



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

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

BRIEF DESCRIPTION OF REQUEST

Request final plat review to create one lot from two existing lots by lot line elimination, and administrative decision on sidewalk and right-of-way width

APPLICATION INFORMATION			
Applicant:	Don Jeffries	Phone:	
Address:	7401 Boxwood Avenue NE	Email:	
City:	Albuquerque	State:	NM
		Zip:	87113
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.:	Lot 17 and W'ly Portion of Lot 18	Block:	2
		Unit:	
Subdivision/Addition:	Reynaud Addition	MRGCD Map No.:	
		UPC Code:	101305843440711842
Zone Atlas Page(s):	J-13-Z	Existing Zoning:	R-1A
		Proposed Zoning:	R-1A
# of Existing Lots:	2	# of Proposed Lots:	1
		Total Area of Site (Acres):	0.2328

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	1214 Arias Ave NW	Between: Sawmill Rd NW and: 12th Street NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
PR-2021-005821 (Sketch Plat PS-2021-00096)

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:	10/26/2021
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

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

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - ___ Zone Atlas map with the entire site clearly outlined and labeled
 - ___ Proposed Final Plat
 - ___ Design elevations & cross sections of perimeter walls
 - ___ Copy of recorded IIA
 - ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved

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

- Interpreter Needed for Hearing? N/A if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
 - N/A Sidewalk Exhibit and/or cross sections of proposed streets
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - N/A Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - N/A Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

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

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature:	Date: 10/26/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

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

October 26, 2021

Development Review Board
City of Albuquerque

**Re: Final Plat Review for Proposed Subdivision of Lot 17 and the Western ½ of Lot 18,
Block 2 of Reynaud Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for Donald L. Jeffries and requests a final plat review to create one (1) new lot from two (2) existing lots by subdivision of Lot 17 and the Western ½ of Lot 18, Block 2 of Reynaud Addition at 1214 Arias Avenue NW between Sawmill Road NW and 12th Street NW. The property is currently zoned as R-1A, and had a recently demolished residence on the now vacant lot. A sketch plat hearing was held on August 11, 2021 under project number PR-2021-005821 and the comments from that hearing are addressed below:

ABCWUA

1. No objections.
2. The subject parcel(s) have an existing ABCWUA water and sewer account.
3. An Availability Statement will NOT be required with this project.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.

Noted

Code Enforcement

Site is within an area of consistency. The calculated range is 0.147 acres to 0.245 acres, and the proposed lot size is 0.2328 acres (Within range)

Noted

Site is within CPO-12 Sawmill/Wells Park – has specific design guidelines to be aware of.

Noted

Transportation

1. Both the right-of-way width and the sidewalk width do not meet current DPM standards for this cul-de-sac. A 44-foot to 46-foot wide right-of-way and 5-foot wide sidewalk would be needed. Revise or request a width waiver.

Noted, relief by DRB decision request for both the sidewalk and right-of-way are requested in this submission. Please see the attached justification letters.

Hydrology

No objection to the plat

Note: Hydrology will need an approved Grading and Drainage Plan prior to building permit if any of the following conditions are met: 500 cy of grading, 1000 sf of proposed structure, or 10,000 sf of proposed paving. This property falls within the valley and must follow the Flat Grading Scheme found in Chapter 6 of the DPM section 6-4(D).

Noted

MRGCD

1. Please add MRGCD signature line with other signatories on page 1.
2. Please add MRGCD Approval Note to page 1 of plat.
3. Final Plat Approval Signature required by the MRGCD.

Noted, signature line and approval note are on the plat page 1.

Parks and Recreation

No Comments.

Noted

Planning

See Code Enforcement comments for contextual standards

Noted, see above.

The site within the boundaries of the Sawmill Wells Park Character Protection Overlay zone See below and section 3-4(M) of the IDO

Noted, thank you for providing the standards.

