



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Requesting final plat review and comments for combining 4 existing lots into one new lot, and granting an easement.		

<b>APPLICATION INFORMATION</b>		
Applicant: Rembe Courtyards LLC		Phone: 505-243-0188
Address: 1718 Central Avenue SW, Suite A		Email:
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: P.O. Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: North 5' of Lot 18 and all of Lots 19, 20 and 21	Block: 24	Unit:
Subdivision/Addition: University Heights	MRGCD Map No.:	UPC Code: See Attached Sheet
Zone Atlas Page(s): K-16-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 4	# of Proposed Lots: 1	Total Area of Site (Acres): 0.5058
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street:	Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PR-2020-004683		

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

Signature:	Date: 02/02/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

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

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

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

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- N/A Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**

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



**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination Public Notice Inquiry response
  - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- N/A Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

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

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

<b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b>	
Signature: 	Date: 02/02/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
Staff Signature:	
Date:	



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

## IDO Zone Atlas May 2018

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

Zone Atlas Page:  
**K-16-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

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

February 2, 2021

Development Review Board  
City of Albuquerque

**Re: Preliminary / Final Subdivision Plat for Proposed Lots 18-A, Block 24, University Heights**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a final plat review to subdivide four (4) existing lots and create one (1) new lot and grant a public utility easement. The property is currently zoned MX-M. A sketch plat hearing was held on November 18, 2020 and the comments from that meeting [PR-2020-004683] are addressed below.

**Water Authority**

1. No objection to lot consolidation.

Noted

**Code Enforcement**

CE reviewed this project for compliance with the IDO and has no objections at this time.

Noted

**Parks and Recreation**

No Comments.

Noted

**Hydrology**

Hydrology has no comments to the platting action

Noted

Comment - Approved Grading and Drainage Plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted

## **Transportation**

1. Minimum alleyway width is 20 feet. Provide justification for maintaining a 16-foot width.

Alley Width is currently 16 feet, which is typical for the area and suitable for the current foot traffic of the area. Widening would not benefit the public, as removal of existing improvements would be necessary to facilitate a slightly wider alleyway. The public benefits from the current alleyway as the mixed-use zoning of the area requires additional connectivity for the residents of the area without the higher speed traffic of more business focused areas in a wider alleyway.

2. If a site plan is not going to be submitted through DRB, a Traffic Circulation Layout (TCL) will be needed for any future development.

Noted, a site plan has been submitted through DRB with the associated with the project number PR-2020-004683.

## **Planning**

See file 1011129 to determine if there is an existing site plan.

A new site plan has been submitted and should reference the existing project number of this plat PR-2020-004683. File 1011129 does not contain a site plan.

The subject site is within 660 feet of two Major Transit Corridors, Central Avenue and Girard Blvd. Future development must comply with standards for these corridors.

Noted

Thank you for your consideration,

Ryan J. Mulhall

## UPC Codes

1. 101605721027233106 (Portion of Lot 18 and all of Lots 19 and 20)
2. 101605721027933107 (Lot 21)

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.


**PROJECT NAME:** The Strider

**AGIS MAP #** K-16-Z

**LEGAL DESCRIPTIONS:** North 5 Feet Lot 18, Lots 19-21, and 22-A-1, Block 24,  
University Heights Addition  
\_\_\_\_\_

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 1/8/21 (date).

  
\_\_\_\_\_  
Applicant/Agent

1/8/21  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Hydrology Division Representative

\_\_\_\_\_  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

X **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on Issued 10/13/20 (date).

  
\_\_\_\_\_  
Applicant/Agent

1/8/21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
ABCWUA Representative

01/08/2020  
\_\_\_\_\_  
Date

**PROJECT #** PR-2020-004683

October 13, 2020

**Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

**Vice Chair**

Debbie O'Malley  
County of Bernalillo  
Commissioner, District 1

Pat Davis

City of Albuquerque  
Councilor, District 6

Trudy E. Jones

City of Albuquerque  
Councilor, District 8

Timothy M. Keller

City of Albuquerque  
Mayor

Charlene Pyskoty

County of Bernalillo  
Commissioner, District 5

Steven Michael Quezada

County of Bernalillo  
Commissioner, District 2

*Ex-Officio Member*

Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*

Mark S. Sanchez

*Website*

www.abcwua.org

Jeffrey T. Wooten, P.E.  
Wooten Engineering  
2724 Delicias Rd SE  
Rio Rancho, NM 87124

