



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-2021-005371
Application No. SD-2021-00186

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: 09/15/2021 HEARING DATE OF DEFERRAL: 09/22/2021

SUBMITTAL DESCRIPTION: Plat revised to add ZHE variance information and modified DRB decision note for sidewalk and right-of-way widths. Letter to DRB modified to address the same and to correct the incorrect addressing.

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

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



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input checked="" type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Requesting final plat review for subdivision by lot line adjustment to formalize a subdivision by deed of Lots 5 and 6 of Ute Addition, with a waiver request for sidewalk width and waiver for right-of-way width for Ute Road NW

APPLICATION INFORMATION			
Applicant: Homewise, Inc.		Phone:	
Address: 1301 Silver Road, Building D		Email:	
City: Santa Fe	State: NM	Zip: 87507	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:	List <u>all</u> owners: Homewise, Inc. (Lot 6); Christopher Perea (Lot 5)		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lots 5 and 6	Block:	UPC Code: 101105751947311824	
Subdivision/Addition: Ute Addition	MRGCD Map No.:	UPC Code: 101105751047311825	
Zone Atlas Page(s): K-11-Z	Existing Zoning: R1-D	Proposed Zoning	R1-D
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres):	0.2824
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 3534 and 3536 Ute Rd. NW	Between: 50th Street NW	and: 47th Street NW	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PS-2021-00052; VA-2021-00226; VA-2021-00227; VA-2021-00228; VA-2021-00229			

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

Signature:	Date: 09/07/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

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
- ___ Design elevations & cross sections of perimeter walls
- ___ 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.
- 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
- Sidewalk Exhibit and/or cross sections of proposed streets
- 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- N/A Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- 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 / INFRASTRUCTURE LIST

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
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ 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.

<p>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.</p>	
<p>Signature: </p>	<p>Date: 09/07/2021</p>
<p>Printed Name: Ryan J. Mulhall</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



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

IDO Zone Atlas May 2018

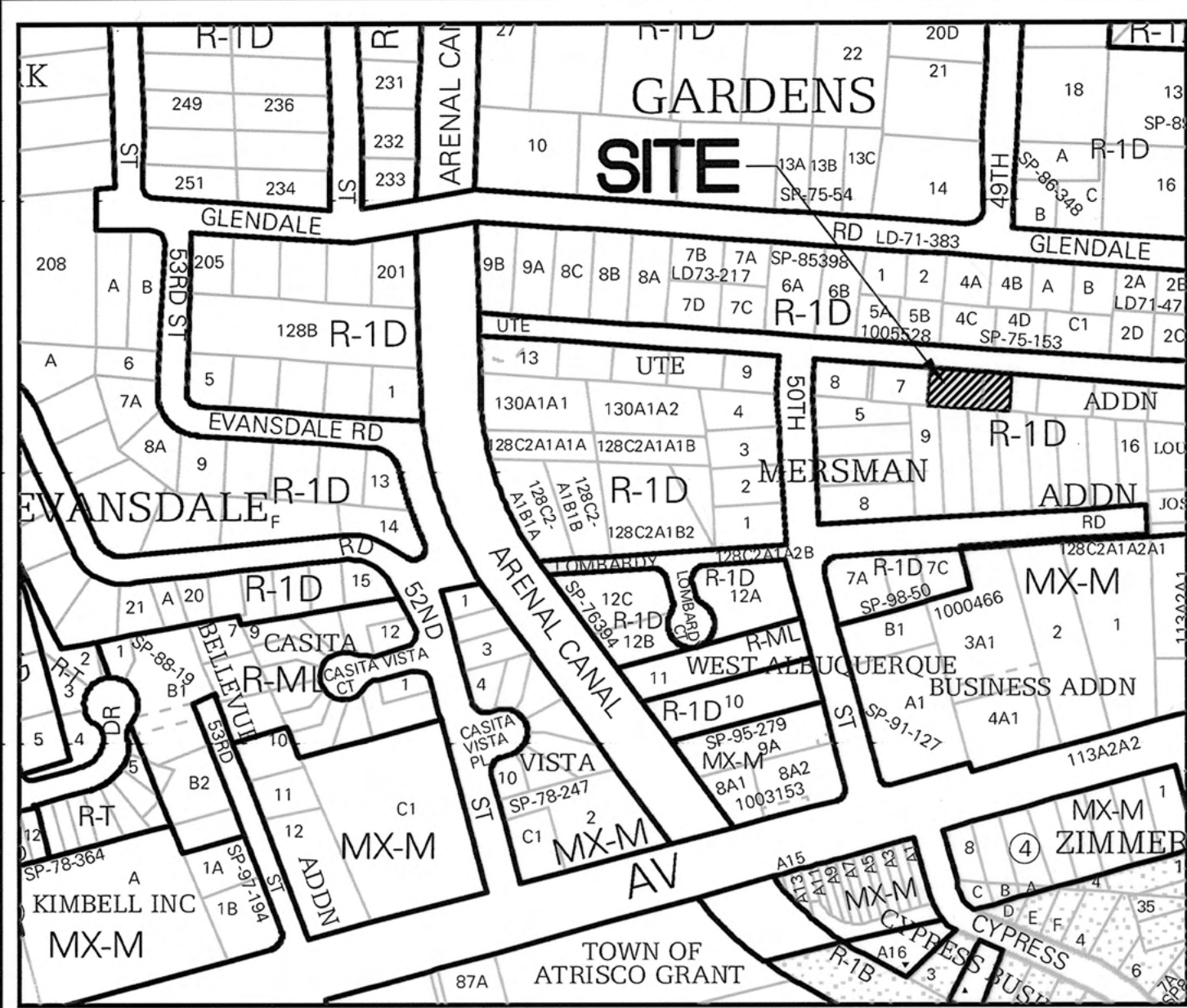
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
K-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



