



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 checked="" 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 on new tract from 9 existing lots by lot line elimination, dedication of additional right-of-way to Ross Ave SE, and administrative decision regarding deficient width of Yale Blvd SE right-of-way.

<b>APPLICATION INFORMATION</b>			
Applicant:	Guardian Airport Parking, LLC.	Phone:	
Address:	2505 Anthem Village Dr., Suite E390	Email:	
City:	Henderson	State:	NV
		Zip:	89052
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: Guardian Airport Parking LLC		

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.:	Lot 4-A and 5 thru 12	Block:	5
		Unit:	
Subdivision/Addition:	Clayton Heights	MRGCD Map No.:	
		UPC Code:	See letter to DRB sheet
Zone Atlas Page(s):	L-15-Z	Existing Zoning:	MX-M
		Proposed Zoning:	
# of Existing Lots:	9	# of Proposed Lots:	1
		Total Area of Site (Acres):	1.7568

<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:	1713 Yale Blvd. S.E.	Between:	Ross Ave. S.E.
		and:	Anderson Ave. S.E.

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**  
 PR-2021-006259 (PS-2021-000140 Sketch Plat)

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

<b>Signature:</b>		<b>Date:</b>	01/11/2022
<b>Printed Name:</b>	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

<b>FOR OFFICIAL USE ONLY</b>					
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><b>Staff Signature:</b> _____</p>	
<p><b>Date:</b> _____</p>	

**FORM V: Vacations of Easements or Right-of-way- DRB**

*Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.*

**VACATION OF RIGHT-OF-WAY – DRB**

**VACATION OF RIGHT-OF-WAY – COUNCIL**


- Interpreter Needed for Meeting? \_\_\_\_\_ 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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way.*
- Drawing showing the easement or right-of-way to be vacated
- If easements, list number to be vacated \_\_\_\_\_
- Square footage to be vacated (see IDO Section 14-16-6-6(M) \_\_\_\_\_)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - Completed neighborhood meeting request form(s)
  - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
  - Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

**VACATION OF PRIVATE EASEMENT**

**VACATION OF PUBLIC EASEMENT**

- N/A Interpreter Needed for Meeting? \_\_\_\_\_ 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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
- Drawing showing the easement to be vacated
- List number to be vacated   3
- Proof of Pre-Application meeting

**The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.**

<b><i>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, if required, or otherwise processed until it is complete.</i></b>	
Signature: <u>Ryan Mulhall</u>	Date: 01/11/2022
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

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

January 11, 2022

Development Review Board  
City of Albuquerque

**Re: Final Plat Review for Proposed Tract 4-A-1, Clayton Heights being comprised of Lots 4-A and 5 thru 12, Block 5 of Clayton Heights**

Members of the Board:

Cartesian Surveys is acting as an agent for Guardian Airport Parking, LLC. and requests Final Plat review of our plat to create one (1) new lot from nine (9) existing lots, by lot line elimination of Lots 4-A and 5 thru 12, Block 5 of Clayton Heights. The property is located at 1713 Yale Boulevard SE between Ross Avenue SE and Anderson Avenue SE. The property is currently zoned as MX-M (Mixed-Use Moderate Intensity).

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

101505654019541010 (Lot 4-A)  
101505654019241009 (Lot 5)  
101505654018741008 (Lot 6)  
101505654018441007 (Lot 7)  
101505654017641006 (Lot 8)  
101505654017341005 (Lot 9)  
101505654016741004 (Lot 10)  
101505654016341003 (Lot 11)  
101505654015841002 (Lot 9)

A sketch plat review of the platting action was heard on December 1, 2021 and the comments from that hearing are addressed below:

**ABCWUA**

1. The subject parcel(s) have an existing ABCWUA water account. We do not show an active sewer account. Please contact ABCWUA Customer Service to either verify an existing sewer account or establish a sewer account.

There is no need for water or sewer services on the parcel given its intended use as a parking lot. We expect there used to be a service account to the church on the site, but given the planned demolition of the building the existence of an account doesn't seem to be a platting issue.

2. The adjacent sewer main is an interceptor. Direct connections are not allowed. If a new connection is required, an Availability Statement will be necessary first.
3. Request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.

4. This project is within the adopted service area.
5. Pro rata is not owed for this property.
6. Utility Plan:
  - a. Provide a utility plan that indicates the location of proposed services.
7. Infrastructure List:
  - a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
8. Easements:
  - a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
  - b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

Noted, there is no development anticipated given the site will be used as a parking location without a need for water or sewer services. Consolidation of lots means there is no need for easements to preserve cross-lot access.

### **Code Enforcement**

- New development and/or new uses must meet all applicable standards and provisions of the IDO-MX-M zone district, the DPM, and other adopted City regulations.
- Property is within APO-Airport Protection Overlay Zone.
- Property is within South Yale mapped area.
- 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.

Noted

### **Parks and Recreation**

12-01-2021

Yale Blvd SE is a Minor Arterial requiring street trees if new development is applicable per ID 5-6(B).

Noted

## Hydrology

### No objection

Note: An approved grading and drainage plan will be required at building permit if any of the following conditions are met: 500cy of grading, 1000 sf of new building or 10000 sf of paving.

Noted

## Transportation

1. Provide radius for southeast property corner. Take into account sight distance and make sure the property line is placed behind the sidewalk and public utilities.

Noted, per sight distance requirements, a radius of 18 feet has been provided at the southeast corner for dedication of right-of-way.

2. Verify that any powerpoles have a minimum 4-foot sidewalk pathway around them, or sidewalk adjustments may be needed.

Noted, right-of-way has been dedicated to accommodate the new 4-foot sidewalk intended to wrap around the existing power pole instead of removal.

3. Label minimum right-of-way width on Yale Boulevard to ensure that it meets minimum standards according to its roadway classification as a minor arterial.

Noted, minimum width of Yale is 81.0 feet has now been labeled on the site sketch. This does not meet the minimum DPM requirement of a minor arterial 82 feet wide.

So, we seek an administrative decision to allow the existing width of the Yale Right-of-way. The western edge of the right-of-way is already at the back of the existing sidewalk along Yale, and would cause a number of encroachment issues if moved further west into our lot by a dedication of right-of-way. The right of way has a 6-foot sidewalk and the roadway width of 65 feet curb to curb is in compliance with the street element dimensions required for a minor arterial (32 foot minimum in center per table 7.2.29 of the DPM). So, the right-of-way is not deficient in a way which would impact the public.

We feel, given the planned use as a parking facility, the property does not require the frontage area a normal lot with buildings near the frontage of a minor arterial might require. The net benefit of not disrupting the existing infrastructure at this frontage and right-of-way outweighs the gain of an additional foot to the right-of-way.

4. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.
5. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

The site will be used as a parking location and so traffic and trip generation documents will be provided when permits are sought.