**RE: Water and Sanitary Sewer Availability Statement #200916**

**Project Name: 109 Vassar Drive Redevelopment**

**Project Address: 109, 111, 113 Vassar Dr NE**

**Legal Description: 024N 5 FT LT 18 ALL LT 19 X 20 UNIVERSITY HTS**

**UPC: 101605721027933107 & 101605721027233106**

**Zone Atlas Map: K-16**

Dear Mr. Wooten:

**Project Description:** The subject site is located on Vassar Dr, south of Central Ave, within the limits of the City of Albuquerque. The proposed development consists of approximately 0.5 acre and the property is currently zoned MX-M for Mixed-Use – Moderate Intensity. The property lies within the Pressure Zone 2E in the Freeway trunk. The request for availability indicates plans to develop a six story apartment complex with a parking garage on the first story.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Six inch PVC distribution main (project #26-3504.90-94) along alley west of property
- 12 inch PVC distribution main (project # 26-848.03004-18) along Central Ave

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch vitrified clay collector line (project #013-130-58) along alley west of property
- Eight inch PVC collector line (project # 26-7872.03-07) along Vassar Dr

**Water Service:** New metered water service to the property can be provided via routine connection to the existing 6 inch main. Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service:** Sanitary sewer service can be provided via routine connection to the existing eight inch PVC line along Vassar.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 2,000 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. Flow was taken at hydrant 98, hydrant 99, and a node on the six inch main representative of the connection of the



proposed hydrant as shown on the Fire One Plan. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. If a private hydrant is installed, please note it must be painted safety orange.

Engineer is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is requested and authorized.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability Statement 200916

# 200916 - Water



## Legend

Project Location

Valve

Analysis Point

Hydrant

## Pipe SUBTYPE

Distribution Line

Hydrant Leg

Abandoned

Pressure Zone Boundary

2E

3ER

0 265 530 Feet

Fire Flow Analysis Points

1 --- Analysis Point





Water Utility  
Authority

# 200916 - Sanitary Sewer



**Legend**

-  Project Location
-  Sewer Manhole

**Sewer Pipe  
SUBTYPE**

 COLLECTOR



## 109 Vassar Dr SE Public Notice Inquiry

Carmona, Dalaina L. <dcarmona@cabq.gov>  
 To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Wed, Jan 6, 2021 at 9:45 AM

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations	Mandy	Warr	<a href="mailto:mandy@theremedyspa.com">mandy@theremedyspa.com</a>	119 Vassar Drive SE	Albuquerque	NM	87106		5054014367
District 6 Coalition of Neighborhood Associations	Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	5052668944
Silver Hill NA	Don	McIver	<a href="mailto:dbodinem@gmail.com">dbodinem@gmail.com</a>	1801 Gold Avenue SE	Albuquerque	NM	87106		5053850464
Silver Hill NA	James	Montalbano	<a href="mailto:ja.montalbano@gmail.com">ja.montalbano@gmail.com</a>	1409 Silver Avenue SE	Albuquerque	NM	87106	5052430827	
Spruce Park NA	James	Tolbert	<a href="mailto:jamestolbert81@gmail.com">jamestolbert81@gmail.com</a>	424 Spruce Street NE	Albuquerque	NM	87106		5056201448
Spruce Park NA	Allen	Parkman	<a href="mailto:parkman@unm.edu">parkman@unm.edu</a>	1416 Marquette Place NE	Albuquerque	NM	87106		5052421919
Sycamore NA	Mardon	Gardella	<a href="mailto:mg411@q.com">mg411@q.com</a>	411 Maple Street NE	Albuquerque	NM	87106		5058436154
Sycamore NA	Richard	Vigliano	<a href="mailto:richard@vigliano.net">richard@vigliano.net</a>	1205 Copper NE	Albuquerque	NM	87106		5059809813
University Heights NA	Don	Hancock	<a href="mailto:srcidon@earthlink.net">srcidon@earthlink.net</a>	105 Stanford SE	Albuquerque	NM	87106	5052622053	5052621862
University Heights NA	Julie	Kidder	<a href="mailto:juliekidder@gmail.com">juliekidder@gmail.com</a>	120 Vassar SE	Albuquerque	NM	87106	5052693967	
Victory Hills NA	Erin	Engelbrecht	<a href="mailto:e2brecht@gmail.com">e2brecht@gmail.com</a>	PO Box 40298	Albuquerque	NM	87196		5053508984
Victory Hills NA	Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	5052668944

