



PLAN SNAPSHOT REPORT MINOR_PLT-2025-00031 FOR CITY OF ALBUQUERQUE

Plan Type: Minor Plat	Project: PR-2022-007322 (PR-2022-007322)	App Date: 07/01/2025
Work Class: Minor Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: combine 3 lots into 1		

Parcel: 102205614847121124 102205613247021112 Main	Address: 12201 Central Ave Ne Albuquerque, NM 119 Burma Dr Ne Albuquerque, NM 87123 12201 Central Ave Ne Main Albuquerque, NM 87123	Zone:
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Owner/Developer City of Albuquerque MRA Home: (505) 810-7502 Mobile: (505) 810-7502	Surveying Firm WAYJOHN SURVEYING, INC WAYJOHN SURVEYING, INC 1609 2ND ST NW ALBUQUERQUE, NM 87102 Business: (505) 255-2052	Applicant Stephanie Shumsky PO Box 1293 Albuquerque, NM 87103 Business: (505) 810-7502	Agent Stephanie Shumsky PO Box 1293 Albuquerque, NM 87103 Business: (505) 810-7502
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Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	MX-H - Mixed Use - High Intensity	Number of Existing Lots3
Number of Proposed Lots 1	Total Area of Site in Acres	1.1576	Site Address/Street 12201 Central Ave., NE & 119 Burma
Site Location Located Between Streets Juan Tabo Ave. & Burma	Case History	N/A	Do you request an interpreter for the hearing? No
Lot and/or Tract Number 1B1	Block Number	0000	Subdivision Name and/or Unit Number CHANSLORS
Legal Description LT 1-B-1 OF LTS 1-A-2-A & 1-B-1 BLK 1 CHANSLOR'SREPL OF GALLAGHER ADDN CON' 0.8570 AC M/L, * 016 001GALLAGHER E 25FT OF LOT 15	Existing Zone District	MX-H	Zone Atlas Page(s) L-22
Acreage 0.857, 0.2342	Calculated Acreage	0.86099214, 0.3152455	Council District 9
Community Planning Area(s) East Gateway	Development Area(s) Change		Current Land Use(s) 15 Vacant
IDO Use Development Standards Name East Gateway Small Area, East Gateway Small Area, East Gateway Small Area, Central Avenue	IDO Use Development Standards Subsection On-premises Signs (5-12), Off-premises Signs (Prohibitions) (5-12), Electronic Signs (Prohibitions) (5-12), On-premises Signs (Neon Signs along Central Avenue) (5-12)		Metropolitan Redevelopment Area(s) East Gateway
Corridor Type Major Transit (MT) Area	IDO Administration & Enforcement Name Central Avenue		IDO Administration & Enforcement Subsection Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)
Pre-IDO Zoning District SU-2	Pre-IDO Zoning Description EG-C		Major Street Functional Classification 2 - urban principal arterial
FEMA Flood Zone X	Total Number of Dwelling Units 0		Total Gross Square Footage 0
Total Gross Square 0	Footage3		Total Gross Square 0

PLAN SNAPSHOT REPORT (MINOR_PLT-2025-00031)

Footage4

Total Gross Square 0
Footage2

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Stephanie_Shumsky_7/1/2025.jpg	07/01/2025 14:47	Shumsky, Stephanie		Uploaded via CSS

Note	Created By	Date and Time Created
<p>1. Annette Ortiz sent e-mail 7/22/25 Good afternoon Stephanie,</p> <p>Thank you for your Minor Plat submittal. Before I can accept this as a completed submittal, I do need more information.</p> <p><input type="checkbox"/> Form PLT – I see you uploaded this document, you are missing all signatures on the document. You do need to get all signatures on that document by Hydrology, Transportation, & Bernalillo County Water Dept. I did see the email from David, and are willing to work with you on his signature, here are the contacts for Hydrology and Transportation. Please upload to your submittal in ABQ-Plan with signature on this doc.</p> <ul style="list-style-type: none"> o Tiequan Chen Hydrology tchen@cabq.gov 505-924-3695 o Ernest Armijo Transportation earmijo@cabq.gov 505-924-3991 <p><input type="checkbox"/> Proposed Preliminary/Final Plat – the plat you uploaded is missing signatures from the surveyor that created the plat, Property owner (City of Alb), Utilities, & AMAFCA. These signature are required to be on the plat when a Minor Plat is submitted. Please upload to your submittal in ABQ-Plan with these signatures.</p> <p><input type="checkbox"/> Sidewalk Exhibit and/or cross sections of proposed streets – I see you uploaded a blank doc labeled Sidewalk Exhibit. This exhibit is required. Please upload to your submittal in ABQ-Plan</p> <p><input type="checkbox"/> Proposed Infrastructure List – please upload if this is applicable. Jay will be able to answer this for you is it is needed.</p> <p><input type="checkbox"/> Proof of email notice to affected Neighborhood Association representatives – I see you did uploaded the notification documents, the email notice with submittal information is needed to make sure all representatives were notified. Please upload to your submittal in ABQ-Plan.</p> <p><input type="checkbox"/> Proof of Tribal meeting – This document is missing from your submittal. I did email you stating that the project lots are not within 660' from Tribal area. Please upload that email to your submittal in ABQ-Plan.</p> <p>If you could please upload needed documents to your submittal asap, as we do know your application is important, and will need time for staff to review submittal for the next DHO hearing on July 16th.</p> <p>If you have any questions, and/or need additional help, please feel free to contact me.</p>	Renee Zamora	07/22/2025 15:44

PLAN SNAPSHOT REPORT (MINOR_PLT-2025-00031)

2. Good afternoon Stephanie,
I was just checking in with you regarding your Preliminary/Final Platting action. I haven't seen anything added to the pdf's since July 16th. I wanted to touch base with you to see how you want to proceed with this application.
Please see below, the documents still needed for this application to be added to a DHO agenda;

- ☐ Form PLT with signatures from Hydrology, Transportation, and ABCWUA – This is missing from your submittal, once you have all signatures on this form, please upload to your submittal in ABQ-Plan.
- ☐ Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat – This is missing from your submittal with all signatures. Please upload this to your submittal in ABQ-Plan.
- ☐ Signed letter of authorization from the property owner – This letter is missing from the submittal. The person in charge of the division responsible for this project would need to sign and give you permission to do all actions needed to finish this project. Please upload to your submittal in ABQ-Plan.
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3). This is missing from your submittal. Please use the section listed in the IDO to put your letter together. Please upload to your submittal in ABQ-Plan.
- ☐ Office of the Neighborhood Coordination notice inquiry response – You have that added in the pdf's in your submittal. Due to this being submitted in July, you will need to reach out to this office to request an updated contact list of Neighborhood Associations in the area of the project. When you upload this, please keep all notification stuff together in 1 pdf. Please upload to your submittal in ABQ-Plan.
- ☐ Proof of email notice to affected Neighborhood Association representatives per IDO 14-16-6-4(J)(2) – Attached are the notification documents needed to notify the Neighborhood Association contacts. Please fill them out and submittal with your notifications to the Neighborhood Association contacts. Please make sure to keep all notification documents together in 1 pdf. Upload to your submittal in ABQ-Plan.
Please make sure to email me once everything is uploaded to your submittal. If you're no longer moving forward with this submittal, please send an email to withdraw the application so we can close out the application in ABQ-Plan.
Please feel free to contact me if you need anything.

Annette Ortiz

09/17/2025 16:53

3. Received email from Stephanie saying she uploaded everything and if they can be in DHO hearing Dec. 17th. After reviewing, the Letter of Justification is missing, and the Public notifications are from June and July 2025. She will need to upload the letter of justification, and reach out to ONC to get an updated contact list for Neighborhood Association in the area of her project and renotify. Jay say we can have it processed for DHO hearing Dec. 17th. She will need to have those documents by Friday, Dec. 12th. (12/11)

Annette Ortiz

12/11/2025 13:21

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
	Total for Invoice NOT INVOICED	\$0.00	\$0.00
Grand Total for Plan		\$0.00	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	Minor Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
December 11, 2025	City of Albuquerque		

PLAN SNAPSHOT REPORT (MINOR_PLT-2025-00031)

Application Screening v.1		12/11/2025 13:21	12/11/2025 13:48
Associate Project Number v.1	Generic Action	12/11/2025 13:21	
Screen for Completeness v.1	Generic Action	12/11/2025 13:23	
Verify Payment v.1	Generic Action	12/11/2025 13:48	
Application Review v.1		12/11/2025 13:49	
DHO Hearing v.1	Hold Hearing	12/11/2025 13:49	12/11/2025 13:49
Minor Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Latest PLAT Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Change Plan Approval Expiration Date v.1	Generic Action		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
Linked Applications v.1			
Linked Major Final Plat v.1	Create Plan Case		

RE: DXF File and Plat

From Trollinger, Ryan E. <rtrollinger@cabq.gov>

Date Tue 11/4/2025 11:30 AM

To Shumsky, Stephanie <sshumsky@cabq.gov>; Planning Plat Approval <platgisreview@cabq.gov>

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

Hi Stephanie,

The DXF for PR-2022-007322 – Lot 1-B-1-A, Chanslor's Replat of Gallagher Addition – has been approved. This email will notify the DHO office.

AGIS does not need confirmation that it has been finalized/approved by DHO.

Thank you,
Ryan



RYAN TROLLINGER

agis division

cabq.gov/planning

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data.

We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed.

For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

From: Shumsky, Stephanie <sshumsky@cabq.gov>

Sent: Monday, November 3, 2025 3:23 PM

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

Subject: DXF File and Plat

See attached DFX File and Plat. Do you need confirmation once its finalized /approved by the DHO?



STEPHANIE SHUMSKY, AICP

Project Manager
she / her / hers

p 505-810-7502

e sshumsky@cabq.gov

m P.O. Box 1293
Albuquerque, NM 87103

cabq.gov/mra

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

Legal/Request Descriptions & Location: 12201 Central NE & 119 Burma - Combine 3
lots into 2

☐ **Hydrology:**

- | | | |
|-------------------------------------|----------------|----------|
| • Sensitive Lands Analysis (5-2(C)) | _____ Approved | _____ NA |
| • 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: | _____ Approved | <input checked="" type="checkbox"/> NA |
| • Development Agreement: | _____ Approved | <input checked="" type="checkbox"/> NA |
| • If None Explain: <u>None needed, lot consolidation.</u> | | |


ABCWUA

Date

- | | |
|---|----------------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved |
| <input checked="" type="checkbox"/> AGIS (DXF File**) | _____ Approved |

☐ **Signatures on Plat:**

- | | | |
|-----------------|---|--|
| • Owner(s) | <input checked="" type="checkbox"/> Yes | |
| • City Surveyor | <input checked="" type="checkbox"/> Yes | |
| • AMAFCA*** | _____ Yes | _____ NA |
| • NM Gas*** | <input checked="" type="checkbox"/> Yes | |
| • PNM *** | <input checked="" type="checkbox"/> Yes | |
| • COMCAST*** | <input checked="" type="checkbox"/> Yes | |
| • MRGCD*** | _____ Yes | <input checked="" type="checkbox"/> NA |

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

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

FORM PLT: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

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

Legal/Request Descriptions & Location: 12201 Central NE & 119 Burma - Combine 3
lots into 2

☐ Hydrology:

- | | | |
|-------------------------------------|----------------|-------------|
| • Sensitive Lands Analysis (5-2(C)) | _____ Approved | <u>X</u> NA |
| • Grading and Drainage Plan | _____ Approved | <u>X</u> NA |
| • AMAFCA | _____ Approved | <u>X</u> NA |
| • Bernalillo County | _____ Approved | <u>X</u> NA |
| • NMDOT | _____ Approved | <u>X</u> NA |
| • MRGCD | _____ Approved | <u>X</u> NA |

Reggie Chan
Hydrology Department

10/21/2025
Date

☐ Transportation:

- | | | |
|--------------------------------------|----------------|-------------|
| • Traffic Circulations Layout (TCL) | _____ Approved | <u>X</u> NA |
| • Traffic Impact Study (TIS) | _____ Approved | <u>X</u> NA |
| • Neighborhood Impact Analysis (NIA) | _____ Approved | <u>X</u> NA |
| • Bernalillo County | _____ Approved | <u>X</u> NA |
| • NMDOT | _____ Approved | <u>X</u> NA |

Ernest Armijo
Transportation Department

10/21/2025
Date

☐ Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- | | | |
|---------------------------|----------------|----------|
| • Availability Statement: | _____ Approved | _____ NA |
| • Development Agreement: | _____ Approved | _____ NA |
| • If None Explain: | _____ | |

ABCWUA

Date

- | | |
|---|----------------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved |
| <input checked="" type="checkbox"/> AGIS (DXF File**) | _____ Approved |

☐ Signatures on Plat:

- | | | |
|-----------------|--------------|-------------|
| • Owner(s) | <u>✓</u> Yes | |
| • City Surveyor | <u>✓</u> Yes | |
| • AMAFCA*** | _____ Yes | _____ NA |
| • NM Gas*** | <u>✓</u> Yes | |
| • PNM *** | <u>✓</u> Yes | |
| • COMCAST*** | <u>✓</u> Yes | |
| • MRGCD*** | _____ Yes | <u>✓</u> NA |

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

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

CITY OF ALBUQUERQUE

Tim Keller, Mayor



PO Box 1293
Albuquerque, NM 87103

July 1, 2025

Development Hearing Officer and Planning Department Staff:

This application (PA-2025-00054) is submitted on behalf of the City of Albuquerque's Metropolitan Redevelopment Agency (MRA). MRA proposes to combine three (3) lots into one (1) lot, as illustrated on the plat uploaded via the ABQ-PLAN portal. The subject property is located in the East Gateway Metropolitan Redevelopment Area and is, more specifically, located at 12201 Central Avenue NE and 119 Burma. These lots are owned by the City of Albuquerque and are assigned to MRA for management and eventual disposal. The goal of this replat is to create one lot that is more easily developable for the purposes allowed in the underlying zone (MX-H). The plat was duly prepared by the licensed surveyors at Wayjohn Surveying, Inc. Thank you for your consideration of this request

Respectfully Submitted,

Terry Brunner, MRA Director and COS

Jenny Jackson, MRA Deputy Director

Stephanie Shumsky, MRA Project Manager
sshumsky@cabq.gov
505-810-7502

CITY OF ALBUQUERQUE

Tim Keller, Mayor



PO Box 1293
Albuquerque, NM 87103

November 24, 2025

To: Development Hearing Officer and Planning Department Staff

RE: Letter of Authorization for Submittal

Stephanie Shumsky, MRA Project Manager, is hereby authorized to submit the following application for DHO consideration: MINOR_PLT-2025-00031 / PR 2022-007322, the replat of three lots into one at 12201 Central Ave., NE.

DocuSigned by:

4C3ED98C24F342D...

Terry Brunner, Interim Director
Metropolitan Redevelopment Agency

CC: Jenny Jackson, Deputy Director, Metropolitan Redevelopment Agency

12201 Central Ave NE, & 119 Burma Dr NE (Tribal Meeting email)

From Ortiz, Annette <annetteortiz@cabq.gov>

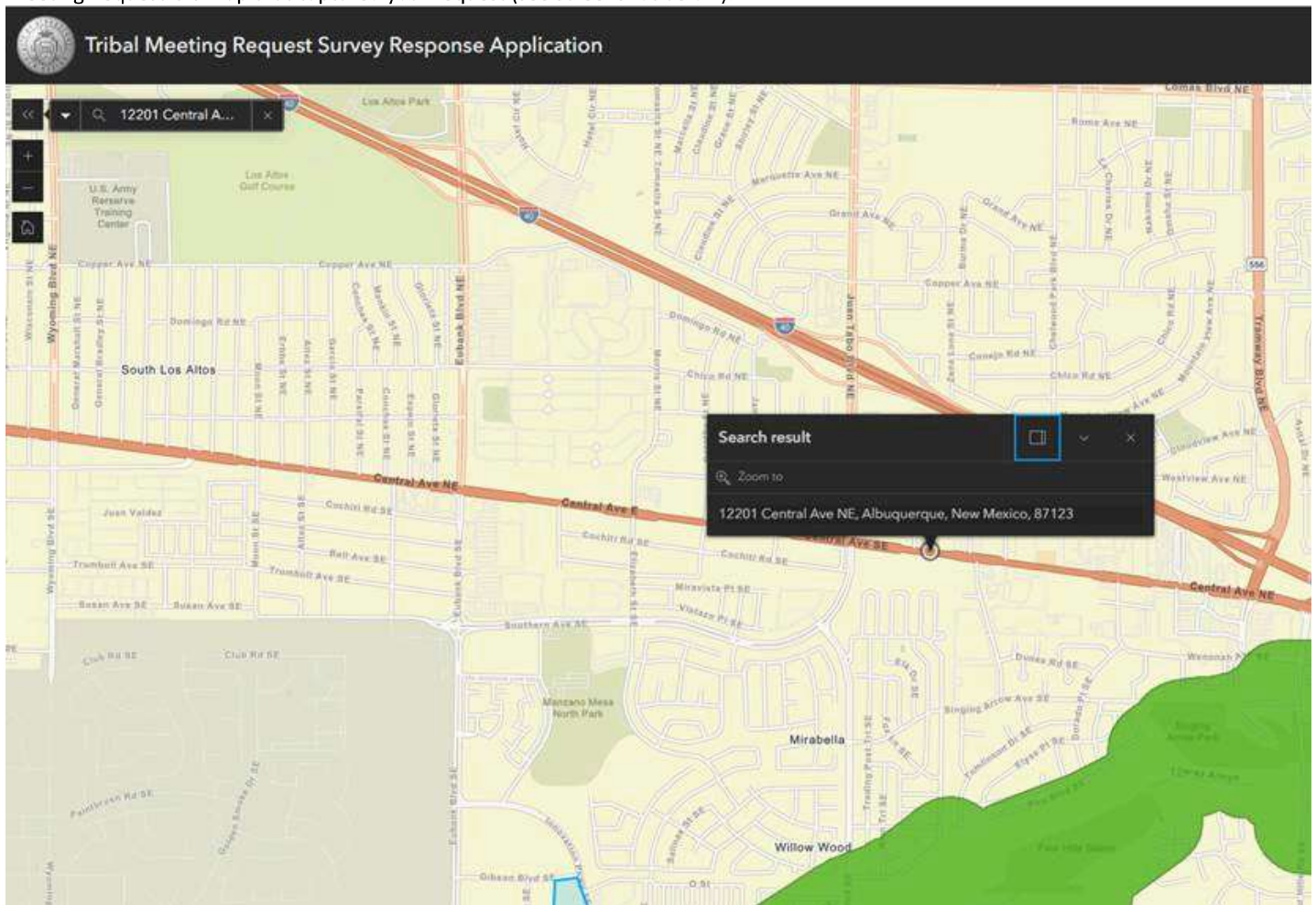
Date Tue 7/8/2025 4:15 PM

To Shumsky, Stephanie <sshumsky@cabq.gov>

Cc Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Zamora, Renee C. <rczamora@cabq.gov>; Sloan, Terry <terrysloan@cabq.gov>

Good afternoon Stephanie,

We can confirm that the site in question at (12201 Central Ave NE & 119 Burma Dr NE) will not require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site. Upload as pdf to attachments in ABQ-PLAN.