## **Planning**

Plat will require City surveyor, Surveyor and property owner signatures

Provide space for utility signatures

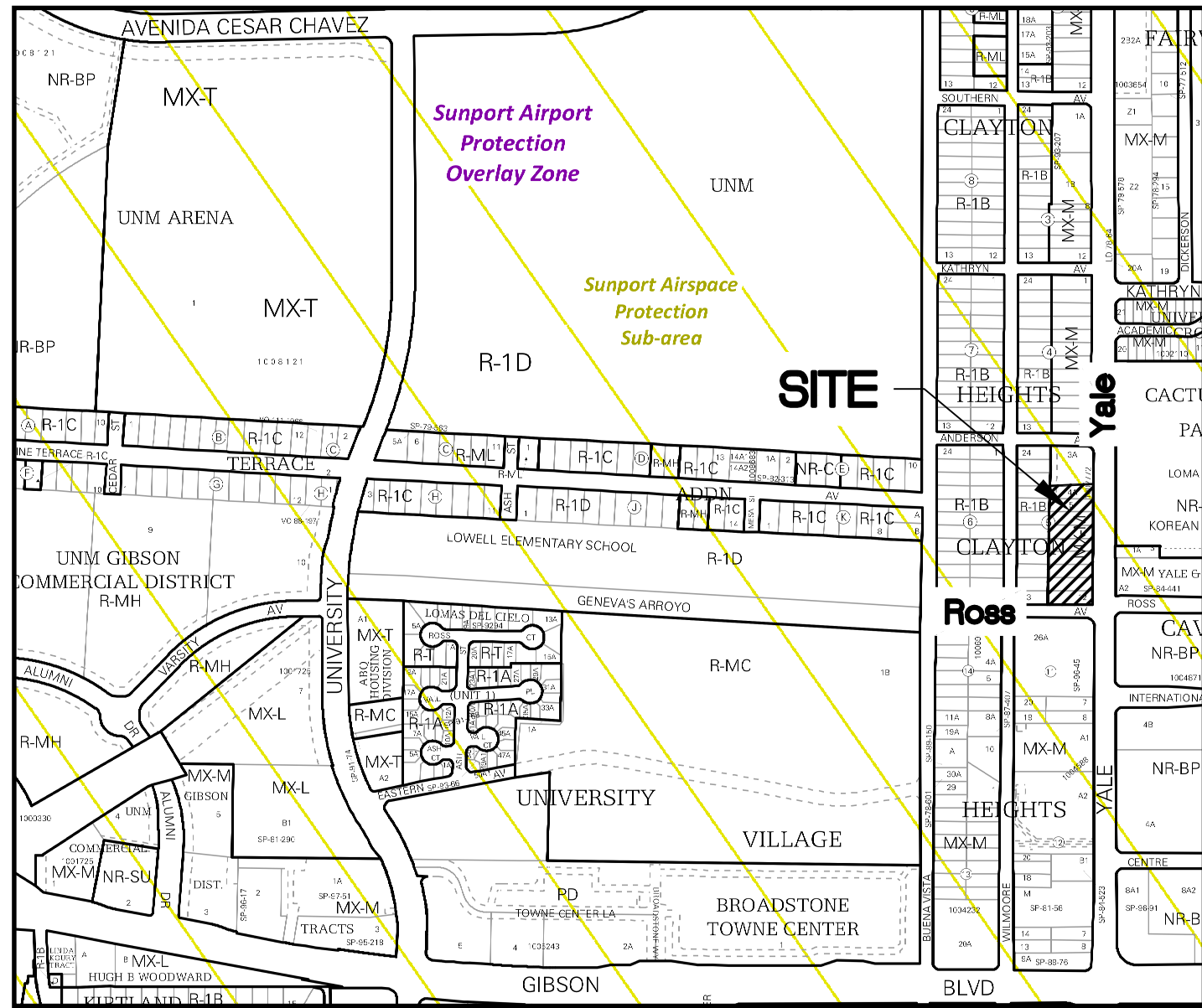
Provide space for DRB members to sign

Future development must be consistent with the underlying zoning, see section 5-9(B) for buffer requirements for development near single family residential

Noted

Thank you for your time and consideration.

Ryan J. Mulhall



Vicinity Map - Zone Atlas L-15-Z

N.T.S.

**Documents**

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2105302 AND AN EFFECTIVE DATE OF JUNE 4, 2021.
- PLAT OF CLAYTON HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 26, 1946, IN BOOK C1, PAGE 170.
- PLAT OF CLAYTON HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 22, 2003, IN BOOK 2003C, PAGE 287.
- WARRANTY DEED FOR LOTS 9 AND 10, BLOCK 5 OF CLAYTON HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 26, 2021, AS DOCUMENT NO. 2021100997.
- WARRANTY DEED FOR LOTS 3 THRU 8 AND LOTS 11 THRU 12, BLOCK 5 OF CLAYTON HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 15, 2002, AS DOCUMENT NO. 2002035058.

**Legal Description**

LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7) EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED FIVE (5) OF CLAYTON HEIGHTS, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 26, 1946, IN MAP BOOK C1, FOLIO 170.

AND

LOT NUMBERED FOUR-A (4-A) IN BLOCK NUMBERED FIVE (5) OF CLAYTON HEIGHTS, OF THE PLAT OF LOTS 3-A AND 4-A, CLAYTON HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 22, 2003 IN PLAT BOOK 2003C, PAGE 287.

**Indexing Information**

Section 28, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Clayton Heights  
 Owner: Guardian Airport Parking LLC C/O Larry Rieder  
 UPC #: 101505654019541010 (Lot 4-A)  
 UPC #: 101505654019241009 (Lot 5)  
 UPC #: 101505654018741008 (Lot 6)  
 UPC #: 101505654018441007 (Lot 7)  
 UPC #: 101505654017641006 (Lot 8)  
 UPC #: 101505654017341005 (Lot 9)  
 UPC #: 101505654016741004 (Lot 10)  
 UPC #: 101505654016341003 (Lot 11)  
 UPC #: 101505654015841002 (Lot 12)

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE, . . . . . 1.7576 ACRES  
 ZONE ATLAS PAGE NO. . . . . L-15-Z  
 NUMBER OF EXISTING LOTS. . . . . 9  
 NUMBER OF LOTS CREATED. . . . . 1  
 MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0076 ACRES  
 DATE OF SURVEY. . . . . DECEMBER 2021

**Notes**

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

**Solar Collection Note**

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

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 \_\_\_\_\_

**Plat for  
 Lot 4-A-1, Block 5  
 Clayton Heights  
 Being Comprised of  
 Lot 4-A and 5 thru 12, Block 5  
 Clayton Heights  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2021**

**Project Number:** PR-2021-006259

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

- PNM Electric Services  
*Abdul Bhuyan*  
 Jan 6, 2022
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company  
*Mike Martin*  
 Jan 6, 2022
- Comcast

**City Approvals:**

- Loren N. Rosenkover P.S.*  
 City Surveyor  
 12/29/2021
- \_\_\_\_\_  
 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.*  
 Will Plotner Jr.  
 N.M.R.P.S. No. 14271  
 1/6/2022  
 Date



**CSI-CARTESIAN SURVEYS INC.**

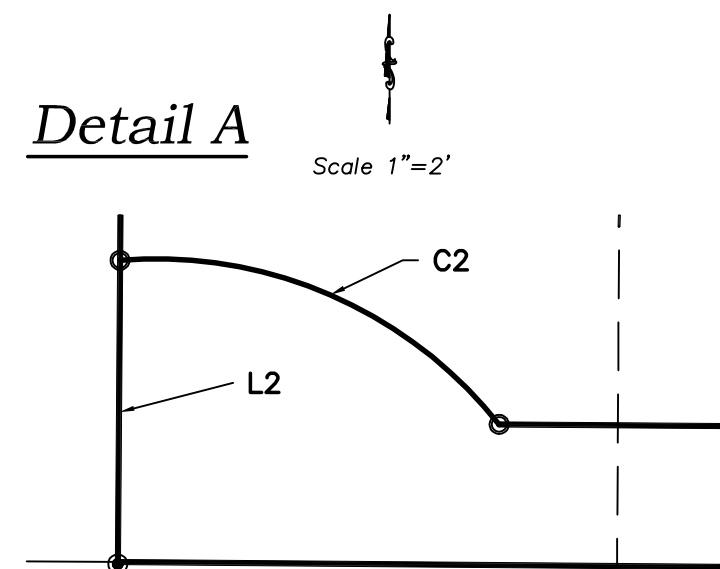
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 wplotnerjr@gmail.com



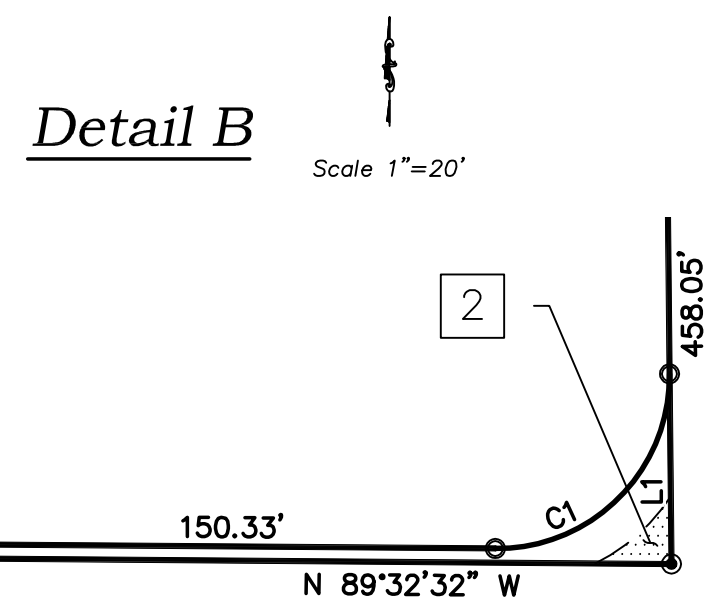
**Easement Notes**

- 1 EXISTING 5' P.U.E. EASEMENT (06/26/46, C1-170)
- 2 EXISTING EASEMENT FOR ROADWAY PURPOSES (BK. MISC. 161A, PG. 764) AND SHOWN HEREON AS
- 3 20' ACCESS EASEMENT (07/03/1950, D146, PG. 516) AND (09/22/2003, BK. 2003C, PG. 287) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS

**Detail A**



**Detail B**



Line Table		
Line #	Direction	Length (ft)
L1	S 00°35'24" E	19.80'
L2	S 00°25'33" W	3.16'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	28.60'	18.00'	91°02'52"	25.69'	N 44°56'02" E
C2	4.48'	4.57'	56°11'17"	4.30'	N 66°36'06" W

**Plat for  
Lot 4-A-1, Block 5  
Clayton Heights  
Being Comprised of  
Lot 4-A and 5 thru 12, Block 5  
Clayton Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021**

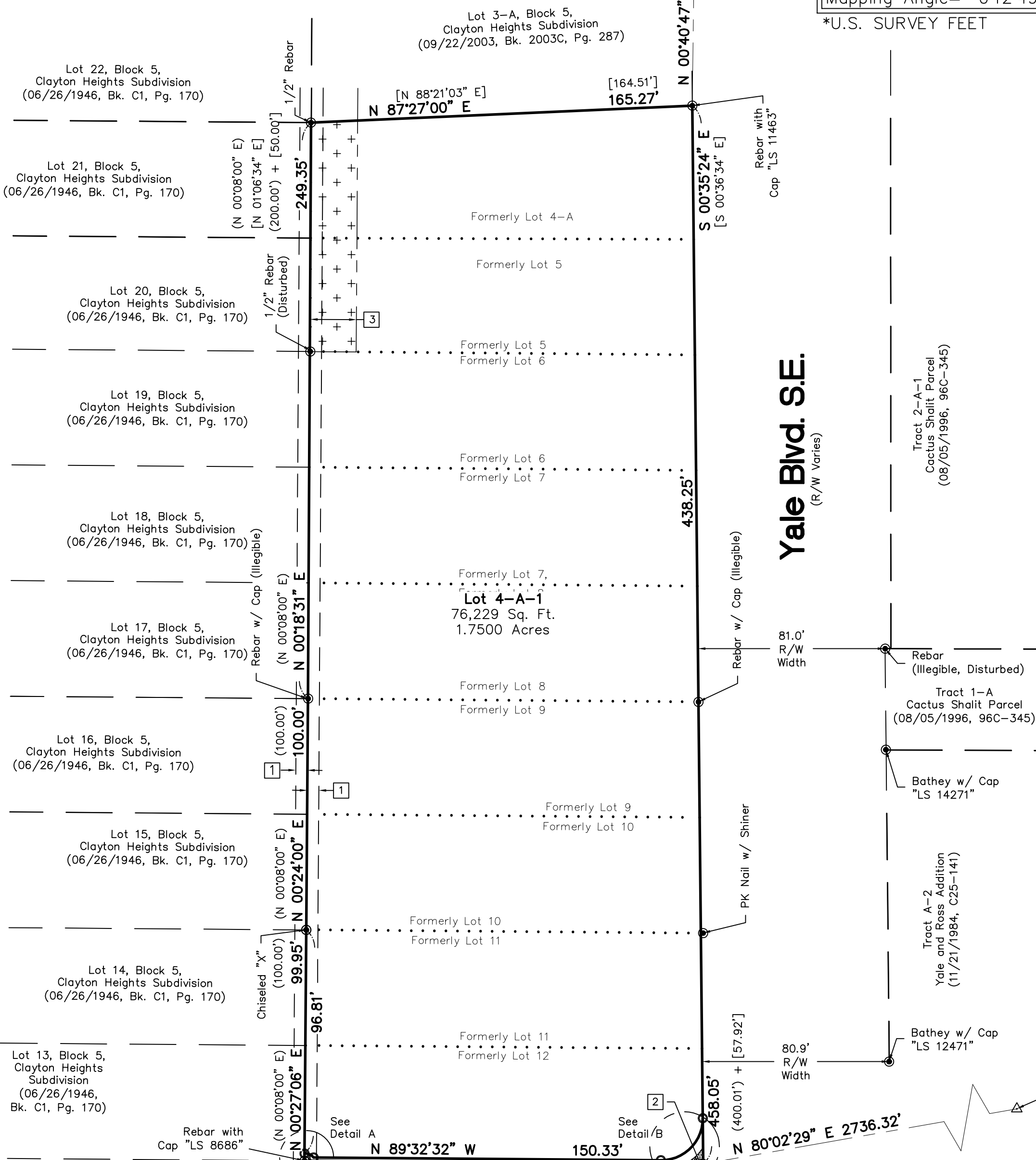
**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (09/22/2003, 2003C-287)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (09/22/2003, 2003C-287)
	FOUND MONUMENT AS INDICATED
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Wilmore Drive S.E.**  
(50' R/W)

**Yale Blvd. S.E.**  
(R/W Varies)

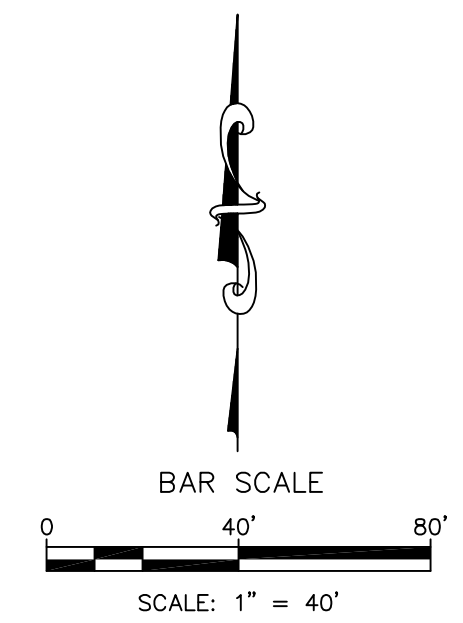
**Ross Avenue S.E.**  
(60' R/W)



ACS Monument "7-L15 1984"  
NAD 1983 CENTRAL ZONE  
X=1529067.366\*  
Y=1479550.205\*  
Z=5164.135\* (NAVD 1988)  
G-G=0.999671093  
Mapping Angle=-0°12'49.65"  
\*U.S. SURVEY FEET

ACS Monument "19-L16 1984"  
NAD 1983 CENTRAL ZONE  
X=1531755.929\*  
Y=1478691.641\*  
Z=5297.506\* (NAVD 1988)  
G-G= 0.999664048  
Mapping Angle=-0°12'31.00"  
\*U.S. SURVEY FEET

**Dedication of Additional  
Right-of-Way Granted With This Plat**  
330 Sq. Ft.  
0.0076 Acres



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



**Site Sketch**  
for  
**Lot 4-A-1, Block 5**  
**Clayton Heights**  
Comprised of Lots 4-A and  
5 thru 12, Block 5  
Clayton Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021

**Record And Measured Legal Description**

LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7) EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED FIVE (5) OF CLAYTON HEIGHTS, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 26, 1946, IN MAP BOOK C1, FOLIO 170.

