



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (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 checked="" type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<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)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input 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)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<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

Replat Twelve (12) Existing Tract into Two (2) New Tracts

APPLICATION INFORMATION		
Applicant: Archdiocese of Santa Fe Real Estate Corp.		Phone: (505) 345-4596
Address: 4000 St. Joseph's Place NW		Email:
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Juanita Garcia – JAG Planning & Zoning, LLC		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List all owners: See Attached Sheet	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: See Attached Sheet	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: See Attached
Zone Atlas Page(s): F-13-Z	Existing Zoning: R-A	Proposed Zoning No Change
# of Existing Lots: 12	# of Proposed Lots: 2	Total Area of Site (Acres): 18.60
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1860 Griegos Road NW	Between: Rio Grande Blvd NW	and: San Isidro NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2021-006261/ PS-2021-000147/ SI-2022-00119		

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: <i>Juanita Garcia</i>	Date: 1/21/2022
Printed Name: Juanita Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		

FORM S1: SUBDIVISION OF LAND – MAJOR

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

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION

Interpreter Needed for Meeting? NO if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to 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 S1 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
- Sign Posting Agreement
- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- TIS Traffic Impact Study Form
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)
- Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)(1)
- 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
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat
- Sidewalk Exhibit and/or cross sections of proposed streets
- 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
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone
- Proposed Infrastructure List

- EXTENSION OF PRELIMINARY PLAT
- INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to 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 S1 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
- ___ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ Preliminary Plat or site plan
- ___ Copy of DRB approved infrastructure list

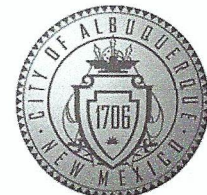
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: Juanita Garcia
 Printed Name: Juanita Garcia

Date: 1/21/2022
 Applicant or Agent

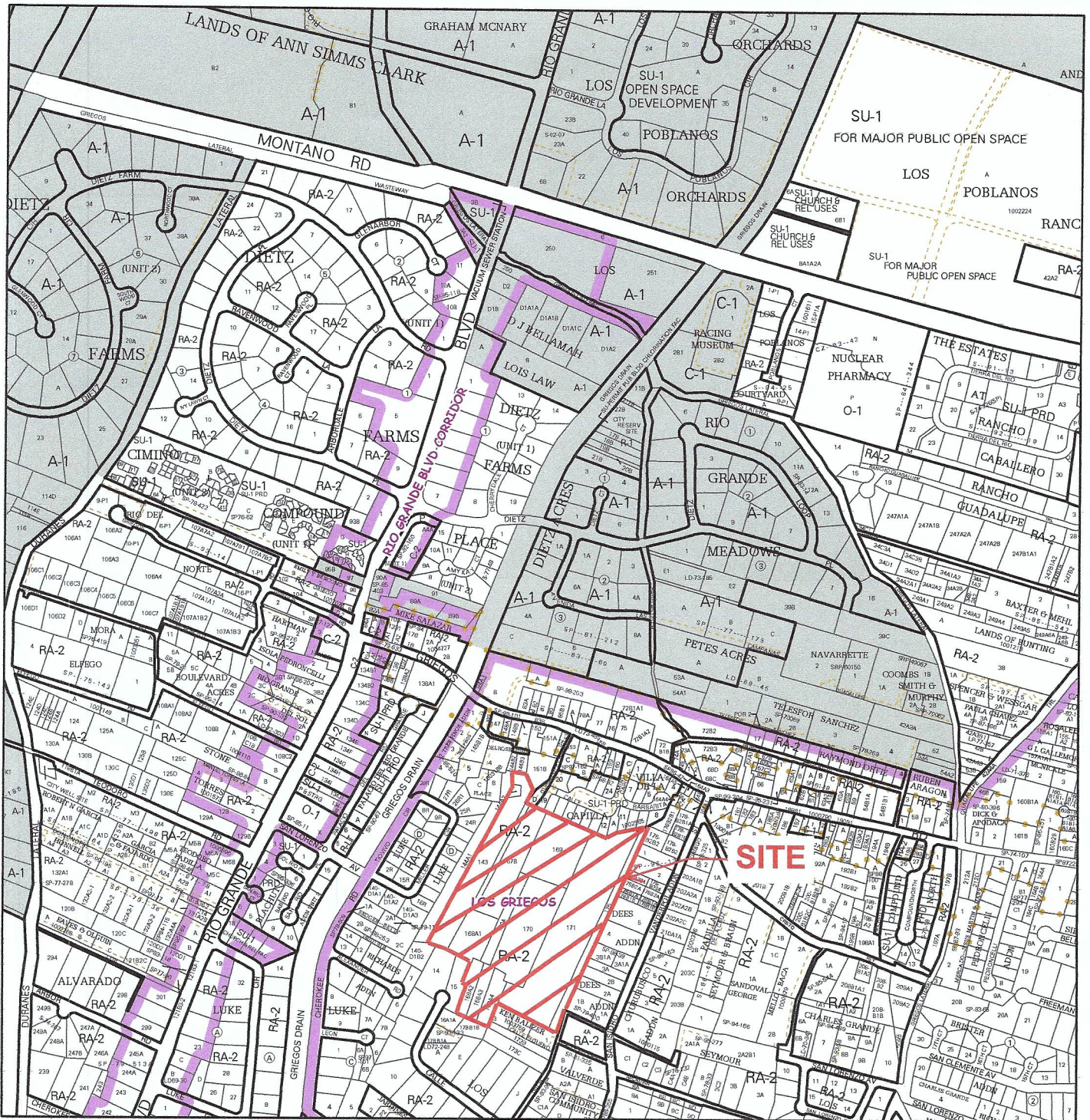
FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:
Staff Signature:	
Date:	



Existing Tracts for "Plat of Tracts 1 & 2, Our Lady of Guadalupe"

MRGCD Map 31 Tract No	Owner	Uniform Property Code
143	Roman Catholic Church Archdiocese of Santa Fe	101306123908830584
144B3	Roman Catholic Church Archdiocese of Santa Fe	101306123908830584
175	Archdiocese of Santa Fe Real Estate Corporation	101306130205940114
170A	Archdiocese of Santa Fe Real Estate Corporation/ OLG	101306124705340158
167B	Archdiocese of Santa Fe Real Estate Corporation/ OLG	101306125308540156
168A1	Archdiocese of Santa Fe Real Estate Corporation/ OLG	101306123404640159
168A2	Archdiocese of Santa Fe Real Estate Corporation/ OLG	101306123302140161
168A3	Archdiocese of Santa Fe Real Estate Corporation/OLG	101306123801740162
168A4	Archdiocese of Santa Fe Real Estate Corporation/OLG	101306124301340163
169	Archdiocese of Santa Fe Real Estate Corporation/OLG	101306127609140155
170	Archdiocese of Santa Fe Real Estate Corporation/ OLG	101306126405140157
171	Archdiocese of Santa Fe Real Estate Corporation/ OLG	101306128605440113



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-13-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



LETTER OF AUTHORIZATION

Subject Property: Tract 143, 144B3, 175, 170A, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170 & 171, MRGCD Map 31, Containing approximately 18.60 Acres.

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

Roman Catholic Church Archdioceses of Santa Fe

Date

Msgr. Lambert Joseph Luna, President
Archdiocese of Santa Fe Real Estate Corporation

12/07/2021

Date



LETTER OF AUTHORIZATION

Subject Property: Tract 143, 144B3, 175, 170A, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170 & 171, MRGCD Map 31, Containing approximately 18.60 Acres.

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

Roman Chancellor

Roman Catholic Church Archdioceses of Santa Fe

12/7/21

Date

Archdioceses of Santa Fe Real Estate Corporation

Date

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

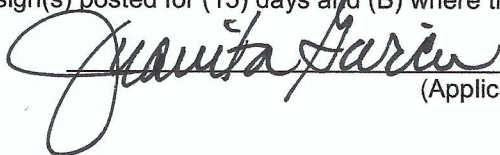
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER PR-2021-006241



January 21, 2022

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Archdiocese of Santa Fe Real Estate Corp. and Roman Catholic Church Archdiocese of Santa Fe, respectfully requests your review and approval of a Major Bulk Subdivision Plat. Specifically, the application requests consist of the following:

Major Bulk Subdivision Application: The property owner intends to replat twelve (12) existing Tracts into Two (2) new tracts. The subject property is located at 1860 Griegos Road NW and is legally described as **Tracts 143, 144B3, 175, 170A, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170 & 171, MRGCD Map 31**, Containing approximately 18.60 Acres. The property is located south of Griegos Road NW between Rio Grande Blvd NW and San Isidro NW.

The applicant intends on creating two new tracts and the new legal description will be Tract 1 & Tract 2, Our Lady of Guadalupe. The site is partially developed with a church and associated buildings/structures with off-street parking, baseball fields and undeveloped areas. Tract 1 will contain the church, off-street parking and associated off-street parking, baseball fields and some undeveloped areas. Tract 2 will contain the remaining baseball fields and some of the undeveloped areas. Tract 2 is expected to be sold and developed with a preliminary and final plat in the near future. The property is zoned R-A (Rural and Agricultural Zone District) and future development of Tract 2 is expected to meet lot size requirements.

All of the affected Neighborhood Associations were notified of this request and a virtual meeting was scheduled for January 6, 2022 at 6:30 PM but was declined by North Valley Coalition. Letters to adjacent property owners were also sent as specified in Section 6-4(K)(1)(b) of the Integrated Development Ordinance (IDO).

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

A handwritten signature in black ink that reads "Juanita Garcia". The signature is written in a cursive style with a large, looping initial "J".