Thank you,



ANNETTE V. ORTIZ

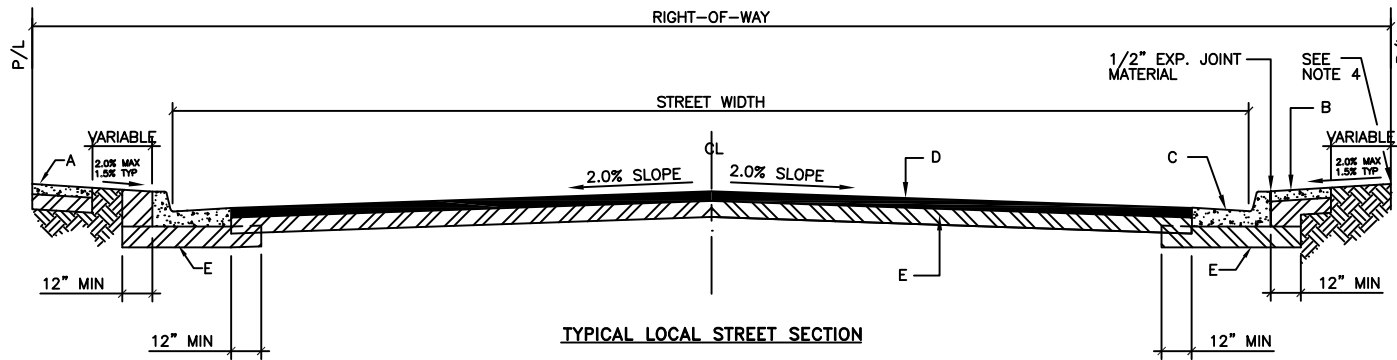
senior admin/navigator

o 505-924-3623

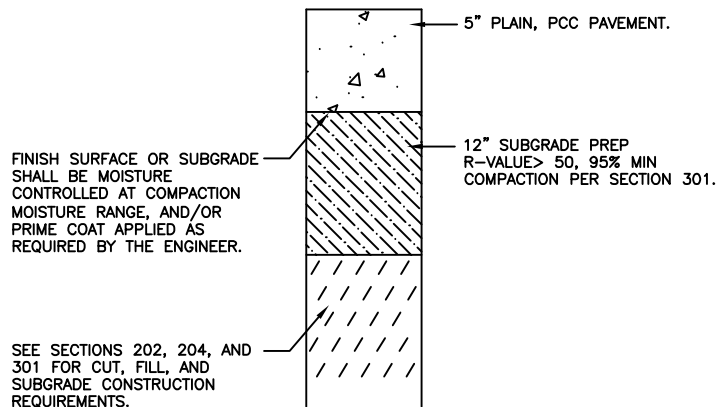
e annetteortiz@cabq.gov

cabq.gov/planning

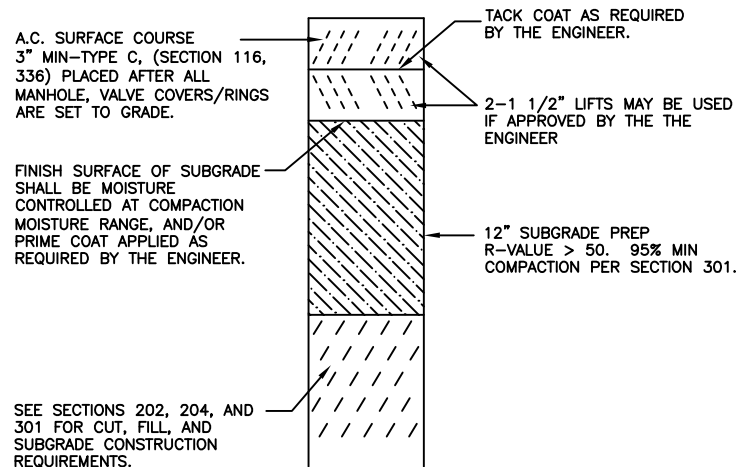
Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan



TYPICAL LOCAL STREET SECTION



RIGID PAVEMENT SECTION



FLEXIBLE PAVEMENT SECTION

GENERAL NOTES:

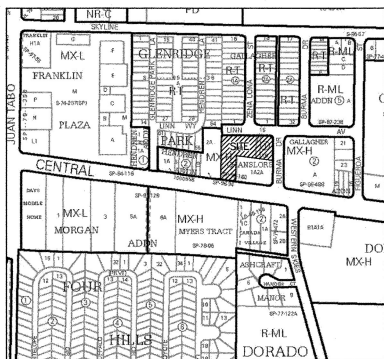
- CROWN ON STREET SHALL BE AS FOLLOWS:
 - 32' STREET = 4"
 - 40' STREET = 5"
 - LESS THAN 32' STREET, PAVEMENT SLOPE = 2%
- ALL SUBGRADE COMPACTION FOR C & G SHALL EXTEND 12" MIN ON EITHER SIDE OF C & G OR CURB SECTION.
- SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVE PADS SHALL BE INCIDENTAL TO ITEM.
- FINISH GRADE AT PROPERTY LINE SHALL BE BASED ON A MIN 2% SLOPE FROM TOP OF CURB.
- ALL ASPHALT CONCRETE (AC) PAVEMENT SHALL COMPLY WITH SECTION 116.
- ALL PORTLAND CEMENT CONCRETE (PCC) PAVEMENT SHALL COMPLY WITH SECTION 101.
- IN ACCORDANCE WITH COA DPM THE FOLLOWING APPLIES UNLESS AUTHORIZED OTHERWISE BY THE CITY ENGINEER:
 - * RESIDENTIAL STREETS SERVING 50 LOTS OR LESS SHALL BE DESIGNED AS LOCAL RESIDENTIAL STREETS.
 - * RESIDENTIAL STREETS SERVING MORE THAN 50 LOTS WITH AN ANTICIPATED AWDT < 3000 SHALL BE DESIGNED AS MAJOR LOCAL STREETS.
- FOR SUBGRADE R-VALUE < 50, PAVEMENT SECTION SHALL BE DESIGNED IN ACCORDANCE WITH DPM CH. 07
- SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE UTILITIES ARE CONSTRUCTED.

CONSTRUCTION NOTES:

- SIDEWALK AT STANDARD SETBACK.
- SIDEWALK ADJACENT TO CURB. (NON-STANDARD, VARIANCE REQUIRED).
- CURB AND GUTTER HEIGHT TO BE SPECIFIED ON PLANS.
- ASPHALT CONCRETE (AC) OR PORTLAND CEMENT (PCC) PAVEMENT.
- 12" COMPACTED SUBGRADE PREP, 95% COMPACTION.

REVISIONS	CITY OF ALBUQUERQUE
12/2022	PAVING LOCAL - RESIDENTIAL STREET SECTION DWG. 2405A DECEMBER 2022

VICINITY MAP (L-22) NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0359G Revised September 26, 2008.
- Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- 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.
- 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 022 056 148 471 21124, 1 022 056 132 470 21112

PROPERTY OWNER OF RECORD:

CITY OF ALBUQUERQUE
BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No.
- Zone Atlas Index No. L-22
- Gross acreage 1.1576 Ac.
- Existing number of lots 3
Replatted number of lots 1

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

CAO of the City of Albuquerque

Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

) ss

COUNTY OF BERNALILLO)

On this _____ day of _____, 2025, the foregoing instrument was acknowledged by:

Authorized agent for CAO of the City of Albuquerque

My Commission expires _____

Notary Public

PROJECT NUMBER: PR-2022-007322

Application Number: _____

Utility Company Approvals:

PNM Electric Services

Date

New Mexico Gas Company

Date

Qwest Corporation D/B/A Centurylink QC

Date

Comcast
City Approvals:

Date

Loren N. Risenhoover P.S.
City Surveyor

8/26/2025
Date

Hydrology

Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineering

Date

Code Enforcement

Date

Planning Department

Date

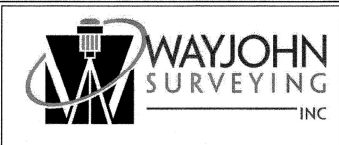


SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

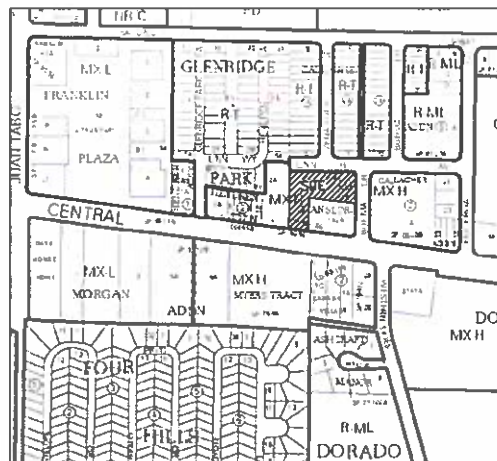
INDEXING INFORMATION FOR COUNTY CLERK
OWNER: CITY OF ALBUQUERQUE
UPC: 102205613247021112
102205614847121124
LOCATION: SECTION 27, T10N, R4E
SUBDIVISION: GALLAGHER

DRAWN: P A M
CHECKED: T D J
DRAWING NO.
SP10525.DWG

SCALE:
1" = 20'
29 APR 2025

FILE NO.
SP-1-05-2025
SHEET 1 OF 2

VICINITY MAP (L-22) NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- The subject properties (as shown hereon) appear to lie within Zone X (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0359G Revised September 26, 2008.
- Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 022 056 148 471 21124, 1 022 056 132 470 21112

PROPERTY OWNER OF RECORD:

CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE

SUBMISSION DATA

- DRB Project No.
- Zone Atlas Index No. L-22
- Gross acreage 1.1576 Ac.
- Existing number of lots 3
- Replatted number of lots 1

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

FREE CONSENT

The plotting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and undisturbed title in fee simple to the land subdivided.

CAO of the City of Albuquerque

ACKNOWLEDGMENT
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

On this 16 day of September 2025, the foregoing instrument was acknowledged by:
Authorized agent for CAO of the City of Albuquerque

My Commission expires

Notary Public



STATE OF NEW MEXICO
NOTARY PUBLIC
Debra Bazan
Commission No. 1048904
Expires: August 20, 2028

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date

PLAT OF
LOT 1-B-1-A
CHANSOR'S REPLAT OF
GALLAGHER ADDITION
WITHIN SECTION 27,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

PROJECT NUMBER: PR-2022-007322

Application Number:

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Date

City Engineering

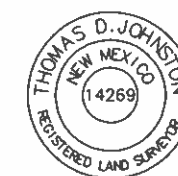
Date

Code Enforcement

Date

Planning Department

Date



INDEXING INFORMATION FOR COUNTY CLERK
OWNER: CITY OF ALBUQUERQUE
UPC: 102205613247021112
102205614847121124
LOCATION: SECTION 27, T10N, R4E
SUBDIVISION: GALLAGHER

DRAWN: P A M
CHECKED: T D J
DRAWING NO.
SP10525.DWG

SCALE:
1" = 20'
29 APR 2025

FILE NO.
SP-1-05-2025
SHEET 1 OF 2

LINN AVENUE, N. E.
(6 0' R. O. W.)

COUNTY CLERK RECORDING LABEL HERE

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LOT 1-B-1-A
CHANSOR'S REPLAT OF
GALLAGHER ADDITION

WITHIN SECTION 27,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

LOT 2-A, BLOCK 5 HENDREN ADDITION
(REC. 4/12/1996 98C-158)

LOT 1-B-1

LOT 1-B-1-A
(1.1576 ac. ±)

LOT 16

BURMA DRIVE, N. E.
(6 0' R. O. W.)

VACATED 16' ALLEY RESERVED AS EASEMENT
(PER PLAT REC. Plat Book 98C, Page 240)

N 82° 11' 11" W
(N 82° 04' 08" W)

150.24'
(150.32')

111.64'
(111.62')

N 82° 11' 11" W N. 1/2 VACATED 16' ALLEY
(N 82° 47' 00" W) RESERVED AS EASEMENT

S. 1/2 VACATED 16' ALLEY
RESERVED AS EASEMENT

100.64'
(100.75')

S 79° 17' 22" E
3697.83'

ACS MONUMENT "2_L22"
X=1,566,235.480 US SURVEY FEET
Y=1,480,207.321 US SURVEY FEET
Ground-to-grid: 0.999639275
Mapping Angle: -00°08'32.78"
NMSP CENTRAL ZONE NAD 83

LOT 1-A-2-A, BLOCK 1
CHANSOR'S REPLAT OF GALLAGHER ADDITION
(REC. 8/12/1998 98C=240)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'

(N 00° 44' 01" E)
(N 00° 36' 01" E)
A N 82° 36' 51" W
(N 82° 24' 40" W)

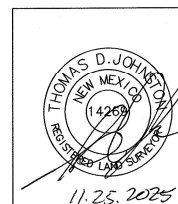
CENTRAL AVENUE, N. E.
(1 0 0' R. O. W.)

A S 01° 27' 40" W
(S 01° 35' 40" W)

87.86'
(87.89')

SCALE: 1 INCH = 20 FEET

FOUND/SET MONUMENT LEGEND:
A: FOUND #4 REBAR - NO CAP
B: FOUND #4 REBAR AND CAP "LS 7002"
C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
D: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
E: FOUND "+" IN CONCRETE



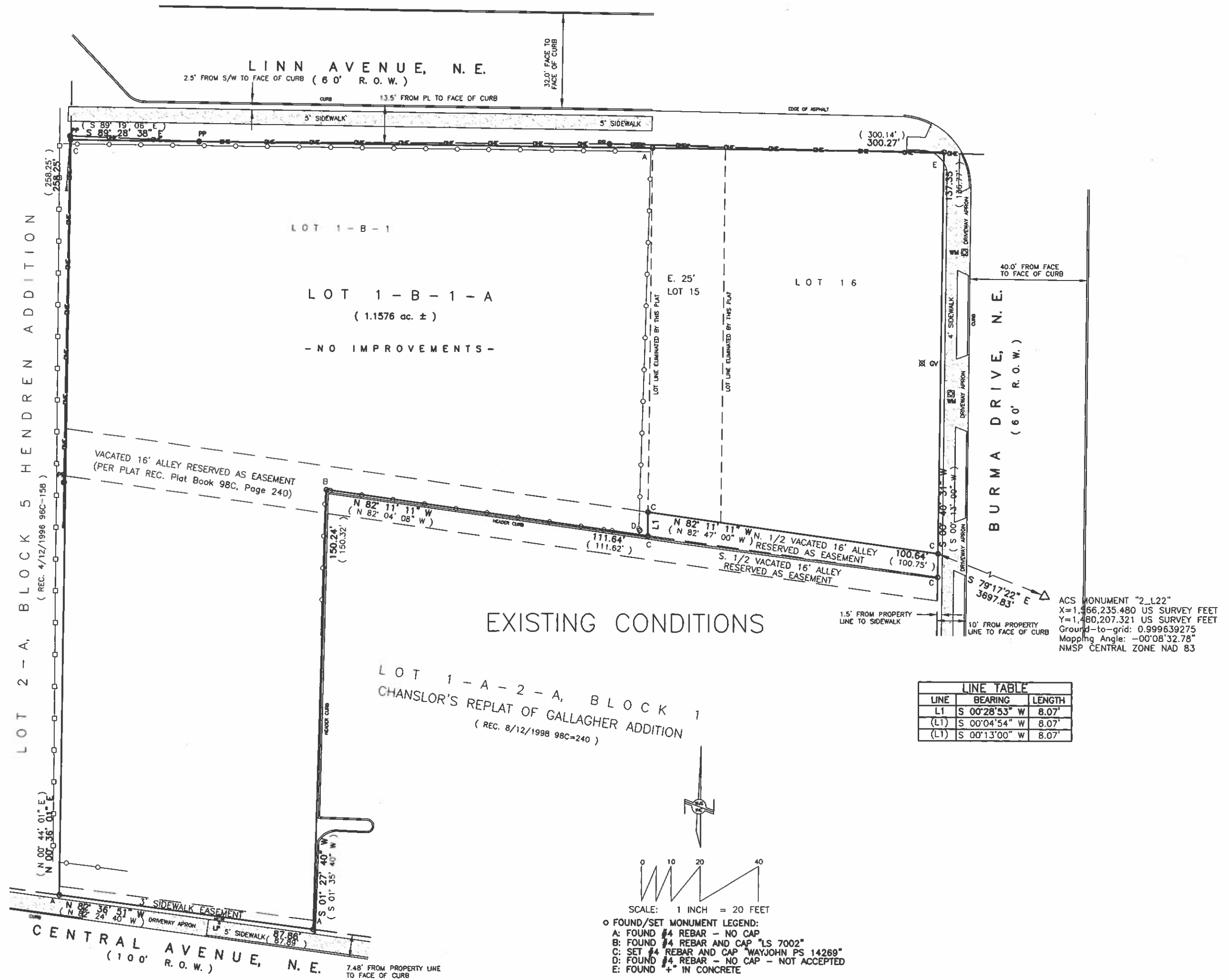
1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

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UPC: 102205613247021112
102205614847121124
LOCATION: SECTION 27, T10N, R4E
SUBDIVISION: GALLAGHER

DRAWN: P A M
CHECKED: T D J
DRAWING NO.
SP10525.DWG

SCALE:
1" = 20'
2 MAY 2025

FILE NO.
SP-1-05-2025
SHEET 2 OF 2



LINN AVENUE, N. E.
(6 0' R. O. W.)

