

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

September 19, 2025

Development Facilitation Team
City of Albuquerque

**Re: Preliminary / Final Plat Review for Proposed Subdivision Plat of
Lot 1-A, Block 7, Waggonman-Denison Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for SLN Properties LLC, the owner for Lots 1 thru 7, 17, 18 and "X" of Block 7 in Waggonman-Denison Addition. We request a preliminary / final plat review of a proposed minor subdivision to consolidate 10 existing lots into 1 new lot.

The property has two existing commercial buildings, and is located at 9307 Central Avenue NE between General Chennault St NE and General Patch Street NE. The property is currently zoned as MX-M (Mixed-Use Moderate-Intensity) for the northern lots and MX-H for the southern lots (Mixed-Use High-Intensity). Rezoning to MX-H for all parcels was accomplished through a zone map amendment for the subject lots, under ZMA-2025-00008 at an EPC hearing on August 21, 2025.

The DFT held a meeting to discuss our original sketch plat design for 2 lots on April 17th under PR-2021-005479 / PS-2024-00073 and the comments from that meeting are addressed below:

ABCWUA

1. Please add the following note on the cover sheet of the proposed plat.
a. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."

Noted, this statement has been added as note 5 to the proposed plat.

2. For future development, request an availability/serviceability statement online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

An executed statement must be obtained to determine conditions for service.

a. There are existing public water and sanitary sewer lines available to the site for direct connection to both proposed lots however depending on the proposed development the infrastructure may, or may not, not be sized adequately for the level of service needed

Noted

Code Enforcement

1. Property re-plat as proposed would result in Lot 1-A having the original MX-H zone for the southern portion, and the northern portion added would be MX-M (from former Lot X). This would create a "floating" zone line, and will require obtaining a Zoning Map Amendment prior to re-plat, as per IDO 6-6(K)(2)(c), in Subdivision of Land - Minor:

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

Noted, a zone map amendment was approved under ZMA-2025-00008 at an EPC hearing on August 21, 2025 to MX-H.

2. Need to clarify which business requires the parking spaces located on the North side of proposed Lot 1-A, in the area of former Lot X. Will need to provide parking calculations and locations for each business to clarify.

3. If the spaces on the North side of Lot 1-A are part of the required parking for Lot 17-A, a Shared Parking Agreement will need to be recorded related to the use of those spaces prior to re-plat.

4. Need to have cross-lot access easements shown on re-plat or as part of a recorded agreement to allow for access to the parking spaces in former Lot X, on the North side of proposed Lot 1-A.

With the reduction to one lot, comments 2 thru 4 become unnecessary.

5. No further comments at this time

Parks and Recreation

04-17-2024

No comments at this time.

Noted

Hydrology

• Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.

• Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted, with reduction to one proposed parcel, a cross-lot easement becomes unnecessary.

Transportation

1. Central is a Principal Arterial within a Premium Transit Corridor and requires 8' to 10' sidewalk with a 6' to 8' landscape buffer. General Chennault and General Patch are local

roads and require 5' sidewalk with a 5' to 6' landscape buffer. Provide radius at property corners at the street intersections. Take clear sight distances into account as well as making sure all public infrastructure is within right-of-way. Also, all private infrastructure shall be kept outside of public right-of-way with any adjustments.

Noted, dedication of additional right-of-way allows for widening of sidewalk up to 5 feet along General Chennault and to 8 feet along Central Ave to the proposed property line / existing iron fencing. Landscaping with grasses and trees is provided behind the fencing along property line.

2. Visit with Transit for right-of-way dedication requirements due to the bus stop location. Bus shelter infrastructure may be required at this location based on Transit's requirements.

Andrew de Garmo with City Transit, over a phone call, confirmed City Transit just needs a clear 8ft x 5ft sidewalk area for bus pickup at a minimum for any future stop, so the widening of the sidewalk and dedication of right-of-way along Central Ave NE should cover that need. Transit will add a stop on the frontage whenever their plans need it.

3. For future development an approved TCL will be required before site plan or building permit. Also, a Traffic Scoping Form will need to be submitted to determine if a TIS will be required

Noted

Planning

A floating zone line may be created by the plat by consolidating the area marked "formerly lox x" (currently zoned as MX-M) into Lot 1-A (currently zoned as MX-H). Need to discuss.

♣ A platting application to consolidate ten lots into two lots will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.

♣ Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

♣ The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.

♣ If infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

Please confirm if any public infrastructure work is planned to take place.

Noted, zone map amendment approved under ZMA-2025-00008 at EPC hearing on August 21, 2025 clears these concerns.

The infrastructure list for sidewalk widening along both frontages is provided with the application bundle.

