



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-006571
Application No. SD-2022-00073

TO:

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

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

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

DRB SCHEDULED HEARING DATE: 05/11/2022 HEARING DATE OF DEFERRAL: N/A

SUBMITTAL DESCRIPTION: Revised plat, forms, and letters to have the correct project number PR-2021-0006571

CONTACT NAME: Ryan Mulhall (CSI - Cartesian Surveys, Inc.)

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



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request final plat review of subdivision to create one new lot from two existing lots by lot line elimination plat also grants easement and requests administrative decision for right-of-way width		

APPLICATION INFORMATION			
Applicant/Owner:	The Constance, LLC	Phone:	
Address:	3508 Sequoia Ct. NW	Email:	
City:	Albuquerque	State:	NM
		Zip:	87120
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	505-896-3050
Address:	PO Box 44414	Email:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM
		Zip:	87174
Proprietary Interest in Site:	List <u>all</u> owners:		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:	Lots 58 and 59	Block:	UPC Code: 101406012651221835
Subdivision/Addition:	Rossiter Addition	MRGCD Map No.:	UPC Code: 101406012350421834
Zone Atlas Page(s):	F-14-Z	Existing Zoning:	R-ML
		Proposed Zoning	
# of Existing Lots:	2	# of Proposed Lots:	1
		Total Area of Site (Acres):	0.6945 acres
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:	4505 12th Street N.W.	Between:	Bellrose Avenue N.W. and: 12th Court N.W.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2021-006571; PS-2022-00013 (Sketch)			

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:	05/03/2022
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

FORM S: PRE-APPROVALS/SIGNATURES

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

Hydrology:

- Grading and Drainage Plan _____ Approved X NA
- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Ernest Armijo 4/20/2022
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved X NA
- Traffic Impact Study (TIS) _____ Approved X NA
- Neighborhood Impact Analysis (NIA) _____ Approved X NA
- Bernalillo County _____ Approved X NA
- NMDOT _____ Approved X NA

Jeanne Wolfenbarger 04/20/2022
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter _____ Approved X NA
- ABCWUA Development Agreement _____ Approved X NA
- ABCWUA Service Connection Agreement _____ Approved X NA

Edwin Bergeron 4/20/2022
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) _____ Approved
- AGIS (DXF File) _____ Approved
- Fire Marshall Signature on the plan _____ Approved

Signatures on Plat

- Owner(s) _____ Yes
- City Surveyor _____ Yes
- AMAFCA** _____ Yes _____ NA
- NM Gas** _____ Yes
- PNM** _____ Yes
- COMCAST** _____ Yes
- MRGCD** _____ Yes _____ NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov 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 on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov 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 on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov 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 on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- Sidewalk Exhibit and/or cross sections of proposed streets
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- N/A Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

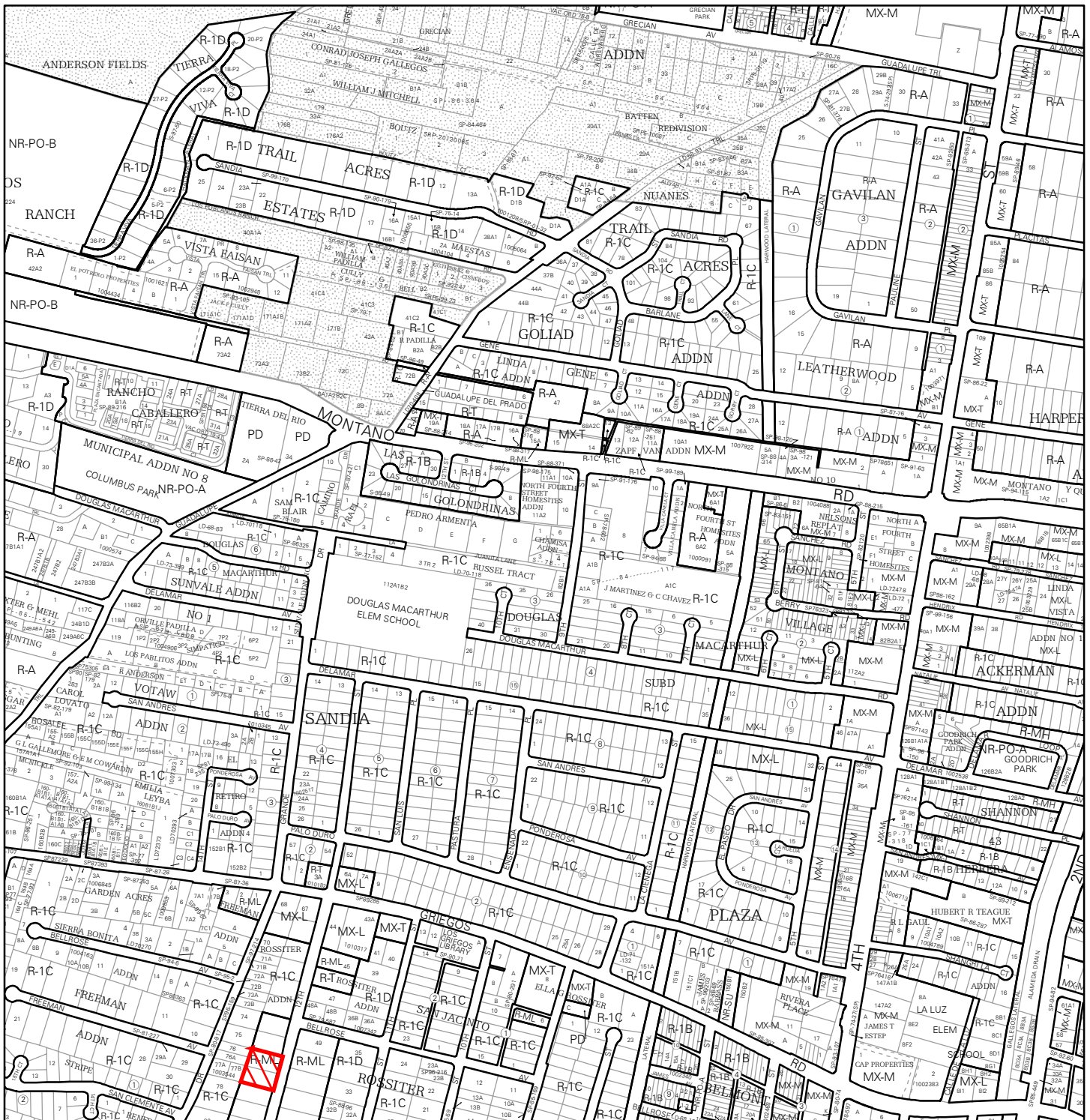
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

