



**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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<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 sketch plat review of our replat creating 2 lots from 7 existing parcels, including incorporating the vacated portion of an alleyway.

<b>APPLICATION INFORMATION</b>			
Applicant:	Wooten Engineering	Phone:	
Address:	PO Box 15814	Email:	
City:	Rio Rancho	State:	NM
		Zip:	87174
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	(505) 896-3050
Address:	PO Box 44414	Email:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM
		Zip:	87174
Proprietary Interest in Site:	List <u>all</u> owners: Dominica M. Moya		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.:	Remaininig port. Lots 19-27 and alleyway	Block:	10
		Unit:	
Subdivision/Addition:	Original Townsite of Westland	MRGCD Map No.:	
		UPC Code:	See attached
Zone Atlas Page(s):	K-9-Z and L-9-Z	Existing Zoning:	MX-M
		Proposed Zoning:	
# of Existing Lots:	7	# of Proposed Lots:	2
		Total Area of Site (Acres):	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:	9722 Central Ave SW	Between:	98th Street SW
		and:	Westland Road SW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
VA-85-44 DRB 85-297 (Vacation of Alleyway)			

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>	11/19/2021
<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? 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
- 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? \_\_\_\_\_ 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)
- \_\_\_ 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
- \_\_\_ 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)
- \_\_\_ 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

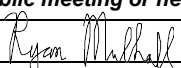

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

**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.**

<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>	
Signature: 	Date: 11/19/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



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

November 19, 2021

Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Lots 19-A and 27-A, Block 10 of Original Townsite of Westland being comprised of Lots 19-27, Block 10 Original Townsite of Westland**

Members of the Board:

Cartesian Surveys is acting as an agent for Wooten Engineering and requests sketch plat review of our plat to create two (2) new lots from nine (9) existing lots and vacated portions of an alleyway by lot line elimination of Lots 19 thru 27 of Original Townsite of Westland and the half of vacated alleyway per V-85-44 DRB-85-297 dated June 3, 1985 (see attached). The property is located at 9722 Central Avenue SW between 98<sup>th</sup> Street SW and 94<sup>th</sup> Street SW. The property is currently zoned as MX-M (Mixed-Use Moderate Intensity).

The stated vacation above was consolidated into the adjoining lots to the south, but not for our subject lots, as there had been no subdivision platting action to formally incorporate the remaining 10 feet of alleyway into the lots. There is no active use of this alleyway remnant, which has significant debris and fencing blocking it off. Given the historic vacation of the alleyway, we are uncertain of the process to incorporate the alleyway into our property formally.

