



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.**

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat / Major Amendment (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
APPEAL	<input type="checkbox"/> Extension of Vacation (Form V)
<input type="checkbox"/> Decision of DHO (Form A)	
BRIEF DESCRIPTION OF REQUEST	
APPLICATION INFORMATION	
Applicant/Owner:	
Address:	
City:	State:
Professional/Agent (if any):	Phone:
Address:	
City:	State:
Proprietary Interest in Site:	List <u>all</u> owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)	
Lot or Tract No.:	Block:
Subdivision/Addition:	MRGCD Map No.:
Zone Atlas Page(s):	Existing Zoning:
# of Existing Lots:	# of Proposed Lots:
	Unit:
	UPC Code:
	Proposed Zoning
	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS	
Site Address/Street:	Between: _____ and: _____
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)	
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.	
Signature: _____	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO**

*Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.*

**\_ VACATION OF RIGHT-OF-WAY - DHO****\_ VACATION OF RIGHT-OF-WAY - COUNCIL**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**VACATION DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way*
- \_\_\_ 5) Drawing showing the easement or right-of-way to be vacated
- \_\_\_ 6) If easements, list number to be vacated \_\_\_\_\_
- \_\_\_ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) \_\_\_\_\_

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 11) Sign Posting Agreement
- \_\_\_ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
  - \_\_\_ 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 or held, copy of sign-in sheet and meeting notes

- \_\_\_ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet
- \_\_\_ 14) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ VACATION OF PRIVATE EASEMENT**

**\_ VACATION OF PUBLIC EASEMENT**

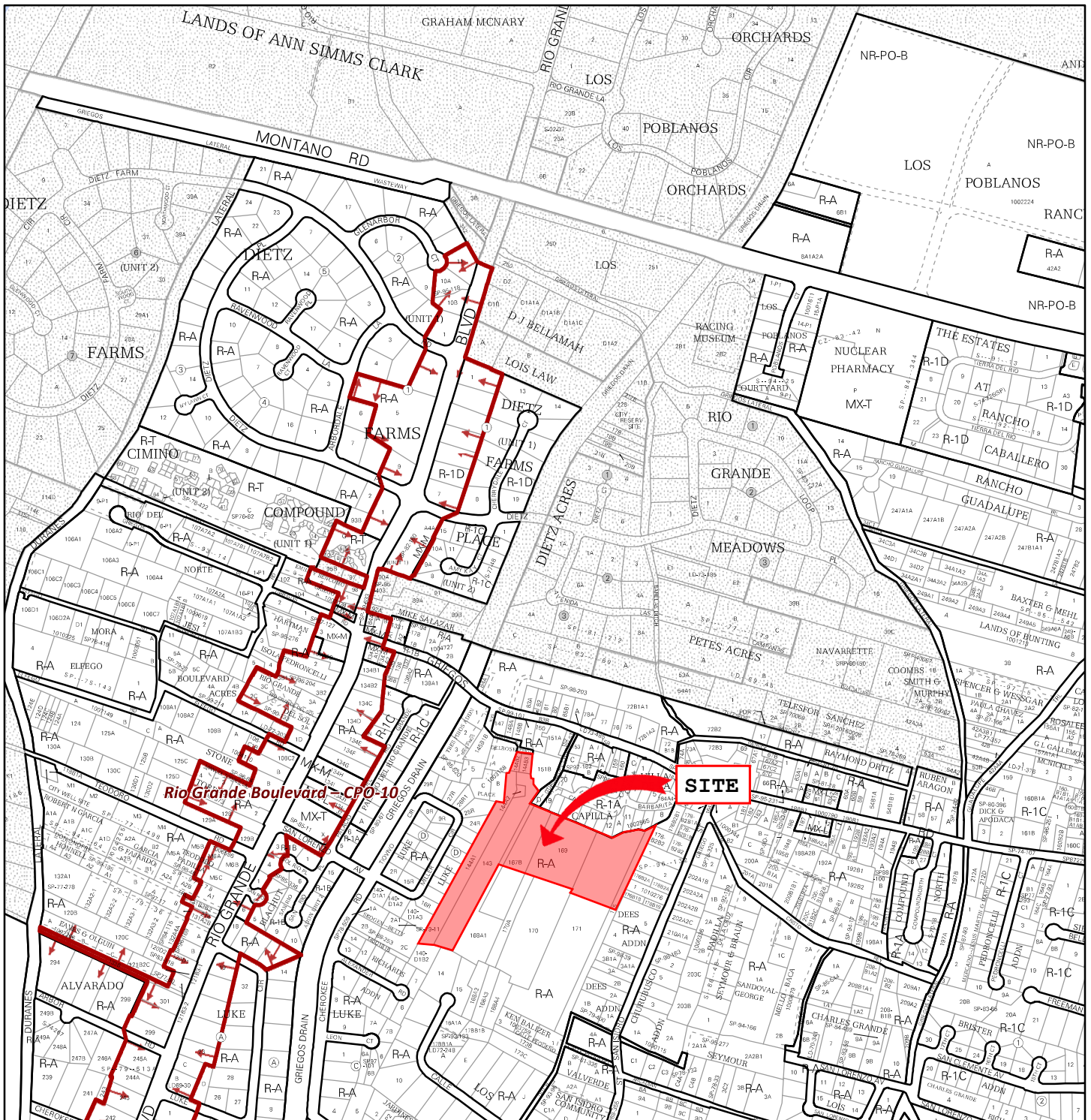
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Copy of the complete document which created the easement(s)
- \_\_\_ 5) Drawing showing the easement or right-of-way to be vacated
- \_\_\_ 6) List number to be vacated \_\_\_\_\_
- \_\_\_ 7) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- \_\_\_ 10) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ EXTENSION OF VACATION**

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Drawing showing the vacated easement or right-of-way
- \_\_\_ 5) Vacated square footage (see IDO Section 14-16-6-6(M) \_\_\_\_\_)
- \_\_\_ 6) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 8) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_



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

## IDO Zone Atlas May 2018

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

Zone Atlas Page:  
**F-13-Z**

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

0 250 500 1,000 Feet



PLAT OF  
**GRIEGOS FARMS**  
 WITHIN THE ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2023

UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. GROUND TO GRID SCALE FACTOR USED IS 0.99968333
3. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

GRADING AND DRAINAGE NOTES:

1. LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

A.B.C.W.U.A. NOTE:

THE INSTALLATION OF PUBLIC WATERLINE AND/OR PUBLIC SANITARY SEWER MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 35001C0118G, EFFECTIVE DATE SEPTEMBER 26, 2008.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- -- TRACT LINE ELIMINATED
- ⊙ FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP "F&C PS 22909"
- ⊗ SET PK NAIL MARKED "F&C PS 22909"
- ⬡ PLAT REFERENCE, SEE SHEET 2.
- TR. TRACT
- (N00°00'00"E, 00.00') RECORD BEARING & DISTANCE PER DOCUMENT #2005158563
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE

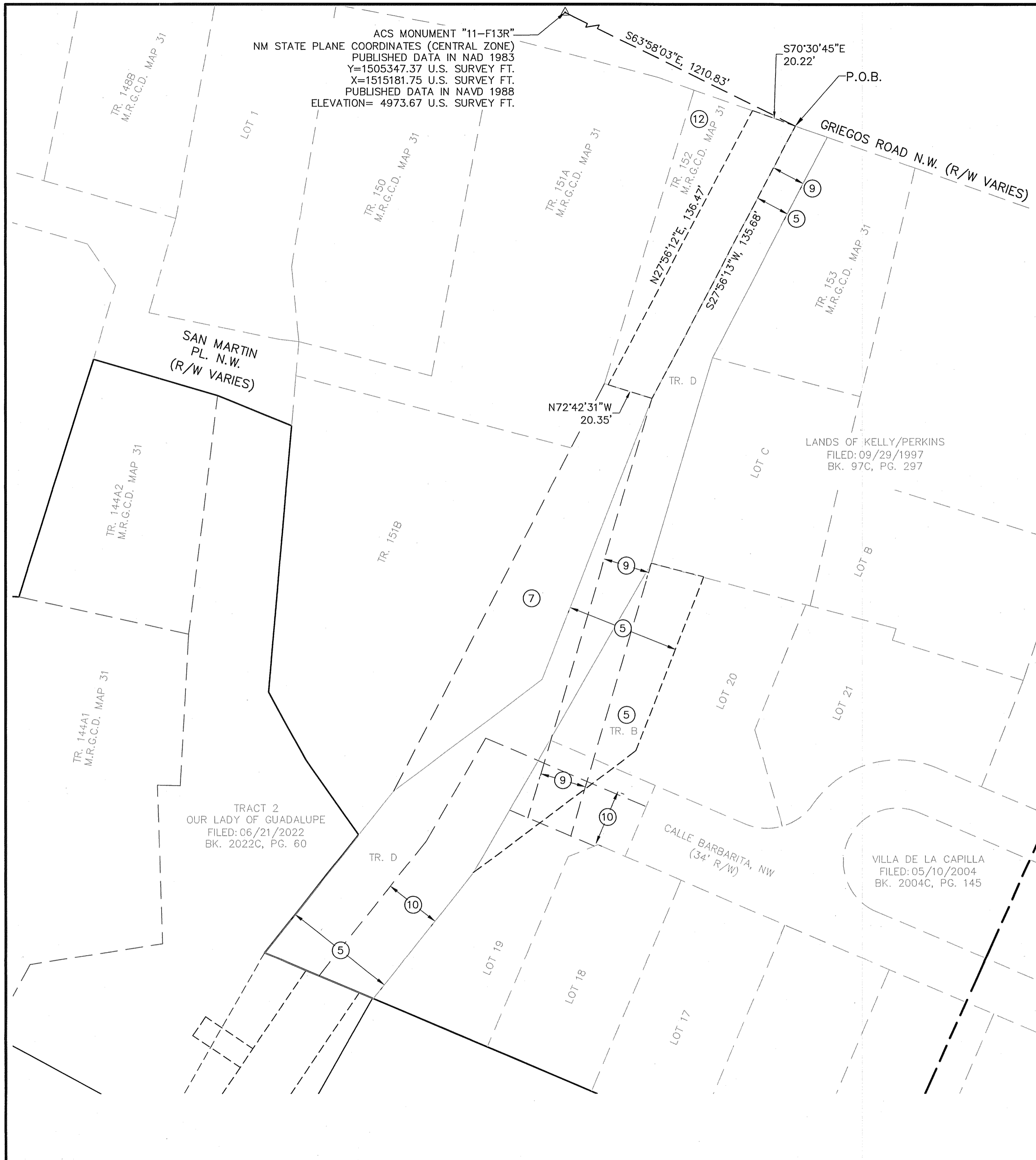
PROJECT NO. 22075



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3201 4th. STREET NW, STE. C ALBUQUERQUE, NM 87107  
 PH 505.352.8930 [www.fierrocompany.com](http://www.fierrocompany.com)