Juanita Garcia

Principal

JAG Planning & Zoning, LLC



VICINITY MAP: F-13-Z



DESCRIPTION
M.R.G.C.D. Tracts 143, 144B3, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, end 175, within Projected Section 31, T. 11 N., R. 3 E., M.R.G.C.D. Map #31, Together with the South 40' of Lot 3-A, Cordova's Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 26, 1956, in Plat Book B3, Page 40.

Beginning at the Northwest corner of M.R.G.C.D. Tract 144B3, found 5/8" rebar, said point also being on the Southern right-of-way line of San Martin, Place N.W., Whence City of Albuquerque Survey Monument "1-F13R" bears N 51°18'44" W, a distance of 1033.56 feet; thence to City of Albuquerque Survey Monument "14-F13" bears N 19°32'20" E, a distance of 1505.21 feet;

Thence, from said point of beginning S 73°36'08" E, a distance of 61.04 feet, along said San Martin, Place, W, found 1/2" rebar;

Thence, S 08°57'37" W, a distance of 117.59 feet, found 5/8" rebar;

Thence, S 28°51'07" E, a distance of 33.94 feet, found 1/2" rebar;

Thence, S 35°04'20" E, a distance of 40.38 feet, found 1/2" rebar, "PS 10464" cap;

Thence, S 38°31'34" W, a distance of 66.40 feet, found 1/2" rebar, "PS 22909" cap;

Thence, S 66°59'16" E, a distance of 460.88 feet, found 1/2" rebar, "PS 22909" cap;

Thence, N 69°23'13" E, a distance of 61.00 feet, found 1/2" PK Nail;

Thence, N 75°24'14" E, a distance of 87.13 feet, found 1/2" PK Nail;

Thence, S 64°57'29" E, a distance of 31.02 feet, found PK Nail;

Thence, S 24°06'32" W, a distance of 99.66 feet, found 1/2" rebar, "PS 22909" cap;

Thence, S 24°06'32" W, a distance of 230.51 feet, found 1/2" rebar, "PS 10464" cap;

right-of-way of San Pedro Street, N.W.;

Thence, S 22°05'14" W, a distance of 36.50 feet, along said right-of-way line of San Pedro Street, N.W., found 1/2" rebar;

Thence, N 67°40'29" W, a distance of 231.97 feet, found 1/2" rebar, "PS 22909" cap;

Thence, S 24°06'32" W, a distance of 257.28 feet, found 1/2" rebar on the Westerly right-of-way line of the City of Albuquerque Survey Monument "14-F13";

Thence, S 15°05'40" W, a distance of 136.44 feet, along said Westerly right-of-way line of the Koopler Lateral;

Thence, N 63°07'59" W, a distance of 359.90 feet, found 1/2" rebar, "PS 10464" cap;

Thence, S 23°10'12" W, a distance of 135.88 feet, found 1/2" rebar, "PS 30498" cap;

Thence, N 64°27'43" W, a distance of 176.36 feet, found 1/2" rebar, "PS 10464" cap;

Thence, N 22°26'01" E, a distance of 149.31 feet, found 1/2" rebar, "PS 10464" cap;

Thence, N 58°22'32" W, a distance of 29.93 feet, found 1/2" rebar, "PS 10464" cap;

Thence, N 22°46'35" E, a distance of 116.30 feet, found 1/2" rebar, "PS 10464" cap;

Thence, N 59°59'29" W, a distance of 135.76 feet, found 3/4" iron pipe, "PS 16686" tag;

Thence, N 67°49'29" W, a distance of 68.16 feet, found 1/2" rebar, "PS 16686" tag;

Thence, N 83°52'30" W, a distance of 45.09 feet, found 1/2" rebar, "PS 22909" cap;

Thence, N 28°30'32" E, a distance of 84.03 feet, found 1/2" rebar;

Thence, N 81°05'32" E, a distance of 58.90 feet, found 1/2" rebar, illegible cap;

Thence, N 01°47'31" W, a distance of 69.91 feet, found 1/2" rebar, illegible cap;

Thence, S 88°52'58" E, a distance of 10.00 feet, found 1/2" rebar, illegible cap;

Thence, N 03°13'33" E, a distance of 66.61 feet, found 1/2" rebar, illegible cap;

Thence, N 06°57'10" W, a distance of 109.72 feet to the point of beginning, and containing 18.601 acres (810,258 sq.ft.) more or less.

SUBDIVISION DATA

- 1. DRB NO. _____
- 2. ZONE ATLAS MAP NO. F-13; ZONING: RA-2.
- 3. GROSS SUBDIVISION ACREAGE: 18.601 ACRES.
- 4. TOTAL NUMBER OF LOTS/TRACTS CREATED: TWO (2) TRACTS.
- 5. DATE OF SURVEY: JUNE 2019
- 6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- 7. THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT TWELVE (12) EXISTING TRACTS INTO TWO (2) NEW TRACTS.

NOTES

- 1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
- 2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
- 3. THIS SURVEY IS BASED UPON THE PLATS RECORDED IN THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE, SEE SHEET 3.
- 4. 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.
- 5. GRID TO GROUND SCALE FACTOR USED IS 0.999682332 AS PUBLISHED BY ACS MONUMENT "15-E14".

SURVEYOR'S CERTIFICATION
I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ROBERT J. FIERRO, N.M.P.S. No. 22909 Date _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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.

SAID OWNERS(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.
SAID OWNERS(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.
XXXXXXX, ARCHDIOCESE OF SANTA FE,
BY: _____, MANAGING MEMBER
ACKNOWLEDGEMENT:
STATE OF _____)
COUNTY OF _____) SS.
ON THIS _____ DAY OF _____, 2021, BEFORE ME
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.

SKETCH PLAT OF
TRACTS 1 & 2, OUR LADY OF GUADALUPE
BEING A REPLAT OF TRACTS 143,144B3,167B,168A1,168A2
168A3,168A4,169,170,170A,171,175, M.R.G.C.D. MAP #31 AND
S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION
PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2021

- UTILITY APPROVALS: _____ DATE _____
- PNM ELECTRIC SERVICES _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- CENTURY LINK _____ DATE _____
- COMCAST _____ DATE _____
- CITY APPROVALS: _____ DATE _____
- CITY SURVEYOR _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- A.B.C.W.U.A. _____ DATE _____
- PARKS & RECREATION DEPARTMENT _____ DATE _____
- A.M.A.F.C.A. _____ DATE _____
- CITY ENGINEER/HYDROLOGY _____ DATE _____
- CODE ENFORCEMENT _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
- PAID ON UPC # _____ DATE _____
- PROPERTY OWNER OF RECORD _____ DATE _____
- BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

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

Fierro & Company
ENGINEERING | SURVEYING
6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

NEW EASEMENTS

- ① 30' ROAD EASEMENT GRANTED BY THIS PLAT.
- ② 51' ROAD & UTILITY EASEMENT GRANTED BY THIS PLAT.

