

From: Flores, Suzanna A.
To: Jonathan Turner
Subject: Northern Trail and Westward LN: Public Notice Inquiry Sheet Submission
Date: Friday, October 31, 2025 12:56:14 PM
Attachments: [image001.png](#)
[Zone Atlas page.pdf](#)

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Quaker Heights NA	quakerheightsabq@googlegroups.com	Orlando	Martinez	lilog2002@yahoo.com	5806 Jones Place NW	Albuquerque	NM	87120	5053605017	5053605038
Quaker Heights NA	quakerheightsabq@googlegroups.com	Elizabeth	Alarid	ealarid29@gmail.com	5818 Jones PL NW	Albuquerque	NM	87120		5052708320
Taylor Ranch NA	president@trna.org	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Taylor Ranch NA	president@trna.org	Evelyn	Rivera	rioreal@earthlink.net	4505 Chadwick NW	Albuquerque	NM	87120		5059484099
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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, 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.

- Please note the following:
- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
 - Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
 - The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
 - The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailled-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 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>

Thank you,

Suzie



Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, October 30, 2025 6:49 PM
To: Office of Neighborhood Coordination <turner@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Hearing Officer

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

Applicant Information
Contact Name
Jonathan Turner
Telephone Number
505-764-9801
Email Address
turner@consensusplanning.com
Company Name
Consensus Planning
Company Address
302 8th St NW
City
Albuquerque
State
NM
ZIP
87102

Subject Site Information
Legal description of the subject site for this project:
POR IN S 1/2 NE 1/4 NW 1/4 SW 1/4 SEC 35 T11 N R 2E CONT 1.26 AC
Physical address of subject site:
302 8th St NW
Subject site cross streets:
Northern Trail and Westward LN - dead-end
Other subject site identifiers:
This site is located on the following zone atlas page:
F-11
Link for map
Captcha

From: [Jonathan Turner](#)
To: ["Quaker Heights NA"; "Quaker Heights NA"; president@trna.org; president@trna.org; wescona0@gmail.com; wescona0@gmail.com; "lilog2002@yahoo.com"; "ealarid29@gmail.com"; aboard111@gmail.com; rioreal@earthlink.net; aboard111@gmail.com; jane.baechle@gmail.com](#)
Cc: [Jonathan Turner](#)
Subject: Minor subdivision plat and sidewalk waiver - DHO - 4732 Westward Ln NW
Date: Monday, November 24, 2025 11:03:00 AM
Attachments: [Zone Atlas page.pdf](#)
[ONC- Public Notice Inquiry response.pdf](#)
[Public Notice Checklist.pdf](#)
[Emailed-Mailed-Notice-PublicHearing.pdf](#)
[4732 Westward Ln NW minor plat.pdf](#)
[PR 2021-005927 Site Plan exhibit.pdf](#)

Dear Neighborhood Associations,

The purpose of this email is to provide you with public notice for a Minor Subdivision of land and associated sidewalk waiver, as required by IDO Table 6-1-1 of the Integrated Development Ordinance (IDO). The application being submitted is to create 3 lots from 1 existing lot for the property located at 4732 Westward Lane NW. The existing home will remain on its own lot, while two new lots will be created that meet the IDO contextual lot sizes and dimensional requirements of the R-T zone district. Additionally, the property owner is requesting a sidewalk waiver from the DHO because this area of the Quaker Heights subdivision was originally developed as a rural neighborhood without any sidewalks, before being annexed into the City of Albuquerque from Bernalillo County in 1974.

Attached to this email are the following documents: a PDF file of the City zone atlas page F-11 with the site location clearly marked at the dead-end of Westward Lane, directly west of Northern Trail. the required IDO public notice forms, a copy of the Minor Subdivision plat, a copy of the City's Office of Neighborhood Coordination inquiry response for the list of affected Neighborhood Associations, and a Site Plan exhibit that shows the existing single-family development.

