20 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 supervision, that it meets the requirements of the State Board of Registration for Professional Engineers and Professional Surveyors, that it meets the minimum requirements for surveys and monuments or monuments of record, and that it is true and correct to the best of my knowledge and belief.



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



**GENERAL NOTES**

- Bearings are given and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Records Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG I.S. 9750" or a concrete nail with brass disk stamped "HUGG I.S. 9750" unless otherwise indicated herein.
- All street centerline monumentation shall be installed at all corners, P.C., P.T., angle points and street intersections as shown thus ( ). All centerline monumentation will be set using the standard four (4") aluminum monument caps, SS body, and 1/4" diameter brass pin. The monument caps shall be Number 9750 and will not set flush with the final asphalt lift.
- The subject properties are currently designated ICD Zone District MX-K (Mixed Use) as shown and designated on the City of Albuquerque GIS Zone Atlas Page G-14, dated 06/14/2016.

**PURPOSE OF PLAT**

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

**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 B) created 0.8503 Ac.
- Grass Subdivision acreage: 2.3306 acres.

PROJECT NUMBER	DATE
PLAT APPROVAL	
UTILITY APPROVALS	
Public Service Company of New Mexico	
New Mexico Gas Company	
Other Corporation (P/U/C Certification) CC	
Contract	
CITY APPROVALS	
City Engineer	6/3/2022
Department of Municipal Development	
Real Property Division	
Environmental Health Department	
Traffic Engineering, Transportation Division	
ASCOMA	
Parks and Recreation Department	
ASCOMA	
City Engineer	
Code Enforcement	
CRS, Chairperson, Planning Department	
M.R.G.L.D.	

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements shown on this plat be transferred to the City of Albuquerque. The City of Albuquerque is not responsible for the inclusion source and easements are not provided for the subdivision, addition, or plat, said District is advised of all obligations to handle, regulate and services to any portions thereof, either from existing or future.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
**SURVOTEK, INC.**  
Consulting Surveyors  
P.O. Box 8888, 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**  
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**NEW MEXICO PRINCIPAL MERIDIAN**

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

**LEGAL DESCRIPTION**

That certain tract of six (6) acres, within the Town of Albuquerque Grant in Bernalillo County, New Mexico, being more particularly described as follows: **TRACT B, CALLE CUARTA RESIDENTAL**, **PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN**, **CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**, being and comprising all of Tract B, Calle Cuarta Residential, 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 **LOTS 1 THRU 21, BLOCK 1, FITZGERALD ADDITION AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 333** within the Town of Albuquerque, Grant, 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 35. Said tract contains 2.1308 Acres, more or less.

**FREE CONSENT AND DEDICATION**

That the undersigned, **Yea Housing, Inc.**, a New Mexico Non-profit corporation, surveyed and replatted and now comprising **PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTAL**, **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 desires and wishes of, the owners of, and in and with the consent of, the undersigned, **Yea Housing, Inc.**, do hereby grant the public and private easements on shown herein, Said owner(s) and proprietor(s) do hereby agree to convey Tracts A thru D and tract 16 to the Dona Clara Homeowners Association by separate instrument, Said owner(s), proprietor(s) and the undersigned, do hereby agree to execute and record the same, to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNERS**

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

*Michelle DeBorja*  
By: **MICHELLE DANIELSON**, Secretary

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

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

*Shaine Wagoner*  
Notary Public



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

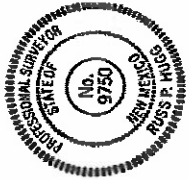
- A. THE BERNALILLO COUNTY RECORDS OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 32, BERNALILLO COUNTY, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Folio 187
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 12, 1955 in Volume 95C, 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, 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, Folio 42.
- 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, 2008 in Plat Book 2008C, Page 157.
- G. Plat entitled "NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1992 in Volume C4, Folio 104.
- H. Boundary Survey filed entitled "BOUNDARY SURVEY PLAT UNBLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 9A, 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, 2001 in Plat Book 2001B, Page 18.
- I. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number 3000171424, Effective Date: July 21, 2021.
- J. Plat entitled "PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 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), 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 35.