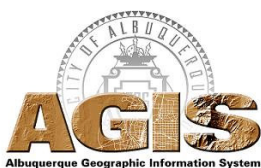
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

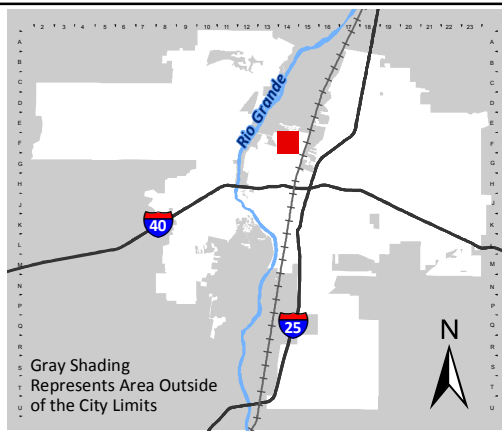


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

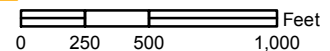


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-14-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



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

May 6, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Subdivision of Lots 58 and 59 of Rossiter Addition

Members of the Board:

Cartesian Surveys is acting as an agent for The Constance LLC, and we request a final plat review to create one (1) new lot from two (2) existing lots by lot line elimination between Lots 58 and 59 of Rossiter Addition, located at 4505 12th Street NW and between Bellrose Avenue NW and 12th Court NW. The property is currently zoned as R-ML (Residential – Multi-family Low Density). Following this platting action, the property is intended to be developed as a multi-family residential collection of premium duplex buildings. The comments from the sketch plat hearing on February 9, 2022 under project number PR-2021-006571 are addressed below:

ABCWUA

1. No objections.
2. The subject parcel(s) have an existing ABCWUA water and sewer account.
3. The sewer main fronting the property is an interceptor and does not allow for new connections. This project should utilize the existing sewer service connection.
4. An Availability Statement will NOT be required with this project.
5. This project is within the adopted service area.
6. Pro rata is not owed for this property.
7. If readily available, please provide a .DXF or similar of the located waterlines. The WUA GIS locations are depicted as outside of the easement in this area.

Noted, DXF linework for spotting of waterlines was sent on February 9, 2022.

Code Enforcement

1. Properties are zoned R-ML, Multi-Family Low Density. It is located in an Area of Consistency.
2. Contextual lot size standards apply, as per IDO Dimensional Standards, 14-5-1(C)(2), for all Low-Density Residential Development (Single-Family, Duplex, Townhouse). This may be difficult to meet: if planning Low-Density Residential Development, you should obtain calculations from Planning/Code Enforcement for contextual lot size standards to be met.
3. Contextual lot size standards will not apply to Multi-Family Residential Development.
4. Future development must meet all Dimensional Standards for lot sizes, setback, and structural height allowances as per the R-ML zone, as per IDO section 14-16-5 and Table 5-1-1.
5. All future development must meet all standards of the IDO, DPM, and other adopted City regulations.
6. Removal of lot lines/combining of properties cannot create or increase nonconformities on the property.

Noted, calculations have been received and development is intended to be multi-family as 5 premium duplex units. *Ex parte* communication by email with Mr. Jeffrey Palmer confirmed given the number of duplex units planned for development on this lot, the development could be considered multi-family and would not trigger sizing limits from contextual standards.

Hydrology

Hydrology has no objection to the proposed lot consolidation.
Approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building , or 10,000 sf of proposed paving)

Noted

Parks and Recreation

02-09-2022

Street trees required on 12th St NW if new development is applicable per IDO Section 5-6 (including multi-family or non-residential development).