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

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

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



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Tuesday, January 05, 2021 4:02 PM

**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

Cartesian Surveys Inc.

Company Address

1005 21st St SE, Suite A, Hilldale Rd NE and Camino de la Sierra NE

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

North 5 feet of Lot 18, and all of Lots 19, 20, and 21 in Block 24 of University Heights.

Physical address of subject site:

[109 Vassar Dr SE](#)

Subject site cross streets:

Central Ave SE and Silver Ave SE

Other subject site identifiers:

This site is located on the following zone atlas page:

K-16-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.



Ryan Mulhall <cartesianryan@gmail.com>

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## Neighborhood Assoc. Notice - Preliminary / Final Plat submission for 4 Lots in Block 24 of University Heights, DRB hearing

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Ryan Mulhall <cartesianryan@gmail.com>

Mon, Feb 1, 2021 at 11:23 AM

To: mandy@theremedaydayspa.com, info@willsonstudio.com, dbodinem@gmail.com, ja.montalbano@gmail.com, jamesstolbert81@gmail.com, parkman@unm.edu, mg411@q.com, richard@vigliano.net, sricdon@earthlink.net, juliemkidder@gmail.com, e2brecht@gmail.com

Good afternoon,

CSI - Cartesian Surveys, Inc. is submitting a Preliminary / Final Plat application for the North 5 feet of Lot 18, and all of Lots 19, 20, and 21 in Block 24 of University Heights

This property is located at 109 Vassar Dr. SW and is being subdivided to eliminate the interior lot lines of the four existing lots to create one new lot. Attached is the proposed subdivision plat. I have also attached a zone atlas page to help orient yourself where the subdivision will occur.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,  
Ryan Mulhall

--

[CSI - Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

Email: [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

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### 2 attachments



[201828\\_Site\\_Sketch\\_2-1-21\\_ROT.pdf](#)  
3210K



[IDOZoneAtlasPage\\_K-16-Z.pdf](#)  
488K



**Indexing Information**

Section 22, Township 10 North, Range 3 East,  
 Subdivision: University Heights  
 Owner: Rembe Courtyards, LLC  
 UPC #: 101605721027933107 (Lot 21)  
 101605721027233106 (Lot 19, 20, and Port. 18)

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101605721027933107  
 101605721027233106  
 PROPERTY OWNER OF RECORD