Thank you for your time and consideration, Ryan Mulhall

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



OFFICIAL NOTICE OF DECISION

August 21, 2025

Lynda Giang, SNL Properties
9307 Central Ave. NE
Albuquerque, NM 87123

Project # [ZMA-2025-00008](#)
Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Penny Design, LLC, agent for SLN Properties, LLC requests a Zoning Map Amendment, from MX-H and MX-M to MX-H, for all or a portion of Lots 1, 2, 3-7, 17, 18 including, block 7, located at 9307 Central Ave NE, between Central Ave and General Chennault, approximately 1.0216 acres.

(K-20)

Staff Planner: Dennis Felipe, Jr.

On August 21, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Plan # ZMA-2025-00008, a Zoning Map Amendment (Zone Change), based on the following Findings:

FINDINGS – ZMA-2025-00008- Zoning Map Amendment (Zone Change)

1. This is a request for a Zoning Map Amendment for all or a portion of Waggoman Denison Lots 1 2 3 to 7 17 17 incl X Block 7, located at 9307 Central Ave. NE, Albuquerque, NM 87123 for approximately 1.0 acres. The request is a quasi-judicial matter.
2. The subject site is zoned MX-M (Mixed-Use – Medium Intensity) and MX-H (Mixed-Use – High Intensity). The request would allow for the consolidation of the properties, which cannot be done until both properties have the same zone designation; therefore, preventing the creation of a floating lot line, that will be more advantageous to the community and unify the property under a single zone district, MX-H.
3. Before the adoption of the Integrated Development Ordinance (IDO), the northern portion of the subject site, now zoned, MX-M, was zone SU-2 for EG-C. The southern portion of the subject site, now zoned, MH-H, was zoned for SU-2 for EG-C-2.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. Pre-Application Review, Sketch Plat has been requested for a Site Plan – Administrative action under PR-2021-005479, which has not yet been approved. Upon review of this project, planning staff became aware of the need for the zone map amendment in order to prevent the creation of a floating zone line at the property, an action needed in order to replat the site.

6. The subject site is within 660 ft. of the Central Ave. Major Transit and Major Street Corridors, as designated by the Comp Plan.
7. The subject site is within an Area of Change as designated by the Comprehensive Plan.
8. The request furthers the following goals and policies from Chapter 5 – Land Use:
 - A. GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request could contribute to the long-term vitality of Central Ave., as a major transit corridor and main street corridor. MX-H zoning would also allow more intense and diversified commercial and industrial offerings as well as denser housing development along a major transportation corridor. Any proposed development would be required to meet site design and compatibility standards to ensure appropriate integration with the surrounding area.

- B. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would support growth along a major transportation corridor for a building to be developed into with second-story housing. The proposed MX-H zoning would allow for more cohesive development and could reduce commuting and traffic to shape the built environment into a sustainable development pattern.

- C. POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would support more intense growth as the applicant wishes to expand a second-story to the building on the subject site within a major transit and main street corridor. No matter which permissive use, a building expansion would establish and maintain appropriate density and scale of development within this area meant to be more stable.

- D. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The request would foster the Central Avenue Major Transit and Main Street Corridor by providing creating a larger consolidated lot for future development along thereof.

- E. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request to the MX-H zone district would also allow for more options and a wider variety of commercial and industrial uses that correspond with adjacent properties' use, infrastructure, and public facilities such as the Central Ave. major transit and major street corridor, where development can take advantage of established transportation networks. The request will bring

the building the subject site into conformance to be suitable for future expansion or development.

A future site plan for development of the property would be subject to IDO requirements, including site design standards (IDO§14-16-5-11), parking and loading requirements (IDO§14-16-5-5), and mixed-use dimensional standards (IDO §14-16-5-1) to ensure the efficient use of resources and infrastructure.

- F. GOAL 5.6 CITY DEVELOPMENT AREAS. Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located wholly within an Area of Change. The request would direct growth to an area where redevelopment is encouraged and adjacent to parcels with corresponding zoning. A unified MX-H zone at the subject site could allow for a more concerted development that could include high-density residential, and expanded commercial and industrial uses that align with the area's existing development pattern.

- G. POLICY 5.6.2: AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request could direct growth and more intense development to an Area of Change by establishing a cohesive MX-H zoning on the subject site that is along the Central Ave. Major Transit and Main Street Corridor, where change and development is encouraged. By facilitating a more cohesive development that conforms to existing area uses, the request aligns with the City's goal to direct growth to areas where it is expected and desired. Future development could be subject to applicable design and compatibility standards to ensure integration with the surrounding community. Additionally, this request promotes infill development thereby maximizing existing resources.

9. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by applicant's policy-based response furthering (and not being in conflict with) a preponderance of applicable Goals and Policies regarding in the ABC Comp Plan, as amended, and other applicable plans adopted by the City as shown in the sections above.

