



**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) (Forms P2 )	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<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)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Requesting sketch plat review to subdivide by lot line elimination, creating 1 new lot from 4 existing lots.		

<b>APPLICATION INFORMATION</b>			
Applicant/Owner:	Vietnamese Buddhist Congregation of NM		Phone:
Address:	327 Georgia St NE		Email:
City:	Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any):	CSI - Caretesian Surveys, Inc.		Phone: 505-896-3050
Address:	PO Box 44414		Email: cartesianryan@gmail.com
City:	Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners:		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.:	Lots 10-A and 6 thru 8	Block: 13	Unit:
Subdivision/Addition:	Fairgrounds Addition	MRGCD Map No.:	UPC Code: Listed in 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
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:	327 Georgia St SE	Between: Zuni Road SE	and: Acoma Rd SE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</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.

Signature:		Date:	08/23/2022
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 DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### SKETCH PLAT REVIEW AND COMMENT

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

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

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

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

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

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

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

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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

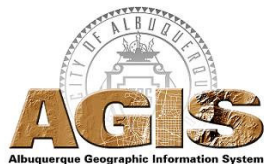
- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff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

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

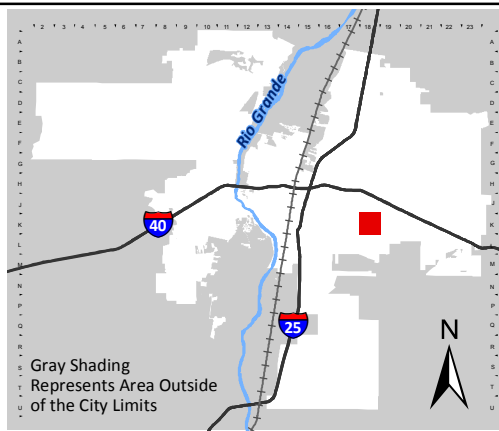


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

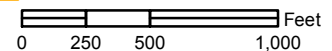


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**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



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

August 23, 2022

Development Review Board  
City of Albuquerque

**Re: Sketch 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**

Members of the Board:

Cartesian Surveys is acting as an agent for Vietnamese Buddhist Congregation of NM, and we request a sketch 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).

Thank you for your consideration,  
Ryan J. Mulhall

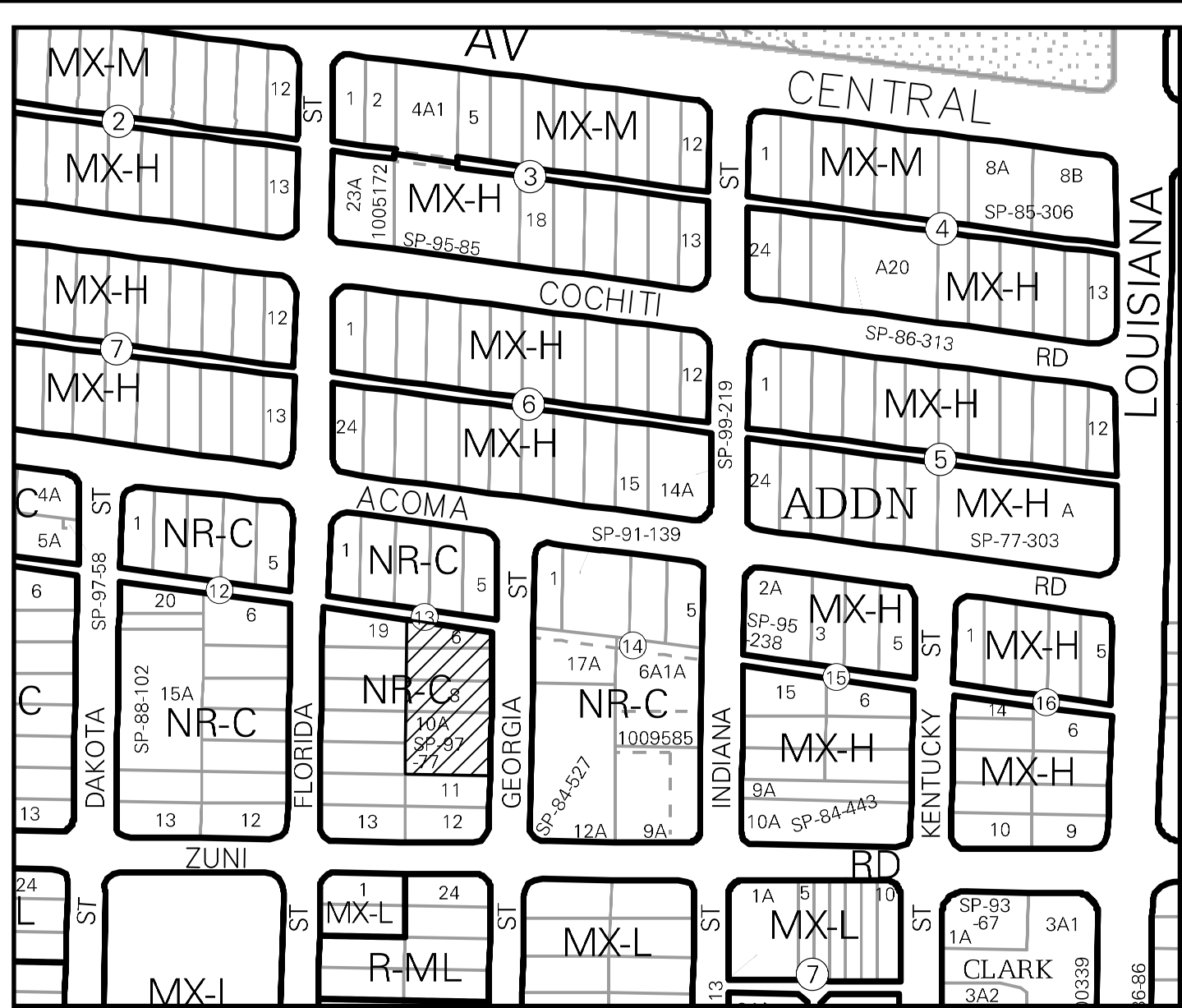
**UPC for Parcels in Proposed Subdivision**