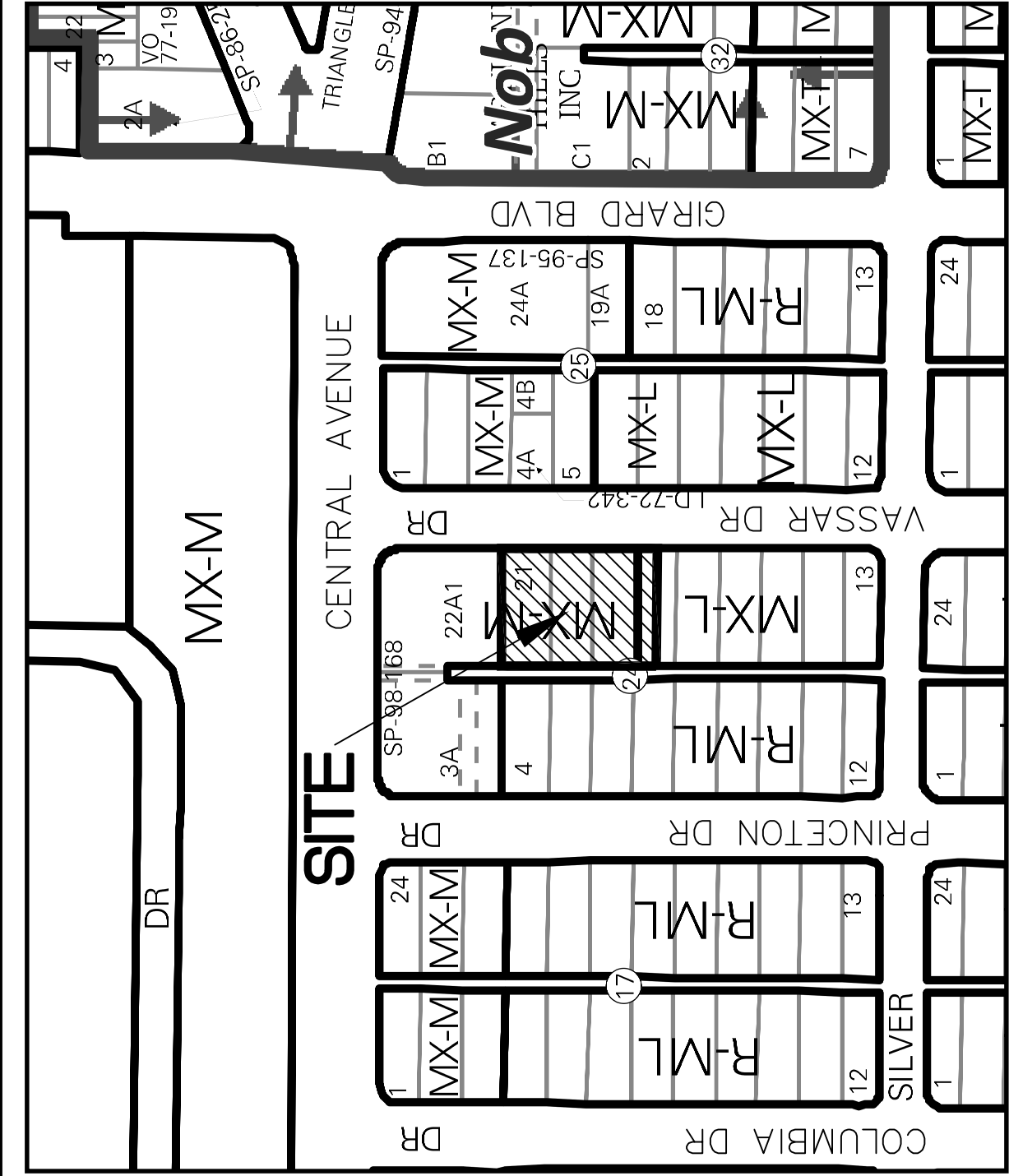
BERNALILLO COUNTY TREASURER'S OFFICE

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 0.5058 ACRES  
 ZONE ATLAS PAGE NO..... K-16-Z  
 NUMBER OF EXISTING LOTS..... 4  
 NUMBER OF LOTS CREATED..... 1  
 MILES OF FULL-WIDTH STREETS..... 0.000 MILES  
 MILES OF HALF-WIDTH STREETS..... 0.000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.000 ACRES  
 DATE OF SURVEY..... DECEMBER 2020



**Vicinity Map - Zone Atlas K-16-Z**

**Documents**

- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 961432 AND AN EFFECTIVE DATE OF OCTOBER 20, 2020.
- PLAT OF RECORD FOR UNIVERSITY HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 1916, IN BOOK D, PAGE 27.
- WARRANTY DEED FOR LOTS 21, 22, 23 AND 24, BLOCK 24, UNIVERSITY HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 28, 1953, IN BOOK D 241, PAGE 10, DOC. NO. 88315.
- WARRANTY DEED FOR A PORTION OF LOT 18 AND ALL OF LOTS 19 AND 20, BLOCK 24, UNIVERSITY HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 10, 1969, IN BOOK D 855, PAGE 152, DOC. NO. 20903.
- PLAT FOR LOTS 3-A AND 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 20, 1998, IN BOOK 98C, PAGE 252.