Vicinity Map - Zone Atlas K-11-Z

Indexing Information

Section 23, Township 10 North, Range 2 East, N.M.P.M. as Projected onto the Town of Atrisco Grant
 Subdivision: Ute Addition
 Owner: Christopher Perea (Remaining Portion Lot 5) Homewise, Inc. (Lot 6 and Portion Lot 5)
 UPC #: 101105751947311824 (Remaining Portion Lot 5) 101105751047311825 (Lot 6 and Portion Lot 5)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101105751947311824
 101105751047311825
 PROPERTY OWNER OF RECORD
 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Lot 5-A and 6-A, Ute Addition Being Comprised of Lots 5 and 6, Ute Addition City of Albuquerque Bernalillo County, New Mexico April 2021

Purpose of Plat

1. SUBDIVIDE BY LOT LINE ADJUSTMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.2824 ACRES
 ZONE ATLAS PAGE NO..... K-11-Z
 NUMBER OF EXISTING LOTS..... 2
 NUMBER OF LOTS CREATED..... 2
 MILES OF FULL-WIDTH STREETS..... 0 MILES
 MILES OF HALF-WIDTH STREETS..... 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0 ACRES
 DATE OF SURVEY..... JANUARY 2021

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY AND APRIL 2021.
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

Legal Description

LOT NUMBERED SIX (6) AND LOT NUMBERED FIVE (5) OF UTE ADDITION, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 16, 1949, IN PLAT BOOK B, PAGE 161.

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.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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.

Documents

1. PLAT OF RECORD FOR UTE ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 16, 1949 IN BOOK B, PAGE 161.
2. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 4, 2020 AS DOCUMENT NO. 2020122604.
3. QUITCLAIM DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 2, 2015 AS DOCUMENT NO. 2014026161.

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.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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.

[Signature] 8/24/2021
 DANIEL SLAVIN, SENIOR DIRECTOR OR REAL ESTATE DEVELOPMENT HOMEWISE, INC., OWNER OF LOT 6 AND A WESTERLY PORTION OF LOT 5

STATE OF NEW MEXICO }
 COUNTY OF Santa Fe } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 24, 2021
 BY: DANIEL SLAVIN, SENIOR DIRECTOR OR REAL ESTATE DEVELOPMENT, HOMEWISE, INC., OWNER OF LOT 6 AND A WESTERLY PORTION OF LOT 5

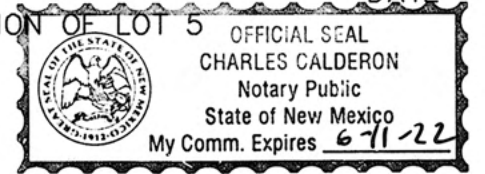
By: *[Signature]*
 OFFICIAL SEAL
 Berlinda L. Delgado
 NOTARY PUBLIC - STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 2-22-2025

[Signature] 8-20-21
 CHRIS PEREA
 OWNER OF THE EASTERLY PORTION OF LOT 5

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 20th of August, 2021
 BY: CHRIS PEREA, OWNER OF THE EASTERLY PORTION OF LOT 5

