



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

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Request preliminary / final plat review to subdivide by lot line elimination 4 existing lots to create 1 new lot, and grant an overhead easement. Also seeking a determination to allow existing alleyway width. Client will move the existing fence and gate to accommodate necessary sidewalk width minimums along Georgia St NE, but no other development of the site is planned.

**APPLICATION INFORMATION**

Applicant/Owner: Vietnamese Buddhist Congregation of NM		Phone:
Address: 327 Georgia Street NE		Email:
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): CSI - Cartisian 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 all owners:	

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

Lot or Tract No.: Lot 6 thru 8 and 10-A	Block: 13	Unit:
Subdivision/Addition: Fairgrounds Addition	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): K-18-Z	Existing Zoning: NR-C	Proposed Zoning
# of Existing Lots: 4	# of Proposed Lots: 1	Total Area of Site (Acres): 0.7327

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 315+327 Georgia St SE | Between: Zuni Road SE | and: Acoma Rd SE

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

PR-2022-007112 / PS-2022-00181

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: January 17, 2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

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

**\_ MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- \_\_\_ 6) Design elevations & cross sections of perimeter walls
- \_\_\_ 7) Recorded Infrastructure Improvements Agreement

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 9) Letter describing and explaining the request
- \_\_\_ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- \_\_\_ 11) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

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

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

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- \_\_\_ 6) 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
- \_\_\_ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ 8) Proposed Infrastructure List, if applicable

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 9) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- \_\_\_ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ 14) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ MINOR AMENDMENT TO PRELIMINARY PLAT**

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

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- \_\_\_ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- \_\_\_ 8) Infrastructure List, if applicable
- \_\_\_ 9) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**FORM S: PRE-APPROVALS/SIGNATURES**

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

**Legal Description & Location:** Lots 6 thru 8 and 10-A, Block 13 of Fairgrounds Addition, located at 315 Georgia Street SE between Acoma Road and Zuni Road NE.

**Job Description:** Final Plat consolidating 4 existing lots into 1 new lot, and granting an overhead PUE [PR-2022-007112]

**Hydrology:**

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

Reggie Chan 1/6/2023  
Hydrology Department Date

**Transportation:**

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

Ernest Armijo 1/6/2023  
Transportation Department Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

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

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 S: PRE-APPROVALS/SIGNATURES**

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**Hydrology:**

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

\_\_\_\_\_  
Hydrology Department Date

**Transportation:**

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

\_\_\_\_\_  
Transportation Department Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

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

Sarah Luckie 1/6/2023  
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



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

# IDO Zone Atlas

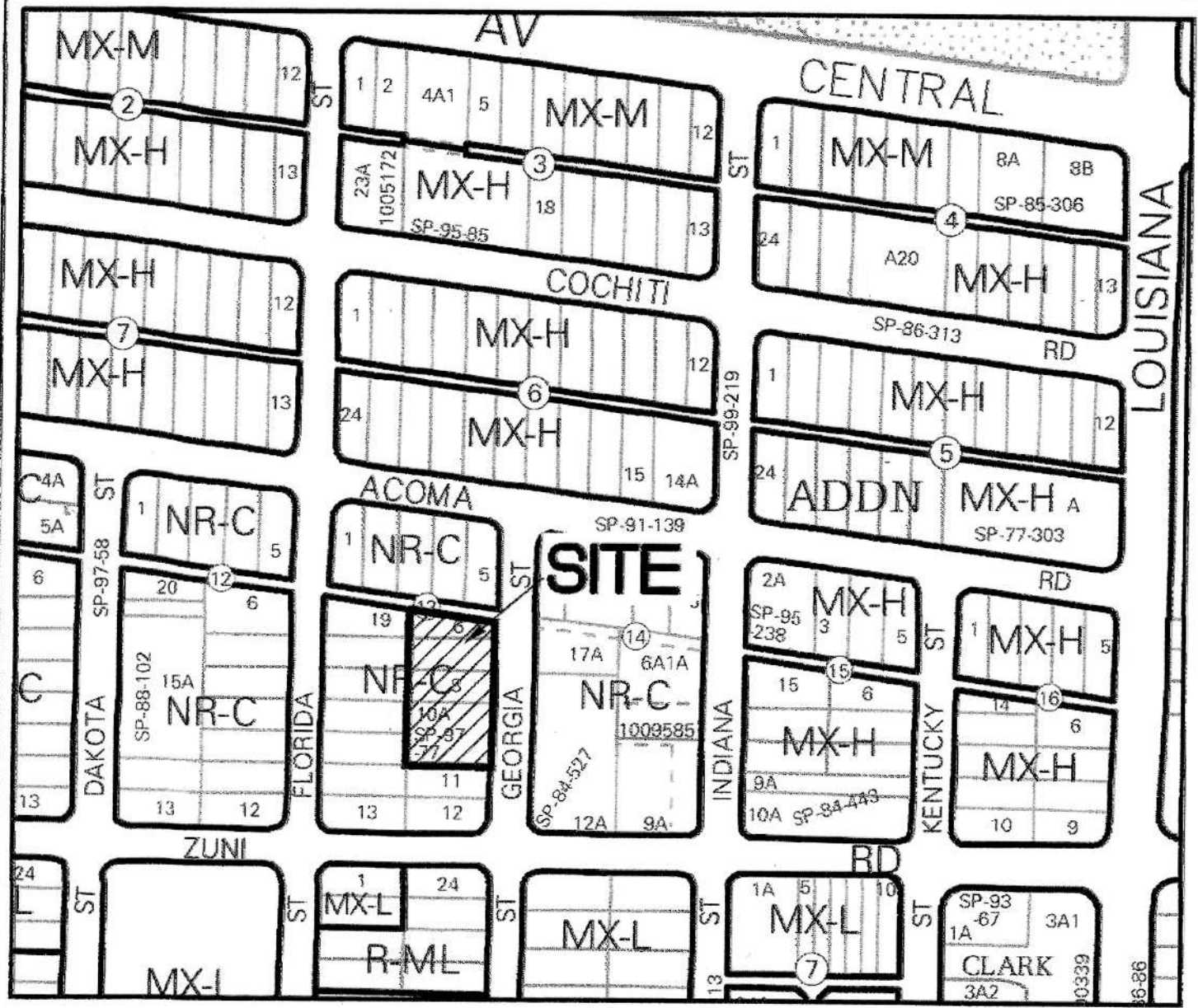
## May 2018

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

Zone Atlas Page:  
**K-18-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

Gray Shading  
Represents Area Outside of the City Limits



Vicinity Map - Zone Atlas K-18-Z

**Documents**

- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1771554 AND AN EFFECTIVE DATE OF JULY 19, 2022.
- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1771595 AND AN EFFECTIVE DATE OF JULY 19, 2022
- PLAT OF LOT 10-A, BLOCK 13 OF FAIRGROUNDS ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 16, 1997, IN BOOK 97C, PAGE 113.
- PLAT OF FAIRGROUNDS ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 26, 1937, IN BOOK C1, PAGE 105.
- WARRANTY DEED FOR LOTS 6, 7 AND 8, BLOCK 13, FAIRGROUNDS ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 2, 2004, IN BOOK A78, PAGE 5776, AS DOCUMENT NO. 2004075978.
- WARRANTY DEED FOR LOTS 6, 7 AND 8, BLOCK 13, FAIRGROUNDS ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2008, AS DOCUMENT NO. 2008061119.