The applicant's policy-based analysis demonstrates the request would further a preponderance of applicable Comprehensive Plan goals and policies as well as more advantageous to the community than the current zoning.

Applicable Citations: Goal 5.1 Centers & Corridors; Policy 5.1.1 Desired Growth; Policy 5.1.2 Development Areas; Policy 5.1.10 Major Transit Corridors; Policy 5.2.1 Land Use; Goal 5.3 Efficient Development Patterns; Goal 5.6 City Development Areas; Policy 5.6.2: Areas Of Change

Non-Applicable Citations: Goal 4.1 Character; Policy 4.1.1 Distinct; Goal 5.2 Complete Communities; Policy 5.2.1 Land Uses; Policy 5.4.1 Housing Near Jobs; Goal 7.3 Sense of Place

6-7(G)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is entirely within an Area of Change, and not wholly or partially in an Area of Consistency, as designated by the Comp Plan. This criterion does not apply.

6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is located wholly within an Area of Change where growth and development are encouraged. within Centers (other than Old Town) and Corridors (other than Commuter Corridors). Within a Main Street Corridor and along a Major Transit Corridor – prime locations for concentrating growth.

The applicant demonstrates that there has been a significant change in neighborhood or community conditions affecting the site that justifies this request, and that unifying two separate lots is more advantageous to the community.

Staff agrees that the request would strengthen the character of the surrounding area by supporting development, while expanding Mixed Use High Intensity across the entire site. maintaining a commercial or higher-density residential focus similar to adjacent properties to the north and south, and to a lesser intensity than those properties to the north of Central Ave. An MX-H zone district at this location is consistent with surrounding properties along Central Ave, and could reinforce the existing character of the area.

- 6-7(G)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in IDO §14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The applicant compared allowable uses in the existing MX-M (Mixed- Use – Medium Intensity) and MX-H (Mixed-Use – High Intensity) zone districts to the proposed unified MX-H zone district. Permissive uses allowed under the proposed MX-H zoning but not the current MX-M zoning are adult retail and as conditional uses, construction contractor’s facility and amphitheater. With the preponderance of MX-H zoning in the area, this will not be introducing these uses.

The agent noted the applicant intends to continue the current use, pending request approval. Potential permissive uses for the proposed northern portion of the lot are already permissive in the southern portion, and adjacent properties surrounding the subject site. This request would make all of these uses are already permissive for the southern portion of the subject site, permissive for the northern portion. Future development would be required to adhere to their respective use-specific standards for each use in the IDO to mitigate potential harm.

- 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

The subject site is served by existing City infrastructure and public improvements, and the request meets the requirement by ensuring that future uses will have adequate capacity. The site is developed as retail which will continue to utilize existing infrastructure that serves the site.

This request will ensure that infrastructure and public improvements have adequate capacity when the applicant fulfills its obligations for development under the IDO, the DPM, and/or an Infrastructure Improvements Agreement that would be established during a Site Plan review process, as required.

- 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street;

Although the subject site is located along Central Ave., a Community Principal Arterial, the applicant's justification is not completely base on the subject site's location; rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. The zone change would facilitate the applicant's request is to allow for the consolidation of the properties, which cannot be done until both properties have the same zone designation. Therefore, preventing the creation of a floating lot line that will be more advantageous to the community, because it furthers a preponderance of applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them. Therefore, allowing for the previously requested replat by bringing all lots to the same zone classification.

- 6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

While economic considerations are not a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request is to allow for the consolidation of the properties, which cannot be done until both properties have the same zone designation. Therefore, preventing the creation of a floating lot line that will be more advantageous to the community, because it furthers a preponderance of applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.

6-7(G)(3)(h) The zone change does not apply a zone district different from surrounding zone districts. to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

A zone change from MX-M to a unified MX-H across the subject site is not a "spot zone" because the proposed MX-H Zone District is consistent with adjacent parcels to the north and south along Central Ave. that are also zoned MX-H. The request is consistent with the intent of the Comprehensive Plan by facilitating appropriate zoning that aligns with the subject site lot lines.

10. Neighborhood associations (NA) within 660-feet of the subject site are the District 6 Coalition of NA and South Los Altos NA which were notified as required. Property owners within 100 feet of the subject site were also notified as required during the same time-frame.
11. The South Los Altos Neighborhood Association notified the applicant the board would not request a meeting.
12. Staff has received no public comment regarding the request at the time of this writing.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **September 5, 2025**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

OFFICIAL NOTICE OF DECISION

Project # ZMA-2025-00008

August 21, 2025

Page 8 of 8

Sincerely,

A handwritten signature in black ink that reads "Megan Jones". The signature is written in a cursive, flowing style.

for Alan Varela
Planning Director

AV/MJ/DF

cc: Case Agent, Penny Designs LLC, penny@pennydesign.net
District 6 Coalition of Neighborhood Associations, Patricia Wilson, info@wilsonstudio.com
District 6 Coalition of Neighborhood Associations, M. Ryan Kious, m.ryankious@gmail.com
South Los Altos NA, Jim Ahrend, notices@slanm.org
South Los Altos NA, Debbie Conger, debsla@swcp.com
Legal, acon@cabq.gov
EPC file

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 6/17/2024
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: PR-2021-005479
DHO Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

Lot 1-A, Block 7, Waggonman-Denison Addition

PROPOSED NAME OF PLAT

Lots 1-7, 17, 18, and X, Block 7, Waggonman-Addition

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	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
DRC #	DRC #						Inspector	P.E.	
<input type="text"/>	<input type="text"/>	8 ft	Concrete Sidewalk	Central Ave NE	SW Corner of Subject Property	SE Corner of Subject Property	/	/	/
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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
							Approval of Creditable Items:		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

Ryan J. Mulhall

NAME (print)

CSI - Cartesian Surveys, Inc.

FIRM

6/17/24

SIGNATURE - date

DEVELOPMENT FACILITATION TEAM MEMBER APPROVALS

PLANNING - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Vicinity Map - Zone Atlas K-20-Z

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2003204 AND AN EFFECTIVE DATE OF AUGUST 7, 2020, AND REVISION NUMBER 1 ON AUGUST 10, 2020.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 24, 1945, IN BOOK C, PAGE 191.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 1, 2020, AS DOC. NO. 2020120759.

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 IN CENTRAL AVENUE N.E. AND GENERAL CHENNAULT STREET N.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

SINH NGUYEN, FOUNDER
SLN PROPERTIES, LLC

5-30-24
DATE

STATE OF NEW MEXICO }
COUNTY OF Sandoval }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
BY: SINH NGUYEN, FOUNDER, SLN PROPERTIES, LLC

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES

09/07/25

Indexing Information

Section 20, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: Waggoman-Denison Addition
Owner: SLN Properties, LLC
UPC #: 102005718803530401

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 1.0293 ACRES
ZONE ATLAS PAGE NO., K-20-Z
NUMBER OF EXISTING LOTS, 10
NUMBER OF LOTS CREATED, 1
MILES OF FULL-WIDTH STREETS, 0.000 MILES
MILES OF HALF-WIDTH STREETS, 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.0140 ACRES
DATE OF SURVEY, FEBRUARY 2024

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2020 AND SUPPLEMENTAL DATA IN FEBRUARY 2024.
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. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.
6. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON 20__.

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), SEVENTEEN (17) AND EIGHTEEN (18) AND LOT LETTERED "X", ALL IN BLOCK NUMBERED SEVEN (7) OF THE WAGGOMAN-DENISON ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 24, 1945, IN BOOK C, PAGE 191.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0358H, DATED AUGUST 16, 2012.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 102005718803530401

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 1-A, Block 7
Waggoman-Denison Addition
Being Comprised of
Lots 1-7, 17, 18 and X, Block 7
Waggoman-Denison Addition
City of Albuquerque
Bernalillo County, New Mexico
May 2024

Project Number: PR-2021-005479

Application Number: SD-2024-00116

Plat Approvals:

<u>Daniel Aragon</u> PNM Electric Services	05/29/2024
<u>Natalia Antonio</u> Natalia Antonio (May 8, 2024 09:41 MDT)	May 8, 2024
Qwest Corp. d/b/a CenturyLink QC <u>Stephen J. Asp II</u> Stephen J. Asp II (May 24, 2024 12:57 MDT)	May 24, 2024
New Mexico Gas Company <u>Mike Mortus</u> Mike Mortus (May 8, 2024 17:23 MDT)	May 8, 2024
Comcast	

City Approvals:

Loren N. Risenhoover P.S. 5/7/2024
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AP May 8, 2024
AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, 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.

Brian J. Martinez 5/29/24
BRIAN J. MARTINEZ Date
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 2
201515

Plat for
Lot 1-A, Block 7
Waggoman-Denison Addition
Being Comprised of
Lots 1-7, 17, 18 and X, Block 7
Waggoman-Denison Addition
City of Albuquerque
Bernalillo County, New Mexico
May 2024

Line Table		
Line #	Direction	Length (ft)
L1	S 81°54'52" E [S 82°47'00" E]	50.19'
L2	N 36°02'21" W	5.45'

Easement Notes

- 1 EXISTING 20' ALLEY EASEMENT (5/24/1945, C-191)

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.

CSI-CARTESIAN SURVEYS INC.

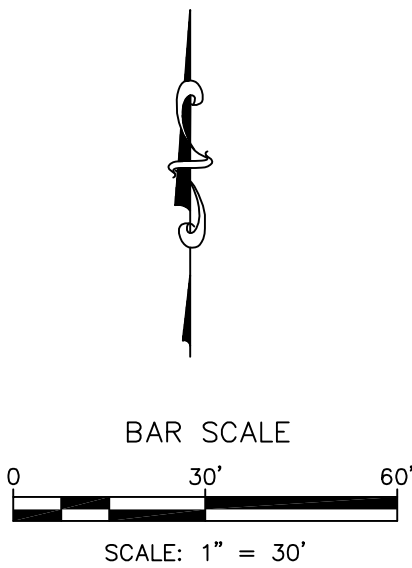
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 2 of 2
201515

ACS Monument "14_K20"
NAD 1983 CENTRAL ZONE
X=1550574.948*
Y=1484692.188*
Z=5381.929* (NAVD 1988)
G-G=0.999655680
Mapping Angle=-0°10'21.32"
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/24/1945, C-191)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (9/24/1979, B17-8)
●	FOUND MONUMENT AS INDICATED
○	SET CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	23.93'	45.23'	30°18'39"	23.65'	S 70°00'59" E

General Chennault St NE
(50' R/W)

Central Ave NE
(100' R/W)

General Patch St NE
(50' R/W)

Dedication of Right-of-Way
to the City of Albuquerque
In Fee Simple
610 Sq. Ft.
0.0140 Acres

Lot 1-A, Block 7
44,227 Sq. Ft.
1.0153 Acres

Lot 16, Block 7
Waggoman-Denison Addition
(5/24/1945, C-191)
NOT A PART

Lot 13, Block 7
Waggoman-Denison Addition
(5/24/1945, C-191)
NOT A PART

Lot 12, Block 7
Waggoman-Denison Addition
(5/24/1945, C-191)
NOT A PART

Lot 11-A, Block 7
Waggoman-Denison Addition
(9/24/1979, B17-8)
NOT A PART

Lot 11-B, Block 7
Waggoman-Denison Addition
(9/24/1979, B17-8)
NOT A PART

Block 7
Waggoman-Denison Addition
(5/24/1945, C-191)
NOT A PART

Lot 8 Lot 9 Lot 10

Formerly Lot 1
Formerly Lot 2
Formerly Lot 3
Formerly Lot 4
Formerly Lot 5
Formerly Lot 6
Formerly Lot 7

Lot Line Created with the Filing of this Plat

Formerly Lot 1
Formerly Lot 2
Formerly Lot 3
Formerly Lot 4
Formerly Lot 5
Formerly Lot 6
Formerly Lot 7

Formerly Lot 1
Formerly Lot 2
Formerly Lot 3
Formerly Lot 4
Formerly Lot 5
Formerly Lot 6
Formerly Lot 7

Formerly Lot 1
Formerly Lot 2
Formerly Lot 3
Formerly Lot 4
Formerly Lot 5
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Site Sketch for
Lot 1-A, Block 7
Waggoman-Denison Addition
Being Comprised of
Lots 1-7, 17, 18 and X, Block 7
Waggoman-Denison Addition
City of Albuquerque
Bernalillo County, New Mexico
March 2024

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/24/1945, C-191)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (9/24/1979, B17-8)
●	FOUND MONUMENT AS INDICATED
○	SET CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▢	CONCRETE
⊠	UTILITY PEDESTAL
—x—	WIRE FENCE
—□—	METAL FENCE
▨▨▨	BLOCK WALL
—○—	CHAINLINK FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊠	SIGNAL BOX
⊠	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊙	TRAFFIC MAST
⊙	GAS METER
⊙	WATER VALVE
⊙	WATER METER
⊙	SIGN
↕↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
R	RAMP

ACS Monument "14_K20"
NAD 1983 CENTRAL ZONE
X=1550574.948*
Y=1484692.188*
Z=5381.929* (NAVD 1988)
G-G=0.999655680
Mapping Angle=-0°10'21.32"
*U.S. SURVEY FEET

ACS Monument "5_K20"
NAD 1983 CENTRAL ZONE
X=1553259.684*
Y=1482001.249*
Z=5429.995* (NAVD 1988)
G-G=0.999652832
Mapping Angle=-0°10'02.59"
*U.S. SURVEY FEET

Indexing Information

Section 20, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: Waggoman-Denison Addition
Owner: SLN Properties, LLC
UPC #: 102005718803530401

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), SEVENTEEN (17) AND EIGHTEEN (18) AND LOT LETTERED "X" ALL IN BLOCK NUMBERED SEVEN (7) OF THE WAGGOMAN-DENNISON ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 24, 1945, IN BOOK C, PAGE 191.

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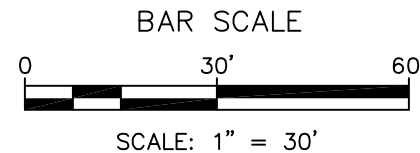
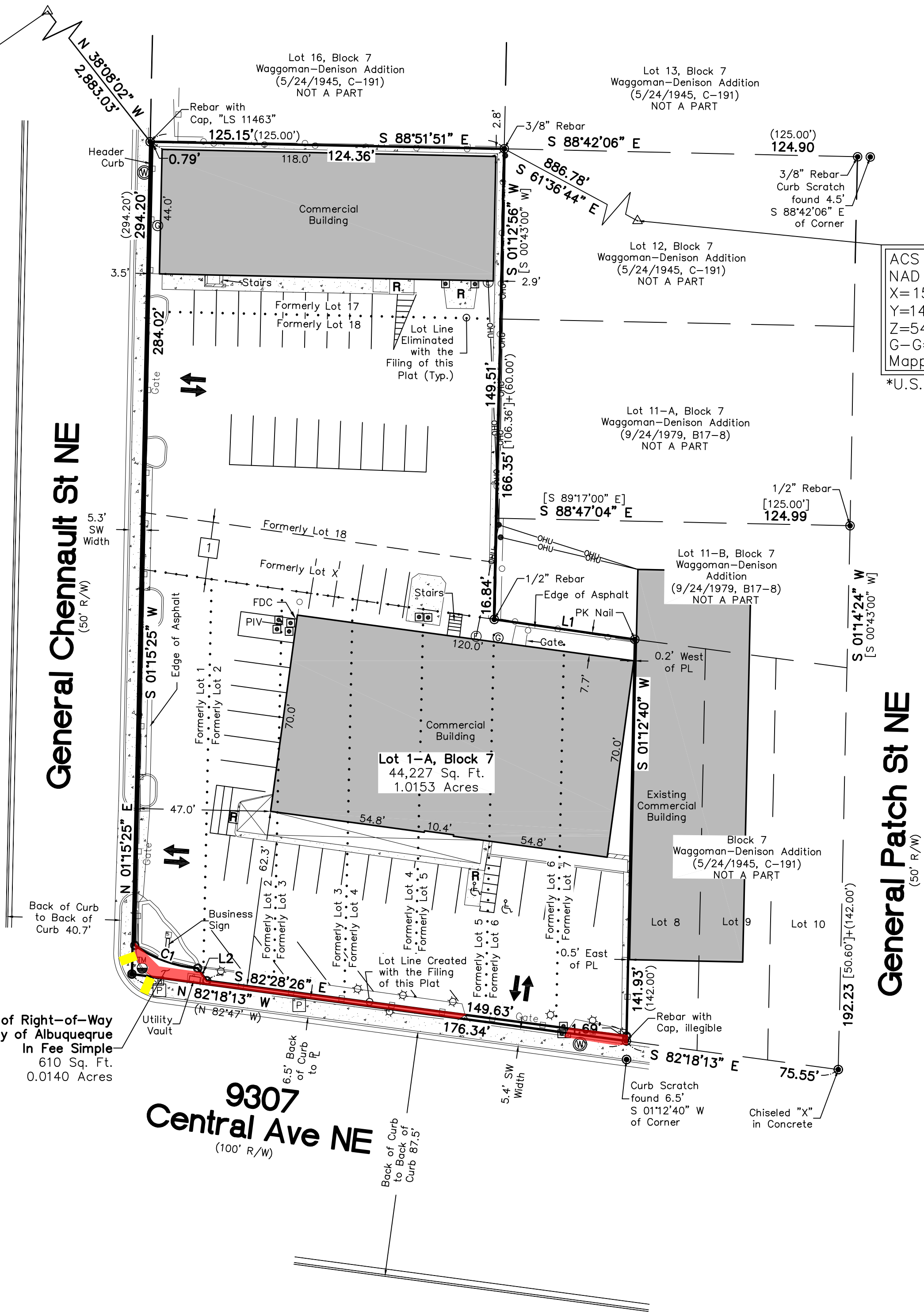
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CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 1
201515





Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Request preliminary / final plat review of our proposed lot consolidation from 10 existing lots to 1 new lot. Plat also dedicates additional right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types, so client will seek zone map amendment to unify.