AND

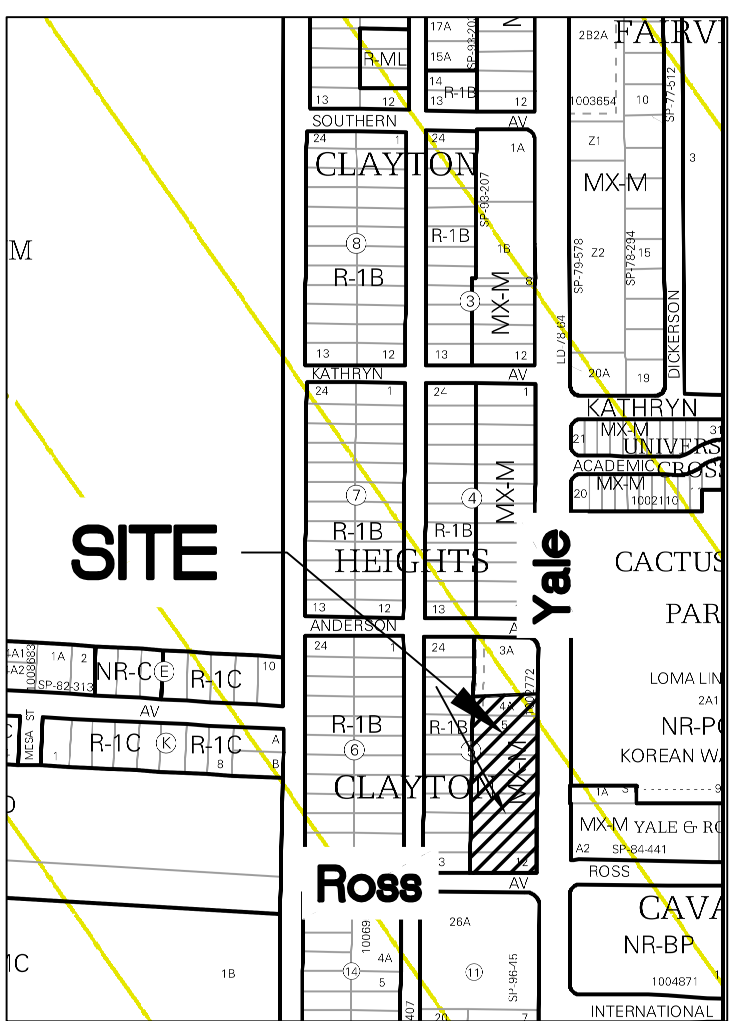
LOT NUMBERED FOUR-A (4-A) IN BLOCK NUMBERED FIVE (5) OF CLAYTON HEIGHTS, OF THE PLAT OF LOTS 3-A AND 4-A, CLAYTON HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 22, 2003 IN PLAT BOOK 2003C, PAGE 287.

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
○—○	CHAINLINK FENCE
—/—/—	WOOD FENCE
—□—□—	METAL FENCE
☆	LIGHT POLE
⊕	ELECTRIC METER
⊞	PULL BOX
⊠	BOLLARD
—○—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊞	ANCHOR
⊞	WATER METER
⊞	GAS METER
⊞	TELEPHONE MANHOLE
⊞	SIGN
↔	INDICATION OF ACCESS TO ROADWAY
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—RW—	UNDERGROUND REUSE WATER UTILITY LINE
—G—	UNDERGROUND GAS UTILITY LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
—C—	UNDERGROUND CABLE UTILITY LINE

ACS Monument "7-L15 1984"  
NAD 1983 CENTRAL ZONE  
X=1529067.366\*  
Y=1479550.205\*  
Z=5164.135\* (NAVD 1988)  
G-G=0.999671093  
Mapping Angle=-0°12'49.65"  
\*U.S. SURVEY FEET

ACS Monument "19-L16 1984"  
NAD 1983 CENTRAL ZONE  
X=1531755.929\*  
Y=1478691.641\*  
Z=5297.506\* (NAVD 1988)  
G-G= 0.999664048  
Mapping Angle=-0°12'31.00"  
\*U.S. SURVEY FEET

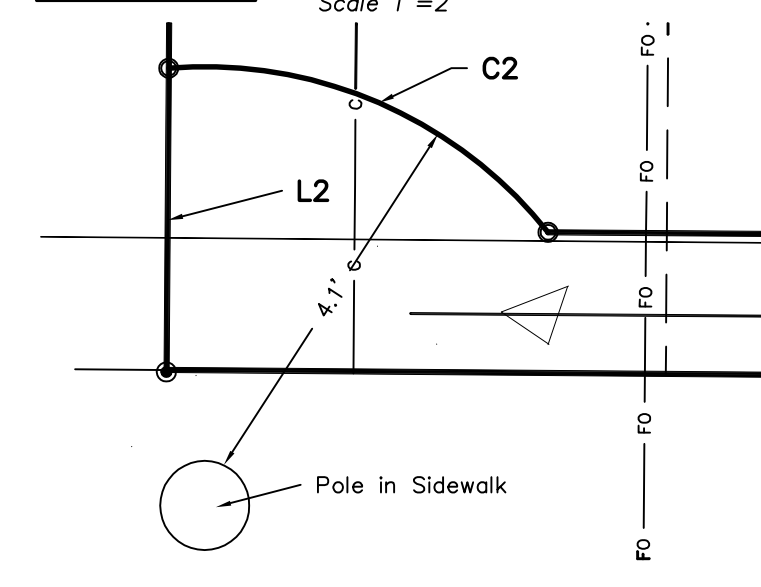


**Vicinity Map -**  
**Zone Atlas L-15-Z** N.T.S.

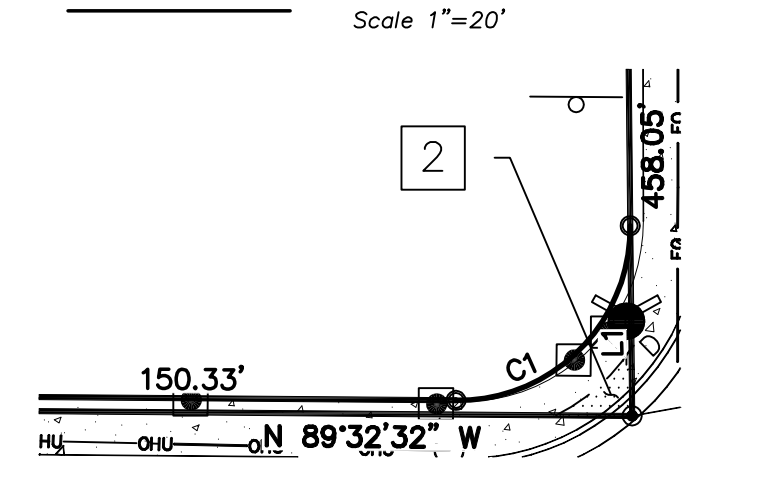
**Purpose of Plat**

ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON AS.....

**Detail A**

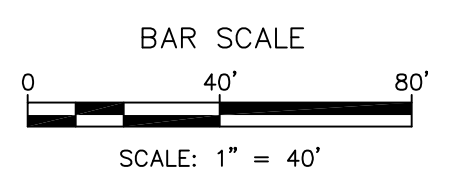
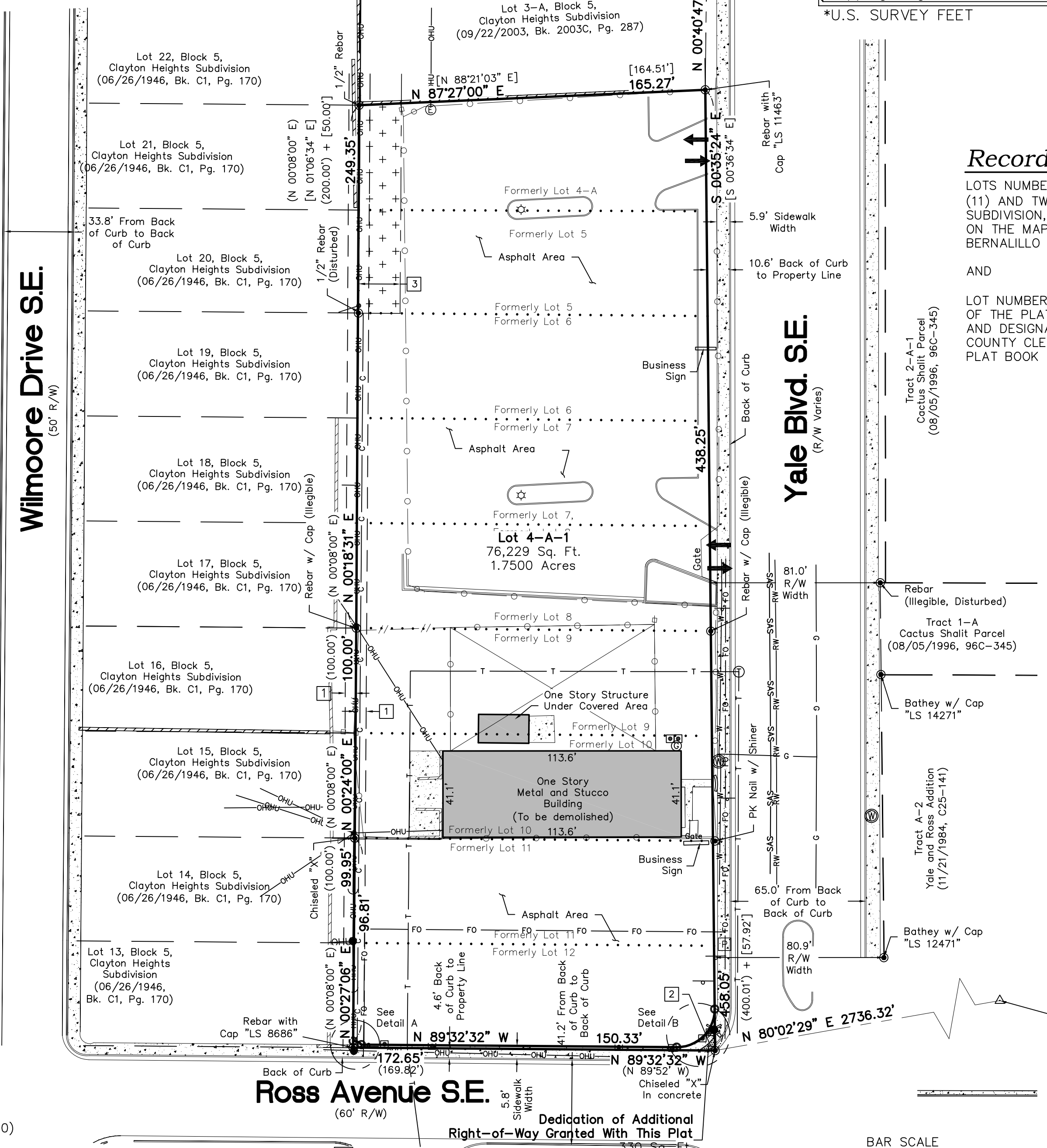