Thank you for your attention,
Ryan J. Mulhall

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

October 26, 2021

Development Review Board
City of Albuquerque

Re: Justification of DRB Decision regarding Sidewalk width for Arias Avenue NW as part of the Final Plat application for Lots 17 and W'yly portion of Lot 18 of Ute Addition [PR-2021-005821]

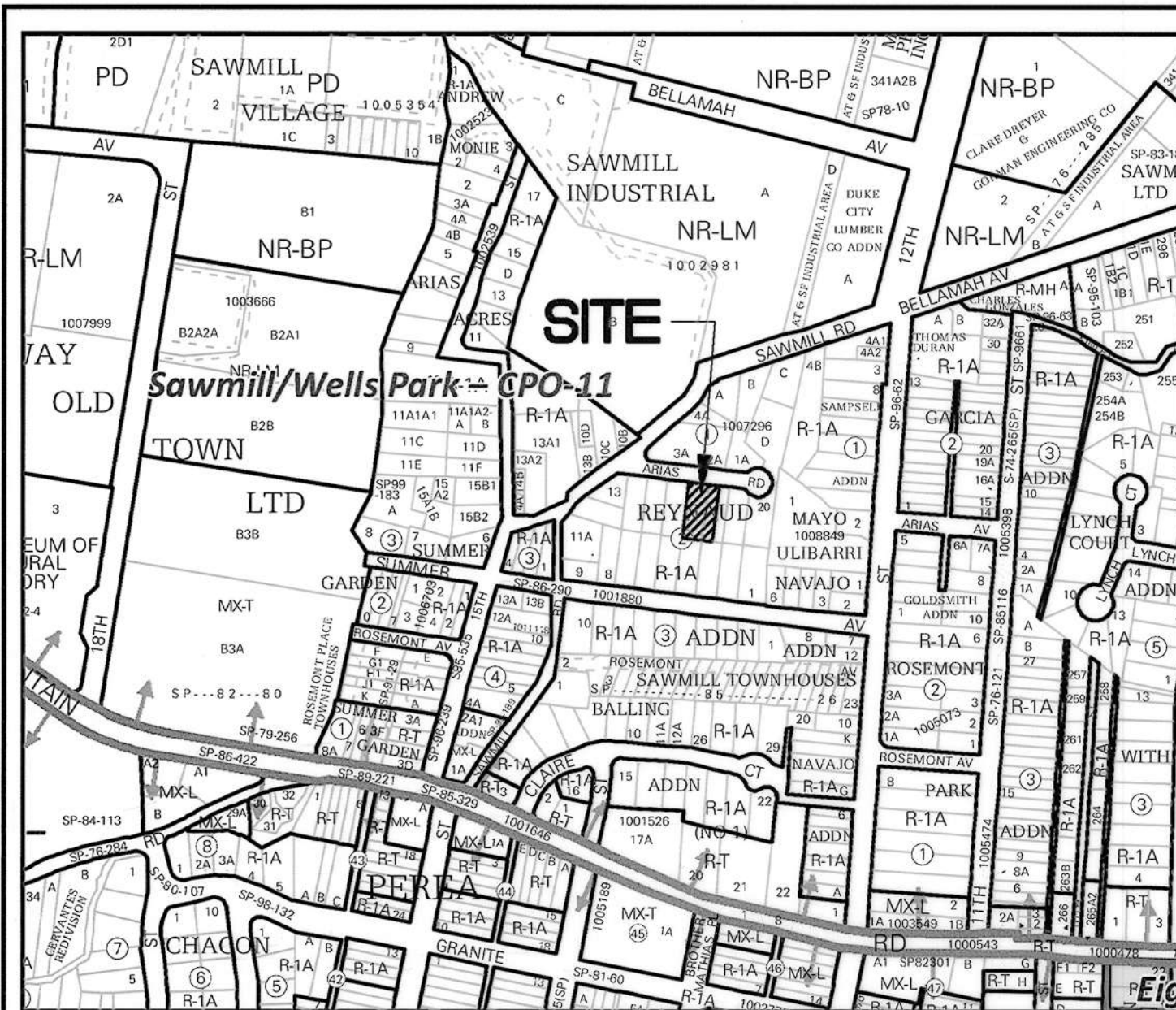
Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Donald L. Jeffries and is requesting approval to subdivide by eliminating the interior lot line Lot 17 and the western ½ of Lot 18, Block 2 Reynaud Addition. The property is located at 1214 Arias Avenue NW between Sawmill Road NW and 12th Street NW. The property is currently zoned as R-1A, and had a recently demolished residence on the now vacant lots.

As per the IDO section for vacation of right-of-way, section 6-6(M)(3)(a), justification that the public welfare does not require the prescribed sidewalk width is the sidewalk is approximately four feet wide, as is typical of the neighborhood. The existing sidewalk sufficiently serves residents' needs, and foot traffic sees little issue along the existing sidewalk amidst the low traffic right-of-way of the residential Arias Avenue NW, which dead-ends into a cul-de-sac. There is little need for wider sidewalk on the roadway, which sufficiently leads to much more conductive trial along Sawmill Road NW.