Noted

Transportation

1. The minimum sidewalk required on 12th Street is 6 feet. (This shall be added to an infrastructure list.) Adjust right-of-way width to accommodate this sidewalk. A 4-foot minimum ADA pathway shall be provided around the powerpole.

Noted, a 5.5 foot sidewalk easement is to be granted on the plat which will allow for construction of sidewalk and ADA compliant clearance around the utility pole in the sidewalk.

2. Because 12th Street is a major collector street, the minimum right-of-way width shall be 62 feet wide. This should be accomplished with the new sidewalk requirement.

Noted, a request for an administrative decision allowing the existing right-of-way width is requested on a separate justification letter given the buffer requirements from the adjoining residential development and the granting of a sidewalk easement to accommodate sidewalk widening.

3. Because the northern driveway is shared with the property owner to the north, is there a shared access agreement that could be included with the next submittal?

There is no shared access with the northern adjoining property currently, nor will there be with future development so no access agreement is necessary.

4. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.

Noted

Planning

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.

Noted

- Clarification needed on proposed residential use: Single family, townhome, multifamily, etc.?
- Multi-family development must follow Use Specific Standards outlined in IDO 4-3(B)(7).
Note: Low density residential platting would be subject to contextual standards.

Noted, and as stated above, the property will be developed for multi-family use, with 5 premium duplex units. Low density contextual standards were determined to not to need to apply per communication with Code Enforcement regarding the duplexes.

- Clarification needed for the proposed site:
Would re-plat be combining 4503 12th-Lot 58 and 4505 12th-Lot 59 ?

Yes, lot line would be eliminated to consolidate lots 58 and 59 into one lot. The desired addressing for the developed site will be 4505 12th Street SW.

- This property has been previously graded.
- No special overlays seem to apply.
- Plat will require City Surveyor, Surveyor and property owner signatures.

Noted, signatures are provided with the submitted plat

Thank you,
Ryan J. Mulhall

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

May 6, 2022

Development Review Board
City of Albuquerque

Re: Justification of DRB Decision regarding Administrative Decision on right-of-way width for 12th Street NW as part of the Final Plat Review for Proposed Lot 58-A for Rossiter Addition, being comprised of Lots 58 and 59, Rossiter Addition

Members of the Board:

Cartesian Surveys is acting as an agent for The Constance LLC, and we request a final plat review to create one (1) new lot from two (2) existing lots by lot line elimination between Lots 58 and 59 of Rossiter Addition, located at 4505 12th Street NW and between Bellrose Avenue NW and 12th Court NW. The property is currently zoned as R-ML (Residential – Multi-family Low Density). This letter addresses our request for an administrative decision to allow the existing right of way width of 12th Street NW at our platted property location.

Administrative Decision request for allowing existing right-of-way width for 12th Street NW

The existing right-of-way width along 12th Street N.W. is 60 feet in width along the eastern frontage of our subject property. This is deficient from the DPM required width of 62 feet for a major collector street, per Table 7.4.73 of the DPM, and so we request an administrative decision to allow the existing right-of-way width to be allowed for our final plat.

As per the IDO section for waiver from sidewalk requirements, section 6-6(P)(3)(a), there are existing obstructions on both sides of 12th Street which cannot be easily ignored to accommodate widening the right-of-way on either side of Lewis Ave. The right-of-way width is in character of the neighborhood, where roadways and residences were in place before IDO and DPM standards. There are buildings and sidewalk width deficiencies in this area which make widening the right-of-way unfeasible.

Per 6-6(P)(3)(b), approval would not materially run contrary to public safety, health, or welfare as the roadway has existed in this state for some time. There are cycling lane lines, street lighting, a parking lane, curbing and other means already in place to maximize public welfare in this location given the existing conditions. Our platting action is granting an easement to accommodate a widened sidewalk on our site which will functionally serve as a wider right-of-way.

Per 6-6(P)(3)(c), approval would not significantly impact surrounding properties materially, as they too are under the same conditions of a deficient right-of-way which would displace their improvements and residences if widened. As mentioned above the easement granted with our plat functionally improves the right-of-way deficiency condition.

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



Vicinity Map - Zone Atlas F-14-Z

N.T.S.

Documents

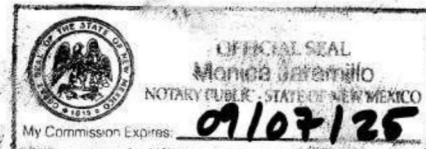
1. PLAT OF RECORD FOR ROSSITER ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 11, 1945, IN BOOK D, PAGE 20.
2. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON SEPTEMBER 14, 2021 AS DOCUMENT NO. 2021109344.
3. OWNERS POLICY PROVIDED BY FIDELITY NATIONAL TITLE HAVING POLICY NO. O-SP000057022 AND AN EFFECTIVE DATE OF APRIL 18, 2019.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BRADY-K. LOVELADY, MANAGING MEMBER OF BK ENTERPRISES, LLC, MANAGING MEMBER OF THE CONSTANCE, LLC