By: *[Signature]*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES June 11, 2022



Project Number: PR-2021-005371

Application Number: SD-2021-00186

- Plat Approvals:**
- [Signature]* Aug 10, 2021
 - PNM Electric Services *[Signature]* Aug 5, 2021
 - Qwest Corp. d/b/a CenturyLink QC *[Signature]* Aug 9, 2021
 - New Mexico Gas Company *[Signature]* Aug 9, 2021
 - Comcast

City Approvals:

[Signature] 7/28/2021
 Loren N. Risenhoover P.S.
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

[Signature] 8/16/2021
 AMAF

City Engineer

DRB *[Signature]* 8/19/2021
 R. G. C. D.

Surveyor's Certificate

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

[Signature] 8/13/2021
 Will Plotner Jr.
 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



Easement Notes

- 1 EXISTING 5' DITCH EASEMENT (9/16/1949, B-161)
- 2 EXISTING 5' DITCH AND UTILITY EASEMENT (6/4/1945, B1-134)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/16/1949, B-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (6/4/1945, B1-134)
●	FOUND MONUMENT AS INDICATED
○	SET MAG NAIL UNLESS OTHERWISE NOTED

ZHE Variance Notes

A NOTICE OF DECISION DATED 08/04/2021 FOR SPECIAL EXCEPTION NO. VA-2021-00226 APPROVES WITH CONDITION THE VARIANCE OF TEN (10) FEET TO THE REQUIRED SIDE YARD SETBACK FOR LOT FIVE (5) OF UTE ADDITION.

A NOTICE OF DECISION DATED 08/04/2021 FOR SPECIAL EXCEPTION NO. VA-2021-00227 APPROVES WITH CONDITION THE VARIANCE OF 0.073 ACRES TO THE CONTEXTUAL LOT SIZE FOR LOT SIX (6) OF UTE ADDITION.

A NOTICE OF DECISION DATED 08/04/2021 FOR SPECIAL EXCEPTION NO. VA-2021-00228 APPROVES WITH CONDITION THE VARIANCE OF FIFTEEN (15) FEET TO THE REQUIRED REAR YARD SETBACK OF FIFTEEN (15) FEET FOR LOT SIX (6) OF UTE ADDITION.

A NOTICE OF DECISION DATED 08/04/2021 FOR SPECIAL EXCEPTION NO. VA-2021-00229 APPROVES WITH CONDITION THE VARIANCE OF TEN (10) FEET TO THE REQUIRED SIDE YARD SETBACK OF TEN (10) FEET FOR LOT SIX (6) OF UTE ADDITION.

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.