As per the IDO section for vacation of right-of-way, section 6-6(M)(3)(b), there is a benefit to the public welfare with the granting of relief from sidewalk width requirements. Expansion of the sidewalk width would come at the expense of relocating the landscaping and utilities (cable pedestal and trees) at 1214 Arias Avenue NW. 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 J-13-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2103117 AND AN EFFECTIVE DATE OF APRIL 6, 2021.
- PLAT OF RECORD FOR REYNAUD ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 27, 1946 IN BOOK C1, PAGE 50.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 15, 2021 AS DOCUMENT NO. 2021044807.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 09, 1955, IN BOOK D335, PAGE 383 AS DOCUMENT NO. 80077.

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.

Donald L. Jeffries 10.18.21
DONALD L. JEFFRIES, OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF *Sandoval* } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *October 18th* 2021
BY: DONALD L. JEFFRIES, OWNER

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES *June 24, 2025*

Indexing Information

Section 18, Township 10 North, Range 3 East, N.M.P.M.
as Projected into the Town of Albuquerque Grant
Subdivision: Reynaud Addition
Owner: Donald L. Jeffries
UPC #: 101305843440711842

Purpose of Plat

- ELIMINATE INTERIOR LOT LINE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.2328 ACRES
ZONE ATLAS PAGE NO. J-13-Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 1
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. AUGUST 2021

Notes

- FIELD SURVEY PERFORMED IN JULY AND AUGUST 2021
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

A CERTAIN PARCEL, BEING COMPRISED OF LOT NUMBERED SEVENTEEN (17) AND A WESTERLY PORTION OF LOT NUMBERED EIGHTEEN (18) IN BLOCK NUMBERED TWO (2), OF REYNAUD ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 1946, IN PLAT BOOK C1, PAGE 50.

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

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ARIAS AVENUE NW, AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT 17, BLOCK 2 OF REYNAUD ADDITION, AS THE SAME IS SHOWN ON SAID PLAT OF RECORD, AND BEING MARKED BY A 3/4" REBAR, WHENCE A TIE TO ACS MONUMENT "7_H13" BEARS N 40°48'42" W, A DISTANCE OF 5,726.78 FEET;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 82°38'54" E A DISTANCE OF 75.00 FEET, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL FROM WHICH A PK NAIL IN CONCRETE FOOTER BEARS S 30°04'56" W, A DISTANCE OF 1.34 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 05°51'43" W, A DISTANCE OF 135.22 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR FOUND N 05°51'43" E, A DISTANCE OF 1.99 FEET FROM SAID CORNER:

THENCE, N 82°24'53" W, A DISTANCE OF 75.19 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK ON A WALL, FOUND S 05°56'16" W, A DISTANCE OF 0.74' FROM TRUE CORNER;

THENCE, N 05°56'16" E, A DISTANCE OF 134.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2328 ACRES (10,139 SQ. FT.) MORE OR LESS.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101305843440711842

PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 17-A, Block 2
Reynaud Addition
Being Comprised of
Lot 17 and Portion of Lot 18, Block 2
Reynaud Addition
City of Albuquerque
Bernalillo County, New Mexico
September 2021

Project Number: PR-2021-005821

Application Number: SD-2021-00

Plat Approvals:

- [Signature]* Sep 16, 2021
- PNM Electric Services
Abdul Bhuiyan Sep 16, 2021
- Qwest Corp. d/b/a CenturyLink QC
[Signature] 10/15/2021
- New Mexico Gas Company
Mike Mortus Sep 16, 2021
- Comcast

City Approvals:

Loren N. Risenhoover P.S. 9/13/2021
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement
[Signature] 10/11/2021
AMAFCA

City Engineer

DRB Chairperson, Planning Department
[Signature] 10/14/2021
M.P.C.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. 10/5/2021
Will Plotner Jr. Date
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

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



**Plat for
Lot 17-A, Block 2
Reynaud Addition
Being Comprised of
Lot 17 and Portion of Lot 18, Block 2
Reynaud Addition
City of Albuquerque
Bernalillo County, New Mexico
September 2021**

Easement Notes

- 1 EXISTING 5' UTILITY AND DITCH EASEMENT (7/27/1946, C1-50)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/27/1946, C1-50)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

DRB Determination Notes

A DRB DETERMINATION WAS MADE ALLOWING THE EXISTING SIDEWALK FOUR (4.0) FEET WIDE FRONTING LOT 17 AND THE WESTERLY PORTION OF LOT 18, BLOCK 2 OF REYNAUD ADDITION, IN PLACE OF THE DPM REQUIRED WIDTH OF FIVE (5) FEET WIDTH. DETERMINATION WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 2021.