**Free Consent**

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.

*Thil*  
 LINH WARD, TREASURER  
 VIETNAMESE BUDDHIST CONGREGATION OF NM  
 DATE 01/05/2023

STATE OF NEW MEXICO  
 COUNTY OF Sandoval  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 09/07/25

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 MONICA JARAMILLO  
 COMMISSION # 1135421  
 COMMISSION EXPIRES 09/07/2025

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 01/05 2023  
 BY: LINH WARD, TREASURER, VIETNAMESE BUDDHIST CONGREGATION OF NM

**Indexing Information**

Section 24, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Fairgrounds Addition  
 Owner: Vietnamese Buddhist Congregation of NM  
 UPC # 101805742203440507 (Lot 6)  
 101805742203140506 (Lot 7)  
 101805742202640505 (Lot 8)  
 101805742202040504 (Lot 10-A)

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 0.7327 ACRES  
 ZONE ATLAS PAGE NO..... K-18-Z  
 NUMBER OF EXISTING LOTS..... 4  
 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..... AUGUST 2022

**Notes**

- FIELD SURVEY PERFORMED IN AUGUST 2022.
- ALL DISTANCES ARE GROUND DISTANCES; US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**Legal Description**

LOT NUMBERED TEN-A (10-A) IN BLOCK NUMBERED THIRTEEN (13) OF FAIR-GROUNDS ADDITION, WITHIN SECTION 23, T. 10 N., 3 E., N.M.P.M. ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 16, 1997, IN PLAT BOOK 97C, PAGE 113.

AND

LOTS NUMBERED SIX THRU EIGHT, IN BLOCK NUMBERED THIRTEEN (13) OF FAIRGROUNDS ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 29, 1952, IN PLAT BOOK C2, PAGE 122.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 10-A, LYING ON THE WESTERLY RIGHT-OF-WAY OF GEORGIA STREET S.E. AND BEING MARKED BY A CHISELED CROWSFOOT;

THENCE, LEAVING SAID RIGHT OF WAY, N 88°54'14" W, A DISTANCE OF 134.51 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A TAGGED FENCE POST "LS 18374";

THENCE, N 00°55'08" E, A DISTANCE OF 244.75 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2 INCH REBAR WITH CAP "LS 18374", LYING ON THE SOUTHERLY RIGHT OF WAY OF A 16 FOOT PUBLIC ALLEY;

THENCE, COINCIDING SAID SOUTHERLY RIGHT OF WAY, S 82°14'29" E, A DISTANCE OF 135.94 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2 INCH REBAR WITH CAP "LS 18374" AND LYING ON THE WESTERLY RIGHT OF WAY OF GEORGIA STREET SE;

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY, S 01°02'02" W, A DISTANCE OF 228.97 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7327 ACRES (31,916 SQ. FT.) MORE OR LESS.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0354H, DATED AUGUST 16, 2012.

**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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101805742203440507  
101805742203140506  
101805742202640505  
101805742202040504

PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for**  
**Lot 10-A-1, Block 13,**  
**Fairgrounds Addition**  
**Being Comprised of**  
**Lots 6 thru 8 and 10-A, Block 13,**  
**Fairgrounds Addition**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**October 2022**

**Project Number:** PR-2022-007112

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

- [Signature]* Dec 28, 2022
- PNM Electric Services  
*Natalia Antonio* Nov 8, 2022
- Qwest Corp. d/b/a CenturyLink QC  
*Pamela C. Stone* Dec 30, 2022
- New Mexico Gas Company  
*Mike Martin* Nov 8, 2022
- Comcast

**City Approvals:**

*Loren N. Risenhoover P.S.* 10/14/2022  
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement  
*[Signature]* 10/17/2022  
 A.M.A.

City Engineer

DRB Chairperson, Planning Department

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, 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.

*Brian J. Martinez* 10/16/22  
 Brian J. Martinez 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

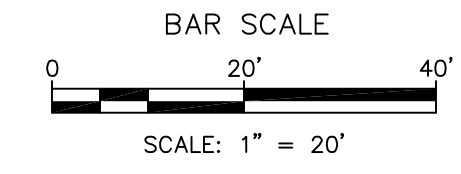


**Plat for  
Lot 10-A-1, Block 13,  
Fairgrounds Addition  
Being Comprised of  
Lots 6 thru 8 and 10-A, Block 13,  
Fairgrounds Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2022**

Line Table		
Line #	Direction	Length (ft)
L1	S 82°14'29" E	10.07'

ACS Monument "14\_K20"  
NAD 1983 CENTRAL ZONE  
X=1550574.948\*  
Y=1484692.188 \*  
Z=5381.929 \* (NAVD 1988)  
G-G=0.999655680  
Mapping Angle=-0°10'21.32"

\*U.S. SURVEY FEET



**Legend**

<b>N 90°00'00" E</b>	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (04/16/1997, 97C-113)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (04/16/1997, 97C-113)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Easement Notes**

- 1 EXISTING SHARED PARKING AGREEMENT FOR LOTS 9 THRU 11, BLOCK 13 (12/20/2007, DOC. NO. 2007170557)
- 2 EXISTING REAL PROPERTY ENCROACHMENT AGREEMENT AND COVENANTS (12/20/2007, DOC. NO. 2007170557)
- 3 OVERHEAD PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT, AS SHOWN HEREON