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

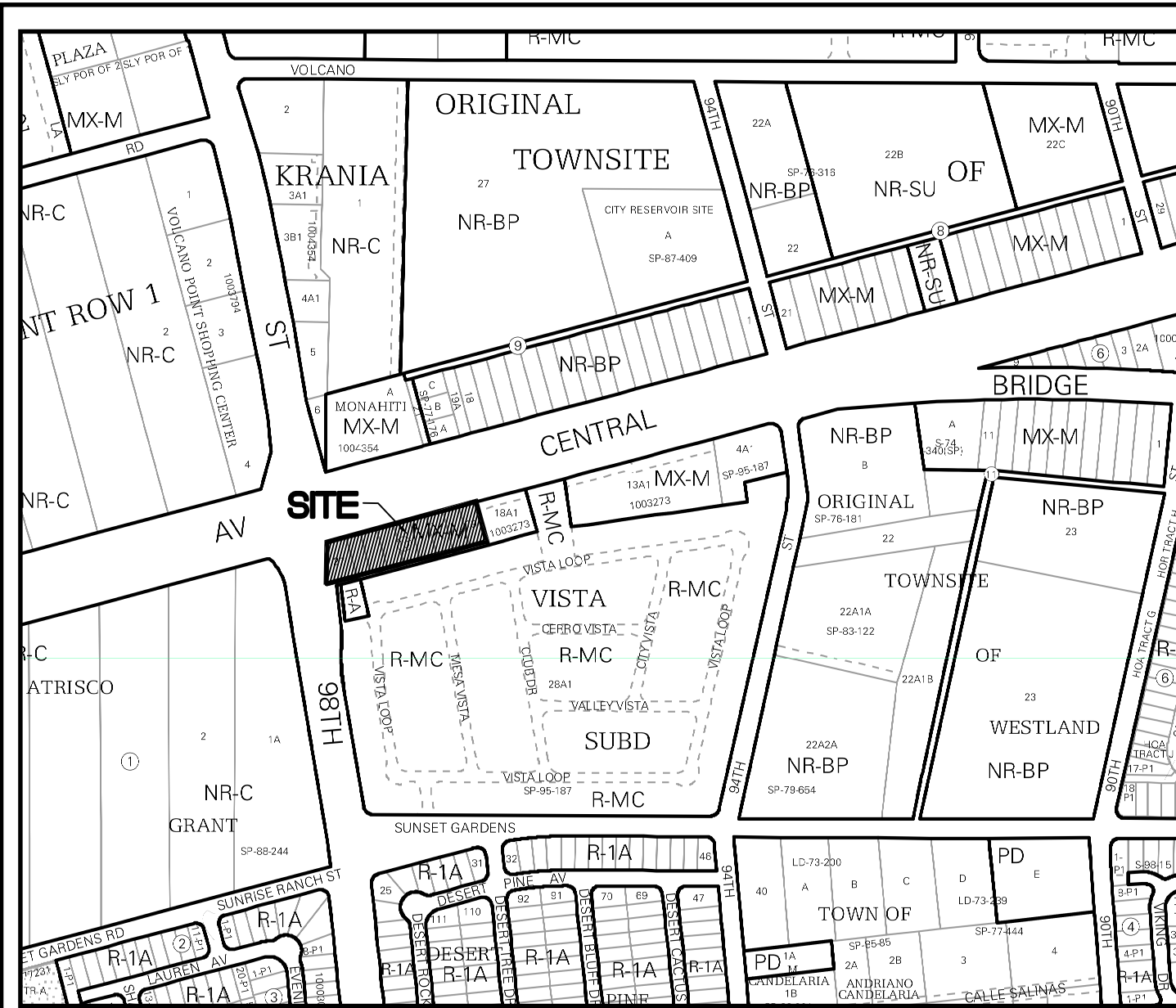
- 100905608450921034 (A Portion of Lot 27)
- 100905608751121033 (A Portion of Lot 26)
- 100905609251221032 (A Portion of Lot 25)
- 100905609751421031 (A Portion of Lot 24)
- 100905610251621030 (A Portion of Lot 23)
- 100905611451821029 (Portions of Lots 19-22)

Thank you for your time and consideration.

Ryan J. Mulhall

**Sketch Plat for  
Lots 19-A and 27-A, Block 10  
Original Townsite of Westland  
Being Comprised of  
Remaining Portions of  
Lots 19-27, Block 10  
Original Townsite of Westland  
and Vacated 10ft Alleyway**

City of Albuquerque, Bernalillo County, New Mexico  
November 2021



**Vicinity Map - Zone Atlas K-09-Z and L-09-Z**

**Indexing Information**

Sections 21 and 28, Township 10 North, Range 2 East,  
N.M.P.M. as Projected into the Town of Atrisco Grant  
Subdivision: Original Townsite of Westland  
Owner: Dominica M. Moya  
UPC #: 100905608450921034 (A Portion of Lot 27)  
100905608751121033 (A Portion of Lot 26)  
100905609251221032 (A Portion of Lot 25)  
100905609751421031 (A Portion of Lot 24)  
100905610251621030 (A Portion of Lot 23)  
100905611451821029 (Portions of Lots 19-22)

**Subdivision Data**

GROSS ACREAGE.....1.4080 ACRES  
ZONE ATLAS PAGE NO.....K-9-Z AND L-9-Z  
NUMBER OF EXISTING LOTS.....9  
NUMBER OF LOTS CREATED.....2  
MILES OF FULL-WIDTH STREETS.....0.0000 MILES  
MILES OF HALF-WIDTH STREETS.....0.0000 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES  
DATE OF SURVEY.....SEPTEMBER 2021

**Legal Description**

THE REMAINING PORTIONS OF LOTS NUMBERED NINETEEN (19) THROUGH TWENTY-SEVEN (27) IN BLOCK NUMBERED TEN (10) OF THE ORIGINAL TOWNSITE OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, 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 MARCH 23, 1935, IN PLAT BOOK D, FOLIO 53;

TOGETHER WITH THE REMAINING NORTHERLY 10 FEET OF THE VACATED ALLEYWAY BY V-85-44.

