



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**  
 Requesting Minor Final Plat review of our subdivision to create one new lot from 22 existing lots by lot line elimination, dedication of additional right-of-way, and grating of easements.

<b>APPLICATION INFORMATION</b>		
Applicant: Greater Albuquerque Housing Partnership		Phone:
Address:		Email:
City:	State:	Zip:
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 all owners:	

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: 1 through 22	Block: 34	Unit:
Subdivision/Addition: Valley View Addition	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): K-17-Z	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots: 22	# of Proposed Lots: 1	Total Area of Site (Acres): 1.5900

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 5000 Central Ave SE	Between: Jackson Street SE	and: Monzano Street NE

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>
PR-2021-005390 (Sketch Plat Review)

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: 07/19/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

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

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*  
 \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled  
 \_\_\_ 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*  
 \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled  
 \_\_\_ 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)**

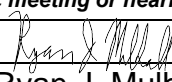

- Interpreter Needed for Hearing? N/A if yes, indicate language: \_\_\_\_\_  
 A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered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

<b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b>	
Signature: 	Date: 07/19/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



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

July 20, 2021

Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Lot 1-A, Valley View Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for Greater Albuquerque Housing Partnership and requests a final plat review to create one (1) new lot from twenty-two (22) existing lots by lot line elimination at 5000 Central Avenue SE between Jackson Street SE and Manzano Street SE. The properties are currently zoned as MX-M. An accompanying site plan for an anticipated building is planned to also come through DRB. The action was reviewed for a sketch plat on May 5, 2021, with the associated comments from the DRB board discussed below.

**ABCWUA**

1. Request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.

Water availability statement 210332, dated June 6, 2021 is attached with this application.

2. Water and sewer mains are present in Central Avenue and Jackson Street.

Noted

3. There are no public mains in Silver Avenue. There is potentially a need for this frontage to service a platted lot behind 5106 Central Avenue. The availability statement shall set the criteria for service.

Noted, from availability statement, the required Water and SAS mains on Silver are to be guaranteed by the infrastructure list submitted with this package.

**Code Enforcement**

1. CE has no opposition

Noted

**Hydrology**

No objection

Noted

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

Noted

### **Parks and Recreation Department**

No objection to lot consolidation. Central Ave NE is of a classification that requires street trees if development is applicable.

Noted.

### **Planning**

Plat will need City Surveyor, Surveyor and Property owner signatures and all utility signatures. We recommend that you obtain all utility signatures before submittal.

Noted, signatures are provided on the plat for all necessary parties

The site is within the Nob Hill /Highland Character Protection overlay zone. This zone contains restrictions on height, has requirements for vehicle access and façade requirements. Please see this section and the IDO for future development.

Noted

This site is within 660 feet of a Premium Transit Station, 1320 feet of a Main Street corridor and along a Major Transit Corridor. The IDO has specific requirements for development in these areas.

Noted

### **Transportation**

1. A radius shall be provided for each of the property corners.

Noted, a radius of 6 feet has been incorporated into the right-of-way dedication at the corner of Central and Jackson.

2. A 5-foot minimum sidewalk is required on Silver and Jackson. Right-of-way dedication may be needed.

Noted, right-of-way dedication has been provided for the eventual development has been provided.

3. Central Avenue is a main street. 10-foot sidewalk is required along a main street.

Noted, right-of-way dedication along Central has been provided.