**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 Flood Insurance Rate Map Number 30001C03325, Effective date September 26, 2020.

**SECTION 14-14-4-2 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 erected on the lot, or be a condition to approval of this plat. The foregoing requirement shall not be a condition to approval of this plat."



**SURVITEK, INC.**

Surveying & Mapping  
P.O. Box 10000, Albuquerque, New Mexico 87114





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

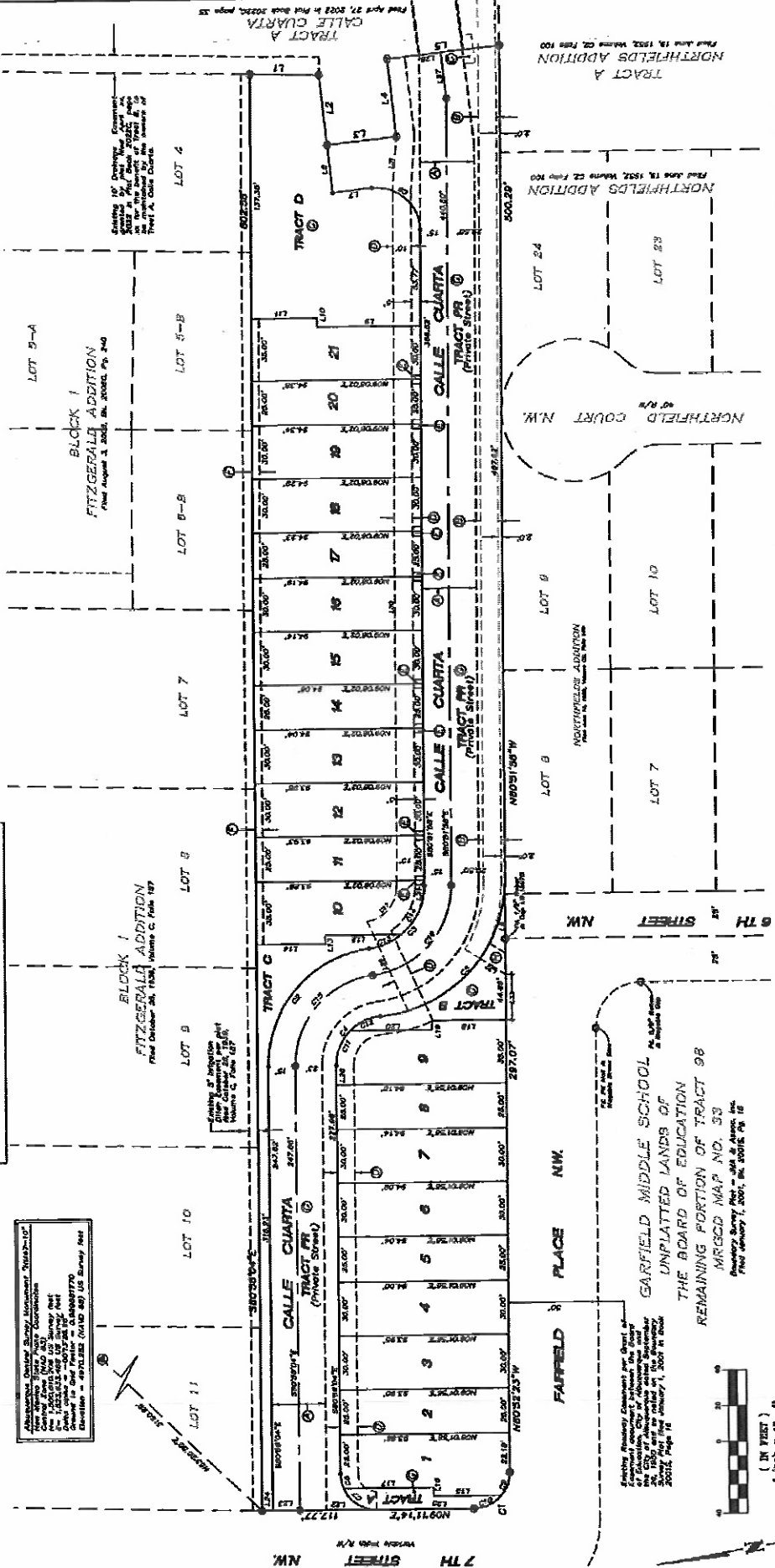
WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 EAST  
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2022