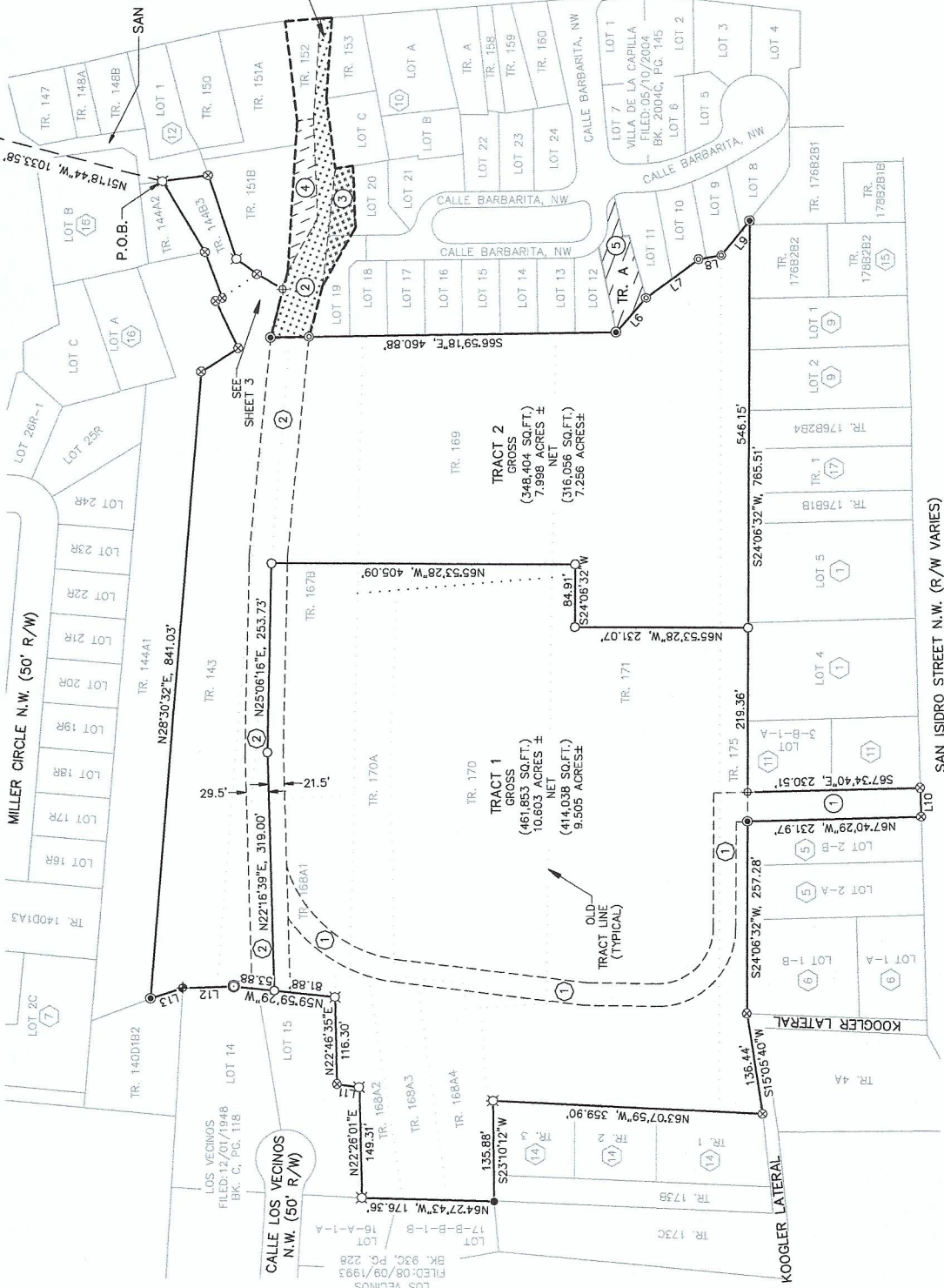


SKETCH PLAT OF TRACTS 1 & 2, OUR LADY OF GUADALUPE
 BEING A REPLAT OF TRACTS 143,144B3,167B,168A1,168A2
 168A3,168A4,169,170A,171,175, M.R.G.C.D. MAP #31 AND
 S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION
 PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021

ACS MONUMENT "11-F138"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1505347.37 FT.
 X=1515181.75 FT.
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 4973.67 FT.

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

MILLER CIRCLE N.W. (50' R/W)



ACS MONUMENT "14-F13"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1985
 Y=1506751.047 FT.
 X=1515687.389 FT.
 DELTA ALPHA= -014'24.52"
 GROUND TO GRID FACTOR= 0.999883724
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 4975.508 FT.

SAN MARTIN PLACE N.W.
 (R/W VARIES)

SEE SHEET 3 FOR ROAD EASEMENTS

GREIGOS ROAD N.W.
 (R/W VARIES)

LEGEND

- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "PS 22909"
- ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 10464"
- ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 8886"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 3949"
- ⊙ FOUND PK NAIL
- ⊗ FOUND IRON PIPE
- ⊗ FOUND 1/2" REBAR
- ⊗ FOUND 5/8" REBAR
- SET 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "PS 22909"

○ = PLAT REFERENCE, SEE SHEET 3

Fierro & Company
 ENGINEERING | SURVEYING
 6300 MONTANO ROAD, NW, SUITE C
 ALBUQUERQUE, NM 87120
 PH. 505.352.8930
 www.fierrocompany.com

SAN ISIDRO STREET N.W. (R/W VARIES)

SKETCH PLAT OF

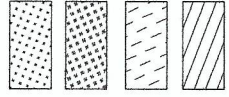
TRACTS 1 & 2, OUR LADY OF GUADALUPE
 BEING A REPLAT OF TRACTS 143,144B3,167B,168A1,168A2
 168A3,168A4,169,170A,171,175, M.R.G.C.D. MAP #31 AND
 S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION
 PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021

ACS MONUMENT "14-F13"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 X=151506751.047 FT.
 Y=151515887.389 FT.
 DELTA ALPHA=-014'24.52"
 CHORD TO GRID FACTOR= 0.999663724
 PUBLISHED DATA IN NAD 1988
 ELEVATION= 4975.508 FT.

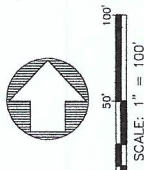
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 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 X=151505347.37 FT.
 Y=1515181.75 FT.
 PUBLISHED DATA IN NAD 1988
 ELEVATION= 4975.567 FT.

LINE #	BEARING	DISTANCE
L19	S70°30'29"E	14.94
L20	S27°44'08"W	109.39
L21	S16°35'38"W	94.44
L22	S75°06'06"E	23.99
L23	S21°28'29"W	82.21
L24	S53°13'29"W	89.85
L25	S38°35'29"W	70.75
L26	N86°59'18"W	51.92
L27	N38°35'29"E	91.09
L28	N27°28'40"E	202.03
L29	N72°42'31"W	22.00
L30	N27°55'59"E	135.68
L31	N17°06'18"E	134.98
L32	S70°44'30"E	47.52
L33	N30°01'51"E	157.62
L34	N53°13'29"E	81.85
L35	N21°29'29"E	132.93

LINE #	BEARING	DISTANCE
L1	S73°36'08"E	61.04
L2	S04°58'37"W	117.59
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	N78°57'10"E	87.13
L8	S75°54'34"E	31.02
L9	N62°57'29"E	59.86
L10	S22°00'14"W	39.50
L11	N58°22'32"W	29.83
L12	N67°49'29"W	68.16
L13	N83°52'30"W	45.09
L14	N81°05'32"E	58.90
L15	N01°47'31"W	69.91
L16	S88°52'58"E	10.00
L17	N03°13'33"E	66.61
L18	N06°57'10"W	109.72

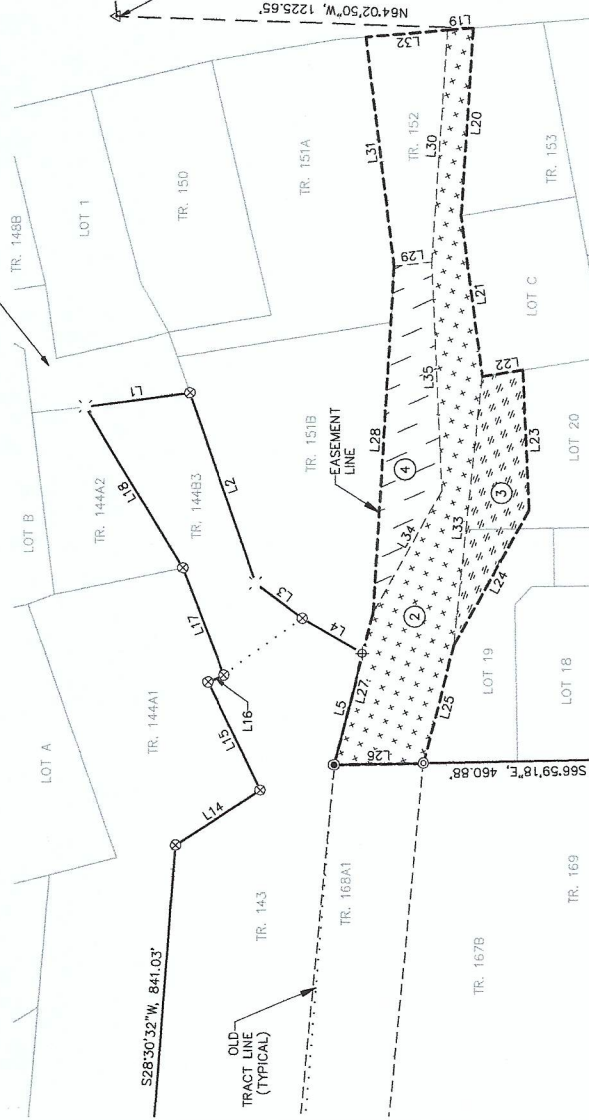


- EXISTING EASEMENTS.**
- EXISTING 40-FOOT ACCESS EASEMENT
FILED: AUGUST 27, 1997
DOC. #1197088434.
 - EXISTING PRIVATE ACCESS EASEMENT
FILED: MARCH 30, 1967
BK. MISC. 63, PG. 472-479.
 - EXISTING PRIVATE ACCESS EASEMENT
FILED: JUNE 21, 1967
BK. MISC. 63, PG. 472-479.
 - EXISTING ROAD AND UTILITY EASEMENT
FILED: JUNE 21, 1967
BK. MISC. 71, PG. 587-589.
 - EXISTING PRIVATE ACCESS EASEMENT
FILED: MAY 18, 2004
BK. 2004C, PG. 145.



SAN MARTIN PLACE N.W.
(R/W VARIES)

GREIGOS ROAD N.W.
(R/W VARIES)



DOCUMENTS FOR REFERENCE.

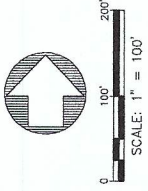
- ROAD EASEMENT, FILED: JUNE 21, 1967, BK. MISC. 71, PG. 587
- WARRANTY DEED, FILED: OCTOBER 25, 2005, BK. A105, PG. 8122
- SPECIAL WARRANTY DEED, FILED APRIL 17, 2006, BK. A105, PG. 3709
- WARRANTY DEED, FILED AUGUST 23, 2008, DOC. BK. A122, PG. 8080
- WARRANTY DEED, FILED OCTOBER 10, 2007, DOC. #200743292
- WARRANTY DEED, FILED OCTOBER 16, 2007, DOC. #200745619
- WARRANTY DEED, FILED JUNE 25, 2008, DOC. #2008072168
- WARRANTY DEED, FILED AUGUST 27, 2013, DOC. #2013096616
- WARRANTY DEED, FILED NOVEMBER 14, 2013, DOC. #2013123877
- WARRANTY DEED, FILED JULY 30, 2014, DOC. #2014059988
- SPECIAL WARRANTY DEED, FILED NOVEMBER 06, 2014, DOC. #2014088874
- WARRANTY DEED, FILED APRIL 03, 2017, DOC. #2017031491
- QUITCLAIM DEED, FILED DECEMBER 14, 2017, DOC. #2017118897
- ROAD EASEMENT, FILED JUNE 21, 1967, BK. MISC. 71, PG. 589-589
- REAL ESTATE CONTRACT, FILED MARCH 30, 1967, BK. MISC. 63, PG. 472-479

PLATS FOR REFERENCE.

