

# City of Albuquerque



## DEVELOPMENT REVIEW BOARD APPLICATION

Effective 8/12/2021

5/18/2022 Hearing  
DRB

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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of 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 type="checkbox"/> Major - Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

### BRIEF DESCRIPTION OF REQUEST

\* RE-PLAT 3 LOTS TO 2  
\* EXTEND EXISTING ZONE MX-T TO LOTS #28 & 29

### APPLICATION INFORMATION

Applicant: RYAN COOK	Phone: 505-280-9820
Address: 5616 DEL CIELO RD. NW	Email: ghubbard12@hotmail.com
City: ALBUQUERQUE	State: NM
Professional/Agent (if any): RHINO REALTY	Phone: 505-280-9820
Address: 5616 DEL OESTE RD. NW	Email: ghubbard12@hotmail.com
City: ALBUQUERQUE	State: NM
Proprietary Interest in Site: OWNER	List all owners: RYAN COOK

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: LOT # 28, 29 & 30	Block: 8	Unit: 8
Subdivision/Addition: CIELO DEL OESTE	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): H-11-2	Existing Zoning: TH	Proposed Zoning: MX-T
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): .2465

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5616 Del Oeste Between: 57th ST. & 56th ST and: JENIPER ST.

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

SEE ATTACHMENTS - FILE 2-88-82

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: 3/14/2022
Printed Name: RYAN A. COOK	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

**SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? NO if yes, indicate language: N/A

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request
- ☒ Scale drawing of the proposed subdivision plat
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Proposed Final Plat
- ☐ Design elevations & cross sections of perimeter walls
- ☐ Copy of recorded IIA
- ☐ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ☐ DXF file and hard copy of final plat data for AGIS submitted and approved

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

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
- ☐ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☐ Sidewalk Exhibit and/or cross sections of proposed streets
- ☐ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ☐ Proposed Infrastructure List, if applicable
- ☐ Required notice with content per IDO Section 14-16-6-4(K)
  - ☐ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☐ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ☐ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ☐ DXF file and hard copy of final plat data for AGIS submitted and approved


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

**MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
Staff Signature:	
Date:	



## DESCRIPTION AND JUSTIFICATION LETTER

TO: JAY RODENBECK, Senior Planner

Dear Mr. Rodenbeck,

I am requesting that the City apply the RXT zone (Previously zoned O-1) to my property at 5616 Del Oeste Road NW (Lot #30, Cielo del Oeste Subdivision recorded 4/13/95 – Attachments # A & A-1) and to extend said zone to my contiguous property at 5612 (Lot #29) and 5608 (Lot #28) Del Oeste NW Attachment #-B. I offer the following justifications for this request:

1. When the property was purchased some 32 years ago from Joe Armijo he charged extra because “it was commercial zoned”, and the paperwork proved him correct. It was zoned O-1 (See sales papers and appraisal attached # C, C-1 & D).
2. When the property was zoned O-1 it was described “generally” by its size in sq. ft. and a portion of acreage (see the approval of his O-1 zoning – Attachments # E-1, E-2 & E-3). The total size of my 3 lots is approx. the same size as in the approval of the O-1 zone - Attachment # B & F.
3. In approximately 1997 a developer assembled some property around mine and created a new subdivision (see attached plat – Attachment # A-1). It was verbally agreed that he would not include my property in his efforts. However, he included my property (without consent) in his final plat.
4. His final plat put the rear lot line approximately 3’ from the back of my Office building and left no room for parking, (see “building locator” attachment # E-3).

I am also requesting removal of the lot lines which separate lots 28, 29 and 30 – (attachment # B), and reduce the 3 lots to 2 - Lot # 30 to become Lot A which would be enlarged/expanded an additional 14 feet into what is now Lot #29 (and therefore reduce a portion of Lot #29 by 14’). And the remaining portion of lot #29 would be joined with Lot #28 to become Lot #A1 (approximately 47 ft x 87 ft. see Attachment # F). I offer the following justifications for this request:

1. All of the above as noted.
2. To allow the new Lot #A to accommodate 4+/- off street parking (see Attachment # G).
3. To allow tenants of Lot #A normal and handicap access and egress.
4. All adjacent Property Owners support this request.
5. Both of these requests will increase City, County & state revenue, reduce the costs of expansion of infrastructure and costs of maintenance (increased Employment, sales & PIC tax & reduction of costs of maintenance and expansion – reduction of lots).