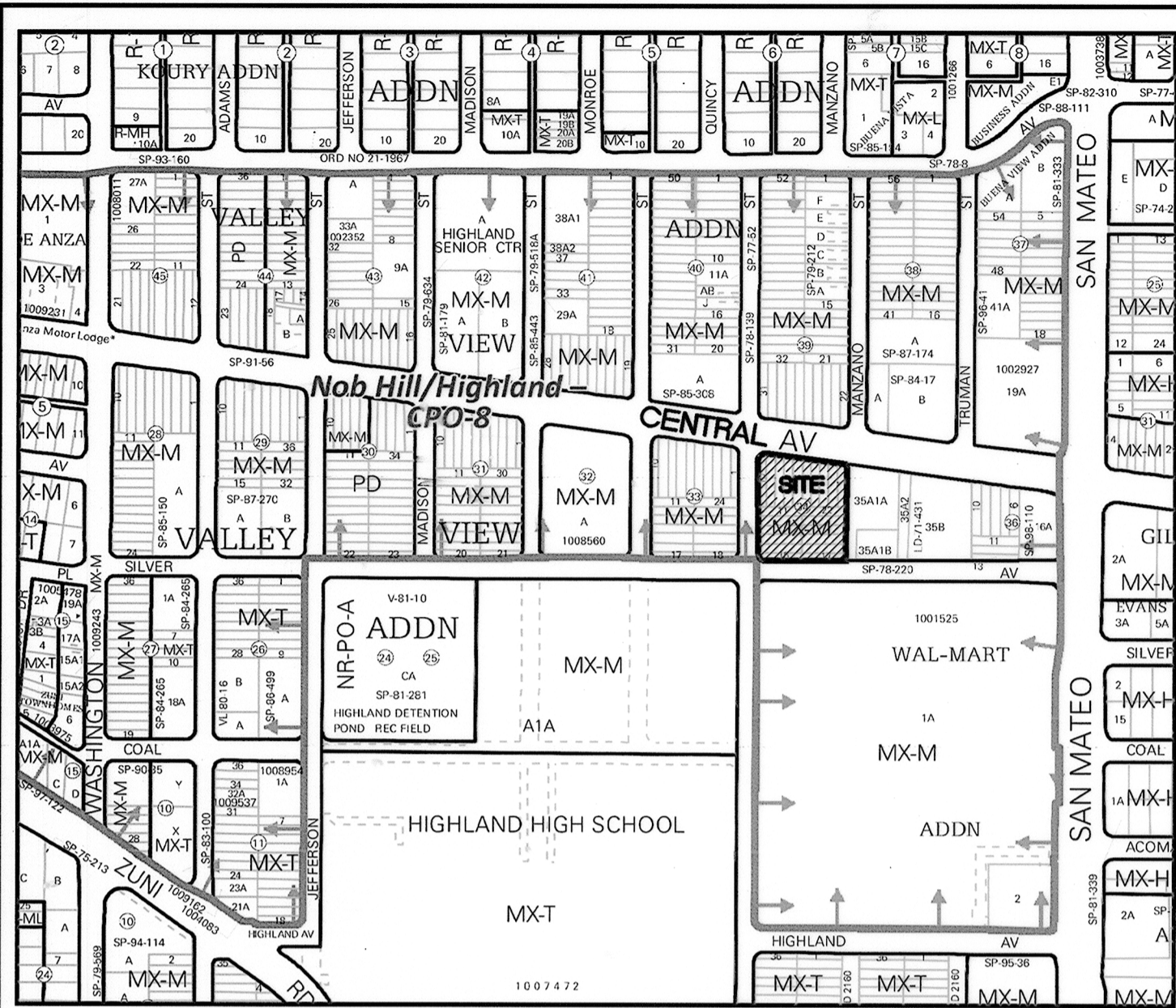
4. For further development, a Traffic Circulation Layout shall be required for site plan approval if not submitting a site plan through DRB.

Noted.

5. A Traffic Impact Study may be needed for future development.

Noted

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



Vicinity Map - Zone Atlas K-17-Z

**Documents**

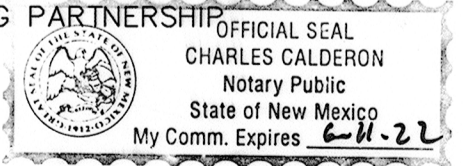
- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1806582 AND AN EFFECTIVE DATE OF OCTOBER 22, 2018.
- PLAT OF RECORD FOR VALLEY VIEW ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 2, 1911 IN BOOK D1, PAGE 32.
- WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 23, 2020 AS DOCUMENT NO. 2020130672.

**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. 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 CENTRAL AVE. S.E., JACKSON ST. S.E. AND SILVER AVE. S.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

*[Signature]*  
 FELIPE RAEI, EXECUTIVE DIRECTOR  
 GREATER ALBUQUERQUE HOUSING PARTNERSHIP  
 DATE July 13, 2021



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13<sup>th</sup> July, 2021  
 FELIPE RAEI, EXECUTIVE DIRECTOR, GREATER ALBUQUERQUE HOUSING PARTNERSHIP

By: *[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

**Indexing Information**

Section 23, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Valley View Addition  
 Owner: Greater Albuquerque Housing Partnership  
 UPC #: 101705745716542901 (Lots 6-22)  
 101705747017842904 (Lots 1-5)

**Purpose of Plat**

- TO ELIMINATE ALL INTERIOR LOT LINES TO CREATE ONE TRACT.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON
- GRANT AN EASEMENT AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 1.5900 ACRES  
 ZONE ATLAS PAGE NO. . . . . K-17-Z  
 NUMBER OF EXISTING LOTS. . . . . 22  
 NUMBER OF LOTS 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. . . . . 0.1282 ACRES  
 DATE OF SURVEY. . . . . JANUARY 2019

**Notes**

- FIELD SURVEY PERFORMED IN JANUARY 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 . . . . .

**Legal Description**

LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911.

