



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-2021-006258  
Application No. SD-2022-00005

TO:

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

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

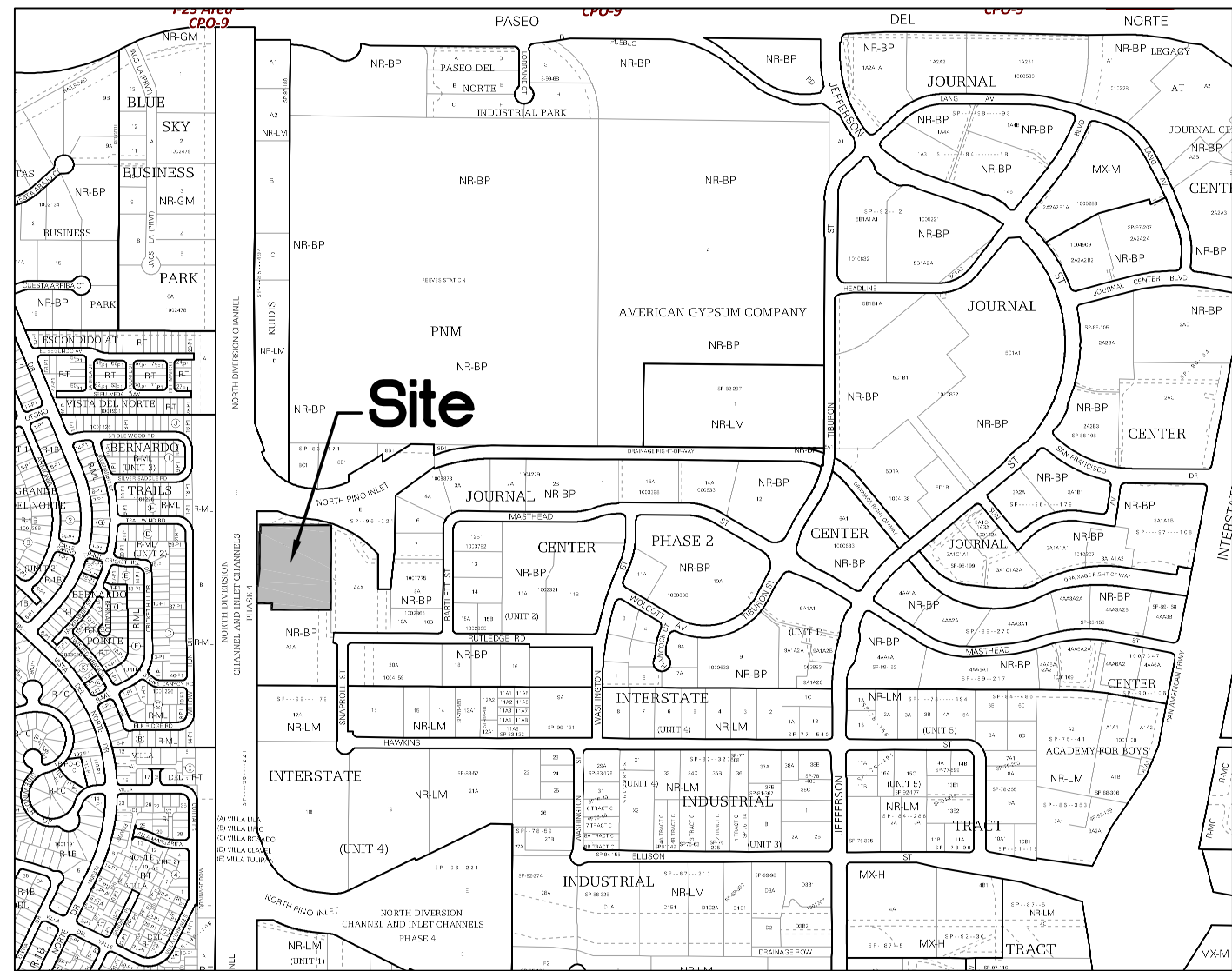
**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 02/02/2022 HEARING DATE OF DEFERRAL: 02/16/2022

SUBMITTAL DESCRIPTION: Revised plat to remove AMAFCA agreements, added cross-lot drainage easement, and revised purpose of plat to include granting an easement. Updated letter to DRB addresses plat comments from 2/2/22 Final Plat hearing.