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 08, 2022
BRADY K. LOVELADY, MANAGING MEMBER OF BK ENTERPRISES, LLC, MANAGING MEMBER OF THE CONSTANCE, LLC

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 01/07/25

Indexing Information

Section 05, Township 10 North, Range 3 East, N.M.P.M.
Section 32, Township 11 North, Range 3 East, N.M.P.M.
as Projected into the Town of Albuquerque Grant
Subdivision: Rossiter Addition
Owner: The Constance LLC
UPC #: 101406012651221835 (Lot 59)
UPC #: 101406012350421834 (Lot 58)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.6945 ACRES
ZONE ATLAS PAGE NO.....F-14-Z
NUMBER OF EXISTING LOTS.....2
NUMBER OF LOTS CREATED.....1
MILES OF FULL-WIDTH STREETS.....0.0000 MILES
MILES OF HALF-WIDTH STREETS.....0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES
DATE OF SURVEY.....JANUARY 2022

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2021 AND JANUARY 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOTS NUMBERED FIFTY-EIGHT (58) AND FIFTY-NINE (59) OF THE ROSSITER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 11, 1945, IN PLAT BOOK D, PAGE 20.

Solar Collection Note

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

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0119G, DATED SEPTEMBER 26, 2008.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101406012651221835
101406012350421834

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Lot 58-A
Rossiter Addition
Being Comprised of
Lots 58 and 59
Rossiter Addition
City of Albuquerque
Bernalillo County, New Mexico
April 2021

Project Number: PR-2021-006571

Application Number: SD-2022-00073

Plat Approvals:

- [Signature] May 2, 2022
- PNM Electric Services
Natalia Avtonova Apr 20, 2022
- Qwest Corp. d/b/a CenturyLink QC
Paola C. Stone Apr 20, 2022
- New Mexico Gas Company
Mike Martus Apr 20, 2022
- Comcast

City Approvals:

Loren N. Risenhoover P.S. 4/12/2022
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

[Signature] 4/11/2022
AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

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

Will Plotner Jr. 5/2/2022
Will Plotner Jr. Date
N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

**Plat for
Lot 58-A
Rossiter Addition
Being Comprised of
Lots 58 and 59
Rossiter Addition
City of Albuquerque
Bernalillo County, New Mexico
April 2021**

Easement Notes

- 1 EXISTING 5' UTILITY & IRRIGATION DITCH EASEMENT (05/11/1945, BK. D, PG. 20)
- 2 EXISTING 10' WATERLINE EASEMENT (03/03/2015, DOC# 2015017766)
- 3 5.5' PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (05/11/1954, BK. D, PG. 20)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (07/28/2004, BK. 2004C, PG. 217)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	ACS MONUMENT

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421 *
Y=1505417.495 *
Z=4975.078 * (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53
*U.S. SURVEY FEET

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

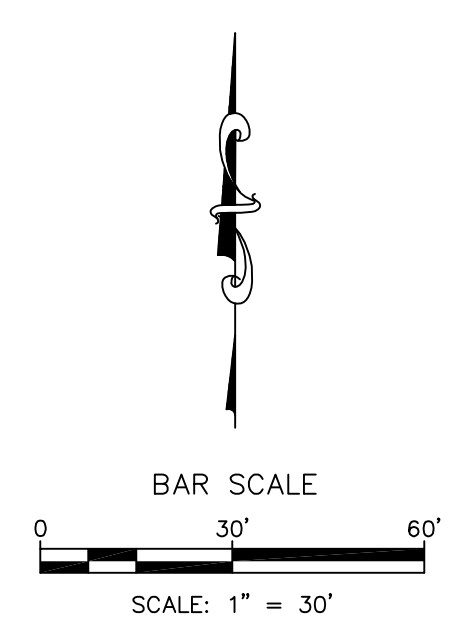
ACS Monument "NM_47_10"
NAD 1983 CENTRAL ZONE
X=1523633.488 *
Y=1500810.208 *
Z=4970.252 * (NAVD 1988)
G-G=0.999681770
Mapping Angle=-0°13'28.96
*U.S. SURVEY FEET