A DRB DETERMINATION ALLOWING FOR THE EXISTING FORTY (40) FOOT PUBLIC RIGHT-OF-WAY FOR ARIAS AVENUE N.W. IN PLACE OF THE REQUIRED DPM STANDARD FORTY-FOUR (44) FOOT WIDTH WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 2021.

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.

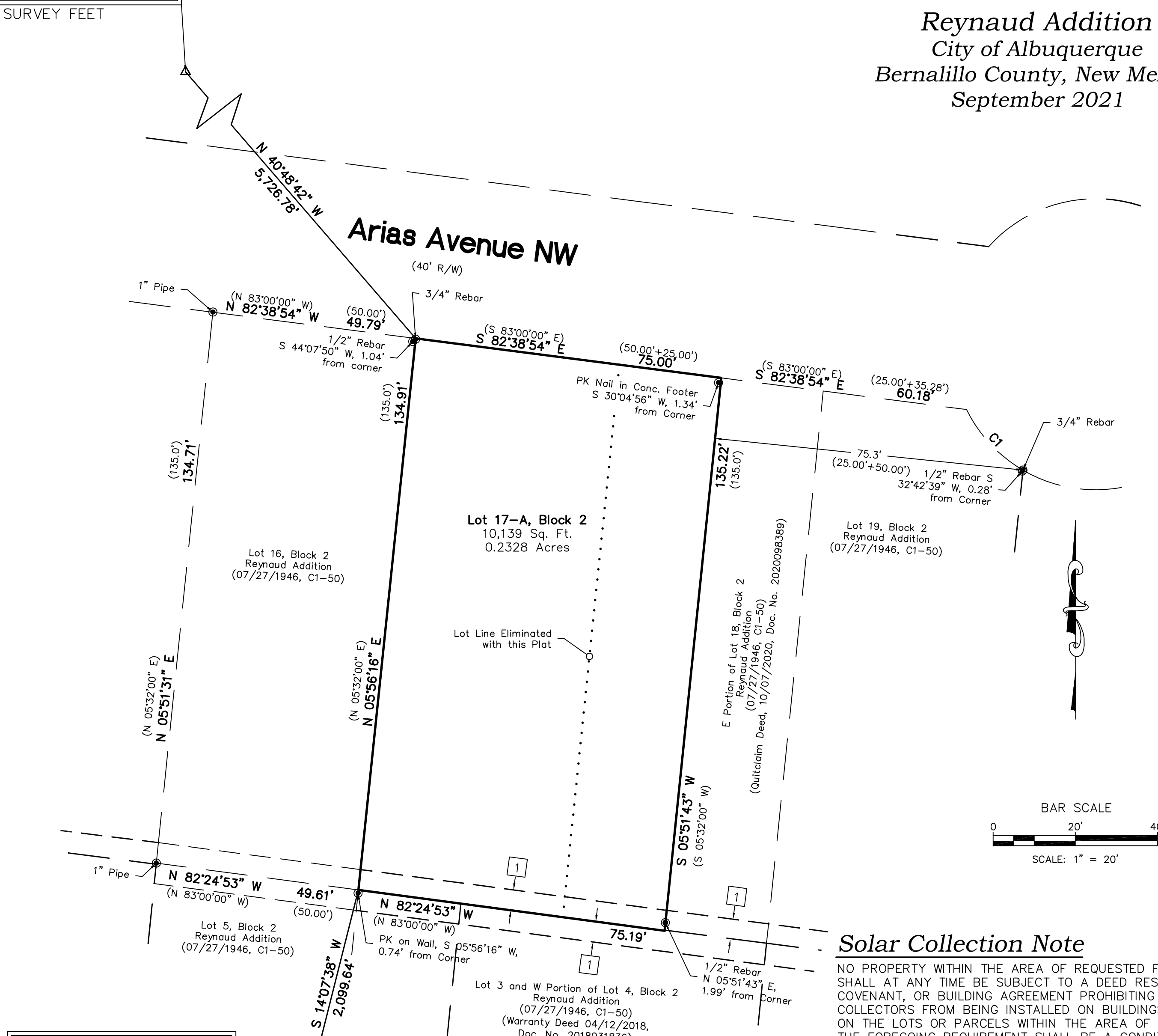
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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.