**Public Utility Easements**

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

- Public Service Company of New Mexico ("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.
- 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.
- 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.
- 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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101705745716542901  
101705747017842904

PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 \_\_\_\_\_

**Plat for**  
**Lot 1-A, Block 34**  
**Valley View Addition**  
 Being Comprised of  
**Lots 1-22, Block 34**  
**Valley View Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2021

**Project Number:** PR-2021-005390

**Application Number:** SD-2021-00

**Plat Approvals:**

- [Signature]* Rodney Farmer (Jun 28, 2021 09:28 MDT) Jun 28, 2021
- [Signature]* Natalia Antonio (Jun 24, 2021 17:52 MDT) Jun 24, 2021
- [Signature]* Jeff Evanko (Jun 25, 2021 09:37 MDT) Jun 25, 2021
- [Signature]* Mike Mortus (Jun 25, 2021 07:43 MDT) Jun 25, 2021
- Comcast

**City Approvals:**

- [Signature]* Loren N. Risenhoover P.S. 6/17/2021  
 City Surveyor
- Traffic Engineer
- ABCWUA
- Parks and Recreation Department
- Code Enforcement  
*[Signature]* Deshae Fiedt 7/19/2021  
 AMAFCA
- City Engineer
- DRB Chairperson, Planning Department

**Surveyor's Certificate**

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

*[Signature]* Will Plotner Jr. 6/29/2021  
 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

**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.

**Easement Notes**

- EXISTING COMCAST EASEMENT BENEFITING LOTS 6-22 (02/08/2011, DOC. NO. 2011013972)
- EXISTING PNM & MST&T EASEMENT BENEFITING LOTS 6-22 (06/19/1948, BK. MISC. D80, PG. 35, AS DOC. NO. 1948039068)
- PUBLIC WATER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT.

**Plat for  
Lot 1-A, Block 34  
Valley View Addition  
Being Comprised of  
Lots 1-22, Block 34  
Valley View Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2021**

**Legend**

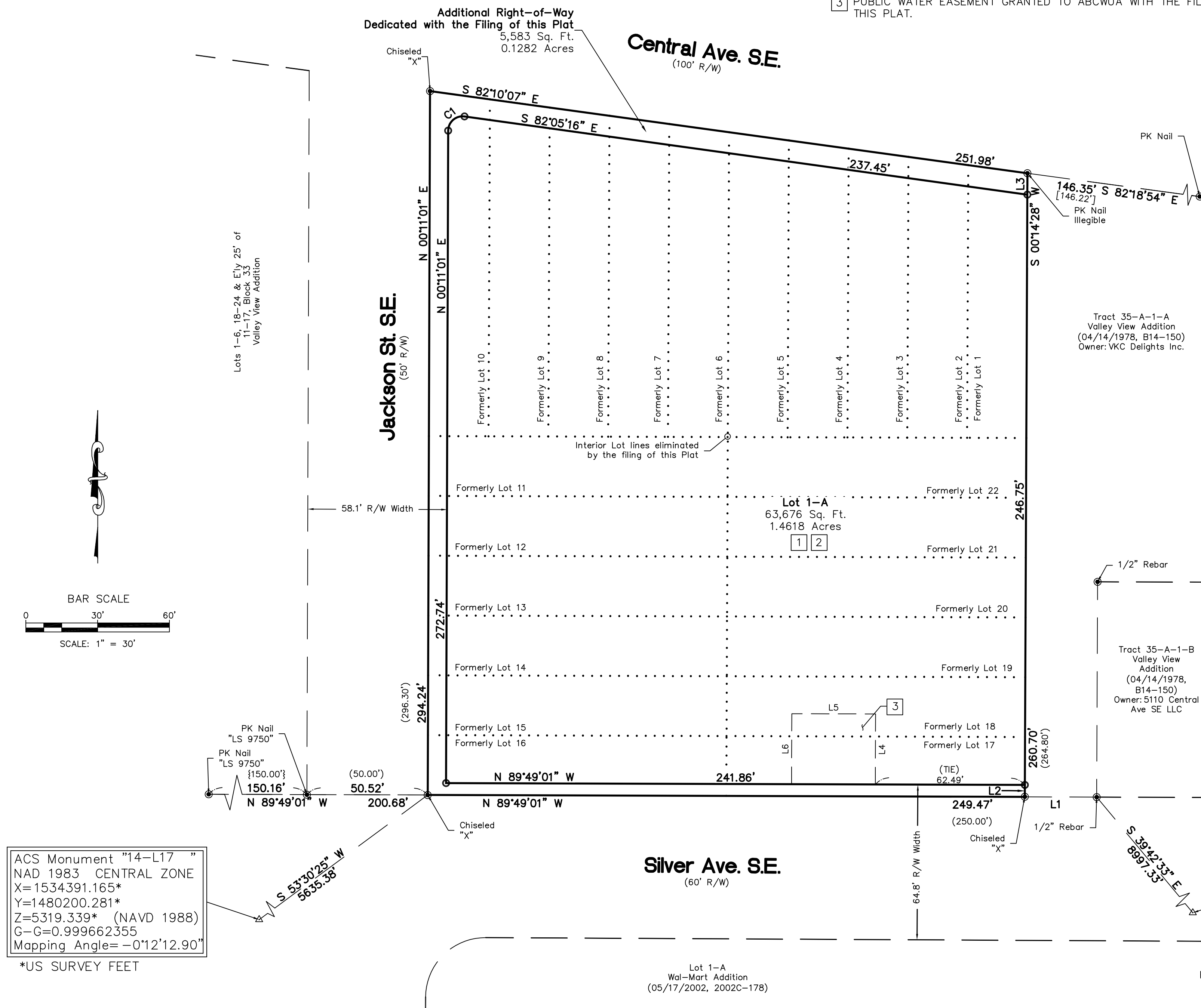
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/02/1911, D1-32)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (04/14/1978, B14-150)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER AGREEMENT (03/11/2016, DOC# 2016022874)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	10.23'	6.00'	97°43'43"	9.04'	N 49°02'52" E

