



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-005019
Application No. SD-2021-00109

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 08/11/2021 HEARING DATE OF DEFERRAL: 09/22/2021

SUBMITTAL DESCRIPTION: Suppliment updates the letter to the DRB regarding abandonment of the SAS line in the

vacation of easement 5. ABCWUA has abandonment document for SAS line formalized. Easement 9

for public SAS line no longer granted by plat, unnecessary with abandonment of SAS line.

CONTACT NAME: CSI - Cartesian Surveys, Inc. (Ryan J. Mulhall)

TELEPHONE: 505-896-3050 EMAIL: cartesianryan@gmail.com

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

- 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 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
 ___ 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

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

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

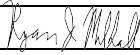

- Interpreter Needed for Hearing? N/A if yes, indicate language: _____
 A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided 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
 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
 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)
 Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
N/A Proposed Infrastructure List, if applicable
 Required notice with content per IDO Section 14-16-6-4(K)
 Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
N/A Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

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

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.

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.	
Signature: 	Date: 05/27/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

FORM V: Vacations of Easements or Right-of-way- DRB

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

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M) _____)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

- N/A Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
- Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- List number to be vacated Easement 5 on Proposed Plat
- Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<i>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, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 05/27/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

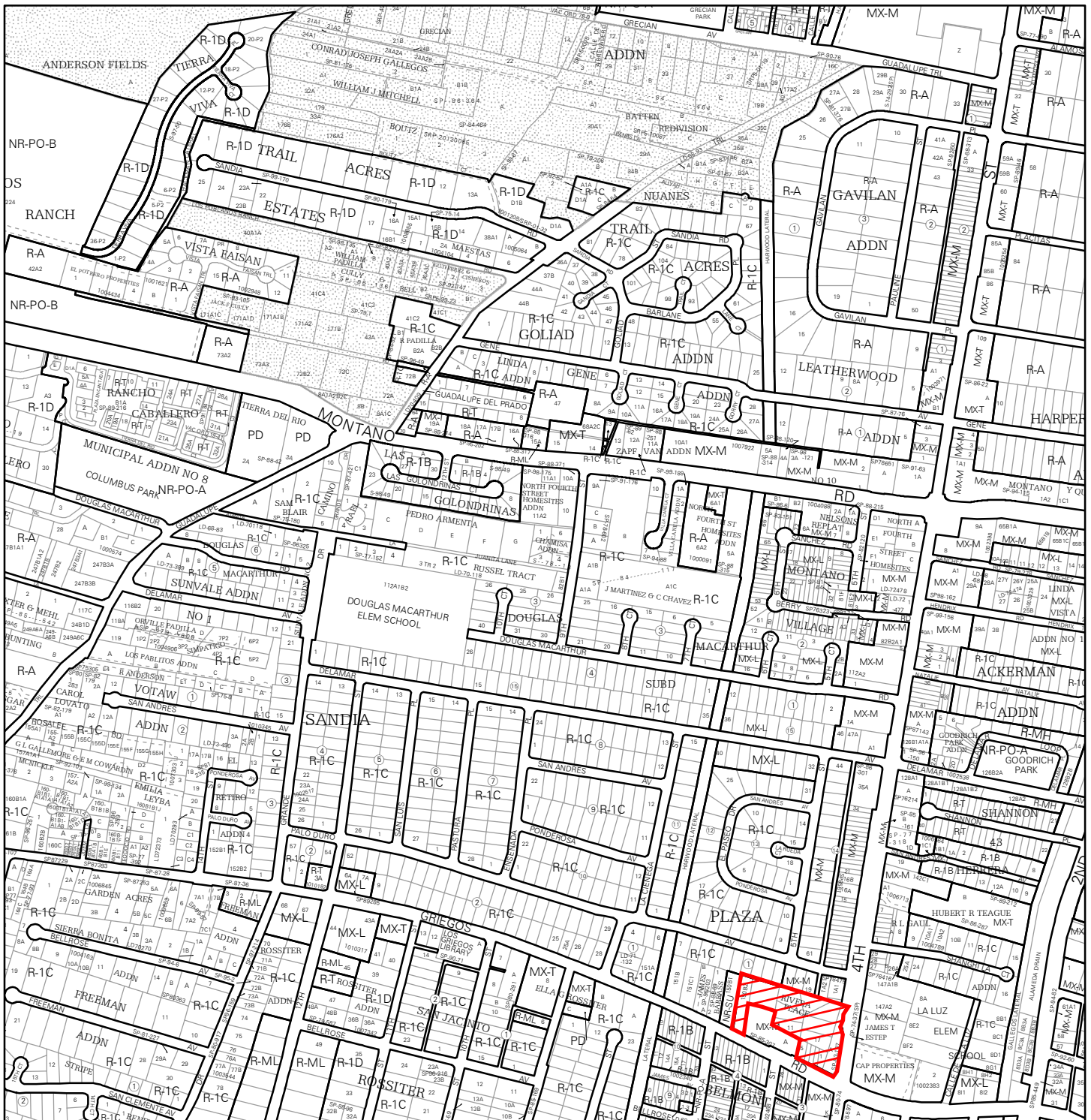
List of UPC numbers for Replat for Proposed Tracts A and B of Lowe's Markets

UPC #: 101406139501240322 (Lots 11-17 and Portion of Vacated Rivera Place)

UPC #: 101406040352613101 (Lots 1-5, Rivera Place)

UPC #: 101406041352813102 (Tract A, Furr's Properties Inc.)

UPC#: not yet updated for Tract A-2, Lands of Mountain States Telephone and Telegraph; Parent parcel Tract A is given as UPC#: 101406137701340309CA



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).

Rio Grande

40 25

N

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-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

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

September 17, 2021
Development Review Board
City of Albuquerque

Re: Final plat for Proposed Tract A, Lowe's Markets being comprised of Tract A-2, Lands of Mountain States and Telegraph Company; Tracts A of Furr's Properties Inc., and Lots 1-5 and 11-17 of Rivera Place, and a vacated portion of Rivera Place Drive N.W.

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Pay and Save, Inc., and requests a final plat review of our supplemented plat to eliminate the interior lot lines between 15 existing parcels and create one new tract. The plat also seeks to grant additional right-of-way to 4th Street NW, to grant a new public utility easement, to vacate portions of an existing easement, and requests a sidewalk width waiver for the two segments of sidewalk along the north right-of-way of Griegos Road NW. The property is located at 4701 4th Street N.W. between Griegos Rd. N.W and Palo Duro Avenue N.W.. The sketch plat review for this plat occurred on February 10, 2021 under project number [PR-2021-005019] and final plat review under application number [SD-2021-00110] and [SD-2021-00109] comments from the August 18th hearing is addressed below:

Code Enforcement

1. CE has no comments or objections.

Noted

Transportation

1. The sidewalk along the portion that is 5.5' can remain per administrative decision.

Noted.

2. For the portion of sidewalk that is 3.6', this is too narrow for a commercial area on a collector street. In order to remain consistent with nearby sidewalk sections, it is requested to widen this portion. A 4-foot pathway can be achieved around powerpoles. Once this is constructed, the Transportation Department can sign-off on the plans. (The required sidewalk is shown on the infrastructure list for record purposes.)

Noted, an infrastructure list for the sidewalk segment has been supplied in this supplement on the understanding that the construction of the items will be accepted with delegation and will not be beholden to the IIA process for such a minor installation.

3. The Traffic Circulation Layout (TCL) is being handled separately for this site. The TCL is required prior to building permit.

Noted.

Hydrology

Hydrology has an approved Grading and Drainage Plan (F14D052) with Engineer's Stamp Date: 6/1/21

Noted

No objection

Noted

ABCWUA

SD-2021-00110 – VACATION OF PUBLIC EASEMENT

1. ABCWUA suggests deferral this vacation contingent upon the internal processes to reclassify the sewer line as private are completed.

Sewer line abandonment document has been signed and is attached with this supplemental application, so vacation of public easement should be approvable.

SD-2021-00109 – PRELIMINARY/FINAL PLAT

1. Utility Development Section is meeting with ABCWUA legal on the required format of an approval or agreement to transfer the sewer main to private. This is required to be completed prior to ABCWUA approving the plat. A formal approval is required so that we may properly updated our asset management records.
2. Public water and public sewer mains are present in all of the plat area's frontages.

Sewer line abandonment document has been signed and is attached with this supplemental application, so vacation of public easement should be approvable.

Parks and Recreation

02-10-2021

Griegos and 4th require street trees if new development meets applicability in IDO 5-6 B. North 4th is a Proposed Pedestrian Project.

Noted, 4th Street has prescribed sidewalk widths.

06-09-2021 06-09-2021, 06-16-2021, 06-30-2021, 07-14-2021, 07-21-2021

No additional comments.

Noted

MRGCD

1. Please add MRGCD signature line with other signatories on page 1.

Signature line is present on page 1 for MRGCD.

2. Please add MRGCD Approval Note to page 1 of plat.

Approval note added to page 1 of plat.

2. Final Plat Approval Signature required by the MRGCD.

Noted

Planning

The applicant justified the vacation pursuant to 6-6-(M)(3)(a) because there are no utilizes within the easement and the easement is on vacated portion of ROW occupied by a supermarket building. A new sewer easement is granted with this plat. The plat cleans up the site and removes the multiple lots that are bisected by the super market building and parking spaces. Planning has no objection to the Administrative waiver for the sidewalk width, but defers to Transportation

Noted

The DXF file approval email from AGIS needs to be provided prior to final sign-off from Planning.

Noted

Thank you for your time and consideration,

Ryan J. Mulhall

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

July 16, 2021

Development Review Board
City of Albuquerque

Re: Vacation of Portion of Easement for Reserved Rivera Place; Lots 1-5 and Lot 11-17 of Rivera Place as part of a Final Plat for Proposed Tract A of Lowe's Markets

Members of the Board:

Cartesian Surveys is acting as an agent for the owners of Lots 1-5 and 11-17 of Rivera Place and requests a review to vacate a portion of a reserved, existing public utility easement as part of a final plat submission to replat fifteen (15) existing lots to create one (1) new tract (Tract A, Lowe's Markets). The property is currently zoned MX-M – Mixed-Use Moderate Intensity. A sketch plat review of this plat was held on February 10, 2021 under project number PR-2021-005019. A final plat review was heard on July 14, 2021 under application number SD-2021-00109.

The property is located at 4701 4th Street N.W. between Griegos Rd. N.W and Palo Duro Avenue N.W. The existing easement, originally reserved for the utilities across the vacated portion of Rivera Place, currently serves no functional purpose for the public, and a commercial building lies within a majority of the easement.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the portion of easement to be retained, as the right-of-way and residual easement reserving that space was retained to protect existing utilities at the time of right-of-way vacation, and these utilities will remain protected with the prior dedication of right-of-way into Griegos Road involving the residual parcel and with existing easements 5, 7 and 9, a public SAS easement as shown on our proposed plat. Further, a large portion of the former right-of-way is currently occupied by a commercial building (Lowe's Supermarket) and the nearby parking lot offers area to serve for a turnaround and access to the subject lots the vacated right-of-way used to serve. Finally, no substantial property right will be abridged against the will of the owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the reserved easement vacation and the accompanying consolidation of lots into one Tract allows for more efficient use of the property and reflection of the current conditions of the site. Further, the removal of maintenance obligations from the easement with the abandonment of the SAS line within the easement to private ownership by the underlying owner ensures there are no negative effect on the public welfare moving forward from potential breaches of those obligations.

Thank you for your time and consideration.
Ryan J. Mulhall

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

June 25, 2021

Development Review Board
City of Albuquerque

Re: Administrative Sidewalk Waiver as part of a Final Plat for Proposed Tract A, Lowe's Markets being comprised of Tract A-2, Lands of Mountain States and Telegraph Company; Tracts A of Furr's Properties Inc., and Lots 1-5 and 11-17 of Rivera Place, and a vacated portion of Rivera Place Drive N.W.