ACS Monument "7_H13"
NAD 1983 CENTRAL ZONE
X=1513953.442*
Y=1495777.837*
Z=4964.364* (NAVD 1988)
G-G=0.999684760
Mapping Angle=-0°14'35.56"
*U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	20.44'	35.00' (35.0')	33°28'07"	20.16'	S 42°58'05" E



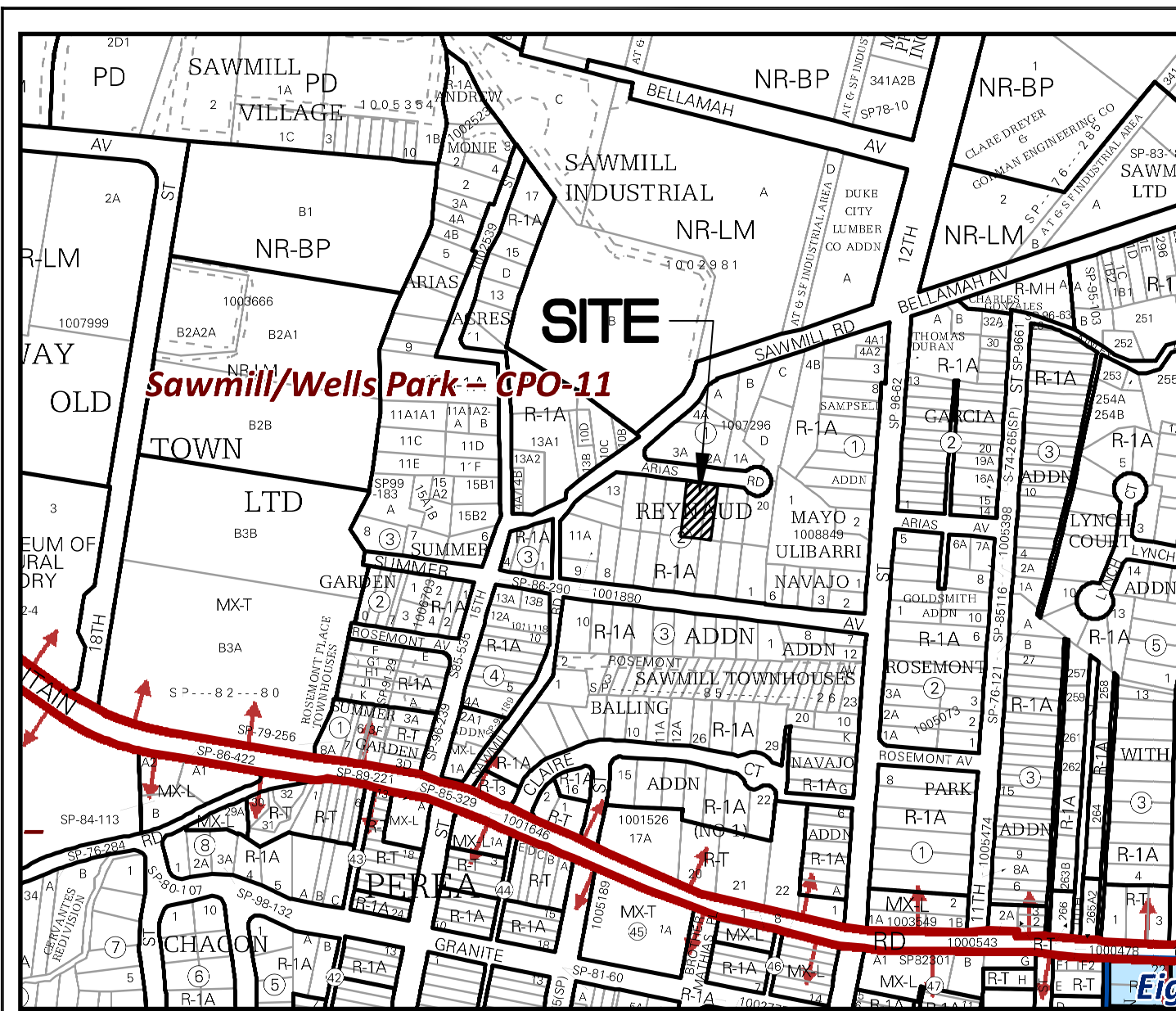
ACS Monument "12_J13"
NAD 1983 CENTRAL ZONE
X=1517168.92 *
Y=1489275.084 *
Z=4957.502* (NAVD 1988)
G-G=0.999684167
Mapping Angle=-0°14'12.73"
*U.S. SURVEY FEET

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.