Line Table		
Line #	Direction	Length (ft)
L1	S 89°49'01" E	30.03' [30.00']
L2	S 00°14'28" W	5.00'
L3	S 00°14'28" W	8.95'
L4	N 00°11'52" E	29.46'
L5	N 89°48'08" W	35.00'
L6	S 00°11'52" W	29.46'

ACS Monument "STA. G-2"  
NAD 1983 CENTRAL ZONE  
X=1544945.855\*  
Y=1476630.47\*  
Z=5337.43\* (NAVD 1988)  
G-G=0.999659019  
Mapping Angle=-0°10'59.70"

\*US SURVEY FEET



ACS Monument "14-L17"  
NAD 1983 CENTRAL ZONE  
X=1534391.165\*  
Y=1480200.281\*  
Z=5319.339\* (NAVD 1988)  
G-G=0.999662355  
Mapping Angle=-0°12'12.90"

\*US SURVEY FEET

Lot 1-A  
Wal-Mart Addition  
(05/17/2002, 2002C-178)

**CSI-CARTESIAN SURVEYS INC.**

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



Line Table		
Line #	Direction	Length (ft)
L1	S 89°49'01" E	30.03' [30.00']
L2	S 00°14'28" W	5.00'
L3	S 00°14'28" W	8.95'
L4	N 00°11'52" E	29.46'
L5	N 89°48'08" W	35.00'
L6	S 00°11'52" W	29.46'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	10.23'	6.00'	97°43'43"	9.04'	N 49°02'52" E

### Easement Notes

- EXISTING COMCAST EASEMENT BENEFITING LOTS 6-22 (02/08/2011, DOC. NO. 2011013972)
- EXISTING PNM & MST&T EASEMENT BENEFITING LOTS 6-22 (06/19/1948, BK. MISC. D80, PG. 35, AS DOC. NO. 1948039068)
- PUBLIC WATER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT.

# Site Sketch

## Lot 1-A, Block 34

### Valley View Addition

Being Comprised of

## Lots 1-22, Block 34

### Valley View Addition

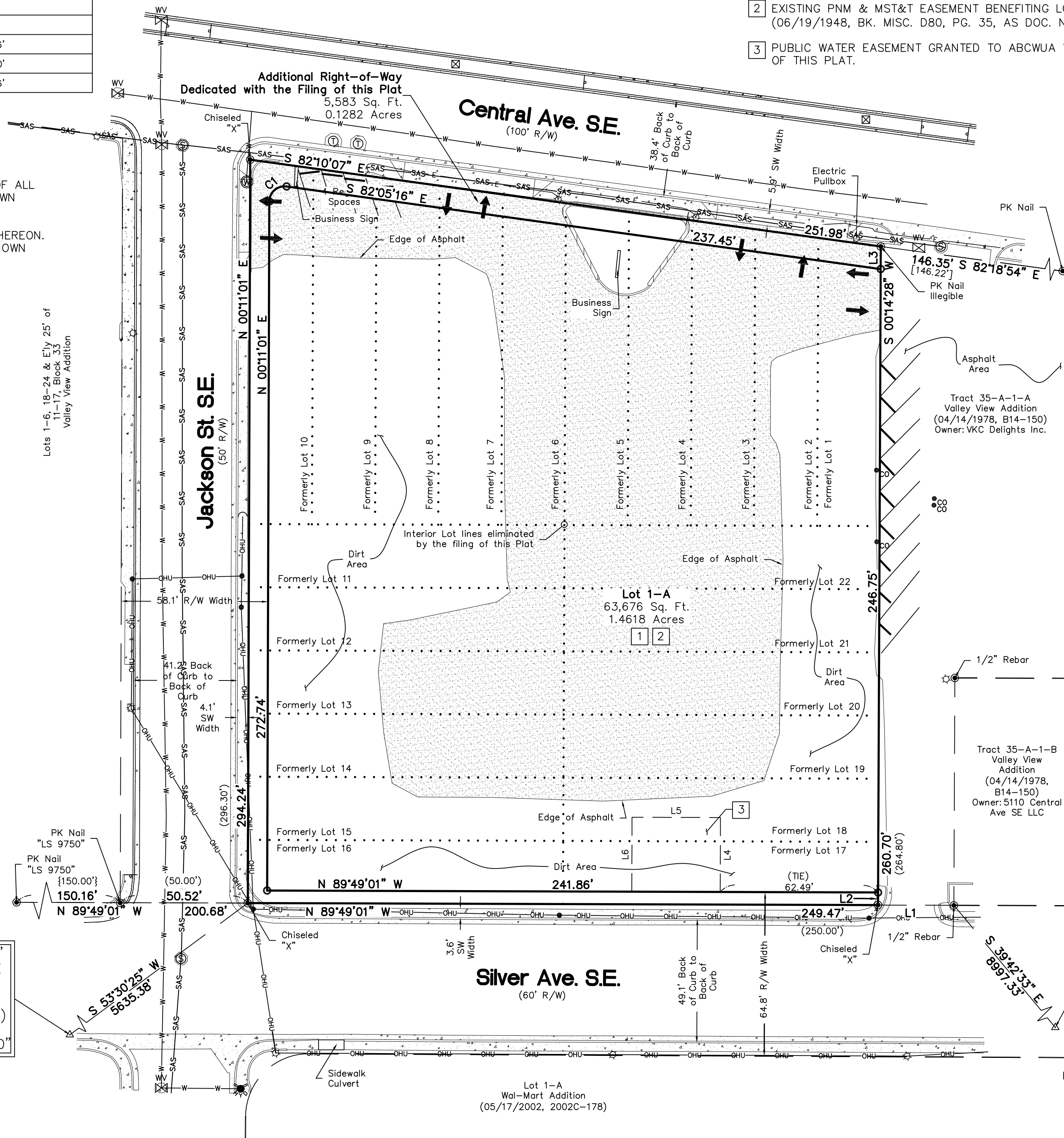
City of Albuquerque  
Bernalillo County, New Mexico  
June 2021