PLAT OF  
**GRIEGOS FARMS**  
 WITHIN THE ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2023



**EASEMENT DESCRIPTION FOR TRACT 152**

A 20 FOOT WIDE PUBLIC WATER AND PUBLIC SEWER EASEMENT SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE EASTERLY 20 FEET OF TRACT NUMBERED 152 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE NORTHEAST CORNER OF SAID TRACT 152, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIEGOS ROAD N.W., WHICH LIES S63°58'03"E, A DISTANCE OF 1,210.83 FEET FROM ACS MONUMENT "11-F13R";

THENCE, LEAVING SAID RIGHT-OF-WAY, N27°42'13"W, A DISTANCE OF 135.68 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 152, BEING THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE, COINCIDING THE SOUTH BOUNDARY LINE OF SAID TRACT 152, N72°42'31"W, A DISTANCE OF 20.35 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;

THENCE, N27°56'12"E, A DISTANCE OF 136.47 FEET TO THE NORTHWEST CORNER OF THIS EASEMENT, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD N.W.;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S70°30'45"E, A DISTANCE OF 20.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.062 ACRES (2,722 SQ.FT.), MORE OR LESS.

**FREE CONSENT**

THOMAS P. MACKEN, EXECUTIVE DIRECTOR OF ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION, BEING THE PROPERTY OWNER OF TRACT 152 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31 HEREBY GRANT PUBLIC WATER AND PUBLIC SEWER EASEMENT AS DESCRIBED AND SHOWN HEREON.

OWNER: ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION  
 BY: THOMAS P. MACKEN  
 TITLE: EXECUTIVE DIRECTOR

*Thomas P. Macken*  
 SIGNATURE \_\_\_\_\_ DATE 4/11/23

**ACKNOWLEDGEMENT:**

STATE OF New Mexico  
 COUNTY OF Bernalillo )  
 )SS.  
 ON THIS 11th DAY OF April, 2023, BEFORE ME PERSONALLY APPEARED  
Thomas P. Macken  
 KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO  
 EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME  
 AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

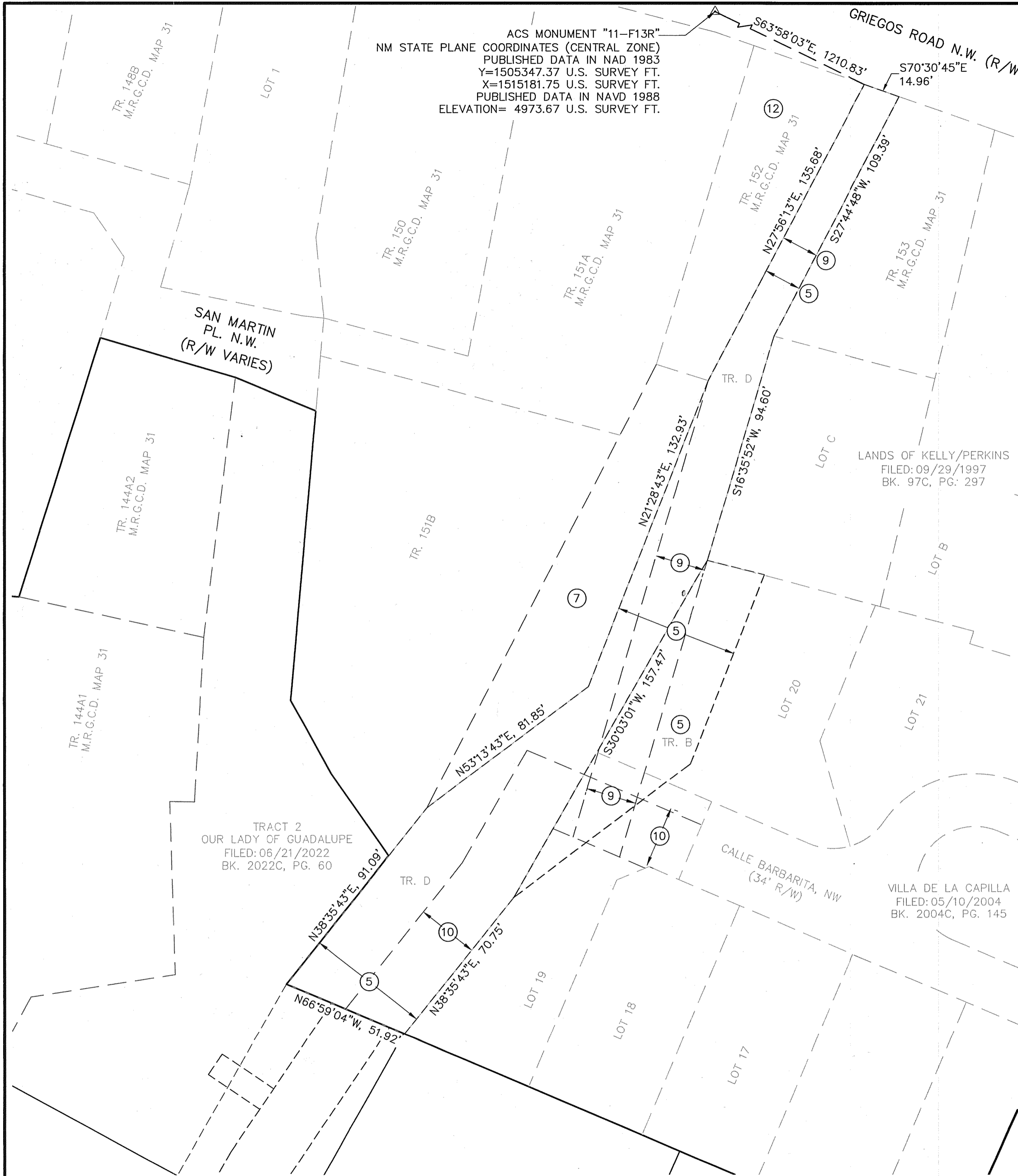
MY COMMISSION  
 EXPIRES: Feb. 29 2024  
*Gloria V. Sisneros*  
 NOTARY PUBLIC

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 Gloria V. Sisneros  
 Commission Number 1090818  
 My Commission Expires February 29, 2024

PROJECT NO. 22075

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ACS MONUMENT "11-F13R"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 Y=1505347.37 U.S. SURVEY FT.  
 X=1515181.75 U.S. SURVEY FT.  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 4973.67 U.S. SURVEY FT.

PLAT OF  
**GRIEGOS FARMS**  
 WITHIN THE ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2023

**EASEMENT DESCRIPITON FOR TRACT D**  
 A VARIED WIDTH PUBLIC WATER AND PUBLIC SEWER EASEMENT SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT D, VILLA DE LA CAPILLA AS THE SAME IS SHOWN ON THE PLAT ENTITLED "PLAT FOR VILLA DE LA CAPILLA, WITHIN THE ELENA GALLEGOS GRANT AND TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER, 2003", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 10, 2004 IN VOLUME 2004C, FOLIO 145, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE NORTHWEST CORNER OF SAID TRACT D, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD N.W., WHICH LIES S63°58'03"E, A DISTANCE OF 1,210.83 FEET FROM ACS MONUMENT "11-F13R";

THENCE, COINCIDING SAID RIGHT-OF-WAY, S70°30'45"E, A DISTANCE OF 14.96 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT, BEING THE NORTHEAST CORNER OF SAID TRACT D;

THENCE, LEAVING SAID RIGHT-OF-WAY, S27°44'48"W, A DISTANCE OF 109.39 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, S16°35'52"W, A DISTANCE OF 94.60 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, S30°03'01"W, A DISTANCE OF 157.47 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, S38°35'43"W, A DISTANCE OF 70.75 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT, BEING THE SOUTHEAST CORNER OF SAID TRACT D;

THENCE, N66°59'04"W, A DISTANCE OF 51.92 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT, BEING THE SOUTHWEST CORNER OF TRACT D;

THENCE, N38°35'43"E, A DISTANCE OF 91.09 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, N53°13'43"E, A DISTANCE OF 81.85 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, N21°28'43"E, A DISTANCE OF 132.93 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, N27°56'13"E, A DISTANCE OF 135.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.274 ACRES (11,953 SQ.FT.), MORE OR LESS.