**Notes**

- FIELD SURVEY PERFORMED IN OCTOBER 2020.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**Plat for  
 Lot 18-A, Block 24  
 University Heights  
 Being Comprised of**

**Lots 19-21 and North 5ft of Lot 18,  
 Block 24, University Heights  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2021**

**Project Number:** PR-2020-004683

**Application Number:**

**Plat Approvals:**

*Robyn Fincher*

Jan 29, 2021

PNM Electric Services

*Natalia Antonia* 1/27/2021

Quest Corp. d/b/a CenturyLink QC  
 Digitally signed by Jeff Estvanko  
 Date: 2021.01.29 07:55:25 -0700

Jeff Estvanko

New Mexico Gas Company

Jan 29, 2021

*Mike Merida*

Comcast

**City Approvals:**

*Loren N. Rianchoover*

City Surveyor

11/28/2021

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

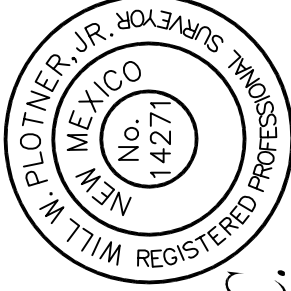
AMAFA

City Engineer

DRB Chairperson, Planning Department

**Surveyor's Certificate**

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



Will Plotner Jr.  
 N.M.R.P.S. No. 14271

Date

**CSI-CARTESIAN SURVEYS INC.**

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

# Plat for Lot 18-A, Block 24 University Heights Being Comprised of Lots 19-21 and North 5ft of Lot 18, Block 24, University Heights City of Albuquerque Bernalillo County, New Mexico January 2021