### Purpose of Plat

- SUBDIVIDE BY ELIMINATION OF ALL INTERIOR LOT LINES AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT AN EASEMENT AS SHOWN HEREON.

### Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/02/1911, D1-32)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (04/14/1978, B14-150)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER AGREEMENT (03/11/2016, DOC# 2016022874)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
■	CONCRETE
▨	ASPHALT
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
☆	LIGHT POLE
⊕	TELEPHONE MANHOLE
⊗	WATER VALVE
⊙	WATER METER
⊕	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊙	SAS CLEANOUT
⊙	STORM DRAIN MANHOLE
⊗	IRRIGATION BOX
⊙	SIGN
⇄	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE



ACS Monument "14-L17"  
NAD 1983 CENTRAL ZONE  
X=1534391.165\*  
Y=1480200.281\*  
Z=5319.339\* (NAVD 1988)  
G-G=0.999662355  
Mapping Angle=-0°12'12.90"  
\*US SURVEY FEET

ACS Monument "STA. G-2"  
NAD 1983 CENTRAL ZONE  
X=1544945.855\*  
Y=1476630.47\*  
Z=5337.43\* (NAVD 1988)  
G-G=0.999659019  
Mapping Angle=-0°10'59.70"  
\*US 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

**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:** Proposed Plat for Lot 1-A, Block 34 of Valley View Addition

**AGIS MAP #** K-17-Z

**LEGAL DESCRIPTIONS:** Lots numbered 1 through 22, inclusive, in block 34 of Valley View Addition, as filed in the office of the County Clerk of Bernalillo on September 2, 1911.

     **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

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

CSI - Cartesian Surveys, Inc. 07/13/2021  
Applicant/Agent Date

Ernest Armijo 7/13/2021  
Hydrology Division Representative Date

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

X **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on 3/24/2021 (date).

CSI - Cartesian Surveys, Inc. 07/13/2021  
Applicant/Agent Date

Edwin Bergeron 7/13/2021  
ABCWUA Representative Date

Statement #210332 - Executed on 06/02/2021

**PROJECT #** PR-2021-005390

June 6, 2021

**Chair**

Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

**Vice Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Walt Benson  
County of Bernalillo  
Commissioner, District 4

Pat Davis  
City of Albuquerque  
Councilor, District 6

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Charlene Pyskoty  
County of Bernalillo  
Commissioner, District 5

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
www.abcwua.org

David Aube  
H+M Design Group  
120 Vassar Drive SE  
Albuquerque NM 87106

**RE: Water and Sanitary Sewer Availability Statement #210332**  
**Project Name: Hiland Plaza**  
**Project Address: 5000 Central Ave SE**  
**Legal Description: Lots 1 thru 22, Block 34, of Valley View Addition**  
**UPC: 101705747017842904 & 101705745716542901**  
**Zone Atlas Map: K-17**

Dear Mr. Aube:

**Project Description:** The subject site is located on southeast corner of Central Ave and Jackson St, within the municipal limits of the City of Albuquerque. The proposed development consists of approximately 1.59 acres and the property is currently zoned MX-M for Mixed-use – Moderate Intensity. The property lies within the Pressure Zone 3E in the Ridgcrest trunk. The request for availability indicates plans to develop 92-unit apartment building.