**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.

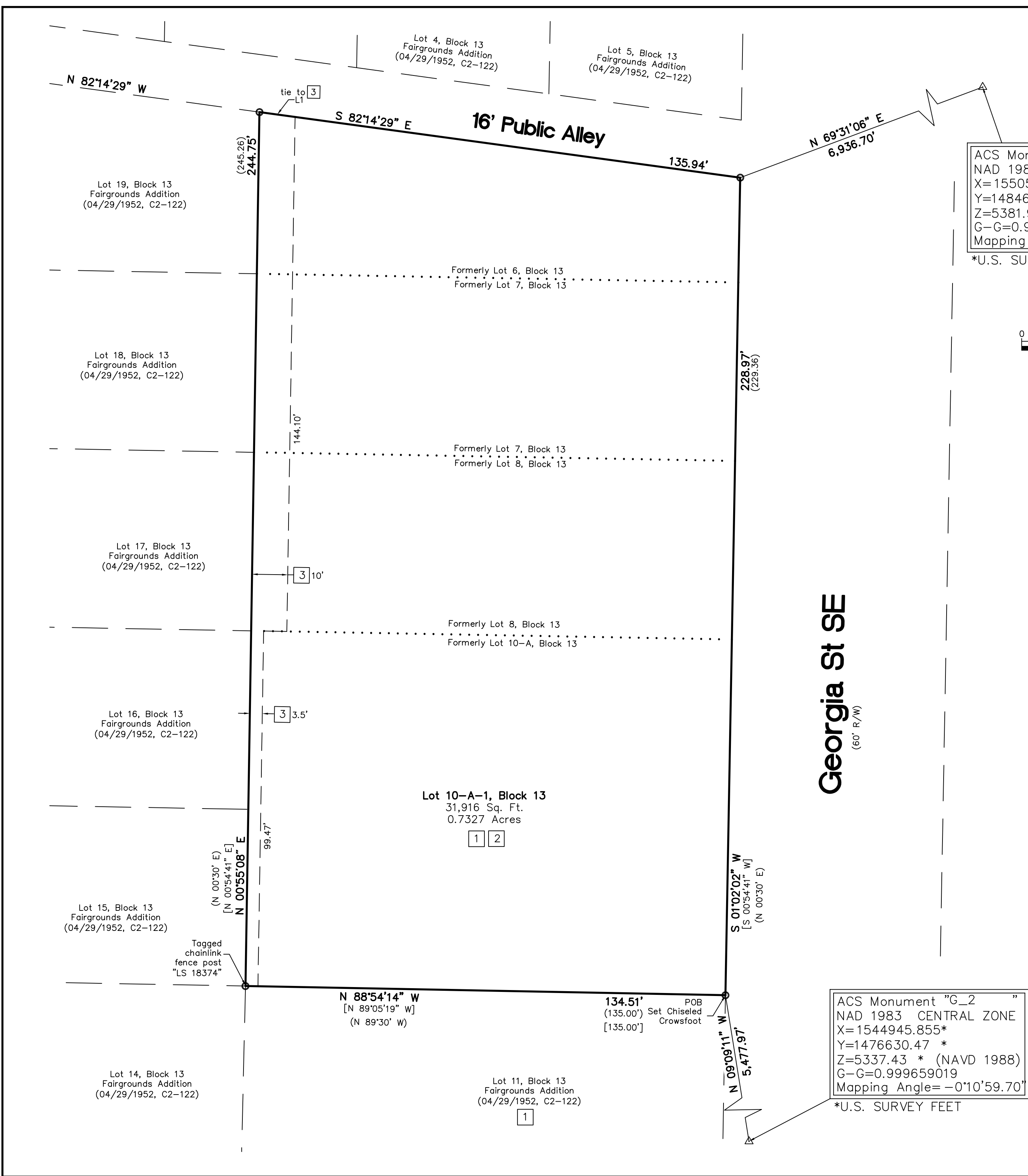
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

**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 10-A-1, Block 13,  
Fairgrounds Addition  
Being Comprised of  
Lots 6 thru 9 and 10-A, Block 13,  
Fairgrounds Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2022**

**Legend**

<b>N 90°00'00" E</b>	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (04/16/1997, 97C-113)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (04/16/1997, 97C-113)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	COVERED AREA
▨	CONCRETE
□	UTILITY PEDESTAL
—○—	METAL FENCE
▨▨▨▨	BLOCK WALL
—○—	CHAINLINK FENCE
□	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
⊙	ELECTRIC METER
⊙	GAS METER
⊙	WATER VALVE
⊙	WATER METER
⊙	SAS CLEANOUT
⊙	SIGN
↑	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—W—	UNDERGROUND WATER UTILITY LINE

ACS Monument "14\_K20"  
NAD 1983 CENTRAL ZONE  
X=1550574.948\*  
Y=1484692.188 \*  
Z=5381.929 \* (NAVD 1988)  
G-G=0.999655680  
Mapping Angle=-0°10'21.32"  
\*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	S 82°14'29" E	10.07'

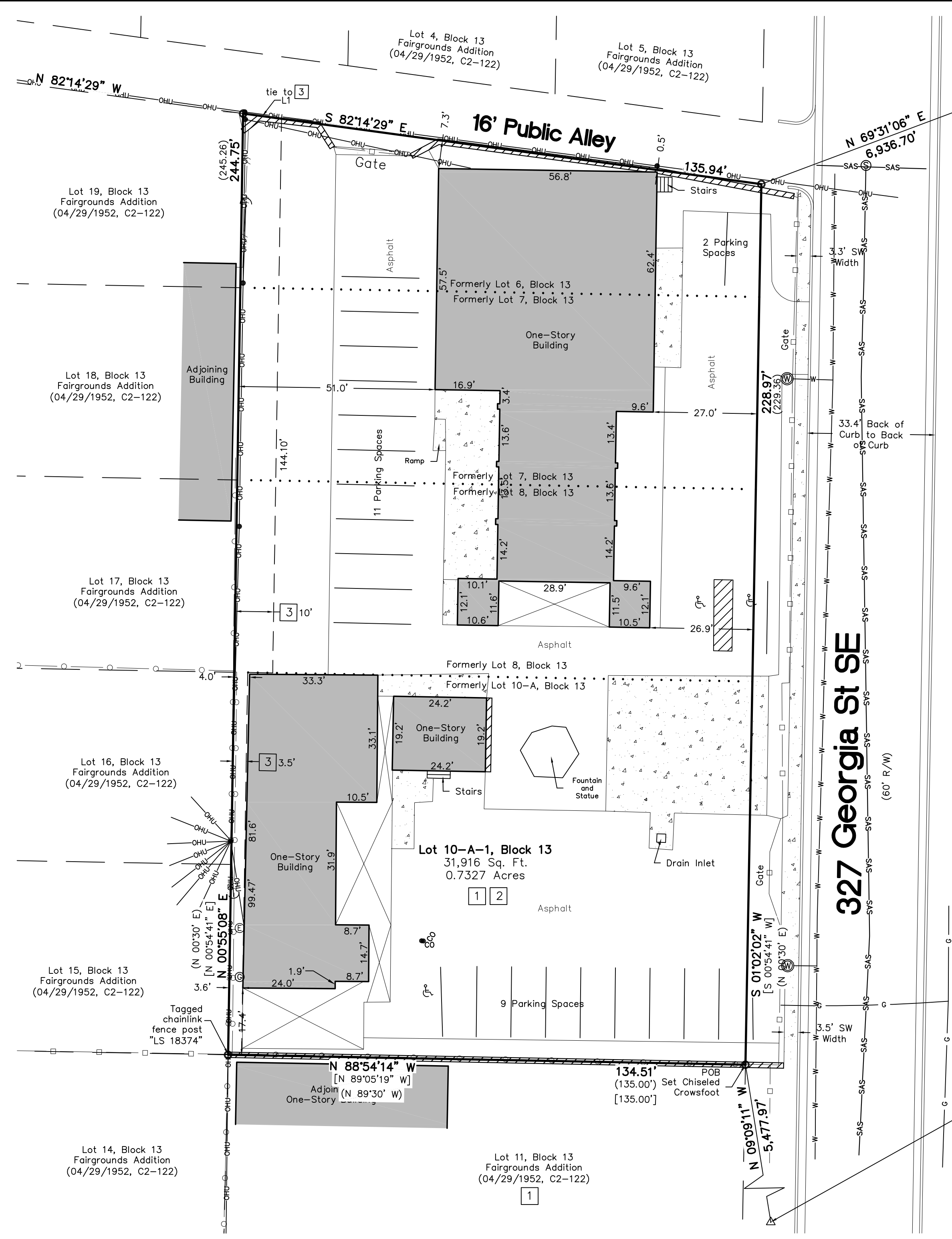
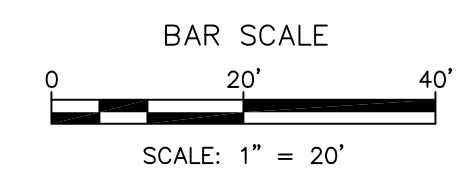
**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON

**Easement Notes**

- EXISTING SHARED PARKING AGREEMENT FOR LOTS 9 THRU 11, BLOCK 13 (12/20/2007, DOC. NO. 2007170557)
- EXISTING REAL PROPERTY ENCROACHMENT AGREEMENT FOR LOTS 9 AND 10, BLOCK 13 (12/20/2007, DOC. NO. 2007170557)
- OVERHEAD PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT, AS SHOWN HEREON

ACS Monument "G\_2"  
NAD 1983 CENTRAL ZONE  
X=1544945.855\*  
Y=1476630.47 \*  
Z=5337.43 \* (NAVD 1988)  
G-G=0.999659019  
Mapping Angle=-0°10'59.70"  
\*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



Linh Ward  
Vietnamese Buddhist Congregation of NM  
803 South Sullivan Street  
Santa Ana, CA 92704

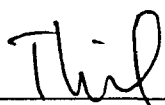
City of Albuquerque  
Plaza del Sol Building  
600 Second St NW  
Albuquerque, NM 87102

**RE: Letter of Authorization for Proposed Subdivision Plat**

To whom it may concern,

I, Linh Ward, Treasurer for the Vietnamese Buddhist Congregation of NM, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action for existing Lots 6 thru 8 and 10-A, in Block 13 of Fairgrounds Addition. The property is located at 315 and 327 Georgia Street SE.

Thank You,

  
\_\_\_\_\_  
Linh Ward, Treasurer  
Vietnamese Buddhist Congregation of NM

01/05/2023  
\_\_\_\_\_  
Date

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

January 17, 2023

Development Hearing Officer  
City of Albuquerque

**Re: Final Plat Review for Proposed Replat of Lot 10-A-1, Block 13 of Fairgrounds Addition, being comprised of Lots 6 thru 8 and 10-A in Block 13 of Fairgrounds Addition**

Development Hearing Board and DFT Members:

Cartesian Surveys is acting as an agent for Vietnamese Buddhist Congregation of NM, and we request a preliminary / final plat review of our proposed subdivision to create one (1) new lot from four (4) existing lots by lot line elimination between Lots 6 thru 8 and 10-A in Block 13 of Fairgrounds Addition. The plat also grants an overhead PUE along the westerly right-of-way. The property is currently zoned as NR-C (Non-residential - Commercial). This replat was heard for sketch plat review on August 31, 2022 under project number PR-2022-007112. The comments from that hearing are addressed below:

**ABCWUA**

1. No objection to the lot consolidation.

Noted

**Code Enforcement**

1. No comments or objections.

**Hydrology**

- Hydrology has no objection to the proposed lot consolidation.
- For any future development an approved Grading and Drainage Plan will be required prior to Site plan or Building permit if any of the following conditions are met: 500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving.

Noted

**Parks and Recreation**

08-31-2022

PRD has no comments for this request.

## Transportation

1. Show right-of-way width for Georgia Street. It shall be a minimum of 48 feet wide per DPM requirements. Also, sidewalk shall be a minimum 5-foot wide width. Provide exhibit showing right-of-way, sidewalk, and street width. Right-of-way dedication may be required.

Noted, right-of-way is 60 feet wide per record plat and field evidence. There is sufficient space to widen sidewalk once fencing and walls are relocated (see 3, below)

2. The alleyway width shall be a minimum 20-foot wide width. Provide this information. Provide curve for the property corner between alleyway and Georgia Street that should take into account public infrastructure and sight distance.

We request an administrative decision to allow the existing 16-foot alleyway width, given the buildings and infrastructure in place near the right-of-way line. All public infrastructure is located within the Georgia right-of-way, so dedication of right-of-way is unnecessary here.

3. Ensure all fencing is located outside of public right-of-way. Also show fencing within the exhibit. These may also present sight distance concerns.

As for the fencing and walls fronting Georgia, they will be relocated per ex-parte discussion with Mr. Ernest Armijo and our client Linda Nguyen. The Viet. Buddhist Congregation has an encroachment agreement (4/7/1997, Doc. No. 97034455) for their property, but was willing to relocate to provide the ADA minimum sidewalk.

## Planning

- Please clarify any development changes, i.e., demolition, expansion, new structures, or new uses.

No development is planned for the property beyond adjustments to wall, fencing and gate along Georgia are planned.

- New parcel must still meet required parking and landscaping. Please clarify if parking and landscaping requirements will be met.

Parking minimums for a religious institution are 8 spots per total ground floor areas of all building (~7922 sq ft). Main assembly has 18 seats and a maximum occupancy load of 207, so for context the largest gathering has a maximum of ~80 people, giving us a parking requirement of 20 spaces, which is in line with the provided 22 and 3 handicapped parking spaces on site and parking agreement easement [1] to the south for any spillover.

- The replat must result in existing buildings meeting the setback requirements. Please confirm.

Building side setback distances are 0 ft minimum for NR-C, and 5 feet front setback so our buildings are fully compliant.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity

- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda.