CSI-CARTESIAN SURVEYS INC.

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



Vicinity Map - Zone Atlas J-13-Z

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/27/1946, C1-50)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
■	CONCRETE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—//—	WOOD FENCE
—x—	WIRE FENCE
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
WV	WATER VALVE
⊙	WATER METER
■	STORM DRAIN INLET

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	20.44'	35.00' (35.0')	33°28'07"	20.16'	S 42°58'05"

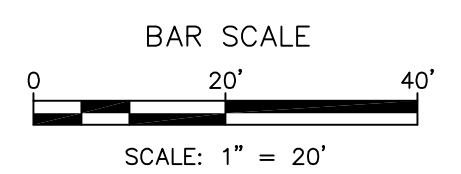
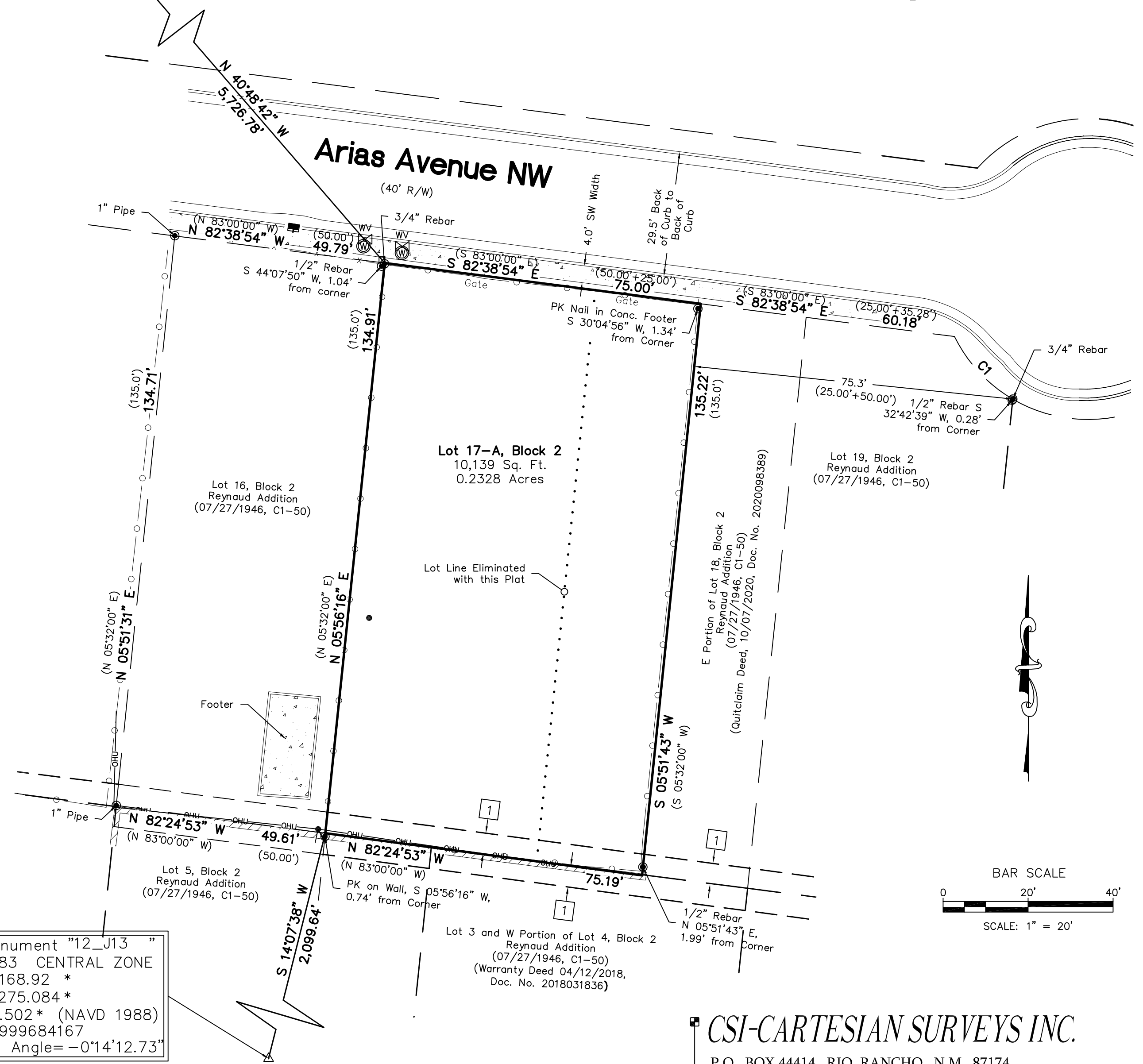
Easement Notes