**FREE CONSENT**  
 RON BROWN, MANAGING MEMBER OF LOS GRIEGOS DEVELOPMENT, LLC, BEING THE PROPERTY OWNER OF "TRACT D OF VILLA DE LA CAPILLA", HEREBY GRANT PUBLIC WATER AND PUBLIC SEWER EASEMENT HEREBY GRANT PUBLIC WATER AND PUBLIC SEWER EASEMENT AS DESCRIBED AND SHOWN HEREON.

OWNER: LOS GRIEGOS DEVELOPMENT, LLC  
 BY: RON BROWN  
 TITLE: MANAGING MEMBER  
*Ronald D. Brown* 4/11/23  
 SIGNATURE DATE

**ACKNOWLEDGEMENT:**  
 STATE OF New Mexico  
 COUNTY OF Bernalillo ) SS.  
 THIS 11th DAY OF April, 2023, BEFORE ME PERSONALLY APPEARED  
Ronald D. Brown  
 KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO  
 EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME  
 AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.  
 MY COMMISSION EXPIRES: 12/27/2025  
*Avram Penner*  
 NOTARY PUBLIC

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 Avram Penner  
 Commission Number 1121276  
 My Commission Expires 27 December, 2025

PROJECT NO. 22075



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**PLAT OF  
GRIEGOS FARMS**  
WITHIN THE ELENA GALLEGOS LAND GRANT  
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023

**PLATS FOR REFERENCE:**

1. DEES ADDITION, FILED: SEPTEMBER 18, 1935, BK. C2, PG. 138
2. LOS VECINOS, FILED DECEMBER 01, 1948, BK. C, PG. 118
3. LUKE SUBDIVISION, FILED OCTOBER 27, 1949, BK. C, PG. 166
4. CORDOVA'S SUBDIVISION, FILED: SEPTEMBER 26, 1956, BK. B3, PG. 40
5. DEES ADDITION, FILED JUNE 22, 1971, BK. B5, PG. 170
6. DEES ADDITION, FILED JUNE 07, 1979, BK. A7, PG. 90
7. LANDS OF BETTY SKOGEN, FILED SEPTEMBER 02, 1988, BK. C37, PG. 63
8. LOS VECINOS, FILED AUGUST 09, 1993, BK. 93C, PG. 228
9. LANDS OF TORIBIO & EVA CANDELARIA, FILED JUNE 06, 1996, BK. 96C, PG. 245
10. LANDS OF KELLY/PERKINS, FILED SEPTEMBER 29, 1997, BK. 97C, PG. 297
11. CORDOVA'S SUBDIVISION, FILED MARCH 23, 1998, BK. 98C, PG. 79
12. LANDS OF ROBERT & EVA GARCIA, FILED MAY 18, 1999, BK. 99C, PG. 120
13. VILLA DE LA CAPILLA, FILED MAY 10, 2004, BK. 2004C, PG. 145
14. LANDS OF KEN BALIZER, FILED OCTOBER 25, 2006, BK. 2006C, PG. 319
15. LANDS OF LORRAINE CANDELARIA, FILED SEPTEMBER 02, 2008, BK. 2008S, PG. 132
16. LUKE ADDITION, FILED NOVEMBER 04, 2008, BK. 2008C, PG. 245
17. LANDS OF FR. JOE VIGIL, FILED MARCH 03, 2015, BK. 2015C, PG. 21
18. GREIGOS ROAD R/W, FILED FEBRUARY 25, 1969, BK. C7, PG. 44-49

**DOCUMENTS FOR REFERENCE:**

1. ROAD EASEMENT, FILED: JUNE 21, 1967, BK. MISC. 71, PG. 587
2. WARRANTY DEED, FILED: OCTOBER 25, 2005, BK. A105, PG. 8122
3. SPECIAL WARRANTY DEED, FILED APRIL 17, 2006, BK. A105, PG. 3709
4. WARRANTY DEED, FILED AUGUST 23, 2008, DOC. BK. A122, PG. 8090
5. WARRANTY DEED, FILED OCTOBER 10, 2007, DOC. #2007143292
6. WARRANTY DEED, FILED OCTOBER 16, 2007, DOC. #2007145619
7. WARRANTY DEED, FILED JUNE 25, 2008, DOC. #2008072168
8. WARRANTY DEED, FILED AUGUST 27, 2013, DOC. #2013096616
9. WARRANTY DEED, FILED NOVEMBER 14, 2013, DOC. #2013123877
10. WARRANTY DEED, FILED JULY 30, 2014, DOC. #2014059998
11. SPECIAL WARRANTY DEED, FILED NOVEMBER 06, 2014, DOC. #2014088874
12. WARRANTY DEED, FILED APRIL 03, 2017, DOC. #2017031491
13. QUITCLAIM DEED, FILED DECEMBER 14, 2017, DOC. #2017118897
14. ROAD EASEMENT, FILED JUNE 21, 1967, BK. MISC. 71, PG. 589-589
15. REAL ESTATE CONTRACT, FILED MARCH 30, 1967, BK. MISC. 63, PG. 472-479

(S73°48'31"E, 56.79')

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S73°33'46"E	56.79
L2	S67°35'43"E	35.14
L3	S28°51'37"E	33.94
L4	S35°04'20"E	40.38
L5	S38°31'34"W	66.40
L6	N65°25'15"E	61.00
L7	N76°57'10"E	87.13
L8	S75°54'34"E	31.02
L9	N62°57'29"E	59.66
L10	N24°06'32"E	15.00
L11	S47°53'21"W	58.62
L12	N68°36'01"W	18.98
L13	N67°49'29"W	68.16
L14	N83°52'30"W	45.09
L15	N86°49'13"W	85.05
L16	S80°17'33"E	40.48
L17	S86°51'33"E	16.02
L18	N25°06'16"E	253.19
L19	S66°23'37"E	20.67
L20	N63°29'04"W	50.10
L21	N25°58'21"E	9.14
L22	N23°33'34"E	22.78
L23	N66°45'25"W	25.00

(N86°22'13"W, 84.75')  
(S80°41'17"E, 40.59')  
(S87°44'20"E, 15.82')

LINE TABLE		
LINE #	BEARING	DISTANCE
L24	S65°25'15"W	37.46
L25	N23°33'34"E	130.68
L26	N29°41'52"E	14.45
L27	N30°15'21"E	10.71
L28	S24°57'30"W	25.00
L29	N64°52'33"W	89.97
L30	S28°36'04"W	27.27
L31	N61°23'56"W	20.13
L32	N28°36'04"E	120.00
L33	N61°23'56"W	20.00
L34	N28°36'04"E	27.61
L35	N64°52'33"W	85.95
L36	N67°44'41"W	68.87
L37	N83°52'31"W	29.57
L38	N61°23'56"W	17.15
L39	S31°25'18"W	28.42
L40	N61°23'56"W	20.13
L41	N28°36'04"E	120.00
L42	S61°23'56"E	19.66
L43	S28°36'04"W	20.00
L44	S61°23'56"E	17.62
L45	N83°52'31"W	30.10
L46	N67°44'41"W	69.26

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	233.50	184.98	72°19'19"	S12°56'41"E	218.30
C2	39.27	25.00	90°00'12"	N21°26'33"W	35.36
C3	39.27	25.00	89°59'48"	N68°33'27"E	35.35
C4	32.63	20.00	93°28'37"	S18°08'15"E	29.13
C5	30.20	20.00	86°31'23"	S71°51'45"W	27.41
C6	227.80	179.98	72°31'02"	N13°02'32"W	212.90
C7	91.86	214.49	24°32'18"	S35°52'13"E	91.16
C8	24.02	214.49	6°24'58"	S20°23'34"E	24.01
C9	86.36	83.62	59°10'46"	S79°21'23"E	82.58
C10	107.73	107.62	57°21'24"	S80°35'26"E	103.29
C11	43.98	28.00	90°00'00"	S16°23'56"E	39.60
C12	35.43	27.64	73°27'32"	S82°11'32"W	33.05
C13	103.36	204.98	28°53'25"	N08°46'16"E	102.27
C14	10.34	204.98	2°53'29"	S07°07'11"E	10.34
C15	132.09	204.98	36°55'16"	N27°01'33"W	129.82
C16	10.04	204.98	2°48'19"	S46°53'20"E	10.03
C17	0.46	204.98	0°07'43"	N48°21'21"W	0.46