Noted, all signatures are provided on the plat.

After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.
- Separate Vacation of Easement applications must be applied for in addition to the platting actions.
- Future development must meet all applicable standards and provisions of the IDO for (NR-C) and the DPM.
- Please reference the following development standards from the IDO. Subject to change depending on development type and use.
  - Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street and PT-Premium Transit.
  - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards 4-3-C-9 for Religious Institution.
  - 5-1 Dimensional Standards for NR-C. 5-1-G Exceptions and Encroachments.
  - 5-3 Access & Connectivity requirements.
  - 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on any shared parking agreements and provide parking calculations.
  - 5-6 Landscaping, Buffering, and Screening standards and requirements. Clarify minimum landscaping requirements are being met and provide calculations.
  - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
  - 5-8 Outdoor Lighting requirements.
  - 5-11 Building and façade design requirements.
  - 5-12 Signage requirements.
  - Section 6-1, table 6-1-1 for notice requirements.
  - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
  - Vacations per 6-6-M.
  - 7-1 Development, dwelling and use definitions.

Thank you for your consideration,  
Ryan J. Mulhall

## **UPC for Parcels in Proposed Subdivision**

101805742203440507 (Lot 6)

101805742203140506 (Lot 7)

101805742202640505 (Lot 8)

101805742202040504 (Lot 10-A)



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

January 17, 2023

Development Hearing Officer  
City of Albuquerque

**Re: Justification of DHO Decision regarding Administrative Decision on right-of-way width for public alleyway as part of Final Plat Review for Proposed Replat of Lot 10-A-1, Block 13 of Fairgrounds Addition, being comprised of Lots 6 thru 8 and 10-A in Block 13 of Fairgrounds Addition**

DHO and DFT Members:

Cartesian Surveys is acting as an agent for Vietnamese Buddhist Congregation of NM, and we request a preliminary / final plat review of our proposed subdivision to create one (1) new lot from four (4) existing lots by lot line elimination between Lots 6 thru 8 and 10-A in Block 13 of Fairgrounds Addition. The plat also grants an overhead PUE along the westerly right-of-way. The property is currently zoned as NR-C (Non-residential - Commercial). This replat was heard for sketch plat review on August 31, 2022 under project number PR-2022-007112.

This letter addresses our request for an administrative decision to allow the existing right of way width of the paved public alleyway along the northern margin of our property.

**Administrative Decision request for allowing existing right-of-way width for public alleyway west of subject lots**

The existing width along the public alleyway south of our proposed subdivision is 16 feet in width. This is deficient from the DPM required width for an alleyway of 20 feet, per Table 7.3.34 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 the public alley which cannot be easily ignored to accommodate widening the right-of-way. The right-of-way width is in character of the neighborhood, where alleys were historically only 16 feet wide and were in place before the current IDO and DPM standards. There are buildings, walls, fences, and utility improvements in this area which make widening the right-of-way unfeasible. Varying from the normal right-of-way width requirements allows for continued and consolidated use of our well-established lots for a religious institution. The existing right-of-way width also ensures there is

Per 6-6(P)(3)(b), approval would not materially run contrary to public safety, health, or welfare as the alley has been used primarily as a private access to the manufactured home residences north of our subject lots and for an alternative entrance for our lots

rather than for regular public use as a minor roadway. The alley is only used between Georgia Street and California Street SE before dead ending into consolidated lots for commercial use, and has existed in this state for quite some time. There are currently utility lines in place to maximize public welfare in this location given the existing conditions. Widening the right-of-way at this location only would not benefit the right-of-way but would cause an unconformity with the surrounding lots. The public has access to Acoma Road SE around 150 feet to the north or Zuni Road SE around 350 feet further south to serve for public access to other properties in these neighborhoods.

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 buildings if widened, and the existing conditions have been in place for decades. All properties except those residences to our north make use of primary access to public right-of-way frontages (Georgia St, Acoma Rd, Florida St SE).

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

**327 Georgia St. SE Public Notice Inquiry Sheet Submission**

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

**PLEASE NOTE:**

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coord ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many up association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to information you have for associations and coalitions is up to date.

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 have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip
District 6 Coalition of Neighborhood Associations	Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE			Albuquerque	NM
District 6 Coalition of Neighborhood Associations	Mandy	Warr	<a href="mailto:mandy@theremedyspa.com">mandy@theremedyspa.com</a>	119 Vassar Drive SE			Albuquerque	NM
South San Pedro NA	Zabdiel	Aldaz	<a href="mailto:zabdiel505@gmail.com">zabdiel505@gmail.com</a>	735 Alvarado SE		Albuquerque	NM	871
South San Pedro NA	Khadijah	Bottom	<a href="mailto:khadijahasili@vizionz.org">khadijahasili@vizionz.org</a>	1200 Madeira SE	#130	Albuquerque	NM	871

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Optic [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- 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 pro
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-dev>
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNo\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNo_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-fc\\_Notice-Administrative-Print&Fill.pdf](https://documents.cabq.gov/planning/online-fc_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 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 a <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 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 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>

Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
 Website: [www.cabq.gov/neighborhoods](http://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, or disclosure 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](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Friday, January 6, 2023 2:13 PM  
**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Ryan Mulhall

Telephone Number

5058963050

Email Address

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

Company Name

Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lot Numbered Ten-A (10-A) in Block Numbered Thirteen (13) of Fairgrounds Addition, Within Section 23, T. 10 N., 3E. N.M.P.M. Albuquerque, New Mexico as the same is shown filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 16 1997 in Plat Book 97C, Page 113

AND

Lots numbered six (6) thru eight (8), in block numbered thirteen (13) of Fairgrounds Addition, an addition to the City of Albuquerque, New Mexico, as the same is shown and described in the office of the County Clerk of Bernalillo County, New Mexico on August 29th, 1952 in Plat Book C2, Page 122

Physical address of subject site:

[327 Georgia St. SE](#)

Subject site cross streets:

Between Zuni Rd SE and Acoma Rd SE

Other subject site identifiers:


This site is located on the following zone atlas page:

K-18-Z

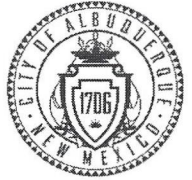
Captcha

x

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 [IDOZoneAtlasPage\\_K-18-Z\\_Marked.pdf](#)  
531K

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



<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Preliminary / Final Plat for Minor Subdivision
Decision-making Body:	Development Hearing Officer (DHO)
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" 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 <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	315 Georgia Street SE
Name of property owner:	Vietnamese Buddhist Congregation of NM
Name of applicant:	CSI - Cartesian Surveys, Inc. (serving as agent)
Date, time, and place of public meeting or hearing, if applicable:	January 25, 2023 at 9AM over Zoom Hearing, link provided in DHO agenda on city website
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050 for additional information
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<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.	
<b>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.</b>	

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.