The Minor Subdivision application will be heard by the Development Hearing Officer at a public hearing via Zoom at 9:00 AM on December 3rd, 2025. The Zoom Meeting agenda and information will be

available on the City's website prior to the hearing at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>

Please feel free to contact me by phone at: (505) 764-9801 -or- by email at: turner@consensusplanning.com if you need additional information about the applications.

Thank you in advance for your time in reviewing the public notice documents.

Sincerely,

Jonathan Turner
Consensus Planning, Inc.

302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801 x109

**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: Minor subdivision and sidewalk waiver

Decision-making Body: DHO

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 4732 Westward Ln NW

Name of property owner: Oblesster and Remedios Romero

Name of applicant: Consensus Planning Inc.

Date, time, and place of public meeting or hearing, if applicable:

December 3, 2025 at 9:00 am -via- Zoom / Agenda: <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>

Address, phone number, or website for additional information:

Contact Consensus Planning Inc. at: 505-764-9801 -or- turner@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
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.

Jonathan Turner (Applicant signature) 11/24/25 (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 §14-16-6-9(B)(3) and may lead to a denial of your application.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/24/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 4732 Westward Lane NW
Location Description at the dead-end of Westward Lane, directly west of Northern Trail and Westward
2. Property Owner* Oblester and Remedios Romero
3. Agent/Applicant* [if applicable] Consensus Planning Inc.
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Minor (Minor or Major or Bulk Land)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☒ Waiver DHO (DHO or Wireless Telecommunication Facility)
 - ☒ Other: _____

Summary of project/request³*:

A minor plat to create 3 lots from 1 existing lot, and an associated sidewalk waiver.

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

- ☒ Development Hearing Officer (DHO)
☐ Landmarks Commission (LC)
☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: December 3, 2025 at 9:00 am -via- Zoom

Location*⁴: <https://www.cabq.gov/planning/boards-commissions/development-he>

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 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: Consensus Planning Inc.

Email: turner@consensusplanning.com

Phone: 505-764-9801



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: Zone Atlas, Plat, Public notice checklist,



Online website or project page: N/A

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ F-11

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

A waiver to the 5-foot sidewalk requirement since the neighborhood was developed as a rural subdivision without sidewalks in the 1970's before it was annexed into the City of Albuquerque from Bernalillo County.

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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:

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 1.24 acres
- 2. IDO Zone District R-T
- 3. Overlay Zone(s) [if applicable] APO
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Residential single-family