CONTACT NAME: Ryan J. Mulhall

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



Vicinity Map - Zone Atlas D-16-Z & D-17-Z

**Documents**

1. PLAT FOR JOURNAL CENTER, PHASE 2, UNIT 2, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 2007 IN PLAT BOOK 2007C, PAGE 35 AS DOCUMENT NO. 2007023064,
2. LESS AND EXCEPT THAT PORTION OF TRACT "A-2-A" AND TRACT "A-3-A" CONVEYED TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JULY 28, 2017 AS DOCUMENT NO. 2017073204, RE-RECORDED AUGUST 22, 2017 AS DOCUMENT NO. 2017081104, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN SEPTEMBER 22, 2004, IN BOOK A84, PAGE 3464, AS DOC. NO. 2004133832
4. AMAFCA NORTH DIVERSION CHANNEL AND INLET CHANNEL AND INLET CHANNELS DRAINAGE RIGHT-OF-WAY, PHASE 4, RIGHT-OF-WAY PARCELS A THRU G, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 11, 1996, IN BOOK 96C, PAGE 429.

**Notes**

1. FIELD SURVEY PERFORMED IN JULY AND DECEMBER 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).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**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.

**Indexing Information**

Projected Sections 22, & 23 Township 11 North, Range 3 East, N.M.P.M. Elena Gallegos Land Grant  
 Subdivision: Journal Center Phase 2, Unit 2  
 Owner: Brunacini Development LTD Co  
 UPC #: 101706300320730428 (Portion of Tract A-2-A)  
 101706300323630427 (Portion of Tract A-3-A)

**Purpose of Plat**

1. ELIMINATING INTERIOR LOT LINE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON

**Subdivision Data**

GROSS ACREAGE. . . . . 4.7453 ACRES  
 ZONE ATLAS PAGE NO. . . . . D-16-Z & D-17-Z  
 NUMBER OF EXISTING LOTS. . . . . 2  
 NUMBER OF LOTS CREATED. . . . . 1  
 MILES OF FULL-WIDTH STREETS. . . . . 0 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0 ACRES  
 DATE OF SURVEY. . . . . DECEMBER 2021

**Legal Description**

TRACT "A-2-A" AND TRACT "A-3-A" OF THE PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A, JOURNAL CENTER, PHASE 2, UNIT 2, WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 2007, IN PLAT BOOK 2007C, PAGE 35, AS DOCUMENT NO. 2007023064.

LESS AND EXCEPT THAT PORTION OF TRACT "A-2-A" AND TRACT "A-3-A" CONVEYED TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, BY WARRANTY DEED RECORDED JULY 28, 2017, AS DOCUMENT NO. 2017073204, AND RE-RECORDED AUGUST 22, 2017, AS DOCUMENT NO. 2017081104, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A-2-A", MARKED BY A PK NAIL WITH TAG "LS 14271", WHENCE A TIE TO ACS MONUMENT "SMW-12" BEARS S 57°33'11" E, A DISTANCE OF 8,412.51 FEET;

THENCE, FROM SAID POINT OF BEGINNING, N 89°58'32" W, A DISTANCE OF 344.87 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, N 00°14'16" E, A DISTANCE OF 38.08 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL WITH TAG ILLEGIBLE;

THENCE, S 89°56'08" W, A DISTANCE OF 88.18 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A-2-A, LYING ON THE EASTERLY RIGHT OF WAY OF THE AMAFCA NORTH DIVERSION CHANNEL, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, N 00°00'25" E, A DISTANCE OF 101.60 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, TRAVERSING SAID TRACT A-2-A AND THEN TRACT A-3-A, THE FOLLOWING EIGHT COURSES:

S 89°59'15" E, A DISTANCE OF 4.44 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 06°37'12" E, A DISTANCE OF 100.99 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374"

N 00°00'49" E, A DISTANCE OF 25.89 FEET TO THE COMMON BOUNDARY LINE BETWEEN SAID TRACTS A-2-A AND A-3-A, MARKED BY A REBAR WITH CAP "LS 18374";

N 00°00'49" E, A DISTANCE OF 186.84 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

S 89°59'11" E, A DISTANCE OF 4.99 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

DESCRIPTION CONTINUED ON SHEET 3...

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101706300320730428  
 101706300323630427

PROPERTY OWNER OF RECORD  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for Tract A-2-A-1, Journal Center Phase 2, Unit 2 Being Comprised of Portions of Tracts A-2-A and A-3-A, Journal Center Phase 2, Unit 2 City of Albuquerque Bernalillo County, New Mexico December 2021**

Project Number: PR-2021-006258

Application Number: SD-2022-00005

**Plat Approvals:**

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

**City Approvals:**

Loren N. Risenhoover P.S. 1/4/2022  
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

**Surveyor's Certificate**

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

Will Plotner Jr. 1/4/2021  
 N.M.R.P.S. No. 14271 Date



**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  
Tract A-2-A-1,  
Journal Center Phase 2, Unit 2  
Being Comprised of  
Portions of Tracts A-2-A and A-3-A,  
Journal Center Phase 2, Unit 2  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021**