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

Fierro & Company
 ENGINEERING | SURVEYING
 6300 MONTANO ROAD, NW, SUITE C
 ALBUQUERQUE, NM 87120
 PH 505.352.8930
 www.fierrocompany.com

SKETCH PLAT OF
TRACTS 1 & 2, OUR LADY OF GUADALUPE
 BEING A REPLAT OF TRACTS 143,144B3,167B,168A1,168A2
 168A3,168A4,169,170A,171,175, M.R.G.C.D. MAP #31 AND
 S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION
 PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021



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

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

MILLER CIRCLE N.W. (50' R/W)

LOS VECINOS
 FILED: 12/01/1948
 BK. C, PG. 115

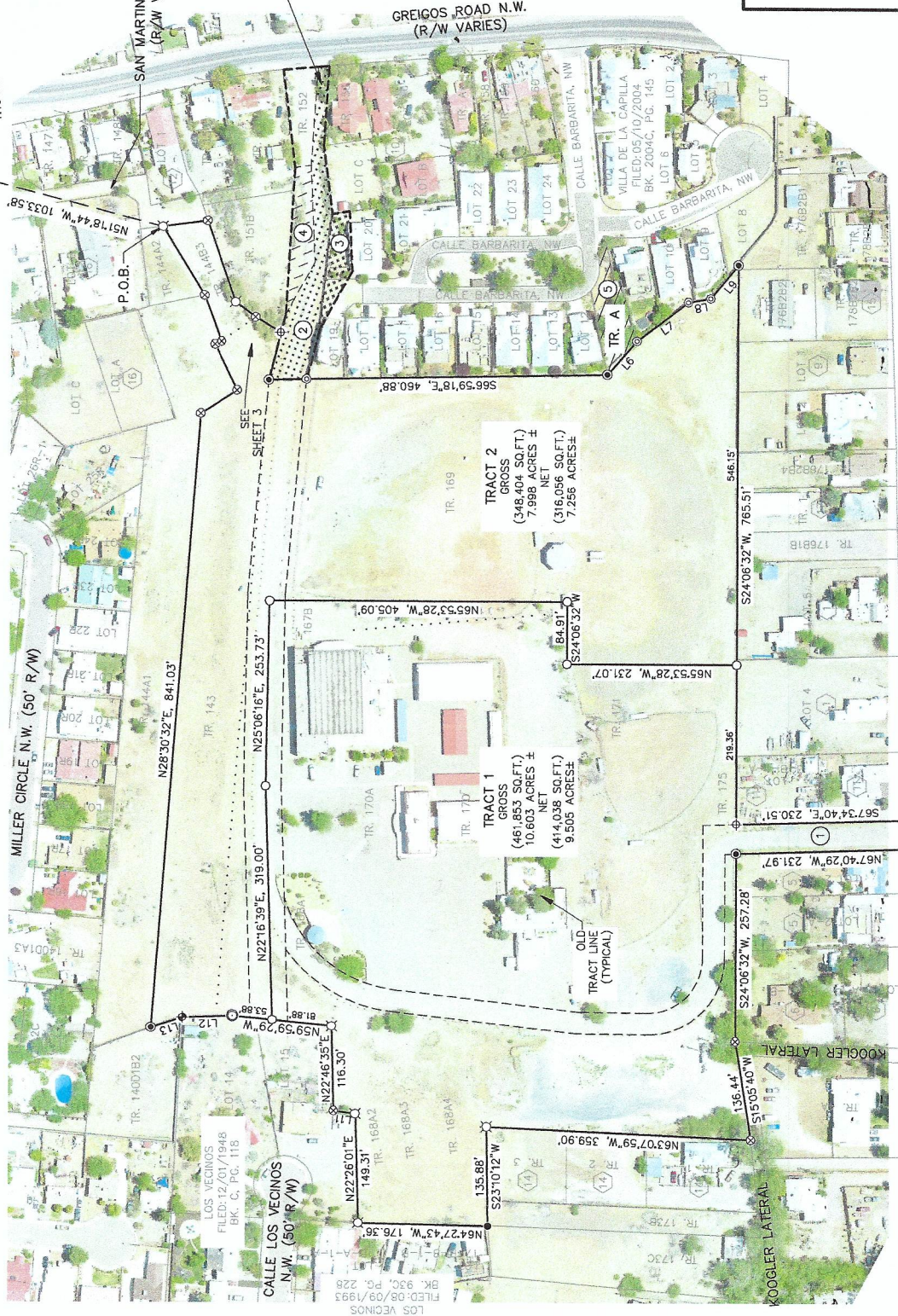
LOS VECINOS
 FILED: 08/09/1993
 BK. 93C, PG. 228

ACS MONUMENT "14-F13"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
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 DELTA ALPHA= -0°14'24.52"
 GROUND TO GRID FACTOR= 0.999683724
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 4975.508 FT.

SAN MARTIN PLACE N.W.
 (R/W VARIES)

SEE SHEET 3 FOR
 ROAD EASEMENTS

GREIGOS ROAD N.W.
 (R/W VARIES)



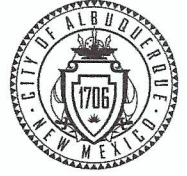
- LEGEND**
- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "PS 22909"
 - ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 10464"
 - ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 8886"
 - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 3949"
 - ⊙ FOUND PK NAIL
 - ⊙ FOUND IRON PIPE
 - ⊙ FOUND 1/2" REBAR
 - ⊙ FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "PS 22909"
 - = PLAT REFERENCE, SEE SHEET 3

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 ALBUQUERQUE, NM 87120
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 www.fierrocompany.com

SAN SIDRO STREET N.W. (R/W VARIES)

AERIAL

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



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Major Subdivision Plat - Bulk Plat
Decision-making Body:	DRB
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input 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 <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application:	1860 Griegos Road NW
Name of property owner:	Archdiocese of Santa Fe Real Estate Corp.
Name of applicant:	Archdiocese of Santa Fe
Date, time, and place of public meeting or hearing, if applicable:	No meeting took place - a meeting was offered for January 6, 2022 @ 6:30 PM
Address, phone number, or website for additional information:	jaq@jagpandz.com/505.362.8903 or
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input 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.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

Juanita Garcia (Applicant signature) 1/21/2022 (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.

N/A

1860 Griegos Road NW Neighborhood Meeting Inquiry

1 message

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Mon, Dec 20, 2021 at 4:02 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
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567

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, 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. 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):

<https://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, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: 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] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, December 20, 2021 3:53 PM

To: Office of Neighborhood Coordination <jag@jagpandz.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Juanita Garcia

Telephone Number

15053628903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

Tract 143, 144B3, 175, 170A, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170, 171 MRGCD Map 31, Containing approximately 18.601 acres

Physical address of subject site:

[1860 Griegos Road NW](#)

Subject site cross streets:

Rio Grande/San Isidro

Other subject site identifiers:

This site is located on the following zone atlas page:

F-13

 **ZAM F-13.pdf**
620K

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 12/23/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough and Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: newmeximba@aol.com and Peggy.norton@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jag@jagpandz.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

January 6, 2022 at 6:30pm

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

1. Subject Property Address* 18606 Riego's RD NW
Location Description See Attached
2. Property Owner* Archdiocese of Santa Fe Real Estate Corp
3. Agent/Applicant* [if applicable] Juanita Garcia - JAG Planning + Zoning
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 Major Bulk Plat (Minor or Major)

¹ 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.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Replat Twelve (12) Existing Tracts into
Two (2) New Tracts

5. This type of application will be decided by*: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council

6. Where more information about the project can be found^{4*}:
jag@jagpandz.com or devhelp@cabq.gov

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

1. Zone Atlas Page(s)^{5*} F-13
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 will be requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation:

N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

N/A

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:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 18.60 Acres
- b. IDO Zone District RA-2
- c. Overlay Zone(s) [if applicable] None
- d. Center or Corridor Area [if applicable] None

2. Current Land Use(s) [vacant, if none] Church and vacant land

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: N/A [Other Neighborhood Associations, if any]

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

Existing Tracts for "Sketch Plat of Tracts 1 & 2, Our Lady of Guadalupe"

MRGCD Map 31 Tract No.	Owner	Document Number	Book/Page
143	Roman Catholic Church Archdiocese of Santa Fe	2007143292	
144B3	Roman Catholic Church Archdiocese of Santa Fe	2007143292	
175	Archdiocese of Santa Fe Real Estate Corporation	2014088874	
170A	Archdiocese of Santa Fe Real Estate Corporation		0778/433
167B	Archdiocese of Santa Fe Real Estate Corporation		63/47
168A1	Archdiocese of Santa Fe Real Estate Corporation		63/47
168A2	Archdiocese of Santa Fe Real Estate Corporation		63/47
168A3	Archdiocese of Santa Fe Real Estate Corporation		63/47
168A4	Archdiocese of Santa Fe Real Estate Corporation		63/47
169	Archdiocese of Santa Fe Real Estate Corporation		63/47
170	Archdiocese of Santa Fe Real Estate Corporation		63/47
171	Archdiocese of Santa Fe Real Estate Corporation		63/47



JAG JAG <jag@jagpandz.com>

Neighborhood Meeting Request

5 messages

JAG JAG <jag@jagpandz.com>

Thu, Dec 23, 2021 at 11:10 AM

To: "Peggy Norton (peggynorton@yahoo.com)" <peggynorton@yahoo.com>, Newmexmba <newmexmba@aol.com>, JAG JAG <jag@jagpandz.com>

December 23, 2021

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

Doyle Kimbrough – North Valley Coalition

Peggy Norton – North Valley Coalition

JAG Planning & Zoning, will be representing the Roman Catholic Church of Archdiocese of Santa Fe and Archdiocese of Santa Fe Real Estate Corporation, regarding a Bulk Plat application that will be submitted on January 7, 2022 and is expected to be heard on February 22, 2022. **We have reserved a Neighborhood meeting date for January 6, 2022 at 6:30 PM, but can meet at an earlier date time that is convenient for you.**

We are sending this information to determine if your association would like to have a meeting to discuss this application. We are attaching a copy of the proposed plat, the Neighborhood Meeting Request for a Proposed Project Form provided by the City of Albuquerque and a copy of the Zone Atlas Map highlighting the area of the proposed project for your review and consideration. Please don't hesitate to contact us if you have any questions.