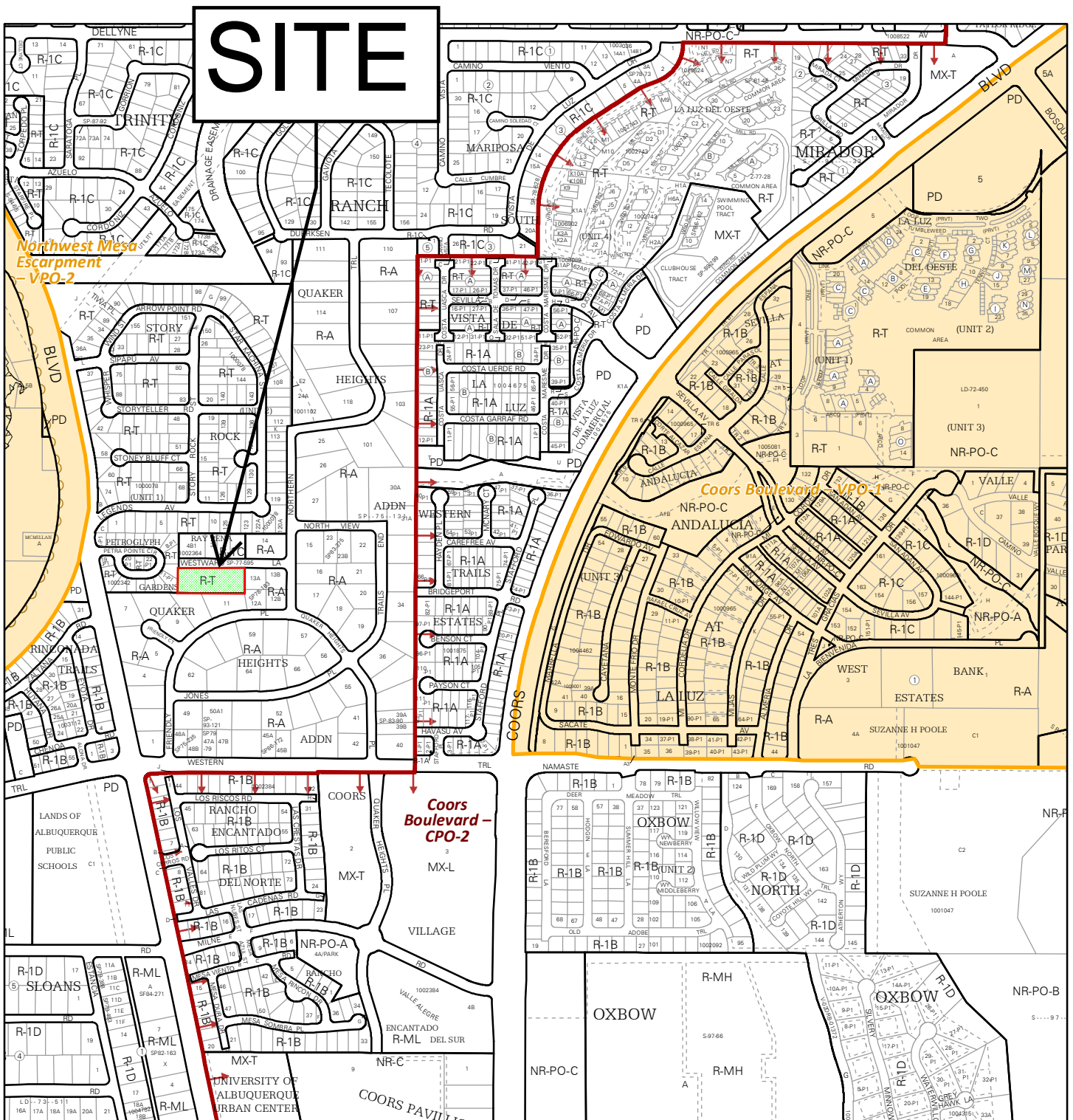
NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

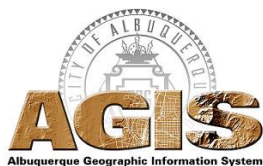
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

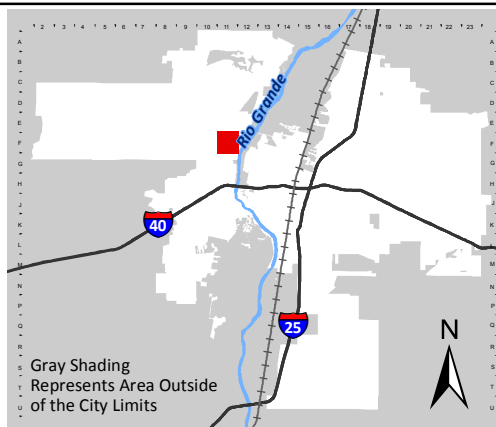


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



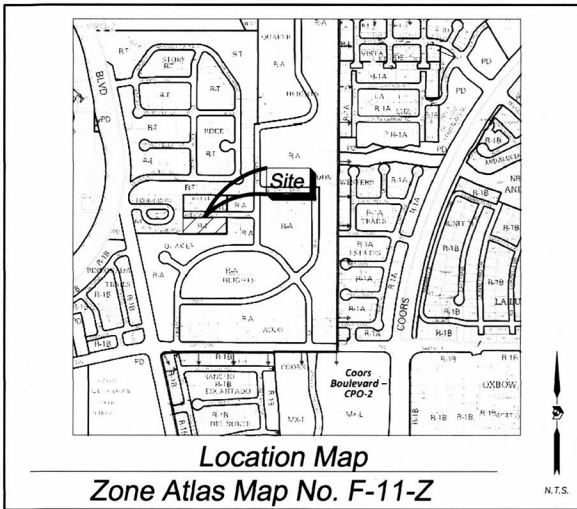
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-11-Z