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

- Six-inch PVC distribution main (project #26-4324.90-96) along Central Ave
- Six-inch Cast Iron distribution main (project #03-004-53) along Central Ave
- Six-inch Cast Iron distribution main (project #23-165-28) along Jackson St

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch Concrete collector line (TBook #2011) along Central Ave
- Eight-inch PVC collector line (project #26-4324.90-96) along Central Ave
- Eight-inch Concrete collector line (project #07-001-57) along Jackson St

**Water Service:** New metered water service to the property can be provided via routine connection to the existing infrastructure in the Existing Conditions section above. This connection is contingent upon a developer funded project to construct a water main extension along the frontage of Silver Avenue. This extension is required due to existing platted parcels to the east of this site that have potential for further development under adopted City ordinances. The proposed development shall make every effort to connect to the proposed dead-end waterline along Silver Ave. In the event that the development is not able to make this connection due to proposed plumbing plans, a connection would be allowed on any of the aforementioned existing waterlines. If the development is unable to make the connection to the proposed waterline along Silver Ave., a gate valve shall be installed along the proposed waterline along Silver Ave., directly east of the connection to aid in water quality concerns until future extension and service from this line takes place.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For

fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service:** Sanitary sewer service can be provided via routine connection to the existing infrastructure in the Existing Conditions section above. This connection is contingent upon a developer funded project to construct a sanitary sewer main extension along the frontage of Silver Avenue. This extension is required due to existing platted parcels to the east of this site that have potential for further development under adopted City ordinances. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 3,875 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow CAN be met. The system was analyzed using the existing hydrant #347, as well as a point on Jackson Street near Central Avenue, at a point on the northeastern corner of the site on the southern six-inch water main within Central Avenue, and lastly at a point on the northwestern corner of the site on the southern 6-inch water main within Central Avenue. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

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

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

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water

meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

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

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

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

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

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

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

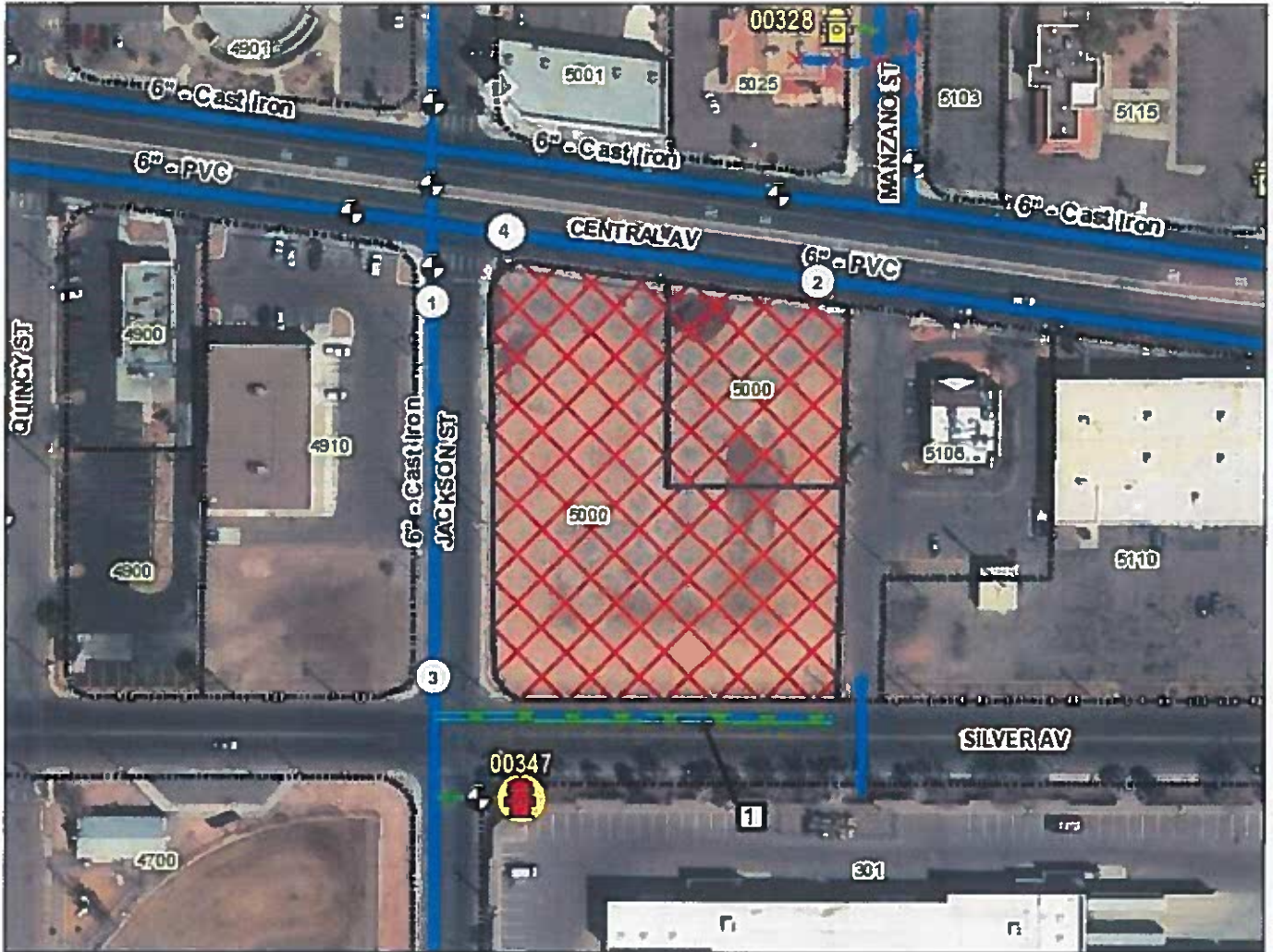
Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability Statement 210332