Members of the Board:

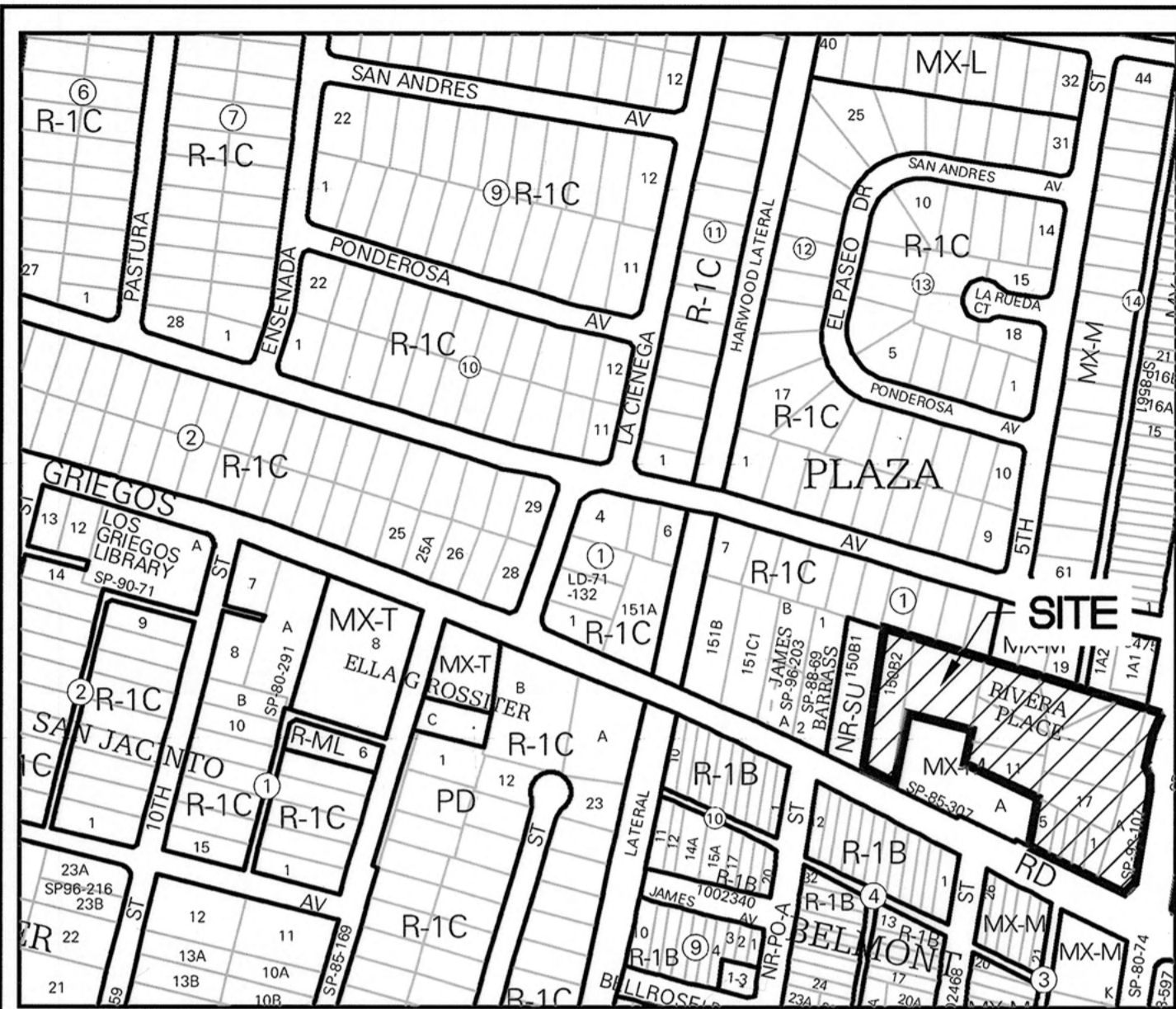
CSI - Cartesian Surveys Inc. is acting as an agent for the owner, Pay and Save, Inc., and is requesting a waiver from sidewalk width requirements. This sidewalk waiver is required for the final platting by lot line elimination of the 15 existing parcels to create one new tract (Tract A, Lowe's Markets). The sidewalk is 5.5 feet wide along Greigos Road between the SE corner of proposed Tract A and the eastern property line of Tract A-1 of Lands of Mountain State Telephone and Telegraph Company. There is also, from the west property line of said Tract A-1 to the SW corner of proposed Tract A the sidewalk is 3.6 feet wide. However, this 3.6 foot wide sidewalk will be widened per Transportation's request at the June 9, 2021.

As per the IDO section for vacation of right-of-way, section 6-6(M)(3)(a), justification that the public welfare does not require the prescribed sidewalk is that the sidewalk is typical of the area and serves the area's needs and offers connectivity in proportion with the properties adjoining it. The sidewalk from the SE corner of our proposed Tract A to the said adjoining Tract A-1 is close to the DPM required size of 6 feet. There is no planned development of the tract in the near future, and the plat only seeks to consolidate parcels from previous plats, there is no increase in parcel count or development density introduced by this plat.

As per the IDO section for vacation of right-of-way, section 6-6(M)(3)(b), there is a benefit to the public welfare with the granting of relief from DPM requirements. This waiver from sidewalk width requirements would avoid expensive reconstruction of the existing infrastructure and improvements along Griegos Road. The existing improvements include telephone poles, anchors, and road signs. There is also evidence of existing underground infrastructure from utilities along the sidewalk areas, which would be spared disturbance by construction of sidewalk.

Until a development plan for the land is further conceptualized, it makes sense to leave the widening for a later time. The right-of-way for the sidewalk widening was granted during the platting of Tract A-2, which was filed on September 21, 2020 as Book 2020C, Page 90 and retains an easement for fiber optic lines, as shown on Note 5 of Sheet 1 of said plat.

Thank you for your time and consideration.
Ryan Mulhall



Vicinity Map - Zone Atlas F-14-Z

N.T.S.

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

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.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Indexing Information

Section 32, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Elena Gallegos Grant
 Subdivision: Lands of Mountain States Telephone & Telegraph Company (Tract A-2)
 Rivera Place (Lots 1-5 and 11-17)
 Furr's Properties Inc. (Tract A)
 Owner: Pay & Save Inc. (Tract A-2, Lots 1-5 and 11-17 of Rivera Place, and Tract A, Furr's Properties)
 UPC #: 101406138603140311 (Tract A-2, Lands of MST&T)
 101406139501240322 (Lots 11-17, Rivera Place)
 101406040352613101 (Lots 1-5, Rivera Place)
 101406041352813102 (Tract A, Furr's Properties Inc)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101406138603140311
 101406139501240322
 101406040352613101
 101406041352813102
 PROPERTY OWNER OF RECORD
 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone & Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
City of Albuquerque
Bernalillo County, New Mexico
May 2021

Project Number: PR-2021-005019

Application Number: SD-2021-00109

Plat Approvals:

Rodney Fuentes Jun 23, 2021
 PNM Electric Services
Natalia Antonio 6/22/21 Jun 22, 2021
 Qwest Corp. d/b/a CenturyLink QC
Jeff Estevan Jun 21, 2021
 New Mexico Gas Company
Mike Morten Jun 21, 2021
 Comcast

City Approvals:

Loren N. Risenhoover P.S. 6/21/2021
 City Surveyor
 Traffic Engineer
 ABCWUA
 Code Enforcement
David G. Griedt 6/28/2021
 AMAFCA
 City Engineer
 Parks and Recreation
 DRB Chairperson, Planning Department
Voy Steel 7/12/2012
 MRGCD

Subdivision Data

GROSS ACREAGE.....3.3676 ACRES
 ZONE ATLAS PAGE NO.....F-14-Z
 NUMBER OF EXISTING TRACTS.....15
 NUMBER OF TRACTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0 MILES
 MILES OF HALF-WIDTH STREETS.....0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0466 ACRES
 DATE OF SURVEY.....NOVEMBER 2020

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2408620-AL01 AND AN EFFECTIVE DATE OF SEPTEMBER 05, 2019.
2. PLAT OF RECORD FOR LANDS OF MOUNTAIN STATES TELEPHONE & TELEPHONE COMPANY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 20, 1985, IN VOLUME C28, FOLIO 22, DOCUMENT NO. 8569045.
3. ORDINANCE NUMBER 2608 FOR THE VACATION OF RIVERA PLACE ADDITION, V-489 FILED NOVEMBER 18, 1964 IN BOOK MISC. 49, PAGE 424.
4. PLAT OF RECORD FOR TRACTS A-1 & A-2, LANDS OF MOUNTAIN STATES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 21, 2020 IN BOOK 2020C, PAGE 90.
5. WARRANTY DEED FOR LOTS 1-5 AND LOTS 11-17, RIVERA PLACE AND TRACT A, FURR'S PROPERTIES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 4, 2001 IN BOOK A24, PAGE 2111, AS DOCUMENT NO. 2001103825.
6. WARRANTY DEED FOR TRACTS 150-A AND 150-B-2, MRGCD MAP NO. 32, NOW TRACTS A-1 AND A-2, LANDS OF MOUNTAIN STATES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 4, 1972 IN BOOK D909, PAGE 696-697, AS DOCUMENT NO. 636710.

Legal Description (Continued on Page 4)

TRACT A-2, PLAT OF THE LANDS OF MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 21, 2020, IN BOOK 2020C, PAGE 90.

AND

LOTS 1-5 AND 11-17 OF RIVERA PLACE AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 2, 1946, IN BOOK C1, PAGE 124.

AND

TRACT A OF FURR'S PROPERTIES, INC., AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON JULY 7, 1993, IN BOOK 93C, PAGE 191

AND A PORTION OF VACATED RIVERA PL DRIVE N.W. VACATED PER V-489 ORDINANCE NO. 2608, AS THE SAME IS DESCRIBED ON THE DOCUMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 18, 1964 IN BOOK MISC. 49, PAGE 424, AS DOCUMENT NO. 27197;

Surveyor's Certificate

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

Will Plotner Jr. 6/23/2021
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

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

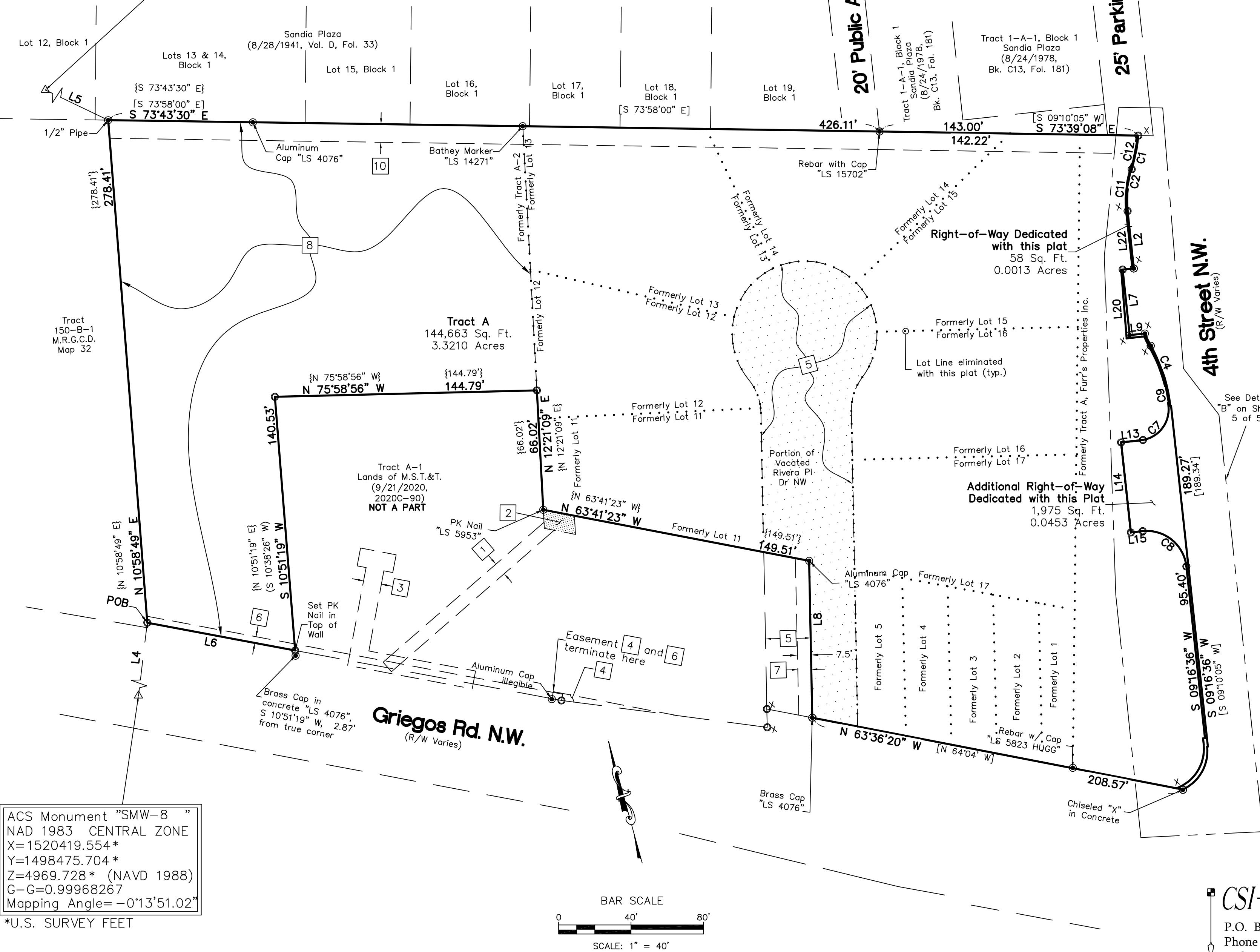


Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	●	FOUND MONUMENT AS INDICATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/20/1985, C28-22)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/28/1941, D-33)	⊗	FOUND CHISELED "X" IN CONCRETE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/21/2020, 2020C-90)	⊗x	SET CHISELED "X" UNLESS OTHERWISE NOTED