**Legend**

<b>N 90°00'00" E</b>	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/12/2007, 2007C-35)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (8/22/2017, DOC. NO. 2017081104)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (9/29/1999, 99C-274)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (10/11/1996, 96C-429)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

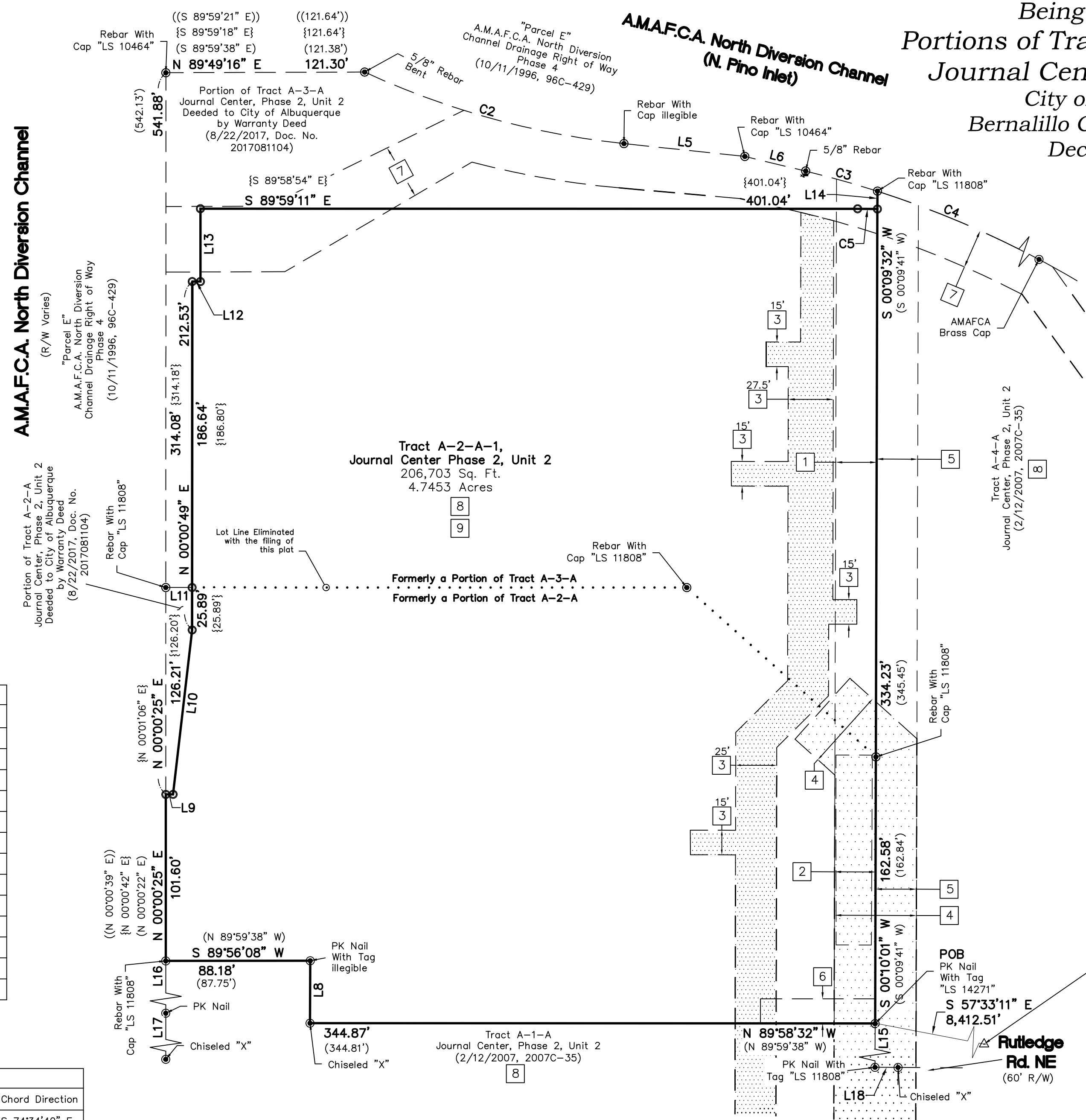


Line #	Direction	Length (ft)
L5	S 83°55'52" E (S 83°59'38" E) {S 83°59'18" E}	74.18' (74.17') {74.16'}
L6	S 76°28'51" E (S 76°30'17" E) {S 76°29'57" E}	38.18' (38.16') {38.16'}
L8	N 00°14'16" E (N 00°00'22" E)	38.08' (38.16')
L9	S 89°59'15" E {S 89°58'58" E}	4.44' {4.43'}
L10	N 06°37'12" E {N 06°37'29" E}	100.99' {100.99'}
L11	N 89°59'28" W {N 89°59'43" W}	16.07' {16.07'}
L12	S 89°59'11" E {S 89°58'54" E}	4.99' {5.00'}
L13	N 00°00'49" E {N 00°01'16" E}	44.46' {44.46'}
L14	S 00°09'32" W {S 00°11'07" W} (N 89°59'38" W)	10.86' {10.86'}
L15	S 00°09'41" W (S 00°09'41" W)	133.63' (133.63')
L16	S 00°00'25" W (S 00°09'41" E)	482.03' (482.18')
L17	S 00°00'25" W (S 00°00'22" W)	326.05' [326.35']
L18	S 89°40'40" E (S 89°40'04" E)	14.07' (14.07')

\* L1-L4, and L7 INTENTIONALLY OMITTED

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	164.88' {164.48'} {164.47'}	505.00' (505.00') {505.00'}	18°42'24"	164.15'	S 74°34'40" E
C3	45.52' (45.79') {45.55'}	606.20' (606.20') {606.20'}	4°18'10"	45.51'	S 74°19'46" E
C4	280.14' (325.66')	606.20' (606.20')	26°28'38"	277.65'	S 58°56'21" E
C5	12.10' {12.10'}	810.00' {810.00'}	0°51'22"	12.10'	S 89°25'05" E

\* C1 INTENTIONALLY OMITTED



ACS Monument "SMW-12"  
NAD 1983 CENTRAL ZONE  
X=1541924.324\*  
Y=1510982.798\*  
Z=5242.356\* (NAVD 1988)  
G-G=0.999664227  
Mapping Angle=-0°11'22.97"  
\*U.S. SURVEY FEET



**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
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**Plat for  
Tract A-2-A-1,  
Journal Center Phase 2, Unit 2  
Being Comprised of  
Portions of Tracts A-2-A and A-3-A,  