 (Applicant signature) \_\_\_\_\_ January 16, 2023 \_\_\_\_\_ (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.



Ryan Mulhall <cartesianryan@gmail.com>

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## District 6 Coal. of NAs - Notice of Prelim/Final Plat Submission for 315 Georgia St SE [PR-2022-007112]

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Ryan Mulhall <cartesianryan@gmail.com>  
To: info@willsonstudio.com, mandy@theremedyspa.com

Mon, Jan 16, 2023 at 4:58 PM

Hello District 6 Coalition of Neighborhood Associations Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit to DRB our preliminary / final plat application for a minor subdivision to the Development Hearing Officer (DHO), on behalf of our client the Vietnamese Buddhist Congregation of NM under the project number of our Plat [PR-2022-007112].

The subject property is located at approximately 315 Georgia St SE, south of Acoma Road SE and north of Zuni Road SE. You can see the zone atlas page on sheet 1 of the PDF of the proposed plat.

We intend to replat the 4 existing lots into one new lot to allow our client to consolidate their lots for insurance coverage, there is no planned development beyond updating the sidewalk width and fencing along the Georgia frontage. We have one proposed overhead easement to grant along the west of our property per utility request. We are also requesting a determination to allow the existing, adjoining alleyway width to be approved, as it is in character for the neighborhood and an existing condition for the last several decades.

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 DHO meeting it will be held on January 25, 2023, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the DHO agenda.

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](http://www.cartesiansurveys.com)

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


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### 4 attachments

 **CABQ-Off\_pub\_notice\_form-PR-2022-07112.pdf**  
1120K

 **Emailed-Notice-PublicHearing-District 6 Coalition NA Current\_DHO.pdf**  
239K

 **221338\_SS\_Gas\_Spotted.pdf**  
272K

 **IDOZoneAtlasPage\_K-18-Z\_Marked.pdf**  
531K

[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\*: \_\_\_\_\_

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)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
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 or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> 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.

<sup>2</sup> 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)
- Landmarks Commission (LC)
- Development Hearing Officer (DHO)
- Environmental Planning Commission (EPC)

Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:  
cartesianryan@gmail.com 505-896-3050

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

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_
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\*:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

<sup>3</sup> Physical address or Zoom link  
<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>5</sup> 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 Map<sup>6</sup>:

1. Area of Property [typically in 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] \_\_\_\_\_
- 

**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](mailto: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: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_

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



Ryan Mulhall <cartesianryan@gmail.com>

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## S San Pedro NA - Notice of Prelim/Final Plat Submission for 315+327 Georgia St SE [PR-2022-007112]

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Ryan Mulhall <cartesianryan@gmail.com>  
To: zabdiel.505@gmail.com, khadijahasili@vizionz.org

Mon, Jan 16, 2023 at 5:09 PM

Hello South San Pedro Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit to DRB our preliminary / final plat application for a minor subdivision to the Development Hearing Officer (DHO), on behalf of our client the Vietnamese Buddhist Congregation of NM under the project number of our Plat [PR-2022-007112].

The subject property is located at approximately 315 and 327 Georgia St SE, south of Acoma Road SE and north of Zuni Road SE. You can see the zone atlas page on sheet 1 of the PDF of the proposed plat.

We intend to replat the 4 existing lots into one new lot to allow our client to consolidate their lots for insurance coverage, there is no planned development beyond updating the sidewalk width and fencing along the Georgia frontage. We have one proposed overhead easement to grant along the west of our property per utility request. We are also requesting a determination to allow the existing, adjoining alleyway width to be approved, as it is in character for the neighborhood and an existing condition for the last several decades.

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 DHO meeting it will be held on January 25, 2023, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the DHO agenda.

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](http://www.cartesiansurveys.com)

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


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### 4 attachments

 **CABQ-Off\_pub\_notice\_form-PR-2022-07112.pdf**  
1120K

 **Emailed-Notice-PublicHearing- South San Pedro NA Current\_DHO.pdf**  
242K

 **221338\_SS\_Gas\_Spotted.pdf**  
272K

 **IDOZoneAtlasPage\_K-18-Z\_Marked.pdf**  
531K

[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\*: \_\_\_\_\_

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)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
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 or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> 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.

<sup>2</sup> 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 Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:  
[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com) 505-896-3050

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

1. Zone Atlas Page(s)\*<sup>5</sup> \_\_\_\_\_
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\*:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

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

<sup>5</sup> 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 Map<sup>6</sup>:

1. Area of Property [typically in 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] \_\_\_\_\_
- 

**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](mailto: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: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_

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

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

January 17, 2023

Development Hearing Officer  
City of Albuquerque

**Re: Final Plat Review for Proposed Replat of Lot 10-A-1, Block 13 of Fairgrounds Addition, being comprised of Lots 6 thru 8 and 10-A in Block 13 of Fairgrounds Addition (Sensitive Site Analysis)**

DHO and DFT Members:

Cartesian Surveys is acting as an agent for Vietnamese Buddhist Congregation of NM, and we request a preliminary / final plat review of our proposed subdivision to create one (1) new lot from four (4) existing lots by lot line elimination between Lots 6 thru 8 and 10-A in Block 13 of Fairgrounds Addition. The property is currently zoned as NR-C (Non-residential - Commercial). This replat was heard for sketch plat review on August 31, 2022 under project number PR-2022-007112. The sensitive site analysis for the site is summarized below:

**Floodplains and flood hazard areas:** N/A, within Zone X, area of minimal flood hazard of FEMA classification FIRMette 35001C0354H effective 08/16/2012

**Steep Slopes:** N/A, site is relatively level and mostly paved, having been developed for the existing temple, accessory buildings and parking lot;

**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, site is below 5 acres in size

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



Ryan Mulhall <cartesianryan@gmail.com>

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**DXF for Review - Subdiv. Prop. Lot 10-A-1, Block 13, Fairgrounds Add. [PR-2022-007112] / ~315 Georgia St SE**

---

Muzzey, Devin P. <dmuzzey@cabq.gov>

Mon, Jan 16, 2023 at 9:02 AM

To: Ryan Mulhall <cartesianryan@gmail.com>, Planning Plat Approval <platgisreview@cabq.gov>

Cc: "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>

Hi Ryan,

The DXF for PR-2022-007112 – Fairgrounds Addition, Lot 10-A-1, Block 13 – has been approved. This email will notify the DRB office.