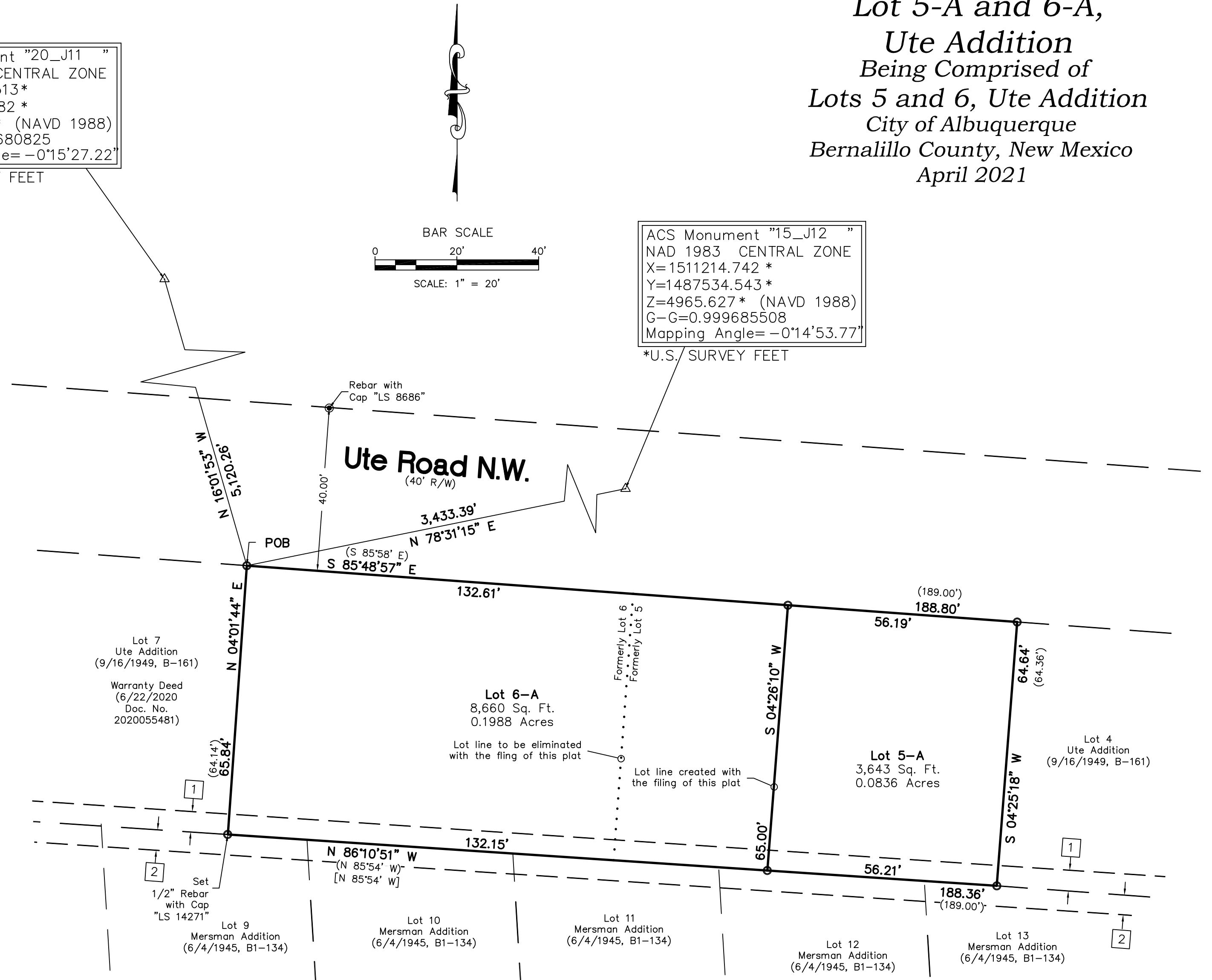
Disclaimer

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
Lot 5-A and 6-A,
Ute Addition
Being Comprised of
Lots 5 and 6, Ute Addition
City of Albuquerque
Bernalillo County, New Mexico
April 2021**

ACS Monument "20_J11"
NAD 1983 CENTRAL ZONE
X=1506437.513*
Y=1491770.982*
Z=5094.032* (NAVD 1988)
G-G= 0.999680825
Mapping Angle=-0°15'27.22"
*U.S. SURVEY FEET

ACS Monument "15_J12"
NAD 1983 CENTRAL ZONE
X=1511214.742*
Y=1487534.543*
Z=4965.627* (NAVD 1988)
G-G=0.999685508
Mapping Angle=-0°14'53.77"
*U.S. SURVEY FEET



DRB Determination Notes

A DRB DETERMINATION WAS MADE ALLOWING THE EXISTING SIDEWALK THREE AND FOUR-TENTHS (3.4) FEET WIDE FRONTING LOTS 5 AND 6 ALONG UTE ROAD N.W. IN PLACE OF THE DPM REQUIRED FIVE (5) FEET WIDTH. DETERMINATION WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 2021.

A DRB DETERMINATION ALLOWING FOR THE EXISTING FORTY (40) FOOT WIDE RIGHT-OF-WAY FOR UTE ROAD N.W. IN PLACE OF THE REQUIRED DPM STANDARD FORTY-EIGHT (48) FEET RIGHT-OF-WAY WIDTH WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 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

**Site Sketch for
Lot 5-A and 6-A,
Ute Addition
Being Comprised of
Lots 5 and 6, Ute Addition
City of Albuquerque
Bernalillo County, New Mexico
August 2021**