Journal Center Phase 2, Unit 2  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021**

**Legal Description (Continued)**

CONTINUED FROM SHEET 1...

N 00°00'49" E, A DISTANCE OF 44.46 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

S 89°59'11" E, A DISTANCE OF 401.04 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

12.10 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 810.00 FEET, A DELTA OF 00°51'22", AND A CHORD BEARING S 89°25'05" E, A DISTANCE OF 12.10 FEET TO A POINT LYING ON THE EAST BOUNDARY OF SAID TRACT "A-3-A", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID EAST BOUNDARY, S 00°09'32" W, A DISTANCE OF 334.23 FEET TO THE COMMON CORNER OF SAID TRACTS A-3-A AND A-2-A, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, S 00°10'01" W, A DISTANCE OF 162.58 FEET TO THE POINT OF BEGINNING, CONTAINING 4.7453 ACRES (206,704 SQ. FT.), MORE OR LESS.

**Easement Notes**

- 1 EXISTING 25' PNM EASEMENT (4/5/2005, BK. A94, PG. 6203, DOC. NO. 2005046344)
- 2 EXISTING 25' PNM EASEMENT (4/5/2005, BK. A94, PG. 6202, DOC. NO. 2005046343)
- 3 EXISTING PUBLIC WATER AND SANITARY SEWER EASEMENT (10/28/2004, 2004C-343) SHOWN HEREON AS [REDACTED]
- 4 EXISTING 50' PRIVATE ACCESS EASEMENT (10/28/2004, 2004C-343) SHOWN HEREON AS [REDACTED]
- 5 EXISTING 25' PNM EASEMENT (4/5/2005, BK. A94, PG. 6204, DOC. NO. 2005046345)
- 6 EXISTING 15' X 70' PNM EASEMENT (4/5/2005, BK. A94, PG. 6207) AND RE-RECORDED (3/19/2007, BK. A134, PG. 1269, DOC. NO. 2005046348)
- 7 EXISTING PUBLIC SANITARY SEWER EASEMENT (4/10/2003, 2003C-98)
- 8 EXISTING RECIPROCAL NON-EXCLUSIVE PERPETUAL EASEMENTS OVER, THROUGH AND ACROSS THE "ACCESS AREAS" LOCATED ON EACH TRACT FOR PURPOSES OF ACCESS, INGRESS, EGRESS AND VEHICULAR AND PEDESTRIAN TRAFFIC (10/28/2004, BK. A86, PG. 1268, DOC. NO. 2004151690), BLANKET IN NATURE
- 9 PRIVATE CROSS LOT DRAINAGE EASEMENT FOR EXISTING DRAINAGE FLOW VOLUMES, EXCLUDING FUTURE BUILDING ENVELOPES BENEFITTING THE OWNERS OF TRACTS A-1-A AND A-4-A, TO BE MAINTAINED BY THE OWNER OF TRACT A-2-A-1, GRANTED WITH THE FILING OF THIS PLAT.