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

0 250 500 1,000 Feet



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.0594 ACRES±
ZONE ATLAS INDEX NO: F-11-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 3
MILES OF FULL-WIDTH STREETS CREATED: 0

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE LOT INTO THREE NEW LOTS AND TO GRANT AN EASEMENT.

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT 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 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.

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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

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 TAXES ARE CURRENT AND PAID ON PARCEL ID:
101106108108824830814

BERNALILLO COUNTY TREASURER'S OFFICE:

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 4, LANDS OF OBLESTER A. ROMERO, AS THE SAME IS DESIGNATED ON THE QUITCLAIM DEED THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 23, 1973, IN DEED BOOK 948, PAGE 745, LESS AND EXCEPTING THEREFROM THAT PORTION QUITCLAIMED TO THE CITY OF ALBUQUERQUE FOR STREET RIGHT OF WAY FOR WESTWARD LANE, N.W. AS THE SAME IS DESIGNATED ON THE QUITCLAIM DEED THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 14, 1977, IN DEED BOOK D48A, PAGE 951, AS DOCUMENT NUMBER 77-77761, NOW COMPRISING OF LOTS 4-A, 4-B AND 4-C LANDS OF REMEDIOS ROMERO.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Remedios Romero 3-20-23
REMIOS ROMERO DATE

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF March, 2023 BY
REMIOS ROMERO

By [Signature] MY COMMISSION EXPIRES: 8-19-2024
NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
Jonette M. Medrano
Commission No. 1129329
August 19, 2024

Plat of
Lots 4-A, 4-B and 4-C
Lands of Remedios Romero
Section 35, Township 11 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
February 2023

Project No. PR-2021-005927

Application No. -2023-

Utility Approvals

Cynthia Spring 8/28/2025
PNM DATE
NEW MEXICO GAS COMPANY 8/28/2025
DATE
David Hall 08/27/2025
QWEST CORPORATION D/B/A CENTURYLINK QC DATE
Todd Schnuelle 8/26/2025
COMCAST DATE

City Approvals

Loren N. Risenhoover P.S. 2/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE

Kana Radius 8/27/2025
AMAFCA DATE

CITY ENGINEER DATE

PLANNING DEPARTMENT DATE

CODE ENFORCEMENT DATE

HYDROLOGY DATE

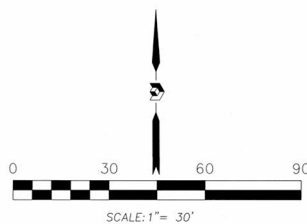
Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 03/24/2023 DATE
LARRY W. MEDRANO
N.M.P.S. No. 11993
REGISTERED PROFESSIONAL SURVEYOR