Indexing Information

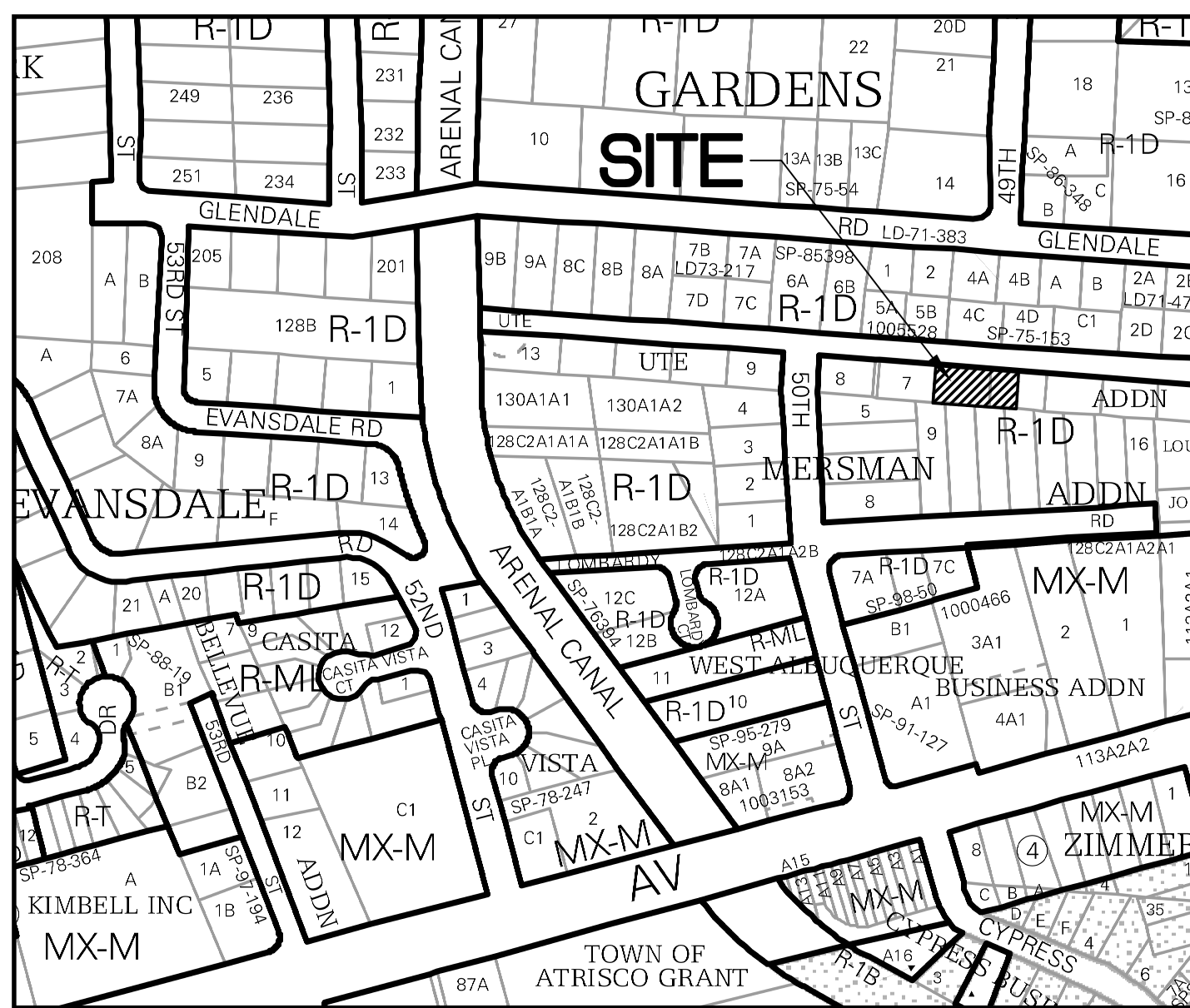
Section 23, Township 10 North, Range 2 East, N.M.P.M.
as Projected onto the Town of Atrisco Grant
Subdivision: Ute Addition
Owner: Christopher Perea (Remaining Portion Lot 5)
Homewise, Inc. (Lot 6 and Portion Lot 5)
UPC #: 101105751947311824 (Remaining Portion Lot 5)
101105751047311825 (Lot 6 and Portion Lot 5)