ACS Monument "DOUGLAS"
 NAD 1983 CENTRAL ZONE
 X=1520286.421*
 Y=1505417.495*
 Z=4975.078* (NAVD 1988)
 G-G=0.999682452
 Mapping Angle=-0°13'52.53"
 *U.S. SURVEY FEET

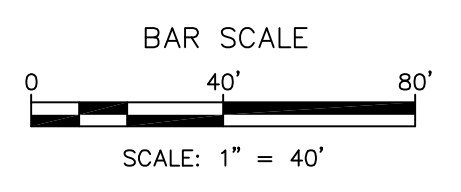
Plat for
Tract A, Lowe's Markets
Being Comprised of
 Tract A-2, Lands of Mountain States Telephone & Telegraph; Tract A, Furr's Properties Inc., Lots 1-5, and Lots 11-17, Rivera Place, and a Portion of Vacated Rivera Pl. Dr. N.W.
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2021



Easement Notes

- 1 EXISTING 7' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 542, AS DOC. NO. 8530715)
- 2 EXISTING 10' x 17' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 543, AS DOC. NO. 8537016) SHOWN HEREON AS [Symbol]
- 3 EXISTING 10' QWEST & PNM UNDERGROUND EASEMENT (01/16/2002, BK. A30, PG. 7127, AS DOC. NO. 2002007148)
- 4 EASEMENT RESERVED FOR PUBLIC UTILITIES (2/18/1971, MISC. BK. 205, PG. 56)
- 5 EXISTING PUBLIC UTILITY EASEMENT RESERVED IN THE VACATED PORTION OF RIVERA PLACE (V-489, ORDINANCE NO. 2608, FILED 11/18/1964, BK. MISC. 49, PG. 424) PORTION VACATED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [Symbol]
- 6 EXISTING 3.5' OVERHEAD UTILITY EASEMENT FOR EXISTING UTILITY POLES AND OVERHEAD UTILITIES ONLY. ANY COMPANY REPLACING OR REPAIRING THE POWER POLES MUST OBTAIN PERMISSION FROM CENTURY LINK PRIOR TO WORKING WITHIN THE EASEMENT. SPECIAL CARE, OVERSIGHT AND INSURANCE REQUIREMENTS WILL BE REQUIRED DUE TO THE UNDERGROUND FIBER OPTIC. (9/21/2020, 2020C-90)
- 7 EXISTING 7.5 PUBLIC SANITARY SEWER EASEMENT TO ABCWUA (9/21/2020, 2020C-90)
- 8 EXISTING CROSS LOT DRAINAGE EASEMENT, FOR HISTORICAL FLOW ONLY ACROSS TRACT A BENEFITING TRACT 150-B-1 AND MAINTAINED BY THE OWNERS OF TRACT A (9/21/2020, 2020C-90)
- 9 INTENTIONALLY OMITTED
- 10 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

ACS Monument "SMW-8"
 NAD 1983 CENTRAL ZONE
 X=1520419.554*
 Y=1498475.704*
 Z=4969.728* (NAVD 1988)
 G-G=0.99968267
 Mapping Angle=-0°13'51.02"
 *U.S. SURVEY FEET



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

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) 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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR GRIEGOS ROAD AND 4TH STREET N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Shawn Pickrell

5/20/2021

SHAWN PICKRELL, DIRECTOR OF STORE PLANNING AND CONSTRUCTION
LOWE'S MARKET CORPORATE OFFICE

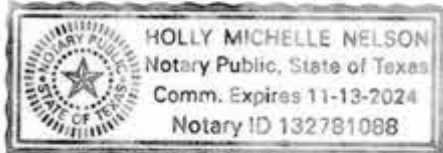
DATE

STATE OF TEXAS }
CITY AND COUNTY OF LAMB } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/20/2021 2020
SHAWN PICKRELL, DIRECTOR OF STORE PLANNING AND CONSTRUCTION,
LOWE'S MARKET CORPORATE OFFICE

By: *Holly Michelle Nelson*
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-13-2024



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/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 (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.

Plat for
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone
& Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
City of Albuquerque
Bernalillo County, New Mexico
May 2021

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wplotnerjr@gmail.com

**Plat for
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone
& Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
City of Albuquerque
Bernalillo County, New Mexico
May 2021**

Legal Description (Continued)

ALL BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A-2, BEING A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF GRIEGOS ROAD N.W., WHENCE A TIE TO ACS CONTROL MONUMENT "SMW-8", BEARS S 22°21'05" W, A DISTANCE OF 5181.00 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 10°58'49" E, A DISTANCE OF 278.41 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT A-2, MARKED BY A 1/2" PIPE;

THENCE, S 73°43'30" E, A DISTANCE OF 426.11 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 15702";

THENCE, S 73°39'08" E, A DISTANCE OF 143.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID TRACT A, MARKED BY A CHISELED "X", BEING A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF 4TH STREET NW;

THENCE, COINCIDING WITH SAID EAST RIGHT-OF-WAY, THE FOLLOWING TWELVE COURSES:

19.02 FEET ALONG A CURVE TO THE RIGHT, NON-TANGENT TO PREVIOUS COURSE, HAVING A RADIUS OF 84.37 FEET, A DELTA OF 12°55'00", AND A CHORD BEARING S 26°27'13" W, A DISTANCE OF 18.98 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

23.36 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 56.63 FEET, A DELTA OF 23°37'47", AND A CHORD BEARING S 21°05'47" W, A DISTANCE OF 23.19 FEET TO A POINT OF TANGENCY, MARKED BY A CHISELED "X";

S 09°16'49" W, A DISTANCE OF 31.83 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

N 80°41'50" W, A DISTANCE OF 6.18 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

S 09°18'10" W, A DISTANCE OF 36.41 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 80°50'21" E, A DISTANCE OF 8.40 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

7.51 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 56.63 FEET, A DELTA OF 07°35'37", AND A CHORD BEARING S 10°31'51" E, A DISTANCE OF 7.50 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A CHISELED "X";

35.25 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.37 FEET, A DELTA OF 23°56'23", AND A CHORD BEARING S 02°35'54" E, A DISTANCE OF 35.00 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 80°43'11" E, A DISTANCE OF 0.38 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 09°16'36" W, A DISTANCE OF 189.27 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

N 80°43'10" W, A DISTANCE OF 0.36 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

29.05 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.38 FEET, A DELTA OF 71°11'30", AND A CHORD BEARING S 44°53'42" W, A DISTANCE OF 27.22 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD NW, MARKED BY A CHISELED "X";

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 63°36'20" W, A DISTANCE OF 208.57 FEET TO AN ANGLE POINT, MARKED BY A BRASS CAP "LS 4076"

THENCE, LEAVING SAID RIGHT-OF-WAY, N 14°17'26" E, A DISTANCE OF 86.71 FEET TO AN ANGLE POINT, MARKED BY A ALUMINUM CAP "LS 4076";

THENCE, N 63°41'23" W, A DISTANCE OF 149.51 FEET TO AN ANGLE POINT, ALSO BEING THE SOUTHWEST CORNER OF LOT 11, RIVERA PLACE, MARKED BY A PK NAIL "LS 5953";

N 12°21'09" E, A DISTANCE OF 66.02 FEET TO AN ANGLE POINT, MARKED BY REBAR WITH CAP "LS 14271", ALSO BEING THE SOUTHEAST CORNER OF TRACT A-2;

THENCE, N 75°58'56" W, A DISTANCE OF 144.79 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 14271";

THENCE, S 10°51'19" W, A DISTANCE OF 140.53 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD NW, MARKED BY A PK NAIL IN TOP OF WALL;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 63°56'27" W, A DISTANCE OF 83.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3.3672 ACRES (146,677 SQ. FT.) MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 80°43'11" E [S 80°49'56" E]	0.38' [0.38']
L2	S 09°16'49" W [S 09°10'04" W]	31.83' [31.83']
L3	N 80°41'50" W [N 80°49'56" W]	6.18' [6.17']
L4	S 22°21'05" W	5181.00'
L5	N 48°56'02" W	2860.23'
L6	N 63°56'27" W {N 63°56'27" W}	83.10' {83.10'}
L7	S 09°18'10" W [S 09°10'04" W]	36.41' [36.34']
L8	N 14°17'26" E	86.71'
L9	S 80°50'21" E [S 80°49'56" E]	8.40' [8.38']
L10	N 80°43'10" W [N 80°49'56" W]	0.36' [0.36']
L13	N 80°43'24" W	11.08'
L14	S 09°16'36" W [S 09°10'05" W]	50.00'
L15	S 80°43'24" E	6.50'
L16	N 63°36'20" W	3.67'
L17	S 09°16'36" W	3.47'
L18	S 80°43'24" E	1.06'
L19	N 80°50'21" W	9.68'
L20	N 10°50'36" E	37.98'
L21	N 80°41'50" W	0.83'
L22	N 09°16'49" E	31.83'
L23	S 73°39'08" E	0.78'
L24	S 80°41'50" E	0.78'
L25	N 80°41'50" W	6.23'

*L11 and L12 Intentionally Omitted

DRB Determination for Sidewalk Width

A DRB DETERMINATION FROM REQUIRED DPM STANDARDS FOR SIDEWALK WIDTH OF SIX (6) FEET FOR THE EXISTING FIVE AND ONE-HALF (5.5) FOOT SIDEWALK ALONG THE NORTH RIGHT-OF-WAY LINE FOR GRIEGOS ROAD FROM THE WEST RIGHT-OF-WAY LINE FOR 4TH STREET TO TRACT A-1, LANDS OF MST&T, WAS APPROVED FOR THIS PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 2021.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	19.02' [19.02']	84.37' [84.37']	12°55'00"	18.98'	S 26°27'13" W
C2	23.36' [23.36']	56.63' [56.63']	23°37'47"	23.19'	S 21°05'47" W
C3	7.51' [7.51']	56.63' [56.63']	7°35'37"	7.50'	S 10°31'51" E
C4	35.25' [35.18']	84.37' [84.37']	23°56'23"	35.00'	S 02°35'54" E
C5	29.05' [29.05']	23.38' [23.38']	71°11'30"	27.22'	S 44°53'42" W
C6	30.64'	23.00'	76°20'09"	28.43'	N 47°26'41" E
C7	26.86'	17.12'	89°54'17"	24.19'	N 54°19'28" E
C8	34.56'	22.00'	90°00'00"	31.11'	N 35°43'24" W
C9	34.83'	83.37'	23°56'24"	34.58'	N 02°35'53" W
C10	6.31'	57.63'	6°16'36"	6.31'	S 11°11'38" E
C11	23.68'	57.41'	23°37'47"	23.51'	S 21°05'47" W
C12	18.79'	83.59'	12°52'57"	18.76'	N 26°28'15" E

CSI-CARTESIAN SURVEYS INC.