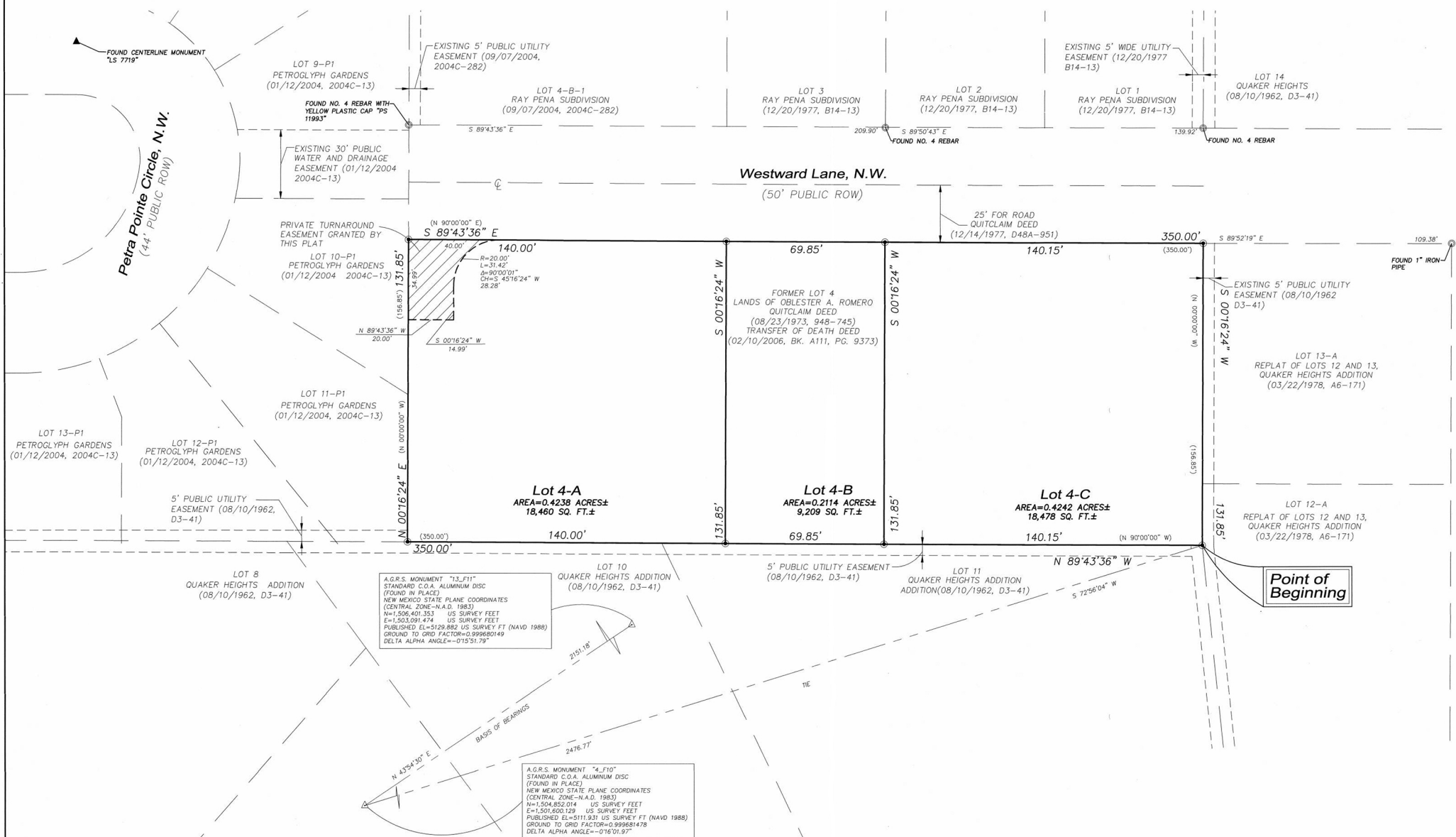
REVISIONS		COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
NO.	DATE	BY	DESCRIPTION	STATE PLANE ZONE: NM-C	GRID	LAND GRANT: N/A	PROPERTY OWNER: OBLESTER A & REMEDIOS ROMERO	CREWTECH: MT/MTJR	DATE OF SURVEY: 07/17-19/2021
				HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	SECTION: 35	TOWNSHIP: 11 NORTH	DRAWN BY: JK	CHECKED BY: LM
				CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	ROTATION ANGLE: 0° 00' 00.00"	RANGE: 2 EAST	MERIDIAN: NMPM	PSI JOB NO. 216092P	SHEET NUMBER 1 OF 2
				COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003192884	BASE POINT FOR SCALING AND/OR ROTATION: N = 0	CITY: ALBUQUERQUE	SUBDIVISION NAME: LANDS OF REMEDIOS ROMERO		
				GROUND TO GRID: 0.9996808135	E = 0	COUNTY: BERNALILLO	ADDRESS: 4732 WESTWARD LANE, N.W.		
					ELEVATION TRANSLATION: ±0.00'	STATE: NM	UPC: 101106108824830814		