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 1-B-1-A
CHANSOR'S REPLAT OF
GALLAGHER ADDITION

WITHIN SECTION 27,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

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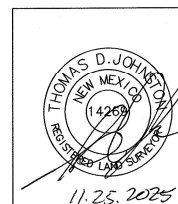
CENTRAL AVENUE, N. E.
(1 0 0' R. O. W.)

A S 01° 27' 40" W
(S 01° 35' 40" W)
87.86'
(87.89')

3' SIDEWALK EASEMENT

SCALE: 1 INCH = 20 FEET

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A: FOUND #4 REBAR - NO CAP
B: FOUND #4 REBAR AND CAP "LS 7002"
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LOCATION: SECTION 27, T10N, R4E
SUBDIVISION: GALLAGHER

DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-1-05-2025
CHECKED: T D J		
DRAWING NO. SP10525.DWG	2 MAY 2025	SHEET 2 OF 2

12201 Central Ave., NE _ Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>

Date Tue 10/21/2025 12:35 PM

To Shumsky, Stephanie <sshumsky@cabq.gov>

 1 attachment (430 KB)

Zone Atlas Page_L-22-Z.pdf;

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's 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 other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	5052996670
Singing Arrow NA	abqsana@gmail.com	Sarah	Delgado	sasdelgado748@gmail.com	12608 Tomlinson DR SE	Albuquerque	NM	87123		9152699221
Singing Arrow NA	abqsana@gmail.com	Mark	Burton	sdg@nmsciencefoundation.org	601 Dorado PI SE	Albuquerque	NM	87123		5056099609

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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 project.
- 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-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, October 21, 2025 11:58 AM

To: Shumsky, Stephanie <sshumsky@cabq.gov>

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

Subject: Public Notice Inquiry Sheet Submission

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Public Notice Inquiry For:

Development Hearing Officer

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

Albuquerque Development Commission Hearing

Applicant Information

Contact Name

Stephanie Shumsky

Telephone Number

5058107502

Email Address

sshumsky@cabq.gov

Company Name

City of Albuquerque, NM - MRA

Company Address

PO Box 1293

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

Physical address of subject site:

12201 Central Ave., NE

Subject site cross streets:

Burma Dr. NE

Other subject site identifiers:

Adjacent to Blakes Lotaburger

This site is located on the following zone atlas page:


L-22-Z

Link for map

Captcha

Public Notice Inquiry Sheet Submission

From webmaster@cabq.gov <webmaster@cabq.gov>
Date Tue 10/21/2025 11:58 AM
To Shumsky, Stephanie <sshumsky@cabq.gov>
Cc Office of Neighborhood Coordination <onc@cabq.gov>

 1 attachment (430 KB)
Zone Atlas Page_L-22-Z.pdf;

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Applicant Information

Contact Name

Stephanie Shumsky

Telephone Number

5058107502

Email Address

sshumsky@cabq.gov

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Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

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E-mail: suzannaflores@cabq.gov

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Adjacent to Blakes Lotaburger

This site is located on the following zone atlas page:

L-22-Z

Link for map

Captcha

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/3/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 12201 Central Ave., NE and 119 Burma Dr., NE
Location Description NW corner of Central and Burma (west and north of Blake's Lotaburger)
2. Property Owner* City of Albuquerque (MRA)
3. Agent/Applicant* [if applicable] COA Metropolitan Redevelopment Agency (MRA)
4. Application Type(s)²* per IDO Table 6-1-1

- ☐ Site Plan – EPC
- ☒ Subdivision Minor - Combining 3 lots into 1 (Minor or Major or Bulk Land)
- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
- ☐ Other: _____

Summary of project/request³*:

combine three existing lots into one lot (lot consolidation)

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

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: DHO 12/17/25 9am

Location*: 200 2nd St. NW DHO Hearing Room

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: Stephanie Shumsky, Project Manager

Email: mrainfo@cabq.gov

Phone: 505-810-7502



Attachments:



Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*



Others: _____



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-22-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

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

n/a

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 1.1576 acres
 - 2. IDO Zone District MX-H
 - 3. Overlay Zone(s) [if applicable] VPO-2
 - 4. Center or Corridor Area [if applicable] Central Avenue Corridor
- Current Land Use(s) [vacant, if none] vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

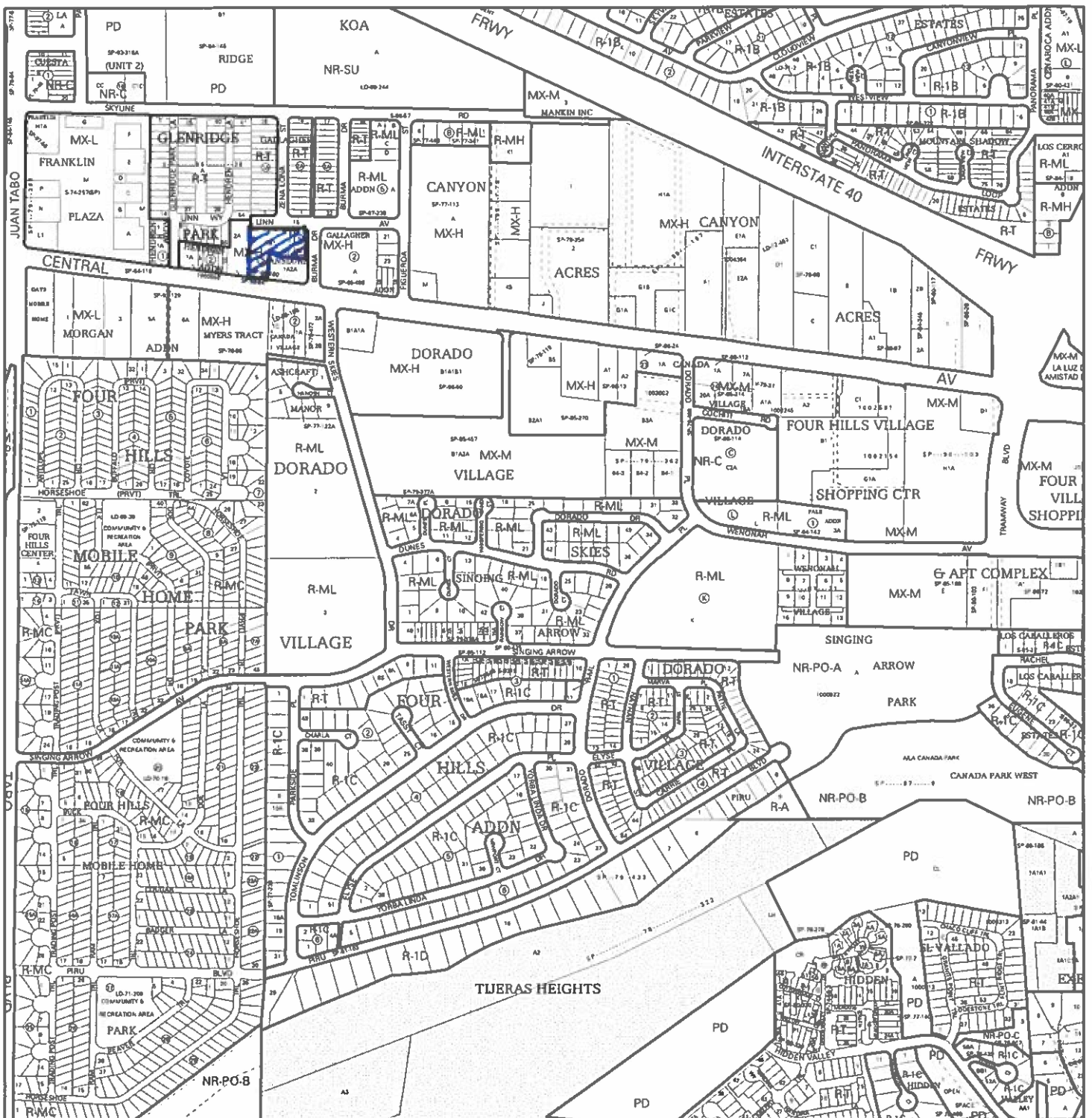
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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:
L-22-Z

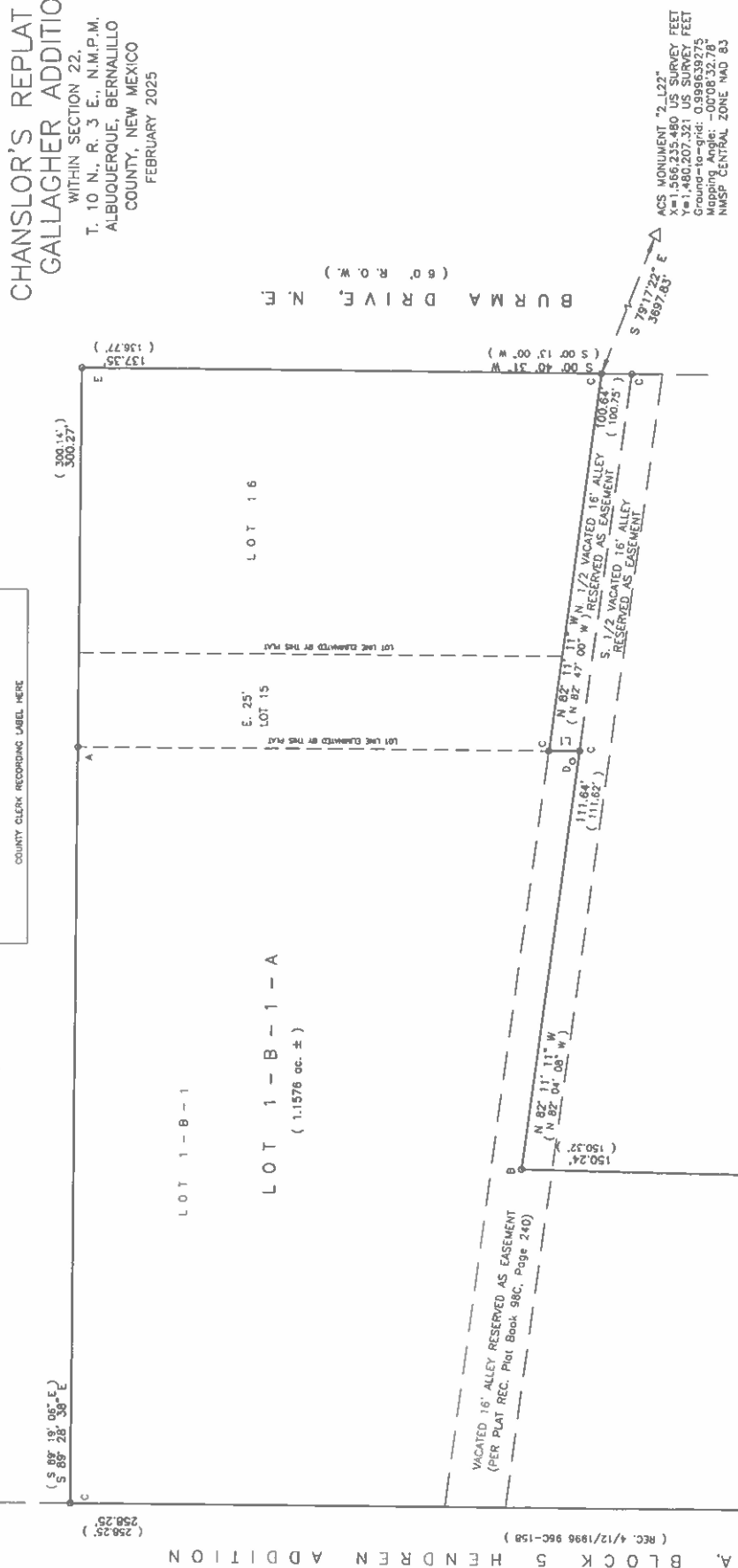
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

PLAT OF
LOT 1-B-1-A
 CHANSLOR'S REPLAT OF
 GALLAGHER ADDITION
 WITHIN SECTION 22,
 T. 10 N., R. 3 E., N.M.P.M.,
 ALBUQUERQUE, BERNALILLO
 COUNTY, NEW MEXICO
 FEBRUARY 2025

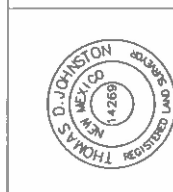
COUNTY CLERK RECORDING LABEL HERE

L I N N A V E N U E, N. E.
 (60' R.O.W.)



LINE	BEARING	LENGTH
L1	S 00°28'33" W	8.07
(L1)	S 00°04'34" W	8.07
(L1)	S 00°13'00" W	8.07

LOT 1 - A - 2 - A, B L O C K 1
 CHANSLOR'S REPLAT OF GALLAGHER ADDITION
 (REC. 8/12/1998 98C-240)



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887
 DRAWING: P A M SCALE: FILE NO.
 CHECKED: T D J 1" = 20' SP-1-05-2025
 TOWNED NO. SHEET 2 OF 2
 SP10525.DWG 2 MAY 2025

SCALE: 1 INCH = 20 FEET
 FOUND/SET MONUMENT LEGEND:
 A: FOUND #4 REBAR - NO CAP
 B: FOUND #4 REBAR AND CAP
 C: SET #4 REBAR AND CAP
 D: SET #4 REBAR AND CAP - NOT ACCEPTED
 E: FOUND #4 IN CONCRETE

NOTING INFORMATION FOR COUNTY CLERK
 OWNER: CITY OF ALBUQUERQUE
 LFC: 102208104/11/13
 LOCATION: SECTION 27, T10N, R4E
 SUBPARCEL: GALLAGHER

12201 Central Ave., NE.: Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
 Date Fri 6/6/2025 3:53 PM
 To Shumsky, Stephanie <sshumsky@cabq.gov>

1 attachment (430 KB)
 Zone Atlas Page_L-22-Z.pdf;

PLEASE NOTE:
 The neighborhood association contact information listed below is valid for 30 calendar days after today's 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 other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	50538
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	50538
Singing Arrow NA	abqsana@gmail.com	Sarah	Delgado	sasdelgado748@gmail.com	12608 Tomlinson DR SE	Albuquerque	NM	87123	
Singing Arrow NA	abqsana@gmail.com	Mark	Burton	sdg@nm-sciencefoundation.org	601 Dorado Pl SE	Albuquerque	NM	87123	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhejo@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 project.
- 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-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores
 Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
 (505) 768-3334 Office
 E-mail: suzannaflores@cabq.gov
 Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
 Sent: Friday, June 6, 2025 1:35 PM
 To: Shumsky, Stephanie <sshumsky@cabq.gov>
 Cc: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

Stephanie Shumsky

Telephone Number

5058107502

Email Address

sshumsky@cabq.gov

Company Name

City of Albuquerque, NM - MRA

Company Address

PO Box 1293

City

Albuquerque

State

NM

ZIP

87103

Legal description of the subject site for this project:

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) n Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

Physical address of subject site:

12201 Central Ave., NE

Subject site cross streets:

Central and Burma

Other subject site identifiers:

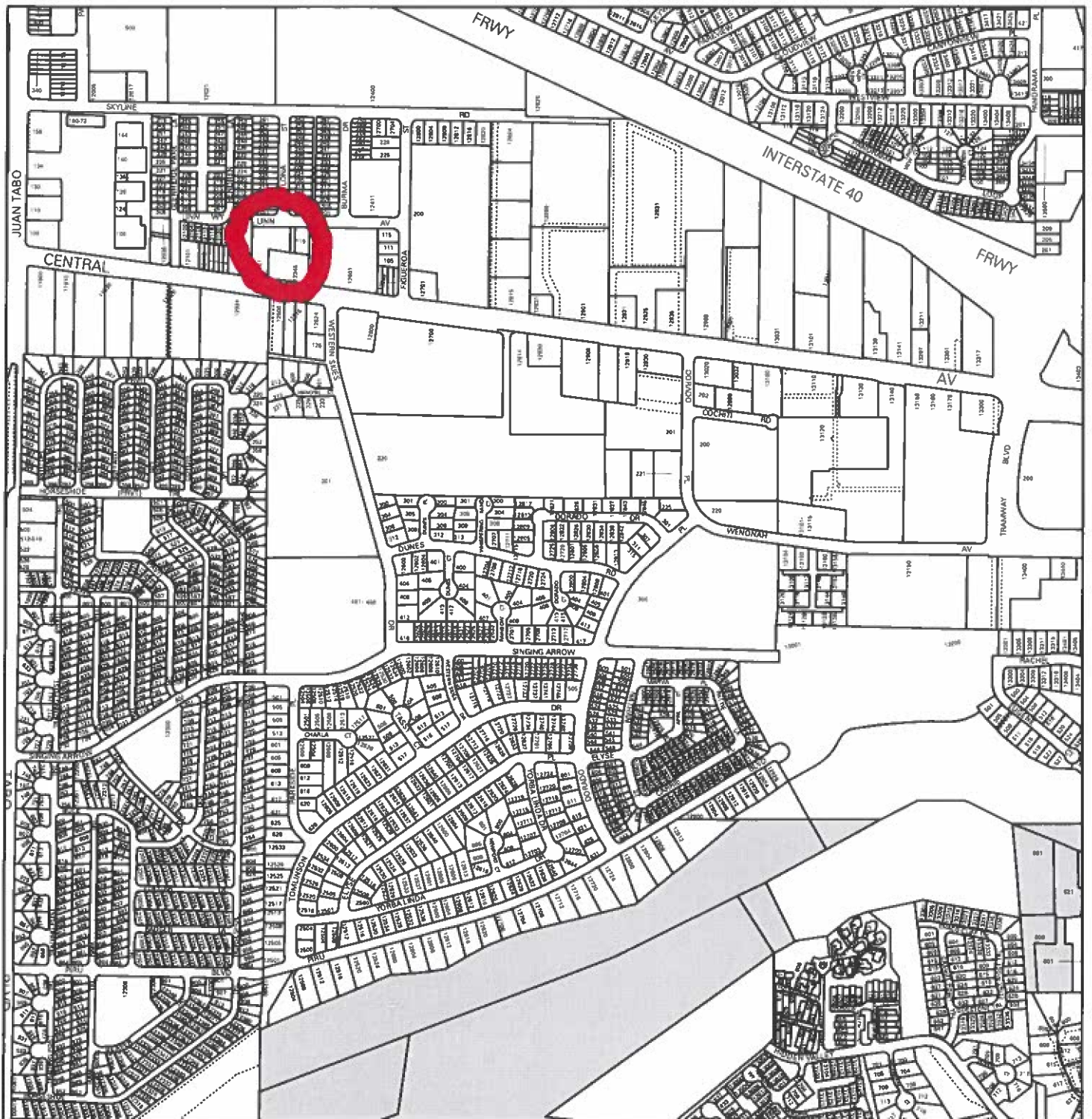
vacant area west and north of Blakes Lotaburger

This site is located on the following zone atlas page:

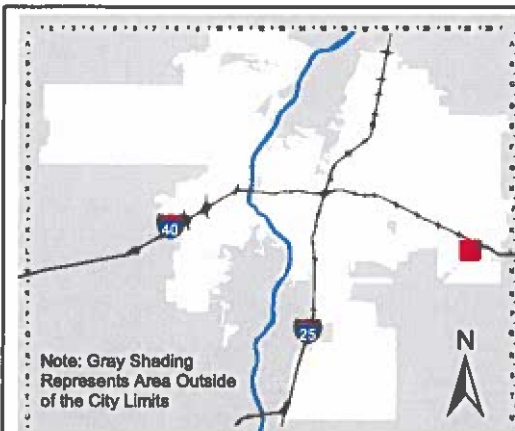
L-22

Captcha

x



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



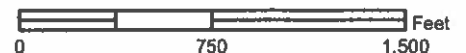
Address Map Page:

L-22-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



DHO Submittal Notification for Minor Plat

From Shumsky, Stephanie <sshumsky@cabq.gov>

Date Mon 11/3/2025 4:13 PM

To dreikeja@comcast.net <dreikeja@comcast.net>; sdg nmsciencefoundation <sdg@nmsciencefoundation.org>

 2 attachments (25 MB)

Site Sketch Exhibit - Corrected.1.pdf; NA Notice - EM 11-3-25.pdf;

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.

FYI-My first attempt to email this was rejected due to file size.



STEPHANIE SHUMSKY, AICP

Project Manager

she / her / hers

p 505-810-7502

e sshumsky@cabq.gov

m P.O. Box 1293
Albuquerque, NM 87103

cabq.gov/mra



Outlook

Fw: DHO Submittal Notification for Minor Plat

From Shumsky, Stephanie <sshumsky@cabq.gov>

Date Tue 11/4/2025 8:35 AM

To abqsana@gmail.com <abqsana@gmail.com>

 2 attachments (25 MB)

Site Sketch Exhibit - Corrected.1.pdf; NA Notice - EM 11-3-25.pdf;

Please see below and attached...



STEPHANIE SHUMSKY, AICP

Project Manager

she / her / hers

p 505-810-7502

e sshumsky@cabq.gov

m P.O. Box 1293
Albuquerque, NM 87103

cabq.gov/mra

From: Shumsky, Stephanie

Sent: Monday, November 3, 2025 4:13 PM

To: dreikeja@comcast.net <dreikeja@comcast.net>; sdg nmsciencefoundation <sdg@nmsciencefoundation.org>

Subject: DHO Submittal Notification for Minor Plat

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.

FYI-My first attempt to email this was rejected due to file size.



STEPHANIE SHUMSKY, AICP

Project Manager

she / her / hers

p 505-810-7502

e sshumsky@cabq.gov

m P.O. Box 1293
Albuquerque, NM 87103

cabq.gov/mra

DHO Submittal Notification for Minor Plat

From Shumsky, Stephanie <sshumsky@cabq.gov>

Date Mon 11/3/2025 3:58 PM

To abqsana@gmail.com <abqsana@gmail.com>; eastgatewaycoalition@gmail.com <eastgatewaycoalition@gmail.com>; dreikeja@comcast.net <dreikeja@comcast.net>; sdg nmsciencefoundation <sdg@nmsciencefoundation.org>; Sarah Delgado <sasdelgado748@gmail.com>

 2 attachments (26 MB)

NA Notice - EM 11-3-25.pdf; SP-1-05-2025 PLAT AND EXHIBIT - SIGNED by City Surveyor 5-2-25.pdf;

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.



STEPHANIE SHUMSKY, AICP

Project Manager

she / her / hers

p 505-810-7502

e sshumsky@cabq.gov

m P.O. Box 1293
Albuquerque, NM 87103

cabq.gov/mra

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/3/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 12201 Central Ave., NE and 119 Burma Dr., NE
Location Description NW corner of Central and Burma (west and north of Blake's Lotaburger)
2. Property Owner* City of Albuquerque (MRA)
3. Agent/Applicant* [if applicable] COA Metropolitan Redevelopment Agency (MRA)
4. Application Type(s)²* per IDO Table 6-1-1

- ☐ Site Plan – EPC
- ☒ Subdivision Minor - Combining 3 lots into 1 (Minor or Major or Bulk Land)
- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
- ☐ Other: _____

Summary of project/request³*:

combine three existing lots into one lot (lot consolidation)

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

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: DHO 12/17/25 9am

Location*: 200 2nd St. NW DHO Hearing Room

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: Stephanie Shumsky, Project Manager

Email: mrainfo@cabq.gov

Phone: 505-810-7502



Attachments:



Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*



Others: _____



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-22-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

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

n/a

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 1.1576 acres
 - 2. IDO Zone District MX-H
 - 3. Overlay Zone(s) [if applicable] VPO-2
 - 4. Center or Corridor Area [if applicable] Central Avenue Corridor
- Current Land Use(s) [vacant, if none] vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

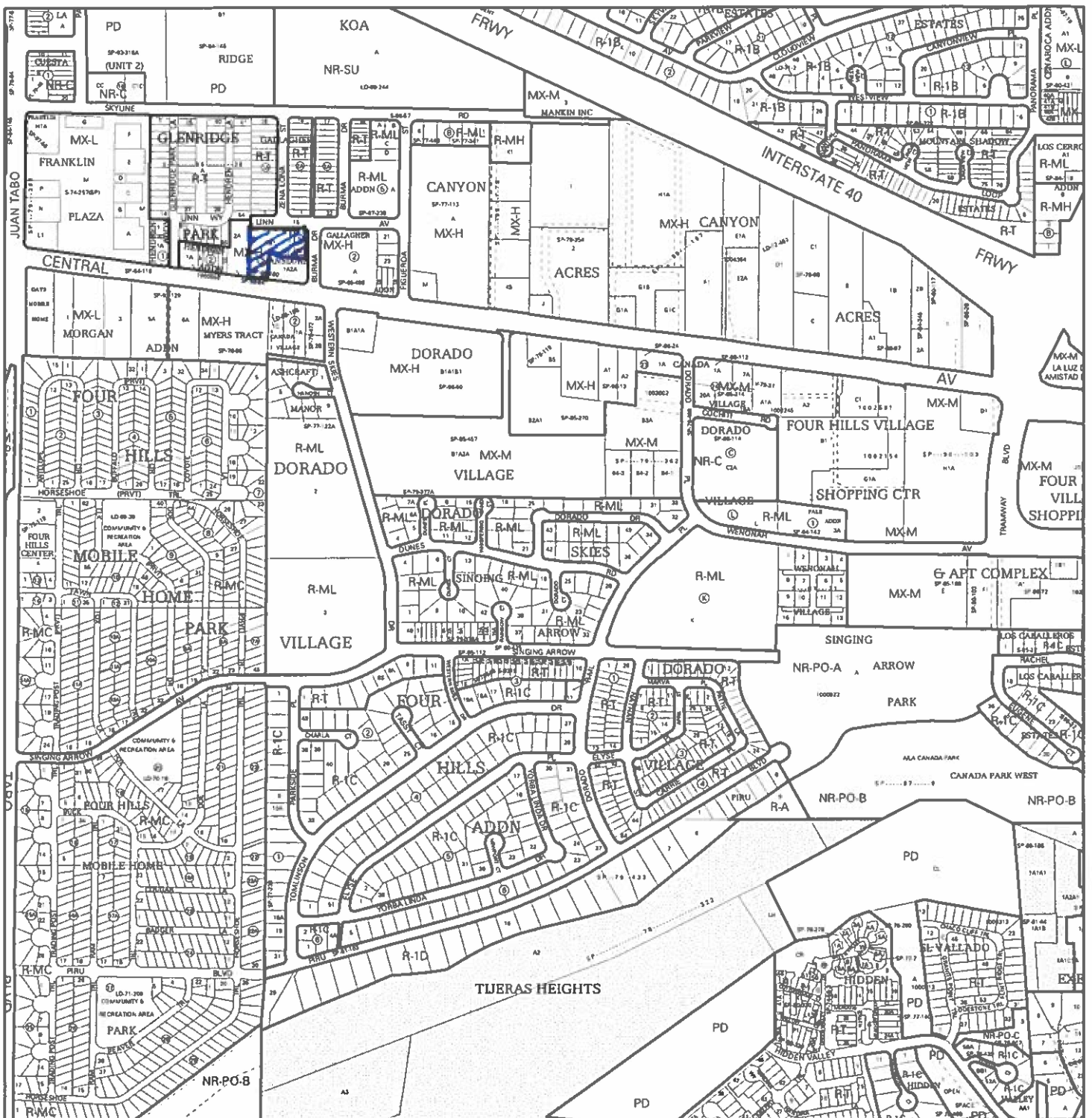
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

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Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

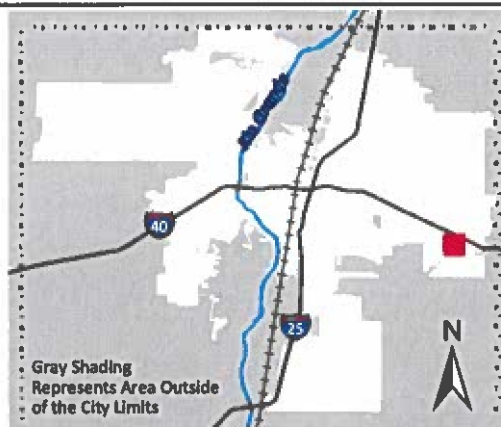


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



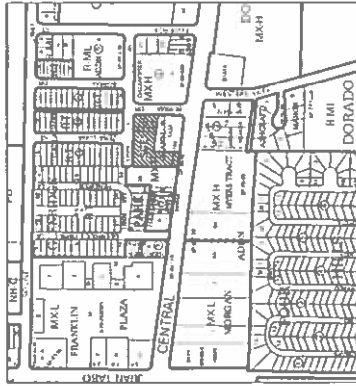
Zone Atlas Page:
L-22-Z

- 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

0 250 500 1,000 Feet

VICINITY MAP (L-22)

NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three existing lots.

NOTES

1. All measurements shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parentheses are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat shall at any time be subject to a deed restriction, easement, or binding agreement prohibiting severance from being installed and used for the purposes of the plat.
5. The subject properties (as shown herein) appear to lie within "Zone X" (area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 500100339B Revised September 24, 2008.
6. Existing public water and/or sewerage infrastructure may not be substituted or replaced with private infrastructure without the approval of the Bernalillo County Public Works Department. Any future improvement or replacement of existing public infrastructure may be required as a condition of future development approval.

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 (PSCNM), a New Mexico corporation, (PSCNM Electric) for installation, maintenance and repair of electric lines, poles, towers, and other related facilities.
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. Quest Corporation d/b/a CenturyLink OC for the installation, maintenance, and service of such 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.
The easements are granted for the purpose of installing, maintaining, changing, repairing, relocating, modifying, renewing, operating and maintaining 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 install, maintain, repair, replace, remove, alter, relocate, modify, renew, operate and maintain such facilities and equipment as may be necessary to install, maintain, repair, replace, remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), not 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 within the easements. The easements shall be subject to the provisions of the Bernalillo County Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
In approving this plat, Public Service Company of New Mexico (PSCNM), New Mexico Gas Company (NMGC) and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown herein. Consequently, PSCNM, NMGC and QWEST do not warrant or release any easement or easement rights which may have been granted by prior plat, plat or other document and which are not shown on this plat.

SUBMISSION DATA

1. DRB Project No.
2. Zone Atlas Index No. L-22
3. Gross acreage 1.1576 Ac.
4. Existing number of lots 3
5. Replat number of lots 1

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT THESE ARE CORRECT
UPON 1 022 004 104 471 1114, 1 022 004 104 471 1114

PROPERTY OWNER OF RECORD:

CITY OF ALBUQUERQUE
BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as shown and designated on the Plat of Lot 1-B-1 of the Chanslor's Replat of Gallagher Addition, Bernalillo County, New Mexico, August 12, 1998, in Plat Book 98C, Page 249, TOGETHER WITH:

The East Twenty-five (25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

FREE CONSENT

I, the undersigned, hereby consent to the foregoing instrument and in accordance with the terms of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

CAO of the City of Albuquerque

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

On this _____ day of _____, 2025, the foregoing instrument was acknowledged by:

Authorized agent for CAO of the City of Albuquerque

My Commission expires _____

History Public

PLAT OF
LOT 1-B-1-A
CHANSLOR'S REPLAT OF
GALLAGHER ADDITION
WITHIN SECTION 22,
T. 10 N., R. 3 E., N.M.P.M.,
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

PROJECT NUMBER: PR-2022-007322

Application Number:

Utility Company Approval:

PSCNM Electric Services

Date

New Mexico Gas Company

Date

Quest Corporation D/B/A CenturyLink OC

Date

Consent

Date

City Approval:

Loren N. Risenhoover, P.S.

City Surveyor

5/2/2025

Date

Hydrology

Date

Traffic Engineering, Transportation Division

Date

ASCE/PA

Date

Parks and Recreation Department

Date

AMMCA

Date

City Engineering

Date

Code Enforcement

Date

Planning Department

Date



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 235-2582 FAX: (505) 255-2887

DRAWN: P A M

SCALE: 1" = 20'

FILE NO.