Legal Description

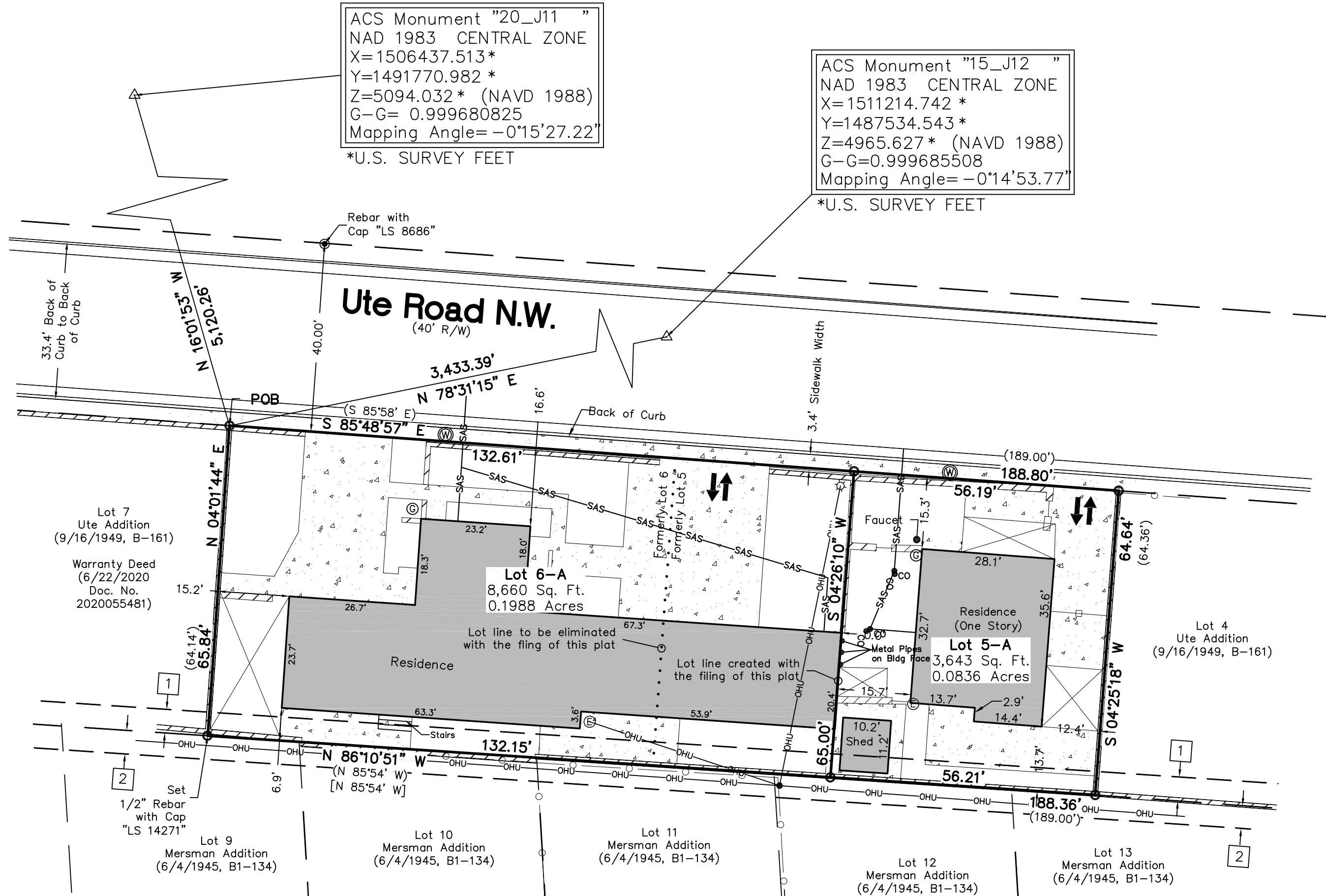
LOT NUMBERED SIX (6) AND LOT NUMBERED FIVE (5) OF UTE ADDITION, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 16, 1949, IN PLAT BOOK B, PAGE 161.

Purpose of Plat

1. SUBDIVIDE BY LOT LINE ADJUSTMENT AS SHOWN HEREON.

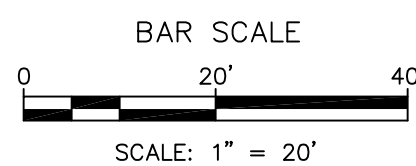


Vicinity Map - Zone Atlas K-11-Z



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/16/1949, B-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (6/4/1945, B1-134)
●	FOUND MONUMENT AS INDICATED
○	SET MAG NAIL UNLESS OTHERWISE NOTED
▭	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
—○—	CHAINLINK FENCE
—□—	METAL FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
☆	LIGHT POLE
⊙	ELECTRIC METER
⊕	GAS METER
⊗	WATER METER
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY



Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY AND APRIL 2021.
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
5. NO DEED WAS FOUND IN THE CHAIN OF TITLE INDICATING THAT LOT 5 WAS SPLIT PRIOR TO 1971 (THE YEAR NM ENACTED THE SUBDIVISION ACT).