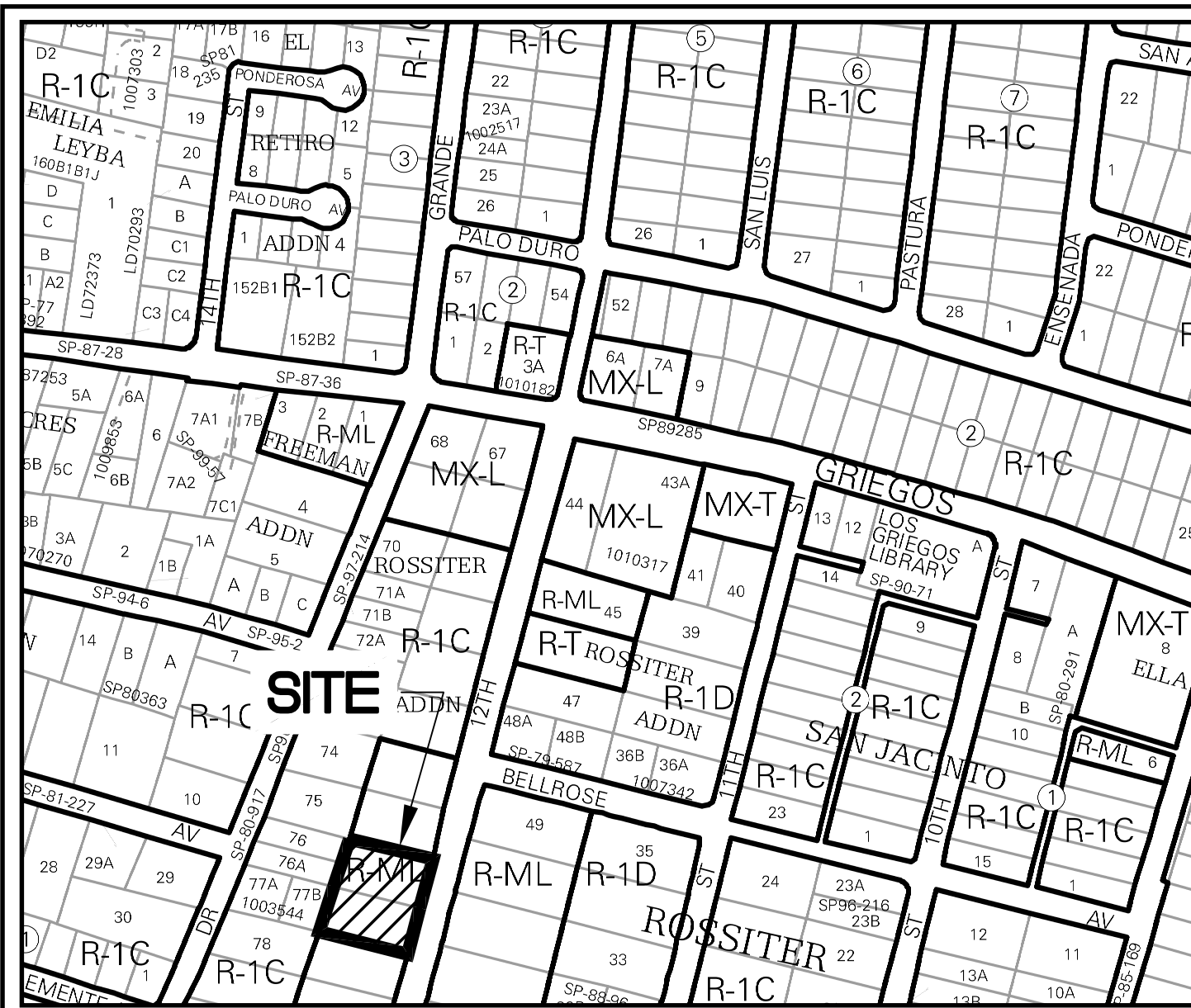
CSI-CARTESIAN SURVEYS INC.

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

IDO and DPM Waiver Notes

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING SIXTY (60) FOOT WIDE RIGHT OF WAY FOR 12TH STREET N.W. IN PLACE OF THE REQUIRED DPM STANDARD 62 FEET RIGHT-OF-WAY WIDTH OF A MAJOR COLLECTOR STREET WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON _____, 20_____.





Vicinity Map - Zone Atlas F-14-Z

N. T.S.

Benchmark -NAVD 88

ACS MONUMENT "DOUGLAS" HAVING AN ELEVATION OF 4975.078'.

Indexing Information

Section 05, Township 10 North, Range 3 East, N.M.P.M.
 Section 32, Township 11 North, Range 3 East, N.M.P.M.
 as Projected into the Town of Albuquerque Grant
 Subdivision: Rossiter Addition
 Owner: The Constance LLC
 UPC #: 101406012651221835 (Lot 59)
 UPC #: 101406012350421834 (Lot 58)

Documents

1. PLAT OF RECORD FOR ROSSITER ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 11, 1945, IN BOOK D, PAGE 20.
2. WARRANTY DEED FOR SUBJECT PROPERTY FIELD IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 18, 2019 AS DOCUMENT NUMBER 2019031182.
3. OWNERS POLICY PROVIDED BY FIDELITY NATIONAL TITLE HAVING POLICY NO. 0-SP000057022 AND AN EFFECTIVE DATE OF APRIL 18, 2019.

Site Sketch
 for
Lot 58-A
Rossiter Addition
 Being Comprised of
Lots 58 and 59
Rossiter Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2022

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2021 AND JANUARY 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 21DE090487)
5. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
6. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.999679308 WITH AN ORIGIN OF (0,0)

Legal Description

LOTS NUMBERED FIFTY-EIGHT (58) AND FIFTY-NINE (59) OF THE ROSSITER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 11, 1945, IN PLAT BOOK D, PAGE 20.