Thank you, Ryan Cook, Owner

95C-136

A

IPED  
USH

95036549

State of New Mexico } SS  
County of Bernalillo  
This instrument was filed for record on

EA DEDICATED FOR ADDITIONAL STREET  
HT-OF-WAY, 0.0048 AC., BY THIS PLAT

PLAT OF

LOTS 1 THRU 37

11:51 APR 13 1995

At o'clock A.m. Recorded in Vol. 95C  
Records of said County Book 136

Judy D. Edwards Clerk & Recorder

CIELO del OESTE SUBDIVISION

TOWN OF ATRISCO GRANT, UNIT 8

ALBUQUERQUE, NEW MEXICO

of land comprising Lots 1 to 6, Being a Replat of a portion of Tract 280, TOWN OF ATRISCO GRANT  
LO COUNTY, NEW MEXICO, as shown and designated on the plat thereof, filed in the office of the  
Bernalillo County, New Mexico, on 8/9/94 and;  
id comprising the remaining portions of Tracts 280 and 281, Unit 8, Town of Atrisco Grant, Bernalillo County, New Mexico, as shown  
ie plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944; excepting therefrom  
cts 280 and 281 taken by the NM State Highway Commission for right-of-way of NM Project No. 1-040-3(27)155, and excepting  
pt of original Tracts 280 and 281; and said entire tract being more particularly described by metes and bounds survey performed  
follows:  
west corner of the tract herein described, a point on the east right-of-way of 57th Street, NW, whence the City of Albuquerque  
-11" bears S41°52'15"W, 1003.60 feet; thence N00°39'17"E, 86.42 feet to a point of curvature; thence, Northeast, along a  
s of 256.48 feet, an arc length of 273.12 feet, a central angle of 61°00'48", and a chord bearing N31°09'41"E, 260.40 feet  
nd curvature; thence, Northeast, along a curve having a radius of 1115.92 feet, an arc length of 186.86 feet, a central angle of  
rd bearing N66°26'38"E, 186.65 feet to a point of compound curvature; thence, Northeast, along a curve having a radius  
irc length of 95.68 feet, a central angle of 10°05'46", and a chord bearing N76°18'38"E, 64.63 feet to the Northeast corner  
cribed, a point on the western right-of-way of 55th Street, N.W.; thence S00°39'17"W a distance of 410.99 feet along said right-of-way to  
e tract herein described; thence N89°20'43"W a distance of 395.00 feet to the Southwest corner and point of beginning and containing  
or less.

LEGAL DESCRIPTION

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	20.00	31.42	20.00	90°00'00"
C2	70.00	31.42	20.00	90°00'00"
C3	25.00	39.27	25.00	90°00'00"
C4	25.00	47.13	34.42	108°00'46"
C5	256.48	23.81	11.82	05°18'30"
C6	256.48	74.10	37.35	16°34'15"
C7	256.48	37.21	18.64	08°18'47"
C8	256.48	40.89	20.00	18°07'00"
C9	1115.92	50.89	25.44	02°36'42"
C10	1115.92	48.80	24.40	02°30'20"
C11	1115.92	78.21	39.12	04°00'55"
C12	542.96	57.72	28.89	06°03'25"
C13	542.96	31.01	15.51	03°18'19"
C14	25.00	44.75	31.19	102°34'05"

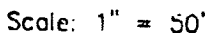
CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C15	25.00	25.00	25.00	90°00'00"
C16	25.00	25.00	25.00	90°00'00"
C17	27.00	31.72	27.00	90°00'00"
C18	38.58	42.41	27.00	90°00'00"
C19	38.58	42.41	27.00	90°00'00"
C20	38.58	42.41	27.00	90°00'00"
C21	38.58	42.41	27.00	90°00'00"
C22	38.58	42.41	27.00	90°00'00"
C23	1115.92	57.02	34.97	03°02'00"
C24	256.48	57.02	34.97	03°02'00"
C25	93.00	34.97	21.84	03°02'00"
C26	93.00	34.97	21.84	03°02'00"
C27	542.96	34.97	21.84	03°02'00"
C28	93.00	34.97	21.84	03°02'00"

0.065.22  
102.25  
1967757 NAD 1927

FILED:12-5-44, C2-87  
TOWN OF ATRISCO GRANT

PLAT OF TRACT 280-A-1 & A-2  
TOWN OF ATRISCO GRANT, UNIT 8  
FILED: 4-11-95, VOL. 95-C, FOLIO 181



57<sup>TH</sup> ST.  
LEGAL  
DOCUMENTS

R = 256.48'  
L = 273.12'  
CH.BRG.N31°09'41"E

57TH ST., NW  
60' R.O.W.