Documents

1. PLAT OF RECORD FOR UTE ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 16, 1949 IN BOOK B, PAGE 161.
2. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 4, 2020 AS DOCUMENT NO. 2020122604.
3. QUITCLAIM DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 2, 2015 AS DOCUMENT NO. 2014026161.

Easement Notes

- 1 EXISTING 5' DITCH EASEMENT (9/16/1949, B-161)
- 2 EXISTING 5' DITCH AND UTILITY EASEMENT (6/4/1945, B1-134)

CSI-CARTESIAN SURVEYS INC.

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

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 Review for Proposed Lots 5-A and 6-A, Ute Addition

Members of the Board:

Cartesian Surveys is acting as an agent for Homewise, Inc. And Christopher Perea and requests a final plat review to create two new lots from two existing lots by lot line adjustment at 3534 and 3536 Ute Drive NW between 50th Street NW and 47th Street NW. The existing lots were subdivided by deed and this plat seeks to formalize this existing subdivision by a lot line adjustment. The properties are currently zoned as R1-D. A sketch plat review on April 28, 2021 under PR-2021-005371 [PS-2021-00052]. The Zoning Hearing Examiner hearing on August 20, 2021 resulted in Notice of Decision approvals on August 4, 2021 for contextual lot size and setback standards under Special Exception Numbers VA-2021-00226, VA-2021-00227, VA-2021-00228, VA-2021-00229. Final plat review was held on September 15, 2021 and we address the received comments below. Please note, as this is a historically developed neighborhood, there are no relevant features for a sensitive lands site analysis.

ABCWUA

1. No objection to the lot line adjustment.
2. Both lots have existing ABCWUA water and sewer services.
3. The provided information confirms that following the lot line adjustments, both lots will have separate water and sewer services and no private easements are necessary to continue use of those services.
4. There are water and sewer public mains across the frontage of both lots.

Noted

Code Enforcement

No comments were provided prior to the 9/15/2021 hearing. The notice of decision was shown at the hearing and was sent in a private email to Mr. Maestas and Mr. Metzgar of Code Enforcement.

Hydrology

No objection to the lot line adjustment

Note: An approved grading and drainage plan will be required at building permit if any of the following conditions are met: 500cy of grading, 1000 sf of new building or 10000 sf of paving.

Noted

Parks and Recreation

No Comments.

Noted

Transportation

1. The administrative decisions to allow Ute Drive to remain at its current right-of-way width and to allow the sidewalk to remain at its current width are recommended for approval by Transportation.

Noted, the statement recording the decision by DRB has been adjusted from the original administrative width waiver note previously on the plat.

2. The walls along the front of the property line appear to fall within the sight distance triangles. Wall height should not be higher than 3 feet from the gutter. Modification of the wall is necessary prior to sign-off. (I do not see any additional information on these walls within the latest submittal package.)

Noted, the walls along the front of the Lot 6-A property are not out of compliance for the western driveway, but the walls for the driveway along the former lot line are out of compliance with sight triangle requirements by less than a foot. The walls for Lot 5-A are out of compliance by approximately a foot and a half.

MRGCD

Final Plat Approval Signature required by the MRGCD

Noted, plat has been signed by MRGCD.

Planning

Explanation letter dated 9/7/21 has incorrect address listed.

Noted, the address for one of the lots has been corrected for the introductory paragraph of this letter.

Add note to plat that a ZHE variance was granted for lot size.

1. Per contextual standards :
2. The smallest lot allowed is .0755 acres
3. The largest lot allowed is .1258 acres
4. Proposed lot 6-A consisting of .1988 acres will require a variance to lot size.
5. Proposed lot 5-A consisting of .0836 acres meets contextual standards.

Noted, ZHE variance was discussed at 9/15 hearing and noted on page 2 of the plat.

Add note to plat that a ZHE variance was granted for setback.

Add notes to the plat that Staff determinations were made to allow existing sidewalk width of ROW width for Ute Road on plat.

Noted, the ZHE variance and staff determination notes have been added to page 2 of the plat.