CHECKED: T O J

DATE: 29 APR 2025

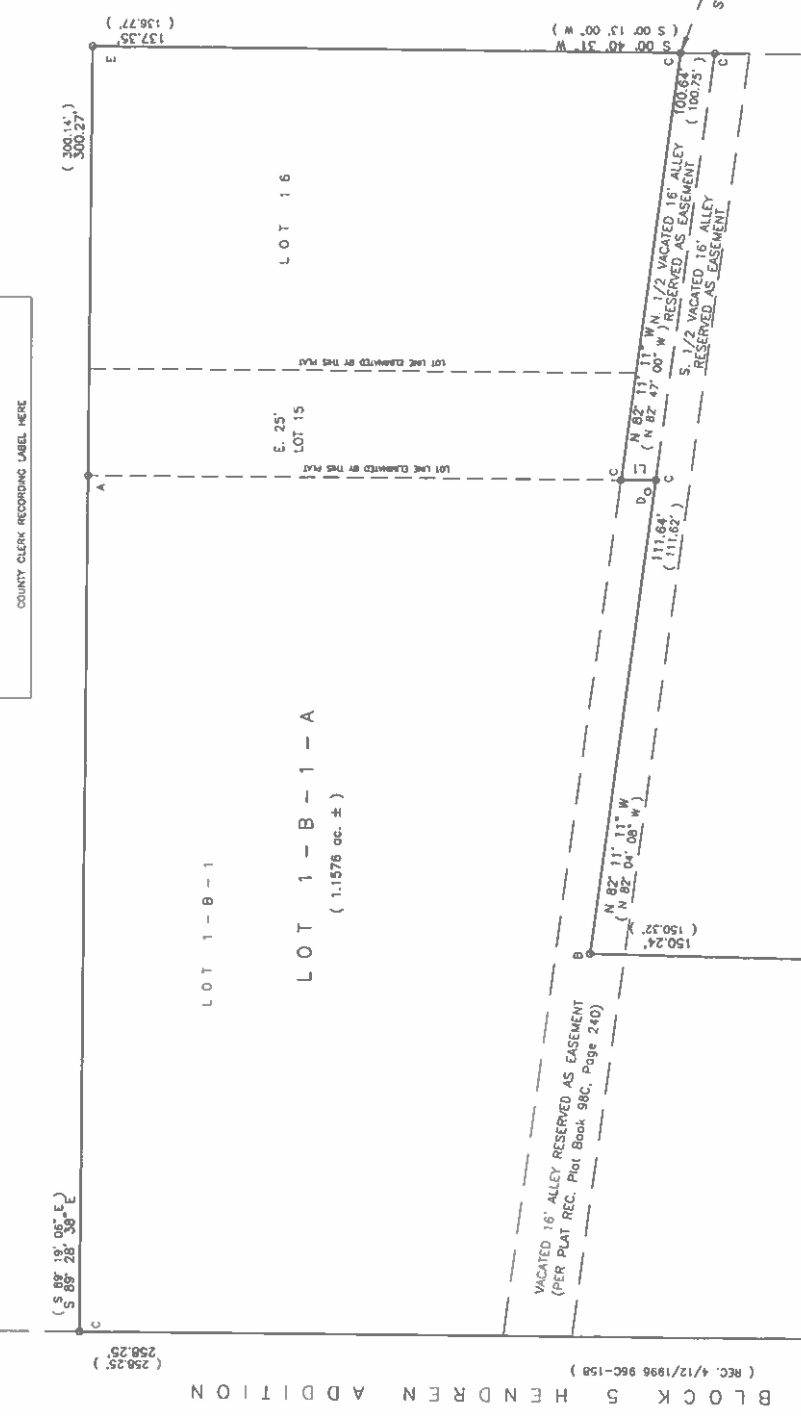
SP-10525.DWG

SHEET 1 OF 2

PLAT OF
LOT 1-B-1-A
 CHANSLOR'S REPLAT OF
 GALLAGHER ADDITION
 WITHIN SECTION 22,
 T. 10 N., R. 3 E., N.M.P.M.,
 ALBUQUERQUE, BERNALILLO
 COUNTY, NEW MEXICO
 FEBRUARY 2025

COUNTY CLERK RECORDING LABEL HERE

L I N N A V E N U E, N. E.
 (60' R.O.W.)



LOT 1-A-2-A, BLOCK 1
 CHANSLOR'S REPLAT OF GALLAGHER ADDITION
 (REC. 8/12/1998 98C-240)

LINE	BEARING	LENGTH
L1	S 00°28'33" W	8.07
(L1)	S 00°04'54" W	8.07
(L1)	S 00°13'00" W	8.07



SCALE: 1 INCH = 20 FEET
 FOUND/SET MONUMENT LEGEND:
 A: FOUND #4 REBAR - NO CAP
 B: FOUND #4 REBAR AND CAP
 C: SET #4 REBAR AND CAP
 D: SET #4 REBAR AND CAP
 E: FOUND #4 IN CONCRETE



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887
 DRAWING: P A M SCALE: FILE NO.
 CHECKED: T D J 1" = 20' SP-1-05-2025
 TOWN: NO. SHEET 2 OF 2
 SUBMITTER: GALLAGHER



NOTING INFORMATION FOR COUNTY CLERK
 OWNER: CITY OF ALBUQUERQUE
 LFC: 10/20/2021 10/11/13
 LOCATION: SECTION 22, T10N, R3E
 SUBMITTER: GALLAGHER

CENTRAL AVENUE, N.E.
 (100' R.O.W.)

SIDEWALK EASEMENT

(87.88')

(87.88')

(87.88')

PLAT OF
LOT 1-B-1-A
CHANSOR'S REPLAT OF
GALLAGHER ADDITION
WITHIN SECTION 22,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

COUNTY CLERK RECORDING LABEL HERE

LINN AVENUE, N. E.
(60° R.O.W.)

LOT 2 - A, BLOCK 5 HENDREN ADDITION

1-8-1107

LOT 1 - B - 1 - A

(1.1576 oc. \pm)

- NO IMPROVEMENTS -

LOT 16

E. 25

(1.1576 oc. \pm)

- NO IMPROVEMENTS -

VACATED 16' ALLEY RESERVED AS EASEMENT
(PER PLAT REC. Plat Book 98C, Page 240)

(REC. 4/12/1996 96C-158)

EXISTING CONDITIONS

LOT 1 - A - 2 - A, BLOCK 1
CHANSOR'S REPLAY OF GALLAGHER ADDITION
(REC. 8/12/1998 98C-240)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'

ACS MONUMENT "2-L22"
X=1,566,235.480 US SURVEY FEET
Y=1,480,207.321 US SURVEY FEET
Ground-to-grid: 0.999639275
Mapping Angle: -00°08'32.78"
NAD83 CENTRAL ZONE NAD 83

3697.83° E

SCALE: 1 INCH = 20 FEET

o FOUND/SET MONUMENT LEGEND:

A:	FOUND #4 REBAR - NO CAP
B:	FOUND #4 REBAR AND CAP "LS 7002"
C:	SET #4 REBAR AND CAP "WAYJOHN PS 14269"
D:	FOUND #4 REBAR - NO CAP - NOT ACCEPTED
E:	FOUND + IN CONCRETE

7.40' FROM PROPERTY LINE
TO FACE OF CURB



1609 2nd STREET NW

ALBUQUERQUE, N.M. 87102

P	A	M	SCALE:	FILE NO:
---	---	---	--------	----------

CHECKED: T D J	1" = 20'	SP-1-05-2025
DRAWING NO. SP10525.DWG	2 MAY 2025	EXHIBIT



PROVIDING INFORMATION FOR COUNTY
 OWNER: CITY OF ALBUQUERQUE
 UAC: 102205613247021112
 102205614647121124
 LOCATION: SECTION 27, T10N, R16E
 SUBDIVISION: CALLAGHER

12201 Central Ave., NE.: Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
 Date Fri 6/6/2025 3:53 PM
 To Shumsky, Stephanie <sshumsky@cabq.gov>

1 attachment (430 KB)
 Zone Atlas Page_L-22-Z.pdf;

PLEASE NOTE:
 The neighborhood association contact information listed below is valid for 30 calendar days after today's 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 other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	50538
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	50538
Singing Arrow NA	abqsana@gmail.com	Sarah	Delgado	sasdelgado748@gmail.com	12608 Tomlinson DR SE	Albuquerque	NM	87123	
Singing Arrow NA	abqsana@gmail.com	Mark	Burton	sdg@nm-sciencefoundation.org	601 Dorado Pl SE	Albuquerque	NM	87123	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhejo@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 project.
- 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-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailled-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores
 Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
 (505) 768-3334 Office
 E-mail: suzannaflores@cabq.gov
 Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
 Sent: Friday, June 6, 2025 1:35 PM
 To: Shumsky, Stephanie <sshumsky@cabq.gov>
 Cc: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

Stephanie Shumsky

Telephone Number

5058107502

Email Address

sshumsky@cabq.gov

Company Name

City of Albuquerque, NM - MRA

Company Address

PO Box 1293

City

Albuquerque

State

NM

ZIP

87103

Legal description of the subject site for this project:

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) n Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

Physical address of subject site:

12201 Central Ave., NE

Subject site cross streets:

Central and Burma

Other subject site identifiers:

vacant area west and north of Blakes Lotaburger

This site is located on the following zone atlas page:

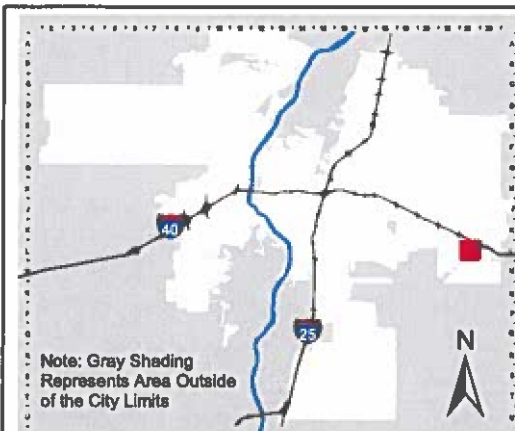
L-22

Captcha

x



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



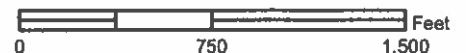
Address Map Page:

L-22-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



DHO Submittal Notification for Minor Plat

From Shumsky, Stephanie <sshumsky@cabq.gov>

Date Mon 11/3/2025 4:13 PM

To dreikeja@comcast.net <dreikeja@comcast.net>; sdg nmsciencefoundation <sdg@nmsciencefoundation.org>

 2 attachments (25 MB)

Site Sketch Exhibit - Corrected.1.pdf; NA Notice - EM 11-3-25.pdf;

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.

FYI-My first attempt to email this was rejected due to file size.



STEPHANIE SHUMSKY, AICP

Project Manager

she / her / hers

p 505-810-7502

e sshumsky@cabq.gov

m P.O. Box 1293
Albuquerque, NM 87103

cabq.gov/mra



Outlook

Fw: DHO Submittal Notification for Minor Plat

From Shumsky, Stephanie <sshumsky@cabq.gov>

Date Tue 11/4/2025 8:35 AM

To abqsana@gmail.com <abqsana@gmail.com>

 2 attachments (25 MB)

Site Sketch Exhibit - Corrected.1.pdf; NA Notice - EM 11-3-25.pdf;

Please see below and attached...



STEPHANIE SHUMSKY, AICP

Project Manager

she / her / hers

p 505-810-7502

e sshumsky@cabq.gov

m P.O. Box 1293
Albuquerque, NM 87103

cabq.gov/mra

From: Shumsky, Stephanie

Sent: Monday, November 3, 2025 4:13 PM

To: dreikeja@comcast.net <dreikeja@comcast.net>; sdg nmsciencefoundation <sdg@nmsciencefoundation.org>

Subject: DHO Submittal Notification for Minor Plat

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.

FYI-My first attempt to email this was rejected due to file size.



STEPHANIE SHUMSKY, AICP

Project Manager

she / her / hers

p 505-810-7502

e sshumsky@cabq.gov

m P.O. Box 1293
Albuquerque, NM 87103

cabq.gov/mra

DHO Submittal Notification for Minor Plat

From Shumsky, Stephanie <sshumsky@cabq.gov>

Date Mon 11/3/2025 3:58 PM

To abqsana@gmail.com <abqsana@gmail.com>; eastgatewaycoalition@gmail.com <eastgatewaycoalition@gmail.com>; dreikeja@comcast.net <dreikeja@comcast.net>; sdg nmsciencefoundation <sdg@nmsciencefoundation.org>; Sarah Delgado <sasdelgado748@gmail.com>

 2 attachments (26 MB)

NA Notice - EM 11-3-25.pdf; SP-1-05-2025 PLAT AND EXHIBIT - SIGNED by City Surveyor 5-2-25.pdf;

Hello Neighborhood Leaders.

Please see attached for your review/comment. The purpose of the plat is to combine three lots into one.



STEPHANIE SHUMSKY, AICP

Project Manager

she / her / hers

p 505-810-7502

e sshumsky@cabq.gov

m P.O. Box 1293
Albuquerque, NM 87103

cabq.gov/mra

VICINITY MAP (L-22) NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parentheses are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- The subject properties (as shown hereon) appear to be within Zone X (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 33001C0355c Revised September 26, 2008.
- Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or updating of existing public infrastructure may be required as a condition of future development approval.

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- 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.
- 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 or 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/switchgear, 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 022 054 146 471 21124, 1 022 058 132 470 21122

PROPERTY OWNER OF RECORD:

CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No.
- Zone Atlas Index No. L-22
- Gross acreage 1.1576 Ac.
- Existing number of lots 3
- Replatted number of lots 1

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Amarantha Jengel 9/14/25
Said of the City of Albuquerque
ACKNOWLEDGMENT
STATE OF NEW MEXICO

COUNTY OF BERNALILLO
On this 10th day of September 2025, the foregoing instrument was acknowledged by:
Authorized agent for CAD of the City of Albuquerque

My Commission expires

20 Aug 2028
Notary Public *Debra Bazan*



STATE OF NEW MEXICO
NOTARY PUBLIC
Debra Bazan
Commission No. 1048904
Expires: August 20, 2028

PLAT OF
LOT 1-B-1-A
CHANSOR'S REPLAT OF
GALLAGHER ADDITION

WITHIN SECTION 27,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

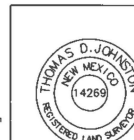
PROJECT NUMBER: PR-2022-007322

Application Number:

Utility Company Approvals:

<i>PNM Electric Services</i>	11/07/2025
Date	
<i>New Mexico Gas Company</i>	9/26/25
Date	
Thomas McClafflin	10/7/2025
Qwest Corporation d/b/a CenturyLink QC	Date
<i>Todd Schmalle</i>	9/25/25
Date	
Comcast	
City Approvals:	
<i>Loran N. Risenhoover P.S.</i>	8/26/2025
City Surveyor	Date

Hydrology	Date
Traffic Engineering, Transportation Division	Date
ABQWA	Date
Parks and Recreation Department	Date
<i>APM</i>	10/7/2025
City Engineering	Date
Code Enforcement	Date
Planning Department	Date



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

RECORDING INFORMATION FOR COUNTY CLERK OWNER: CITY OF ALBUQUERQUE UPC: 102205813247021122 102205814647121124 LOCATION: SECTION 27, T10N, R3E SUBDIVISION: GALLAGHER	DRAWN: P A M CHECKED: T D J SHEETING: SP10525.DWG	SCALE: 1" = 20' 29 APR 2025	FILE NO. SP-1-05-2025 SHEET 1 OF 2
--	---	-----------------------------------	--

COUNTY CLERK RECORDING LABEL HERE

WITHIN SECTION 27,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

(258.25')
258.25'

LOT 1 - B - 1 - A
(1.1576 cc. \pm)

LOT 16

BURMA DRIVE, N. E.
(60' R. O. W.)

VACATED 16' ALLEY RESERVED AS EASEMENT
(PER PLAT REC. Plat Book 98C, Page 240)

150.24' /
(150.32')

N 82° 11' 11" W
(N 82° 04' 08" W)

(111.)