Kind regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



3 attachments

 **20038-BULK PLAT 10252021.pdf**
4564K

 **ZAM F-13.pdf**
620K

 **Neighborhood Association Meeting Request.pdf**
2291K

JAG JAG <jag@jagpandz.com>

Thu, Jan 6, 2022 at 1:15 PM

To: "Peggy Norton (peggynorton@yahoo.com)" <peggynorton@yahoo.com>, Newmexmba <newmexmba@aol.com>, JAG JAG <jag@jagpandz.com>

Hello Peggy and Doyle,

We have just sent a Zoom invite for tonight's meeting regarding our proposed bulk plat for Our Lady of Guadalupe Church property. Please let us know if you would like to meet or if another date or time works better for you.

Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

Peggy Norton <peggynorton@yahoo.com>

Thu, Jan 6, 2022 at 1:51 PM

Reply-To: Peggy Norton <peggynorton@yahoo.com>

To: Newmexmba <newmexmba@aol.com>, JAG JAG <jag@jagpandz.com>

I cannot come. But it seems like it is a replat, not any plans. Am I correct? I assume you posted a sign for adjacent neighbors.

Peggy Norton, President
North Valley Coalition

[Quoted text hidden]

Peggy Norton <peggynorton@yahoo.com>
Reply-To: Peggy Norton <peggynorton@yahoo.com>
To: Newmexmba <newmexmba@aol.com>, JAG JAG <jag@jagpandz.com>

Thu, Jan 6, 2022 at 1:53 PM

I also forwarded it to a couple people who might be interested - Eleanor Walter of Rio Grande Blvd NA and David Wood, NVC vice-President.

Peggy Norton, President
North Valley Coalition

On Thursday, January 6, 2022, 01:15:28 PM MST, JAG JAG <jag@jagpandz.com> wrote:

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>
To: Peggy Norton <peggynorton@yahoo.com>
Cc: Newmexmba <newmexmba@aol.com>

Thu, Jan 6, 2022 at 2:05 PM

Hello Peggy,

The project is a bulk plat and further subdivision applications will be required before any further development can occur. The purpose of the plat is for the sale of a portion of the property.

Adjacent property owner notification and signs will be posted before the hearing date. Our request is for a meeting before we submit the application. Also, we spoke to the surveyor who has informed us that the plat will not be ready for tomorrow's application date. We plan on submitting the application next Friday and expect to have it heard on Wednesday, February 9th.

Since you cannot make tonight's meeting, should I reschedule the meeting?

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

Declined: Bulk Plat - Our Lady of Guadalupe @ Thu Jan 6, 2022 6:30pm - 7:30pm (MST) (jag@jagpandz.com)

1 message

newmexmba@aol.com (Google Calendar) <calendar-notification@google.com>

Thu, Jan 6, 2022 at 6:56 PM

Reply-To: newmexmba@aol.com

To: jag@jagpandz.com

newmexmba@aol.com has declined this invitation.**Bulk Plat - Our Lady of Guadalupe**

When Thu Jan 6, 2022 6:30pm – 7:30pm Mountain Time - Denver

Where <https://us06web.zoom.us/j/86373238022?pwd=UWIYOCtMWFYrWGtmeSsxOUpsQjIWZz09> (map)Joining info Join with Google Meet
meet.google.com/nev-ugvu-jufJoin by phone
(US) +1 929-277-6492 (PIN: 773712725)[More phone numbers](#)Calendar jag@jagpandz.comWho

- jag@jagpandz.com - organizer
- peggynorton@yahoo.com
- newmexmba@aol.com

Juanita Garcia is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/86373238022?pwd=UWIYOCtMWFYrWGtmeSsxOUpsQjIWZz09>

Meeting ID: 863 7323 8022

Passcode: 165469

One tap mobile

+13462487799,,86373238022#,,,,*165469# US (Houston)

+16699006833,,86373238022#,,,,*165469# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 863 7323 8022

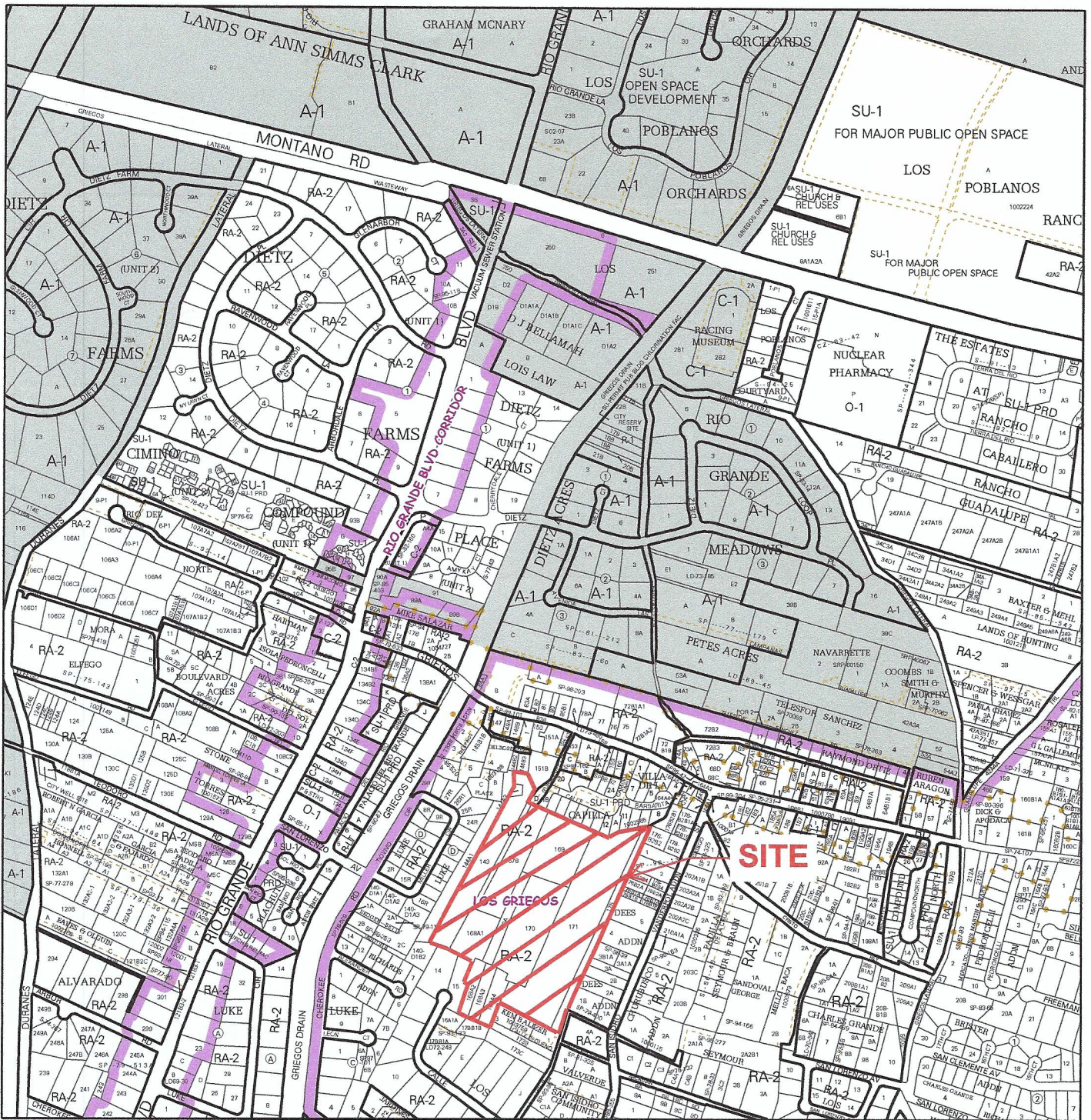
Passcode: 165469

Find your local number: <https://us06web.zoom.us/j/86373238022?pwd=UWIYOCtMWFYrWGtmeSsxOUpsQjIWZz09>Invitation from [Google Calendar](#)You are receiving this email at the account jag@jagpandz.com because you are subscribed for invitation replies on calendar jag@jagpandz.com.

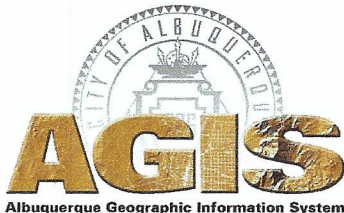
To stop receiving these emails, please log in to <https://calendar.google.com/calendar/> and change your notification settings for this calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).