101805742203440507 (Lot 6)

101805742203140506 (Lot 7)

101805742202640505 (Lot 8)

101805742202040504 (Lot 10-A)



Vicinity Map - Zone Atlas K-18-Z

N.T.S.

**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 SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 2, 2004, IN BOOK A78, PAGE 5776, AS DOCUMENT NO. 2004075978.
- WARRANTY DEED FOR SUBJECT PROPERTIES 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.

\_\_\_\_\_  
**LINH WARD, TREASURER** DATE \_\_\_\_\_  
 VIETNAMESE BUDDHIST CONGREGATION OF NM

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
**BY: LINH WARD, TREASURER**, VIETNAMESE BUDDHIST CONGREGATION OF NM

By: \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**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.

**Subdivision Data**

GROSS ACREAGE. . . . . 0.7327 ACRES  
 ZONE ATLAS PAGE NO. . . . . K-18-Z  
 NUMBER OF EXISTING LOTS. . . . . 1  
 NUMBER OF LOTS CREATED. . . . . 4  
 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.

**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 ERRECTED 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  
 Lots 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  
 August 2022**

**Project Number:** \_\_\_\_\_ PR-2022-00

**Application Number:** \_\_\_\_\_ SD-2022-00

**Plat Approvals:**

PNM Electric Services \_\_\_\_\_

Qwest Corp. d/b/a CenturyLink QC \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_

Comcast \_\_\_\_\_

**City Approvals:**

City Surveyor \_\_\_\_\_

Traffic Engineer \_\_\_\_\_

ABCWUA \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_

Code Enforcement \_\_\_\_\_

AMAFCA \_\_\_\_\_

City Engineer \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_

**Surveyor's Certificate**

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

Will Plotner Jr. \_\_\_\_\_ 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

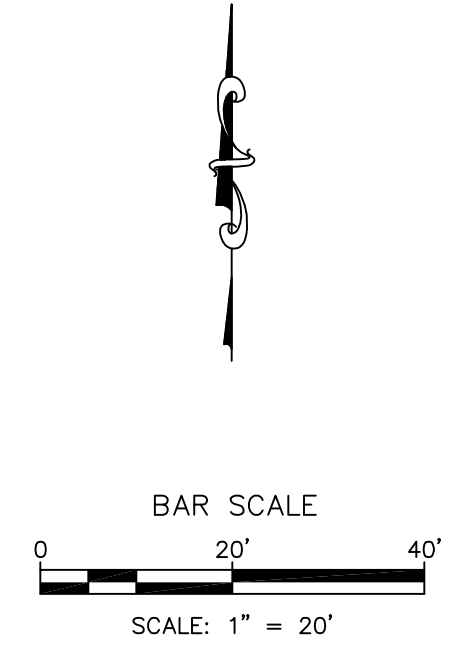


**Plat for  
Lots 10-A-1, Block 13,  
Fairgrounds Addition  
Being Comprised of  
Lots 6 thru 9 and 10-A, Block 13,  
Fairgrounds Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
August 2022**