Thank you,

Devin Muzzey



**Devin Muzzey**

gis specialist

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

[cabq.gov/planning](http://cabq.gov/planning)

**From:** Ryan Mulhall <cartesianryan@gmail.com>

**Sent:** Friday, January 13, 2023 3:54 PM

**To:** Planning Plat Approval <platgisreview@cabq.gov>

**Subject:** DXF for Review - Subdiv. Prop. Lot 10-A-1, Block 13, Fairgrounds Add. [PR-2022-007112] / ~315 Georgia St SE

[EXTERNAL] Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe. Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good afternoon,

Attached is our DXF and pdf for our proposed subdivision of Lots 6 thru 8 and 10-A, Block 13 of Fairgrounds Addition

2 97034455

REAL PROPERTY ENCROACHMENT AGREEMENT  
AND COVENANTS UPON REAL ESTATE  
(Temporary structures, walls, fences)

K18002

4702

This Agreement, between the City of Albuquerque, New Mexico ("City") and VIETNAMESE BUDDHISTS CONGREGATION OF NEW MEXICO ("User") is made in Albuquerque, New Mexico and is entered into as of the date of filing this Agreement with the City Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at 327 Georgia SE Albuquerque, NM 87108 in Albuquerque, New Mexico, and more particularly described as:

Lots 9 and 10, Block 13, FAIRGROUNDS ADDITION  
(327 Georgia SE) RECORDED JAN 26, 1937 VOL. C-1  
FOLIO 105 IN BERNALILLO COUNTY CLERK'S OFFICE, N.M.

The City is the owner of certain real property, easement or public right-of-way ("City's Property") adjoining, abutting or within User's Property. The User wishes to encroach upon, or already has encroached upon, the City's Property by constructing the following "Improvement":

Wrought iron fence extending 9' into Georgia St. right-of-way.

A sketch of the proposed or existing Improvement is attached and made a part of this Agreement.

The City agrees to permit the encroachment of the Improvements on the City's Property, provided the User complies with the terms of this Agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or the interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

97 APR -7 AM 8:04

97-9 4702-  
BY [Signature] 4707  
SOLICITOR GENERAL

Dmaue Leo

(Approved by Legal Dept.  
as to form only-3/31/89)



4. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within ninety (90) days after mailing of the written notice to User ("Deadline") and the User will promptly comply with the requirements of the Notice. The City may demand removal of the Improvement without cause. If the removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

5. Failure to Perform: Emergency. If the User fails to comply with the terms of the Notice by the Deadline stated, or if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User shall pay the City the amount assessed within thirty (30) days after the City gives the User written notice of the amount due. If the City employs the City's Legal Department or an outside attorney to enforce this Agreement, the User shall pay the City all costs, charges and expenses, including reasonable attorney's fees for the City's Legal Department or outside attorney, expended or incurred by the City to successfully enforce this Agreement.

6. Condemnation. If any part of the User's property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure.

7. Notice. For purposes of giving formal written notice to the User, User's address and phone number is:

Vietnamese Buddhists Congregation of New Mexico  
327 Georgia SE  
Albuquerque, NM 87108  
Telephone: (505) 260-4844

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within six (6) days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P. O. Box 1293, Albuquerque, New Mexico 87103.

8. Indemnification. The user agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the failure of the User to perform any act or duty required of the User herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

4,704

9. Term. This Agreement may be terminated in writing at any time by the User or by the City, without cause. Termination by either party shall be effective ninety (90) days after mailing by a party of written notice of termination to the other party. A notice of termination shall be a Notice under Paragraph 4 requiring the User to remove the Improvement and return the City's property to its original condition by the Deadline.

10. Binding on User's Property. The obligations of the User set forth herein shall be binding upon the User, his heirs, assigns and successors and on User's Property, and constitute covenants running with User's Property until released by the City.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Extent of Agreement. User understands and agrees that the User is solely responsible for ascertaining whether User's Improvement encroaches upon the property or facilities of any other entity and that by entering into this Agreement, the City makes no representations or warranties that the City's property is the only property affected by the encroachment.

CITY OF ALBUQUERQUE

Approved By:

USER: Vietnamese Buddhists  
Congregation of New Mexico

[Signature]  
Director, Public Works Department  
Date: 4-4-97

[Signature]  
By Vinh Nguyen, President  
Date: 3-24-1997

[Signature]  
City Engineer  
Date: 4/2/97

4/2/97

HR 4/2/97

(Approved by Legal Dept.  
as to form only-3/31/89)

USKR'S NOTARY

4705

STATE OF New Mexico )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 24<sup>th</sup> day of March, 1997 by [name of person:] Vinh Nguyen, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] Vietnamese Buddhists Congregation of New Mexico

[Signature]  
Notary Public

My Commission Expires:

January 8, 2000

CITY'S NOTARY

STATE OF New Mexico )  
 ) ss.  
COUNTY OF Bernalillo )