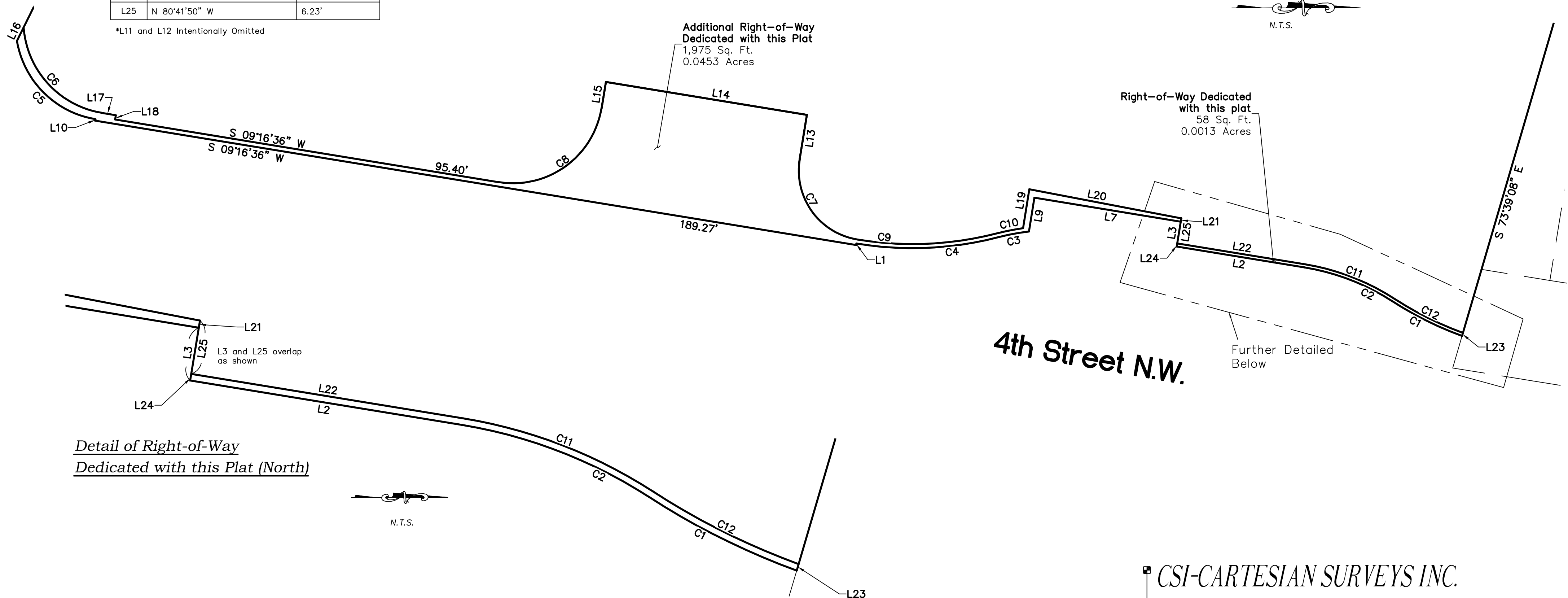
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Being Comprised of
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May 2021**

Line Table		
Line #	Direction	Length (ft)
L1	S 80°43'11" E [S 80°49'56" E]	0.38' [0.38']
L2	S 09°16'49" W [S 09°10'04" W]	31.83' [31.83']
L3	N 80°41'50" W [N 80°49'56" W]	6.18' [6.17']
L4	S 22°21'05" W	5181.00'
L5	N 48°56'02" W	2860.23'
L6	N 63°56'27" W [N 63°56'27" W]	83.10' [83.10']
L7	S 09°18'10" W [S 09°10'04" W]	36.41' [36.34']
L8	N 14°17'26" E	86.71'
L9	S 80°50'21" E [S 80°49'56" E]	8.40' [8.38']
L10	N 80°43'10" W [N 80°49'56" W]	0.36' [0.36']
L13	N 80°43'24" W	11.08'
L14	S 09°16'36" W [S 09°10'05" W]	50.00'
L15	S 80°43'24" E	6.50'
L16	N 63°36'20" W	3.67'
L17	S 09°16'36" W	3.47'
L18	S 80°43'24" E	1.06'
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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	19.02' [19.02']	84.37' [84.37']	12°55'00"	18.98'	S 26°27'13" W
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C3	7.51' [7.51']	56.63' [56.63']	7°35'37"	7.50'	S 10°31'51" E
C4	35.25' [35.18']	84.37' [84.37']	23°56'23"	35.00'	S 02°35'54" E
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C9	34.83'	83.37'	23°56'24"	34.58'	N 02°35'53" W
C10	6.31'	57.63'	6°16'36"	6.31'	S 11°11'38" E
C11	23.68'	57.41'	23°37'47"	23.51'	S 21°05'47" W
C12	18.79'	83.59'	12°52'57"	18.76'	N 26°28'15" E

*L11 and L12 Intentionally Omitted



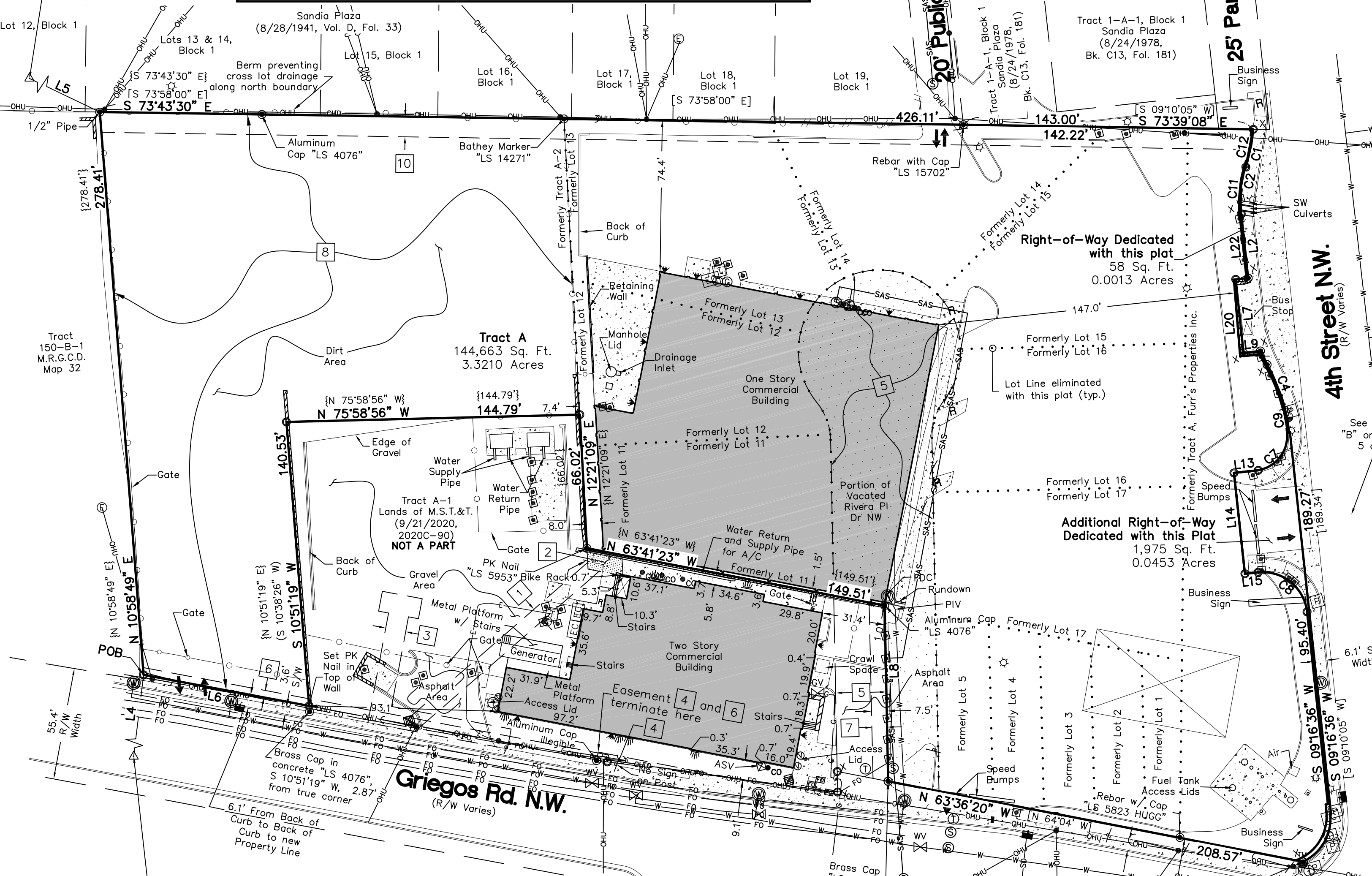
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Site Sketch for Tracts A, Lowe's Markets Being Comprised of Tract A-2, Lands of Mountain States Telephone & Telegraph; Tract A, Furr's Properties Inc., Lots 1-5, and Lots 11-17, Rivera Place, and a Portion of Vacated Rivera Pl. Dr. N.W. City of Albuquerque Bernalillo County, New Mexico September 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES		COVERED AREA		UTILITY POLE		GAS VALVE		UG FIBER OPTIC LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/20/1985, C28-22)		CONCRETE		ANCHOR		WATER VALVE		UG WATER LINE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/28/1941, D-33)		UTILITY PEDESTAL		FIBER OPTIC PULL BOX		WATER METER		UG ELECTRIC LINE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/21/2020, 2020C-90)		METAL FENCE		TRANSFORMER		ROOF DRAIN		UG GAS LINE
●	FOUND MONUMENT AS INDICATED		BLOCK WALL		ELECTRIC CABINET		SAS CLEANOUT		CURB CUT/INDICATION OF ACCESS TO ROADWAY
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED		CHAINLINK FENCE		A/C UNIT		IRRIGATION BOX		POST INDICATOR VALVE
○x	FOUND CHISELED "X" IN CONCRETE		HANDRAIL		BOLLARD		MANHOLE		RAMP
○x	SET CHISELED "X" UNLESS OTHERWISE NOTED		PIPE FENCE				STORM DRAIN INLET		VENT PIPE
			OVERHEAD UTILITY LINE				FDC		FIRE DEPT CONNECTION
			MANHOLE						

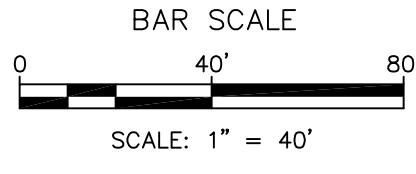
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Easement Notes

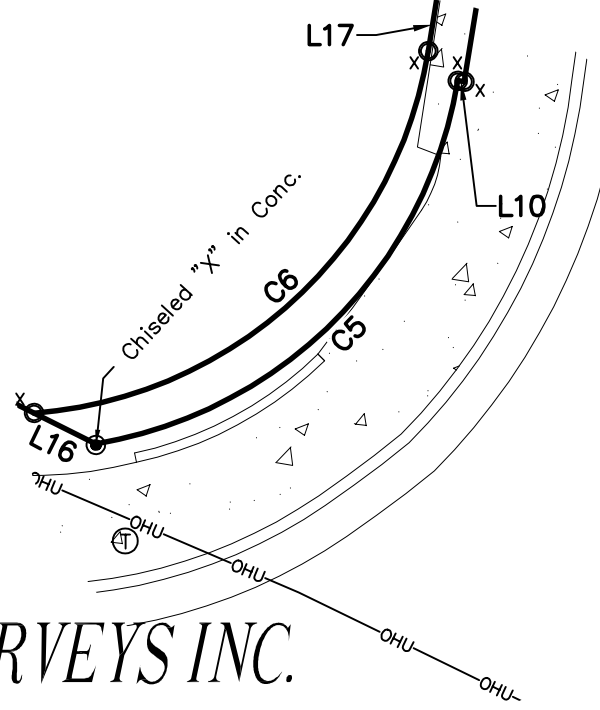
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- 6 EXISTING 3.5' OVERHEAD UTILITY EASEMENT FOR EXISTING UTILITY POLES AND OVERHEAD UTILITIES ONLY. ANY COMPANY REPLACING OR REPAIRING THE POWER POLES MUST OBTAIN PERMISSION FROM CENTURY LINK PRIOR TO WORKING WITHIN THE EASEMENT. SPECIAL CARE, OVERSIGHT AND INSURANCE REQUIREMENTS WILL BE REQUIRED DUE TO THE UNDERGROUND FIBER OPTIC. (9/21/2020, 2020C-90)
- 7 EXISTING 7.5' PUBLIC SANITARY SEWER EASEMENT TO ABCWUA (9/21/2020, 2020C-90)
- 8 EXISTING CROSS LOT DRAINAGE EASEMENT, FOR HISTORICAL FLOW ONLY ACROSS TRACT A BENEFITING TRACT 150-B-1 AND MAINTAINED BY THE OWNERS OF TRACT A (9/21/2020, 2020C-90)
- 9 INTENTIONALLY OMITTED
- 10 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "SMW-8"
NAD 1983 CENTRAL ZONE
X=1520419.554 *
Y=1498475.704 *
Z=4969.728 * (NAVD 1988)
G-G=0.99968267
Mapping Angle=-0°13'51.02"
*U.S. SURVEY FEET



Detail "A"
N.T.S.

Detail "B"
N.T.S.



CSI-CARTESIAN SURVEYS INC.