**EASEMENT LEGEND**

- 1 Existing Public Emergency Access, Easement and Easement of Way shown on Plat No. 27, 2022 in Plot Book 2022C, Page 33. Said easement to be maintained by the Owner of Tract B until dedication to the City of Albuquerque.
- 2 Existing 10' Public Pedestrian Access Easement granted by the City of Albuquerque by Plat No. 27, 2022 in Plot Book 2022C, page 33.
- 3 Existing 6' Public Utility Easement granted to the City of Albuquerque by Plat No. 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 by Plat No. 27, 2022 in Plot Book 2022C, page 35 as shown and noted thereon.
- 6 New 4' Private Driveway Easement for the benefit of Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 to be maintained by the Calle Cuarta HOA.
- 7 New Street Private Driveway 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 United Subdividers Trust-LLC  
New Mexico State Trust Corporation  
Caring Zone (NOA) LLC  
1523454545 US Survey Plat  
Drawing by: Jeff Taylor - 030808770  
Reviewed by: Jeff Taylor - 030808770  
Easement - 20220110 (10' x 8') US Survey Plat



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 ACRES**

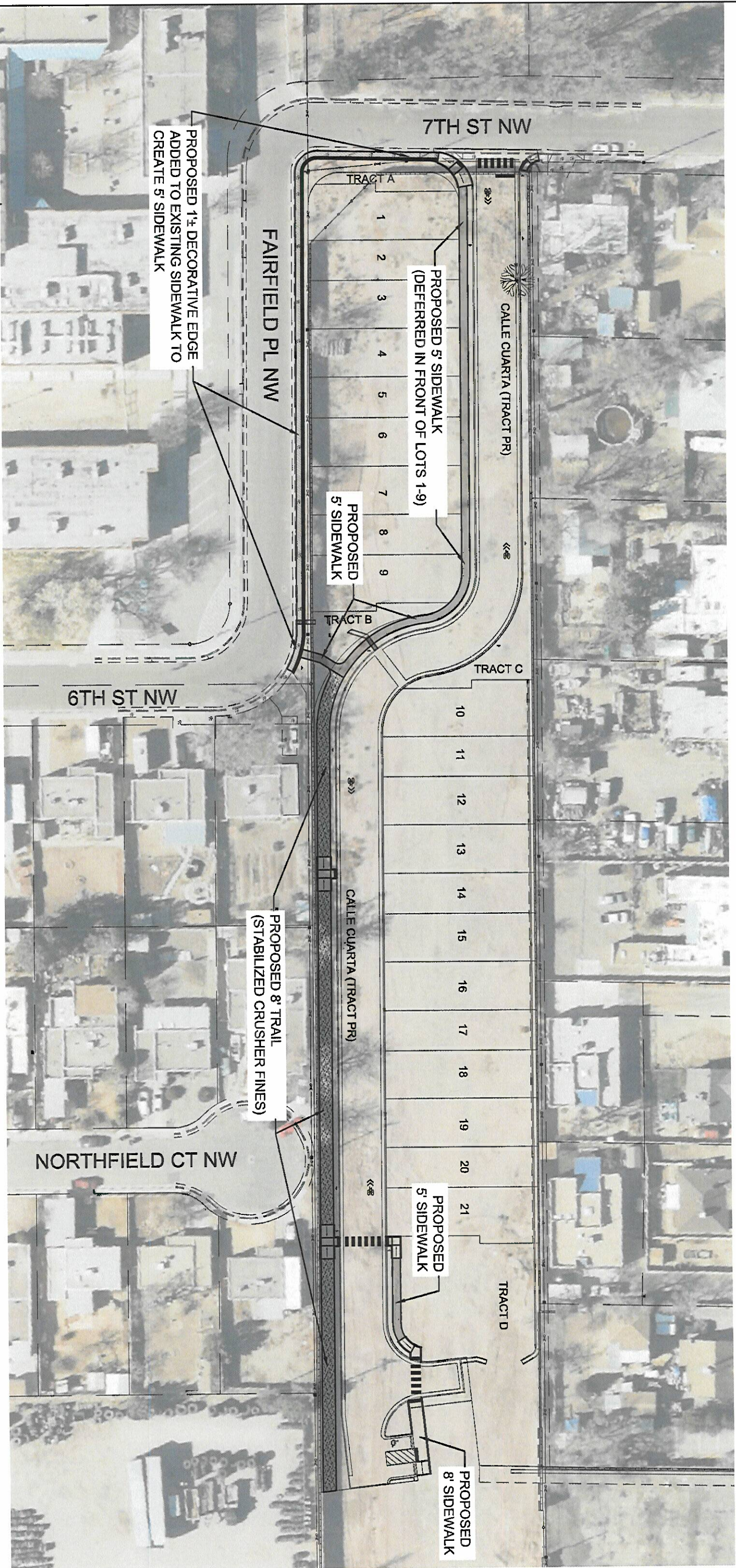
LOT NUMBER	ACRES
LOT 1	0.08819 AC
LOT 2	0.08819 AC
LOT 3	0.08819 AC
LOT 4	0.08819 AC
LOT 5	0.08819 AC
LOT 6	0.08819 AC
LOT 7	0.08819 AC
LOT 8	0.08819 AC
LOT 9	0.08819 AC
LOT 10	0.08819 AC
LOT 11	0.08819 AC
LOT 12	0.08819 AC
LOT 13	0.08819 AC
LOT 14	0.08819 AC
LOT 15	0.08819 AC
LOT 16	0.08819 AC
LOT 17	0.08819 AC
LOT 18	0.08819 AC
LOT 19	0.08819 AC
LOT 20	0.08819 AC
LOT 21	0.08819 AC
TRACT A	0.0178 AC
TRACT B	0.0372 AC
TRACT C	0.0271 AC
TRACT D	0.2230 AC
TRACT E	0.0815 AC