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



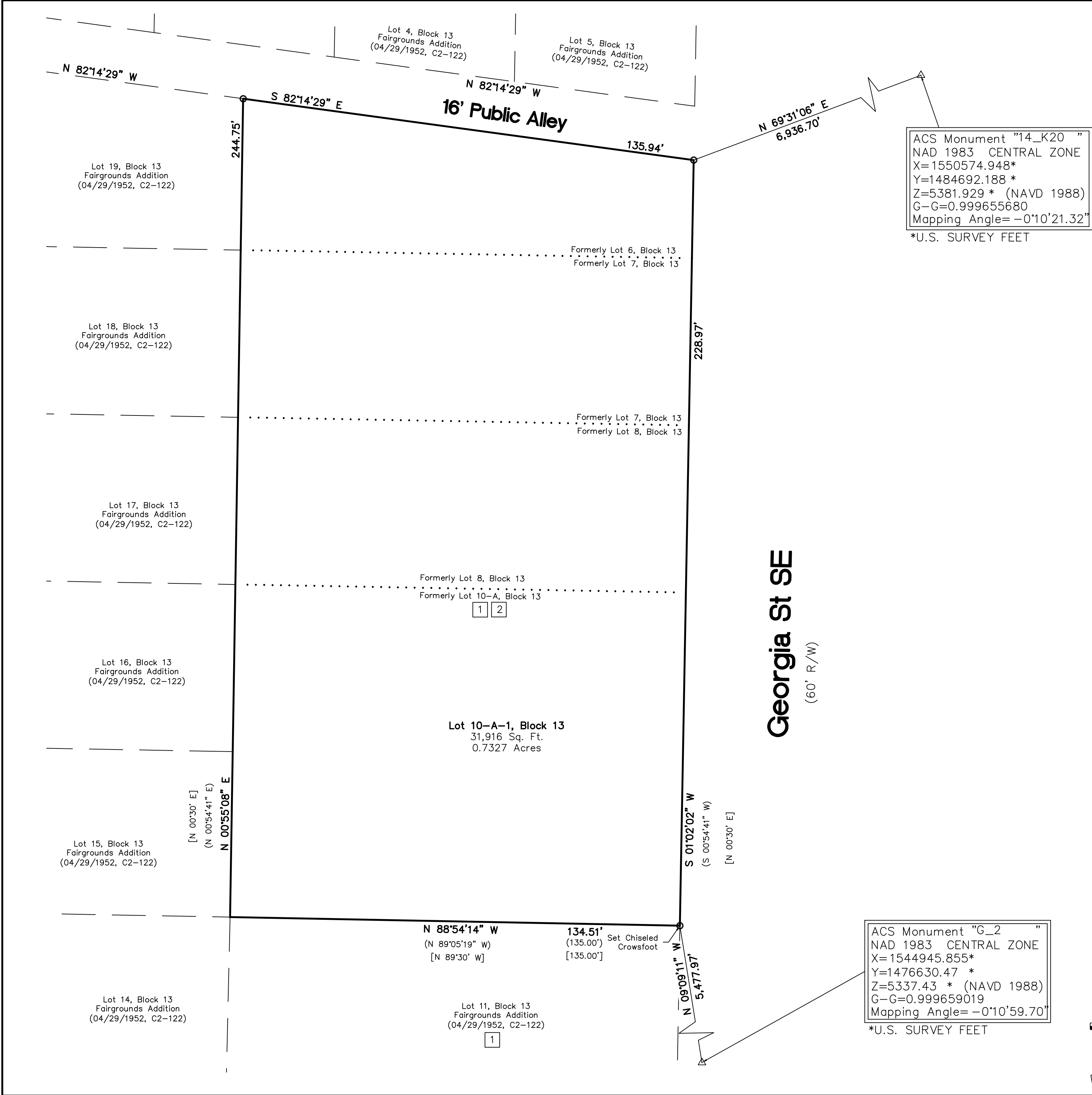
**Easement Notes**

- 1 EXISTING SHARED PARKING AGREEMENT FOR LOTS 9 THRU 11, BLOCK 13 (12/20/2007, DOC. NO. 2007170557)
- 2 EXISTING ENCROACHMENT AGREEMENT (12/20/2007, DOC. NO. 2007170557)

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



**Site Sketch for  
Lots 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  
August 2022**

ACS Monument "14\_K20"  
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X=1550574.948\*  
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Mapping Angle=-0°10'21.32"  
\*U.S. SURVEY FEET