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

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: Final Plat of Proposed Tract A, Lowe's Markets

AGIS MAP # F-14-Z

LEGAL DESCRIPTIONS: Tract A-2, Lands of Mountain States Telephone & Telegraph Company;
and Lots 1-5 and 11-17 of Rivera Place; and Tract A of Furr's Properties Inc.
and a portion of vacated Rivera Place Drive N.W.

___ 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 (2nd /Ground Floor, Plaza del Sol) on _____ (date).

<u>CSI - Cartesian Surveys, Inc.</u> Applicant/Agent	<u>05/24/2021</u> Date
<u>Ernest Armijo</u> Hydrology Division Representative	<u>5/26/2021</u> Date

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

___ 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) on N/A (date).

Not required as there is no new development.

<u>CSI - Cartesian Surveys, Inc.</u> Applicant/Agent	<u>05/21/2021</u> Date
<u>[Signature]</u> ABCWUA Representative	<u>5/24/21</u> Date

PROJECT # PR-2021-005019

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 7/27/2021

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

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

Lowe's Markets, Tract A

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-2 Lands of MST&T, Tract A Furrs Properties Inc, Lots 1-5 and 11-17 Rivera Place, and a Portion of Vacated Rivera Place

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		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	6' Wide	Concrete Sidewalk	Griegos Rd NW	SW Property Corner adj. to Fire Station	SE Property Corner adj. to CenturyLink	/	/	/
<input type="text"/>	<input type="text"/>	24' Wide	Curb Cut +/-30' west of Ex Fire Station	Griegos Rd NW	N/A	N/A	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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 #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							City User Dept. Signature		Date	

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 _____

- 2 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JEFFREY T. WOOTEN
NAME (print)

_____ DRB CHAIR - date

_____ PARKS & RECREATION - date

WOOTEN ENGINEERING

FIRM 7/27/2021

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date



SIGNATURE - date

_____ UTILITY DEVELOPMENT - date

_____ CODE ENFORCEMENT - date

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Plumbing & Utility
 5000 Edith Blvd. NE
 Albuquerque, NM 87107
 (505) 761-9696 office
 (505) 761-9875 fax

PROPOSAL

Date: 25-Jun-21
 Bill to: Wooten Engineering Lows
 Billing Address: 4th & Griegos
 Phone: 980-3560
 Fax: jeffwooten.pe@gmail.com

Job Name: Wooten Engineering Lows
 Job Location: 4th & Griegos

Camera 8" sewer main from manhole

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT
1	Opened manhole called out on plans		
2	Ran crawler /camera 56' to end of line		
3	Found several capped taps on the right side of pipe		
4	At aproximatly 53 feet line changes to a clay tee		
5	The 8" clay teeopens to the right and is an active line		
6	Opened a 4" cleanout in the parking lotand ran small camera		
7	Line runs south then turns west and changes from a 4" to 8"		
8	Continued on untill my small camera ran into the crawler		
9	The cleanout/line definitely runs to the 8" main called out		
10	We could not see any other active tie-ins in the 8" main		
11	The 8" main apered to terminate in a cap at 56'		
12			
13			
14			
15			
16	Have video of crawler /camera from manhole		
17	Have video of push camera from cleanout		
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

SUBTOTAL:
 PERMIT FEES:
 RESTORATION FEES:
SUBTOTAL:
 NMGRT:
TOTAL:

This proposal includes all discounts

EXCLUSIONS:

Density Testing Fees	Location/Repair of Private Utilities	Rock Excavation	De-Watering
Restoration City Fees	NMGR Tax	Permit Fees	Landscape remove & replace
City Engineering Fees	Irrigation System	Utility Expansion Charges	Native seeding
All Electrical Work	Soils Import/Export	Fees Associated with Village Los Ranchos	

NM DEPT OF LABOR REGISTRATION NUMBER 0015520060701

NOTICE: Neither the Contractor's License Bond nor the license issued under 60-13-19 of the Construction Industries Licensing Act protects the consumer if the contractor defaults on this contract.

Payment will be made as follows:
Upon completion of the work

Acceptance proposal---the above prices, specifications and conditions are satisfactory and are hereby accepted to do the work as specified. Payment to be made as outlined above.

If accepted, this proposal will become a part of the contract documents.

Authorized by _____
 Robert Frodsham

Accepted by (print name) _____

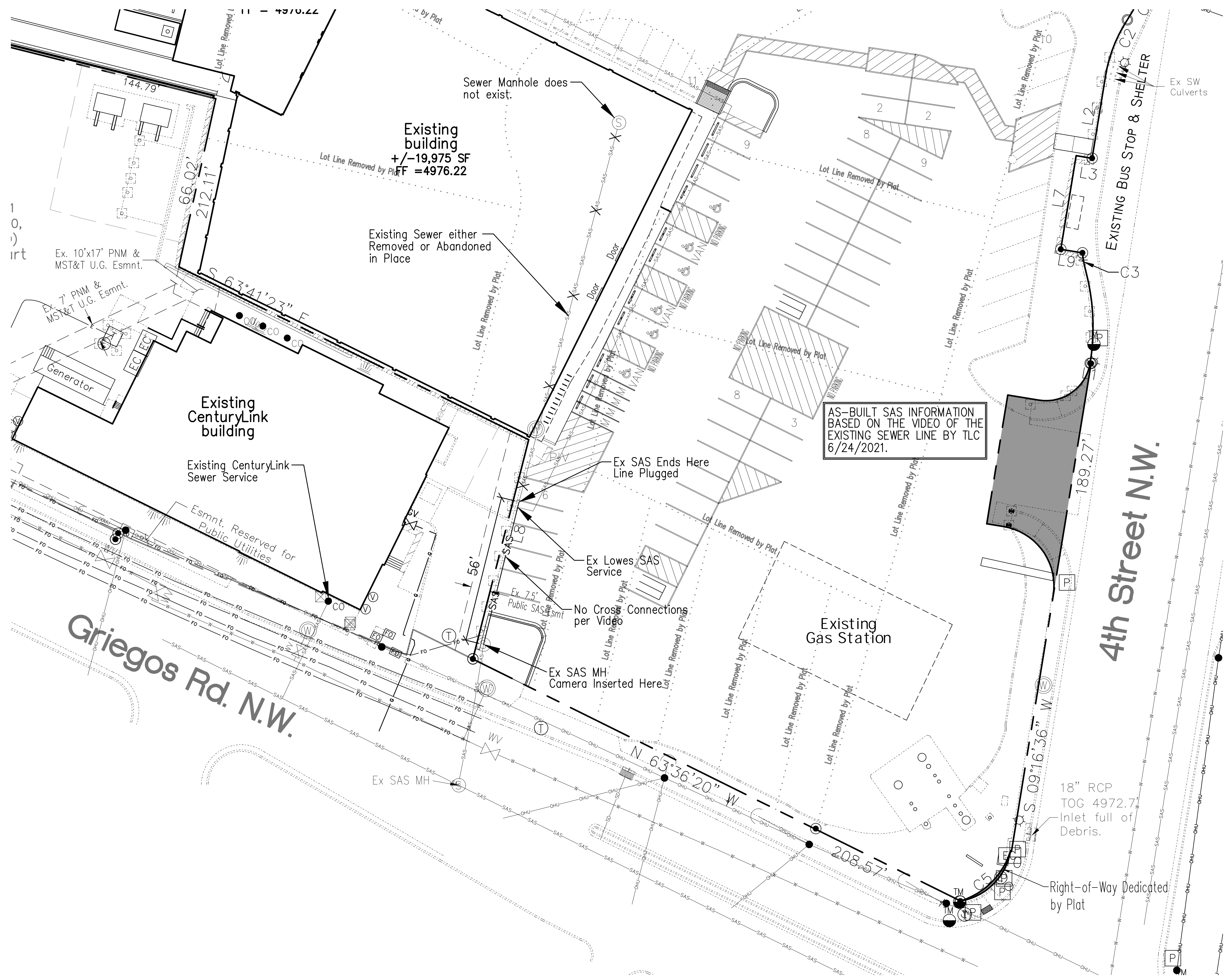
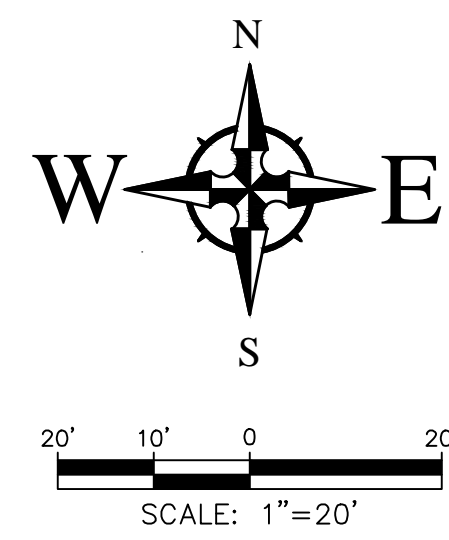
EASE CALL WITH QUESTIONS: (505) 362-1545 Rfrodsham@tlcplumbing.com

Signature _____

Date of Acceptance _____

NOTE: This proposal may be withdrawn by TLC Plumbing & Utility if not accepted within 30 days of original date quoted.

FINANCE CHARGES
 1.5% per month (18% per annum) service charge on past due accounts



AS-BUILT SAS INFORMATION
BASED ON THE VIDEO OF THE
EXISTING SEWER LINE BY TLC
6/24/2021.



VICINITY MAP - Zone Atlas Page F-14-Z

Legal Description: Tract A-2, Plat of the Lands of Mountain States Telephone & Telegraph Company, and Tract "A" Furr's Properties, and Lots 1-5 & 11-17 Rivera Place, and a portion of Vacated Rivera Place Rd NW, Vacated per V-489.

JDMA
ARCHITECTS

A member of
The American Institute of Architects

P.O. BOX 53910
Lubbock, Texas 79453

Phone: 806.744.4490
Fax: 806.744.4494



www.jdmaarchitects.com

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CIVIL CONSULTANTS:

WOOTEN ENGINEERING
1005 21st St SE #13
Rio Rancho, New Mexico 87124
505 980 3560 PHONE

M.P.E. CONSULTANTS:

BSA CONSULTING
ENGINEERS, PLLC
14302 Slide Road
Lubbock, Texas 79424
806 780 7475 PHONE
806 780 0129 FAX

STRUCTURAL:

NIEMAN
ENGINEERING, LLC
1500 Broadway
Suite 1210
Lubbock, TX 79401
806 589 3340 PHONE

**LOWE'S MARKET #99
DOCK AND STORAGE ADDITION**
4701 4TH STREET NORTHWEST
ALBUQUERQUE, NM 87107

DRAWN BY: RC
CHECKED BY: JW

SHEET TITLE:

DATE: JULY 2021

REVISIONS

▲	
▲	
▲	

PROJECT #: 2020052

SHEET:

SAS Line
Exhibit

C--- OF



7/6/2021

417 Griegos Road NW Public Notice Inquiry

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

Fri, Apr 30, 2021 at 11:07 AM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Greater Gardner & Monkbridge NA	Chris	Sylvan	sylvan.cs@gmail.com	226 Natalie Avenue NW	Albuquerque	NM	87107	5059678767	
Greater Gardner & Monkbridge NA	David	Wood	wood_cpa@msn.com	158 Pleasant Avenue NW	Albuquerque	NM	87107	5052212626	5053444674
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggnorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

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

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

Thanks,

*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlicarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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

Sent: Friday, April 30, 2021 9:45 AM

To: Office of Neighborhood Coordination <cartesianryan@gmail.com>

Cc: Office of Neighborhood Coordination <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

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

TRACTS A-1 AND A-2, PLAT OF THE LANDS OF MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 21, 2020, IN BOOK 2020C, PAGE 90.

AND

LOTS 1-5 AND 11-17 OF RIVERA PLACE

AND

TRACT A OF FURR'S PROPERTIES, INC.,

Physical address of subject site:

[417 Griegos Road NW](#)


Subject site cross streets:

Griegos Road and 4th Street NW

Other subject site identifiers:

This site is located on the following zone atlas page:

F-14-Z

 **IDOZoneAtlasPage_F-14-Z_Marked.pdf**
599K



**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:	Final Plat Subdivision (Minor)
Decision-making Body:	City of Albuquerque - DRB
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" 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 Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	4701 4th Street NW
Name of property owner:	Pay and Save Inc.
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	June 9, 2021 zoom meeting of DRB
Address, phone number, or website for additional information: Please call CSI - Cartesian Surveys, Inc. at 505-896-3050	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

_____ (Applicant signature) 05/26/2021 (Date)

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.