PROJECT NO. 22075

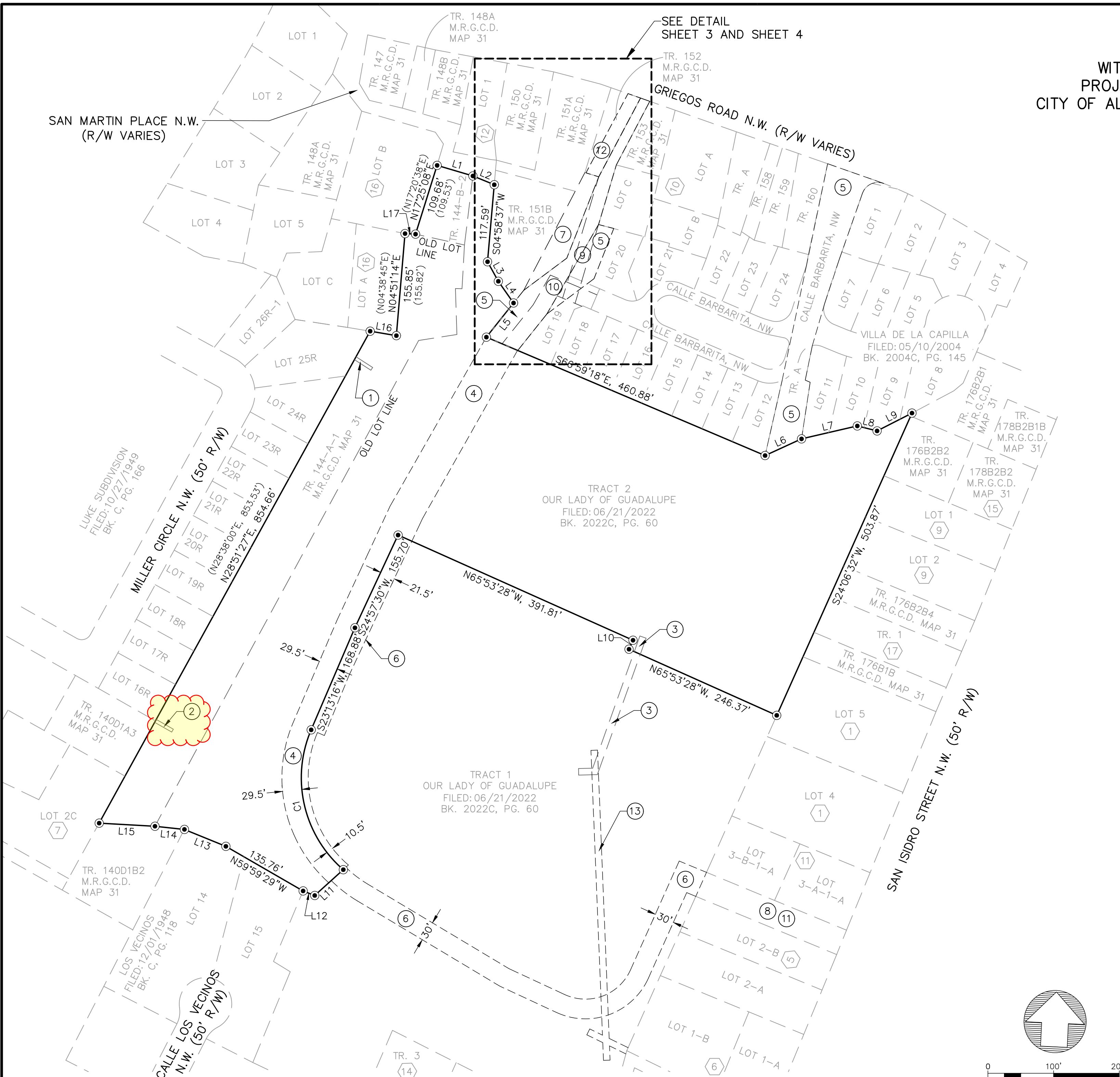


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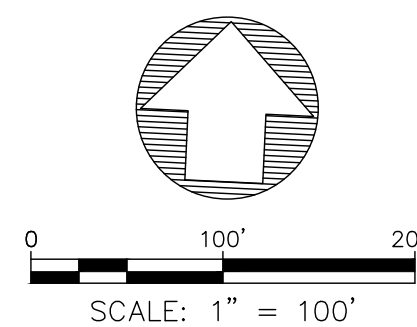
**PLAT OF  
GRIEGOS FARMS**  
WITHIN THE ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023

**EXISTING EASEMENTS**

- ① EXISTING UTILITY EASEMENT,  
FILED: JANUARY 08, 1960, BOOK D520, PAGE 551.  
**VACATED BY THIS PLAT.**
- ② EXISTING UTILITY EASEMENT,  
FILED: MARCH 11, 1960, BOOK D531, PAGE 586.  
**VACATED BY THIS PLAT.**
- ③ EXISTING 10-FOOT PUBLIC SERVICE COMPANY OF NEW MEXICO  
AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
EASEMENT, FILED: APRIL 30, 1974, BOOK MISCELLANEOUS 364,  
PAGE 957. VACATED BY THIS PLAT.
- ④ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS 1 AND  
2 THIS EASEMENT TO BE MAINTAINED BY THE OWNERS OF  
TRACTS 1 AND 2, FILED: JUNE 21, 2022, BOOK 2022C, PAGE 60.
- ⑤ EXISTING ROAD EASEMENT,  
FILED: MARCH 30, 1967, BOOK. MISC. 63, PAGES 472-479.
- ⑥ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS 1 AND  
2 THIS EASEMENT TO BE MAINTAINED BY THE OWNERS OF  
TRACTS 1 AND 2, FILED: JUNE 21, 2022, BOOK 2022C, PAGE 60.
- ⑦ EXISTING ACCESS AND UTILITY EASEMENT,  
FILED: JUNE 21, 1967, BOOK MISC. 71, PAGES. 587-589.
- ⑧ EXISTING 40-FOOT ACCESS EASEMENT,  
FILED: AUGUST 27, 1997, DOCUMENT NUMBER 1997088434.
- ⑨ EXISTING 20-FOOT PUBLIC WATER EASEMENT,  
FILED: MAY 10, 2004, BOOK 2004C, PAGE 145.
- ⑩ EXISTING 25-FOOT PUBLIC WATER AND SANITARY SEWER  
EASEMENT, FILED: MAY 10, 2004, BOOK 2004C, PAGE 145.
- ⑪ EXISTING 40-FOOT COMMON DRIVEWAY EASEMENT,  
FILED: AUGUST 27, 1997, DOCUMENT NUMBER 1997088434.
- ⑫ PRIVATE ACCESS EASEMENT ON TRACT 152, M.R.G.C.D. MAP  
NUMBER 31 FOR THE BENEFIT OF TRACTS 1 AND 2 AND IS TO BE  
MAINTAINED BY OWNERS OF TRACTS 1 AND 2,  
FILED: JUNE 21, 2022, BOOK 2022C, PGE 60.
- ⑬ EXISTING UTILITY EASEMENT,  
FILED: JUNE 10, 1965, BOOK D778, PAGE 29.