N 90°00'00" E		MEASURED BEARING AND DISTANCES
(N 90°00'00" E)		RECORD BEARINGS AND DISTANCES
●		FOUND AND USED MONUMENT AS DESIGNATED
●		DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△		FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
▲		FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED



RECORDING STAMP

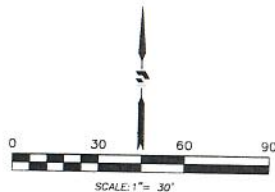
Plat of
Lots 4-A, 4-B and 4-C
Lands of Remedios Romero
Section 35, Township 11 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
February 2023



COORDINATE AND DIMENSION INFORMATION					PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION							
STATE PLANE ZONE: NM-C		GRID COORDINATES: GRID		TYPE: STANDARD	LAND GRANT N/A				PROPERTY OWNER OBLESTER A & REMEDIOS ROMERO				<div><div></div><div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX</div></div>				CREW/TECH: MT/ MT JR		DATE OF SURVEY 07/17-19/2021	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00" YES		MATCHES DRAWING UNITS		SUBDIVISION NAME LANDS OF REMEDIOS ROMERO				DRAWN BY: JK					CHECKED BY: LM			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM					BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				SECTION 35 TOWNSHIP 11 NORTH RANGE 2 EAST MERIDIAN NMPM								PSI JOB NO. 216092P		SHEET NUMBER 2 OF 2	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003192884 GROUND TO GRID: 0.9996080135		DISTANCE ANNOTATION: GROUND		BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO.		CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101106108824830814		ADDRESS 4732 WESTWARD LANE, N.W.		