**LINE TABLE**

LINE	LENGTH	BEARING
L1	38.69	S102°22'00"W
L2	38.71	N87°15'00"W
L3	38.00	S92°45'00"W
L4	44.80	S87°15'00"E
L5	52.87	S82°45'00"E
L6	52.87	N87°15'00"W
L7	21.05	N02°45'00"E
L8	27.00	S87°15'00"E
L9	57.87	N04°00'00"E
L10	5.00	S80°31'58"E
L11	38.89	N68°06'00"E
L12	5.00	N02°45'00"E
L13	5.00	N02°45'00"E
L14	38.83	N02°45'00"E
L15	37.50	N02°45'00"E
L16	5.00	S80°31'58"E
L17	48.87	N05°01'58"E
L18	41.84	N05°01'58"E
L19	5.00	N80°31'58"E
L20	5.00	S80°31'58"E
L21	38.83	N02°45'00"E
L22	42.83	N02°45'00"E
L23	18.00	N02°45'00"E
L24	5.00	N02°45'00"E
L25	53.82	N02°45'00"E
L26	10.89	S02°45'00"E
L27	38.83	N02°45'00"E
L28	38.83	N02°45'00"E
L29	54.82	N02°45'00"E
L30	388.07	S80°31'58"E
L31	30.40	S78°43'58"E
L32	16.87	S61°54'58"W
L33	28.68	S60°32'23"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	24.11	24.00	20.00	24.30	S35°20'45"E	60°33'38"
C2	8.18	8.00	6.93	8.17	N82°27'11"W	63°01'45"
C3	50.08	50.00	40.81	48.38	S38°24'03"E	62°25'39"
C4	48.38	27.00	24.65	38.72	N88°29'45"W	85°38'36"
C5	112.00	75.00	69.49	101.87	S38°33'45"E	63°38'28"
C6	46.87	24.00	24.83	38.78	N82°28'31"E	81°24'06"
C7	23.17	23.00	21.05	21.71	N77°14'15"W	233°14'44"
C8	8.18	8.00	7.24	7.41	S02°45'03"E	38°24'02"
C9	21.11	20.00	17.81	18.68	S12°53'54"E	50°09'30"
C10	21.11	22.00	11.19	20.97	N56°24'21"W	44°57'29"
C11	78.89	37.00	36.07	48.65	N18°33'02"W	40°55'07"
C12	18.01	38.00	19.23	19.65	S13°32'42"E	32°35'11"
C13	30.79	35.00	16.58	28.77	S55°31'44"E	80°07'28"
C14	22.95	30.00	14.80	26.80	S39°54'08"E	62°25'39"
C15	22.95	30.00	14.80	26.80	S39°54'08"E	62°25'39"
C16	22.95	30.00	14.80	26.80	S39°54'08"E	62°25'39"
C17	22.95	30.00	14.80	26.80	S39°54'08"E	62°25'39"



7TH ST NW

TRACT A

1 2 3 4 5 6 7 8 9

PROPOSED 5' SIDEWALK  
(DEFERRED IN FRONT OF LOTS 1-9)

CALLE CUARTA (TRACT PR)

FAIRFIELD PL NW

PROPOSED 1 1/2 DECORATIVE EDGE  
ADDED TO EXISTING SIDEWALK TO  
CREATE 5' SIDEWALK

PROPOSED  
5' SIDEWALK

TRACT B

TRACT C

6TH ST NW

10 11 12 13 14 15 16 17 18 19 20 21

PROPOSED 8' TRAIL  
(STABILIZED CRUSHER FINES)

CALLE CUARTA (TRACT PR)

NORTHFIELD CT NW

PROPOSED  
5' SIDEWALK

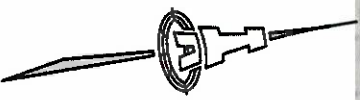
TRACT D

PROPOSED  
8' SIDEWALK

# SIDEWALK EXHIBIT

05/25/22

SCALE: 1"=60'



# CALLE CUARTA SUBDIVISION



# SITE SKETCH

05/25/22

SCALE: 1"=100'

## CALLE CUARTA SUBDIVISION



### SENSITIVE LANDS ANALYSIS FORM

The following administrative instructions outline submittal requirements that must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO). The analysis should be conducted and signed by the professional(s) skilled in that landform, i.e., civil engineer, landscape architect, or geotechnical engineer.

Applications must include:

1. An inventory of each sensitive land feature, including:
  - a. Location of features on a scaled map overlaid on an aerial photo;
  - b. Photographs to capture all angles of the feature(s);
  - c. Pertinent dimensional descriptions (see detail in table); and
  - d. Other details (see table).
  
2. For each sensitive land featured, identify those features that will be saved. Identify how the feature will be protected during construction. For any features that will not be saved, provide justification as to why it is not practicable to save this feature.