**Detail B**



**Easement Notes**

- EXISTING 5' P.U.E. EASEMENT (06/26/46, C1-170)
- EXISTING EASEMENT FOR ROADWAY PURPOSES (BK. MISC. 161A, PG. 764) AND SHOWN HEREON AS
- 20' ACCESS EASEMENT (07/30/1950, D146, PG. 516) AND 09/22/2003, BK. 2003C, PG. 287) PORTION VACATED WITH THIS PLAT SHOWN HEREON AS



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

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

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

**PROJECT NAME:** Proposed Lot 4-A-1, Block 5 of Clayton Heights

**AGIS MAP #** L-15-Z

**LEGAL DESCRIPTIONS:** Lot 4-A, Block 5 of Clayton Heights as shown on Book C1-170, filed June 26, 1946 and Lots 5 thru 12 in Block 5 of Clayton Heights as shown on Book 2003C-287, filed September 22, 2003.

     **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).

CSI - Cartesian Surveys, Inc. 01/10/2022  
Applicant/Agent Date

Ernest Armijo 1/10/2022  
Hydrology Division Representative Date

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

     **WATER AND SEWER AVAILABILITY STATEMENT**

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

CSI - Cartesian Surveys, Inc. 01/10/2022  
Applicant/Agent Date

Chris Gustafson 01/10/2022  
ABCWUA Representative Date

**PROJECT #** PR-2022-006259

## 1713 Yale Blvd. S.E. Public Notice Inquiry

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

Thu, Dec 23, 2021 at 2:28 PM

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
Kirtland Community Association	Kimberly	Brown	<a href="mailto:kande0@yahoo.com">kande0@yahoo.com</a>	PO Box 9731	Albuquerque	NM	87119		5052429439
Kirtland Community Association	Elizabeth	Aikin	<a href="mailto:bakieaikin@comcast.net">bakieaikin@comcast.net</a>	1524 Alamo Avenue SE	Albuquerque	NM	87106		5052886324
Clayton Heights Lomas del Cielo NA	Eloisa	Molina-Dodge	<a href="mailto:e_molinadodge@yahoo.com">e_molinadodge@yahoo.com</a>	1704 Buena Vista SE	Albuquerque	NM	87106	5053015051	
Clayton Heights Lomas del Cielo NA	Isabel	Cabrera	<a href="mailto:boyster2018@gmail.com">boyster2018@gmail.com</a>	1720 Buena Vista SE	Albuquerque	NM	87106		5052424494
District 6 Coalition of Neighborhood Associations	Mandy	Warr	<a href="mailto:mandy@theremedyspa.com">mandy@theremedyspa.com</a>	119 Vassar Drive SE	Albuquerque	NM	87106		5054014367
District 6 Coalition of Neighborhood Associations	Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE	Albuquerque	NM	87106		5059808007
Victory Hills NA	Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE	Albuquerque	NM	87106		5059808007
Victory Hills NA	Melissa	Williams	<a href="mailto:mawsdf@comcast.net">mawsdf@comcast.net</a>	1010 Princeton SE	Albuquerque	NM	87106		5054636484

**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

[dcarmona@cabq.gov](mailto:dcarmona@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.

---

**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 23, 2021 2:07 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

Cartesian Surveys Inc

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Lot 4-A, Block 5 of Clayton Heights Addition as shown on the plat filed in the Bernalillo County Clerk's office on September 22, 2003 as Book 2003C, Page 287 and Lots 5-12 of Block 5, Clayton Heights Addition as shown on the plat filed in the Bernalillo County Clerk's office on June 26, 1946 as Book C1, Folio 170.

Physical address of subject site:

[1713 Yale Blvd. S.E.](#)

Subject site cross streets:


Yale Blvd. and Ross Ave. S.E.

Other subject site identifiers:

This site is located on the following zone atlas page:

L-15-Z

---

 [IDOZoneAtlasPage\\_L-15-Z\\_Marked.pdf](#)

530K



**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:	1713 Yale Blvd. S.E.
Name of property owner:	Guardian Airport Parking LLC c/o Larry Rieder
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
<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>

---

## Dist. 6 Coal. of NAs - Notice of Final Plat Submission for 1713 Yale Blvd SE / Lot 4-A-1, Block 5 of Clayton Heights

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: mandy@theremedaydayspa.com, info@wilsonstudio.com

Sat, Jan 8, 2022 at 10:13 PM

Hello District 6 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 Guardian Airport Parking, LLC. under the project number of our Plat (PR-2021-006259).

The subject property is located at 1317 Yale Boulevard S.E. at the NW corner of Yale Blvd. SE and Ross Ave SE. 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 lines between 9 lots (Lots 4-A and Lots 5 thru 12 of Clayton Heights) to create one new lot (Lot 4-A-1). We also seek to dedicate additional right-of-way to both Yale Blvd SE and Ross Avenue SE to place all public improvements and the existing sidewalk within the public rights-of-way.

The plat also seeks to vacate a portion of a private access easement, which is made unnecessary with the consolidation of the parent lots into one new lot. Finally, the application asks the DRB to allow the existing right-of-way width for Yale to be considered sufficient, as it is slightly below the DPM required width for a minor arterial (82 feet, just larger than the current width of 81 feet), because it is an existing condition not created by an action of our client.

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)


---

### 4 attachments

 **D6\_Coal\_Emailed-Notice-PubHearing\_PR-2021-006259.pdf**  
191K

 **CABQ-Official\_pub\_notice\_form\_Plat\_PR-2021-006259.pdf**  
271K

 **IDOZoneAtlasPage\_L-15-Z\_Marked.pdf**  
530K

 **211153\_SS\_12-27-21\_REV.pdf**

[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 6 Coalition of Neighborhood Associations

Name of NA Representative\*: Mandy Warr // Patricia Wilson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mandy@theremedyspa.com // info@wilsonstudio.com

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

1. Subject Property Address\* 1713 Yale Boulevard S.E.  
Location Description NW Corner of Yale Blvd. and Ross Ave. S.E.
2. Property Owner\* Guardian Airport Parking LLC C/O Larry Rieder
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 Private Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Administrative decision to accept existing right-of-way width for Yale

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

This minor subdivision plat seeks to eliminate the interior lot lines of 9 existing lots to create one new lot, dedicate additional right-of-way to Yale Blvd and Ross Ave. S.E. and vacate part of a private access easement

<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 provided at the website link 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 or call (505) 896-3050

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

1. Zone Atlas Page(s)\*<sup>5</sup> L-15-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] \_\_\_\_\_ 1.7576 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: Clayton Heights Lomas del Cielo NA; Victory Hills NA [Other Neighborhood Associations, if any]  
Kirtland Community Association

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

---

## Clayton Hts. L.d.C. NA - Notice of Final Plat Submission for 1713 Yale Blvd SE / Lot 4-A-1, Block 5 of Clayton Heights

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: e\_molinadodge@yahoo.com, boyster2018@gmail.com

Sat, Jan 8, 2022 at 10:11 PM

Hello Clayton Heights Loma del Cielo NA 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 Guardian Airport Parking, LLC. under the project number of our Plat (PR-2021-006259).