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (03/23/1935, D-53)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (06/27/2005, 2005C-221, DOC. NO. 2005090950)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (01/02/1996, 96C-1)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER R-O-W MAP HAVING PROJECT NO. "F1-178(9)"
*[N 90°00'00" E]*	RECORD BEARINGS AND DISTANCES PER UNFILED ALTA SURVEY BY GARY GRITSKO, "LS 8686" DATED 5/28/2020
*[N 90°00'00" E]*	RECORD BEARINGS AND DISTANCES PER DEED (12/09/1994, BK. 94-33, PG. 4890-4891, DOC. NO. 94143560)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
■	CONCRETE
—//—	WOOD FENCE
—□—	METAL FENCE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—P—	PIPE FENCE
■	BOLLARD
□	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
→	ANCHOR
□	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	TRANSFORMER
⊞	ELECTRIC CABINET
⊞	GAS METER
WV	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	MAILBOX
⊞	SANITARY SEWER MANHOLE
•∞	SAS CLEANOUT
⊞	CABLE MANHOLE
—OR—	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—C—	UNDERGROUND CABLE UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE

**Notes**

1. FIELD SURVEY PERFORMED IN SEPTEMBER 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 .....

**Purpose of Plat**

1. CREATE TWO NEW LOTS FROM NINE EXISTING PARCELS.
2. DETERMINE THE PROCEDURE FOR FINALIZING THE VACATION OF THE REMAINING 10 FEET OF ALLY VACATED BY V-85-44 (PROVIDED WITH SUBMITTAL)

**CSI-CARTESIAN SURVEYS INC.**

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

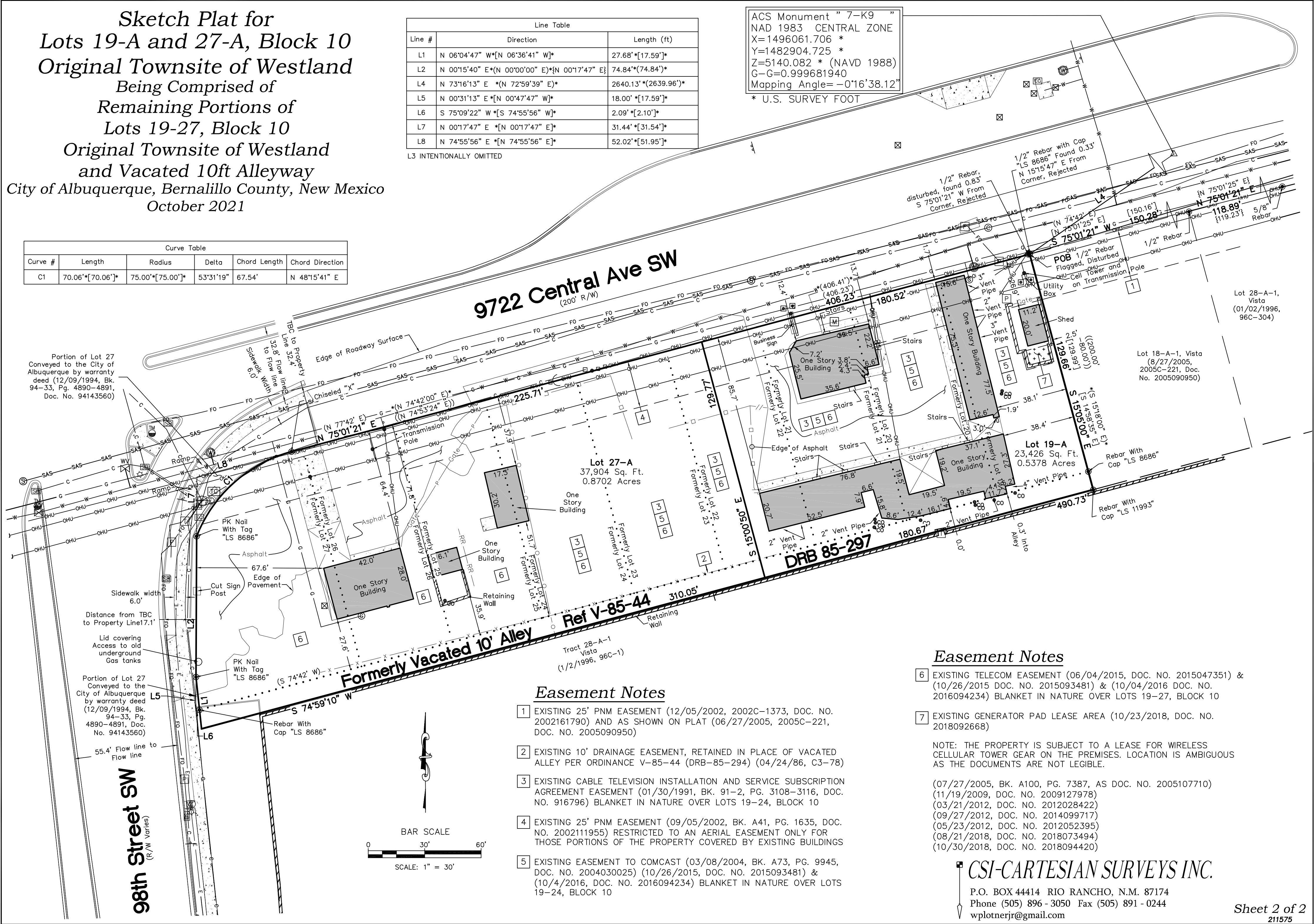
**Sketch Plat for  
Lots 19-A and 27-A, Block 10  
Original Townsite of Westland  
Being Comprised of  
Remaining Portions of  
Lots 19-27, Block 10  
Original Townsite of Westland  
and Vacated 10ft Alleyway  
City of Albuquerque, Bernalillo County, New Mexico  
October 2021**