○ OVERALL EXISTING EASEMENTS



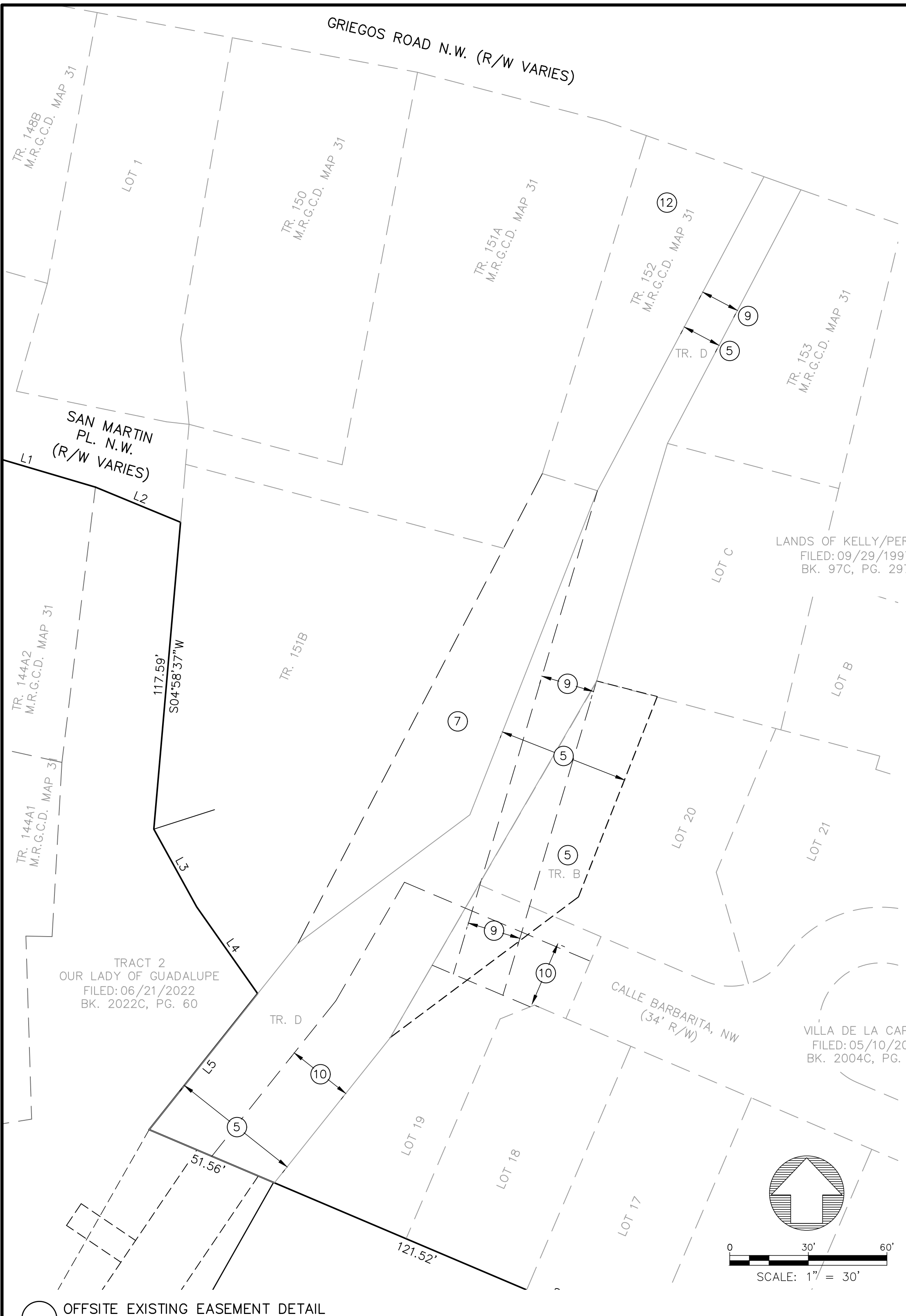
**SHEET 6 OF 13**

PROJECT NO. 22075




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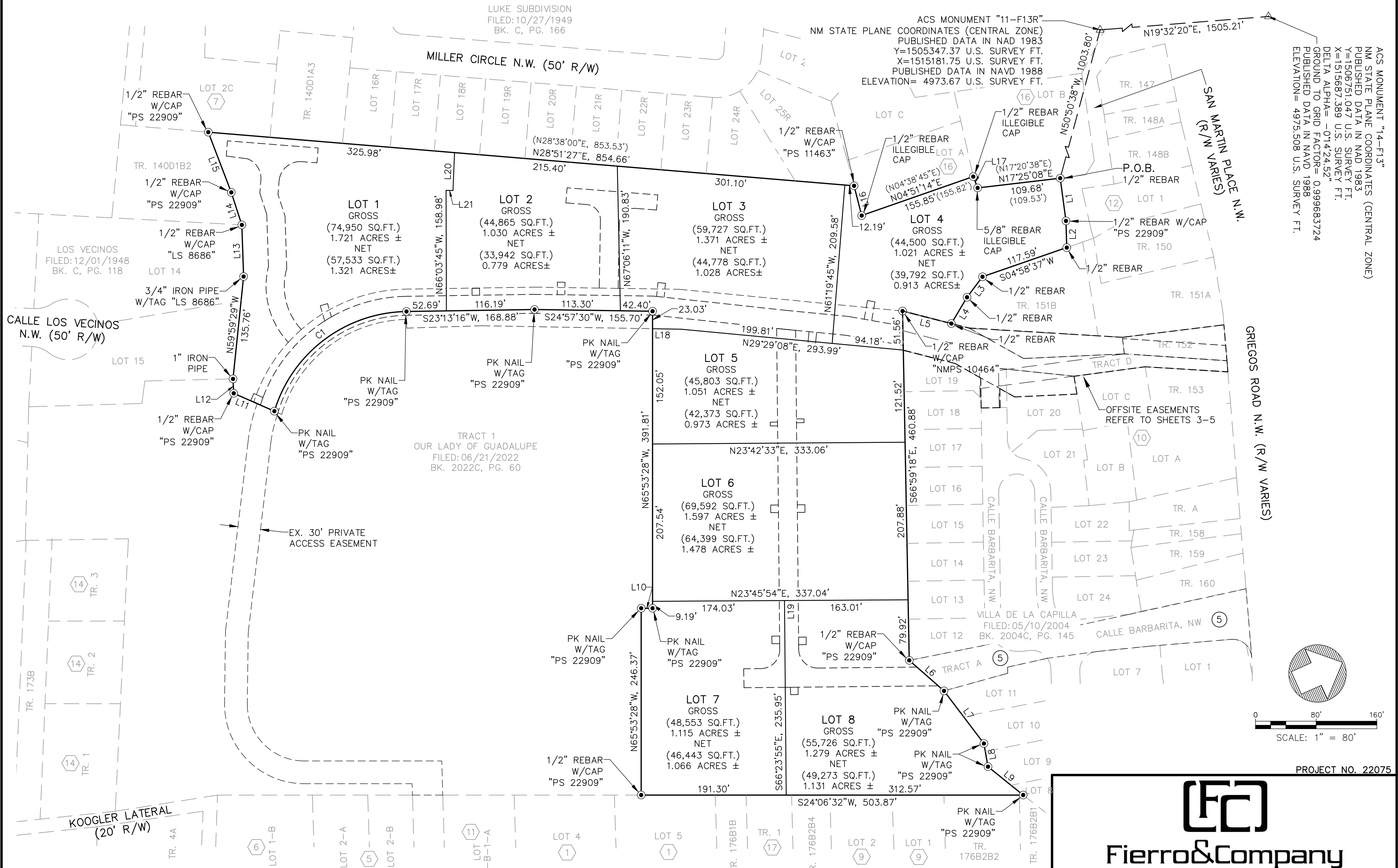
PLAT OF  
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 WITHIN THE ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2023



○ OFFSITE EXISTING EASEMENT DETAIL

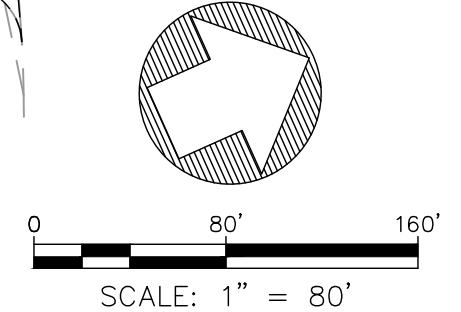
  
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023



ACS MONUMENT "11-F13R"  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
PUBLISHED DATA IN NAD 1983  
Y=1505347.37 U.S. SURVEY FT.  
X=1515181.75 U.S. SURVEY FT.  
PUBLISHED DATA IN NAVD 1988  
ELEVATION= 4973.67 U.S. SURVEY FT.

ACS MONUMENT "14-F13"  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
PUBLISHED DATA IN NAD 1983  
Y=1506751.047 U.S. SURVEY FT.  
X=1515687.389 U.S. SURVEY FT.  
DELTA ALPHA= -014.2452"  
GROUND TO GRID FACTOR= 0.999683724  
PUBLISHED DATA IN NAVD 1988  
ELEVATION= 4975.508 U.S. SURVEY FT.



PROJECT NO. 22075

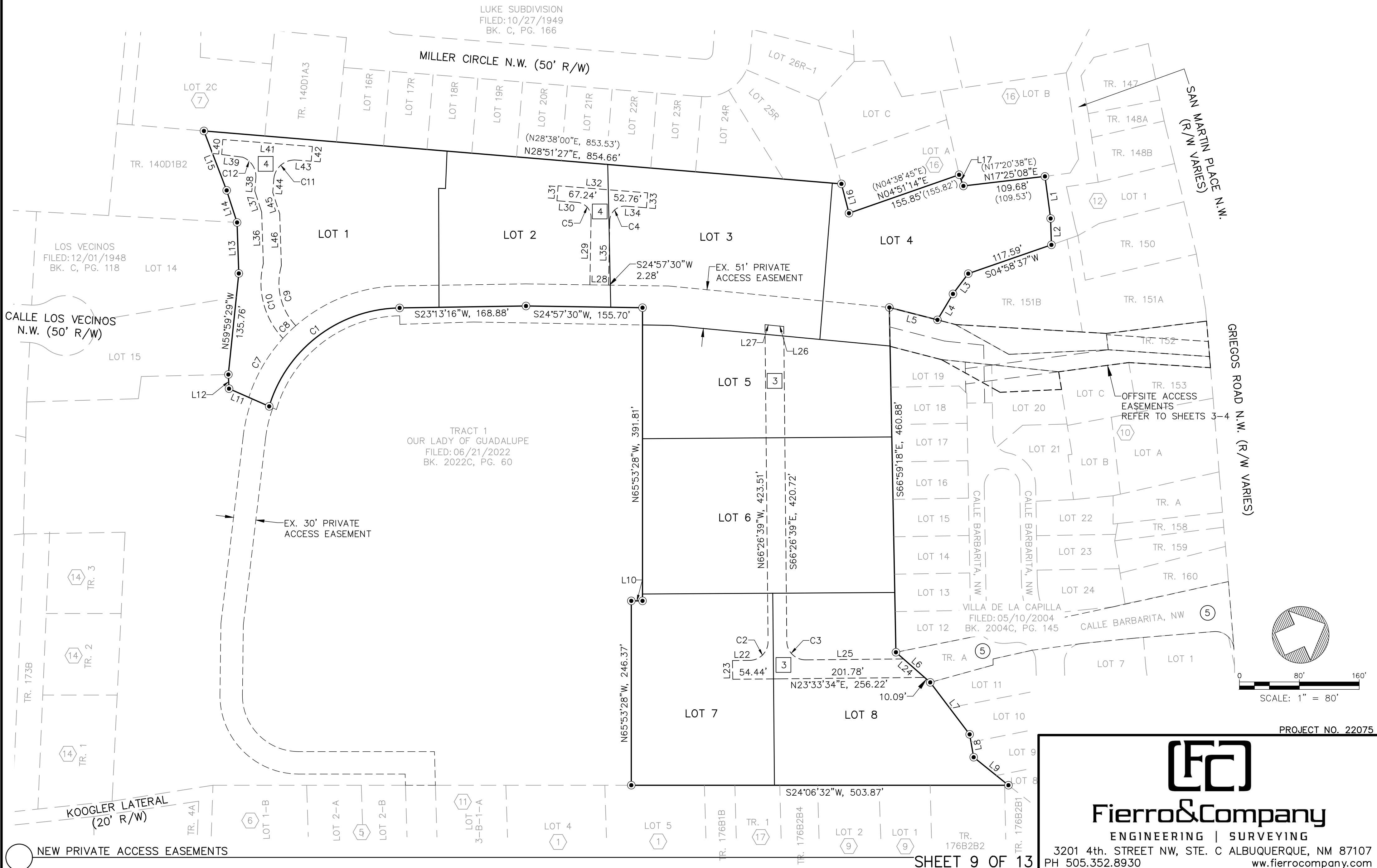
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**NEW EASEMENTS**

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- 2 PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
- 3 PRIVATE ACCESS, PUBLIC WATER, AND PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
- 4 PRIVATE ACCESS AND TURNAROUND EASEMENT GRANTED BY THIS PLAT.