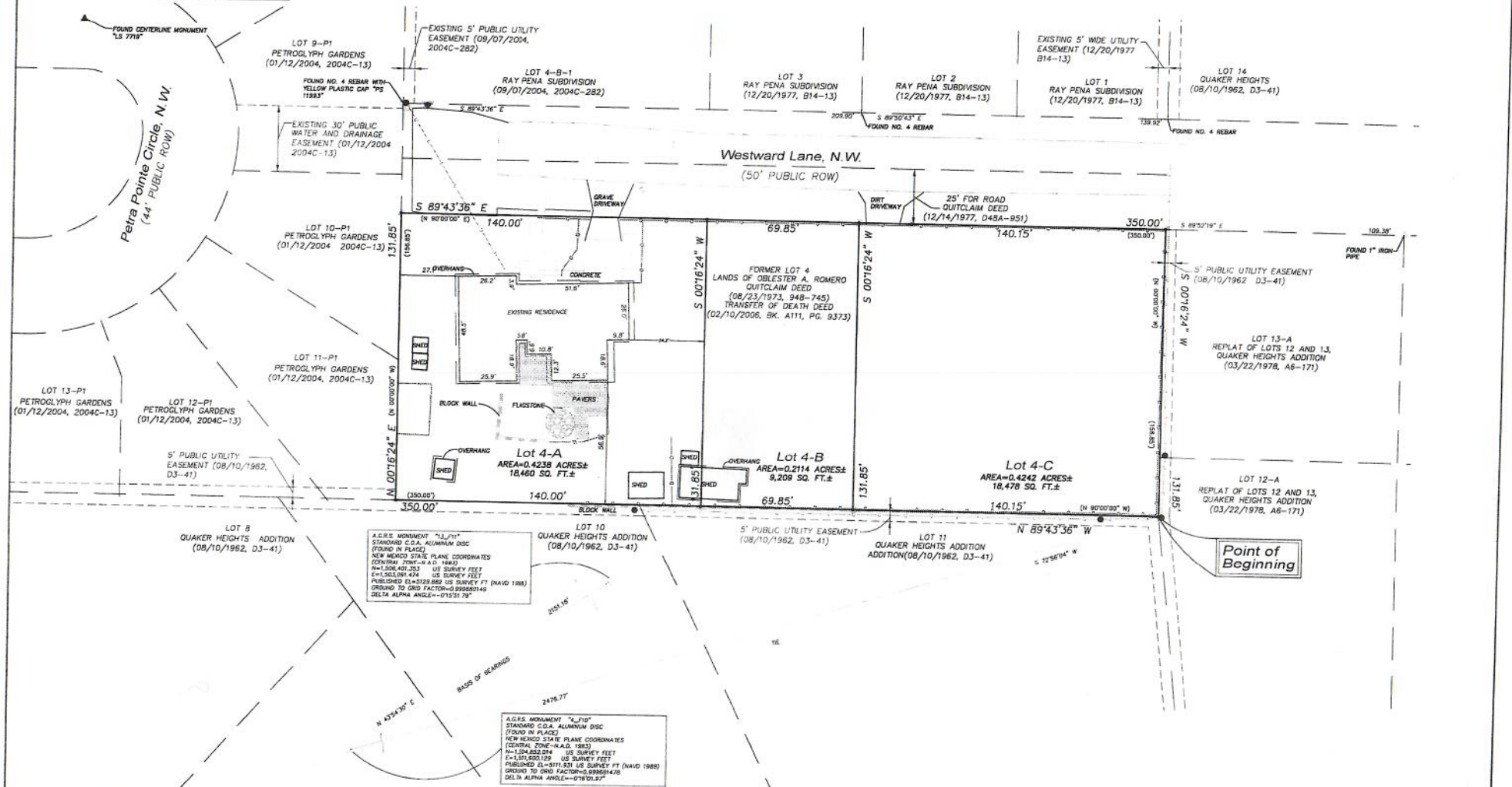
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
▲	FOUND ALUMINUM ADIS MONUMENT AS DESIGNATED
●	FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED
○	UTILITY POLE
●	TELEPHONE PEDESTAL
●	FIRE HYDRANT
○	MAILBOX
○	SANITARY SEWER MANHOLE
○	CHAIN LINK FENCE
○	OVERHEAD UTILITY LINE
○	EDGE OF ASPHALT



Site Plan of Lots 4-A, 4-B and 4-C

Section 35, Township 11 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2021



COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION			INDEXING INFORMATION FOR COUNTY CLERK			PROJECT INFORMATION		
STATE PLANE ZONE	NM-C	GRID	STANDARD	LAND GRANT	N/A	PROPERTY OWNER	OBLESTER A & REMEDIOS ROMERO			CREW/TECH	DATE OF SURVEY
HORIZONTAL DATUM	NAD83	VERTICAL DATUM	NAVD88	SECTION	35	TOWNSHIP	11 NORTH	RANGE	2 EAST	MT/ MT JR	07/17-19/2021
CONTROL USED	ALBUQUERQUE GEODETIC REFERENCE SYSTEM		ROTATION ANGLE	0° 00' 00.00"	MATCHED DRAWING UNITS	YES	SUBDIVISION NAME	LANDS OF OBLESTER A. ROMERO			CHECKED BY
COMBINED SCALE FACTOR	GRID TO GROUND: 1.0003192884		GROUND TO GRID	0.9996808135	CITY	ALBUQUERQUE	COUNTY	BERNALILLO	STATE	NM	UPC
BEARING ANGLE	ELEVATION TRANSLATION		±0.00"	GROUND TO GRID FACTOR	0.9996808135	DELTA ALPHA ANGLE	±0.0000000000	DELTA BETA ANGLE	±0.0000000000	DELTA GAMMA ANGLE	±0.0000000000
OFFICE LOCATION:	9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PHONE	505.856.5700	FAX	505.856.7900	ADDRESS	4732 WESTWARD LANE, N.W.			SHEET NUMBER
DRAWN BY	JK		PSI JOB NO	216092P		1 OF 1					