**Legend**

N 90°00'00" E	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
—OR—	SIGN
↑	CURB CUT/INDICATION OF ACCESS TO ROADWAY

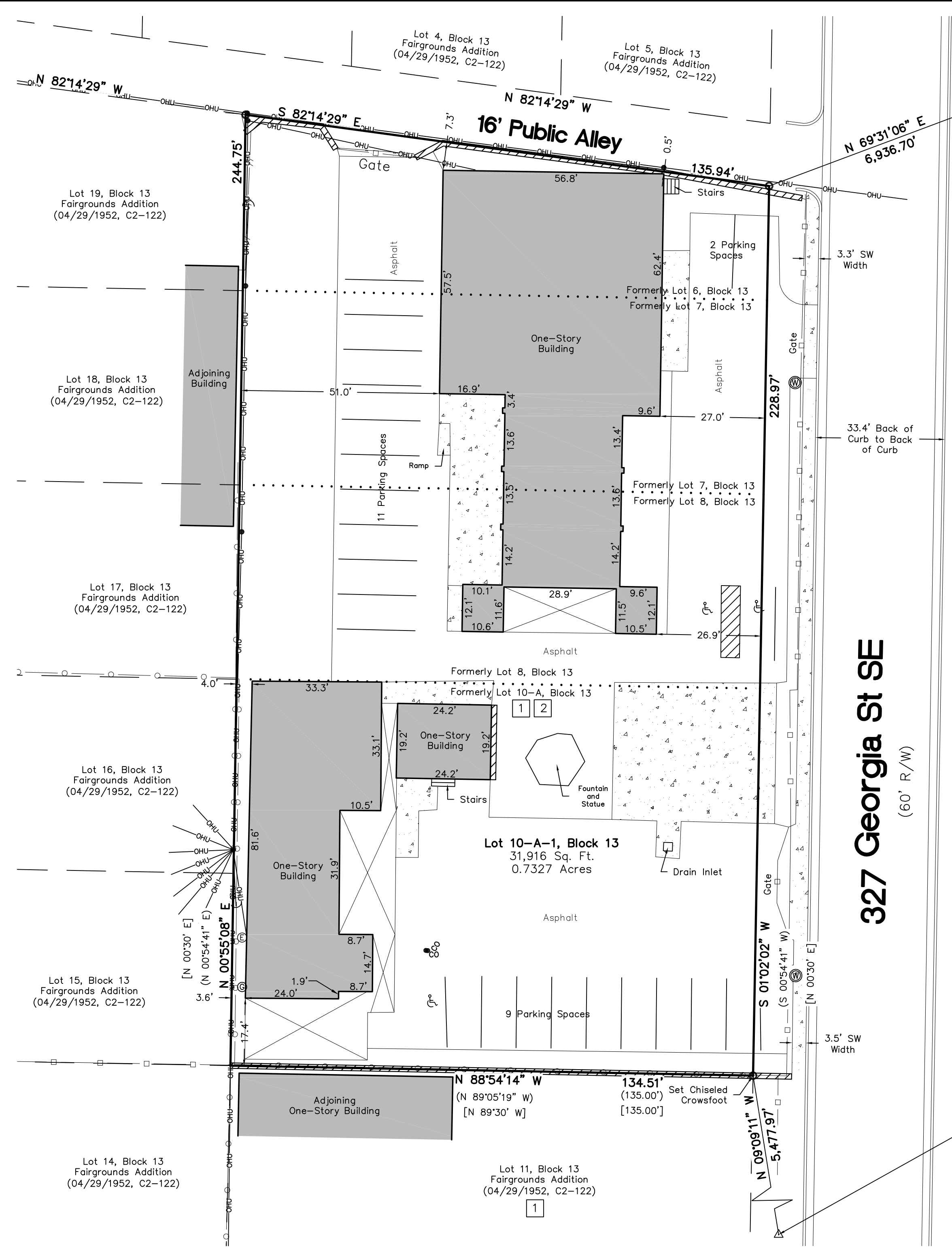
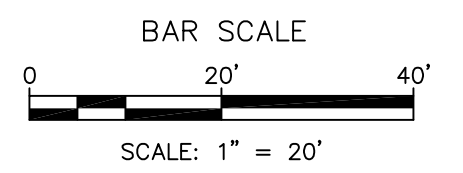
**Purpose of Plat**

- SUBDIVIDE 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)

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



**327 Georgia St SE**  
(60' R/W)

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wplotnerjr@gmail.com