**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.

**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.

1-5-2022

ANGELO BRUNACINI, MANAGER, BRUNACINI DEVELOPMENT LTD CO, DATE  
A NEW MEXICO LIMITED LIABILITY COMPANY  
OWNER OF TRACTS "A-2-A" & "A-3-A"

STATE OF NEW MEXICO }  
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 5th, 2022  
BY: ANGELO BRUNACINI, MANAGER, BRUNACINI DEVELOPMENT LTD CO, A NEW MEXICO LIMITED LIABILITY COMPANY

By: Veronica Gabaldon  
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/26/2023



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

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

February 11, 2022

Development Review Board  
City of Albuquerque

**Re: Final Plat Review for Proposed Tract A-2-A-1, Journal Center Phase 2, Unit 2 being comprised of Remaining Portions of Tracts A-2-A and A-3-A of Journal Center Phase 2, Unit 2**

Members of the Board:

Cartesian Surveys is acting as an agent for Brunacini Development Ltd. Co. and requests final plat review of our plat to create one (1) new tract from two (2) existing tracts by lot line elimination between the Remaining Portions of Tracts A-2-A and A-3-A of Journal Center Phase 2, Unit 2. The property is located northwest of Rutledge Street NE and Snaproll NE, between Bartlett Street NE and the North Diversion Channel. The property is currently zoned as NR-BP (Non-Residential Business Park). Sketch plat review for the project was conducted on December 1, 2021 under Project Number PR-2021-006258 and final plat review on February 2, 2022 under SD-2022-00005, so the comments from that hearing are addressed below:

The UPCs for the lots proposed to be replatted by lot line elimination are:

101706300323630427 (Tract A-2-A)

101706300320730428 (Tract A-3-A)

**ABCWUA**

1. No objections.
2. For information only:
  - a. Availability Statement #211029 has been issued and sets the criteria for service. An updated approved Fire One Plan is required.
  - b. This project is within the adopted service area.
  - c. Pro rata is not owed for this property.

Noted.

**Code Enforcement**

- New development and/or new uses must meet all applicable standards and provisions of the Journal Center Development Plan, the IDO-NR-BP zone district, the DPM, and other adopted City regulations.
- ~~Property is abutting & Adjacent to arroyos and drainage channel. Development standards exist.~~
- ~~Addressing may need to be updated during re-plat process.~~

- ~~Platting action cannot create a nonconformity.~~
- Reference IDO sections 5-3 Access and Connectivity and 5-4 Subdivision of Land.

Re-plat appears to include multiple parking spaces located on Tract A-2-A and utilized by Tract A-1-A to the South. Please clarify if these will be listed as part of required parking for lot to the south.

Note: Sharing of any required parking on separate lots would require a Shared Parking Agreement to be filed, as per IDO section 5-5(C)(5)(b).

CE has no additional comments at this time.

Noted, parking is site plan concern and was addressed at Feb. 2<sup>nd</sup> hearing.

## Hydrology

Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement. (this will be for that offsite drainage that goes through this lot)

Noted, cross-lot drainage easement has been added to the plat as easement [9].

• Easement Notes 9 & 10 – **These two items are not Drainage Easements** but recorded COA Drainage Covenants. **Please remove these items from the plat.** These two Drainage Covenants need to be vacated. Please Marion G. Velasquez (mgvelasquez@cabq.gov) on the 4th floor of Plaza de Sol for instructions.

Noted, AMAFCA was contacted on December 2<sup>nd</sup> and their comments are provided below. We have removed the easement notes for these agreements, and documents were prepared for their release between our client and AMAFCA.

## Parks and Recreation

12-01-2021

Existing multi-purpose trail adjacent in AMAFCA ROW to north and proposed multi-purpose trail is shown on this side of the North Diversion Channel adjacent in the AMAFCA ROW to the west, which may be needed with future development. No objection to lot line elimination.

02-02-2022

The MRCOG Long Range Bikeway Map shows a proposed multi-purpose trail on this side of the AMAFCA ROW (see screen clip below). This may need to be added to the required infrastructure on the west side of the property.

Noted, Trails and Arroyo IDO Citations not provided as they don't affect notes or labeling the plat

## Transportation

1. Update easements based on physical roadway location shown. Now, that there is a site plan, it appears that the easement needs to line up with the new site plan road, and shared access needs to be updated with both adjacent property

owners, including the one to the east and the one to the south. Label easement width, including both the roadway requirements and the sidewalk requirements to the right-of-way per the DPM.