- 1 EXISTING 5' UTILITY AND DITCH EASEMENT (7/27/1946, C1-50)

ACS Monument "7_H13"
 NAD 1983 CENTRAL ZONE
 X=1513953.442 *
 Y=1495777.837 *
 Z=4964.364 * (NAVD 1988)
 G-G=0.999684760
 Mapping Angle=-0°14'35.56"
 *U.S. SURVEY FEET

ACS Monument "12_J13"
 NAD 1983 CENTRAL ZONE
 X=1517168.92 *
 Y=1489275.084 *
 Z=4957.502 * (NAVD 1988)
 G-G=0.999684167
 Mapping Angle=-0°14'12.73"
 *U.S. SURVEY FEET

**Site Sketch for
 Lot 17-A, Block 2
 Reynaud Addition
 Being Comprised of
 Lot 17 and West 1/2 of Lot 18,
 Block 2 Reynaud Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2021**



CSI-CARTESIAN SURVEYS INC.

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

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Lot 17-A of Reynaud Addition

AGIS MAP # J-13-Z

LEGAL DESCRIPTIONS: Lot 17 and the Westerly Portion of Lot 18 in Block
Numbered 2 of Reynaud Addition as shown on Plat
Book C1, Page 50 filed July 27, 1946.

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

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

CSI - Cartesian Surveys, Inc. 09/13/2021
Applicant/Agent Date

Ernest Armijo 9/13/2021
Hydrology Division Representative Date

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

 WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on _____ (date).

CSI - Cartesian Surveys, Inc. 09/13/2021
Applicant/Agent Date

Edwin Bergeron 9/13/2021
ABCWUA Representative Date

PROJECT # PR-2021-005821



Ryan Mulhall <cartesianryan@gmail.com>

DXF for Review - Proposed Lot 17-A, Reynaud Addition [PR-2021-005821]

Muzzey, Devin P. <dmuzzey@cabq.gov>

Tue, Oct 19, 2021 at 4:20 PM

To: Ryan Mulhall <cartesianryan@gmail.com>, Planning Plat Approval <platgisreview@cabq.gov>

Cc: "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>, "Gould, Maggie S." <MGould@cabq.gov>

Good Afternoon Ryan,

The DXF for PR-2021-005821, Reynaud Addition – Lot 17A – Block 2, has been approved. This email will notify the DRB Office.

Thank you,

Devin Muzzey



Devin Muzzey

gis specialist

e dmuzzey@cabq.gov

cabq.gov/planning

From: Ryan Mulhall <cartesianryan@gmail.com>

Sent: Tuesday, October 19, 2021 3:06 PM

To: Planning Plat Approval <platgisreview@cabq.gov>

Subject: DXF for Review - Proposed Lot 17-A, Reynaud Addition [PR-2021-005821]

Good afternoon,

Attached is our DXF and plat pdf for Proposed Lot 17-A, Reynaud Addition [PR-2021-005821]. Would you please review and if satisfactory, let the DRB planning folks know for our final plat applicaiton?

The ground to grid factor used is 0.999679308.

1214 Arias Ave NW Public Notice Inquir

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

Wed, Sep 8, 2021 at 9:37 AM

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW	Albuquerque	NM	87104		5054635396
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW	Albuquerque	NM	87104	5204041988	

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

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

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

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

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

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

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

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, September 08, 2021 8:30 AM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Ryan 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:

LOT 17 AND WESTERLY PORTION OF LOT 18 IN BLOCK 2, OF REYNAUD ADDITION AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 1946, IN PLAT BOOK C1, PAGE 50.