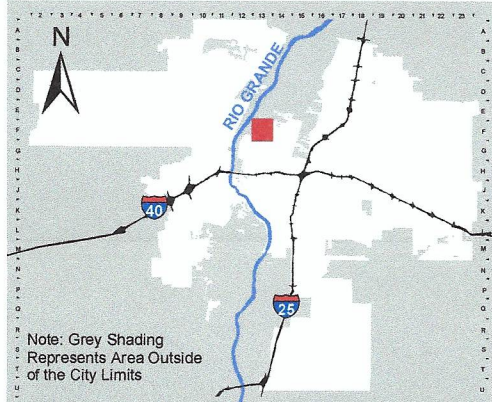
 **invite.ics**
2K



For more current information and details visit: <http://www.cabq.gov/gis>












Map amended through: 6/7/2013

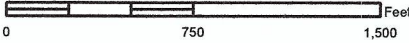


Note: Grey Shading Represents Area Outside of the City Limits

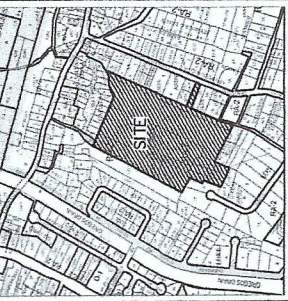
Zone Atlas Page:
F-13-Z

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet



N15

VICINITY MAP: F-13-Z

SUBDIVISION DATA

- DRB NO. ER-2021-00626L
- ZONE ATLAS MAP NO. F-13; ZONING: RA-2.
- GROSS SUBDIVISION ACREAGE: 18.601 ACRES.
- TOTAL NUMBER OF LOTS/TRACTS CREATED: TWO (2) TRACTS.
- DATE OF SURVEY: JUNE 2019
- PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT TWELVE (12) EXISTING TRACTS INTO TWO (2) NEW TRACTS.

NOTES

- BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS; CENTRAL ZONE, NAD 1983.
- GRID TO GROUND SCALE FACTOR USED IS 0.999682332 AS PUBLISHED BY ACS MONUMENT "15-E14".
- DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
- THIS SURVEY IS BASED UPON THE PLATS RECORDED IN THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE, SEE SHEET 3.
- 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 PRELIMINARY SURVEY FOR THE INSTALLATION OF COLLECTION BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

GRADING AND DRAINAGE NOTES:

- CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY THESE LOTS, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.

M.R.G.C.D. NOTE:

IN THIS CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, EASEMENTS AND LEASES ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN EXISTING TURNOUTS.

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.

DESCRIPTION: M.R.G.C.D. Tracts 143, 144B3, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171 and 175, with the Southern right-of-way line of S. 11th St, S. 12th St, S. 13th St, S. 14th St, S. 15th St, S. 16th St, S. 17th St, S. 18th St, S. 19th St, S. 20th St, S. 21st St, S. 22nd St, S. 23rd St, S. 24th St, S. 25th St, S. 26th St, S. 27th St, S. 28th St, S. 29th St, S. 30th St, S. 31st St, S. 32nd St, S. 33rd St, S. 34th St, S. 35th St, S. 36th St, S. 37th St, S. 38th St, S. 39th St, S. 40th St, S. 41st St, S. 42nd St, S. 43rd St, S. 44th St, S. 45th St, S. 46th St, S. 47th St, S. 48th St, S. 49th St, S. 50th St, S. 51st St, S. 52nd St, S. 53rd St, S. 54th St, S. 55th St, S. 56th St, S. 57th St, S. 58th St, S. 59th St, S. 60th St, S. 61st St, S. 62nd St, S. 63rd St, S. 64th St, S. 65th St, S. 66th St, S. 67th St, S. 68th St, S. 69th St, S. 70th St, S. 71st St, S. 72nd St, S. 73rd St, S. 74th St, S. 75th St, S. 76th St, S. 77th St, S. 78th St, S. 79th St, S. 80th St, S. 81st St, S. 82nd St, S. 83rd St, S. 84th St, S. 85th St, S. 86th St, S. 87th St, S. 88th St, S. 89th St, S. 90th St, S. 91st St, S. 92nd St, S. 93rd St, S. 94th St, S. 95th St, S. 96th St, S. 97th St, S. 98th St, S. 99th St, S. 100th St. Cordova's Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 28, 1956, in Plat Book 83, Page 40.

Beginning at the Northwest corner of M.R.G.C.D. Tract 144B3, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171 and 175, with the Southern right-of-way line of S. 11th St, S. 12th St, S. 13th St, S. 14th St, S. 15th St, S. 16th St, S. 17th St, S. 18th St, S. 19th St, S. 20th St, S. 21st St, S. 22nd St, S. 23rd St, S. 24th St, S. 25th St, S. 26th St, S. 27th St, S. 28th St, S. 29th St, S. 30th St, S. 31st St, S. 32nd St, S. 33rd St, S. 34th St, S. 35th St, S. 36th St, S. 37th St, S. 38th St, S. 39th St, S. 40th St, S. 41st St, S. 42nd St, S. 43rd St, S. 44th St, S. 45th St, S. 46th St, S. 47th St, S. 48th St, S. 49th St, S. 50th St, S. 51st St, S. 52nd St, S. 53rd St, S. 54th St, S. 55th St, S. 56th St, S. 57th St, S. 58th St, S. 59th St, S. 60th St, S. 61st St, S. 62nd St, S. 63rd St, S. 64th St, S. 65th St, S. 66th St, S. 67th St, S. 68th St, S. 69th St, S. 70th St, S. 71st St, S. 72nd St, S. 73rd St, S. 74th St, S. 75th St, S. 76th St, S. 77th St, S. 78th St, S. 79th St, S. 80th St, S. 81st St, S. 82nd St, S. 83rd St, S. 84th St, S. 85th St, S. 86th St, S. 87th St, S. 88th St, S. 89th St, S. 90th St, S. 91st St, S. 92nd St, S. 93rd St, S. 94th St, S. 95th St, S. 96th St, S. 97th St, S. 98th St, S. 99th St, S. 100th St. Monument "14-F13" bears N 19°32'20"E, a distance of 1505.21 feet;

Thence, from said point of beginning S 73°36'08" E, a distance of 61.04 feet, along said San Martin Place, N.W., found 1/2" rebar;

- Thence, S 04°58'37" W, a distance of 117.59 feet, found 5/8" rebar;
- Thence, S 28°51'37" E, a distance of 33.94 feet, found 1/2" rebar;
- Thence, S 35°04'20" E, a distance of 40.38 feet, found 1/2" rebar, "PS 10464" cap;
- Thence, S 38°31'34" W, a distance of 66.40 feet, found 1/2" rebar, "PS 22909" cap;
- Thence, S 66°59'18" E, a distance of 460.88 feet, found 1/2" rebar, "PS 22909" cap;
- Thence, N 65°25'15" E, a distance of 61.00 feet, found 1/2" PK Nail;
- Thence, N 76°57'13" E, a distance of 87.13 feet, found 1/2" PK Nail;
- Thence, S 75°54'34" E, a distance of 31.02 feet, found 1/2" rebar;
- Thence, N 62°57'29" E, a distance of 59.68 feet, found 1/2" rebar, "PS 22909" cap;
- Thence, S 24°06'32" W, a distance of 785.51 feet, found 1/2" rebar, "PS 10464" cap;
- Thence, S 67°34'40" E, a distance of 230.51 feet, found 1/2" rebar on the Western right-of-way line of San Isidro Street, N.W.;
- Thence, S 22°00'14" W, a distance of 39.50 feet, along solid right-of-way line of San Isidro Street, N.W., found 1/2" rebar;
- Thence, N 67°40'29" W, a distance of 231.97 feet, found 1/2" rebar, "PS 22909" cap;
- Thence, S 24°06'32" W, a distance of 257.28 feet, found 1/2" rebar on the Western right-of-way line of the Koogler Lateral;
- Thence, N 63°07'59" W, a distance of 136.44 feet, along solid Western right-of-way line of the Koogler Lateral, found 1/2" rebar;
- Thence, S 23°10'12" W, a distance of 135.88 feet, found 1/2" rebar, "PS 10464" cap;
- Thence, N 64°27'43" W, a distance of 176.36 feet, found 1/2" rebar, "PS 10464" cap;
- Thence, N 22°26'01" W, a distance of 149.31 feet, found 1/2" rebar;
- Thence, N 59°29'29" W, a distance of 29.93 feet, found 1/2" rebar;
- Thence, N 22°46'35" E, a distance of 116.30 feet, found 1/2" rebar, "PS 10464" cap;
- Thence, N 67°49'29" W, a distance of 135.76 feet, found 3/4" iron pipe, "PS 8686" tag;
- Thence, N 83°52'30" W, a distance of 68.16 feet, found 1/2" rebar, "PS 8686" cap;
- Thence, N 28°30'32" E, a distance of 45.09 feet, found 1/2" rebar, "PS 22909" cap;
- Thence, N 81°05'32" W, a distance of 841.03 feet, found 1/2" rebar, illegible cap;
- Thence, N 01°47'31" W, a distance of 69.91 feet, found 1/2" rebar, illegible cap;
- Thence, S 88°52'58" E, a distance of 10.00 feet, found 1/2" rebar, illegible cap;
- Thence, N 03°13'33" E, a distance of 66.61 feet, found 1/2" rebar, illegible cap;
- Thence, N 06°57'10" W, a distance of 109.72 feet; to the point of beginning, and containing 18.601 acres (810,258 sq.ft.) more or less.