Y=1,493,065.22  
X=363,802.25  
G-G 99967757, NAD 1927  
 $\Delta\alpha = -07^{\circ}54.3''$

POR. TRACT 281  
TOWN OF ATRISCO GRANT  
FILED:12-5-44, C2-87

PLAT OF TRACT 280  
 TOWN OF ATRSCO GRANT, UNIT 8  
 FILED: 4-11-95, VOL. 95-C, FOLIO 12

CURVE DATA

CURVE	HAZARD	DEPTH	TANGENT	DATA
C1	20.00	11.42	28.00	20.00
C2	20.00	11.42	18.11	18.11
C3	20.00	11.42	25.00	25.00
C4	20.00	11.42	31.19	31.19
C5	20.00	11.42	11.07	11.07
C6	20.00	11.42	37.34	37.34
C7	20.00	11.42	18.41	18.41
C8	20.00	11.42	20.86	20.86
C9	20.00	11.42	25.44	25.44
C10	20.00	11.42	21.40	21.40
C11	20.00	11.42	30.17	30.17
C12	20.00	11.42	28.86	28.86
C13	20.00	11.42	15.81	15.81
C14	20.00	11.42	31.19	31.19

CURVE	RADIUS	LENGTH	TANGENT
C15	25.00'	38.54'	24.30'
C16	25.00'	21.72'	17.63'
C17	27.00'	42.41'	27.88'
C18	1115.82'	5.80'	4.48'
C19	258.44'	57.02'	28.83'
C20	13.00'	3.49'	1.75'
C21	13.00'	27.82'	15.87'
C22	54.88'	8.88'	5.44'
C23	63.00'	10.01'	6.21'

### LEGAL DESCRIPTION

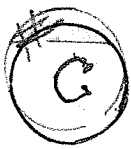
A certain tract of land comprising Lots 1 to 6, Being a Replot of a portion of Tract 280, TOWN OF ATRISCO, UNIT 8, BERNALILLO COUNTY, NEW MEXICO, as shown and designated on the plat thereof, filed in the office of County Clerk of Bernalillo County, New Mexico, on 8/7/99 and;

A certain tract of land comprising the remaining portions of Tracts 280 and 281, Unit 8, Town of Altrisco Grant, Bernalillo County, New Mexico, as and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944; excepting the a portion of said Tracts 280 and 281 taken by the NM State Highway Commission for right-of-way of NM Project No. 1-040-3(27)155, and as the South 619.60 feet of original Tracts 280 and 281; and said entire tract being more particularly described by metes and bounds survey per in May, 1994, as follows:

Beginning at the Southwest corner of the tract herein described, a point on the east right-of-way of 57th Street, NW, whence the City of Albuquerque survey station "2-H-11" bears S41°52'15"W, 1003.60 feet; thence N00°39'17"E, 86.42 feet to a point of beginning there.

B





TR43053

HI SIERRA REALTY 344-9121  
#43053 HSR 1 1720 57TH ST NW 125,000 NWHTS A /COMM  
ZA:H11 ZN:01 LE:LOTS A&1 OF CRIS BUILT ADD#1  
PC:OFFICE BLDG ON WEST SIDE IDEAL TL:9,177 TO:1,500 TU:1 AG:888  
CC:FDR PROFESSIONALS TB:1,500 TR:1,500 PK:15  
GS:\$18,000 OE:\$0.00 TD:\$8,976 1E:\$90,000 2E:\$0.00  
EQ:\$39,000 TE:\$90,000 DP:\$0.00 1D:\$8,976 2D:\$0.00  
LT:6 TX:\$0.00 IR:9% 2I:%  
LA:STAPLETON PH:344-9121 HP:344-9121 CO:3%

\*\*INFORMATION OBTAINED FROM SOURCES DEEMED RELIABLE AND NOT GUARANTEED BY ABR\*  
I40 TO NORTH COORS TURN SOUTH ON COORS EAST TURN ON ILIFF NORTH ON 57TH ST TO  
PROPERTY \*STATE FARM BUILDING AND LAND ACROSS STREET ALSO FOR SALE \*NO QUAL 9%  
ZONED FOR OFFICE USE IDEAL FOR PROFESSIONAL SUCH AS A DOCTOR\*DENTIST\*ATTORNEY  
REALTOR\*INSURANCE AGENCY\*PSYCHOLOGIST, COUNSELING SERVICE, ETC. PLENTY OF  
PARKING EXCELLENT VISIBILITY. ACCESS ADDITIONAL LAND AVAILABLE. WILL CONSIDER  
LEASE OPTION OR LEASE PURCHASE, CASH, REC. RECEPTION AREA & OFFICES.

SALE	LEASE OPTION	LEASE PURCHASE	EXCHANGE	LAND-(FEE SMPL)
BUILDING	OFFICE BLDG(S)	CORNER LOCATION	FREE STAND LOC	FRAME
STUCCO	ALL CITY UTIL	ELECTRIC UTIL	NAT'L GAS UTIL	EVAPORATIVE-CL
GAS HEAT	CNTRL FR AIR-HT	1 STORY	PITCHED ROOF	CEILING-8'-12'
PVD ROAD TO PRP	ACCESS-PUB ROAD	ON SITE PARKING	1ST-REC	1ST-NO QUALIFY
NO OTHER FIN	OTH-NONE	CNSID-CSH TO LN	CNSID-REC	CNSID-EXCHANGE
CNSID-LSE OPTN	CNSID-LSE PURCH	LND=WATER	VACANT/LOCKBOX	SURVEY AT LO
VACANT				