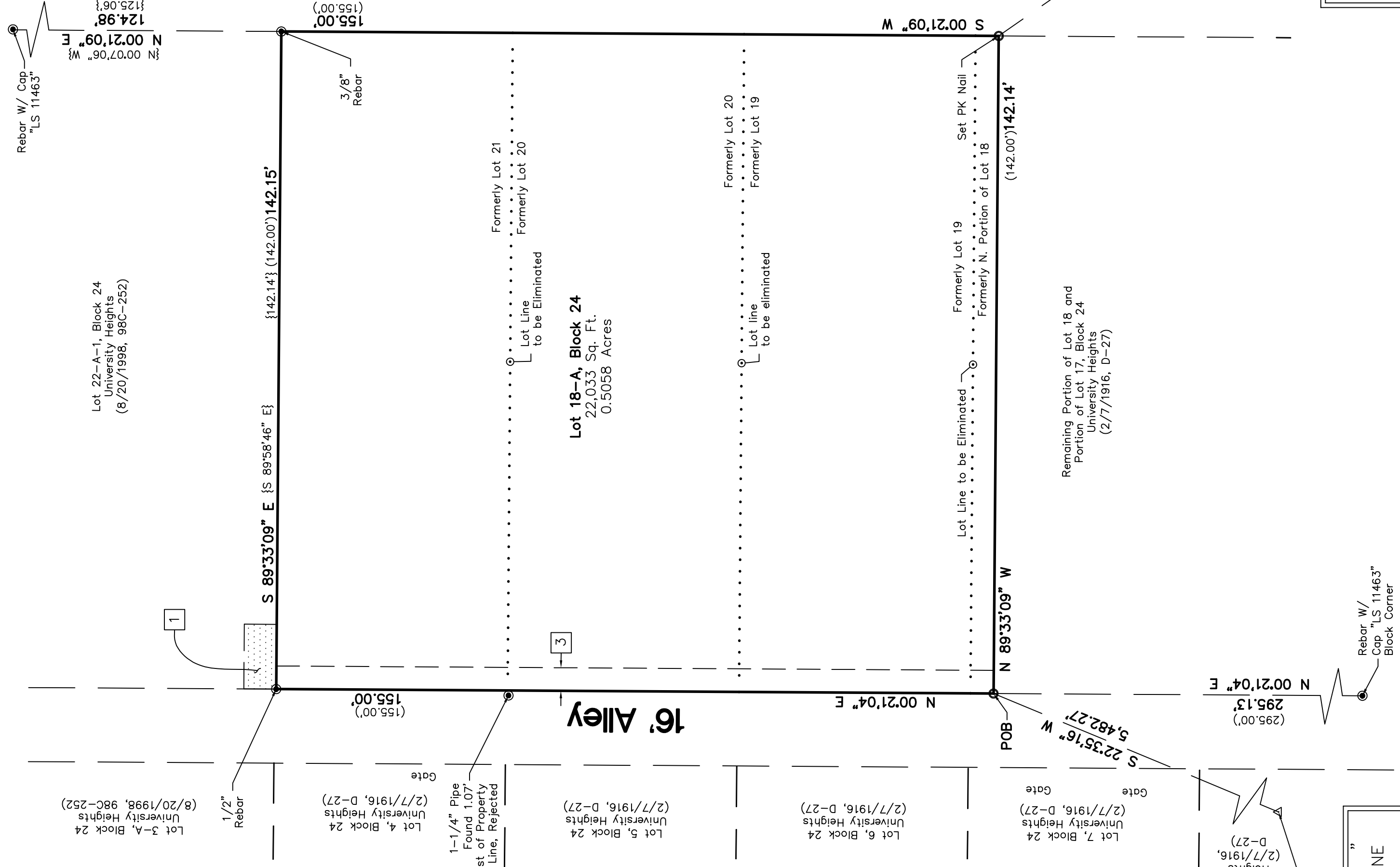
## Easement Notes

- 1 EXISTING 7' X 14' PNM UNDERGROUND AND TRANSFORMER EASEMENT AS SHOWN ON PLAT (8/20/1998, 98C-252) SHOWN HEREON AS INTENTIONALLY OMITTED
- 2 INTENTIONALLY OMITTED
- 3 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

**Vassar Dr SE**  
(75' R/W)

## Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/7/1916, D-27)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/20/1998, 98C-252)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT



ACS Monument " 14\_L17 "

NAD 1983 CENTRAL ZONE  
X=1534391.165 \*  
Y=1480200.281 \*  
Z=5319.339 \* (NAVD 1988)  
G-G=0.999662355  
Mapping Angle= -0°12'12.90"

\* U.S. SURVEY FOOT

ACS Monument " 7\_L15 "

NAD 1983 CENTRAL ZONE  
X=1529067.366 \*  
Y=1479550.205 \*  
Z=5164.135 \* (NAVD 1988)  
G-G=0.999671093  
Mapping Angle= -0°12'49.65"

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**Solar Collection Note**

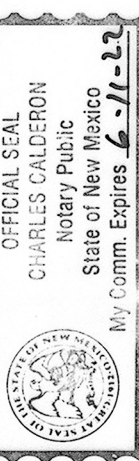
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL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

**Plat for  
Lot 18-A, Block 24  
University Heights  
Being Comprised of  
Lots 19-21 and North 5ft of Lot 18,  
Block 24, University Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2021**

**Free Consent and Dedication**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) IN EQUITABLE TITLE THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

JAY REMBE *Jay Rembe* }  
REMBE COURTYARDS, LLC }  
DATE 1/29/2021



STATE OF NEW MEXICO } SS  
COUNTY OF Sandoval }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 29<sup>th</sup> of January, 2021  
BY: JAY REMBE, ~~OFF~~ REMBE COURTYARDS, LLC.

By: *Charles Calderon*  
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

**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 ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- 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. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

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

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Vicinity Map - Zone Atlas K-16-Z

**Legend**

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○		SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
□		CONCRETE
□		UTILITY PEDESTAL
□		METAL FENCE
□		BLOCK WALL
□		CHAINLINK FENCE
□		BOLLARD
—		OVERHEAD UTILITY LINE
—		UTILITY POLE
—		ANCHOR
☆		LIGHT POLE
⊞		TRANSFORMER
⊞		ELECTRIC CABINET
⊞		SANITARY SEWER MANHOLE
⊞		WATER METER