**PLAT OF  
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NEW PRIVATE ACCESS EASEMENTS

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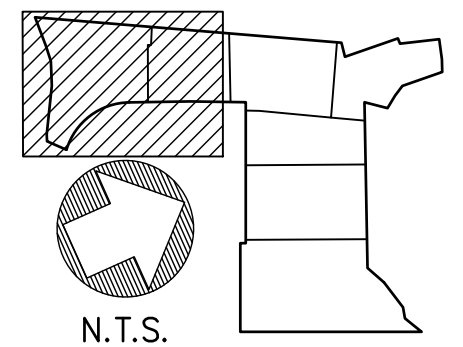
OVERALL NEW PUBLIC WATER AND PUBLIC SEWER EASEMENTS

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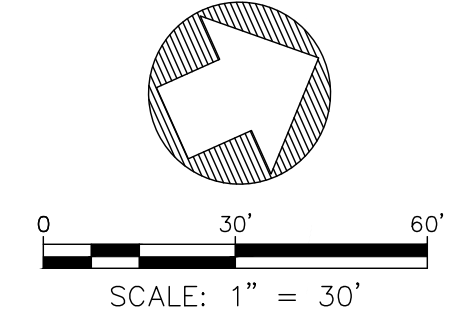
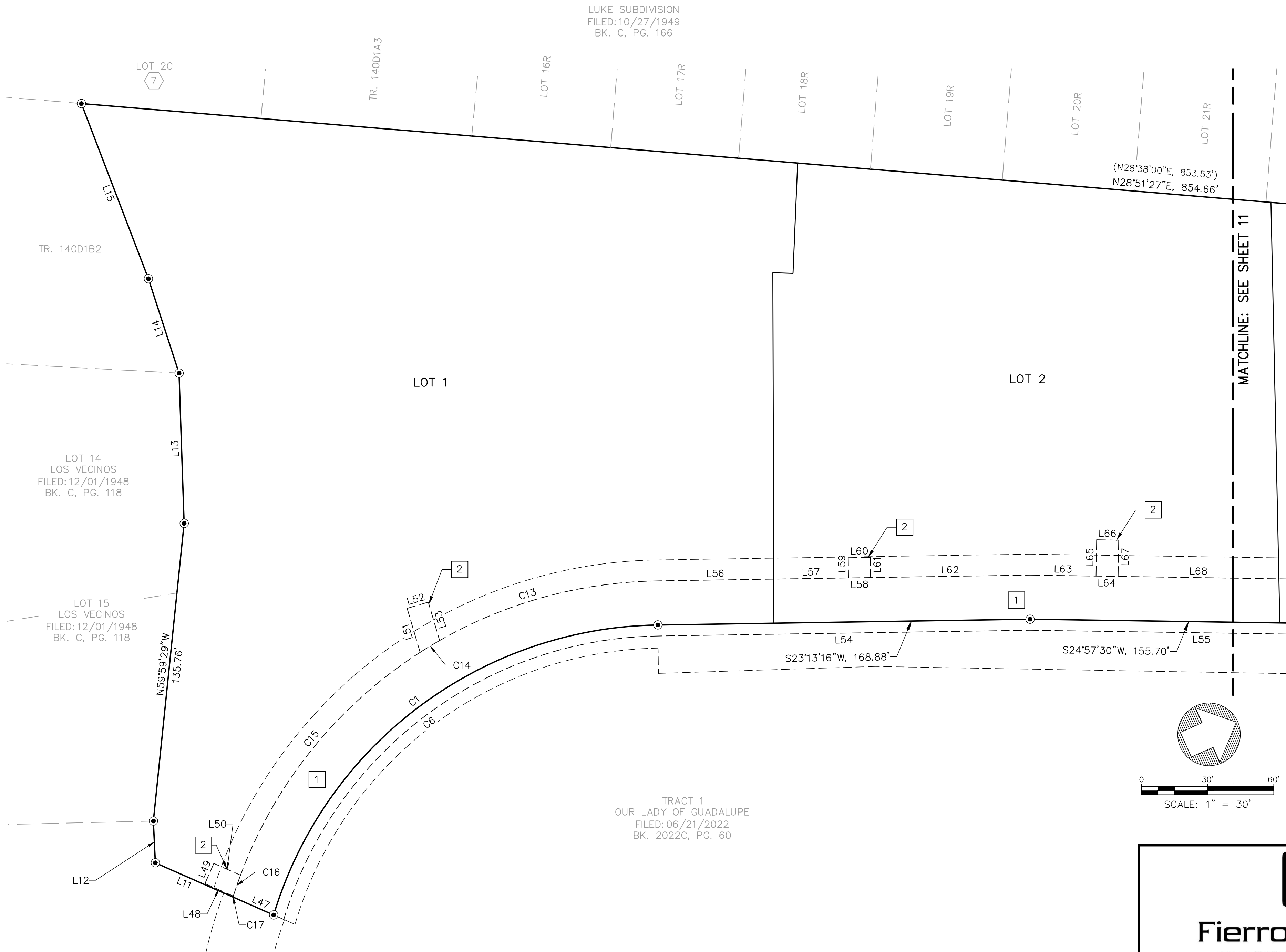
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APRIL 2023

LUKE SUBDIVISION  
FILED: 10/27/1949  
BK. C, PG. 166



**KEY MAP**

LINE TABLE		
LINE #	BEARING	DISTANCE
L47	S47°53'21"W	25.17
L48	N47°53'21"E	14.06
L49	S42°06'39"E	10.00
L50	S47°53'21"W	13.23
L51	S82°19'04"E	20.80
L52	N07°40'56"E	10.00
L53	S82°19'04"E	18.16
L54	N23°13'16"E	168.80
L55	N24°57'30"E	155.69
L56	N23°13'16"E	52.94
L57	N23°13'16"E	33.91
L58	N23°13'16"E	10.00
L59	S66°45'37"E	9.17
L60	N23°14'23"E	10.00
L61	S66°45'37"E	9.17
L62	N23°13'16"E	72.33
L63	N24°57'30"E	29.95
L64	N24°57'30"E	10.00
L65	S64°54'32"E	16.49
L66	N25°05'28"E	10.00
L67	S64°54'32"E	16.47
L68	N24°57'30"E	72.94
L70	N24°57'30"E	44.35



○ DETAIL – NEW PUBLIC WATER AND PUBLIC SEWER EASEMENTS

PROJECT NO. 22075



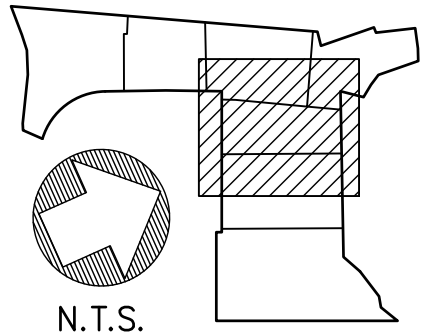
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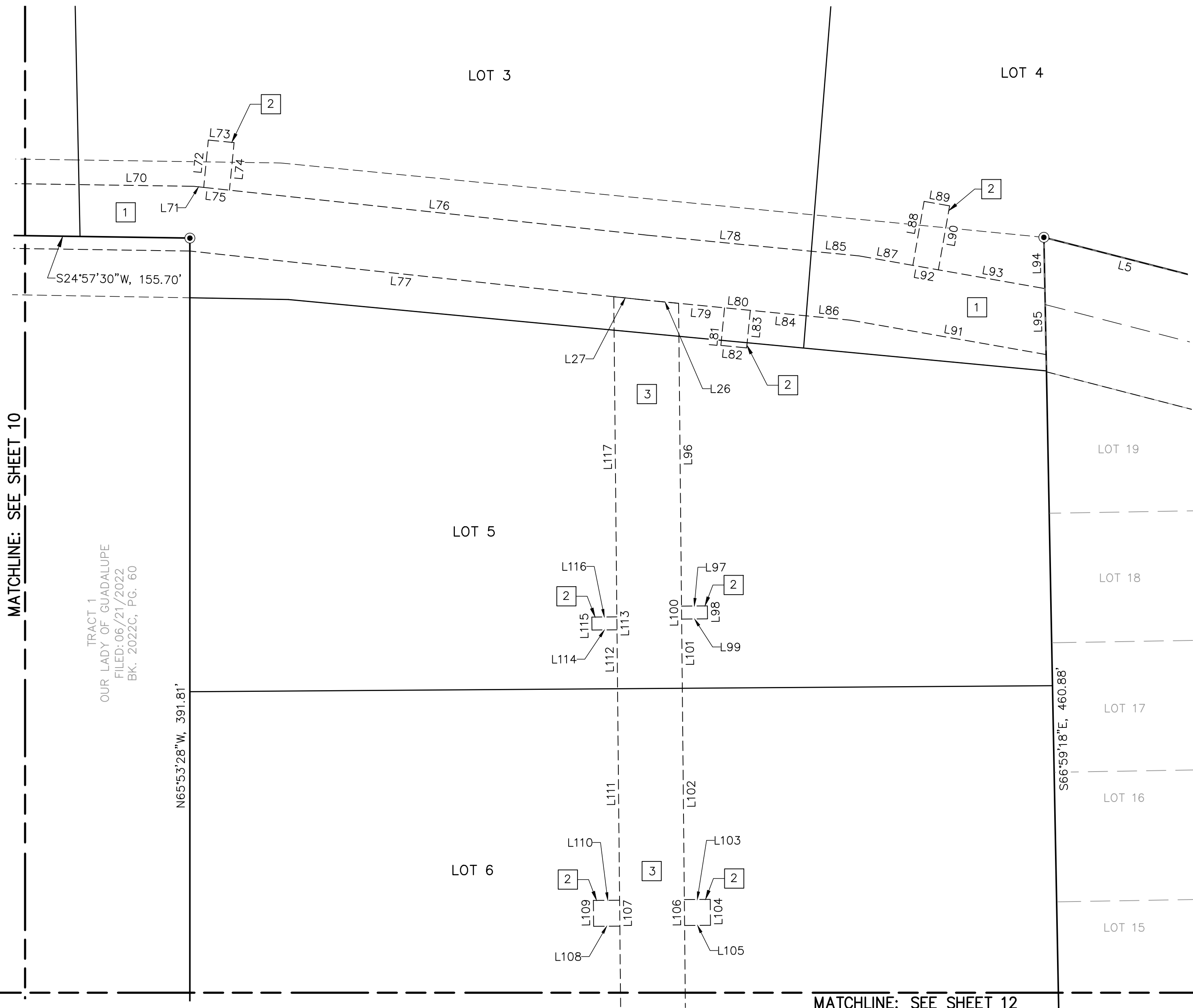
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APRIL 2023