T COMPLETE 21/NO/90 8:33 PM

ENTER FUNCTION CODE

POI  
Property Owners Inquiry  
Per New plat Request A New  
Notice of Value for 96-



Borrower/Client			File No.	0930554
Property Address 1720 - 57th Street NW				
City Albuquerque	County Bernalillo	State NM	Zip Code	
Lender				

### Preliminary Analysis:

The following is a summary reconciliation of available market data, and analyses, which revealed indications of a range of value for the subject property. THIS IS NOT AN APPRAISAL and should not be construed as such. An appraisal must contain all pertinent data required by law and be in compliance with the Uniform Standards of Professional Appraisal Practices (USPAP). As agreed, the client, Mr. John Stapleton, has not requested an appraisal, but wishes a market data survey and analysis, in order to reveal a possible range of value applicable to the subject property. Preliminary data surveys are becoming more common, in order to determine the practicability of an appraisal.

### Market Data Comments:

Market data is considered inadequate for the purpose of estimating or supporting an estimate of market value for the subject property.

An income approach is often considered a better indicator of value when estimating the market value of an income producing property, because one may estimate a potential gross income production for a property by studying income streams from similar properties.

A likely gross income range for the subject is estimated at \$700. to \$750. per month or \$8,400. to \$9,000. per year. Deducting a limited operating expense (18%-20%) and then capitalizing the remaining net operating income at a reasonable market rate of 8%, an estimated range of value is revealed at \$86,100. to \$92,250. An income approach to estimating value does not, however, address the concerns of a purchaser who will be a USER of the property being valued. A comparison of similar property sales may be more appropriate, especially for small commercial properties like the subject.

a user-purchaser may need a property for a specific purpose or for its particular amenities, characteristics or location. Who can say what a property is worth to an owner-user.

### Land Sales and Replacement Cost Considerations:

Land sales were insufficient to determine an accurate replacement land/site estimated range of value. Several older sales were considered. These sales are located around Coors Boulevard and Central Avenue, as well as, some other locations. Most of these are larger parcels, many are commercial zoned. None were found with office zoning (0). In other parts of the city, sales indicate a range of value for similarly located office-zoned sites at \$3.50 to \$5.00 per square foot, depending on site size, etc.

An estimate for the reproduction (replacement) cost of the subject improvements was made, based on the Marshall & Swift cost guide. However, estimating the effective age of the subject building and its remaining economic life was based on an age-life method and an estimate of neighborhood depreciation of 33% for the subject property. The resulting estimate of the depreciated cost of improvements is \$51,100. To this figure one should add an estimate of land value to get an estimate of value for the property via the replacement cost method. Range of value is \$92,225. to \$109,850. via replacement cost.

Range of Value (all approaches) is \$86,100. to \$115,000.

Charles L. Weaver  
Charles L. Weaver, IFA, Gen.Cert.350-G

June 30, 1993  
Date

D

Exhibit "A" Attached

A portion of Tract 281, Unit No. Eight, as shown on the "Plat Showing a Portion of Tracts Allotted from TOWN OF ATRISCO GRANT, in School District 28, Bernalillo County, New Mexico," filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 5th, 1944 and more particularly described as follows: Beginning at the Southwest corner of the tract herein described, being the Southwest corner of the South 207.4 feet of the North 417.4 feet of said Tract 281, Unit 8, Town of Atrisco Grant, from whence the A.C.S. Station "2-H11" (State Plane Coordinates X= 363,802.25, Y= 1,493,065.22) bears S.41deg.53'58"W., 1003.60 feet distant; running Thence, N.00deg.41'00"E., 68.03 feet to a point of curvature; Thence, Northeasterly, along a curve to the right having a radius of 25.00 feet, an arc length of 43.77 feet, a central angle of 100deg.19'00", and a chord which bears N.50deg.50'30"E., 38.39 feet to a point of tangency; Thence, S.79deg.00'00"E., 46.79 feet to a point of curvature; Thence, Southeasterly, along a curve to the left having a radius of 343.40 feet, an arc length of 61.82 feet, a central angle of 10deg.19'00", and a chord which bears S.84deg.09'30"E., 61.74 feet to the Northeast corner of the tract herein described; Thence, S.00deg.41'00"W., 78.70 feet to the Southeast corner of the tract herein described; Thence, N.89deg.19'00"W., 137.00 feet to the point of beginning and containing 0.2670 acre, more or less.