Sensitive Lands Table

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Floodplains and flood hazard areas	X			FEMA map, LOMR
Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
Irrigation facilities (acequias)	X	X	Height and width of levee Location of tope of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
Escarpment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and non-native species?	Identify tree species and health <i>*Evaluation of City Forrester required</i>
Archeological sites	X			>5 acres, archeological certificate

The Sensitive Lands Analysis is based on these Comprehensive Plan Goals:

POLICY 11.3.1

**Natural and Cultural Features:**

Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

- a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following:
  - i. Indigenous vegetation and other materials appropriate to landscapes;
  - ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments;
  - iii. Soils and erosion potential;
  - iv. Colors and textures of the natural environment; and
  - v. Scenic views from the public right-of-way
- b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.
- c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.
- d) Encourage site design that enhances and leverages views to cultural landscapes.
- e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.
- f) Plat single-loaded streets to maintain scenic edges next to Open Space.
- g) Encourage reconstruction and revegetation to a natural setting.

11.3.1.1 Adopt site development standards and/or view protection overlays for orientation of new streets, building and wall height and placement, massing, frontage, color, signs, utilities, and/or tree preservation as needed to protect cultural landscapes and significant views from the public right-of-way along key corridors. [ABC]

POLICY 11.3.3

**Bosque:** Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods. [ABC]

- a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
- b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

POLICY 11.3.6

**Volcano Mesa:** Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. [A]

- a) Respect Albuquerque's culture and history, including Hispanic and Native American, through context-sensitive development.
- b) Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions.
- c) Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains.
- d) Protect the area's natural and archaeological resources, including the Monument and significant rock outcroppings, while encouraging urban development in the Volcano Heights Urban Center to create a vibrant, walkable district with an identity, character, and sense of place inextricably linked to the volcanic landscape.

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

FIGURE 12

Date Submitted: 6/3/2022

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: PR-2022-003847  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

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

**Calle Cuarta Subdivision**

**PROPOSED NAME OF PLAT**

**TRACT B, CALLE CUARTA**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Crst Engineer
		28' FF	<b>PAVING</b> Residential Paving (Private)	Calle Cuarta	7th St.	Tr. A, Calle Cuarta	/	/	/
		Mountable	Curb & Gutter (*) (Private)	Calle Cuarta (both sides)	7th St.	Tr. A, Calle Cuarta	/	/	/
		5'	PCC Sidewalk (* & **) (Private)	Calle Cuarta (south side)	7th St.	6th St.	/	/	/
		5'	PCC Sidewalk (Private)	Calle Cuarta (HOA Tr. D) (north side)	East PL- Lot 21	Tr. A, Calle Cuarta	/	/	/
		8'	Trail (stabilized gravel)	Calle Cuarta (south side)	6th St.	Tr. A, Calle Cuarta	/	/	/
		Std.	COA Traffic Signage	7th St & Fairfield Pl. Fairfield Pl. & 6th St.	at the beginnings of the 90° turns		/	/	/
							/	/	/
							/	/	/
							/	/	/





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

Financially Guaranteed DRC #	Type of Improvement	Location	From	To	Construction Certification		
					Inspector	P.E.	City Cnst Engineer
					/	/	/
					/	/	/

**NOTES**

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

- 1 \* Intersection at 7th St. to include PCC Filets, Valley Gutter and ADA Ramps (north & south)
- 2 \*\* Sidewalks to be deferred
- 3 Water infrastructure include valves, fittings, fire hydrants and appurtenances
- 4 Sanitary Sewer infrastructure includes manholes and services
- 5 Grading & Drainage certification required for release of SIA & Financial Guarantee
- 6 \*\*\*Street Light to include light pole, foundations, transformer (if required), pull boxes, conduit and wiring . Actual number of street lights to be determined at DRC based on final design.
- 3

AGENT / OWNER **Fred C. Arfman, PE**

NAME (print) **Fred C. Arfman** DRB CHAIR - date

ISAACSON & ARFMAN, INC. FIRM AMAFCA - date

Signature: *Fred C. Arfman* TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

Code Enforcement - date

PARKS & RECREATION - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER