



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2021-005716
Application No. SD-2022-00077

TO:

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

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

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

DRB SCHEDULED HEARING DATE: 05/25/2022 HEARING DATE OF DEFERRAL: 06/08/2022

SUBMITTAL DESCRIPTION: Suppliment adds application number to the plat, clarifying notes for the private alleyway

north of our proposed subdivision, with supporting record documentation for the private ownership of

the alleyway.

CONTACT NAME: Ryan J. Mulhall

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



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request review of our subdivision creating 3 new tracts from one existing tract. Request administrative decision allowing existing sidewalk width		

APPLICATION INFORMATION			
Applicant/Owner:	Paulette Baca	Phone:	
Address:	911 7th Street SW	Email:	
City:	Albuquerque	State:	NM
		Zip:	87102
Professional/Agent (if any):	CSI - Cartisian 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: Nelson J. Lujan and Paulette Baca		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:	Tract 93A3	Block:	Unit:
Subdivision/Addition:	MRGCD Map 40	MRGCD Map No.:	40
		UPC Code:	101405701922632805
Zone Atlas Page(s):	K-14-Z	Existing Zoning:	R-1A
		Proposed Zoning	
# of Existing Lots:	1	# of Proposed Lots:	3
		Total Area of Site (Acres):	0.2585
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:	711 7th Street SW	Between:	Stover Avenue SW and Atlantic Avenue SW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PS-2021-00084 (sketch); VA-2021-00442 (Variance Context. Lot Sizes)			

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:	05/16/2022
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 DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. 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)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- Sidewalk Exhibit and/or cross sections of proposed streets
- N/A Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- N/A Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

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

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

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

FORM S: PRE-APPROVALS/SIGNATURES

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

Hydrology:

- Grading and Drainage Plan _____ Approved NA
- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Ernest Armijo 4/29/2022
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved _____ NA
- Traffic Impact Study (TIS) _____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA

 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter _____ Approved _____ NA
- ABCWUA Development Agreement _____ Approved _____ NA
- ABCWUA Service Connection Agreement _____ Approved _____ NA

 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) _____ Approved
- AGIS (DXF File) _____ Approved
- Fire Marshall Signature on the plan _____ 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 and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

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

FORM S: PRE-APPROVALS/SIGNATURES

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

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- Grading and Drainage Plan _____ Approved _____ NA
- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Hydrology Department

Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved X NA
- Traffic Impact Study (TIS) _____ Approved X NA
- Neighborhood Impact Analysis (NIA) _____ Approved X NA
- Bernalillo County _____ Approved X NA
- NMDOT _____ Approved X NA

Jeanne Wolfenbarger

Transportation Department

04/22/2022

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter _____ Approved X NA
- ABCWUA Development Agreement _____ Approved X NA
- ABCWUA Service Connection Agreement _____ Approved X NA

Edwin Bergeron

ABCWUA

4/22/2022

Date

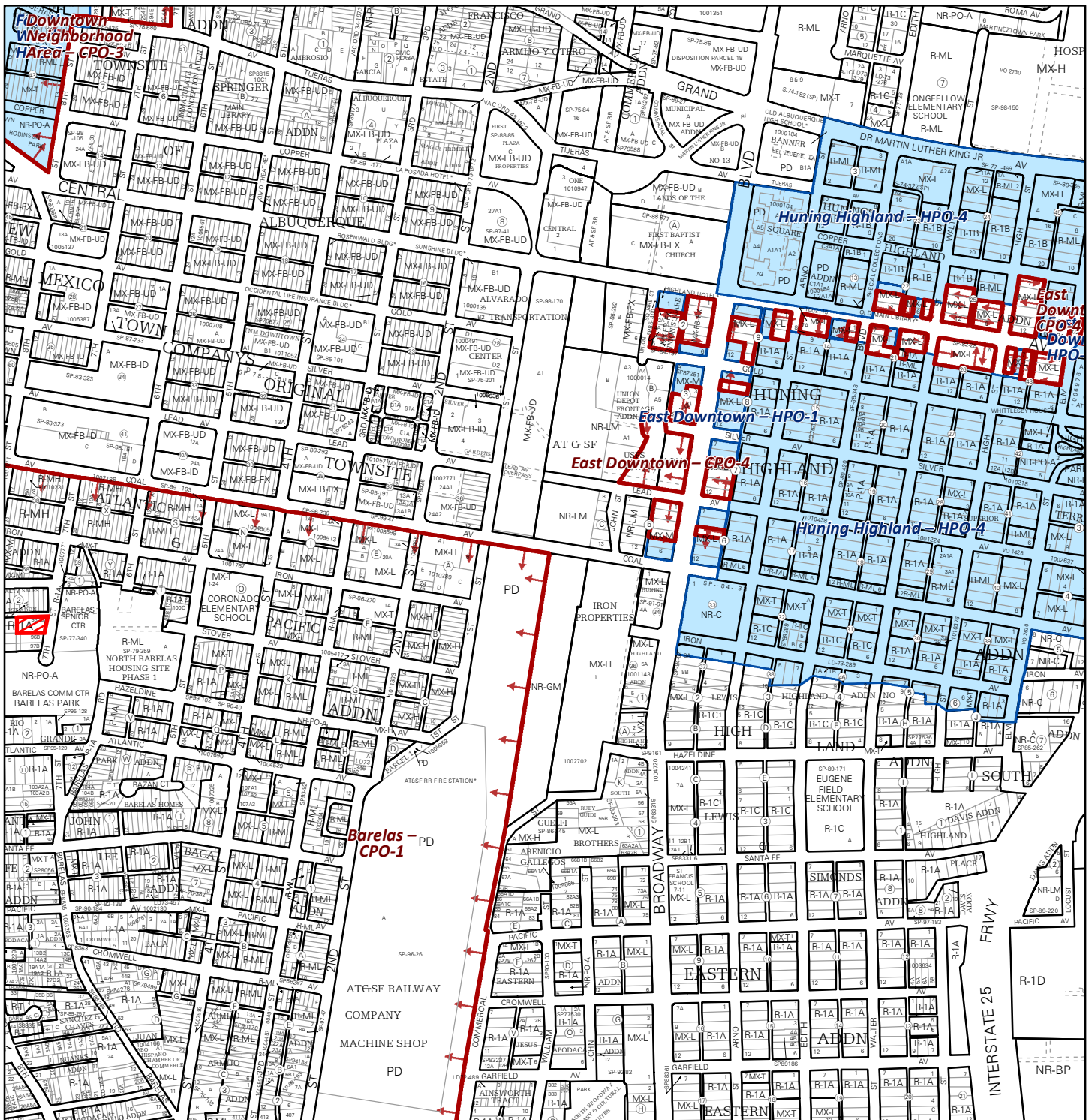
- Infrastructure Improvements Agreement (IIA*) _____ Approved
- AGIS (DXF File) _____ Approved
- Fire Marshall Signature on the plan _____ Approved

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 and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

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



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

IDO Zone Atlas May 2018

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

Zone Atlas Page:
K-14-Z

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

- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits

0 250 500 1,000 Feet

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

June 3, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Tracts 93A3-A, 93A3-B, and 93A3-C of MRGCD Map 40

Members of the Board:

Cartesian Surveys is acting as an agent for Paulette Baca and requests a minor Final Plat review to create three (3) new tracts from one (1) existing tract by subdivision at 711 7th Street SW between Stover Avenue SW and Atlantic Avenue SW. The property is currently zoned as R-1A. A sketch plat review was held by the DRB on July 14, 2021 under Project Number PR-2021-005716 and PS-2021-00084, and later the final plat review on May 27, 2022 under SD-2022-00077 and the comments from that hearing are addressed below. There was an approved ZHE variance allowing for contextual lot sizing of the future lots under VA-2021-00442 with a decision date of 02/02/2022.

ABCWUA

1. No objections.
2. Information Only:
 - a. The subject parcel(s) have an existing water meter box/potential service connection shown but no active accounts.
 - b. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
 - c. Upon subdivision, each parcel shall have separate water and sewer services. This will require the services to be plumbed separately and a new account to be created, as well as new tapping permits for the separated lot. Because the lots are vacant, this can be accomplished after subdivision.
 - d. This project is within the adopted service area.

Noted

Code Enforcement

1. Property is zoned R-1A, and is located within the Barelvas Character Protection Overlay zone (CPO-1), and must meet all Dimensional standards of CPO-1, IDO section 3-4(B) and/or IDO section 5-1(C), Table 5-1-1. Where conflicting, the more restrictive Dimensional Standard will apply.
2. Property is also located in an Area of Consistency, and must meet Contextual Lot Size standards, as per IDO section 5-1(C)(2). Comments from a Sketch Plat on 7/14/21 follow: "Contextual standards apply (area of consistency):"
 - Smallest lot allowable = .1137ac
 - Largest lot allowable = .1895ac

- *Proposed lots A,B,C will require a variance to lot size”*

Current submittal indicates variance requirement was noted, and a contextual lot size variance was approved for the lot acreages of the three lots under VA-2021-00442 with a decision date of 02/02/2022.

3. All prior comments have been noted and/or addressed. Code Enforcement has no further comment, and no objection, but would like a copy of the ZHE Notice of Decision included with this submittal, for the record.

Noted, a contextual lot size variance was approved for the lot acreages of the three lots under VA-2021-00442 with a decision date of 02/02/2022. The notice of decision is included with this supplemental application.

Hydrology

Hydrology has no objection to the platting action.

• Plat correction – The land just to the north of Tract 93A3-A is listed as Private Access (shown below) However, this is actually public and not private according to the Bernalillo County Parcels. This was probably an old alley.

Comment – Per § 14-5-2 of the Albuquerque Code of Ordinances, Hydrology will need to approve a Grading and Drainage Plan prior to Building Permit if one of these conditions is met: 500 CY of grading (earthwork); 1,000 SF of proposed building; 10,000 SF of proposed paving

Noted, a gap in GIS parcel linework is not automatically publicly owned but is a gap in coverage of the GIS linework, as a result of the ambiguous gap where the formally subdivided land of Realty Sales Co. 1st Addition meets MRGCD mapped parcels. The old alley is privately owned by the best evidence Cartesian has been able to find.

Transportation

1. The GIS indicates that there is public right-of-way where the private access easement is shown. If this is a private access easement, provide the document referenced.

The GIS shows a gap in coverage of property ownership due to the ambiguous nature of the property in that area. The best record we have for property is as a private alleyway, per the plat C1-134 which identifies the 7.09 to 14.19 feet south of the Realty Sales Company's First Addition as a "Private Alley belonging to O.F. Sandoval and F.J. Gurule". Subsequent subdivision and replats for Realty Sales Co. 1st Addition describe the land south of those as an alleyway but there is no record of a dedication of the alleyway to the public. South of this alleyway is where MRGCD mapped parcels begin and our subject property is one of these, so between the Realty Sales Co. 1st Addition and our subject lot is a private alleyway and a gap.

2. The "Private Easement" is not sufficient to handle two-way traffic. If this serves as a secondary access to the businesses, the minimum width should be 20 feet.

Functionally, the lot has no evidence of being used as an alleyway, with no curb cuts or wear in the surface from the passage of vehicles or pedestrians.

3. Provide curve at the northeast corner of the property to account for sight distance and two-way traffic at 7th Street for the private easement.

Noted, curve is unnecessary due to unused alleyway having no curb cut or indicated use of access.

Parks and Recreation

07-14-2021

No objection to requested lot split. Would like more information on proposal due to proximity to parks.

05-25-2022

No additional comments.

Noted, site is to be developed for small residences.

Planning

- The application number must be added to the Plat.
- The approved ZHE Variances must be submitted.
- The DXF file approval email from AGIS must be submitted.

Noted, application number has been added to the supplemented version of the final plat. The ZHE variance notice of decision is attached with this application. The DXF approval email is also attached with this supplement.

Thank you,
Ryan J. Mulhall

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

May 16, 2022

Development Review Board
City of Albuquerque

Re: Justification of DRB Decision regarding Sidewalk Waiver along 7th Street SW

Members of the Board:

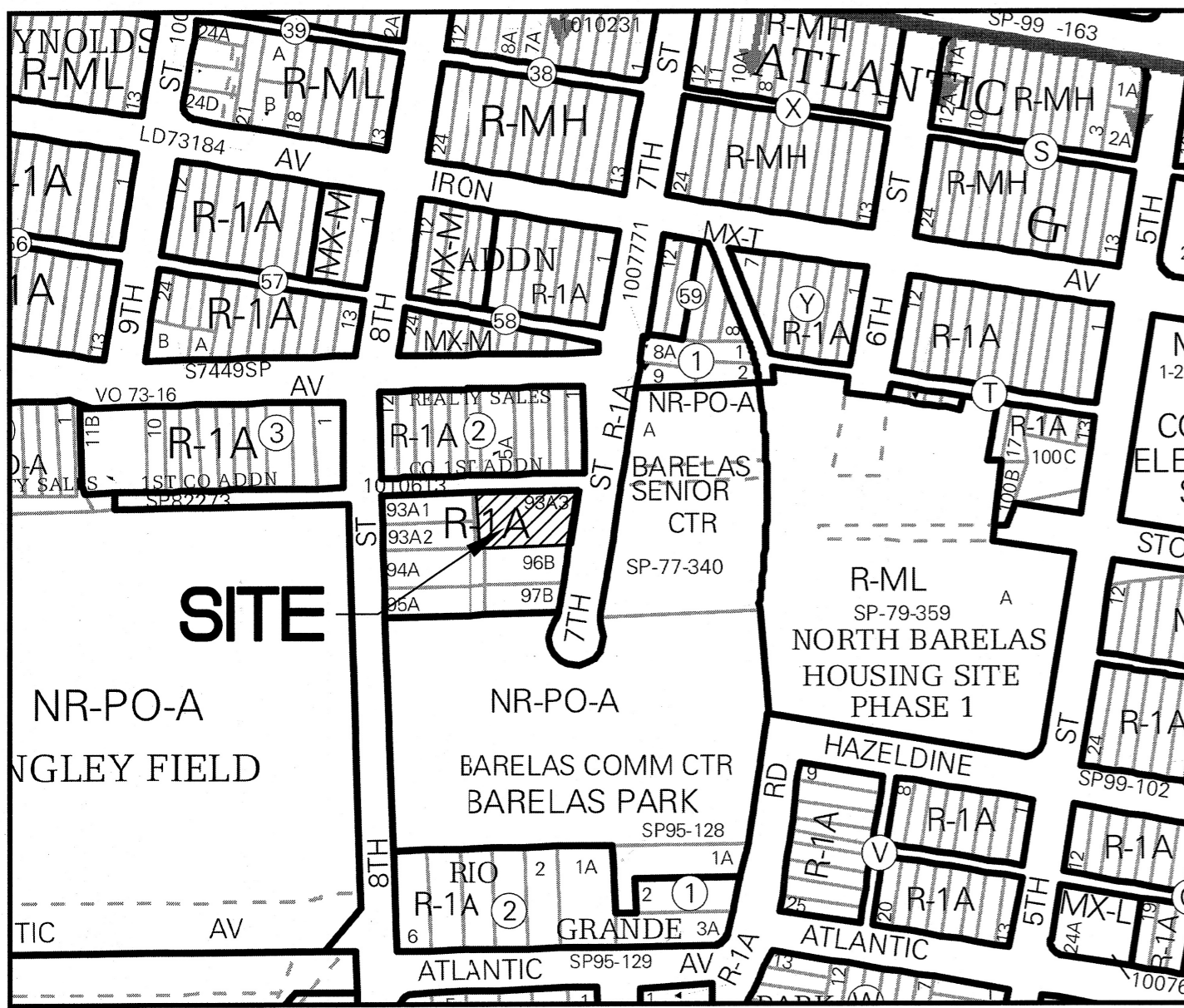
Cartesian Surveys is acting as an agent for Paulette Baca and requests a minor Final Plat review to create three (3) new tracts from one (1) existing tract by subdivision at 711 7th Street SW between Stover Avenue SW and Atlantic Avenue SW. The property is currently zoned as R-1A. A sketch plat review was held by the DRB on July 14, 2021 under Project Number PR-2021-005716 and PS-2021-00084 and the comments from that hearing are addressed below. There was an approved ZHE variance allowing for contextual lot sizing of the future lots under VA-2021-00442 with a decision date of 02/02/2022. We are also requesting an administrative decision for the sidewalk width along 7th Street SW

Administrative Decision request for allowing existing 4-foot sidewalk width along westerly right-of-way of 7th Street S.W.

As per the IDO section for waiver from sidewalk requirements, section 6-6(P)(3)(b) and 6-6(P)(3)(j), justification that the public welfare does not require the prescribed sidewalk width is the sidewalk meets the ADA minimum clearance of 4 feet and is typical of the neighborhood. The existing sidewalk sufficiently serves residents' needs, and foot traffic sees little issue along the existing sidewalk along 7th Street SW before it terminates against Coal Avenue SW to the north or dead ends ~125 feet to the south.

So, per 6-6(P)(3)(a) expansion of the sidewalk width would come at the expense of either right-of-way width, would contract the expected setbacks for the subject property frontage to a critical amount, and is practically unnecessary given the existing sidewalk and paved surface. Relocating the landscaping and infrastructure would be undesirable. Additionally, release from sidewalk width requirements also avoids unnecessary expenditures and disturbances for construction.

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



Vicinity Map - Zone Atlas K-14-Z

Notes

1. FIELD SURVEY PERFORMED IN JULY 2021
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Documents

1. REAL ESTATE CONTRACT FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 18, 2016, AS DOCUMENT NO. 2016035195.
2. MIDDLE RIO GRANDE CONSERVANCY DISTRICT 2019 PROPERTY MAP NO. 40.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 12, 2020, AS DOCUMENT NO. 2020023251.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD; AND WITHIN SHADED ZONE X AREAS WITH REDUCED FLOOD RISK DUE TO LEEVE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0333H, 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.

Middle Rio Grande Conservancy District Approval

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

Indexing Information

Projected Section 20, Township 10 North, Range 3 East, N.M.P.M. within the Town of Albuquerque Grant
 Subdivision: MRGCD Map 40 and Unplatted Parcel
 Owner: Nelson Lujan and Paulette Baca
 UPC #: 101405701922632805

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.2579 ACRES
 ZONE ATLAS PAGE NO. K-14-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 3
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. JUNE 2021

Legal Description

A CERTAIN TRACT OF LAND WITHIN SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., AS PROJECTED INTO THE TOWN OF ALBUQUERQUE GRANT, KNOWN AS TRACT 93A3 OF THE MIDDLE RIO GRANDE CONSERVANCY MAP NO. 40, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO AND AS DESCRIBED IN THE WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 2020 AS DOCUMENT NO. 2020023251.

BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE WESTERLY RIGHT-OF-WAY 7TH STREET SW, MARKED BY A REBAR WITH CAP "LS 11463", WHENCE A TIE TO ACS MONUMENT "18-K14", BEARS N 56°19'57" E, A DISTANCE OF 3,327.54 FEET;

THENCE, FROM THE SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 88°34'28" W, A DISTANCE OF 118.34 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 8686"

THENCE, N 02°58'54" W, A DISTANCE OF 44.43 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 9801";

THENCE, N 01°57'41" W, A DISTANCE OF 44.35 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, N 89°12'40" E, A DISTANCE OF 136.46 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE WESTERLY RIGHT-OF-WAY OF 7TH STREET SW, MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 09°16'38" W, A DISTANCE OF 88.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2579 ACRES (11,235 SQ. FT.), MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101405701922632805

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Tracts 93A3-A, 93A3-B,
 and 93A3-C
 MRGCD Map 40
 Being Comprised of
 Tract 93A3 MRGCD Map 40 and
 an Unplatted Parcel
 City of Albuquerque, Bernalillo County, New Mexico
 March 2022**

Project Number: PR-2021-005716

Application Number: SD-2022-00077

Plat Approvals:

- [Signature]* Apr 18, 2022
- PNM Electric Services
Abdul A. Bhuiyan Mar 30, 2022
- Qwest Corp. d/b/a CenturyLink QC
Pamela C. Stone Apr 22, 2022
- New Mexico Gas Company
Mike Martus Mar 30, 2022

Comcast

City Approvals:

Loren N. Risenhoover P.S. 3/25/2022
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement
[Signature] 5/2/2022
 AMAFCA

City Engineer

DRB Chairperson, Planning Department
[Signature] 4/26/22
 M.R.G.C.D.

Surveyor's Certificate

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

Will Plotner Jr. 5/16/2022
 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

Easement Notes

- 1 EXISTING 6' PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS 93A3 (HEREAFTER TRACT 93A3-A) AND 93A1 (-----/-----/20-----, DOCUMENT NO. 20-----)

DRB Determination Notes

A DRB DETERMINATION WAS MADE ALLOWING THE EXISTING SIDEWALK FOUR (4.0) FEET WIDE FRONTING LOTS 93A3-A, 93A3-B, AND 93A3-C ALONG 7TH STREET S.W. IN PLACE OF THE DPM REQUIRED FIVE (5) FEET WIDTH. DETERMINATION WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON -----, 20-----.

ZHE Variance Notes

A NOTICE OF DECISION DATED 02/02/2022 FOR SPECIAL EXCEPTION NO. VA-2021-00442 APPROVES WITH CONDITION THE VARIANCE OF 0.0319 ACRES TO ALLOW FOR EACH OF 3 LOTS SMALLER THAN THE ALLOWED CONTEXTUAL LOT SIZE.

**Plat for
Tracts 93A3-A, 93A3-B,
and 93A3-C
MRGCD Map 40
Being Comprised of
Tract 93A3 MRGCD Map 40 and
an Unplatted Parcel
City of Albuquerque, Bernalillo County, New Mexico
March 2022**

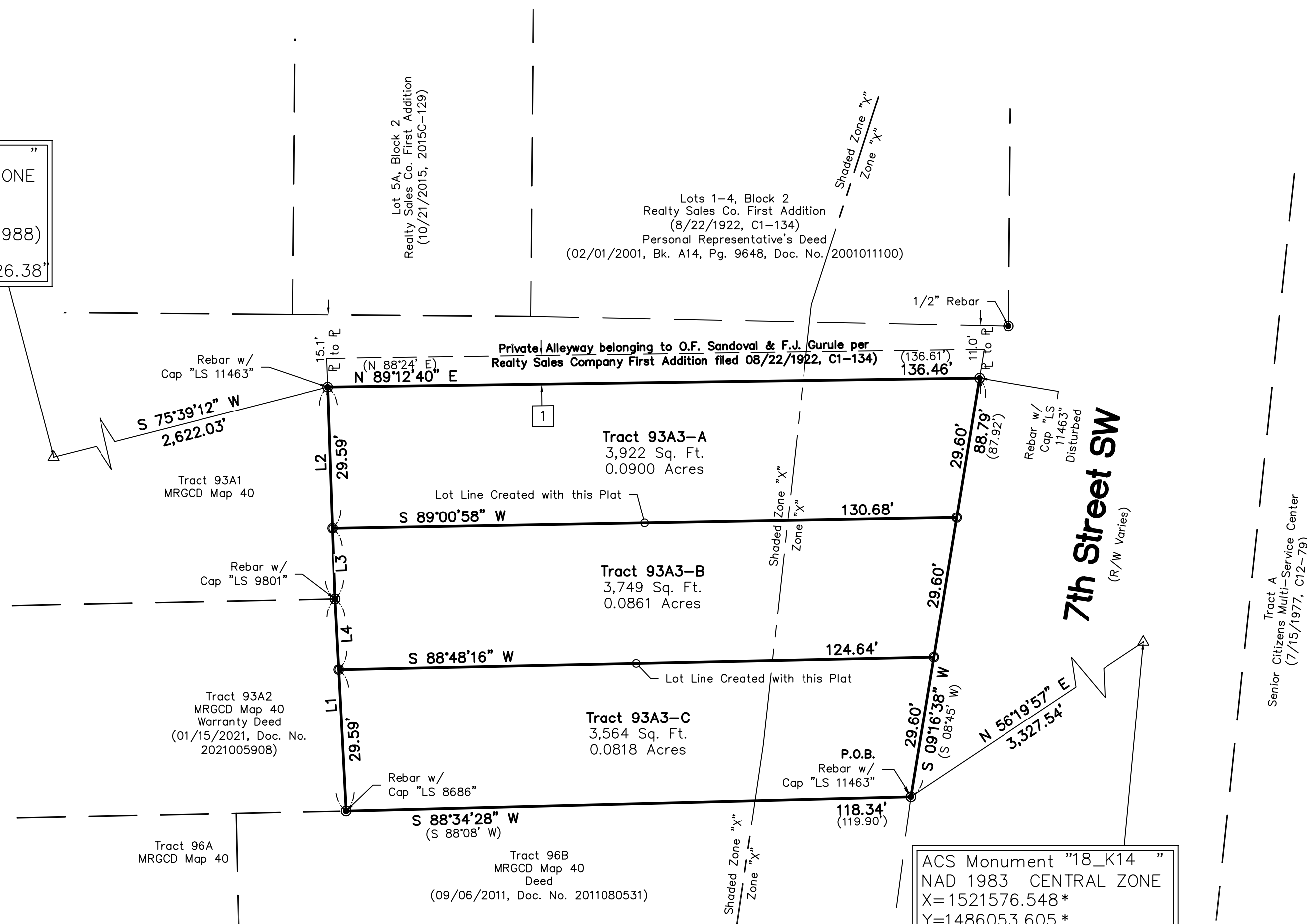
Line Table		
Line #	Direction	Length (ft)
L1	N 02°58'54" W (N 01°58' W)	44.43'
L2	N 01°57'41" W (N 01°58' W)	44.35'
L3	N 01°57'41" W (N 01°58' W)	14.76'
L4	N 02°58'54" W (N 01°58' W)	14.83'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER REAL ESTATE CONTRACT (04/18/2016, Doc. No. 2016035195)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "6_K13"
NAD 1983 CENTRAL ZONE
X=1515142.466 *
Y=1485023.666 *
Z=4959.622 * (NAVD 1988)
G-G=0.999684647
Mapping Angle=-0°14'26.38"

*U.S. SURVEY FEET



ACS Monument "18_K14"
NAD 1983 CENTRAL ZONE
X=1521576.548 *
Y=1486053.605 *
Z=4963.415 * (NAVD 1988)
G-G= 0.999682660
Mapping Angle=-0°13'41.97"

*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

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

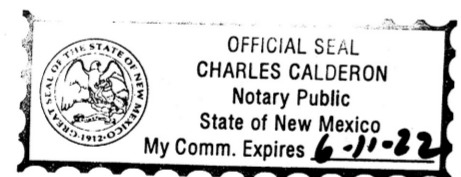
**Plat for
Tracts 93A3-A, 93A3-B,
and 93A3-C
MRGCD Map 40
Being Comprised of
Tract 93A3 MRGCD Map 40 and
an Unplatted Parcel
City of Albuquerque, Bernalillo County, New Mexico
March 2022**

Free Consent

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

Nelson Lujan _____ 4/26/2022
NELSON LUJAN, CO-OWNER DATE

Paulette Baca _____ 4/26/2022
PAULETTE BACA, CO-OWNER DATE



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4th April 2022
BY: NELSON LUJAN AND PAULETTE BACA, HUSBAND AND WIFE, CO-OWNERS

By: Charles Calderon
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-2022

Public Utility Easements

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

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

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

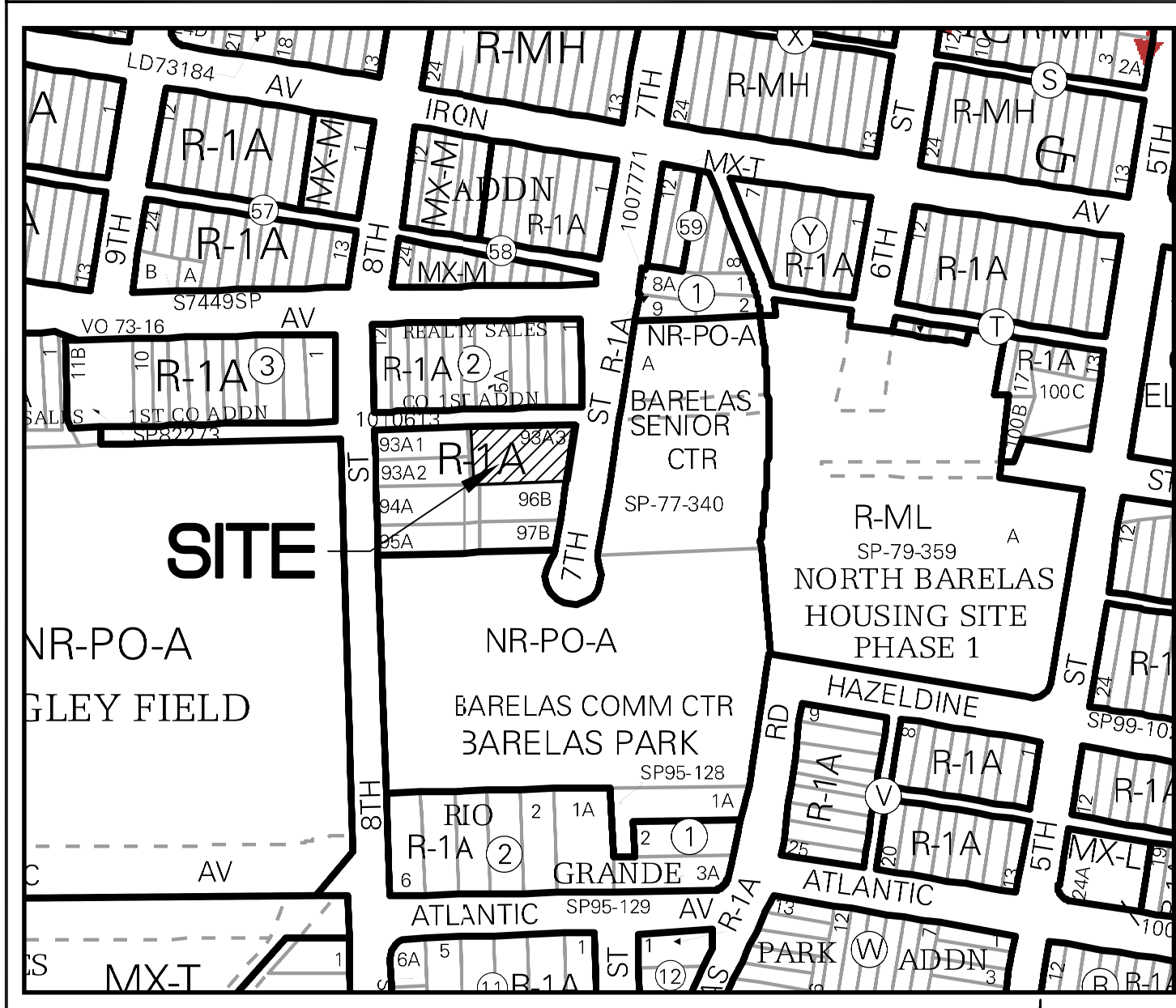
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

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

**Site Sketch for
Tracts 93A3-A, 93A3-B,
and 93A3-C
MRGCD Map 40
Being Comprised of
Tract 93A3 MRGCD Map 40 and
an Unplatted Parcel
City of Albuquerque, Bernalillo County, New Mexico
May 2022**



Vicinity Map - Zone Atlas K-14-Z

Easement Notes

- EXISTING 6' PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS 93A3 (HEREAFTER TRACT 93A3-A) AND 93A1 (-----/-----/20-----, DOCUMENT NO. 20-----)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

Line #	Direction	Length (ft)
L1	N 02°58'54" W (N 01°58' W)	44.43'
L2	N 01°57'41" W (N 01°58' W)	44.35'
L3	N 01°57'41" W (N 01°58' W)	14.76'
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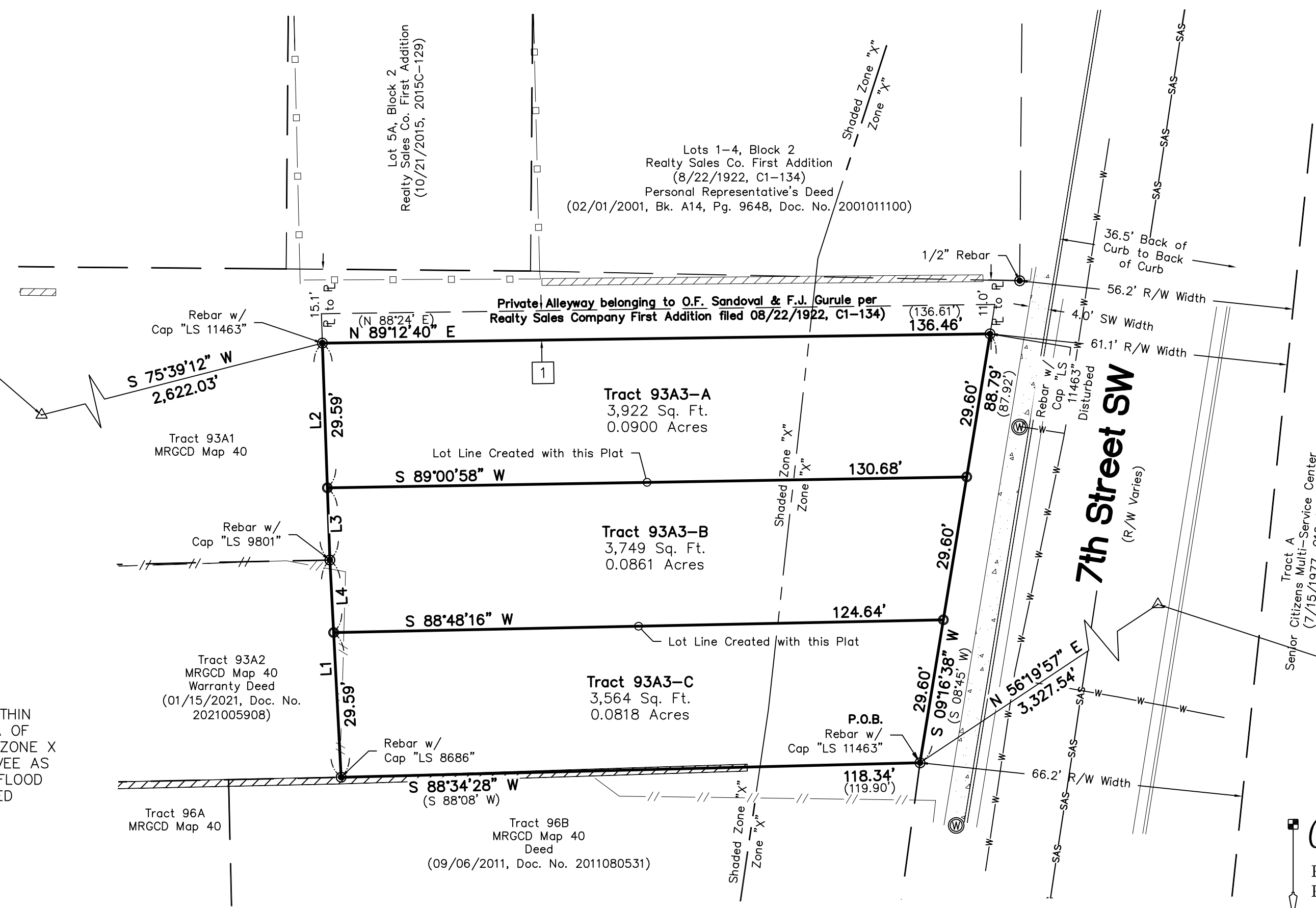
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER REAL ESTATE CONTRACT (04/18/2016, Doc. No. 2016035195)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	CONCRETE
▨	BLOCK WALL
○—○	CHAINLINK FENCE
—//—	WOOD FENCE
□—□	METAL FENCE
⊙	WATER METER
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE

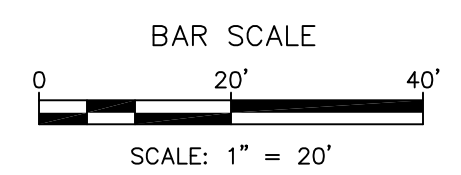
ACS Monument "6_K13"
NAD 1983 CENTRAL ZONE
X=1515142.466 *
Y=1485023.666 *
Z=4959.622 * (NAVD 1988)
G-G=0.999684647
Mapping Angle=-0°14'26.38"
*U.S. SURVEY FEET

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD; AND WITHIN SHADED ZONE X AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0333H, DATED AUGUST 16, 2012.



ACS Monument "18_K14"
NAD 1983 CENTRAL ZONE
X=1521576.548 *
Y=1486053.605 *
Z=4963.415 * (NAVD 1988)
G-G= 0.999682660
Mapping Angle=-0°13'41.97"
*U.S. SURVEY FEET



CSI-CARTESIAN SURVEYS INC.

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

711 7th Street SW Public Notice Inquiry Sheet Submission

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

Mon, May 2, 2022 at 10:51 AM

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com	500 2nd Street SW	#9	Albuquerque	NM	87102	5059299397
Barelas NA	Lisa	Padilla	lisa@swop.net	904 3rd Street SW		Albuquerque	NM	87102	5054537154

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-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 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?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Friday, April 29, 2022 1:06 PM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
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 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 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:

A CERTAIN TRACT OF LAND WITHIN SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., AS PROJECTED INTO THE TOWN OF ALBUQUERQUE GRANT, KNOWN AS TRACT 93A3 OF THE MIDDLE RIO GRANDE CONSERVANCY MAP NO. 40, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO AND AS DESCRIBED IN THE WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 2020 AS DOCUMENT NO. 2020023251.

Physical address of subject site:

[711 7th Street SW](#)

Subject site cross streets:

7th Street SW and Stover Ave SW

Other subject site identifiers:

Vacant lot mid-block on west side of 7th

This site is located on the following zone atlas page:

K-14-Z

Captcha

x



Ryan Mulhall <cartesianryan@gmail.com>

Notice of Final Plat Submission for Proposed Tracts 93A3-A, 93A3-B, and 93A3-C of MRGCD Map 40 / 711 7th Street SW (PR-2021-005716)

Ryan Mulhall <cartesianryan@gmail.com>
To: liberty.c.bell@icloud.com, lisa@swop.net

Fri, May 13, 2022 at 5:26 PM

Hello Barelas Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of the owner and our client Nelson J. Lujan and Paulette Baca under the project number of our Plat (PR-2021-005716).

You may recall we emailed notice of our application for a ZHE waiver from contextual lot size standards back in December of 2021, which was approved and so we are moving forward to submit the final plat to the DRB.

As a refresher, the subject property is located at 711 7th Street SW, the vacant lot across from the senior center. I've attached the zone atlas page sheet (K-14-Z) outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to place the new lot lines to subdivide our existing parcel. We still intend to request an administrative decision to allow the existing sidewalk width as suitable, given it is in character with the neighborhood, meets clearance ADA requirements, and leads to where the street dead ends.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting, it will be held with the minor actions on May 25, 2022, 1:30 P.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall

--

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

[PO Box 44414](#)

[Rio Rancho NM 87174](#)





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

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

www.cartesiansurveys.com

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

4 attachments

-  **PR-2021-005716 Emailed-Notice-PubHearing.pdf**
194K
-  **PR-2021-005716_CABQ-Official_pub_notice_form.pdf**
274K
-  **211939_5-13-22_SS.pdf**
5103K
-  **IDOZoneAtlasPage_K-14-Z_MARKED.pdf**
677K



**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 Minor Subdivision Plat Application
Decision-making Body:	DRB - Development Review Board
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	711 7th Street SW
Name of property owner:	Nelson Lujan and Paulette Baca
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	May 25, 2022 at 1:30 PM over zoom hearing (see DRB agenda for link)
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050 for more 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.

Ryan Mulhall (Applicant signature) May 13, 2022 (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.

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

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

Date of Notice*: May 13, 2022

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)*: Barelas Neighborhood Association

Name of NA Representative*: Lias Padilla // Courtney Bell

Email Address* or Mailing Address* of NA Representative¹: lisa@swop.net // liberty.c.bell@icloud.com

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

1. Subject Property Address* 711 7th Street SW
Location Description Vacant lot midway along western 7th St across Senior Center
2. Property Owner* Nelson J. Lujan and Paulette Baca
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: Administrative decision to allow existing 4 foot sidewalk width

Summary of project/request²*:

Requesting final plat review of our subdivision to create 3 new lots from 1 existing lot, which is allowed a contextual lot size variance by ZHE approval.

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

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

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

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

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

Date/Time*: May 25, 2022 at ~ 1:30 PM MST

Location*³: DRB Hearing over Zoom at link provided on webpage below

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

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

1. Zone Atlas Page(s)*⁵ K-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

Requesting administrative decision allowing for existing sidewalk width of 4 feet along westerly right-of-way for 7th Street in place of the DPM standard 6 feet.

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] 0.2579 acres
 - 2. IDO Zone District R-1A
 - 3. Overlay Zone(s) [if applicable] Area of Consistency
 - 4. Center or Corridor Area [if applicable] CPO-1 (Barelas)
 - Current Land Use(s) [vacant, if none] Vacant
-

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: N/A [Other Neighborhood Associations, if any]

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

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

May 16, 2022

Development Review Board
City of Albuquerque

Re: Sensitive Site Analysis for Final Plat of Proposed Tracts 93A3-A, 93A3-B, and 93A3-C of MRGCD Map 40, being comprised of Tract 93A3 of MRGCD Map 40

Members of the Board:

Cartesian Surveys is acting as an agent for Paulette Baca and requests a minor Final Plat review to create three (3) new tracts from one (1) existing tract by subdivision at 711 7th Street SW between Stover Avenue SW and Atlantic Avenue SW. The property is currently zoned as R-1A. A sketch plat review was held by the DRB on July 14, 2021 under Project Number PR-2021-005716 and PS-2021-00084 and the comments from that hearing are addressed below. There was an approved ZHE variance allowing for contextual lot sizing of the future lots under VA-2021-00442 with a decision date of 02/02/2022.

Floodplains and flood hazard areas: N/A, within Zone X (area with minimal flood hazard) and Shaded Zone "X" (area with reduced risk due to Levee) of FEMA classification FIRMette 35001C0333H effective 8/16/2012

Steep Slopes: N/A, relatively level ground on graded site

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A

Archeological sites: N/A, less than 5 acres in size.

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



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Nelson Lujan and Paulette Baca (Agent, Cartesian Survey's Inc) request a variance of 0.0319 acres to allow for each of 3 lots smaller than the allowed contextual lot size for Lot 93A3, MRGCD Map 40, located at 711 7th ST SW, zoned R-1A [Section 14-16-5-1(C)(2)(b)]

Special Exception No:..... **VA-2021-00442**
Project No: **Project#2021-005716**
Hearing Date: 01-18-22
Closing of Public Record: 01-18-22
Date of Decision: 02-02-22

On the 18th day of January, 2022, Cartesian Survey's Inc, agent for property owners Nelson Lujan and Paulette Baca ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a variance of 0.0319 acres to allow for each of 3 lots smaller than the allowed contextual lot size ("Application") upon the real property located at 711 7th ST SW ("Subject Property"). Below are the ZHE's finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 0.0319 acres to allow for each of 3 lots smaller than the allowed contextual lot size.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(3)(a) (Variance-Review and Decision Criteria) reads: "... *an application for a Variance-ZHE shall be approved if it meets all of the following criteria:*
 - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
 - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
 - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
 - (4) *The Variance will not materially undermine the intent and purpose of the IDO or the applicable zone district.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*"
3. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. Agent and Applicant appeared and gave evidence in support of the Application.
6. All property owners within 100 feet of the subject property and the affected neighborhood association were notified.
7. The Barelas Neighborhood Association submitted evidence in support of the Application.
8. One neighbor raised concerns that he, too, would need to replat his property based on the Application, and that there may be an encroachment of a neighbor's improvement onto the Subject Property. The concerned neighbor was informed that the Application would in no way trigger any requirement for the neighbor to replat his own property. The ZHE stated that any encroachment matters are civil matters outside the purview of the ZHE.
9. The subject property is currently zoned R-1A.
10. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(N)(3)(a)(1). Specifically, Applicant testified and provided written evidence that, the Subject Property has special circumstances because of its location in relation to access ways and adjacent properties based on unusual historic platting, which give rise to the need for this request. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed use that otherwise would be in compliance with the IDO
11. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(N)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to develop the project in a manner that is consistent with the IDO and the Development Process Manual (DPM).
12. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(N)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with what currently exists in the neighborhood, which was supported by written evidence and oral testimony. The proposal would not be out of character with the surrounding area, but rather would reinforce the architectural character of the neighborhood by being in harmony with the area and the other improvements existing and proposed for the Subject Property.
13. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(N)(3)(a)(4). Specifically, Applicant presented evidence that the intent of IDO will still be met in that the subject site will be in harmony with existing uses and the proposed variance would merely add to the safety and usability of the site.
14. Based on evidence submitted by or on behalf of Applicant, the variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(N)(3)(a)(5). Specifically, Applicant submitted evidence that any smaller

variance would be ineffective to provide for the usability of the site. Thus, the applicant is not requesting more than what is minimally necessary for a variance.

15. City Transportation submitted a report stating no objection.

16. The proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).

17. The Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a variance of 0.0319 acres to allow for each of 3 lots smaller than the allowed contextual lot size.

APPEAL:

If you wish to appeal this decision, you must do so by February 17, 2022 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Cartesian Survey's Inc, cartesianryan@gmail.com
Cristina Rogers, makelemonade13@gmail.com
Benjamin Garcia, PO BOX 7452, 87194
Francine Garcia, pinkshells365@gmail.com

I, Ramona Montoya, County Clerk of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Mexico Session Laws 1929, of a map filed for record on the 22nd day of August, 1922.

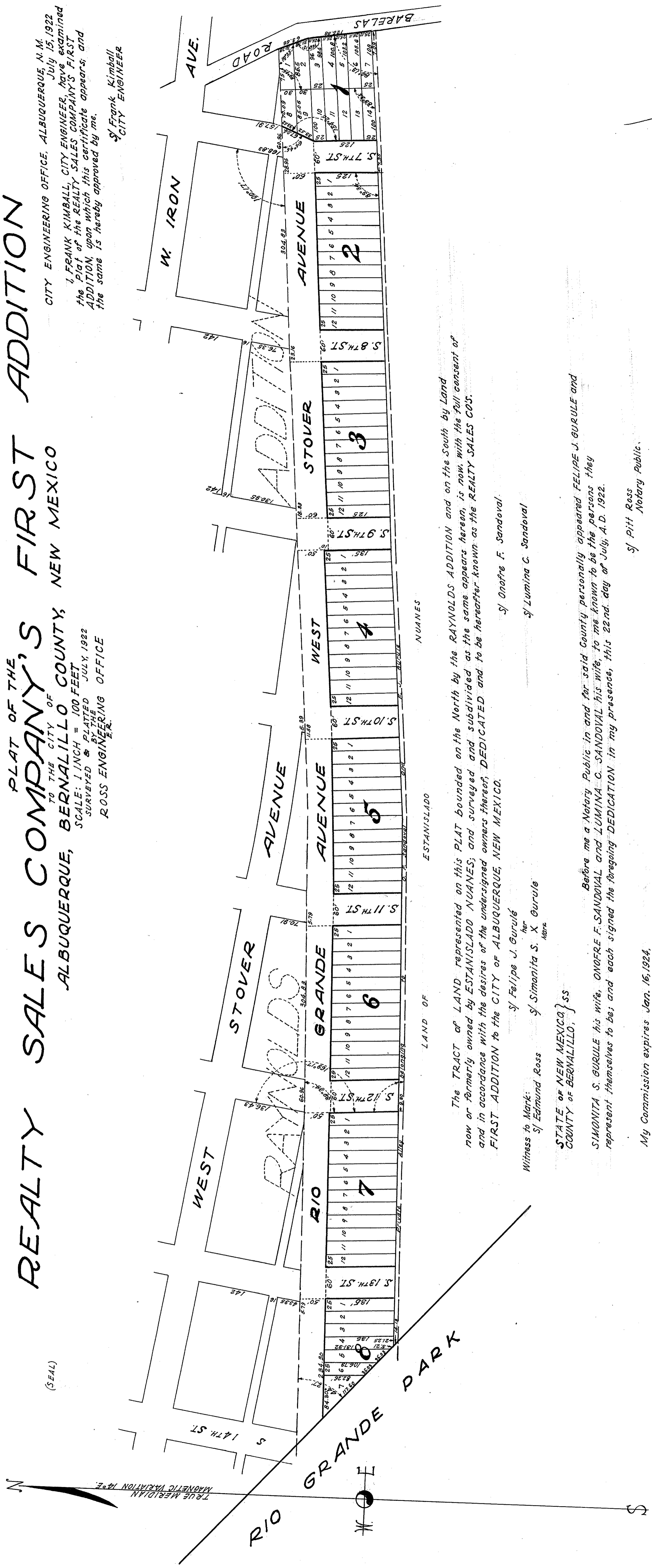
County Clerk, Bernalillo County, New Mexico

State of New Mexico ss 282
 County of Bernalillo ss
 This instrument was filed for record on
 Aug. 22, 1922
 at o'clock, m. Recorded in Vol. ...
 of records of said County Folio ...
 Clerk & Recorder
 Deputy Clerk

REALTY SALES COMPANY'S FIRST ADDITION
 PLAT OF THE
 TO THE CITY OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CITY ENGINEERING OFFICE, ALBUQUERQUE, N. M.
 July 15, 1922
 I, FRANK KIMBALL, CITY ENGINEER, have examined
 the Plat of the REALTY SALES COMPANY'S FIRST
 ADDITION, upon which this certificate appears, and
 the same is hereby approved by me.
 S/ Frank Kimball
 CITY ENGINEER

ROSS ENGINEERING OFFICE
 SURVEYED & PLATTED JULY, 1922
 SCALE: 1 INCH = 100 FEET



The TRACT of LAND represented on this PLAT bounded on the North by the RAYNOLDS ADDITION and on the South by Land now or formerly owned by ESTANISLADO NUANES; and surveyed and subdivided as the same appears hereon, is now, with the full consent of and in accordance with the desires of the under-signed owners thereof, DEDICATED and to be hereafter known as the REALTY SALES CO'S. FIRST ADDITION to the CITY of ALBUQUERQUE, NEW MEXICO.

Witness to Mark:
 S/ Edmund Ross
 S/ Felipe J. Gurulé
 her X
 S/ Simonita S. X. Gurulé

STATE OF NEW MEXICO } ss
 COUNTY OF BERNALILLO, }

Before me a Notary Public in and for said County personally appeared FELIPE J. GURULE and SIMONITA S. GURULE his wife, OMOFRE F. SANDOVAL and LUMINA C. SANDOVAL his wife, to me known to be the persons they represent themselves to be; and each signed the foregoing DEDICATION in my presence, this 22nd day of July, A. D. 1922.

S/ Pitt Ross
 Notary Public.

My Commission expires Jan. 16, 1924.

S/ Onofre F. Sandoval
 S/ Lumina C. Sandoval

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LEGAL DESCRIPTION:

LOTS NUMBERED FIVE (5) AND SIX (6) IN BLOCK NUMBERED TWO (2) OF THE REALTY SALES COMPANY FIRST ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON AUGUST 22, 1922 IN PLAT BOOK C1, FOLIO 134.

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 5 AND 6 REALTY SALES COMPANY FIRST ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE CONSOLIDATION OF THE PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

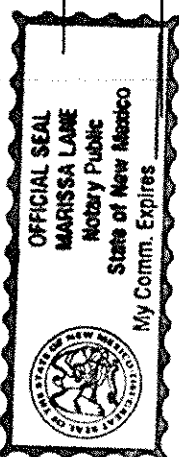
BY: Gabriel Ortiz 9/28/15
OWNER/DATE

ACKNOWLEDGMENT

STATE OF New Mexico
COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF Sept, 2015, BY Gabriel Ortiz

NOTARY PUBLIC: UT Bando 2/12/2019
MY COMMISSION EXPIRES: 2/12/2019



SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

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

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT 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. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTOR", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 SURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

PLAT OF
LOT 5-A
REALTY SALES COMPANY FIRST ADDITION
BLOCK 2
PROJECTED SECTION 19, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2015

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PAGE 2 SUBDIVISION PLAT

PROJECT NUMBER: 101D 813

CITY APPROVALS:

CITY SURVEYOR Robert R. Rios P.S. 9/30/15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Robert R. Rios 10/21/15

UTILITIES DEVELOPMENT N/A 10-21-15

PARKS AND RECREATION DEPARTMENT Carol S. Dummett 10-21-15

A.M.A.F.C.A. Sharon M. Mygus 10-14-15

ABCWVA Michelle Cole 10/21/15

CITY ENGINEER Rita P. P. 10-21-15

DRB CHAIRPERSON, PLANNING DEPARTMENT Paul Oby 10-21-15

REAL PROPERTY DIVISION N/A 10-21-15

UTILITY APPROVALS: N/A

PNM ELECTRIC SERVICE AKS 10/19/2015

NEW MEXICO GAS AKS 10/15/15

QWEST CORPORATION D.B.A. CENTURY LINK QC AKS 10/15/15

COMCAST AKS 10/20/15

SURVEYOR'S CERTIFICATE:

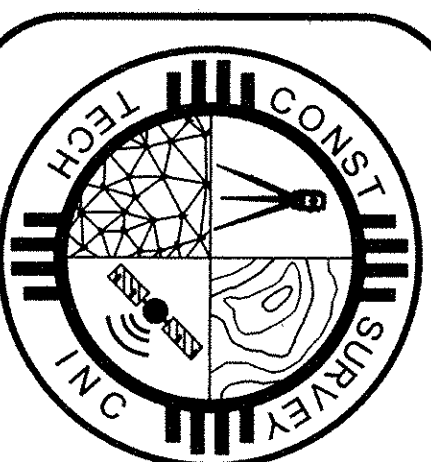
I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED ON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, SURVEYOR NO. 21082
DATE: 09-28-2015



CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193, 505-417-8921
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
NMSURVEYOR@GMAIL.COM



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON 2014/2015
UNIFORM PROPERTY CODE #: 101405701433 7322009
BERNALILLO COUNTY TREASURER'S OFFICE: adallis
DOC# 2015092273
10/27/2015 11:05 AM Page 1 of 2
Bernalillo County

PLAT OF
LOT 5-A
 REALTY SALES COMPANY FIRST ADDITION
 BLOCK 2
 PROJECTED SECTION 19, T 10 N, R 3 E, N.M.P.M.
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2015