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENTS AS SHOWN HEREON.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOINGS AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION
BY: _____
TITLE: _____

OWNER: ROMAN CATHOLIC CHURCH ARCHDIOCESE OF SANTA FE
BY: _____
TITLE: _____

STATE OF _____ DATE _____

DATE _____

ACKNOWLEDGEMENT:

ON COUNTY OF _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____

KNOW 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: _____

NOTARY PUBLIC

ROBERT J. FIERRO, N.M.P.S. No. 22909



DATE _____

BULK LAND PLAT OF TRACTS 1 AND 2 OUR LADY OF GUADALUPE BEING A REPLAT OF TRACTS 143, 144B3, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, 175, M.R.G.C.D. MAP NO. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY 2022

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CENTURY LINK _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABQWVA _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER/HYDROLOGY _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

MRCDD _____ DATE _____

TREASURER'S OFFICE CERTIFICATION THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #:

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY

TREASURER'S OFFICE

DATE _____



Fierro & Company

ENGINEERING | SURVEYING

6500 MONTANO RD. NW, STE. C ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

SHEET 1 OF 4

**BULK LAND PLAT OF
TRACTS 1 AND 2
OUR LADY OF GUADALUPE
BEING A REPLAT OF TRACTS 143, 144B3, 167B, 168A1, 168A2
168A3, 168A4, 169, 170, 170A, 171, 175, M.R.G.C.D. MAP No. 31 AND
S. 40' OF LOT 3--A, CORDOVA'S SUBDIVISION
PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022**

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. #2017118987
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

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 SKOREN, 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. 98C, 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 VOGL, FILED MARCH 03, 2015, BK. 2015C, PG. 21
18. GREGOS ROAD R/W, FILED FEBRUARY 25, 1969, BK. C7, PG. 44-49

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

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR PURPOSES OF PROVIDING SAID SERVICES TO CUSTOMERS OF GRANTEE. GRANTEE SHALL PROVIDE SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT 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 ERRECTED 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 ELECTRIC SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRICAL TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

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

DEFINITE STATEMENT OF RECORD BEARING AND DISTANCE:

1. RECORD BEARINGS AND DISTANCES ARE SHOWN IN BRACKET () AND ARE THE SAME AS SHOWN ON THE PLAT FOR VILLA DE LA CAPILLA AS SHOWN ON THE PLAT HEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 10, 2004, IN BK. 2004C, PG. 145, AS DOC. #2004063292.
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN BRACKET [] AND ARE THE SAME AS SHOWN ON THE FOLLOWING PLATS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AS FOLLOWS:
DEES ADDITION, FILED SEPTEMBER 18, 1935, IN BK. C2, PG. 138, AS DOC. #1935091835.
LOS VECINOS, FILED DECEMBER 01, 1948, BK. C, PG. 118, AS DOC. #1948046618.
DEES ADDITION, FILED JUNE 22, 1971, BK. B5, PG. 170, AS DOC. #1971031745.
DEES ADDITION, FILED JUNE 07, 1979, BK. A7, PG. 90, AS DOC. #1979042380.
LOS VECINOS, FILED AUGUST 09, 1993, BK. 93C, PG. 228, AS DOC. #1993086301.
CORDOVA'S SUBDIVISION, FILED MARCH 23, 1998, BK. 98C, PG. 79, AS DOC. 1998033465.
LANDS OF KEN BALIZER, FILED OCTOBER 25, 2006, BK. 2006C, PG. 319 AS DOC. #2006162647.

RECORD BEARINGS AND DISTANCES ARE SHOWN IN BRACKET [] AND ARE THE SAME AS DESCRIBED IN WARRANTY DEED FILED IN THE OFFICE OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 10, 2007, AS DOC. #2007143292.



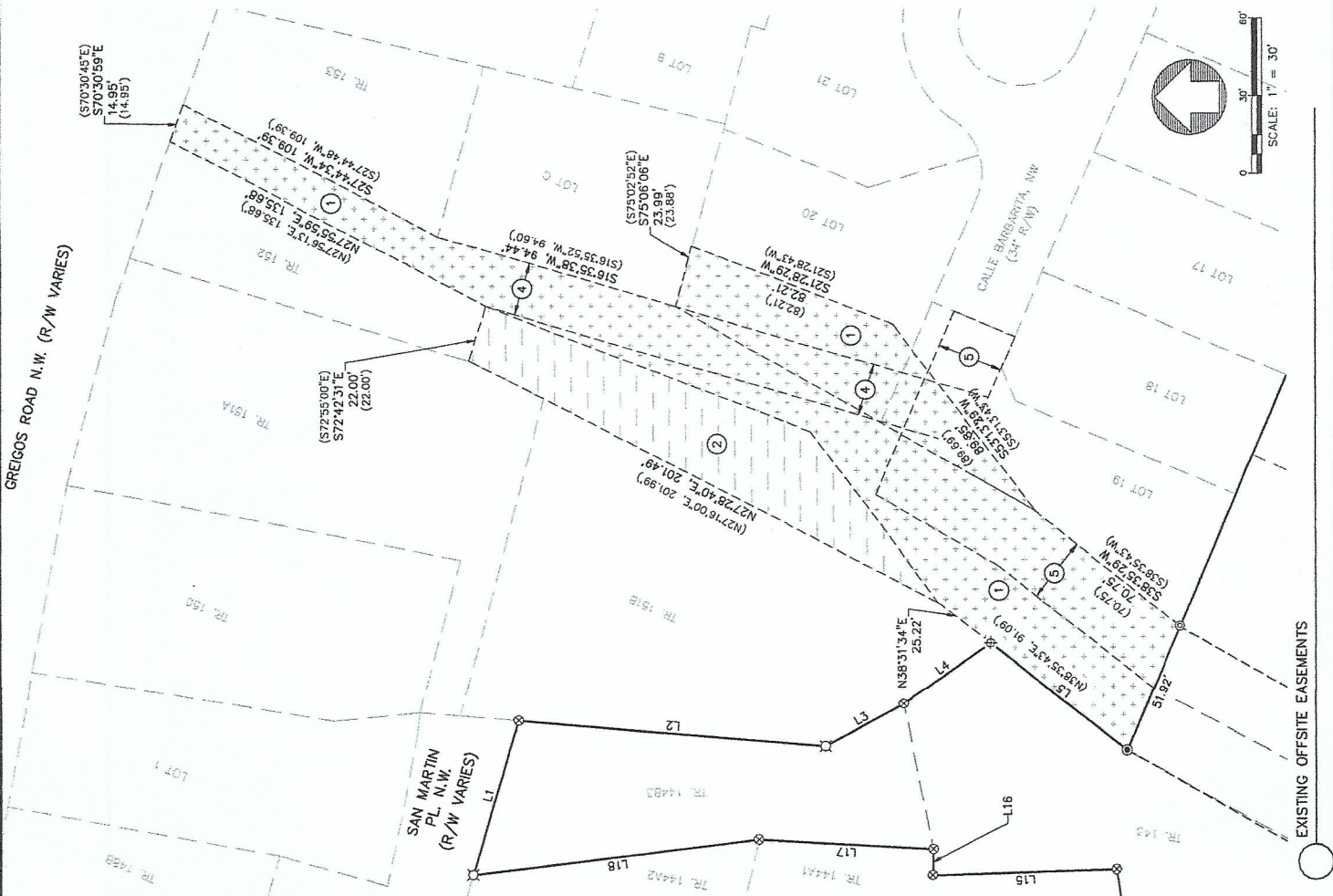
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PH. 505.352.8930
www.fierrocompany.com

BULK LAND PLAT OF TRACTS 1 AND 2 OUR LADY OF GUADALUPE

BEING A REPLAT OF TRACTS 143, 144B3, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, 175, M.R.G.C.D. MAP No. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022

EXISTING EASEMENTS

- ① EXISTING PRIVATE ACCESS EASEMENT
FILED: MARCH 10, 1963
BK. MISC. 63, PG. 472-479.
- ② EXISTING ROAD AND UTILITY EASEMENT
FILED: JUNE 21, 1967
BK. MISC. 71, PG. 587-589.
- ③ EXISTING 40-FOOT ACCESS EASEMENT
FILED: AUGUST 27, 1997, DOC. #1997088434
- ④ EXISTING 20-FOOT (UNLESS OTHERWISE NOTED) PUBLIC WATER EASEMENT
FILED: MAY 10, 2004
BK. 2004C, PG. 145.
- ⑤ EXISTING 25-FOOT PUBLIC WATER AND SANITARY SEWER EASEMENT
FILED: MAY 10, 2004
BK. 2004C, PG. 145.



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LEGEND

- ⊙ FOUND 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "PS 22909"
- ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 10464"
- ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 8686"
- ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 3949"
- FOUND PK NAIL
- FOUND IRON PIPE
- ⊕ FOUND 1/2" REBAR
- ⊕ FOUND 5/8" REBAR
- SET 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "PS 22909"
- PLAT REFERENCE, SEE SHEET 3

NEW EASEMENTS

- ① ROAD EASEMENT GRANTED BY THIS PLAT.
- ② ROAD & UTILITY EASEMENT GRANTED BY THIS PLAT.
- ③ PRIVATE ACCESS OVER TRACT 152, M.R.G.C.D. MAP No. 31 GRANTED BY THIS PLAT.