Ryan Mulhall <cartesianryan@gmail.com>

North Valley Coalition - Notice of DRB Hearing for Final Plat of Tract A, Lowe's Markets

Ryan Mulhall <cartesianryan@gmail.com>

Fri, Jun 4, 2021 at 9:16 AM

To: newmexmba@aol.com, peggynorton@yahoo.com

Cc: Denise King <cartesiandenise@gmail.com>, Amber Palmer <cartesianamber@gmail.com>

Good morning,

Attached is the updated version of the site sketch for our plat for Tract A, Lowe's Markets. We sent the original notice for our minor subdivision application we originally sent on May 26th, and our intent to be heard by the City of Albuquerque DRB on June 9th has not changed.


This updated plat shows the additional right-of-way the tract intends to dedicate to 4th Street NW, as well as a new 10 foot public utility easement to be granted to preserve utility company access to the overhead lines which cross the northern tract line of our property.

No action is necessary on your part, but we wanted to notify you of the modified aspects of the plat.

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

Thank you,
Ryan Mulhall

[Quoted text hidden]

 191211_SS_6-4-21.pdf
13126K



Ryan Mulhall <cartesianryan@gmail.com>

North Valley Coalition - Notice of DRB Hearing for Final Plat of Tract A, Lowe's Markets

Ryan Mulhall <cartesianryan@gmail.com>

Wed, May 26, 2021 at 5:58 PM

To: newmexmba@aol.com, peggynorton@yahoo.com

Cc: Denise King <cartesiandenise@gmail.com>, Amber Palmer <cartesianamber@gmail.com>

Greetings North Valley Coalition representatives,

We plan to submit a final plat application for Tract A, Lowe's Markets on behalf of our client Pay and Save, Inc.. This property is being subdivided, with a requested vacation of public easement and an administrative sidewalk width waiver from the required standard width per the IDO will also be requested.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice form to summarize the basic information of our submission.

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

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

3 attachments



191211_SS_5-26-21.pdf

13012K



IDOZoneAtlasPage_F-14-Z_Marked.pdf

599K



NValleyCoal-Emailed-Notice-PubHear_PR-2021-005019.pdf

191K

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 26, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough // Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: newmexmba@aol.com // peggynorton@yahoo.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4701 4th Street NW
Location Description _____
2. Property Owner* Pay & Save Inc.
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
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 (Minor) _____ (Minor or Major)
 - Vacation (Public Easement) _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Final Plat review of a Minor subdivision and vacation of public easement, to
eliminate the interior lot lines of 15 parcels to create one new Tract.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: June 9, 2021 at 9:00 AM MST

Location*³: Over Zoom meeting, see DRB agenda page for link

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)*⁵ F-14-Z
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*:

An administrative sidewalk width waiver is requested for the existing sidewalk along the north side of Griegos Road NW. The required width per the DPM is 6 feet, with the existing sidewalk varies from 5.5 feet to 3.6 feet on site.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Greater Gardner & Monkbridge NA _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

GGM NA - Notice of DRB Hearing for Final Plat of Tract A, Lowe's Markets

Ryan Mulhall <cartesianryan@gmail.com>

Fri, Jun 4, 2021 at 9:15 AM

To: sylvan.cs@gmail.com, wood_cpa@msn.com

Cc: Denise King <cartesiandenise@gmail.com>, Amber Palmer <cartesianamber@gmail.com>

Good morning, attached is the updated version of the site sketch for plat for Tract A, Lowe's Markets. We sent the original notice for our minor subdivision application we originally sent on May 26th, and our intent to be heard by the City of Albuquerque DRB on June 9th has not changed.


This updated plat shows the additional right-of-way the tract intends to dedicate to 4th Street NW, as well as a new 10 foot public utility easement to be granted to preserve utility company access to the overhead lines which cross the northern tract line of our property.

No action is necessary on your part, but we wanted to notify you of the modified aspects of the plat.

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

Thank you,
Ryan Mulhall

[Quoted text hidden]

 191211_SS_6-4-21.pdf
13126K



Ryan Mulhall <cartesianryan@gmail.com>

GGM NA - Notice of DRB Hearing for Final Plat of Tract A, Lowe's Markets

Ryan Mulhall <cartesianryan@gmail.com>

Wed, May 26, 2021 at 5:55 PM

To: sylvan.cs@gmail.com, wood_cpa@msn.com

Cc: Denise King <cartesiandenise@gmail.com>, Amber Palmer <cartesianamber@gmail.com>

Greetings Greater Gardner and Monkbridge Neighborhood Association representatives,

We plan to submit a final plat application for Tract A, Lowe's Markets on behalf of our client Pay and Save, Inc.. This property is being subdivided, with a requested vacation of public easement and an administrative sidewalk width waiver from the required standard width per the IDO will also be requested.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice form to summarize the basic information of our submission.

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

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

3 attachments

 **191211_SS_5-26-21.pdf**
13012K

 **IDOZoneAtlasPage_F-14-Z_Marked.pdf**
599K

 **GGM-Emailed-Notice-PubHear_PR-2021-005019.pdf**
187K

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 26, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Greater Gardner & Monkbridge NA

Name of NA Representative*: Chris Sylvan // David Wood

Email Address* or Mailing Address* of NA Representative¹: sylvan.cs@gmail.com // wood_cpa@msn.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4701 4th Street NW
Location Description _____
2. Property Owner* Pay & Save Inc.
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
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 (Minor) _____ (Minor or Major)
 - Vacation (Public Easement) _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Final Plat review of a Minor subdivision and vacation of public easement, to
eliminate the interior lot lines of 15 parcels to create one new Tract.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: June 9, 2021 at 9:00 AM MST

Location*³: Over Zoom meeting, see DRB agenda page for link

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)*⁵ F-14-Z
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*:

An administrative sidewalk width waiver is requested for the existing sidewalk along the north side of Griegos Road NW. The required width per the DPM is 6 feet, with the existing sidewalk varies from 5.5 feet to 3.6 feet on site.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

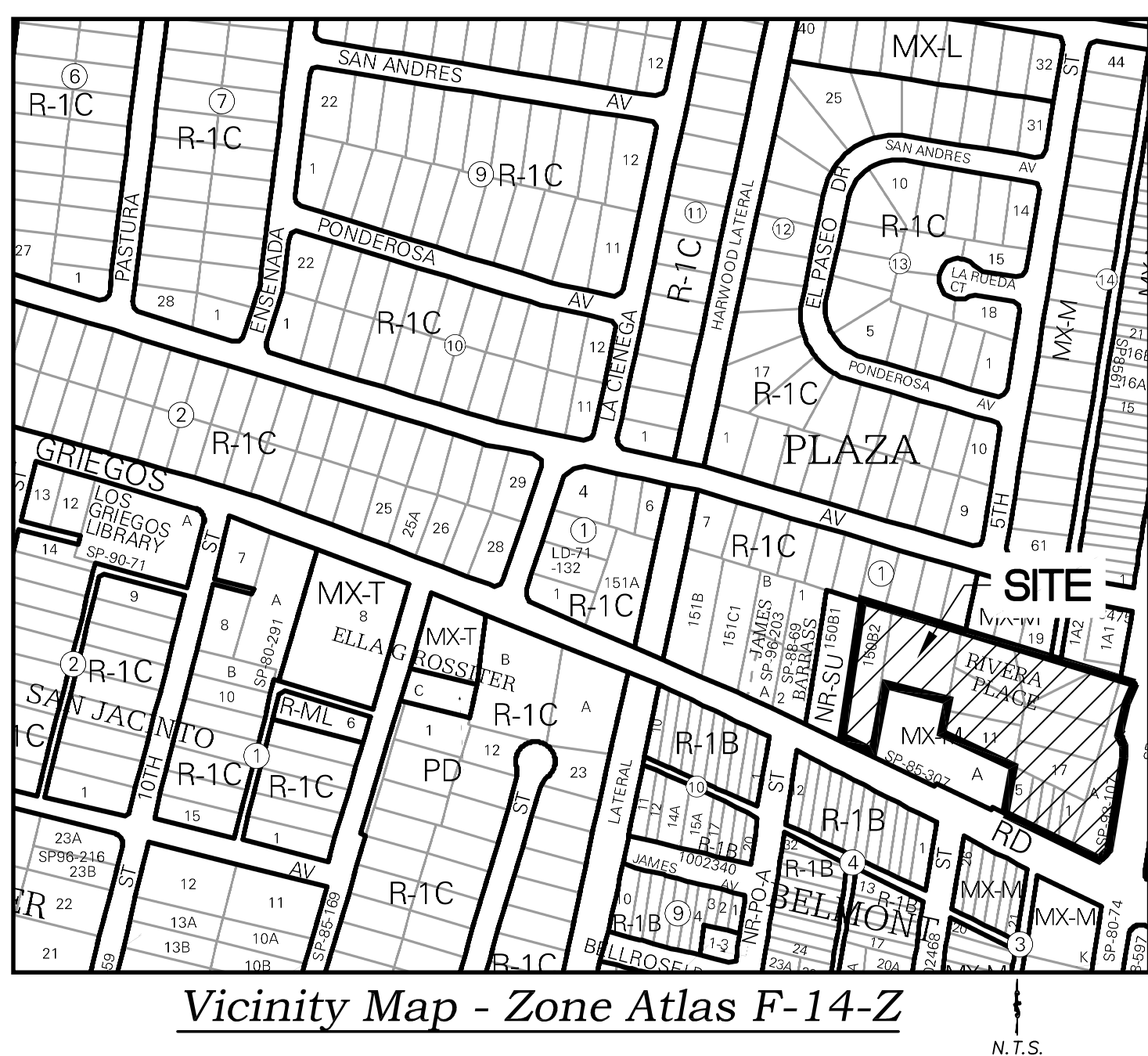
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



Vicinity Map - Zone Atlas F-14-Z

Indexing Information

Section 32, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Elena Gallegos Grant
 Subdivision: Lands of Mountain States Telephone & Telegraph Company (Tract A-2)
 Rivera Place (Lots 1-5 and 11-17)
 Furr's Properties Inc. (Tract A)
 Owner: Pay & Save Inc. (Tract A-2, Lots 1-5 and 11-17 of Rivera Place, and Tract A, Furr's Properties)
 UPC #: 101406138603140311 (Tract A-2, Lands of MST&T)
 101406139501240322 (Lots 11-17, Rivera Place)
 101406040352613101 (Lots 1-5, Rivera Place)
 101406041352813102 (Tract A, Furr's Properties Inc.)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # _____ 101406138603140311 _____
 _____ 101406139501240322 _____
 _____ 101406040352613101 _____
 _____ 101406041352813102 _____
 PROPERTY OWNER OF RECORD _____

 BERNALILLO COUNTY TREASURER'S OFFICE _____

**Plat for
 Tract A, Lowe's Markets
 Being Comprised of
 Tract A-2, Lands of Mountain States Telephone
 & Telegraph; Tract A, Furr's Properties Inc.,
 Lots 1-5, and Lots 11-17, Rivera Place, and a
 Portion of Vacated Rivera Pl. Dr. N.W.
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2021**

Project Number: PR-2021-005019

Application Number: SD-2021-00109

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loran N. Risenhoover P.S. 6/21/2021
 City Surveyor

Traffic Engineer

ABCWUA

Code Enforcement

AMAFCA

City Engineer

Parks and Recreation

DRB Chairperson, Planning Department

MRGCD

Surveyor's Certificate

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

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

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



Subdivision Data

GROSS ACREAGE..... 3.3676 ACRES
 ZONE ATLAS PAGE NO..... F-14-Z
 NUMBER OF EXISTING TRACTS..... 15
 NUMBER OF TRACTS CREATED..... 1
 MILES OF FULL-WIDTH STREETS..... 0 MILES
 MILES OF HALF-WIDTH STREETS..... 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0466 ACRES
 DATE OF SURVEY..... NOVEMBER 2020

Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2408620-AL01 AND AN EFFECTIVE DATE OF SEPTEMBER 05, 2019.
- PLAT OF RECORD FOR LANDS OF MOUNTAIN STATES TELEPHONE & TELEPHONE COMPANY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 20, 1985, IN VOLUME C28, FOLIO 22, DOCUMENT NO. 8569045.
- ORDINANCE NUMBER 2608 FOR THE VACATION OF RIVERA PLACE ADDITION, V-489 FILED NOVEMBER 18, 1964 IN BOOK MISC. 49, PAGE 424.
- PLAT OF RECORD FOR TRACTS A-1 & A-2, LANDS OF MOUNTAIN STATES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 21, 2020 IN BOOK 2020C, PAGE 90.
- WARRANTY DEED FOR LOTS 1-5 AND LOTS 11-17, RIVERA PLACE AND TRACT A, FURR'S PROPERTIES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 4, 2001 IN BOOK A24, PAGE 2111, AS DOCUMENT NO. 2001103825.
- WARRANTY DEED FOR TRACTS 150-A AND 150-B-2, MRGCD MAP NO. 32, NOW TRACTS A-1 AND A-2, LANDS OF MOUNTAIN STATES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 4, 1972 IN BOOK D909, PAGE 696-697, AS DOCUMENT NO. 636710.