The subject property is located at 1317 Yale Boulevard S.E. at the NW corner of Yale Blvd. SE and Ross Ave SE. 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 lines between 9 lots (Lots 4-A and Lots 5 thru 12 of Clayton Heights) to create one new lot (Lot 4-A-1). We also seek to dedicate additional right-of-way to both Yale Blvd SE and Ross Avenue SE to place all public improvements and the existing sidewalk within the public rights-of-way.

The plat also seeks to vacate a portion of a private access easement, which is made unnecessary with the consolidation of the parent lots into one new lot. Finally, the application asks the DRB to allow the existing right-of-way width for Yale to be considered sufficient, as it is slightly below the DPM required width for a minor arterial (82 feet, just larger than the current width of 81 feet), because it is an existing condition not created by an action of our client.

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)

---

### 4 attachments

 **Clayton\_Hts\_Emailed-Notice-PubHearing\_PR-2021-006259.pdf**  
191K

 **CABQ-Official\_pub\_notice\_form\_Plat\_PR-2021-006259.pdf**  
271K

 **211153\_SS\_12-27-21\_REV.pdf**  
2195K

 **IDOZoneAtlasPage\_L-15-Z\_Marked.pdf**

[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)\*: Clayton Heights Lomas del Cielo NA

Name of NA Representative\*: Eloisa Molina-Dodge // Isabel Cabrera

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: e\_molinadodge@yahoo.com // boyster2018@gmail.com

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

1. Subject Property Address\* 1713 Yale Boulevard S.E.  
Location Description NW Corner of Yale Blvd. and Ross Ave. S.E.
2. Property Owner\* Guardian Airport Parking LLC C/O Larry Rieder
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 Private Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Administrative decision to accept existing right-of-way width for Yale

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

This minor subdivision plat seeks to eliminate the interior lot lines of 9 existing lots to create one new lot, dedicate additional right-of-way to Yale Blvd and Ross Ave. S.E. and vacate part of a private access easement

<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 provided at the website link 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 or call (505) 896-3050

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

1. Zone Atlas Page(s)\*<sup>5</sup> L-15-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] \_\_\_\_\_ 1.7576 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: Kirtland Community Association; Victory Hills NA [Other Neighborhood Associations, if any]  
District 6 Coalition of NAs

---

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



Ryan Mulhall <cartesianryan@gmail.com>

---

## Kirtland Community Assoc. - Notice of Final Plat Submission for 1713 Yale Blvd SE / Lot 4-A-1, Block 5 of Clayton Heights

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: kande0@yahoo.com, bakieaikin@comcast.net

Sat, Jan 8, 2022 at 10:08 PM

Hello Kirtland Community 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 Guardian Airport Parking, LLC. under the project number of our Plat (PR-2021-006259).

The subject property is located at 1317 Yale Boulevard S.E. at the NW corner of Yale Blvd. SE and Ross Ave SE. 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 lines between 9 lots (Lots 4-A and Lots 5 thru 12 of Clayton Heights) to create one new lot (Lot 4-A-1). We also seek to dedicate additional right-of-way to both Yale Blvd SE and Ross Avenue SE to place all public improvements and the existing sidewalk within the public rights-of-way.

The plat also seeks to vacate a portion of a private access easement, which is made unnecessary with the consolidation of the parent lots into one new lot. Finally, the application asks the DRB to allow the existing right-of-way width for Yale to be considered sufficient, as it is slightly below the DPM required width for a minor arterial (82 feet, just larger than the current width of 81 feet), because it is an existing condition not created by an action of our client.

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)

---

### 4 attachments

 **Kirtland\_CA\_Emailed-Notice-PubHearing\_PR-2021-006259.pdf**  
187K

 **CABQ-Official\_pub\_notice\_form\_Plat\_PR-2021-006259.pdf**  
271K

 **211153\_SS\_12-27-21\_REV.pdf**  
2195K

 **IDOZoneAtlasPage\_L-15-Z\_Marked.pdf**

[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)\*: Kirtland Community Association

Name of NA Representative\*: Kimberly Brown // Elizabeth Aikin

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: kande0@yahoo.com // bakieaikin@comcast.net

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

1. Subject Property Address\* 1713 Yale Boulevard S.E.  
Location Description NW Corner of Yale Blvd. and Ross Ave. S.E.
2. Property Owner\* Guardian Airport Parking LLC C/O Larry Rieder
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 Private Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Administrative decision to accept existing right-of-way width for Yale

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

This minor subdivision plat seeks to eliminate the interior lot lines of 9 existing lots to create one new lot, dedicate additional right-of-way to Yale Blvd and Ross Ave. S.E. and vacate part of a private access easement

<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. **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] \_\_\_\_\_ 1.7576 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: Clayton Heights Lomas del Cielo NA; Victory Hills NA [Other Neighborhood Associations, if any]  
District 6 Coalition of NAs

---

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



Ryan Mulhall <cartesianryan@gmail.com>

---

## Victory Hills NA - Notice of Final Plat Submission for 1713 Yale Blvd SE / Lot 4-A-1, Block 5 of Clayton Heights

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: info@willsonstudio.com, mawsdf@comcast.net

Sat, Jan 8, 2022 at 10:16 PM

Hello Victory Hills Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of the owner and our client Guardian Airport Parking, LLC. under the project number of our Plat (PR-2021-006259).

The subject property is located at 1317 Yale Boulevard S.E. at the NW corner of Yale Blvd. SE and Ross Ave SE. 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 lines between 9 lots (Lots 4-A and Lots 5 thru 12 of Clayton Heights) to create one new lot (Lot 4-A-1). We also seek to dedicate additional right-of-way to both Yale Blvd SE and Ross Avenue SE to place all public improvements and the existing sidewalk within the public rights-of-way.

The plat also seeks to vacate a portion of a private access easement, which is made unnecessary with the consolidation of the parent lots into one new lot. Finally, the application asks the DRB to allow the existing right-of-way width for Yale to be considered sufficient, as it is slightly below the DPM required width for a minor arterial (82 feet, just larger than the current width of 81 feet), because it is an existing condition not created by an action of our client.

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)

---

### 4 attachments

 **Victory\_Hills\_Emailed-Notice-PubHearing\_PR-2021-006259.pdf**  
195K

 **CABQ-Official\_pub\_notice\_form\_Plat\_PR-2021-006259.pdf**  
271K

 **211153\_SS\_12-27-21\_REV.pdf**  
2195K

 **IDOZoneAtlasPage\_L-15-Z\_Marked.pdf**

[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)\*: Victory Hills Neighborhood Association

Name of NA Representative\*: Melissa Williams // Patricia Wilson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mawsdf@comcast.net // info@wilsonstudio.com

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

1. Subject Property Address\* 1713 Yale Boulevard S.E.  
Location Description NW Corner of Yale Blvd. and Ross Ave. S.E.
2. Property Owner\* Guardian Airport Parking LLC C/O Larry Rieder
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 Private Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: Administrative decision to accept existing right-of-way width for Yale

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

This minor subdivision plat seeks to eliminate the interior lot lines of 9 existing lots to create one new lot, dedicate additional right-of-way to Yale Blvd and Ross Ave. S.E. and vacate part of a private access easement

<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 provided at the website link 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 or call (505) 896-3050

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

1. Zone Atlas Page(s)\*<sup>5</sup> L-15-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] \_\_\_\_\_ 1.7576 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: Clayton Heights Lomas del Cielo NA; Kirtland Com. Assoc. [Other Neighborhood Associations, if any]  
District 6 Coalition of Neighborhood Associations

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

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 Proposed Final Plat of Proposed Tract 4-A-1,  
Clayton Heights being comprised of Lots 4-A and 5 thru 12, Block 5 of Clayton  
Heights**

Members of the Board:

Cartesian Surveys is acting as an agent for Guardian Airport Parking, LLC. and requests Final Plat review of our plat to create one (1) new lot from nine (9) existing lots, by lot line elimination of Lots 4-A and 5 thru 12, Block 5 of Clayton Heights. The property is located at 1713 Yale Boulevard SE between Ross Avenue SE and Anderson Avenue SE. The property is currently zoned as MX-M (Mixed-Use Moderate Intensity). A sketch plat review of the platting action was heard on December 1, 2021.