Roadway location is covered by reciprocal easement under document number #2004151690

2. The DRB site plan is being submitted separately, and platting action shall be approved prior to the DRB site plan.

Noted

## **Planning**

Application number must be added to the plat  
The utility signatures are required prior to DRB sign off

There is an existing site plan, 1003572 for the southern half of the site. This may need to be amended to show the new lot line.

Future development is subject to the NR-BP zone

Noted

## **AMAFCA**

AMAFCA will not allow uncontrolled discharge into the AMAFCA ROW to the North Diversion Channel existing rundown. Drainage improvements from the site to the rundown are required.

Noted, Site Plan matter

• A Turnkey Agreement will be required if AMAFCA is to maintain the improvements within the AMAFCA ROW. A Maintenance License will be required if the property owner is to maintain the improvements within the AMAFCA ROW.

• A Temporary Access and Construction License will be required for construction of the improvements in AMAFCA ROW.

Noted, matter doesn't need to be on plat

### Drainage Report

• The drainage report was not included in the application package and was requested separately by AMAFCA from City Hydrology. In the future, AMAFCA will need all drainage information for review.

• The offsite basin exhibit doesn't reflect the drainage from Tract A-1-A to Tract A-2-A and A-3-A. Aerial imagery shows a swale across the lots to the existing AMAFCA rundown to the North Diversion Channel.

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



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

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

**BRIEF DESCRIPTION OF REQUEST**

Request Final Plat review to create one new tract from two existing portions of tracts

**APPLICATION INFORMATION**

Applicant: Brunacini Development LTD Co.	Phone: 505-833-2928
Address: PO Box 6363	Email: abrunacini@brunacini.com
City: Albuquerque	State: NM
Zip: 87197	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.	Phone: 505-896-3050
Address: PO Box 44414	Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM
Zip: 87174	
Proprietary Interest in Site:	List all owners:

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

Lot or Tract No.: Tract A-1-A, A-2-A	Block:	UPC Code: 101706300320730428
Subdivision/Addition: Journal Center Ph 2, Unit 2	MRGCD Map No.:	UPC Code: 101706300323630427
Zone Atlas Page(s): D-16-Z & D-17-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 4.7483

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Rutledge St NE Between: Rutledge Rd NE and: Bartlett St NE

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

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: 01/11/2022
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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Scale drawing of the proposed subdivision plat
- \_\_\_ 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
- 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
- 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ 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.**

<p><b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b></p>	
<p><b>Signature:</b> </p>	<p><b>Date:</b> 01/11/2022</p>
<p><b>Printed Name:</b> Ryan J. Mulhall</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



**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.

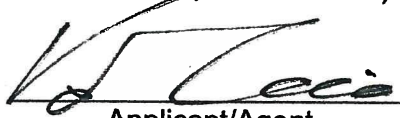
**PROJECT NAME:** TRACT A-2-A & A-3-A JOURNAL CENTER 2

**AGIS MAP #** D-16-Z

**LEGAL DESCRIPTIONS:** TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A  
JOURNAL CENTER PHASE 2 UNIT 2 (EXCL PORTION OUT  
TO R/W CONT. 2.7385 +/- AC

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

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

 12/20/2021  
Applicant/Agent Date

 12/21/2021  
Hydrology Division Representative Date

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

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 10/21/2021 (date).

 12/17/2021  
Applicant/Agent Date

 12/17/2021  
ABCWUA Representative Date

Statement #211029 - Executed 11/4/2021

**PROJECT #** \_\_\_\_\_

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

January 11, 2021

Development Review Board  
City of Albuquerque

**Re: Sensitive Site Analysis for Final Plat of Proposed Tract A-2-A-1, Journal Center Phase 2, Unit 2 being comprised of Remaining Portions of Tracts A-2-A and A-3-A of Journal Center Phase 2, Unit 2**

Members of the Board:

Cartesian Surveys is acting as an agent for Brunacini Development Ltd. Co. and requests final plat review of our plat to create one (1) new tract from two (2) existing tracts by lot line elimination between the Remaining Portions of Tracts A-2-A and A-3-A of Journal Center Phase 2, Unit 2. The property is located northwest of Rutledge Street NE and Snaproll NE, between Bartlett Street NE and the North Diversion Channel. The property is currently zoned as NR-BP (Non-Residential Business Park). Sketch plat review for the project was conducted on December 1, 2021 under Project Number PR-2021-006258.