Judy D. Woodward Bern. Co. WD R 9.00

1999078966  
5239368  
Page: 2 of 2  
06/16/1999 11:08A  
Bk-9908 Pg-8768

E1

City of Albuquerque  
Planning Department  
Planning Division  
P.O. Box 1293, Albuquerque, New Mexico 87103

September 16, 1988

NOTIFICATION OF DECISION

Valentino Torres  
1813 Morningside NE  
Albuquerque, NM 87110

FILE: Z-88-82  
LEGAL DESCRIPTION: A portion of Tract 231, Town of  
Atrisco Grant, Northeast Unit, located on the east  
side of 57<sup>th</sup> Street NW, north of Bice Road NW,

On September 15, 1988, the Environmental Planning Commission voted to approve Z-88-82, a zone map amendment from RT to O-1, based on the following Findings:

Findings:

1. The applicant has demonstrated changed neighborhood conditions.
2. The O-1 would serve as a transitional zone thereby justifying this spot zone.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY SEPTEMBER 30, 1988, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

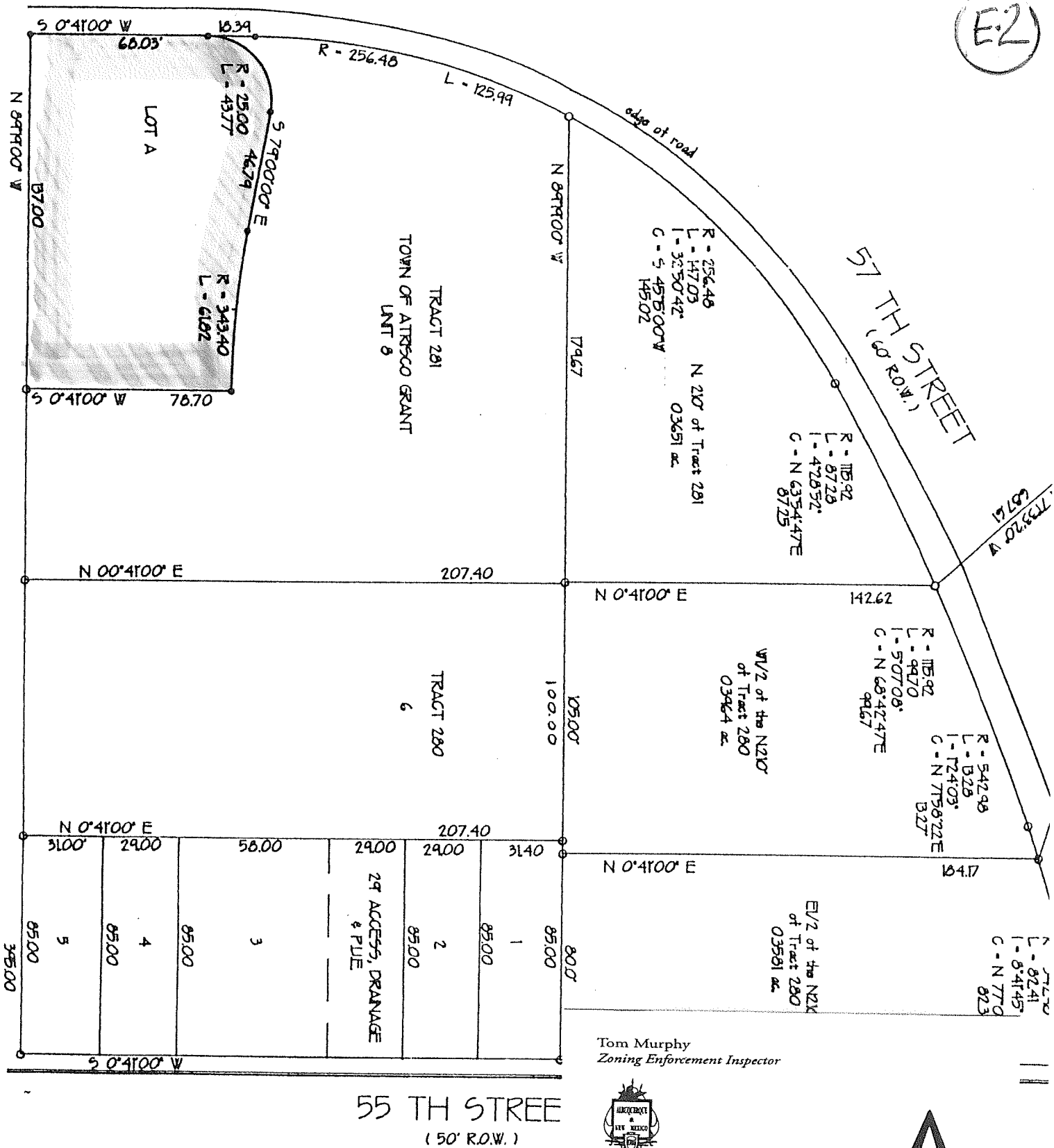
Sincerely,

  
For Richard Dineen  
Acting City Planner

RD/DC/vb

cc: Rick Bennett Architect, 1118 Park Avenue SW, 87102

E2



Tom Murphy  
Zoning Enforcement Inspector



(505) 924-3850  
(505) 924-3847 Fax  
Planning Department  
Zoning Enforcement  
600 Second Street NW  
Albuquerque, New Mexico 87102