**KEY MAP**



LINE TABLE		
LINE #	BEARING	DISTANCE
L62	N23°13'16"E	72.33
L63	N24°57'30"E	29.95
L64	N24°57'30"E	10.00
L65	S64°54'32"E	16.49
L66	N25°05'28"E	10.00
L67	S64°54'32"E	16.47
L68	N24°57'30"E	72.94
L70	N24°57'30"E	44.35
L71	N30°15'21"E	3.83
L72	S60°18'08"E	18.35
L73	S29°41'52"W	10.00
L74	S60°18'08"E	18.45
L75	N30°15'21"E	10.00
L76	N30°15'21"E	162.53
L77	N30°15'21"E	164.62
L78	N29°41'52"E	63.37
L79	N29°41'52"E	17.82
L80	N29°41'52"E	10.00
L81	S60°18'08"E	14.56
L82	S29°41'52"W	10.00
L83	S60°18'08"E	14.56
L84	N29°41'52"E	21.67
L85	N29°41'52"E	18.62
L86	N29°41'52"E	17.21
L87	N34°04'43"E	20.99
L88	S55°55'17"E	25.06
L89	N34°04'43"E	10.00
L90	S55°55'17"E	25.06

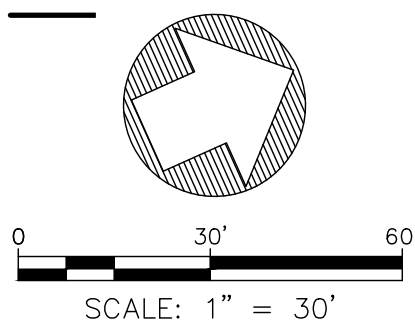
LINE TABLE		
LINE #	BEARING	DISTANCE
L91	N34°04'43"E	76.68
L92	N34°04'43"E	10.00
L93	N34°04'43"E	41.76
L94	S66°59'41"E	19.78
L95	S66°59'01"E	25.47
L96	S66°26'39"E	116.87
L97	N23°33'25"E	10.00
L98	S66°26'37"E	5.00
L99	S23°33'25"W	10.00
L100	S66°26'39"E	5.00
L101	S66°26'39"E	26.70
L102	S66°26'39"E	81.57
L103	N23°35'08"E	10.00
L104	S66°24'52"E	10.00
L105	N23°35'08"E	10.00
L106	S66°26'39"E	10.00
L107	N66°26'39"W	10.00
L108	N23°35'08"E	10.12
L109	S66°24'52"E	10.00
L110	N23°35'08"E	10.12
L111	N66°26'39"W	81.62
L112	N66°26'39"W	22.74
L113	N66°26'39"W	5.00
L114	S23°33'25"W	9.67
L115	N66°26'35"W	5.00
L116	S23°33'25"W	9.67
L117	N66°26'39"W	123.56

MATCHLINE: SEE SHEET 10

MATCHLINE: SEE SHEET 12

TRACT 1  
OUR LADY OF GUADALUPE  
FILED: 06/21/2022  
BK. 2022C, PG. 60

VILLA DE LA CAPILLA  
FILED: 05/10/2004  
BK. 2004C, PG. 145



PROJECT NO. 22075

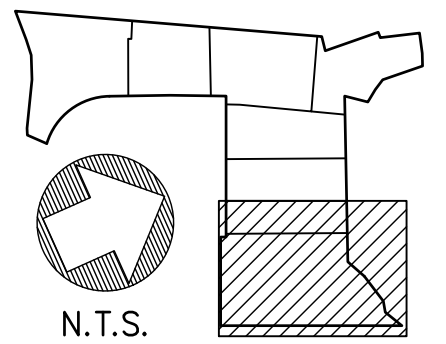
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DETAIL - NEW PUBLIC WATER AND PUBLIC SEWER EASEMENTS

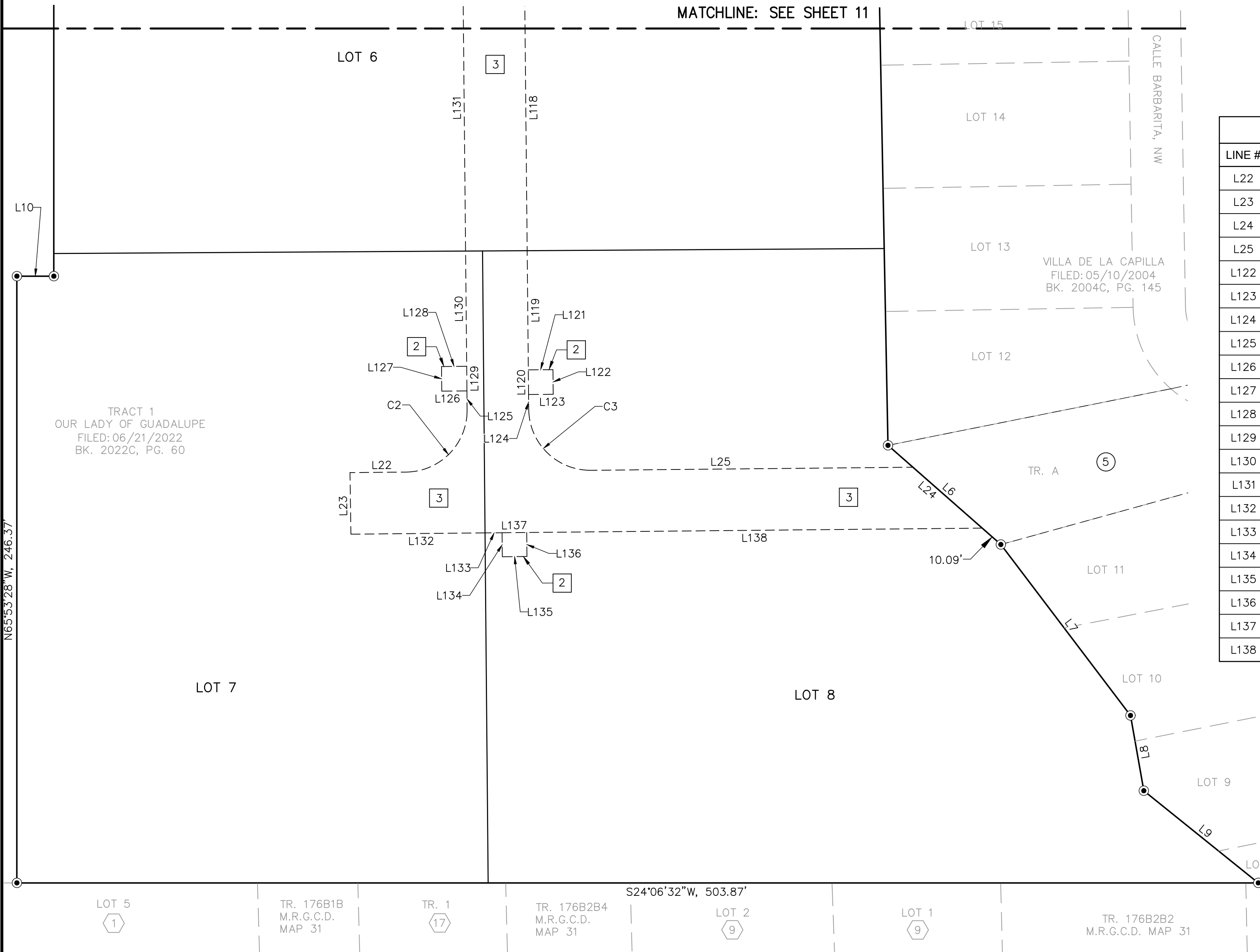
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023

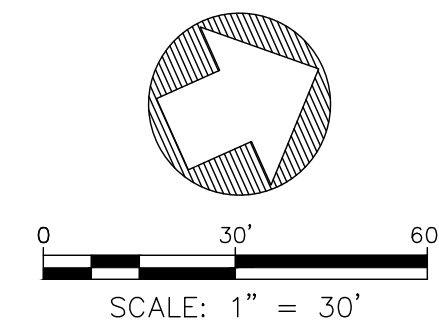


**KEY MAP**



LINE TABLE		
LINE #	BEARING	DISTANCE
L22	N23°33'34"E	22.78
L23	N66°45'25"W	25.00
L24	S65°25'15"W	37.46
L25	N23°33'34"E	130.68
L122	S66°26'35"E	10.00
L123	N23°33'25"E	10.00
L124	S66°26'39"E	6.01
L125	S66°26'39"E	7.72
L126	S23°33'25"W	10.22
L127	N66°26'35"W	10.00
L128	S23°33'25"W	10.22
L129	N66°26'39"W	10.00
L130	N66°26'39"W	46.79
L131	N66°26'39"W	116.08
L132	N23°33'34"E	54.44
L133	S23°33'34"W	6.91
L134	N66°26'35"W	9.75
L135	S23°33'25"W	10.00
L136	S66°26'35"E	9.75
L137	N23°33'34"E	10.00
L138	N23°33'34"E	184.87