51 N
(N)

N 82
(N 82

11' 11' 47" 00"

W N

 $\frac{1}{2}$

00° 41'



LOT 1 - A - 2 - A, BLOCK
CHANSOR'S REPLAT OF GALLAGHER ADDITION
(REC. 8/12/1998 98C=240)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07
(L1)	S 00°04'54" W	8.07
(L1)	S 00°13'00" W	8.07

ACS MONUMENT "2_L22"
X=1,566,235.480 US SURVEY FEET
Y=1,480,207.321 US SURVEY FEET
Ground-to-grid: 0.999639275
Mapping Angle: -00°08'32.78"
NMSP CENTRAL ZONE NAD 83



○ FOUND/SET MONUMENT LEGEND:

A: FOUND #4 REBAR - NO CAP
 B: FOUND #4 REBAR AND CAP "LS 7002"
 C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 D: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
 E: FOUND "+" IN CONCRETE



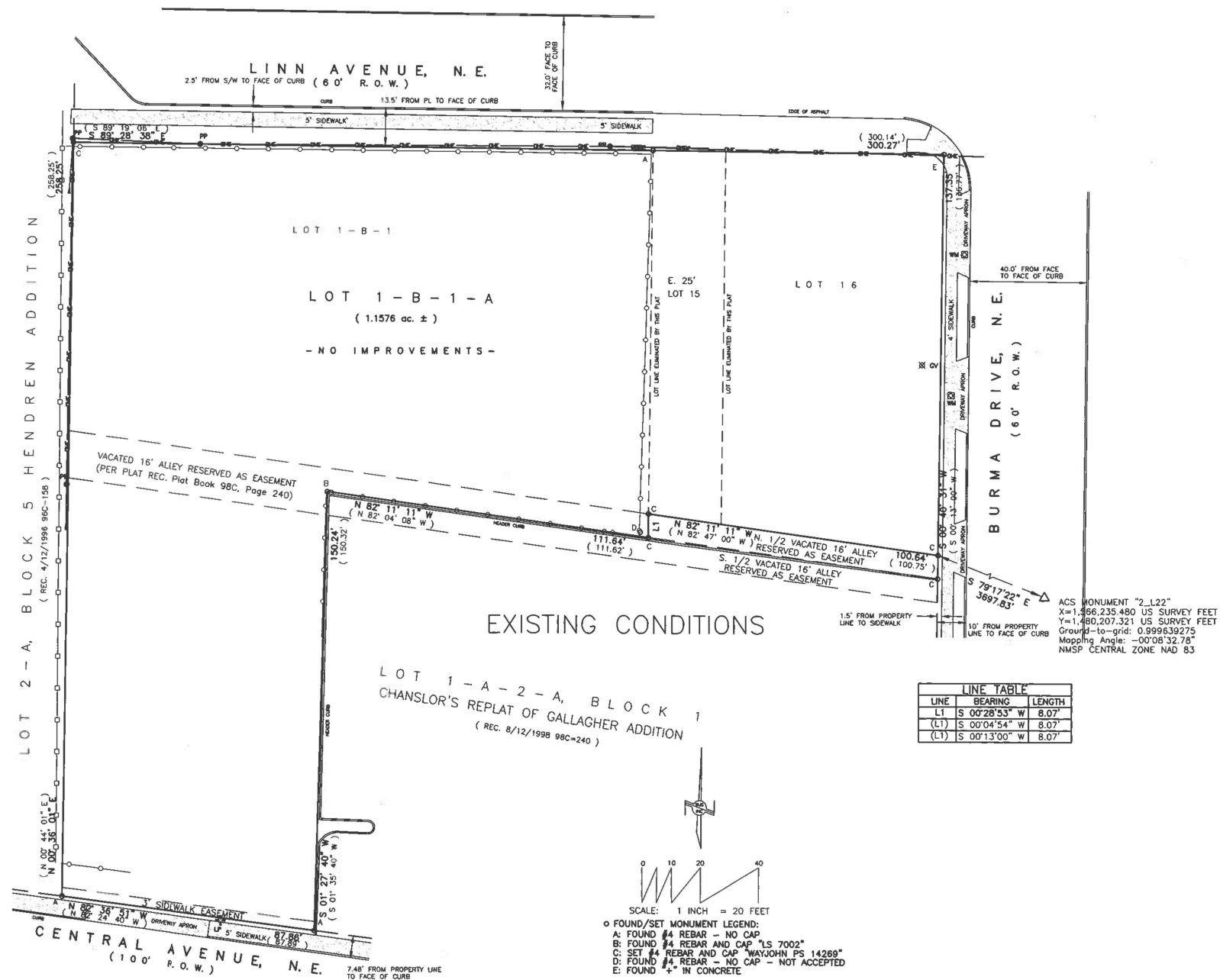
1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

SENDING INFORMATION FOR COUNTY CLERK
 OWNER: CITY OF ALBUQUERQUE
 UPC: 102205613247021112
 102205614847121124
 LOCATION: SECTION 27, T10N, R4E
 SUBDIVISION: GALLAGHER

DRAWN:	P A M
CHECKED:	T D J
DRAWING NO.	SP10525 DWG

SCALE: 1" = 20'	FILE NO. SP-1-05-2025
MAY 2025	SHEET 2 OF 2

CENTRAL AVENUE, N. E.
(100' R. O. W.)



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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 7/2/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 12201 Central Ave., NE and 119 Burma Dr., NE
Location Description NW corner of Central and Burma (west and north of Blake's Lotaburger)
2. Property Owner* City of Albuquerque (MRA)
3. Agent/Applicant* [if applicable] COA Metropolitan Redevelopment Agency (MRA)
4. Application Type(s)²* per IDO Table 6-1-1

- ☐ Site Plan – EPC
- ☒ Subdivision Minor - Combining 3 lots into 1 (Minor or Major or Bulk Land)
- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
- ☐ Other: _____

Summary of project/request³*:

combine three existing lots into one lot (lot consolidation)

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

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here:

<https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: 7/16/25 9am

Location*: 200 2nd St. NW DHD Hearing Room

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: Stephanie Shumsky, Project Manager

Email: mrainfo@cabq.gov

Phone: 505-810-7502



Attachments:



Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*



Others: _____



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-22-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

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

n/a

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 1.1576 acres
- 2. IDO Zone District MX-H
- 3. Overlay Zone(s) [if applicable] VPO-2
- 4. Center or Corridor Area [if applicable] Central Avenue Corridor
- Current Land Use(s) [vacant, if none] vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

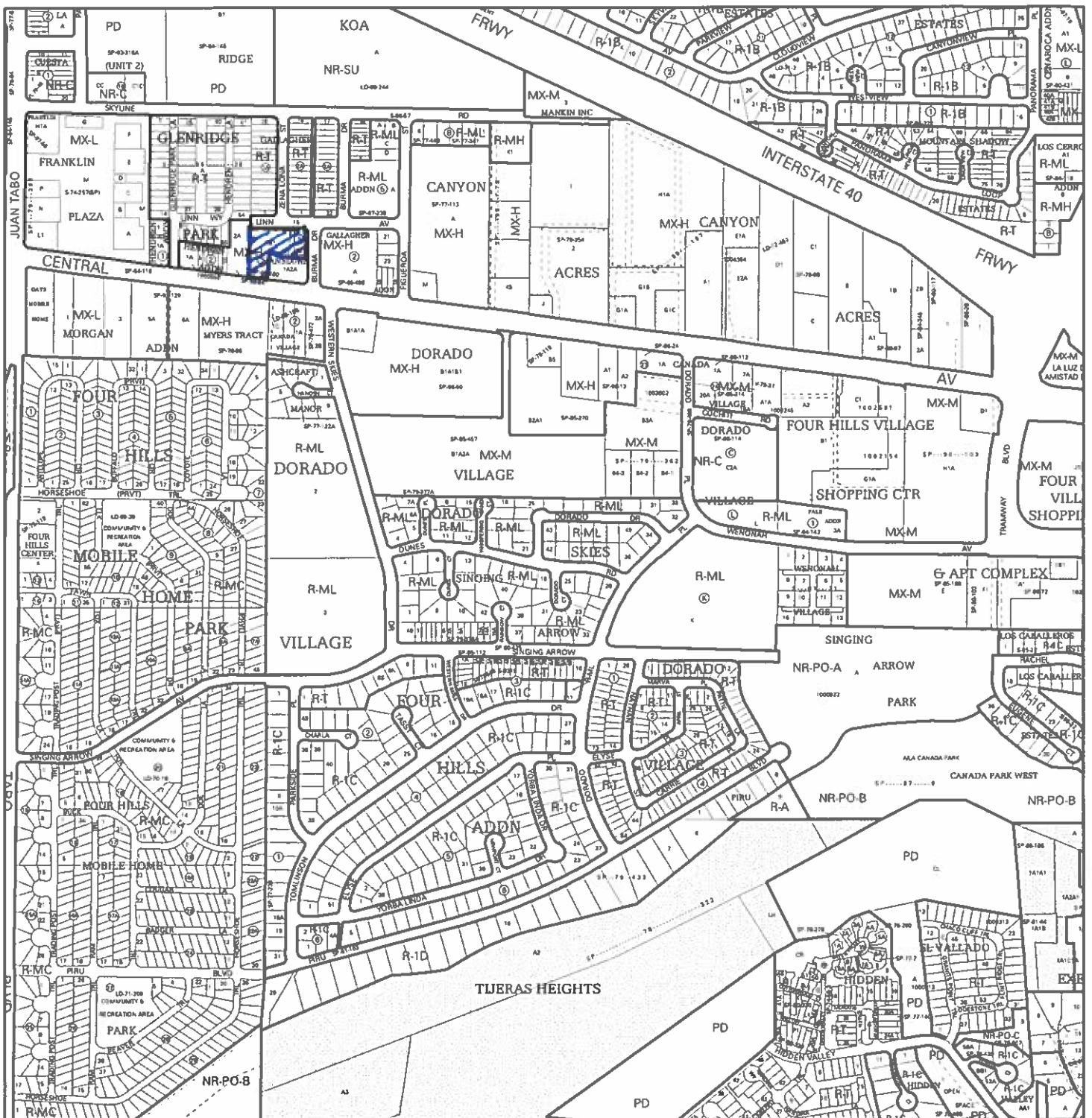
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

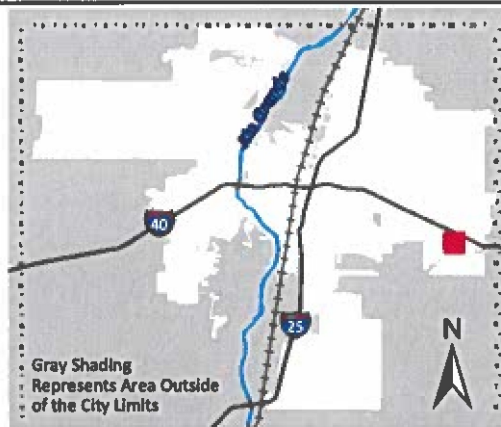


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:

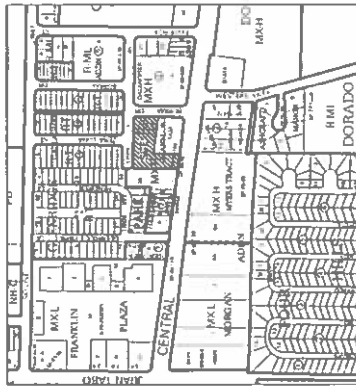
L-22-Z

- 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

0 250 500 1,000 Feet

VICINITY MAP (L-22)

NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three existing lots.

NOTES

1. All measurements shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parentheses are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat shall at any time be subject to a deed restriction, easement, or binding agreement prohibiting sever sections from being installed and the plat shall be subject to the provisions of the Bernalillo County Code of Ordinances. The foregoing restriction shall be a condition to approval of this plat.
5. The subject properties (as shown herein) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 500100039B Revised September 24, 2008.
6. Existing public water and/or sewerage infrastructure may not be substituted or replaced with private infrastructure. Any substitution, improvement, or relocation of existing public infrastructure may be required as a condition of future development approval.

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 (PSC), a New Mexico corporation, (PSC Electric) for installation, maintenance, and repair of electric lines, poles, and equipment, and for the installation, maintenance, and repair of gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas 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. Quest Corporation d/b/a CenturyLink OC for the installation, maintenance, and service of such 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.
The easements are granted for the purpose of installing, maintaining, changing, repairing, relocating, modifying, renewing, and maintaining 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 install, maintain, change, repair, relocate, modify, renew, and maintain facilities for the purpose of providing such services. Sufficient working 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), not 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 on said easements. The easements shall be subject to the provisions of the Bernalillo County Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
In approving this plat, Public Service Company of New Mexico (PSC), New Mexico Gas Company (NMGC) and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown herein. Consequently, PSC, NMGC and QWEST do not warrant or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

SUBMISSION DATA

1. DRB Project No. 1576 Ac.
2. Zone Atlas Index No. L-22
3. Gross acreage 1.1576 Ac.
4. Existing number of lots 3
5. Replotted number of lots 1

FOR BERNILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT THESE ARE CORRECT
UPON 1 022 004 104 471 1114, 1 022 004 104 471 1114

PROPERTY OWNER OF RECORD:

CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as shown and designated on the Plat of Lot 1-B-1 of the Chanslor's Replat of Gallagher Addition, Bernalillo County, New Mexico, filed for record August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:
The East Twenty-five (E25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) in Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

FREE CONSENT

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the County Clerk of Bernalillo County, New Mexico, and that the same is a true and correct copy of the original instrument as the same appears in the records of the County Clerk of Bernalillo County, New Mexico.

Clerk of the City of Albuquerque

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNILLO

On this _____ day of _____, 2025, the foregoing instrument was acknowledged by:

Authorized agent for CAO of the City of Albuquerque

My Commission expires _____

History Public

PLAT OF
LOT 1-B-1-A
CHANSLOR'S REPLAT OF
GALLAGHER ADDITION
WITHIN SECTION 22,
T. 10 N., R. 3 E., N.M.P.M.,
ALBUQUERQUE, BERNILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

PROJECT NUMBER: PR-2022-007322

Application Number:

Utility Company Approval:

PSC Electric Services

Date

New Mexico Gas Company

Date

Quest Corporation D/B/A CenturyLink OC

Date

Consent

Date

City Approval:

Loren N. Risenhoover, P.S.

City Surveyor

5/2/2025

Date

Hydrology

Date

Traffic Engineering, Transportation Division

Date

ASCE/PA

Date

Parks and Recreation Department

Date

AMMCA

Date

City Engineering

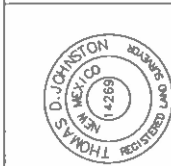
Date

Code Enforcement

Date

Planning Department

Date



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 235-2582 FAX: (505) 255-2887

DRAWN: P A M

CHECKED: T O J

SCALE: 1" = 20'

FILE NO. SP-1-05-2025

DRAWING NO. SP10525.DWG

29 APR 2025

SHEET 1 OF 2

PLAT OF
LOT 1-B-1-A
 CHANSLOR'S REPLAT OF
 GALLAGHER ADDITION
 WITHIN SECTION 22,
 T. 10 N., R. 3 E., N.M.P.M.,
 ALBUQUERQUE, BERNALILLO
 COUNTY, NEW MEXICO
 FEBRUARY 2025

COUNTY CLERK RECORDING LABEL HERE

L I N N A V E N U E, N. E.
 (60' R.O.W.)

(S 89° 19' 06" E)
 (250.25')

LOT 2 - A, BLOCK 5 HENDREN ADDITION (REC. 4/12/1996 96C-158)

LOT 1-B-1

LOT 1-B-1-A
 (1.1576 ac. ±)

LOT 16

LOT 15

B U R M A D R I V E, N. E.
 (60' R.O.W.)

VACATED 16' ALLEY RESERVED AS EASEMENT
 (PER PLAT REC. Plat Book 98C, Page 240)

(N 82° 11' 11" W)
 (N 82° 04' 08" W)
 (150.24')
 (111.64')
 (111.62')

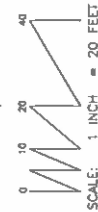
(N 82° 11' 11" W)
 (N 82° 04' 08" W)
 (100.84')
 (100.75')

S 79° 17' 22" E
 3697.83'

ACS MONUMENT "2, L22"
 X=1,566,235.480 US SURVEY FEET
 Y=1,480,207.321 US SURVEY FEET
 Ground-to-grid: 0.998639275
 Mapping Angle: -00°08'32.78"
 NMSP CENTRAL ZONE NAD 83

LOT 1-A-2-A, BLOCK 1
 CHANSLOR'S REPLAT OF GALLAGHER ADDITION
 (REC. 8/12/1998 98C-240)

LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07
(L1)	S 00°04'54" W	8.07
(L1)	S 00°13'00" W	8.07



- o FOUND/SET MONUMENT LEGEND:
 A: FOUND #4 REBAR - NO CAP
 B: FOUND #4 REBAR AND CAP
 C: SET #4 REBAR AND CAP
 D: SET #4 REBAR AND CAP
 E: FOUND #4 IN CONCRETE



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887
 DRAWING: P A M SCALE: FILE NO.
 CHECKED: T D J 1" = 20' SP-1-05-2025
 TOWN: NO. SHEET 2 OF 2
 SUBMITTER: GALLAGHER

PLAT OF
LOT 1-B-1-A
CHANSLOP'S REPLAT OF
GALLAGHER ADDITION
WITHIN SECTION 22,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

COUNTY CLERK RECORDING LABEL HERE

LINN AVENUE, N. E.
(60° R.O.W.)

LOT 2 - A, BLOCK 5 HENDREN ADDITION

1-8-1107

LOT 1 - B - 1 - A

(1.1576 cc. \pm)

- NO IMPROVEMENTS -

LOT 16

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LOT 1

LOT 1 - B - 1 - A

(1.1576 cc. \pm)

- NO IMPROVEMENTS -

VACATED 16' ALLEY RESERVED AS EASEMENT
(PER PLAT REC. Plat Book 98C, Page 240)

(REC. 4/12/1996 96C-158)

EXISTING CONDITIONS

LOT 1 - A - 2 - A, BLOCK 1
CHANSOR'S REPLAY OF GALLAGHER ADDITION
(REC. 8/12/1998 98C-240)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'

ACS MONUMENT "2-L22"
X=1,566,235.480 US SURVEY FEET
Y=1,480,207.321 US SURVEY FEET
Ground-to-grid: 0.999639275
Mapping Angle: -00°08'32.78"
NAD83 CENTRAL ZONE NAD 83

3697.83° E

ACS MONUMENT "2 122"

X=1,566,235,480 US SURVEY
Y=1,480,207,321 US SURVEY

Ground-to-grid: 0.999639275

Mapping Angle: $-00^{\circ}08'32.70''$
NMSP CENTRAL ZONE NAD 83

SCALE: 1 INCH = 20 FEET

o FOUND/SET MONUMENT LEGEND:

A: FOUND 4 REBAR - NO CAP
B: FOUND 4 REBAR AND CAP

C: SET #4 REBAR AND CAP "WAY"
D: FOUND #4 REBAR - NO CAP

E: FOUND + IN CONCRETE

7.48' FROM PROPERTY LINE
TO FACE OF CURB

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(100)



WAYJOHN
SURVEYING
INC.