Flood Notes

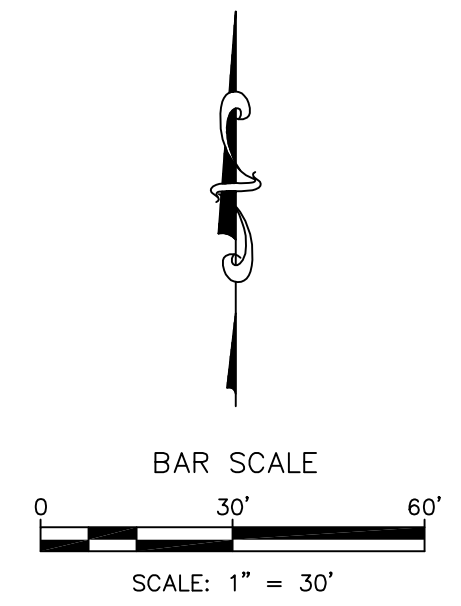
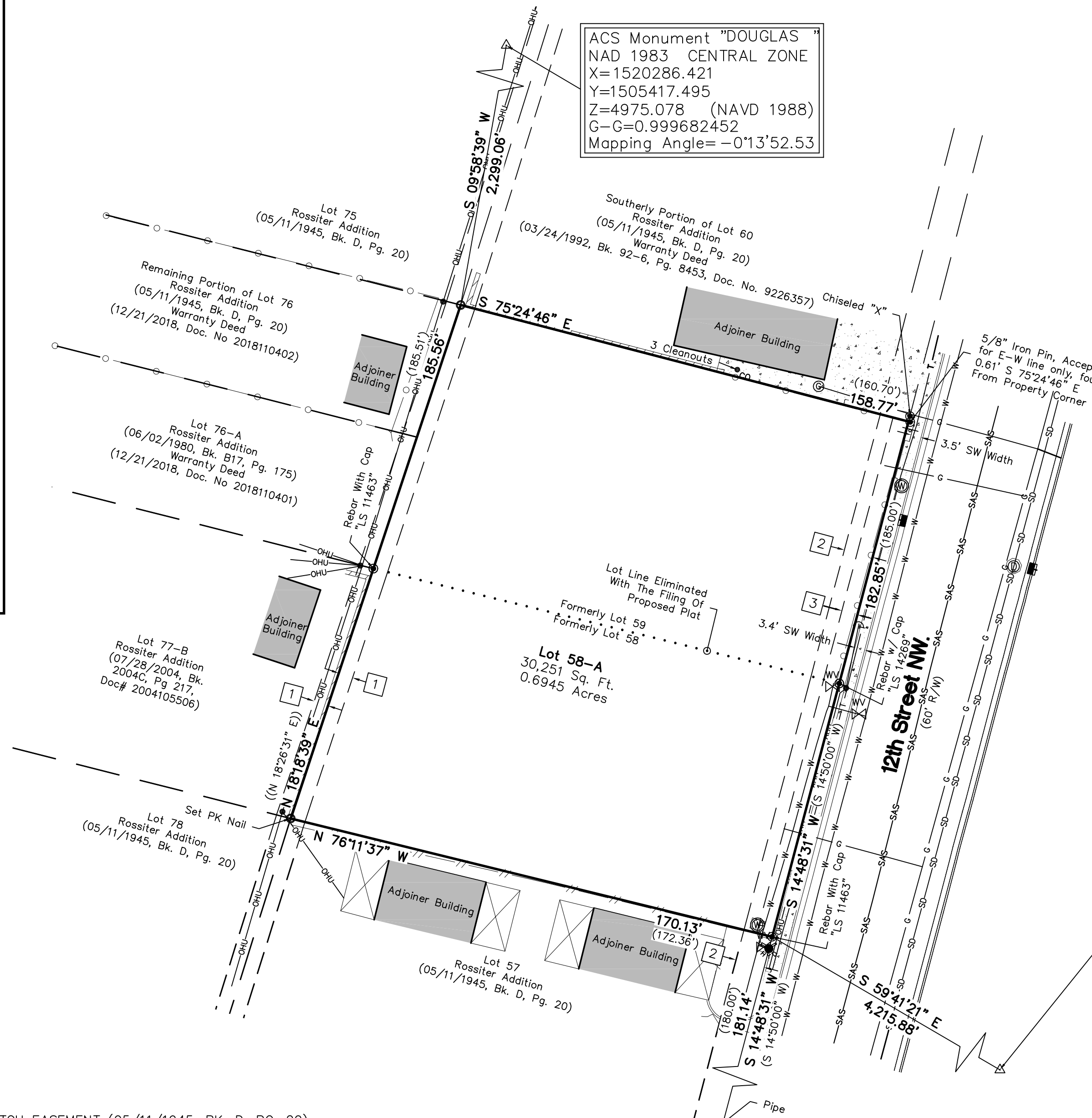
BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0119G, DATED SEPTEMBER 26, 2008.