**Floodplains and flood hazard areas:** N/A, within Zone X of FEMA classification per FIRMette 35001C0353H effective 8/16/2012 and 35001C0361G effective 9/26/2008

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

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

January 11, 2022

Development Review Board  
City of Albuquerque

**Re: Final Plat Review for Proposed Tract 4-A-1, Clayton Heights being comprised of Lots 4-A and 5 thru 12, Block 5 of Clayton Heights**

Members of the Board:

Cartesian Surveys is acting as an agent for Guardian Airport Parking, LLC. and requests Final Plat review of our plat to create one (1) new lot from nine (9) existing lots, by lot line elimination of Lots 4-A and 5 thru 12, Block 5 of Clayton Heights. The property is located at 1713 Yale Boulevard SE between Ross Avenue SE and Anderson Avenue SE. The property is currently zoned as MX-M (Mixed-Use Moderate Intensity).

Our plat proposes to vacate a portion of an access easement, which will become unnecessary with the consolidation of the nine lots into one lot, which will have access to both Ross Avenue and Yale Blvd SE along all of both frontages.

- **Portion of Existing Private access easement [3]**

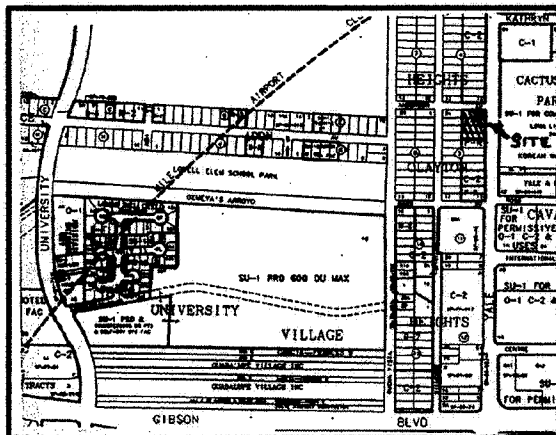
The existing private access easement was granted to preserve access for each lot from Anderson Avenue. As the lots are being consolidated, there is no need to preserve access for the portion within the consolidating lots, and the portion across 3A will be retained, as it is not part of this project.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the easement was for private access across lots which are merging into one and access will be available unchanged from across 3A and the frontages of Yale Blvd. SE and Ross Avenue SE. Thus, no substantial property right will be abridged against the will of the owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears the record and allows for the site to be developed more efficiently, with more constrained designs be put in. Thus, vacation of the easement allows for more efficient use of the subject property. Development of the lots will offer greater tax revenue and expanded goods and services offered to the public.

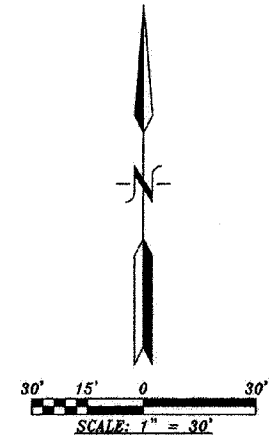
Thank you for your time and consideration.  
Ryan J. Mulhall

PLAT OF  
**LOTS 3-A AND 4-A, BLOCK 5**  
**CLAYTON HEIGHTS SUBDIVISION**  
 WITHIN  
 SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2003



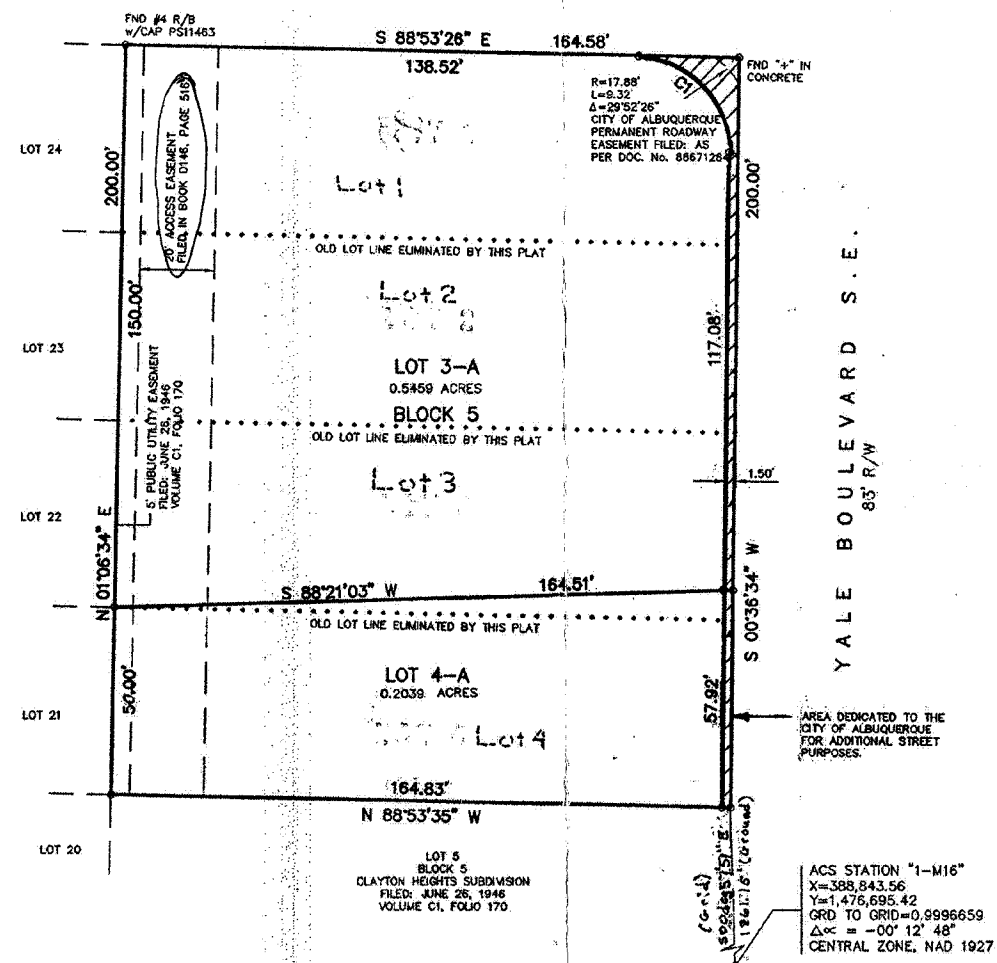
VICINITY MAP No. L-15

**LEGAL DESCRIPTION**  
 LOTS NUMBERED ONE (1), TWO (2), THREE (3) AND FOUR (4) IN BLOCK NUMBERED FIVE (5) OF CLAYTON HEIGHTS, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT No. 1, SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 26, 1946, IN VOLUME C1, FOLIO 170.