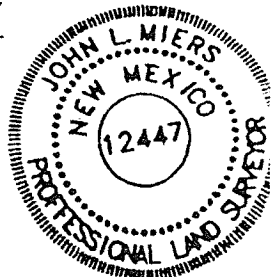




EH  ELECTRIC METER  
GM  GAS METER

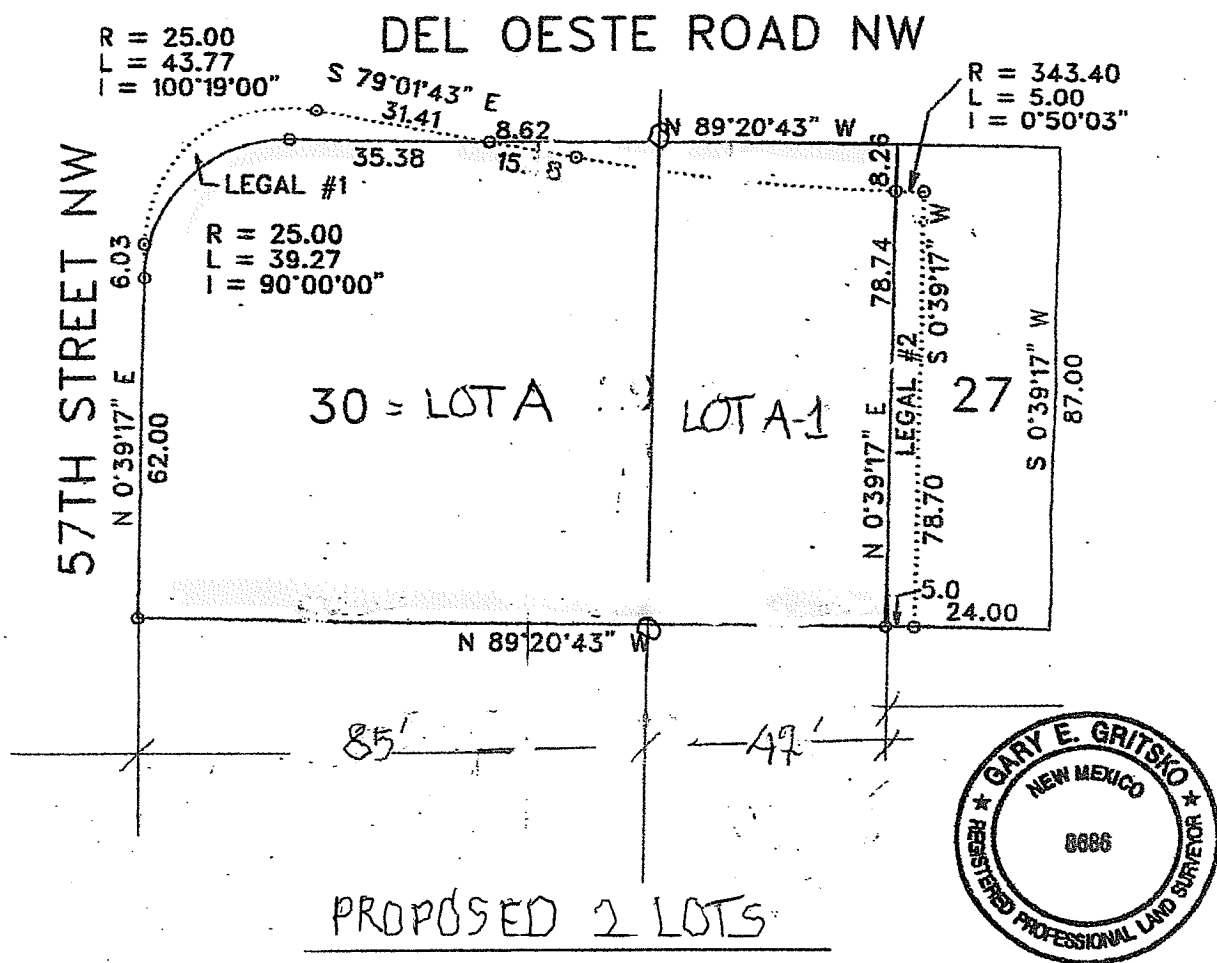


05-18-99  
DATE



F

This sketch of Lots 27, 28, 29 & 30 is more particularly described by metes and bounds survey made by Gary E. Gritsko, NMPS No. 8686, on May 20, 1996 ( see Exhibit "A" )