APPLICATION INFORMATION

Applicant/Owner: SLN Properties LLC		Phone:
Address: 9307 Central Ave NE		Email:
City: Albuquerque	State: NM	Zip: 87123
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:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 1-7, 17, 18, and "X"	Block: 7	Unit:
Subdivision/Addition: Waggonman-Denison Addition	MRGCD Map No.:	UPC Code: 102005718803530401
Zone Atlas Page(s): K-20-Z	Existing Zoning: MX-H and MX-M	Proposed Zoning: MX-M?
# of Existing Lots: 10	# of Proposed Lots: 1	Total Area of Site (Acres): 1.0293

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 9307 Central Ave NE Between: General Chennault St NE and: General Patch St NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-005479 / PS-2024-00073 (Sketch Plat)

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: July 8, 2024
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

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

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) 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) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- ___ 9) Letter of authorization from the property owner if application is submitted by an agent
- ___ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- ___ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ MINOR AMENDMENT TO PRELIMINARY PLAT

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: Prelim. / Final Plat for Minor Subdivision consolidating Lots 1-7, 17, 18, and X of Waggonman-Denison Addition, dedicating ROW at the corner, located at 9307 Central Avenue NE [PR-2021-005479]

☐ **Hydrology:**

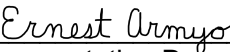
• Sensitive Lands Analysis (5-2(C))	_____ Approved	<u> X </u> NA
• Grading and Drainage Plan	_____ Approved	<u> X </u> NA
• AMAFCA	_____ Approved	<u> X </u> NA
• Bernalillo County	_____ Approved	<u> X </u> NA
• NMDOT	_____ Approved	<u> X </u> NA
• MRGCD	_____ Approved	<u> X </u> NA


Hydrology Department

6/7/2024
Date

☐ **Transportation:**


• Traffic Circulations Layout (TCL)	_____ Approved	<u> X </u> NA
• Traffic Impact Study (TIS)	_____ Approved	<u> X </u> NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	<u> X </u> NA
• Bernalillo County	_____ Approved	<u> X </u> NA
• NMDOT	_____ Approved	<u> X </u> NA


Transportation Department

6/6/2024
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement:	_____ Approved	<u> x </u> NA
• Development Agreement:	_____ Approved	_____ NA
• If None Explain: Just r/w dedication	_____	


ABCWUA

6/27/2024
Date

☐ Infrastructure Improvements Agreement (IIA*) _____ Approved

☐ AGIS (DXF File**) _____ Approved

☐ **Signatures on Plat:**

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA***	_____ Yes	_____ NA
• NM Gas***	_____ Yes	
• PNM ***	_____ Yes	
• COMCAST***	_____ Yes	
• MRGCD***	_____ Yes	_____ NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

Sinh Nguyen
SLN Properties, LLC
9307 Central Ave NE
Albuquerque, NM 87123

City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

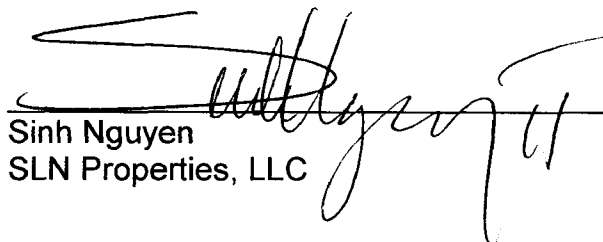
RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

I, Sinh Nguyen, Founder, of SLN Properties, LLC, a New Mexico limited liability company, the owner in fee-simple for the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the subdivision plat for existing Lots 1-7, 17, 18 and X, of Block 7 of the Waggoman-Denison Addition. The subject property is located at 9307 Central Ave NE, in the City of Albuquerque.

The agent shall have the authority to act on our behalf for the subdivision platting action and obtaining documentation or certificates from the City of Albuquerque or Bernalillo County needed for the platting action.

Thank You,


Sinh Nguyen
SLN Properties, LLC

5-30-24
Date

9307 Central Ave NE_ Public Notice Inquiry Sheet Submission

Office of Neighborhood Coordination <onc@cabq.gov>
To: Ryan Mulhall <cartesianryan@gmail.com>

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque
South Los Altos NA	contact@slananm.org	Debbie	Conger	debsla@swcp.com	325 Espejo Street NE	Albuquerque
South Los Altos NA	contact@slananm.org	Jim	Ahrend	notices@slananm.org	304 General Bradley NE	Albuquerque

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question 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: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- 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 your permit application. <https://www.cabq.gov/planning/urban-design-development>
- The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice2019.pdf>.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/Administrative-Print&Fill.pdf>
- 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 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. <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 the 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 and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 1 thru 7, 17, 18, and "X", Block 7 of Waggonman-Dennison Addition as recorded in the Bernalillo County clerks office on the May 24th, 1945 in Book C, Page 191.

Physical address of subject site:

[9307 Central Ave NE](#)

Subject site cross streets:

Central Ave and General Chennault St NE

Other subject site identifiers:


2 Commercial buildings (Global Beauty Supply)

This site is located on the following zone atlas page:

K-20-Z

Captcha

x

 **IDOZoneAtlasPage_K-20-Z Markup.pdf**
420K

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:	Preliminary / Final Plat of Minor Subdivision	
Decision-making Body:	Development Hearing Officer (DHO)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page

PART II – DETAILS OF REQUEST

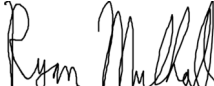
Address of property listed in application:	9307 Central Ave NE
Name of property owner:	SLN Properties, LLC
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	July 17, 2024 at 9AM for DHO public hearing held over zoom meeting (link provided in DHO agenda on city website)
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050 for additional plat information

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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


 _____ (Applicant signature)

 July 5, 2024 _____ (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.

[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*: _____

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)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
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 or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

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

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

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

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

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

Please email cartesianryan@gmail.com or call 505-896-3050 extension 107

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

1. Zone Atlas Page(s)*⁵ _____
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

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

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

³ Physical address or Zoom link

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

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

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for Decisions Requiring a Meeting or Hearing
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 - ☐ Conditional Use Approval
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 - ☒ Subdivision _____ (Minor or Major)
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 - ☐ Variance
 - ☐ Waiver
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5. This application will be decided at a public meeting or hearing by*:

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
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Date/Time*: _____

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- ☐ a. Location of proposed buildings and landscape areas.*
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- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
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<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



Ryan Mulhall <cartesianryan@gmail.com>

D6 Coal. NAs - Notice of Prelim / Final Plat App. for Prop. Lot 1-A, Blk 7, Waggonman-Denison Add. / 9307 Central Ave NE

Ryan Mulhall <cartesianryan@gmail.com>

Mon, Jul 8, 2024 at 10:25 AM

To: info@willsonstudio.com, "m.ryankious@gmail.com" <m.ryankious@gmail.com>

Good morning District 6 Coalition of Neighborhood Associations representatives,

Cartesian Surveys intends to submit, on behalf of our client, SLN Properties, LLC, for preliminary / final plat review of a minor subdivision to consolidate 10 lots (Lots 1-7, 17, 18 and X, Block 7, Waggoman-Denison Addition) into one new lot . The property is located at 9307 Central Ave NE and has commercial buildings that will remain after the consolidation of lots.

The application requires review at a public hearing for the Development Hearing Officer of the City, and while no action is necessary on your part, as a nearby neighborhood association, we are required to notify you of our intent to submit for review with the city.

Attached is the site sketch of the proposed subdivision, a zone atlas page highlighting the location of the property, and the city-required notice forms to summarize the basic information of our submission.

We expected this platting action to be heard on July 17th, 2024 at a public Development Hearing Officer (DHO) hearing, held over zoom under project number PR-2021-005479. The link to the hearing will be provided on the City website for the DHO agenda.

If you have any questions regarding the planned subdivision please let us know. Thank you for your consideration,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050 \(Extension 107\)](#)

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

www.cartesiansurveys.com

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

4 attachments



CABQ-Off_pub_notice_form-PR-2021-005479.pdf
250K



D6CoalNA - Emailed-Notice-PubHearing-9307CentralAveNE.pdf
225K



201515_SS (7-4-24).pdf
331K



IDOZoneAtlasPage_K-20-Z Markup.pdf
420K



Ryan Mulhall <cartesianryan@gmail.com>

S. LANA - Notice of Prelim / Final Plat App. for Prop. Lot 1-A, Blk 7, Waggonman-Denison Add. / 9307 Central Ave NE

Ryan Mulhall <cartesianryan@gmail.com>

Mon, Jul 8, 2024 at 10:25 AM

To: contact@slananm.org, debsla@swcp.com, notices@slananm.org

Good morning South Los Altos Neighborhood Association representatives,

Cartesian Surveys intends to submit, on behalf of our client, SLN Properties, LLC, for preliminary / final plat review of a minor subdivision to consolidate 10 lots (Lots 1-7, 17, 18 and X, Block 7, Waggoman-Denison Addition) into one new lot . The property is located at 9307 Central Ave NE and has commercial buildings that will remain after the consolidation of lots.

The application requires review at a public hearing for the Development Hearing Officer of the City, and while no action is necessary on your part, as a nearby neighborhood association, we are required to notify you of our intent to submit for review with the city.

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Ryan Mulhall

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

www.cartesiansurveys.com

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

4 attachments



CABQ-Off_pub_notice_form-PR-2021-005479.pdf
250K



SLA NA - Emailed_Notice-PubHearing-FPlat_9307CentralAveNE.pdf
226K



201515_SS (7-4-24).pdf
331K



IDOZoneAtlasPage_K-20-Z Markup.pdf
420K