Line Table		
Line #	Direction	Length (ft)
L1	N 06°04'47" W*[N 06°36'41" W]*	27.68'*[17.59']*
L2	N 00°15'40" E*(N 00°00'00" E)*{N 00°17'47" E}	74.84'*(74.84)*
L4	N 73°16'13" E *(N 72°59'39" E)*	2640.13'*(2639.96)*
L5	N 00°31'13" E*[N 00°47'47" W]*	18.00'*[17.59']*
L6	S 75°09'22" W*[S 74°55'56" W]*	2.09'*[2.10']*
L7	N 00°17'47" E *(N 00°17'47" E)*	31.44'*[31.54']*
L8	N 74°55'56" E *[N 74°55'56" E]*	52.02'*[51.95']*

L3 INTENTIONALLY OMITTED

ACS Monument " 7-K9 "  
NAD 1983 CENTRAL ZONE  
X=1496061.706 \*  
Y=1482904.725 \*  
Z=5140.082 \* (NAVD 1988)  
G-G=0.999681940  
Mapping Angle=-0°16'38.12"  
\* U.S. SURVEY FOOT

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	70.06'*[70.06]*	75.00'*[75.00]*	53°31'19"	67.54'	N 48°15'41" E



Portion of Lot 27  
Conveyed to the City of  
Albuquerque by warranty  
deed (12/09/1994, Bk.  
94-33, Pg. 4890-4891,  
Doc. No. 94143560)

Distance from TBC  
to Property Line 17.1'

Lid covering  
Access to old  
underground  
Gas tanks

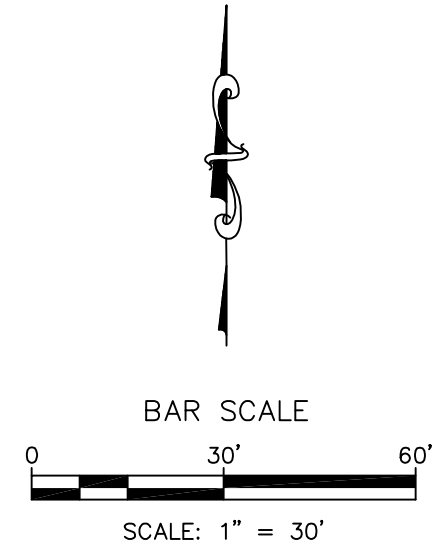
Portion of Lot 27  
Conveyed to the  
City of Albuquerque  
by warranty deed  
(12/09/1994, Bk.  
94-33, Pg.  
4890-4891, Doc.  
No. 94143560)