Thank you for your attention,
Ryan J. Mulhall

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

September 7, 2021

Development Review Board
City of Albuquerque

Re: Justification of Administrative Right-of-Way width waiver for Ute Rd. NW as part of the Final Plat application for Lots 5 and 6 of Ute Addition [PR-2021-005371] [PS-2021-00052]

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Homewise Inc., and is requesting approval to subdivide by adjusting the interior lot line of Lots 5 and 6 of Ute Addition to match the property ownership in the deeds of record. The property is located on Ute Road NW, east of 50th Street NW and west of 47th Street NW. As part of the DRB sketch plat hearing for subdivision of this property, Transportation requested justification for allowing the existing condition of the approximately 40-foot width of the Ute Road NW right-of-way, which is below the DPM standard for a local street right-of-way of 44 to 46 feet.

The right-of-way width for Ute Road NW Avenue is an existing condition from the 1949 plat, and exists at its DPM deficient width of 40 feet for approximately 1,400 feet. The public road begins at 47th Street NW and travels for approximately 1400 feet to the west, where it dead ends against the Arenal Canal. Widening the right-of-way width to comply with the current DPM standard width of 48-52 feet would place an unnecessary burden on the owners of these properties, requiring removal of trees, fences, walls and utility infrastructure. Further, given the limited length of the road, typical traffic is limited to these property owners and would not serve the public a proportional benefit to the loss of these property owners.

In summary, we believe that section 6-6(P)(3)(a)3 of the IDO applies. The public welfare does not require that the proportion of the public right-of-way be altered given the public needs from the road are being met. The road has no outlet or purpose for through traffic, and there is little need for on-street parking for these homes given the majority have garages and paved driveways. The numerous improvements from every property owner along the road make dedication of right-of-way prohibitively expensive prospect, including our client's lots. The current right-of-way boundary lines do not adversely affect the current public and private use of the roadway. Finally, these lots already experience setback deficiencies, as shown by our required variances from the ZHE as part of this application package

Similarly, there is a net benefit to the public welfare by maintaining the current right-of-way width. Maintenance costs for the city remain proportionate to the use of the roadway, while allowing residential property to remain accessible to property owners and the character of the neighborhood relatively secluded given the proximity to Central Avenue and the trails along the Arenal Canal. Shrubs and decorative walls can remain in place and offer a measure of security and ornamentation, and construction to modify the sidewalk and roadway does not fall to private owners nor the public.

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

September 7, 2021

Development Review Board
City of Albuquerque

Re: Justification of Administrative Right-of-Way width waiver for Ute Rd. NW as part of the Final Plat application for Lots 5 and 6 of Ute Addition [PR-2021-005371] [PS-2021-00052]

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Homewise Inc., and is requesting approval to subdivide by adjusting the interior lot line of Lots 5 and 6 of Ute Addition to match the property ownership in the deeds of record. The property is located on Ute Road NW, east of 50th Street NW and west of 47th Street NW. As part of the DRB sketch plat hearing for subdivision of this property, Transportation requested justification for allowing the existing condition of the 3.4-foot sidewalk, which is below the DPM standard for a residential street of 5 feet.

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 width is the sidewalk is approximately three and a half feet wide, as is typical of the neighborhood. The existing sidewalk sufficiently serves residents' needs, and foot traffic sees little issue along the existing sidewalk amidst the low traffic right-of-way of the residential Ute Road NW. The roadway dead-ends into the trails along Arenal Canal, and so there is little need for wider sidewalk on the roadway, which sufficiently leads to much more conductive trail along Arenal Canal and 47th Street, leading to the parallel arterial: Central Avenue. Finally, the sidewalk across the street from the 3534 Ute property (Lot 5) is double wide and offers better connectivity for the street than is typical for the area.

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 a sidewalk width waiver. A waiver allows for the prevention of construction near landscaping and utilities including the lighted power pole and wall at 3534 Ute Road NW. These lots already experience setback deficiencies, as shown by our required variances from the ZHE as part of this application package. The waiver also avoids unnecessary expenditures for construction. Finally, the waiver discourages further through traffic along the neighborhood which has seen break-ins and other undesirable activity from non-residents.

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

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 Application for Lots 5 and 6 of Ute Addition

AGIS MAP # K-11-Z

LEGAL DESCRIPTIONS: Lot numbered five (5) and six (6) of Ute Addition,
as shown on the plat filed September 16, 1949 in Plat
Book B, Page 161.

 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).

CSI - Cartesian Surveys, Inc. 08/30/2021
Applicant/Agent Date

Hydrology Division Representative 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 _____ (date).

CSI - Cartesian Surveys, Inc. 08/31/2021
Applicant/Agent Date

Edwin Bergeron 8/31/2021
ABCWUA Representative Date

PROJECT # PR-2021-005371