BULK LAND PLAT OF TRACTS 1 AND 2 OUR LADY OF GUADALUPE
 BEING A REPLAT OF TRACTS 143, 144B3, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, 175, M.R.G.C.D. MAP No. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2022

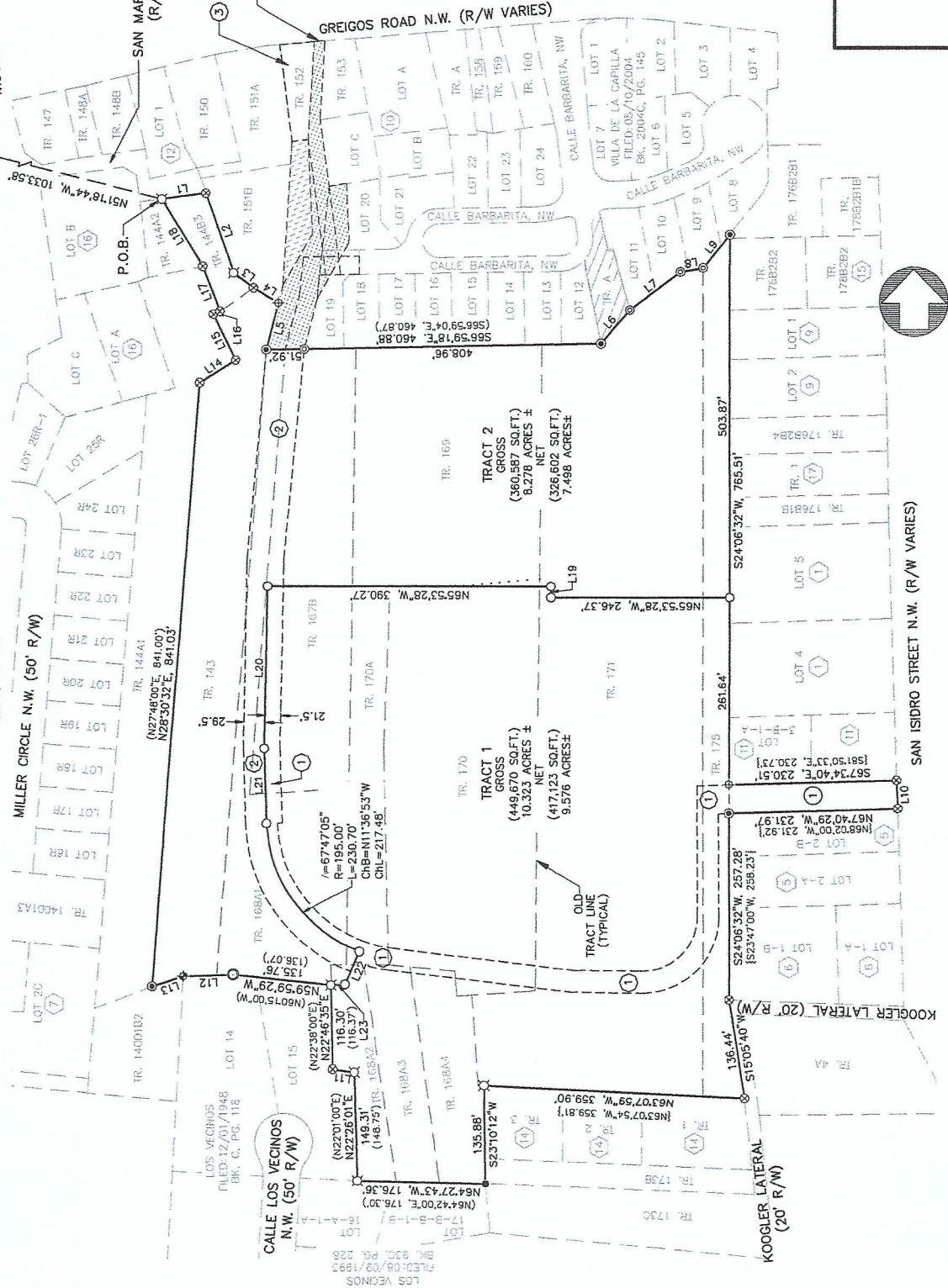
ACS MONUMENT "11-F139"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAVD 1983
 X=1505347.37 FT.
 Y=1515181.75 FT.
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 4973.67 FT.

LUKE SUBDIVISION
 FILED: 10/27/1949
 BK. C, PG. 169
 MILLER CIRCLE N.W. (50' R/W)

ACS MONUMENT "14-F13"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAVD 1983
 X=1506751.047 FT.
 Y=1515667.389 FT.
 DELTA ALPHA= -01.42452"
 GROUND TO GRID FACTOR= 0.999683724
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 4975.508 FT.

SAN MARTIN PLACE N.W.
 (R/W VARIES)

LINE #	BEARING	DISTANCE
L1	S73°56'08"E	61.04
L2	S04°58'37"W	117.59
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	S22°00'14"W	39.50
L11	N58°22'32"W	29.93
L12	N67°49'29"W	88.16
L13	N83°52'30"W	45.09
L14	S81°05'32"W	58.90
L15	N01°47'31"W	69.91
L16	S88°52'58"E	10.00
L17	N07°31'33"E	66.61
L18	N06°57'10"W	108.72
L19	S24°06'32"W	15.00
L20	N25°06'16"E	226.08
L21	N22°16'39"E	105.05
L22	N47°53'21"E	48.96
L23	S68°35'52"E	18.97



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JAG JAG <jag@jagpandz.com>

Public Hearing Notice

3 messages

JAG JAG <jag@jagpandz.com>

Fri, Jan 21, 2022 at 8:00 AM

To: "Peggy Norton (peggynorton@yahoo.com)" <peggynorton@yahoo.com>, Doyle Kimbrough <newmexba@aol.com>

Cc: JAG JAG <jag@jagpandz.com>

January 21, 2022

Dear Neighborhood Association Representative,

Doyle Kimbrough – North Valley Coalition

Peggy Norton – North Valley Coalition

JAG Planning & Zoning, will be representing Roman Catholic Church of Archdiocese of Santa Fe and Archdiocese of Santa Fe Real Estate Corporation/Our Lady of Guadalupe, regarding a Bulk Plat application that will be submitted on **January 21, 2022** and is expected to be heard on **February 16, 2022**.

Your Neighborhood Association was initially notified on December 23, 2021, regarding this application to determine if a meeting would be beneficial to your association. A meeting was scheduled for January 6, 2022 at 6:30 PM, but was declined by a representative of your association. We are attaching a full-size copy of the zone atlas map and the latest subdivision plat for your reference.

Request

Major Bulk Subdivision Application: The property owner intends to replat twelve (12) existing Tracts into Two (2) new tracts. The subject property is located at 1860 Griegos Road NW and is legally described as **Tracts 143, 144B3, 175, 170A, 167B, 168A1, 168A2, 168A3, 168A4, 169, 170 & 171, MRGCD Map 31**, Containing approximately 18.60 Acres. The property is located south of Griegos Road NW between Rio Grande Blvd NW and San Isidro NW.

Topic: DRB Meeting, February 16, 2022
Time: 09:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://cabq.zoom.us/j/87234251226>

Meeting ID: 872 3425 1226

By phone +1 253 215 8782 or Find your local number: <https://cabq.zoom.us/u/kwex8d5fi>

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 or 505-924-3955

Useful Links: We have attached useful links for you to use for further information regarding the proposed subdivision application and the DRB subdivision process and pertinent regulations. We have also attached a full-size Zone Atlas page and a copy of the subdivision plat for your reference.

Integrated Development Ordinance (IDO)

[IDO - 2020 Annual Update \(cabq.gov\)](#)

Development Process Manual (DPM)

[DPM-2020-06-02_signed.pdf \(cabq.gov\)](#)

IDO Interactive Map

[IDO Interactive Map \(arcgis.com\)](#)

City of Albuquerque Planning Department

[Planning — City of Albuquerque \(cabq.gov\)](#)

Agenda/Meeting Materials

Development Review Board Agendas & Archives — City of Albuquerque (cabq.gov)

To find out more about the application, please contact City Staff at devhelp@cabq.gov or call the Planning Department at (505) 924-3860. Also, please don't hesitate to contact me at (505) 362-8903 or at jag@jagpandz.com if you have questions regarding this application.

Kind Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



2 attachments

 **ZAM F-13.pdf**
620K

 **Application Plat.pdf**
2074K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: jag@jagpandz.com

Fri, Jan 21, 2022 at 8:01 AM



Address not found

Your message wasn't delivered to **newmexba@aol.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

552 1 Requested mail action aborted, mailbox not found

Final-Recipient: rfc822; newmexba@aol.com

Action: failed

Status: 5.0.0

Remote-MTA: dns; mx-aol.mail.gm0.yahoodns.net. (67.195.228.84, the server for the domain aol.com.)

Diagnostic-Code: smtp; 552 1 Requested mail action aborted, mailbox not found

Last-Attempt-Date: Fri, 21 Jan 2022 07:01:13 -0800 (PST)

----- Forwarded message -----

From: JAG JAG <jag@jagpandz.com>

To: "Peggy Norton (peggynorton@yahoo.com)" <peggynorton@yahoo.com>, Doyle Kimbrough <newmexba@aol.com>

Cc: JAG JAG <jag@jagpandz.com>

Bcc:

Date: Fri, 21 Jan 2022 08:00:00 -0700

Subject: Public Hearing Notice

----- Message truncated -----

JAG JAG <jag@jagpandz.com>

Fri, Jan 21, 2022 at 8:35 AM

To: Newmexmba <newmexmba@aol.com>

Cc: "Peggy Norton (peggynorton@yahoo.com)" <peggynorton@yahoo.com>, JAG JAG <jag@jagpandz.com>

Hello Doyle,

Here is our email from this morning. Your email was kicked back because of the incorrect email address. Please let us know if you have any questions.

Thank you.

Juanita and Andrew Garcia

Principals

JAG Planning & Zoning, LLC

P.O. Box 7857, Albuquerque, NM 87194

(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

2 attachments

 **ZAM F-13.pdf**
620K

 **Application Plat.pdf**
2074K