Legal Description (Continued on Page 4)

TRACT A-2, PLAT OF THE LANDS OF MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 21, 2020, IN BOOK 2020C, PAGE 90.

AND

LOTS 1-5 AND 11-17 OF RIVERA PLACE AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 2, 1946, IN BOOK C1, PAGE 124.

AND

TRACT A OF FURR'S PROPERTIES, INC., AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON JULY 7, 1993, IN BOOK 93C, PAGE 191

AND A PORTION OF VACATED RIVERA PL DRIVE N.W. VACATED PER V-489 ORDINANCE NO. 2608, AS THE SAME IS DESCRIBED ON THE DOCUMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 18, 1964 IN BOOK MISC. 49, PAGE 424, AS DOCUMENT NO. 27197;

As a Representative for the Owner, I acknowledge that the changes to this plat occurred after my signature as shown on page 3 of 5 and approval of the shown modifications.

Shawn Furr

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

Notes

- FIELD SURVEY PERFORMED IN JULY 2019.
- 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

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.

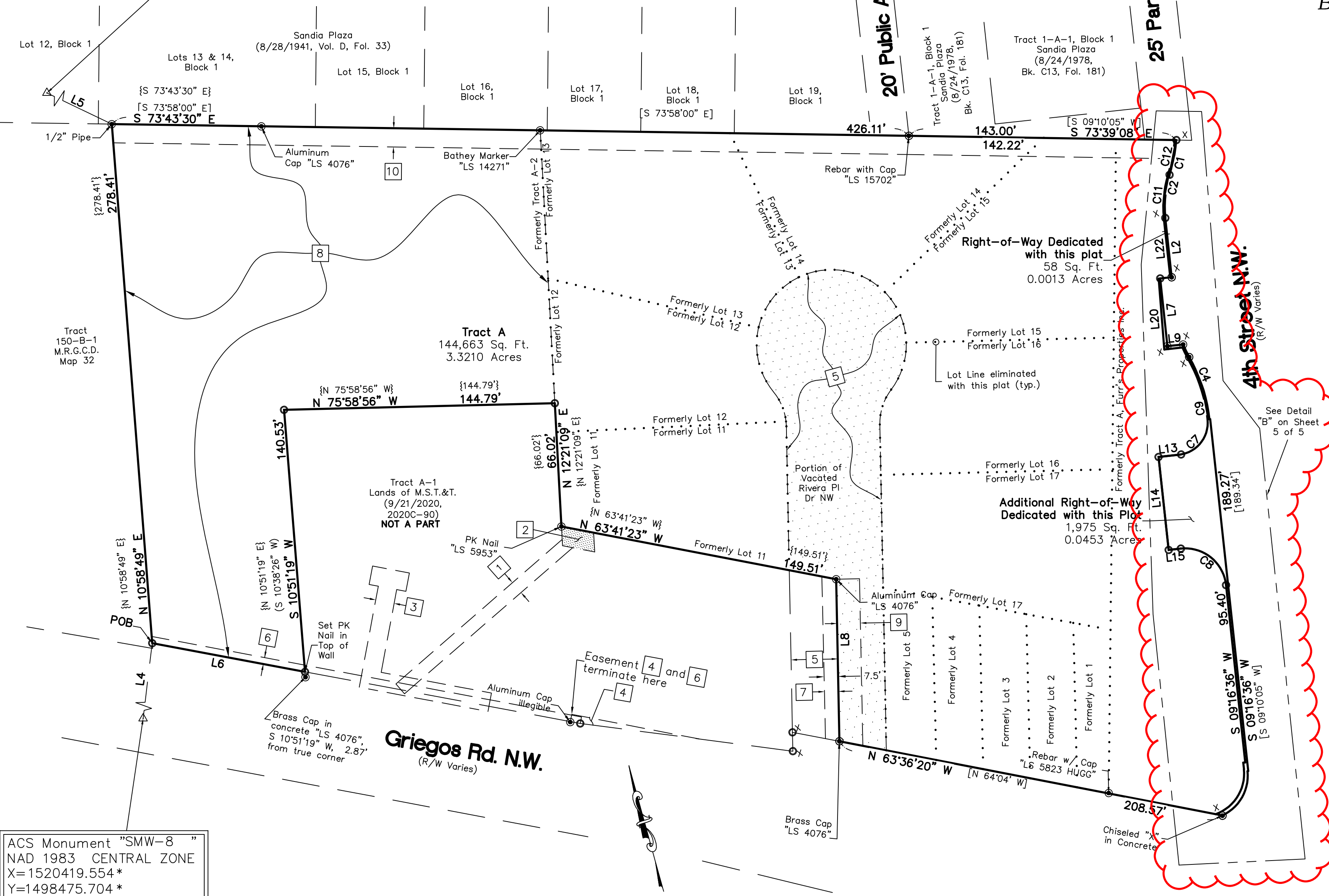
Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

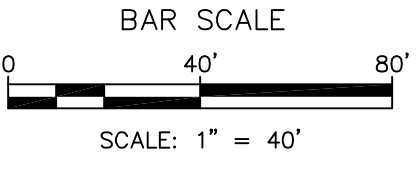
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	●	FOUND MONUMENT AS INDICATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/20/1985, C28-22)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/28/1941, D-33)	⊗	FOUND CHISELED "X" IN CONCRETE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/21/2020, 2020C-90)	⊗x	SET CHISELED "X" UNLESS OTHERWISE NOTED

ACS Monument "DOUGLAS"
 NAD 1983 CENTRAL ZONE
 X=1520286.421*
 Y=1505417.495*
 Z=4975.078* (NAVD 1988)
 G-G=0.999682452
 Mapping Angle=-0°13'52.53"
 *U.S. SURVEY FEET



ACS Monument "SMW-8"
 NAD 1983 CENTRAL ZONE
 X=1520419.554*
 Y=1498475.704*
 Z=4969.728* (NAVD 1988)
 G-G=0.99968267
 Mapping Angle=-0°13'51.02"
 *U.S. SURVEY FEET



Plat for
Tract A, Lowe's Markets
 Being Comprised of
 Tract A-2, Lands of Mountain States Telephone
 & Telegraph; Tract A, Furr's Properties Inc.,
 Lots 1-5, and Lots 11-17, Rivera Place, and a
 Portion of Vacated Rivera Pl. Dr. N.W.
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2021

Easement Notes

- 1 EXISTING 7' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 542, AS DOC. NO. 8530715)
- 2 EXISTING 10' x 17' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 543, AS DOC. NO. 8537016) SHOWN HEREON AS [Symbol]
- 3 EXISTING 10' QWEST & PNM UNDERGROUND EASEMENT (01/16/2002, BK. A30, PG. 7127, AS DOC. NO. 2002007148)
- 4 EASEMENT RESERVED FOR PUBLIC UTILITIES (2/18/1971, MISC. BK. 205, PG. 56)
- 5 EXISTING PUBLIC UTILITY EASEMENT RESERVED IN THE VACATED PORTION OF RIVERA PLACE (V-489, ORDINANCE NO. 2608, FILED 11/18/1964, BK. MISC. 49, PG. 424) PORTION VACATED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [Symbol]
- 6 EXISTING 3.5' OVERHEAD UTILITY EASEMENT FOR EXISTING UTILITY POLES AND OVERHEAD UTILITIES ONLY. ANY COMPANY REPLACING OR REPAIRING THE POWER POLES MUST OBTAIN PERMISSION FROM CENTURY LINK PRIOR TO WORKING WITHIN THE EASEMENT. SPECIAL CARE, OVERSIGHT AND INSURANCE REQUIREMENTS WILL BE REQUIRED DUE TO THE UNDERGROUND FIBER OPTIC. (9/21/2020, 2020C-90)
- 7 EXISTING 7.5 PUBLIC SANITARY SEWER EASEMENT TO ABCWUA (9/21/2020, 2020C-90)
- 8 EXISTING CROSS LOT DRAINAGE EASEMENT, FOR HISTORICAL FLOW ONLY ACROSS TRACT A BENEFITING TRACT 150-B-1 AND MAINTAINED BY THE OWNERS OF TRACT A (9/21/2020, 2020C-90)
- 9 12.5' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

Approval
 Initials:

CSI-CARTESIAN SURVEYS INC.

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

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) 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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR GRIEGOS ROAD AND 4TH STREET N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Shawn Pickrell

5/20/2021

SHAWN PICKRELL, DIRECTOR OF STORE PLANNING AND CONSTRUCTION
LOWE'S MARKET CORPORATE OFFICE

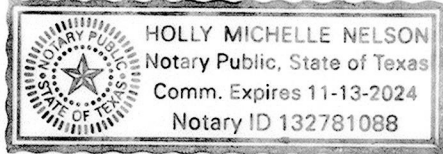
DATE

STATE OF TEXAS }
CITY AND COUNTY OF LAMB } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/20/2021 2020
SHAWN PICKRELL, DIRECTOR OF STORE PLANNING AND CONSTRUCTION,
LOWE'S MARKET CORPORATE OFFICE

By: *Holly Michelle Nelson*
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-13-2024



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.

**Plat for
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone
& Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
City of Albuquerque
Bernalillo County, New Mexico
May 2021**

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
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone
& Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
City of Albuquerque
Bernalillo County, New Mexico
May 2021**

Legal Description (Continued)

ALL BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A-2, BEING A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF GRIEGOS ROAD N.W., WHENCE A TIE TO ACS CONTROL MONUMENT "SMW-8", BEARS S 22°21'05" W, A DISTANCE OF 5181.00 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 10°58'49" E, A DISTANCE OF 278.41 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT A-2, MARKED BY A 1/2" PIPE;

THENCE, S 73°43'30" E, A DISTANCE OF 426.11 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 15702";

THENCE, S 73°39'08" E, A DISTANCE OF 143.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID TRACT A, MARKED BY A CHISELED "X", BEING A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF 4TH STREET NW;

THENCE, COINCIDING WITH SAID EAST RIGHT-OF-WAY, THE FOLLOWING TWELVE COURSES:

19.02 FEET ALONG A CURVE TO THE RIGHT, NON-TANGENT TO PREVIOUS COURSE, HAVING A RADIUS OF 84.37 FEET, A DELTA OF 12°55'00", AND A CHORD BEARING S 26°27'13" W, A DISTANCE OF 18.98 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

23.36 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 56.63 FEET, A DELTA OF 23°37'47", AND A CHORD BEARING S 21°05'47" W, A DISTANCE OF 23.19 FEET TO A POINT OF TANGENCY, MARKED BY A CHISELED "X";

S 09°16'49" W, A DISTANCE OF 31.83 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

N 80°41'50" W, A DISTANCE OF 6.18 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

S 09°18'10" W, A DISTANCE OF 36.41 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 80°50'21" E, A DISTANCE OF 8.40 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

7.51 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 56.63 FEET, A DELTA OF 07°35'37", AND A CHORD BEARING S 10°31'51" E, A DISTANCE OF 7.50 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A CHISELED "X";

35.25 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.37 FEET, A DELTA OF 23°56'23", AND A CHORD BEARING S 02°35'54" E, A DISTANCE OF 35.00 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 80°43'11" E, A DISTANCE OF 0.38 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 09°16'36" W, A DISTANCE OF 189.27 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

N 80°43'10" W, A DISTANCE OF 0.36 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

29.05 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.38 FEET, A DELTA OF 71°11'30", AND A CHORD BEARING S 44°53'42" W, A DISTANCE OF 27.22 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD NW, MARKED BY A CHISELED "X";

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 63°36'20" W, A DISTANCE OF 208.57 FEET TO AN ANGLE POINT, MARKED BY A BRASS CAP "LS 4076"

THENCE, LEAVING SAID RIGHT-OF-WAY, N 14°17'26" E, A DISTANCE OF 86.71 FEET TO AN ANGLE POINT, MARKED BY A ALUMINUM CAP "LS 4076";

THENCE, N 63°41'23" W, A DISTANCE OF 149.51 FEET TO AN ANGLE POINT, ALSO BEING THE SOUTHWEST CORNER OF LOT 11, RIVERA PLACE, MARKED BY A PK NAIL "LS 5953";