**Floodplains and flood hazard areas:** N/A, within Zone X (area with reduced flood risk due to levee) of FEMA classification per FIRMette 35001C0136G effective 9/26/2008

**Steep Slopes:** N/A, relatively level ground on graded and residential 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

**Rutledge Rd and Snaproll St NE Public Notice Inquiry**

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

Fri, Dec 17, 2021 at 9:48 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
North Valley Coalition	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a>	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	<a href="mailto:mgriffiee@noreste.org">mgriffiee@noreste.org</a>	PO Box 90986	Albuquerque	NM	87199	5052800082	
Alameda North Valley Association	Steve	Wentworth	<a href="mailto:anvanews@aol.com">anvanews@aol.com</a>	8919 Boe Lane NE	Albuquerque	NM	87113		5058973052

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. 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](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>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

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

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



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

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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Thursday, December 16, 2021 5:11 PM

**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

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

Company Name

CSI - Cartesian Surveys Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

TRACT "A-2-A" AND TRACT "A-3-A" OF JOURNAL CENTER, PHASE 2, UNIT 2, WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 2007, IN PLAT BOOK 2007C, PAGE 35, AS DOCUMENT NO. 2007023064.

Physical address of subject site:

"Rutledge"

Subject site cross streets:

Rutledge Rd and Snaproll St NE


Other subject site identifiers:

South of N. Pino Inlet of North Diversion Channel

This site is located on the following zone atlas page:

D-16-Z

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 **IDOZoneAtlasPage\_D-16-Z\_Marked.pdf**  
746K



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



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Final Plat (Minor Subdivision)
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 <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	Rutledge Street NE, Albuquerque, NM 87109
Name of property owner:	Brunacini Development Ltd. Co.
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	January 19, 2022 at 9AM MST over Zoom Meeting
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call (505) 896-3050 for additional information on the platting action
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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

Ryan Mulhall (Applicant signature) January 8, 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.



Ryan Mulhall <cartesianryan@gmail.com>

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## Alameda N Valley Assoc. - Notice of Final Plat Submission for Tract A-2-A-1, Journal Center Ph. 2, Un. 2

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Ryan Mulhall <cartesianryan@gmail.com>

Sat, Jan 8, 2022 at 9:13 PM

To: anvanews@aol.com

Hello Alameda North 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 Brunacini Development LTD Co. You may have recently received our colleagues' at Tierra West, LLC's notification for their application for a site plan of the same property, which shares the project number of our Plat (PR-2021-006258).

The subject property is located northwest of the NW corner of Rutledge Road NE and Snaproll Street NE. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to eliminate the existing lot line of two portions of tracts (Tracts A-2-A and A-3-A of Journal Center Phase 2, Unit 2) to create one new tract (Tract A-2-A-1 of Journal Center Phase 2, Unit 2).

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 on January 19, 2022, 9:00 A.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](http://www.cartesiansurveys.com)

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


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### 4 attachments

 **Alameda\_N\_Valley\_Emailed-Notice-PubMeetHearing\_PR-2021-006258.pdf**  
188K

 **PR-2021-006258\_CABQ-Official\_pub\_notice\_form.pdf**  
271K

 **IDOZoneAtlasPage\_D-16-Z\_Marked.pdf**  
746K

 **211217-SS\_1-8-22.pdf**  
5437K

[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\*: January 8, 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)\*: Alameda North Valley Association

Name of NA Representative\*: Steve Wentworth

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: avanews@aol.com

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

1. Subject Property Address\* ~ Rutledge Road NE  
Location Description NW of corner of Rutledge Rd and Snaproll St NE
2. Property Owner\* Brunacini Development Ltd. Co.
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Minor (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Minor Subdivision plat to eliminate the lot line of two existing portions of tracts to create one new tract.

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

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

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

5. 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\*: January 19, 2022 at 9AM MST

Location\*<sup>3</sup>: Zoom meeting, with link available at the website listed below

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please email [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) or call (505) 896-3050 for more information on proposed plat

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

1. Zone Atlas Page(s)\*<sup>5</sup> D-16-Z and D-17-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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 Map<sup>6</sup>:

- 1. Area of Property [typically in acres] \_\_\_\_\_ 4.7453 acres \_\_\_\_\_
  - 2. IDO Zone District \_\_\_\_\_
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
  - Current Land Use(s) [vacant, if none] \_\_\_\_\_
- 

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
North Valley Coalition

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



Ryan Mulhall <cartesianryan@gmail.com>

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## D4 Coal of NAs - Notice of Final Plat Submission for Tract A-2-A-1, Journal Center Ph. 2, Un. 2

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Ryan Mulhall <cartesianryan@gmail.com>

Sat, Jan 8, 2022 at 9:16 PM

To: Dan Regan <dreganabq@gmail.com>, mgriffee@noreste.org

Hello District 4 Coalition of Neighborhood Associations 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 Brunacini Development LTD Co. You may have recently received our colleagues' at Tierra West, LLC's notification for their application for a site plan of the same property, which shares the project number of our Plat (PR-2021-006258).