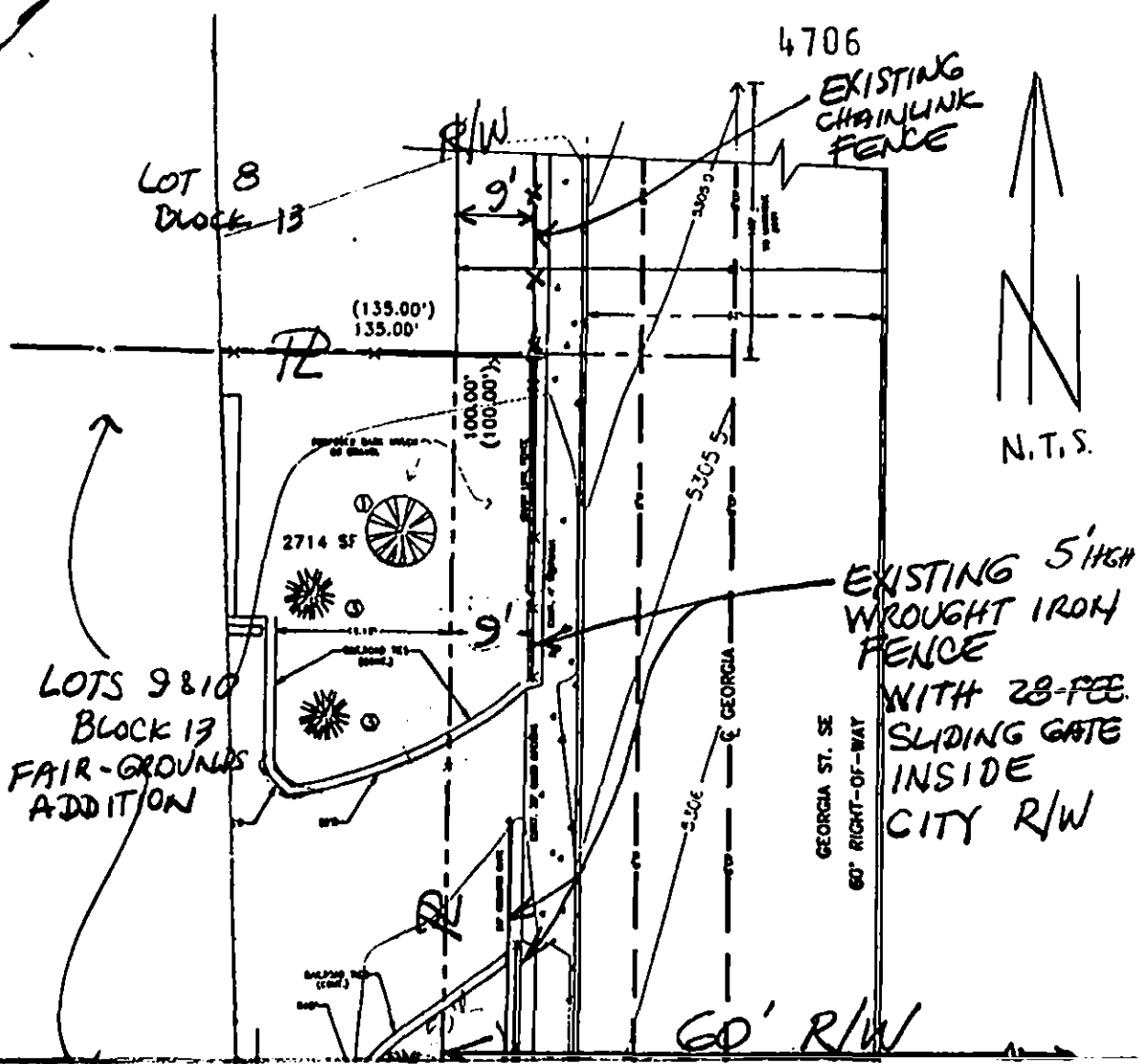
This instrument was acknowledged before me on 4<sup>th</sup> day of April, 1997, by ROBERT E. GURULE Director, Public Works Department of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:

1-31-98

(Approved by Legal Department  
as to form only-3/31/89)



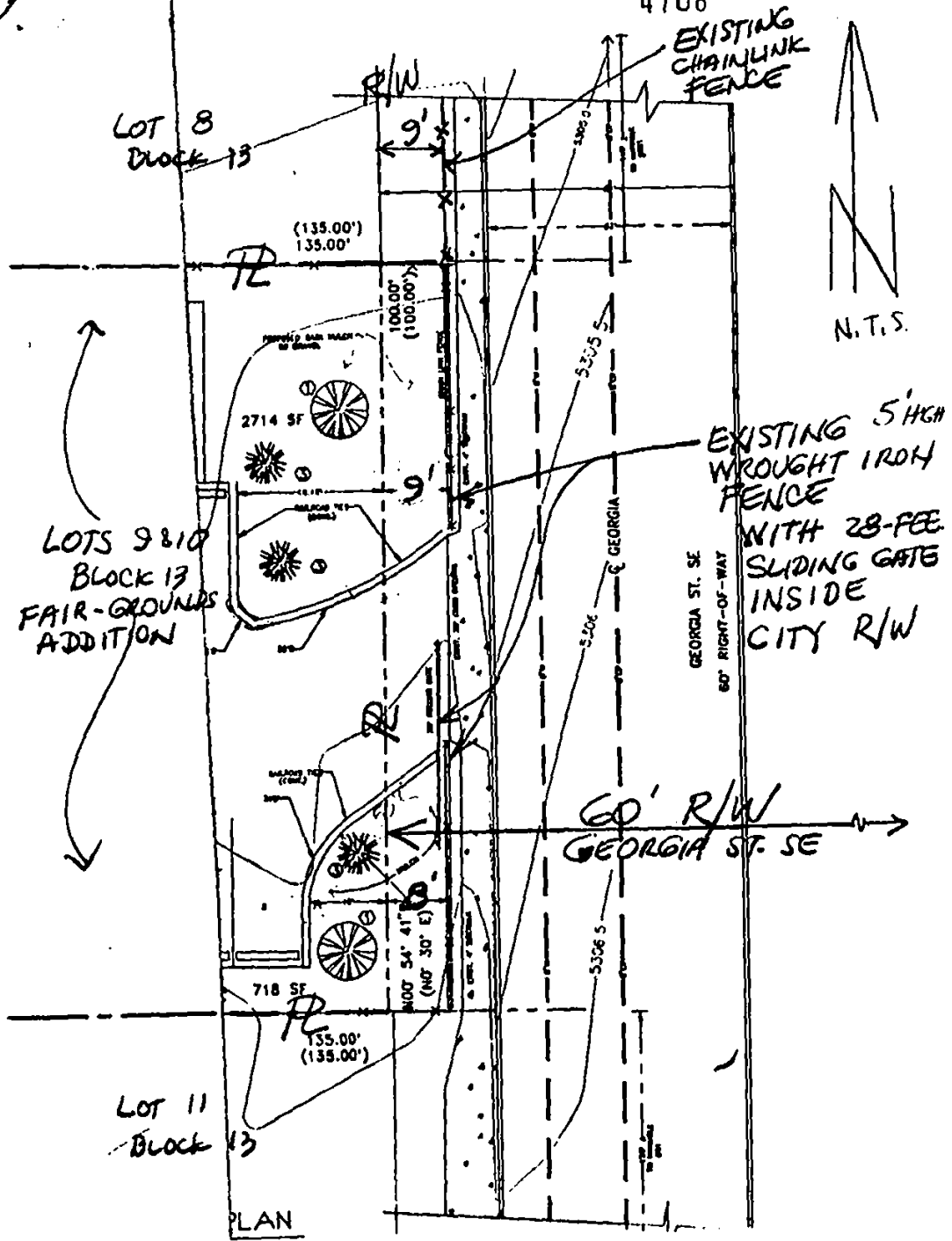
1210-371

1210-372

1210-373

1210-374

1210-375



ENCROACHMENT CONTRACT SIGNATURE BLOCK

	APPROVED	DATE
600 2nd St., NW BUILDING & INSPECTION	<i>[Signature]</i>	3/25/97
600 2nd St., NW ZONING	<i>[Signature]</i>	3/25/97
600 2nd St., NW (4th Floor) TRAFFIC ENGINEER	<i>[Signature]</i>	3-27-97
City, County Bldg (5th Floor) UTILITIES ENGINEER	<i>[Signature]</i>	4-2-97
City, County Bldg (3rd Floor) HISTORY ENGINEER	<i>[Signature]</i>	4/2/97
City, County Bldg (4th Floor) REVIEW	<i>[Signature]</i>	4/2/97