**Notes**

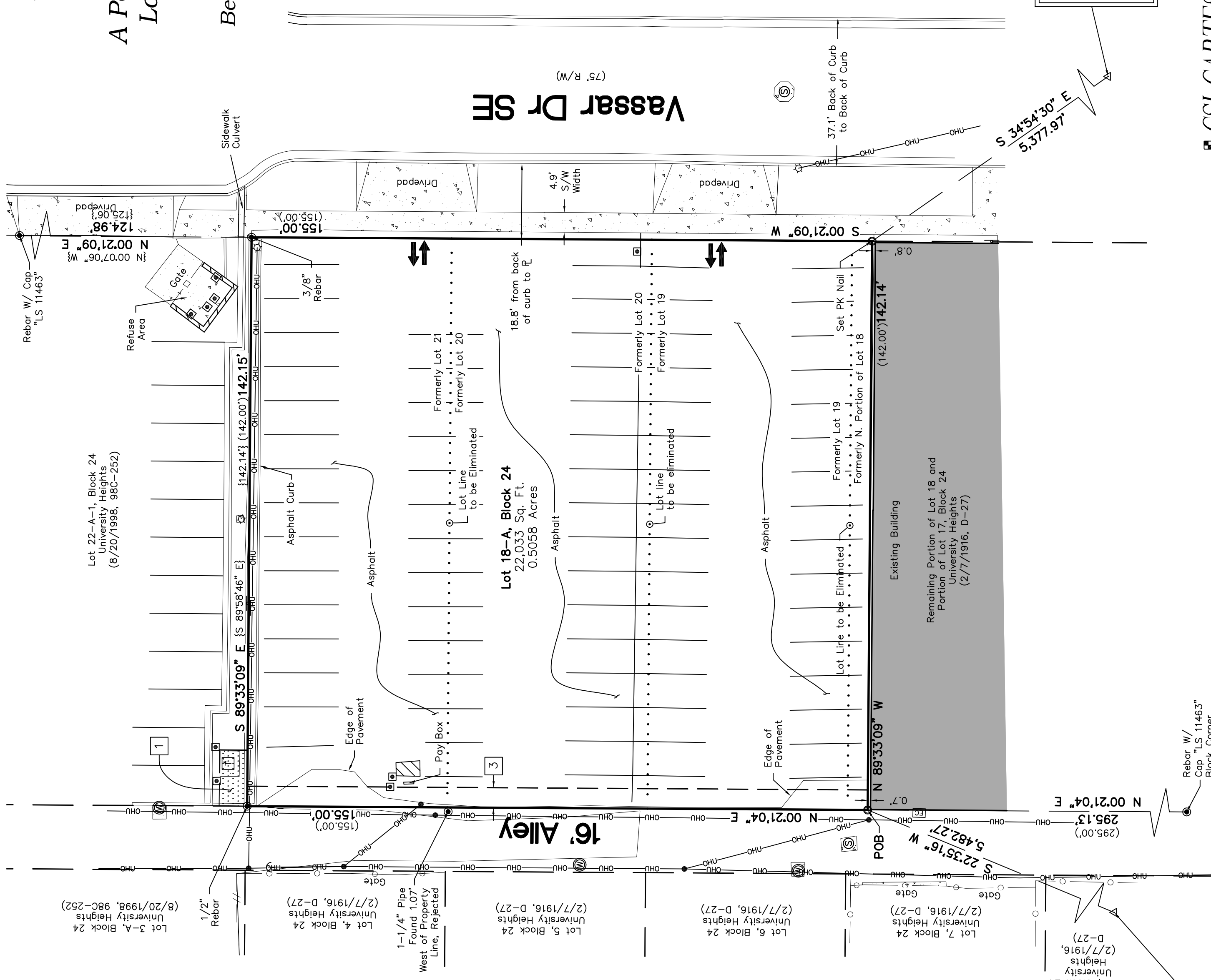
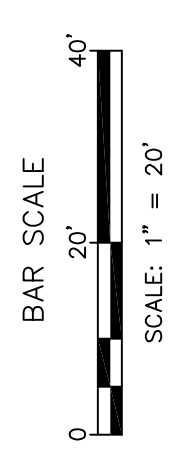
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4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

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 Z=5164.135 \* (NAVD 1988)  
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 Mapping Angle=-0°12'49.65"  
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**Site Sketch for  
 Lot 18-A, Block 24  
 University Heights  
 Being Comprised of  
 A Portion of Lot 18 and all of  
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 University Heights  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2021**

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