The subject property is located northwest of the NW corner of Rutledge Road NE and Snaproll Street NE. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to eliminate the existing lot line of two portions of tracts (Tracts A-2-A and A-3-A of Journal Center Phase 2, Unit 2) to create one new tract (Tract A-2-A-1 of Journal Center Phase 2, Unit 2).

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 on January 19, 2022, 9:00 A.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](http://www.cartesiansurveys.com)


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


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### 4 attachments

 **D4\_Coal\_Emailed-Notice-PubMeetHearing\_PR-2021-006258.pdf**  
186K

 **PR-2021-006258\_CABQ-Official\_pub\_notice\_form.pdf**  
271K

 **IDOZoneAtlasPage\_D-16-Z\_Marked.pdf**  
746K

 **211217-SS\_1-8-22.pdf**  
5437K

[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\*: January 8, 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)\*: District 4 Coalition of Neighborhood Associations

Name of NA Representative\*: Daniel Regan // Mildred Griffiee

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: dlreganabq@gmail.com // mgriffiee@noreste.org

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

1. Subject Property Address\* ~ Rutledge Road NE  
Location Description NW of corner of Rutledge Rd and Snaproll St NE
2. Property Owner\* Brunacini Development Ltd. Co.
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Minor (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Minor Subdivision plat to eliminate the lot line of two existing portions of tracts to create one new tract.

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

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

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

5. 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\*: January 19, 2022 at 9AM MST

Location\*<sup>3</sup>: Zoom meeting, with link available at the website listed below

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please email [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) or call (505) 896-3050 for more information on proposed plat

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

1. Zone Atlas Page(s)\*<sup>5</sup> D-16-Z and D-17-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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 Map<sup>6</sup>:

1. Area of Property [typically in acres] \_\_\_\_\_ 4.7453 acres
  2. IDO Zone District \_\_\_\_\_
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- 

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

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
Alameda North Valley Association  
\_\_\_\_\_

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



Ryan Mulhall <cartesianryan@gmail.com>

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## N Valley Coal. - Notice of Final Plat Submission for Tract A-2-A-1, Journal Center Ph. 2, Un. 2

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Ryan Mulhall <cartesianryan@gmail.com>  
To: peggynorton@yahoo.com, newmexmba@aol.com

Sat, Jan 8, 2022 at 9:09 PM

Hello North Valley Coalition 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 Brunacini Development LTD Co. You may have recently received our colleagues' at Tierra West, LLC's notification for their application for a site plan of the same property, which shares the project number of our Plat (PR-2021-006258).

The subject property is located northwest of the NW corner of Rutledge Road NE and Snaproll Street NE. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to eliminate the existing lot line of two portions of tracts (Tracts A-2-A and A-3-A of Journal Center Phase 2, Unit 2) to create one new tract (Tract A-2-A-1 of Journal Center Phase 2, Unit 2).

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 on January 19, 2022, 9:00 A.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](http://www.cartesiansurveys.com)


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


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### 4 attachments

 **N\_Valley\_Coal\_Emailed-Notice-PubMeetHearing\_PR-2021-006258.pdf**  
183K

 **PR-2021-006258\_CABQ-Official\_pub\_notice\_form.pdf**  
271K

 **211217-SS\_1-8-22.pdf**  
5437K

 **IDOZoneAtlasPage\_D-16-Z\_Marked.pdf**  
746K

[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\*: January 8, 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)\*: North Valley Coalition

Name of NA Representative\*: Peggy Norton // Doyle Kimbrough

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: peggynorton@yahoo.com // newmexmba@aol.com

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

1. Subject Property Address\* ~ Rutledge Road NE  
Location Description NW of corner of Rutledge Rd and Snaproll St NE
2. Property Owner\* Brunacini Development Ltd. Co.
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Minor (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

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

Minor Subdivision plat to eliminate the lot line of two existing portions of tracts to create one new tract.

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

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

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

5. 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\*: January 19, 2022 at 9AM MST

Location\*<sup>3</sup>: Zoom meeting, with link available at the website listed below

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To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please email [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) or call (505) 896-3050 for more information on proposed plat

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

1. Zone Atlas Page(s)\*<sup>5</sup> D-16-Z and D-17-Z
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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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 Map<sup>6</sup>:

- 1. Area of Property [typically in acres] \_\_\_\_\_ 4.7453 acres
  - 2. IDO Zone District \_\_\_\_\_
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- 

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

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Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]  
Alameda North Valley Association

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