1609 2nd STREET NW

ALBUQUERQUE, N.M. 87102

PHONE: (505) 255-2052 FAX: (505) 255-2887

FILE NO.:	
SCALE:	

ED: T D J	1" = 20'	SP-1-05
-----------	----------	---------

NO.	2 MAY 2025	EXHIBIT
525.DWG		

INDEXING INFORMATION FOR COUNTY
OWNER: CITY OF ALBUQUERQUE
UPC: 10220561324702112
10220561464712124
LOCATION: SECTION 27, T10N, R4E
SUBDIVISION: CALLAGHER

o FOUND/SET MONUMENT LEGEND:
A: FOUND $\frac{1}{4}$ REBAR - NO CAP
B: FOUND $\frac{1}{4}$ REBAR AND CAP "LS 7002"
C: SET $\frac{1}{4}$ REBAR AND CAP "WAYJOHN PS 14269"
D: FOUND $\frac{1}{4}$ REBAR - NO CAP - NOT ACCEPTED
E: FOUND $\frac{1}{4}$ IN CONCRETE

12201 Central Ave., NE.: Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
 Date Fri 6/6/2025 3:53 PM
 To Shumsky, Stephanie <sshumsky@cabq.gov>

1 attachment (430 KB)
 Zone Atlas Page_L-22-Z.pdf;

PLEASE NOTE:
 The neighborhood association contact information listed below is valid for 30 calendar days after today's 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 other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	50538
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	50538
Singing Arrow NA	abqsana@gmail.com	Sarah	Delgado	sasdelgado748@gmail.com	12608 Tomlinson DR SE	Albuquerque	NM	87123	
Singing Arrow NA	abqsana@gmail.com	Mark	Burton	sdg@nmsciencefoundation.org	601 Dorado Pl SE	Albuquerque	NM	87123	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhejo@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 project.
- 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-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores
 Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
 (505) 768-3334 Office
 E-mail: suzannaflores@cabq.gov
 Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
 Sent: Friday, June 6, 2025 1:35 PM
 To: Shumsky, Stephanie <sshumsky@cabq.gov>
 Cc: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

Stephanie Shumsky

Telephone Number

5058107502

Email Address

sshumsky@cabq.gov

Company Name

City of Albuquerque, NM - MRA

Company Address

PO Box 1293

City

Albuquerque

State

NM

ZIP

87103

Legal description of the subject site for this project:

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) n Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

Physical address of subject site:

12201 Central Ave., NE

Subject site cross streets:

Central and Burma

Other subject site identifiers:

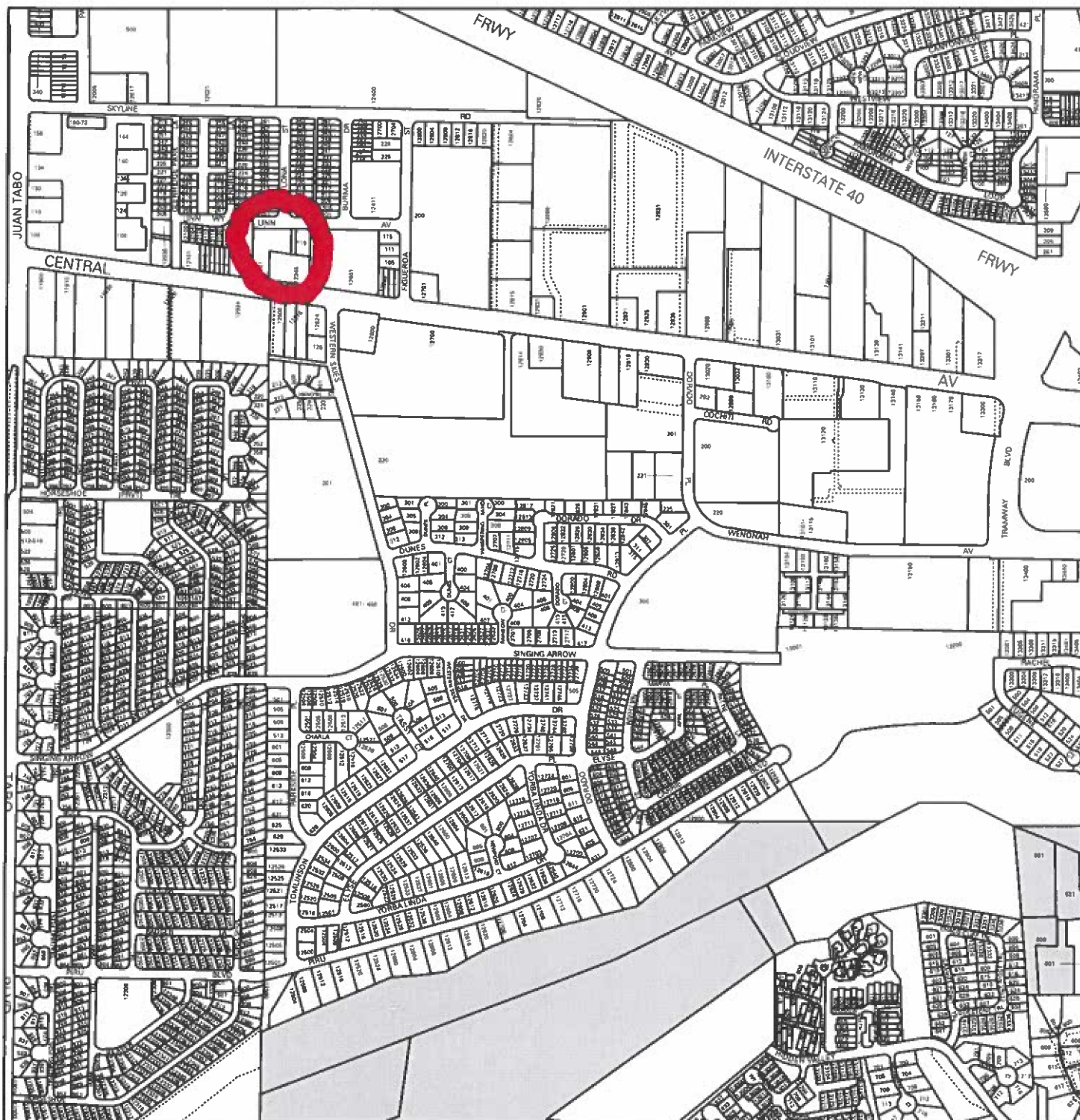
vacant area west and north of Blakes Lotaburger

This site is located on the following zone atlas page:

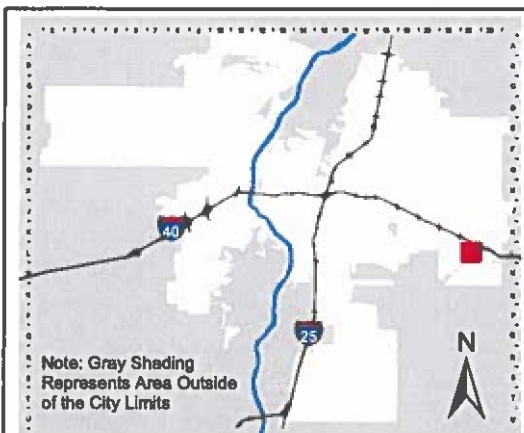
L-22

Captcha

x



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



Address Map Page:

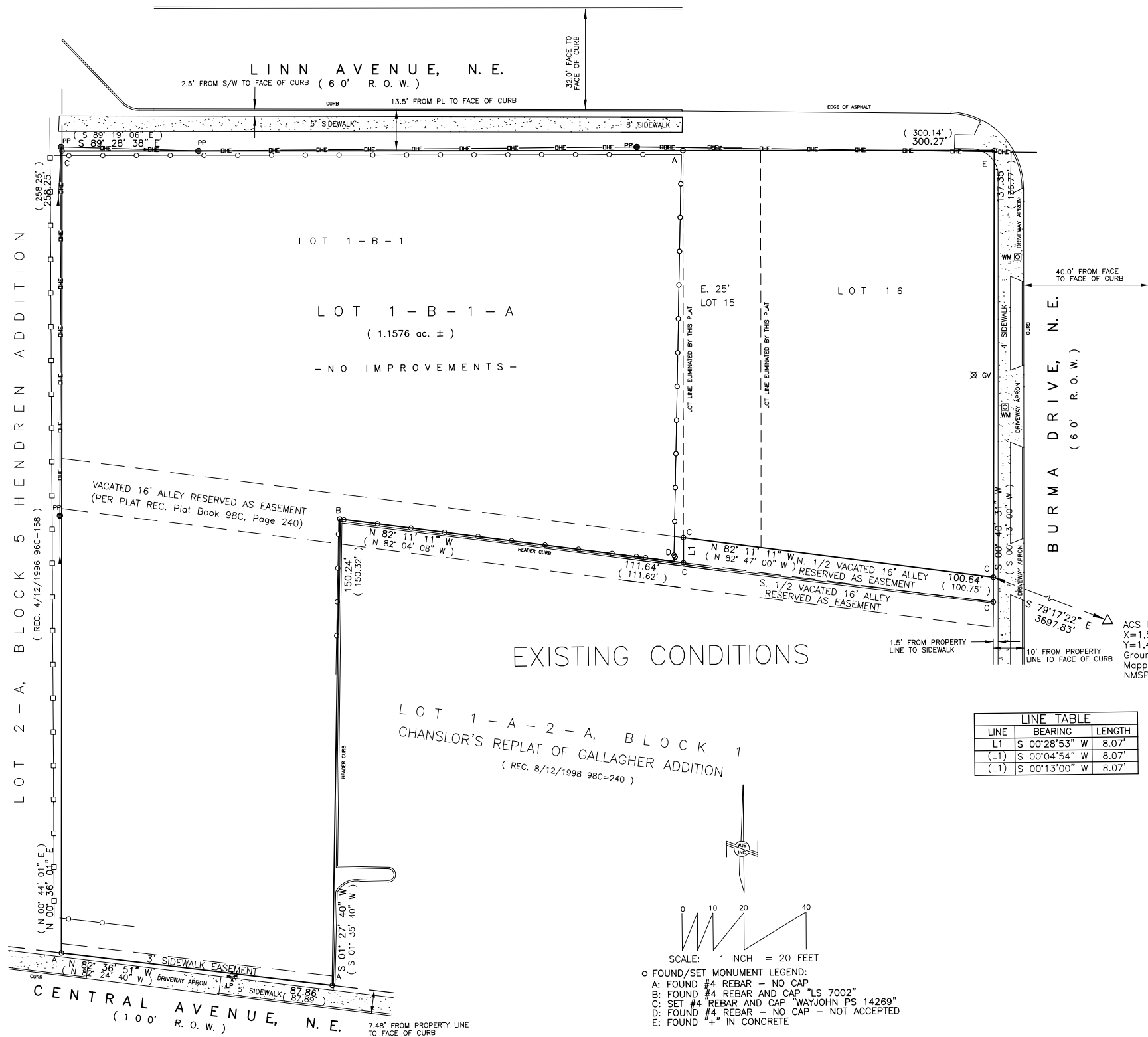
L-22-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.





LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'

ACS MONUMENT "2_L22"
X=1,566,235.480 US SURVEY FEET
Y=1,480,207.321 US SURVEY FEET
Ground-to-grid: 0.999639275
Mapping Angle: -00°08'32.78"
NMSP CENTRAL ZONE NAD 83

○ FOUND/SET MONUMENT LEGEND:
A: FOUND #4 REBAR - NO CAP
B: FOUND #4 REBAR AND CAP "LS 7002"
C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
D: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
E: FOUND "+" IN CONCRETE



SENSITIVE LANDS ANALYSIS FORM

The following administrative instructions outline submittal requirements that must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO). The analysis should be conducted and signed by the professional(s) skilled in that landform, i.e., civil engineer, landscape architect, or geotechnical engineer.

Applications must include:

1. An inventory of each sensitive land feature, including:
 - a. Location of features on a scaled map overlaid on an aerial photo;
 - b. Photographs to capture all angles of the feature(s);
 - c. Pertinent dimensional descriptions (see detail in table); and
 - d. Other details (see table).
2. For each sensitive land featured, identify those features that will be saved. Identify how the feature will be protected during construction. For any features that will not be saved, provide justification as to why it is not practicable to save this feature.

Sensitive Lands Table

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Floodplains and flood hazard areas	X			FEMA map, LOMR
Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
Irrigation facilities (acequias)	X	X	Height and width of levee Location of tope of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
Escarpment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and non-native species?	Identify tree species and health <i>*Evaluation of City Forester required</i>
Archeological sites	X			>5 acres, archeological certificate

See Attached
N/A

N/A

N/A

N/A

N/A

N/A

See Attached

N/A

The Sensitive Lands Analysis is based on these Comprehensive Plan Goals:

POLICY 11.3.1

Natural and Cultural Features:

Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

- a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following:
 - i. Indigenous vegetation and other materials appropriate to landscapes;
 - ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments;
 - iii. Soils and erosion potential;
 - iv. Colors and textures of the natural environment; and
 - v. Scenic views from the public right-of-way
- b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.
- c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.
- d) Encourage site design that enhances and leverages views to cultural landscapes.
- e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.
- f) Plat single-loaded streets to maintain scenic edges next to Open Space.
- g) Encourage reconstruction and revegetation to a natural setting.

11.3.1.1 Adopt site development standards and/or view protection overlays for orientation of new streets, building and wall height and placement, massing, frontage, color, signs, utilities, and/or tree preservation as needed to protect cultural landscapes and significant views from the public right-of-way along key corridors. [ABC]

POLICY 11.3.3

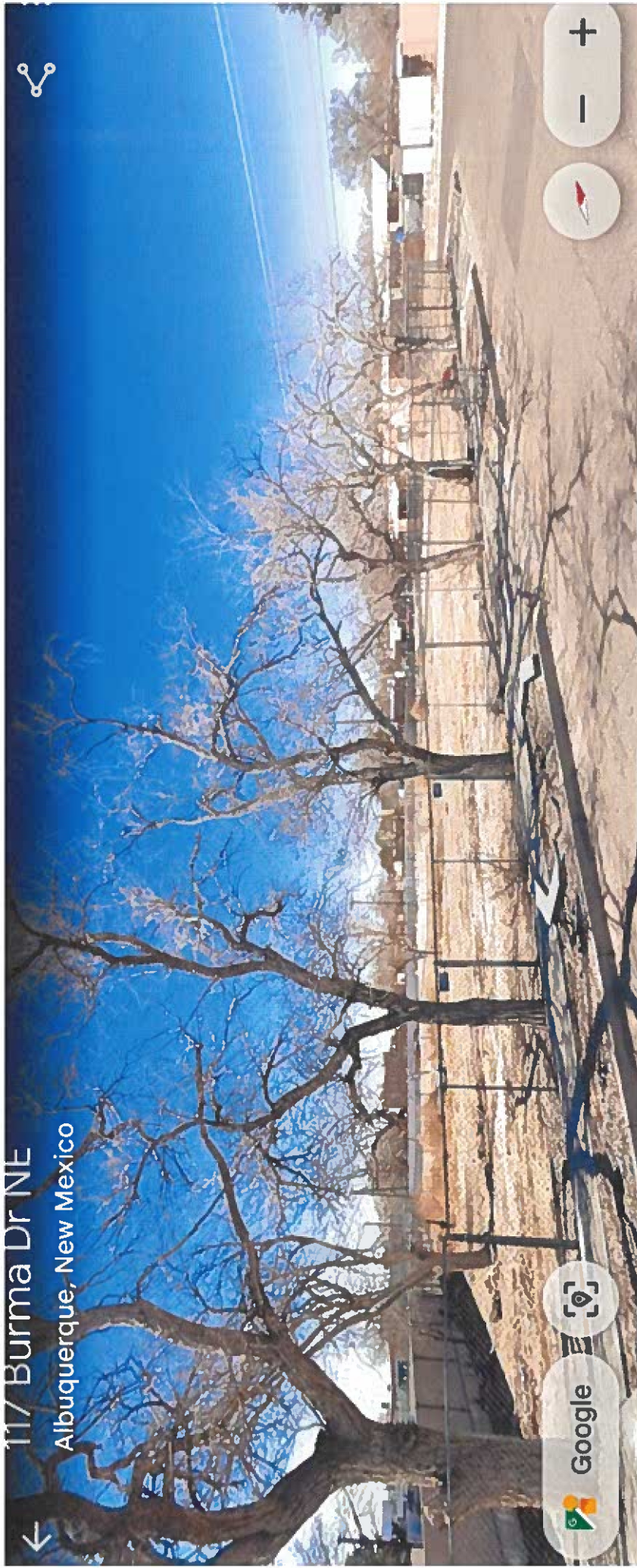
Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods. [ABC]

- a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
- b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

POLICY 11.3.6

Volcano Mesa: Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. [A]

- a) Respect Albuquerque's culture and history, including Hispanic and Native American, through context-sensitive development.
- b) Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions.
- c) Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains.
- d) Protect the area's natural and archaeological resources, including the Monument and significant rock outcroppings, while encouraging urban development in the Volcano Heights Urban Center to create a vibrant, walkable district with an identity, character, and sense of place inextricably linked to the volcanic landscape.