# 210332 - Water



## Legend

Project Location

Valve

Analysis Point

Hydrant

### Pipe

#### SUBTYPE

Distribution Line

Hydrant Leg

Abandoned

0 225 450 Feet

-- General Map Keyed Notes

1. --- Proposed Waterline Extension

-- Fire Flow Analysis Points

1. --- Analysis Point

2. --- Analysis Point

3. --- Analysis Point (Hydrant 00347)

4. --- Analysis Point



# 210332 - Sanitary Sewer



## Legend

 Project Location

 Sewer Manhole

### Sewer Pipe SUBTYPE

 COLLECTOR

0 225 450 Feet



 --- General Map Keyed Notes

1. --- Proposed Sewer Extension 

Current DRC  
Project Number: PR-2021-005390

FIGURE 12

Date Submitted: 7-16-21  
Date Site Plan Approved:  
Date Preliminary Plat Approved:  
Date Preliminary Plat Expires:  
DRB Project No.: PR-2021-005390  
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 2-16-19)

EXHIBIT "A"

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

Hiland Plaza

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		8"	Waterline	Silver Avenue SE	Jackson Street SE	East Property Line	/	/	/
		8"	Sanitary Sewer	Silver Avenue SE	Jackson Street SE	East Property Line	/	/	/
		5'	Sidewalk	Silver Avenue SE	Jackson Street SE	East Property Line	/	/	/
		6'	Sidewalk	Jackson Street	Silver Avenue SE	Central Avenue SE	/	/	/
		10'	Sidewalk	Central Avenue SE	Jackson Street SE	East Property Line	/	/	/
							/	/	/
							/	/	/



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	
							Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/

Approval of Creditable Items:

Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_

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 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER** \_\_\_\_\_ **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**David Aube**  
NAME (print)

**The H+M Design Group**  
FIRM

**David Aube**  
SIGNATURE - date



DRB CHAIR - date \_\_\_\_\_

PARKS & RECREATION - date \_\_\_\_\_

TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_

AMAFCA - date \_\_\_\_\_

UTILITY DEVELOPMENT - date \_\_\_\_\_

CODE ENFORCEMENT - date \_\_\_\_\_

CITY ENGINEER - date \_\_\_\_\_

\_\_\_\_\_ - date \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**5000 Central Avenue SE Public Notice Inquiry**

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

Tue, Jul 13, 2021 at 9:4

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	Phone
Highland Business and NA Incorporated	Melissa	Pacheco	<a href="mailto:melissa.ann.pacheco@gmail.com">melissa.ann.pacheco@gmail.com</a>	213 Madison Street NE	Albuquerque	NM	87108	505999979
Highland Business and NA Incorporated	Omar	Durant	<a href="mailto:omardurant@yahoo.com">omardurant@yahoo.com</a>	305 Quincy Street NE	Albuquerque	NM	87108	505265494
District 6 Coalition of Neighborhood Associations	Mandy	Warr	<a href="mailto:mandy@theremedyspa.com">mandy@theremedyspa.com</a>	119 Vassar Drive SE	Albuquerque	NM	87106	505401436
District 6 Coalition of Neighborhood Associations	Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE	Albuquerque	NM	87106	505980800

**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](mailto: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, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

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

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



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.

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**From:** webmaster=[cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Monday, July 12, 2021 4:37 PM  
**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Ryan Mulhall

Telephone Number

5058963050

Email Address

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

Company Name

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:

Lots 1 through 22, Block 34 of Valley View Addition as the same is shown on the map of said addition, filed 9/2/1911.