LINE TABLE		
LINE #	BEARING	DISTANCE
L97	N23°33'25"E	10.00
L98	S66°26'37"E	5.00
L99	S23°33'25"W	10.00
L100	S66°26'39"E	5.00
L101	S66°26'39"E	26.70
L102	S66°26'39"E	81.57
L103	N23°35'08"E	10.00
L104	S66°24'52"E	10.00
L105	N23°35'08"E	10.00
L106	S66°26'39"E	10.00
L107	N66°26'39"W	10.00
L108	N23°35'08"E	10.12
L109	S66°24'52"E	10.00
L110	N23°35'08"E	10.12
L111	N66°26'39"W	81.62
L112	N66°26'39"W	22.74
L113	N66°26'39"W	5.00
L114	S23°33'25"W	9.67
L115	N66°26'35"W	5.00
L116	S23°33'25"W	9.67
L117	N66°26'39"W	123.56
L118	S66°26'39"E	116.16
L119	S66°26'39"E	48.41
L120	S66°26'39"E	10.00
L121	N23°33'25"E	10.00



PROJECT NO. 22075



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DETAIL - NEW PUBLIC WATER AND PUBLIC SEWER EASEMENTS

City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**RE: Agent Authorization Notice- Griegos Farms**

To Whom it may concern,

Griegos Farms, LLC, c/o Jay Rembe, hereby authorize Kenneth Myers, Registered Architect with Rembe Urban Design and Development, to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the properties associated with the Griegos Farms, located at and around 1860 Griegos, NW SE and legally described as Tract 144-A-1, MRGCD Map No. 31, Tract 144-B-2 of MRGCD Map No. 31, Tract 2 of the Bulk Land Plat of Tracts 1 and 2, Our Lady of Guadalupe. This authorization is valid until further written notice from Griegos Farms, LLC or Kenneth Myers, Registered Architect with Rembe Urban Design and Development (Agent). Please direct all correspondence and communication regarding the subject property to our Agent.

Sincerely,



Griegos Farms, LLC  
c/o Jay Rembe  
1716 Central Ave. SW  
Albuquerque, NM 87104  
Phone: 505-453-7164  
Email: rembe@rembedesign.com

# REMBE

urban design + development

June 13, 2023  
Mr. David Campbell  
Development Hearing Officer  
600 Second Street NW  
Albuquerque, NM 87102

Re: **Private Easement Vacation #2, PR-2021-00626**

Tract 144-A-1, MRGCD Map No. 31, Tract 144-B-2 of MRGCD Map No. 31, Tract 2 of the Bulk Land Plat of Tracts 1 and 2, Our Lady of Guadalupe

Dear Mr. Campbell:

The purpose of this letter is to transmit a request for the approval of a Private Easement Vacation located on the above-mentioned subject property and provides justification for the vacation pursuant to IDO section 6-6(M)(3).

The private easement the developer seeks to vacate is labeled #2 EXISTING UTILITY EASEMENT, FILED MARCH 11, 1960, BOOK D531, PAGE 5 on sheet 6 of 13 of the final plat application, and has been highlighted on subsequent sheets of this application. The current easement impedes the proposed site plan layout, and is currently not being utilized in any capacity by PNM.

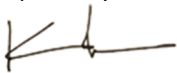
**6-6(M)(3)(a)** The existing easement currently poses no benefit to the public welfare, as it is not in use in any capacity. And therefore, the vacation of the subject easement will not affect the public welfare in any way. In its current configuration however, it does impede the proposed site plan layout.

**6-6(M)(3)(b)** The vacation of the subject easement will not affect surrounding properties in any way, and will serve no purpose once the proposed development moves forward. This will therefore provide a net benefit to the public welfare by helping to move forward the current development which will enhance the overall nature of the property.

In addition, the subject easement vacation was included in the preliminary and the final plat application, both of which have already been signed by PNM, the only utility entity that this vacation will affect.

Thank you for your consideration on this matter. I can be reached at (518)364-9914 or at [design@rembedesign.com](mailto:design@rembedesign.com).

Respectfully,



Kenneth Myers,  
Architect  
Rembe Urban Design and Development

**PROOF OF PRE-APPLICATION MEETING**

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-029 Date: 3/23/21 Time: N/A (sent via email to [susan@placemakers.com](mailto:susan@placemakers.com))

Address: 1860 Griegos RD NW

### AGENCY REPRESENTATIVES

Planning: Linda Rumpf ([lrumpf@cabq.gov](mailto:lrumpf@cabq.gov))

Zoning/Code Enforcement: Carl Garcia ([cagarcia@cabq.gov](mailto:cagarcia@cabq.gov))

Fire Marshal: Antonio Chinchilla ([achinchilla@cabq.gov](mailto:achinchilla@cabq.gov)) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger ([jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov))

Hydrology: Ernest Armijo, P.E. ([earmijo@cabq.gov](mailto:earmijo@cabq.gov))

Solid Waste: Herman Gallegos ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov))

Water Authority: David Gutierrez - [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org) or call 505.289.3307; 505.241.9630

### **PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

*THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.*

*Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

### REQUEST:

One cluster development on the east side of Guadalupe Church St NW, north of the church, and a series of cottage courts on the west of Guadalupe Church St.

### SITE INFORMATION:

Zone: R-A

Size: 5 and 4.1

Use: Community

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-1: Residential Zone District Dimensional Standards

\*Neighborhood Organization/s: North Valley Coalition

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).*

### PROCESS:

Type of Action: 6-6(I) SITE PLAN – DRB

Review and Approval Body: DRB Is this a PRT requirement? Yes

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-029 Date: 3/23/21 Time: N/A (sent via email)

Address: 1860 Griegos RD NW

### Questions:

1. IDO 4-3(B)(3)(h) indicates that cottage courts must have 10' landscaped buffers at the sides and rears of each project site and 4-3(B)(3)(d) indicates the underlying zone setbacks apply to the "project site as a whole". We would like to confirm that the landscape buffers are between individual courts and the setbacks apply to the parcel.
2. Both sides of a private street are a part of the same development with a cluster development on the east and the cottages on the west. Is there flexibility in applying the setbacks to the entire planning area, rather than each side of Guadalupe Church Street.
3. Mr. Rembe will plat each individual cottage court lot so that it is not considered a condo to help with buyer financing, however as these homes will be smaller, 650 to 1200 SF as required in the IDO, can a water meter be shared for each cottage court? It would be over kill to have 8 to 12 water meters for homes ranging from 650 to 1200 SF.
4. Is there any administrative process vs conditional use process if we need to go over the 8,000 SF buildable area for each 1-acre cottage court?
5. Since the residential gross floor area is what is regulated, how is non-heated, detached garage space calculated? Is that simply considered parking?

### NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

### Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

### New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

### Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

*PRT NOTES FORM-UPDATED 032420.DOCX*

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-029 Date: 3/23/21 Time: N/A (sent via email)

Address: 1860 Griegos RD NW

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)

### File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

### DRB Comments

I would recommend that they set go through the sketch plat process for this project so that they can determine the infrastructure needs.

### MAGGIE GOULD

o 505-924-3880

c 505-553-0682

e [mgould@cabq.gov](mailto:mgould@cabq.gov)

### Zoning Comments

#### PROPERTY INFORMATION

- Address: 1860 GRIEGOS RD NW
- Lot: 168A1 Block: 0000
- Subdivision: MRGCD MAP 31
- POSSE Project Number: PR-2020-004174



# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-029 Date: 3/23/21 Time: N/A (sent via email)

Address: 1860 Griegos RD NW

- Type: Consistency
- Calculated GIS Acres: 0.9945
- Old Zoning Designation: RA-2
- Old Zoning Category: RESIDENTIAL / AGRICULTURAL
- IDO Zoning: R-A
- Site Design and Sensitive Lands (5-2)

## DEVELOPMENT STANDARDS

- Coming in for a Sketch plat is recommended – Even though sketch plat may already exist for this site; this request involves a different concept.
- Provide us with more information in regards this projects (sites), ie. lot sizes etc.

## YOUR QUESTIONS

- Proposed site plans with elevation drawings not included
- Setbacks do apply to the entire site

## PROCESS

- 6-6(I) SITE PLAN – DRB due to Major infrastructure or Infrastructure improvements.

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

## Transportation Development Comments

### List of Project-Specific Comments

Follow current DPM guidelines for minimum right-of-way widths, roadway widths and sidewalk widths.

Follow the IDO for accessibility guidelines in the IDO regarding any proposed dead-end streets.

### List of General Guidelines for Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

### Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-029 Date: 3/23/21 Time: N/A (sent via email)

Address: 1860 Griegos RD NW

- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

### Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

### Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

### Traffic Studies and Traffic Signals

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-029 Date: 3/23/21 Time: N/A (sent via email)

Address: 1860 Griegos RD NW

2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

### Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:

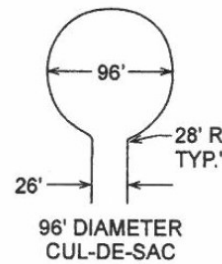
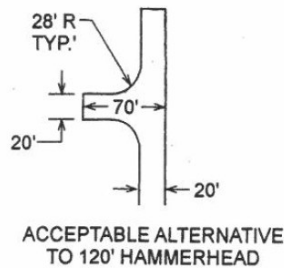
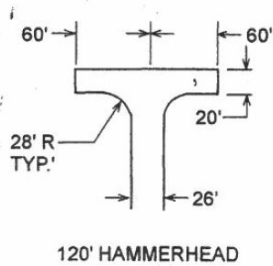
## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-029

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8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

*If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Linda Rumpf at [lrumpf@cabg.gov](mailto:lrumpf@cabg.gov)*