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

Site Sketch
for
Lot 58-A
Rossiter Addition
Being Comprised of
Lots 58 and 59
Rossiter Addition
City of Albuquerque
Bernalillo County, New Mexico
April 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (05/11/1954, BK. D, PG. 20)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (07/28/2004, BK. 2004C, PG. 217)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	ACS MONUMENT
▭	COVERED AREA
▨	CONCRETE
—//—	WOOD FENCE
▨▨▨▨	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
⊙	GAS METER
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊙	WATER METER
⊙	SANITARY SEWER MANHOLE
⊙	SAS CLEANOUT
⊙	STORM DRAIN MANHOLE
⊙	STORM DRAIN INLET
⊙	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE



Easement Notes

- 1 EXISTING 5' UTILITY & IRRIGATION DITCH EASEMENT (05/11/1945, BK. D, PG. 20)
- 2 EXISTING 10' WATERLINE EASEMENT (03/03/2015, DOC# 2015017766)
- 3 5.5' PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "NM_47_10"
NAD 1983 CENTRAL ZONE
X=1523633.488
Y=1500810.208
Z=4970.252 (NAVD 1988)
G-G=0.999681770
Mapping Angle= -0°13'28.96

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421
Y=1505417.495
Z=4975.078 (NAVD 1988)
G-G=0.999682452
Mapping Angle= -0°13'52.53

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

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: **3/17/2022**

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2021-006571
DRB Application No.: _____

Rossiter Addition, Lot 58-A

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Rossiter Addition, Lots 58 and 59

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
DRC #	DRC #								
		6' Wide	Concrete Sidewalk	along Project Frontage			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

- 1 _____
- _____
- _____
- 2 _____
- _____
- _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

Jeffrey T. Wooten, P.E.

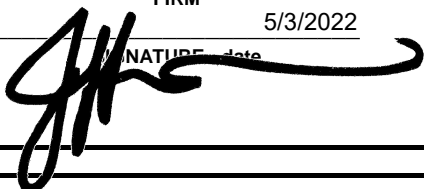
NAME (print)

Wooten Engineering

FIRM

5/3/2022

SIGNATURE date



DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Ryan Mulhall <cartesianryan@gmail.com>

North Valley Coalition - Notice of Final Plat Submission for Proposed Lot 58-A of Rossiter Addition

Ryan Mulhall <cartesianryan@gmail.com>

Fri, May 6, 2022 at 10:04 AM

To: Peggy Norton <peggynorton@yahoo.com>, "newmexmba@aol.com" <newmexmba@aol.com>, "wood_cpa@msn.com" <wood_cpa@msn.com>

Good morning neighborhood association representatives for North Valley Coalition and Greater Gardner & Monkbridge NA.

I wanted to notify you that I had a typo of the project number in my original sending of the notification letter for our final plat application of Proposed Lot 58-A of Rossiter Addition. I wrote the project number incorrectly as PR-2022-006571, when it should have been PR-2021-006571. You'll see the public notice form had the correct project number in its file name, and the DRB agenda for this coming Wednesday will have this number associated with our application.

I apologize for any confusion this may have caused, but as Ms Norton of the North Valley Coalition already correctly recalled the project and asked us for additional information and let us know of her disapproval of the replat, it seems it may have been a non-issue.

Thank you for your consideration,
Ryan Mulhall

[Quoted text hidden]

4505 12th Street NW Neighborhood Meeting Inquiry

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

Tue, Feb 22, 2022 at 3:35 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
Greater Gardner & Monkbridge NA	David	Wood	wood_cpa@msn.com	158 Pleasant Avenue NW	Albuquerque	NM	87107	5052212626	5053444674
North Valley Coalition	Peggy	Norton	peggnorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364

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):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



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 <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, February 22, 2022 1:14 PM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

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

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 58 and 59 of the Rossiter Addition, as shown on the plat filed May 11, 1945 in Plat Book D, Page 20.

Physical address of subject site:

[4505 12th Street NW](#)

Subject site cross streets:

12th St NW and Bellrose Ave NW

Other subject site identifiers:

Vacant Lot

This site is located on the following zone atlas page:

F-14-Z

 [IDOZoneAtlasPage_F-14-Z.pdf](#)
595K



**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:	Minor Subdivision (replat) by Preliminary / Final Plat
Decision-making Body:	Development Review Board
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	4505 12th Street NE
Name of property owner:	The Constance, LLC
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	
DRB Hearing on May 11, 2022 at 1:30 PM MST over Zoom Meeting	
Address, phone number, or website for additional information:	
Please email cartesianryan@gmail.com or call (505) 896-3050	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
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.

Ryan Mulhall (Applicant signature) 05/03/2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



Ryan Mulhall <cartesianryan@gmail.com>

Greater Gardner & Monkbridge NA - Notice of Final Plat Submission for Proposed Lot 58-A of Rossiter Addition

Ryan Mulhall <cartesianryan@gmail.com>
To: =David Wood CPA= <wood_cpa@msn.com>

Tue, May 3, 2022 at 9:27 AM

Hello Greater Gardner & Monkbridge Neighborhood Association Representatives,

This email is notification that CSI - Cartesian Surveys Inc. will apply for a submittal for a final subdivision plat by lot line elimination / replat to the Development Review Board (DRB), on behalf of the owner and our client The Constance, LLC under the project number of our Plat (PR-2022-006571).