**98th Street SW**  
(R/W Varies)

**9722 Central Ave SW**  
(200' R/W)

**Easement Notes**

- 1 EXISTING 25' PNM EASEMENT (12/05/2002, 2002C-1373, DOC. NO. 2002161790) AND AS SHOWN ON PLAT (06/27/2005, 2005C-221, DOC. NO. 2005090950)
- 2 EXISTING 10' DRAINAGE EASEMENT, RETAINED IN PLACE OF VACATED ALLEY PER ORDINANCE V-85-44 (DRB-85-294) (04/24/86, C3-78)
- 3 EXISTING CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT EASEMENT (01/30/1991, BK. 91-2, PG. 3108-3116, DOC. NO. 916796) BLANKET IN NATURE OVER LOTS 19-24, BLOCK 10
- 4 EXISTING 25' PNM EASEMENT (09/05/2002, BK. A41, PG. 1635, DOC. NO. 2002111955) RESTRICTED TO AN AERIAL EASEMENT ONLY FOR THOSE PORTIONS OF THE PROPERTY COVERED BY EXISTING BUILDINGS
- 5 EXISTING EASEMENT TO COMCAST (03/08/2004, BK. A73, PG. 9945, DOC. NO. 2004030025) (10/26/2015, DOC. NO. 2015093481) & (10/4/2016, DOC. NO. 2016094234) BLANKET IN NATURE OVER LOTS 19-24, BLOCK 10



**Easement Notes**

- 6 EXISTING TELECOM EASEMENT (06/04/2015, DOC. NO. 2015047351) & (10/26/2015 DOC. NO. 2015093481) & (10/04/2016 DOC. NO. 2016094234) BLANKET IN NATURE OVER LOTS 19-27, BLOCK 10
- 7 EXISTING GENERATOR PAD LEASE AREA (10/23/2018, DOC. NO. 2018092668)

NOTE: THE PROPERTY IS SUBJECT TO A LEASE FOR WIRELESS CELLULAR TOWER GEAR ON THE PREMISES. LOCATION IS AMBIGUOUS AS THE DOCUMENTS ARE NOT LEGIBLE.

(07/27/2005, BK. A100, PG. 7387, AS DOC. NO. 2005107710)  
(11/19/2009, DOC. NO. 2009127978)  
(03/21/2012, DOC. NO. 2012028422)  
(09/27/2012, DOC. NO. 2014099717)  
(05/23/2012, DOC. NO. 2012052395)  
(08/21/2018, DOC. NO. 2018073494)  
(10/30/2018, DOC. NO. 2018094420)

**CSI-CARTESIAN SURVEYS INC.**

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

OFFICIAL NOTICE

file 6485  
RECEIVED

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
P.O. BOX 1293, ALBUQUERQUE, NEW MEXICO 87103

JUN 3 1985  
Espey, HUSTON & Associates, Inc.

West Mesa Development Group  
P.O. Drawer K  
Albuquerque, NM 87103

REF: Y-85-44      Espey, Huston & Associates, Inc., agents for West Mesa  
      DRB-85-297      Development Group, requests Vacation (closing) of all of the  
      (SW)              alley between 98th Street, S.W., and 94th Street, S.W.  
                         located in Block 10, Original Townsite of Westland,  
                         containing approximately 0.641 acres. (L-9)

At the May 28, 1985, Development Review Board meeting the above-referenced request was approved based on and subject to the following Findings and Conditions:

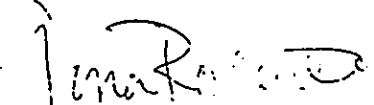
Findings and Conditions:

1. The public welfare is in no way served by retaining the alley right-of-way.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
3. A drainage easement shall be retained along the alley, as determined necessary by the City Engineer.
4. Disposition of the vacated property shall be arranged through the City Real Estate Officer.
5. Replatting of the vacated alley to combine it with the adjoining properties is required within six (6) months from the expiration date of the appeal period.
6. The applicant shall close the existing alley returns from 98th Street with standard curb and gutter.

If you wish to appeal this decision, you must do so by June 12, 1985, in the manner described below. A nonrefundable fee of \$40 is required at the time the appeal is filed.

Appeal to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form to the Planning Division within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Maria Recarte  
City Secretary

Espey, Huston & Associates, Inc., 4801 Indian School Road, NE; 87110  
Real Estate Officer