Trees mentioned in Planning
Comments.. 5-2(c)
"Sensitive lands"
Subdivision will not
remove trees.

National Flood Hazard Layer FIRMette

106°30'55"W 35°4'28"N



Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, AE9

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRS

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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

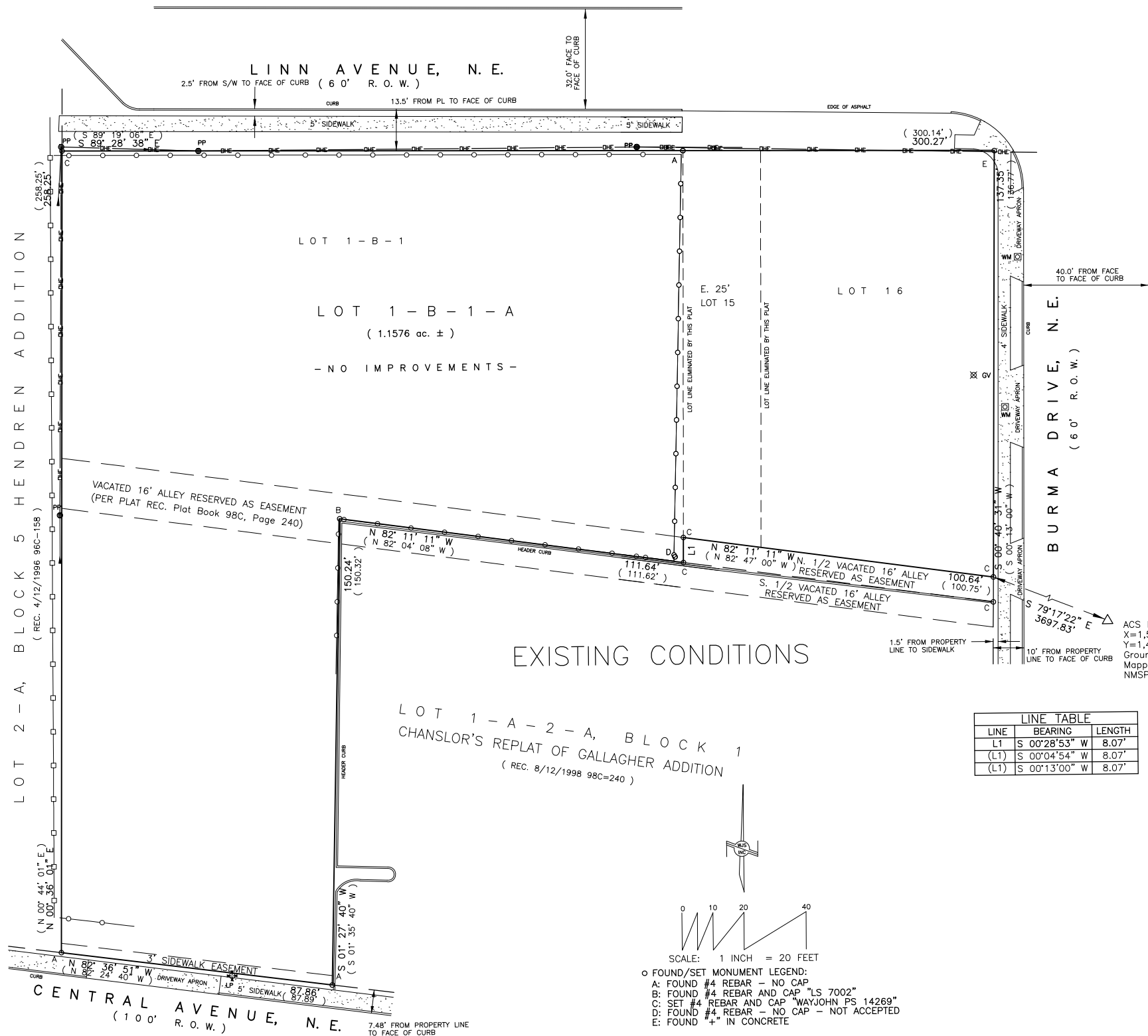
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/8/2025 at 9:50 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

0 250 500 1,000 1,500 2,000 1:6,000 Feet

Basemap Imagery Source: USGS National Map 2023



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'

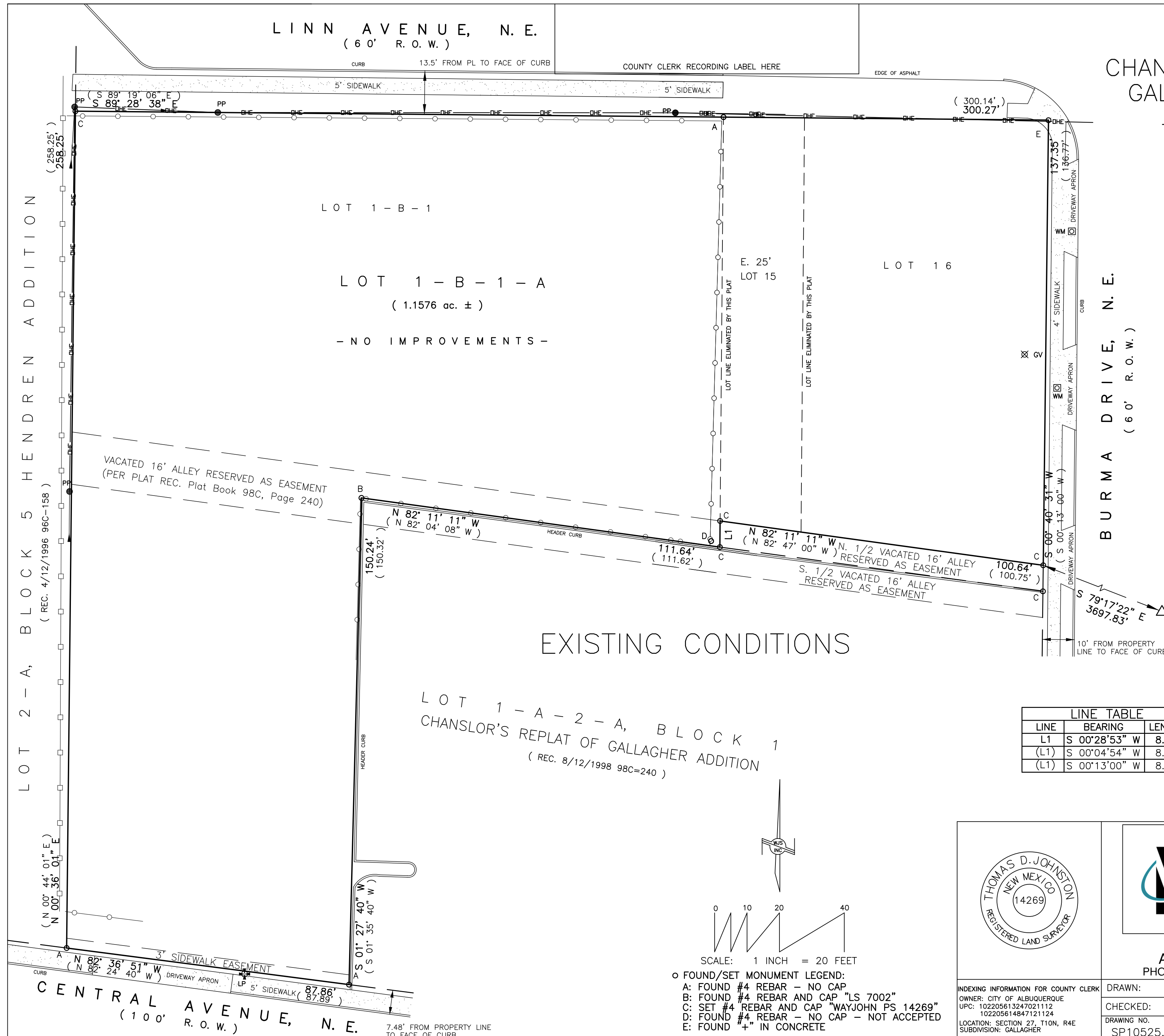
ACS MONUMENT "2_L22"
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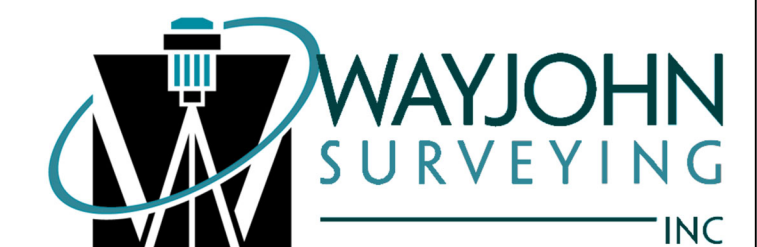
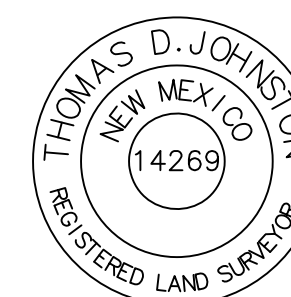
SITE SKETCH EXHIBIT

PLAT OF
LOT 1-B-1-A
CHANSLOR'S REPLAT OF
GALLAGHER ADDITION

WITHIN SECTION 22,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025



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(L1)	S 00°13'00" W	8.07'



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: CITY OF ALBUQUERQUE
UPC: 102205613247021112
102205614847121124
LOCATION: SECTION 27, T10N, R4E
SUBDIVISION: GALLAGHER

RK	DRAWN: P A
	CHECKED: T D
	DRAWING NO. SD10535 DWG

M	SCALE:
J	1" = 20'
	2 MAY 2025

FILE NO. SP-1-05-2025
EXHIBIT

CITY OF ALBUQUERQUE

Tim Keller, Mayor



PO Box 1293
Albuquerque, NM 87103

November 24, 2025
Updated from Oct.
10, 2025

To: Development Hearing Officer and Planning Department Staff

RE: Letter of Justification of Minor Plat

In accordance with IDO Section 14-16-6-6(k)(3), the City's Metropolitan Redevelopment Agency (MRA) requests approval of a minor subdivision of land located within the City limits.

This application (MINOR_PLT-2025-00031 / PR2022-007322) proposes to combine three (3) lots into one (1) lot, as illustrated on the plat uploaded via the ABQ-PLAN portal. The subject property is located in the East Gateway MR Area and is, more specifically, located at 12201 Central Avenue NE and 119 Burma. The lots are owned by the City of Albuquerque and are assigned to MRA for management and eventual disposal. The goal of this replat is to create one lot that may more easily develop with the uses allowed in the underlying zone (MX-H). The plat was duly prepared by the licensed surveyors at Wayjohn Surveying, Inc.

More specifically, the request meets the following criteria, as required by the IDO (in bold):

- ☐ **Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.**
- ☐ **Does not require any new streets.**
- ☐ **Does not require major public infrastructure.**
- ☐ **Does not create any lots that do not front on a public or private street previously approved by the City.**
- ☐ Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan - EPC.
- ☐ Is on land zoned NR-SU or PD with a Site Plan - EPC.
- ☐ Is on land zoned NR-BP with a Master Development Plan.
- ☐ Is on land zoned PC with a Framework Plan.
- ☐ Approval of a combination of previously platted subdivision lots and termination of some or all of the related easements, where all benefitted and burdened parties agree to the lot combination and easement termination.

Thank you for your consideration of this request.

Respectfully Submitted,

Stephanie Shumsky

Stephanie Shumsky, MRA Project Manager
sshumsky@cabq.gov

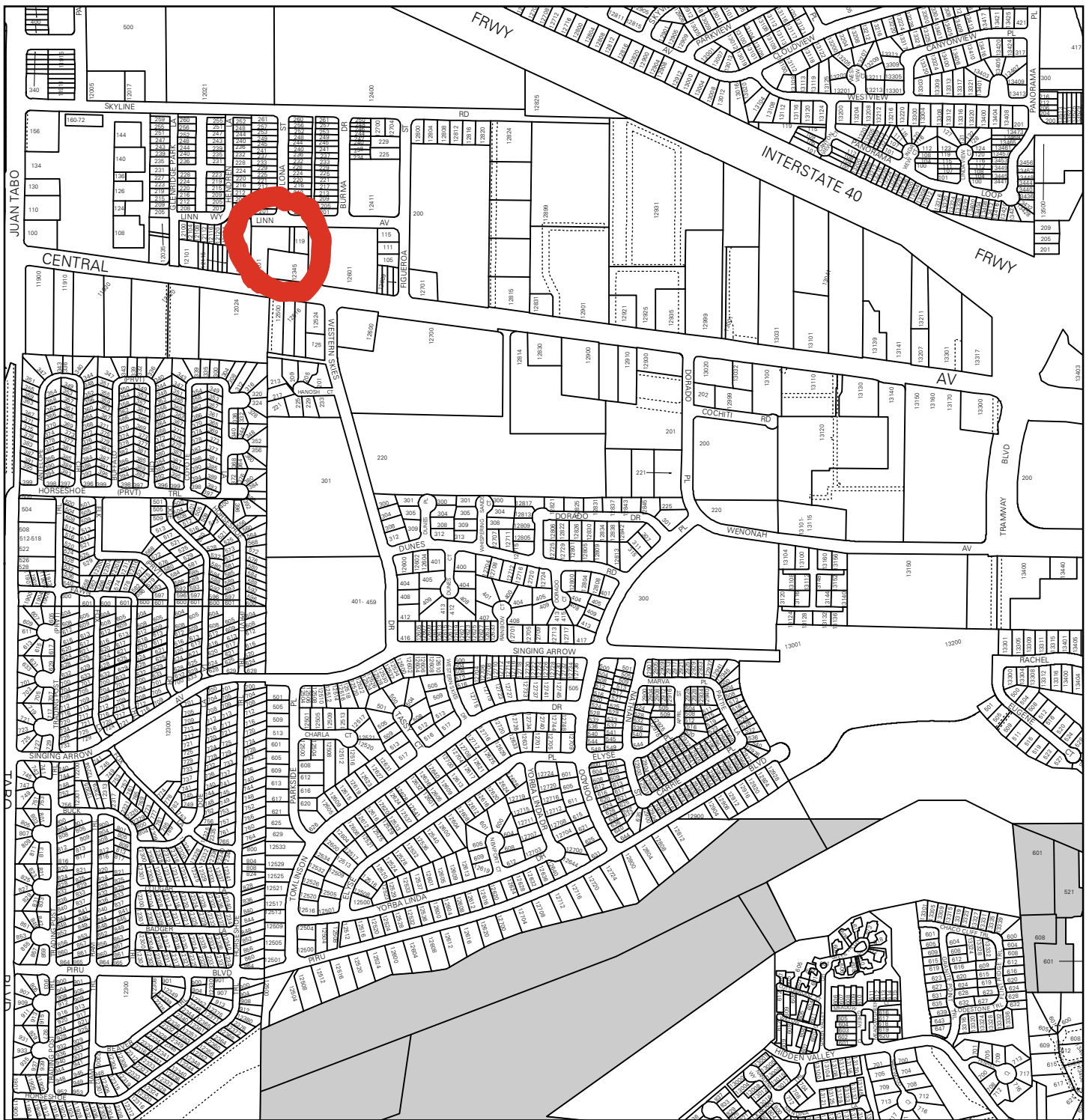
Approved for Submittal:

DocuSigned by:

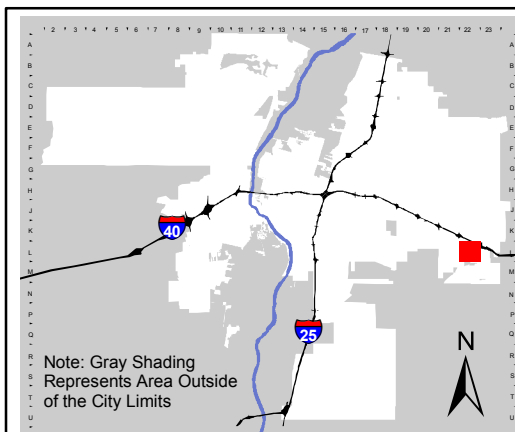
A handwritten signature in black ink, appearing to read "Terry Brunner", is written over a horizontal line.

Terry Brunner, Interim Director
Metropolitan Redevelopment Agency

CC: Jenny Jackson, Deputy Director, Metropolitan Redevelopment Agency



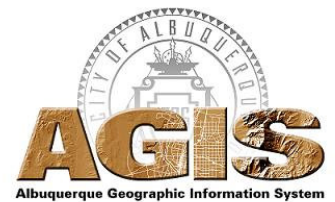
For more current information and details visit: www.cabq.gov/gis



Address Map Page:

L-22-Z

Map Amended through:
3/17/2017



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