**CURVE DATA**  
 (C1)  
 R = 25.00'  
 D = 90°30'16"  
 CB = N 44°08'25" W  
 CH = 35.51'  
 L = 39.49'

ANDERSON AVENUE  
 50' R/W



**DISCLOSURE STATEMENT:**  
 THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE INTERIOR LOT LINES AND RE-ALIGN THE PROPERTY LINE BETWEEN LOTS 3 AND 4 AND GRANT ANY EASEMENTS AS SHOWN, AND DEDICATE ADDITIONAL STREET RIGHT-OF-WAY.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TOTAL AREA OF PROPERTY: 0.7596 ACRES.
  - TALOS LOG NO. 2003147336
  - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
  - DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - DATE OF FIELD WORK: APRIL 2003
  - CURRENT ZONING: C-2 AND P-R

PROJECT NUMBER:	<u>1002772</u>
APPLICATION NUMBER:	<u>03PR0 01037</u>
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	<u>[Signature]</u> 7-12-03 DATE
PNM GAS SERVICES	<u>[Signature]</u> 7-12-03 DATE
WEST TELECOMMUNICATIONS	<u>[Signature]</u> 7-11-03 DATE
COMCAST	<u>[Signature]</u> 8-25-03 DATE
NEW MEXICO UTILITIES	N/A DATE
CITY APPROVALS:	
CITY SURVEYOR	<u>[Signature]</u> 6-24-03 DATE
REAL PROPERTY DIVISION (CONDITIONAL)	N/A DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>[Signature]</u> 8-27-03 DATE
UTILITIES DEVELOPMENT	<u>[Signature]</u> 7/09/03 DATE
PARKS AND RECREATION DEPARTMENT	<u>[Signature]</u> 7/9/03 DATE
AMAFCA	<u>[Signature]</u> 8-27-03 DATE
CITY ENGINEER	<u>[Signature]</u> 7/9/03 DATE
URB CHAIRPERSON, PLANNING DEPARTMENT	<u>[Signature]</u> 9/17/03 DATE
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14, REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994	
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	N/A DATE

**FREE CONSENT**  
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED, AND ALSO DOES HEREBY DEDICATE (cont.)

**FREE CONSENT**  
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED, AND ALSO DOES HEREBY DEDICATE (cont.)

**SURVEYORS CERTIFICATE:**  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

L-015-056-540-203-41011  
 L-015-056-540-196-41010  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# L-015-056-540-209-41012  
 PROPERTY OWNER OF RECORD: [Signature]  
 BERNALILLO CO. TREASURER'S OFFICE: [Signature]

ACKNOWLEDGMENT  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 13 DAY OF June 2003  
 BY: [Signature]  
 OFFICIAL SEAL  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 4/22/06

ACKNOWLEDGMENT  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 13 DAY OF June 2003  
 BY: [Signature]  
 OFFICIAL SEAL  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 10-22-03

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 23rd DAY OF June, 2003.  
[Signature]  
 ANTHONY L. HARRIS, P.S. # 11463



GRANT OF EASEMENT

THIS INDENTURE made this 3<sup>rd</sup> day of June, 1950,  
by the Grantor, DELIA MCKNIGHT CLAYTON, a single woman, and  
the Grantees, JAMES K. ELDER and LYDIA F. ELDER, his wife,

WHEREAS, the Grantor herein is the owner in fee  
simple of the following described real estate:

Lots numbered Three (3), Four (4), and Five (5)  
in Block numbered Five (5) of CLAYTON HEIGHTS,  
a Subdivision of a tract of land in Section  
28, Township 10 North of Range 3, East, Bernalillo  
County, New Mexico, as the same are  
shown and designated on the Map of said Sub-  
division, filed in the Office of the County  
Clerk of Bernalillo County, New Mexico, June  
26th, 1946.

and,

WHEREAS, the Grantees herein, James K. Elder and  
Lydia F. Elder, his wife, are the owners of the following des-  
cribed real estate:

Lots numbered One (1), Two (2), Six (6), Seven  
(7), and Eight (8) in Block numbered Five (5)  
of CLAYTON HEIGHTS, a Subdivision of a tract  
of land in Section 28, Township 10 North of  
Range 3, East, Bernalillo County, New Mexico,  
as the same are shown and designated on the  
Map of said Subdivision, filed in the Office  
of the County Clerk of Bernalillo County, New  
Mexico, June 26th, 1946.

and,

WHEREAS, the parties hereto are desirous of obtaining  
a way of ingress and egress along the rear West Twenty (20)  
feet of said lots,

NOW, THEREFORE, the Grantor herein, for and in consi-  
deration of TEN DOLLARS (\$10.00) to her in hand paid by the  
Grantees, receipt of which is hereby acknowledged, hereby gives

*Doc called  
out by  
Tony Harris  
on plat  
"Lots 3-A and  
Block 5  
Clayton Heights  
subdivision."*

and grants an easement over the rear West Twenty (20) feet of Lots numbered Three (3), Four (4), and Five (5) of Block numbered Five (5) of CLAYTON HEIGHTS, a Subdivision of a tract of land in Section 28, Township 10 North of Range 3, East, Bernalillo County, New Mexico, as the same are shown and designated on the Map of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, June 26th, 1946, to James K. Elder and Lydia F. Elder, his wife, their heirs, executors or assigns for the benefit of and for the use of Lots numbered One (1), Two (2), Six (6), Seven (7) and Eight (8) in Block numbered Five (5) of CLAYTON HEIGHTS, a Subdivision of a tract of land in Section 28, Township 10 North of Range 3, East, Bernalillo County, New Mexico, as the same are shown and designated on the Map of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, June 26, 1946.

It is understood and agreed between the parties hereto that this right of way and easement shall be for the mutual benefit of all lots herein mentioned and that on this date, a similar right is being given to the Grantor herein by James K. Elder and Lydia F. Elder, his wife.

IN WITNESS WHEREOF I have signed my name this 30 day of June, 1950.

*Delia M. Knight Clayton*

On the 20 day of June, 1950, before me personally

appeared *FRANK ROY SMITH*, a single woman, to me known

and she acknowledged to me that she executed the same

instrument, and acknowledged that she executed the same

instrument as a donor.

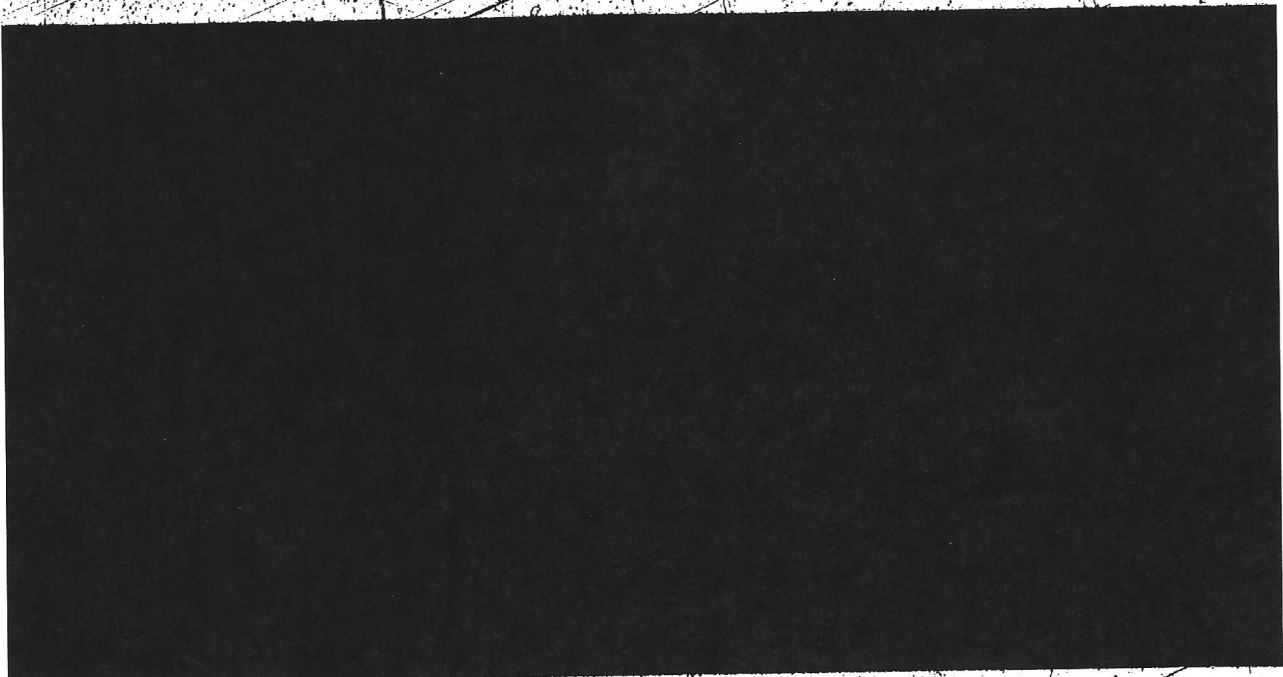
Witness my hand and seal this day and year first

of June.

*[Signature]*  
Notary Public

Notary for Estacion:

*[Signature]*



County of Bernalillo, N.M.  
This instrument was filed for record on

JUL 3 - 1950

At 10 o'clock P.M. Recorded in Vol. 1446

Records of said County, Folio 516

*[Signature]*  
7-3-50