# LEGEND

- FOUND #4 REBAR/CAP  
MARKED "LS 8686"
- SET #5 REBAR/CAP, PWT  
"LS 10204"
- △ SET 4" ALUM. CAP, C.O.A.  
CENTERLINE MONUMENT  
SURVEY MARKER, PWT  
"LS 10204"

BOUNDARY PERIMETER OF PLAT OF LOTS  
1 to 6, Being a Replat of a portion of Tract  
280, TOWN OF ATRISCO GRANT, UNIT 8,  
Albuquerque, Bernalillo County, New Mexico,  
filed 8/7/94, BK 24C, FOLIO 261.  
(TO BE ELIMINATED BY THIS PLAT)

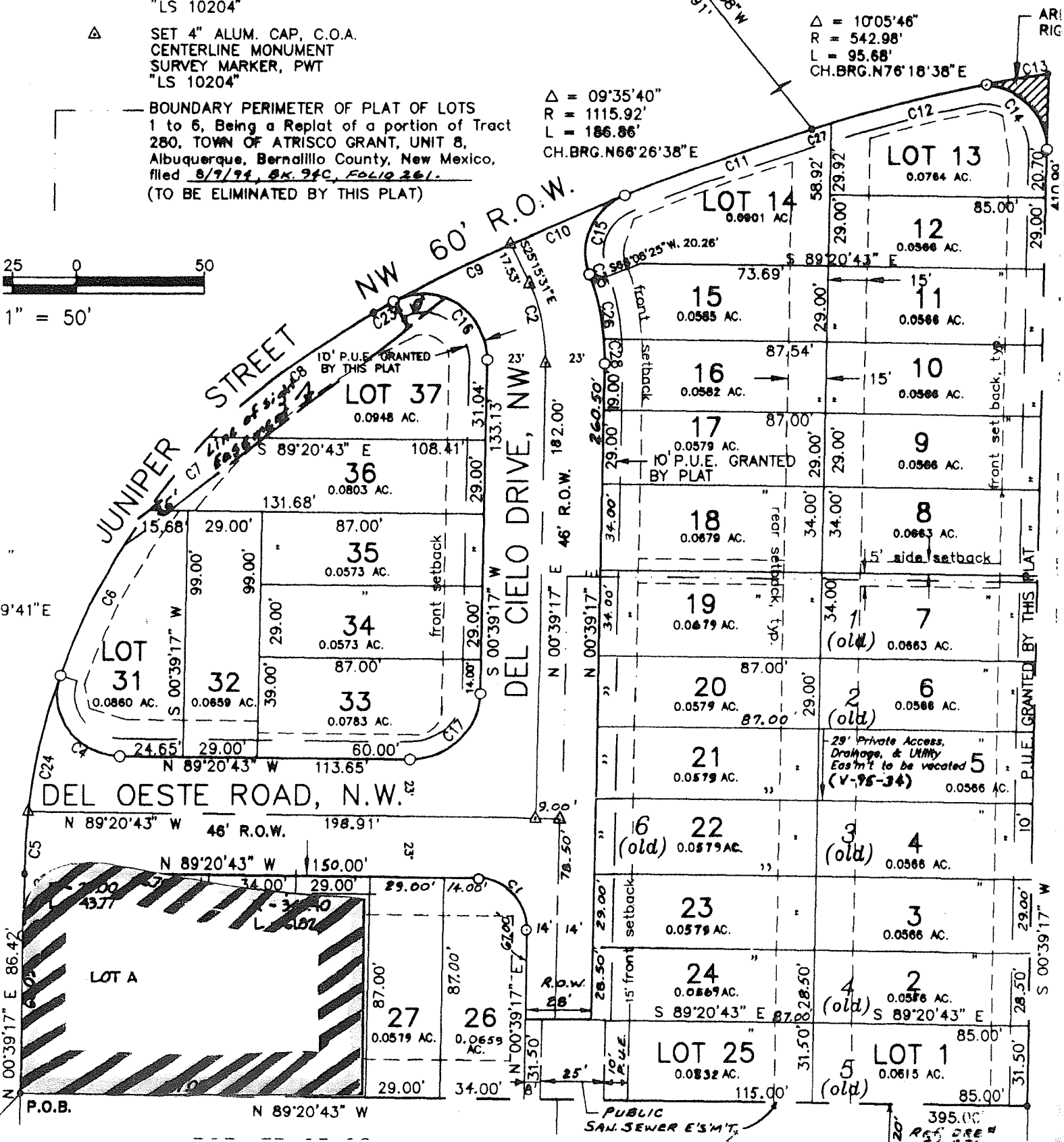
1-40-18, A STANDARD NMSHC BRASS  
STA 1-40-18, SET IN TOP OF A CONCRETE POST FL  
WITH THE GROUND: X=364,033.59, Y=1,494,376.82  
GROUND TO GRID=0.99967708  
 $\Delta\alpha = -0^{\circ}15'41''$