Physical address of subject site:

[5000 Central Avenue SE](#)

Subject site cross streets:


Central Ave and Jackson Street SE

Other subject site identifiers:

This site is located on the following zone atlas page:

K-17-Z

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 [IDOZoneAtlasPage\\_K-17-Z\\_Marked.pdf](#)  
555K

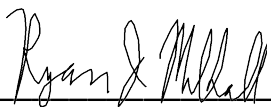


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Minor Subdivision: Preliminary / Final Plat
Decision-making Body:	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 <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	5000 Central Avenue SE
Name of property owner:	Greater Albuquerque Housing Partnership
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	July 28, 2021 at 9AM via Zoom Meeting via link posted at <a href="http://www.cabq.gov/planning/boards-comissions">http://www.cabq.gov/planning/boards-comissions</a>
Address, phone number, or website for additional information:	Please call (505) 896-3050 or email <a href="mailto:cartesianryan@gmail.com">cartesianryan@gmail.com</a> for information on the plat
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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


 \_\_\_\_\_ (Applicant signature)                      07/19/2021 \_\_\_\_\_ (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>

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## District 6 Coal. of NAs - Notice of Final Plat Submission of Proposed Lot 1-A of Valley View Addition

1 message

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: mandy@theremedaydayspa.com, info@willsonstudio.com

Mon, Jul 19, 2021 at 5:17 PM

Greetings District 6 Coalition of Neighborhood Associations representatives,

We plan to submit a final plat application for Lot 1-A of Valley View Addition [PR-2021-005390] on behalf of our client: the Greater Albuquerque Housing Partnership. The replat seeks to create one (1) new lot from twenty-two (22) existing lots by lot line elimination at 5000 Central Avenue SE between Jackson Street SE and Manzano Street SE. The properties are currently zoned as MX-M. An accompanying site plan for an anticipated building is planned to also come through DRB. The action was reviewed for a sketch plat on May 5, 2021, and we believe we have addressed those comments by dedicating additional right-of-way to Central, Silver, and Jackson as shown on the site sketch, as well as by promised infrastructure services along Silver Ave.

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


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


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### 4 attachments

 **IDOZoneAtlasPage\_K-17-Z\_Marked.pdf**  
555K

 **190146\_SS\_6-15-21.pdf**  
751K

 **D6\_Coal\_NAs\_Emailed-Notice-PubHearing-\_PR-2021-005390.pdf**  
189K

 **CABQ-Official\_pub\_notice\_form-PR-2021-005390.pdf**  
289K

[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\*: July 19, 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)\*: District 6 Coalition of Neighborhood Associations

Name of NA Representative\*: Mandy Warr // Patricia Wilson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mandy@theremedyspa.com // info@wilsonstudio.com

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

1. Subject Property Address\* 5000 Central Ave SE  
Location Description \_\_\_\_\_
2. Property Owner\* Greater Albuquerque Housing Partnership
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 \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Minor Subdivision - Final Plat review to create one new lot from 22 existing lots,  
dedicate additional right-of-way, and grant easements.

<sup>1</sup> 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.

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





[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 Map<sup>6</sup>:

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Highland Business and NA Incorporated [Other Neighborhood Associations, if any]

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



Ryan Mulhall <cartesianryan@gmail.com>

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## Highland B&NA Inc - Notice of Final Plat Submission of Proposed Lot 1-A of Valley View Addition

1 message

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Ryan Mulhall <cartesianryan@gmail.com>

Mon, Jul 19, 2021 at 5:15 PM

To: melissa.ann.pacheco@gmail.com, omardurant@yahoo.com

Greetings Highland Business and NA Incorporated representatives,

We plan to submit a final plat application for Lot 1-A of Valley View Addition [PR-2021-005390] on behalf of our client: the Greater Albuquerque Housing Partnership. The replat seeks to create one (1) new lot from twenty-two (22) existing lots by lot line elimination at 5000 Central Avenue SE between Jackson Street SE and Manzano Street SE. The properties are currently zoned as MX-M. An accompanying site plan for an anticipated building is planned to also come through DRB. The action was reviewed for a sketch plat on May 5, 2021, and we believe we have addressed those comments by dedicating additional right-of-way to Central, Silver, and Jackson as shown on the site sketch, as well as by promised infrastructure services along Silver Ave.

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 forms 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

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[CSI - Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

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


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

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

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

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### 4 attachments

 [190146\\_SS\\_6-15-21.pdf](#)  
751K

 [CABQ-Official\\_pub\\_notice\\_form-PR-2021-005390.pdf](#)  
289K

 [Highland\\_BNA\\_Inc\\_Emailed-Notice-PubHearing-\\_PR-2021-005390.pdf](#)  
187K

 **IDOZoneAtlasPage\_K-17-Z\_Marked.pdf**  
555K

[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\*: July 19, 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)\*: Highland Business and NA Incorporated

Name of NA Representative\*: Melissa Pacheco // Omar Durant

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: melissa.ann.pacheco@gmail.com // omardurant@yahoo.com

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

1. Subject Property Address\* 5000 Central Ave SE  
Location Description \_\_\_\_\_
2. Property Owner\* Greater Albuquerque Housing Partnership
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 \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Minor Subdivision - Final Plat review to create one new lot from 22 existing lots,  
dedicate additional right-of-way, and grant easements.

<sup>1</sup> 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.

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



[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.\*
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  - 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 Map<sup>6</sup>:

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

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Cc: District 6 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
\_\_\_\_\_

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