Physical address of subject site:

1214 Arias Ave NW


Subject site cross streets:

1005 21st St SE Suite A

Other subject site identifiers:

This site is located on the following zone atlas page:

J-13-Z

 **IDOZoneAtlasPage_J-13-Z_Marked.pdf**
660K



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*: October 20, 2021

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

Neighborhood Association (NA)*: Sawmill Area NA

Name of NA Representative*: Jaime Leanos // Dina Afek

Email Address* or Mailing Address* of NA Representative¹: jaime.leanos@gmail.com // dina.afek@gmail.com

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

1. Subject Property Address* 1214 Arias Ave NW
Location Description _____
2. Property Owner* Don Jeffries
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Requesting final plat review to create one lot from two existing lots by lot line elimination, and
administrative decision on sidewalk and right-of-way width.

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*: November 3, 2021 at approximately 9AM MST

Location*³: Zoom meeting (hearing link info available at the URL 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 call (505) 896-3050 or email cartesianryan@gmail.com

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

1. Zone Atlas Page(s)*⁵ J-13-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*:

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] 0.2328 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: N/A [Other Neighborhood Associations, if any]

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



Ryan Mulhall <cartesianryan@gmail.com>

Sawmill Area NA - Notice of Final Plat Submission for Lot 17-A, Block 2 of Reynaud Addition for DRB Hearing

Ryan Mulhall <cartesianryan@gmail.com>

Tue, Oct 19, 2021 at 4:54 PM

To: jaime.leanos@gmail.com, dina.afek@gmail.com

Hello again, the information of the hearing date was inconsistent across the documents and message I've just sent. **The hearing date we intend to submit for is November 3rd, 2021.** I apologize for any confusion. I have the correct notification forms provided again here, corrected with the November 3rd date.

Thank you,
Ryan Mulhall

[Quoted text hidden]

4 attachments



PR2021-005821_CABQ-Official_pub_notice_form.pdf
292K



PR-2021-005821_Emailed-Notice-Pub_Hearing.pdf
186K



IDOZoneAtlasPage_J-13-Z_Marked.pdf
660K



211331_SS_9-8-21.pdf
5605K



Ryan Mulhall <cartesianryan@gmail.com>

Sawmill Area NA - Notice of Final Plat Submission for Lot 17-A, Block 2 of Reynaud Addition for DRB Hearing

Ryan Mulhall <cartesianryan@gmail.com>
To: jaime.leanos@gmail.com, dina.afek@gmail.com

Tue, Oct 19, 2021 at 4:39 PM

Greetings Sawmill Area Neighborhood Association representatives,

We plan to submit a final plat application for our proposed minor subdivision of Lot 17-A, Block 2 of Reynaud Addition on behalf of our client for the November 3rd Development Review Board hearing with the City of Albuquerque. The project is located at 1214 Arias Avenue NW. and is being replatted by lot line elimination to create one new lot from two existing parcels. We also intend to ask for a decision to allow the existing sidewalk width fronting the property and right-of-way width for Arias Avenue NW which are deficient to the DPM standards for residential roads.

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

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

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

Thank you,
Ryan Mulhall
--

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

[PO Box 44414](#)

[Rio Rancho NM 87174](#)





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

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

www.cartesiansurveys.com

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

4 attachments

-  **PR-2021-005821_Emailed-Notice-Pub_Hearing.pdf**
183K
-  **PR2021-005821_CABQ-Official_pub_notice_form.pdf**
289K
-  **211331_SS_9-8-21.pdf**
5605K
-  **IDOZoneAtlasPage_J-13-Z_Marked.pdf**
660K

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

October 26, 2021

Development Review Board
City of Albuquerque

Re: Sensitive Site Analysis for Arias Avenue NW as part of the Final Plat application for Lots 17 and W'ly portion of Lot 18 of Ute Addition [PR-2021-005821]

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Donald L. Jeffries and is requesting approval to subdivide by eliminating the interior lot line Lot 17 and the western ½ of Lot 18, Block 2 Reynaud Addition. The property is located at 1214 Arias Avenue NW between Sawmill Road NW and 12th Street NW. The property is currently zoned as R-1A, and had a recently demolished residence on the now vacant lots. Below is our address of the Sensitive Site Analysis requirements for final plat applications. None of the sensitive site characteristics apply for this location.

Floodplains and flood hazard areas: N/A, within Zone X of FEMA classification

Steep Slopes: N/A, leveled ground

Unstable Soils: N/A, has been built upon previously

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A, leveled and cleared lot

Large Stands of mature trees: N/A, there are only four mature trees along the property frontage.

Archeological sites: N/A smaller than 5 acres and no known history of archeological interest

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