$\Delta = 09^{\circ}35'40''$   
R = 1115.92'  
L = 186.86'  
CH.BRG.N66°26'38"E

$\Delta = 10^{\circ}05'46''$   
R = 542.98'  
L = 95.68'  
CH.BRG.N76°18'38"E

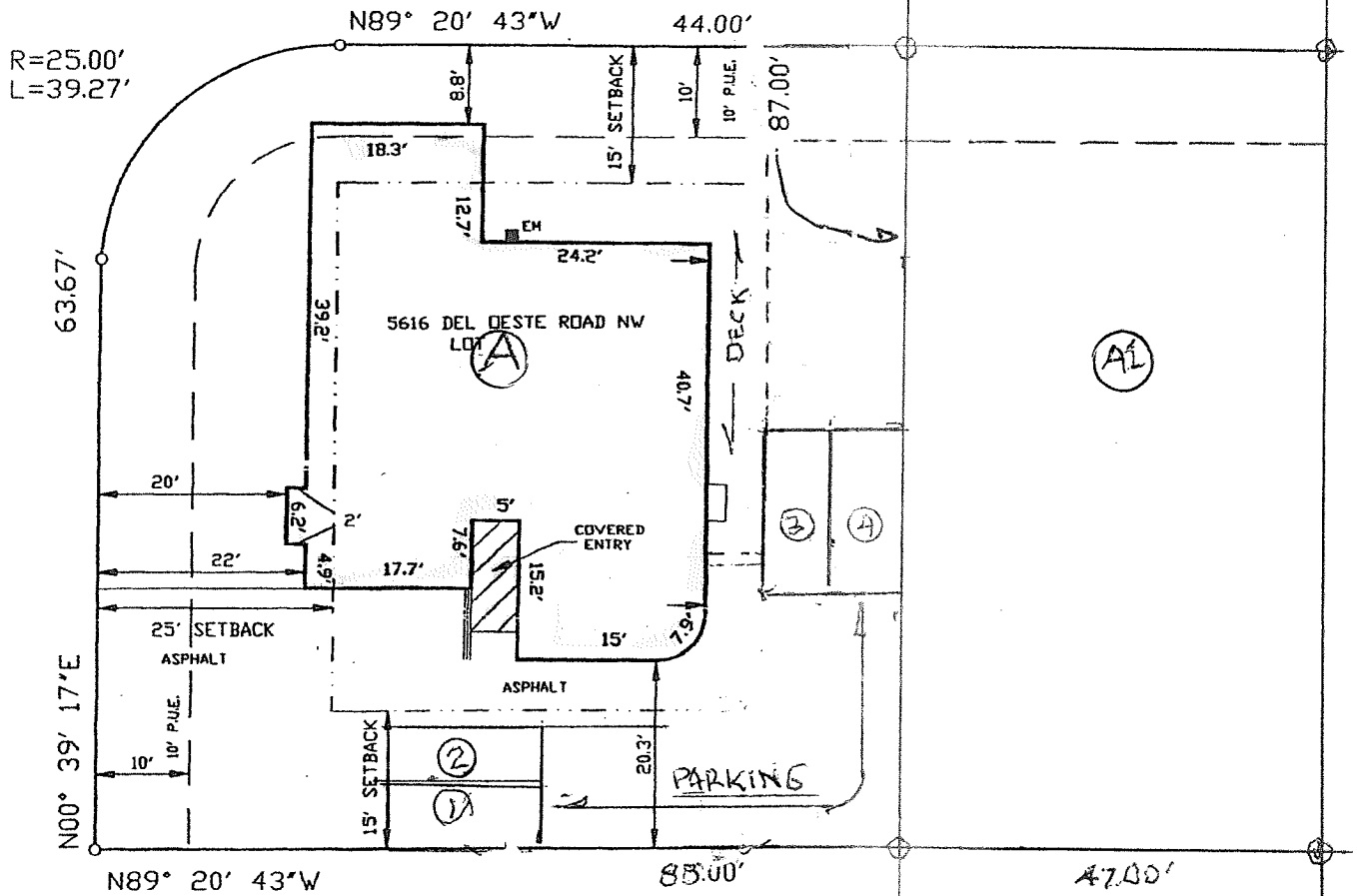
ARI  
RIG

25 0 50  
1" = 50'



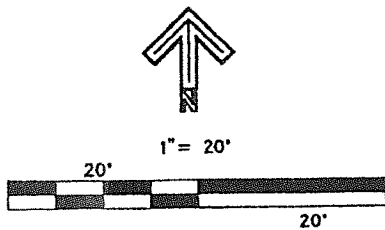
G

DEL CIELO DR. NW  
46' RIGHT-OF-WAY



LEGEND

- EH ■ ELECTRIC METER
- GH ● GAS METER



99-C-1-715  
CGAR