N 12°21'09" E, A DISTANCE OF 66.02 FEET TO AN ANGLE POINT, MARKED BY REBAR WITH CAP "LS 14271", ALSO BEING THE SOUTHEAST CORNER OF TRACT A-2;

THENCE, N 75°58'56" W, A DISTANCE OF 144.79 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 14271";

THENCE, S 10°51'19" W, A DISTANCE OF 140.53 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD NW, MARKED BY A PK NAIL IN TOP OF WALL;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 63°56'27" W, A DISTANCE OF 83.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3.3672 ACRES (146,677 SQ. FT.) MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 80°43'11" E [S 80°49'56" E]	0.38' [0.38']
L2	S 09°16'49" W [S 09°10'04" W]	31.83' [31.83']
L3	N 80°41'50" W [N 80°49'56" W]	6.18' [6.17']
L4	S 22°21'05" W	5181.00'
L5	N 48°56'02" W	2860.23'
L6	N 63°56'27" W {N 63°56'27" W}	83.10' {83.10'}
L7	S 09°18'10" W [S 09°10'04" W]	36.41' [36.34']
L8	N 14°17'26" E	86.71'
L9	S 80°50'21" E [S 80°49'56" E]	8.40' [8.38']
L10	N 80°43'10" W [N 80°49'56" W]	0.36' [0.36']
L13	N 80°43'24" W	11.08'
L14	S 09°16'36" W [S 09°10'05" W]	50.00'
L15	S 80°43'24" E	6.50'
L16	N 63°36'20" W	3.67'
L17	S 09°16'36" W	3.47'
L18	S 80°43'24" E	1.06'
L19	N 80°50'21" W	9.68'
L20	N 10°50'36" E	37.98'
L21	N 80°41'50" W	0.83'
L22	N 09°16'49" E	31.83'
L23	S 73°39'08" E	0.78'
L24	S 80°41'50" E	0.78'
L25	N 80°41'50" W	6.23'

*L11 and L12 Intentionally Omitted

Sidewalk Width Waiver

AN ADMINISTRATIVE WAIVER FROM REQUIRED DPM STANDARDS FOR SIDEWALK WIDTH OF SIX (6) FEET FOR THE EXISTING FIVE AND ONE-HALF (5.5) FOOT SIDEWALK ALONG THE NORTH RIGHT-OF-WAY LINE FOR GRIEGOS ROAD FROM THE WEST RIGHT-OF-WAY LINE FOR 4TH STREET TO TRACT A-1, LANDS OF MST&T, WAS APPROVED FOR THIS PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 2021.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	19.02' [19.02']	84.37' [84.37']	12°55'00"	18.98'	S 26°27'13" W
C2	23.36' [23.36']	56.63' [56.63']	23°37'47"	23.19'	S 21°05'47" W
C3	7.51' [7.51']	56.63' [56.63']	7°35'37"	7.50'	S 10°31'51" E
C4	35.25' [35.18']	84.37' [84.37']	23°56'23"	35.00'	S 02°35'54" E
C5	29.05' [29.05']	23.38' [23.38']	71°11'30"	27.22'	S 44°53'42" W
C6	30.64'	23.00'	76°20'09"	28.43'	N 47°26'41" E
C7	26.86'	17.12'	89°54'17"	24.19'	N 54°19'28" E
C8	34.56'	23.00'	90°00'00"	31.11'	N 36°47'24" W
C9	34.83'	83.37'	23°56'24"	34.58'	N 02°35'53" W
C10	6.31'	57.63'	6°16'36"	6.31'	S 11°11'38" E
C11	23.68'	57.41'	23°37'47"	23.51'	S 21°05'47" W
C12	18.79'	83.59'	12°52'57"	18.76'	N 26°28'15" E

Approval
Initials:

CSI-CARTESIAN SURVEYS INC.

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

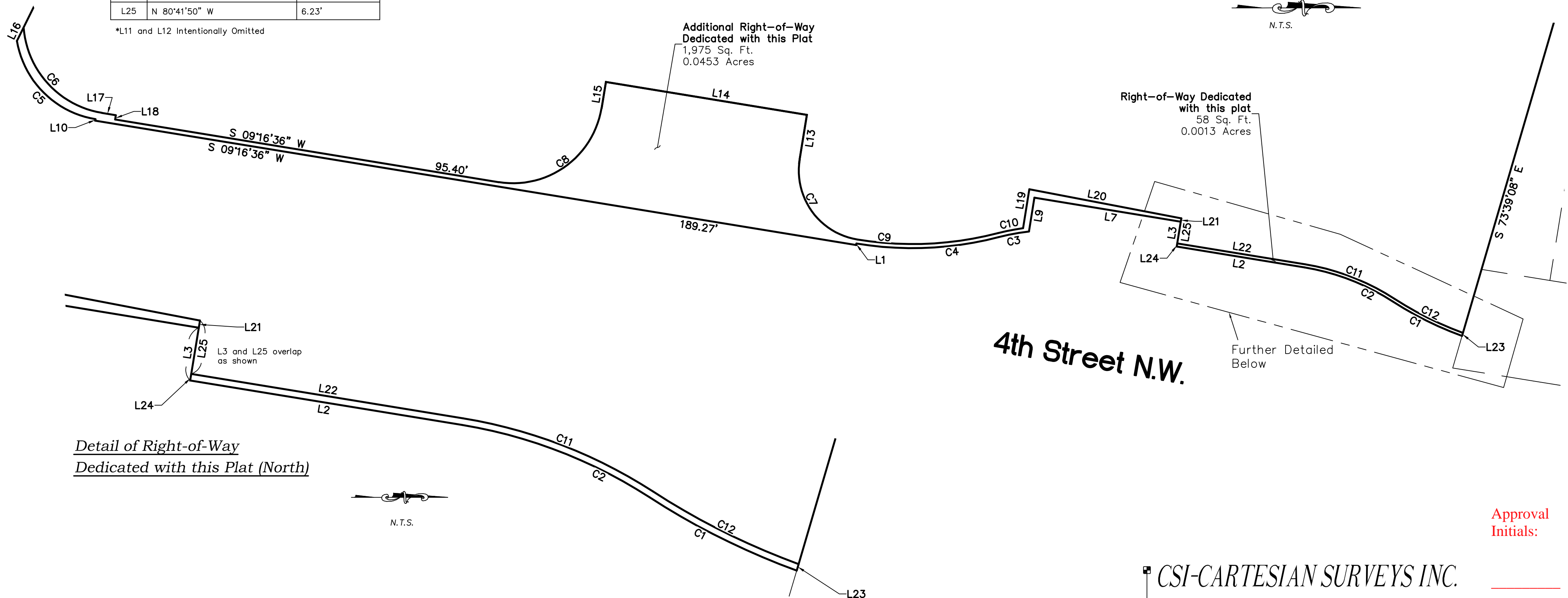
**Plat for
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone
& Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
City of Albuquerque
Bernalillo County, New Mexico
May 2021**

This page is entirely new, with line and curve tables updated as shown on page 4.

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*L11 and L12 Intentionally Omitted



Approval
Initials:

CSI-CARTESIAN SURVEYS INC.

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Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

ORDINANCE NO. 2608

AN ORDINANCE VACATING RIVERA PLACE NW WITHIN RIVERA PLACE ADDITION, AND DECLARING AN EMERGENCY.

WHEREAS there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, a certain street described below, and

WHEREAS said street is not needed for public use, except for easements reserved by Section 2 hereof,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALBUQUERQUE, NEW MEXICO THAT:

SECTION 1. Rivera Place NW, as shown on the plat of Rivera Place Addition, filed in the office of the County Clerk of Bernalillo County, N.M., on December 2, 1946, shall be and the same is hereby closed and vacated subject to easements reserved by Section 2 hereof.

SECTION 2. The City hereby reserves all easements which may be necessary for the protection and maintenance of existing utilities for the duration of their use and further reserves the southerly 13 ft. of said Rivera Place NW as an easement for utility purposes and future widening of Griegos Road NW.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-described shall be vacated and the City of Albuquerque by this ordinance disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

SECTION 4. This ordinance is an emergency measure because of urgent public need and will be effective upon passage and publication according to law.

ADOPTED

[Signature]
Chairman, City Commission, Albuquerque, N.M.

ATTEST:

[Signature], City Clerk

APPROVED AS TO FORM
Date: 11-6-64
[Signature]
FRANK HORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
Date: 11-6-64
[Signature]
WILLIAM T. STEVENS, CITY ENGINEER

State of New Mexico } SS
County of Bernalillo }

This instrument was filed for record on

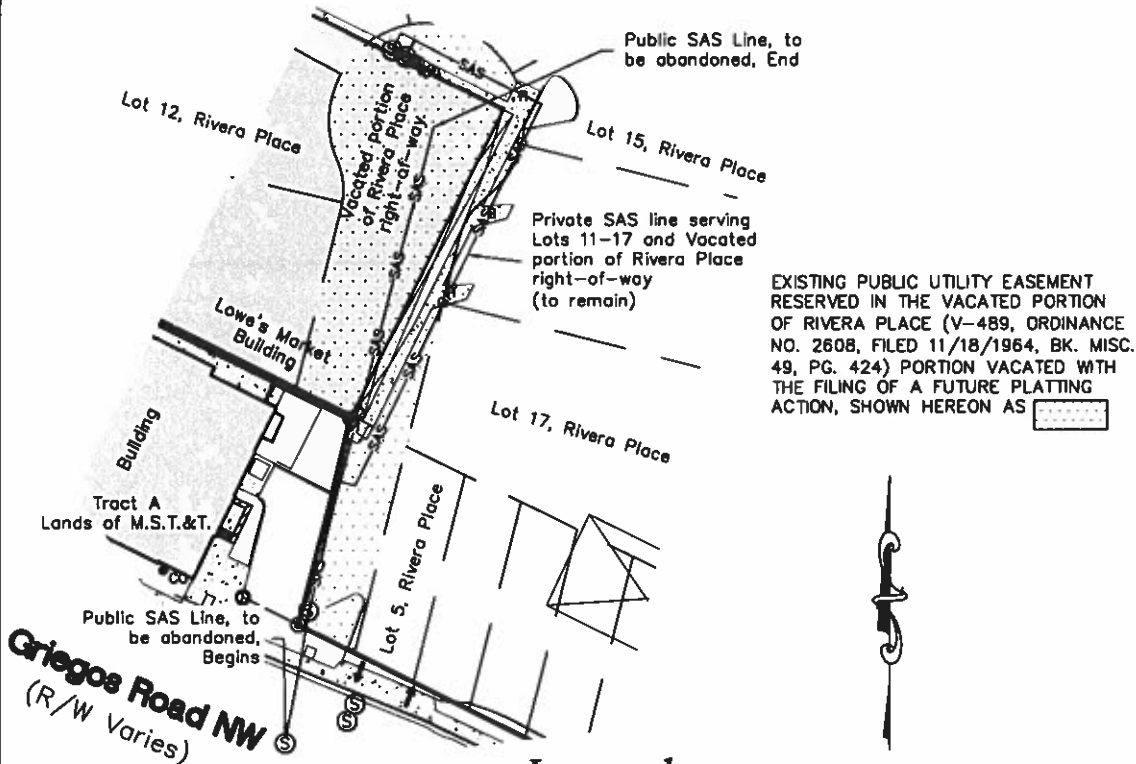
NOV 18 1964

At 3:29 o'clock P.m. Recorded in Vol. 49
of records of said County Folio 424

[Signature] Clerk & Recorder

[Signature] **Indexed**

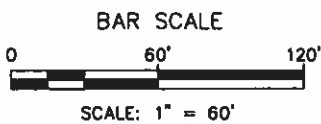
Exhibit A for
An Existing SAS Line to be abandoned by
ABCWUA, located within a Portion of Vacated
Rivera Place N.W. Right-of-Way
City of Albuquerque, Bernalillo County, New Mexico
September 2021



EXISTING PUBLIC UTILITY EASEMENT RESERVED IN THE VACATED PORTION OF RIVERA PLACE (V-489, ORDINANCE NO. 2608, FILED 11/18/1964, BK. MISC. 49, PG. 424) PORTION VACATED WITH THE FILING OF A FUTURE PLATTING ACTION, SHOWN HEREON AS

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
∞	SAS CLEANOUT
⊙	SAS MANHOLE
—SAS—	UNDERGROUND SANITARY SEWER LINE



Notes

1. FIELD SURVEY PERFORMED IN JULY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

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 THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 9/14/2021
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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