The subject property is located at 4505 12th Street NW between Bellrose Ave NW and 12th Court NW. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows the removal of the interior lot line to create 1 new lot from the 2 existing lots. The exhibit also shows the sidewalk / utility easement we intend to grant on the plat.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on May 11, 2022, at 1:30 P.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)





[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

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

4 attachments

-  **PR-2021-006571_CABQ-Official_public_notice.pdf**
272K
-  **GG&M_Emailed-Notice-PubHearing_PR-2021-006571.pdf**
191K
-  **212380_SS_4-20-22.pdf**
4848K
-  **IDOZoneAtlasPage_F-14-Z.pdf**
595K

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 3, 2022

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

Neighborhood Association (NA)*: Greater Gardner & Monkbridge NA

Name of NA Representative*: David Wood

Email Address* or Mailing Address* of NA Representative¹: wood_cpa@msn.com

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

1. Subject Property Address* 4505 12th Steet NW
Location Description Vacant lot north of duplexes
2. Property Owner* The Constance, LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor Subdivision (Replat) (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Request preliminary / final plat review to eliminate the interior lot line of 2 existing lots to create

1 new lot, grant sidewalk easement along frontage with 12th St NW.

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 Attach additional information, as needed to explain the project/request.

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] _____ 0.6945 Acres _____
 - 2. IDO Zone District _____
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] _____
 - Current Land Use(s) [vacant, if none] _____ Vacant _____
-

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

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition _____ [Other Neighborhood Associations, if any]

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



Ryan Mulhall <cartesianryan@gmail.com>

North Valley Coalition - Notice of Final Plat Submission for Proposed Lot 58-A of Rossiter Addition

Ryan Mulhall <cartesianryan@gmail.com>

Tue, May 3, 2022 at 9:31 AM

To: Peggy Norton <peggynorton@yahoo.com>, newmexmba@aol.com

Hello North Valley Coalition Representatives,

This email is notification that CSI - Cartesian Surveys Inc. will apply for a submittal for a final plat by lot line elimination / replat to the Development Review Board (DRB), on behalf of the owner and our client The Constance, LLC under the project number of our Plat (PR-2022-006571).

The subject property is located at 4505 12th Street NW between Bellrose Ave NW and 12th Court NW. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows the removal of the interior lot line to create 1 new lot from the 2 existing lots. The exhibit also shows the sidewalk / utility easement we intend to grant on the plat.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on May 11, 2022, at 1:30 P.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall

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[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)





[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

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

4 attachments

-  **PR-2021-006571_CABQ-Official_public_notice.pdf**
272K
-  **NValleyCoal_Emailed-Notice-PubHearing_PR-2021-006571.pdf**
194K
-  **212380_SS_4-20-22.pdf**
4848K
-  **IDOZoneAtlasPage_F-14-Z.pdf**
595K

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 3, 2022

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

Neighborhood Association (NA)*: North Valley Coalition

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

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com // newmexmba@aol.com

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

1. Subject Property Address* 4505 12th Steet NW
Location Description Vacant lot north of duplexes
2. Property Owner* The Constance, LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor Subdivision (Replat) (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Request preliminary / final plat review to eliminate the interior lot line of 2 existing lots to create

1 new lot, grant sidewalk easement along frontage with 12th St NW.

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 Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: May 11, 2022 at 1:30 PM MST

Location*³: Over zoom meeting held at the link provided in the agenda at the website below

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

 Please email cartesianryan@gmail.com or call (505) 896-3050

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

1. Zone Atlas Page(s)*⁵ F-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

 Requesting an administrative decision for 12th Street NW right-of-way width, which is deficient from standard 62 feet, at 60 feet wide. Existing infrastructure impedes widening on our lot and existing sidewalk is being widened into granted easement to accomodate encroachments.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

 N/A

³ Physical address or Zoom link

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.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____ 0.6945 Acres _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____ Vacant _____
-

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

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Greater Gardner & Montbridge NA [Other Neighborhood Associations, if any]

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

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

May 6, 2022

Development Review Board
City of Albuquerque

Re: Sensitive Site Analysis for Final Plat of Proposed Lot 58-A, Rossiter Addition, being comprised of Lots 58 and 59, Rossiter Addition

Members of the Board:

Cartesian Surveys is acting as an agent for The Constance LLC, and we request a final plat review to create one (1) new lot from two (2) existing lots by lot line elimination between Lots 58 and 59 of Rossiter Addition, located at 4505 12th Street NW and between Bellrose Avenue NW and 12th Court NW. The property is currently zoned as R-ML (Residential – Multi-family Low Density). Following this platting action, the property is intended to be developed as a multi-family residential collection of premium duplex buildings. The comments from the sketch plat hearing on February 9, 2022 under project number PR-2021-006571 are addressed below:

Floodplains and flood hazard areas: N/A, within tan and gray shaded Zone X (area with reduced flood risk due to levee) of FEMA classification FIRMette 35001C0119G effective 9/26/2008

Steep Slopes: N/A, relatively level ground on graded site

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A

Archeological sites: N/A, less than 5 acres in size.

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

National Flood Hazard Layer FIRMette



106°39'29"W 35°8'4"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/7/2022 at 4:50 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.