



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

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

BRIEF DESCRIPTION OF REQUEST

Request review of our minor subdivision to create 1 new lot from 3 existing lots and the vacated portions 6th Street NW and Prospect Avenue NW (1,839 sq. ft). We have approved variance applications for the side and rear setbacks of the existing property to be heard at ZHE on 4/18/23. Infrastructure list for frontage improvements is also provided.

APPLICATION INFORMATION

Applicant/Owner: Armando Rodriguez Galindo & Cecilia Celis Rodriguez		Phone:
Address: 2401 6th Street NW		Email:
City: Albuquerque	State: NM	Zip:
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: Lots 1 thru 3	Block: 3	Unit:
Subdivision/Addition: Apache Trail	MRGCD Map No.:	UPC Code: 101405923228220318
Zone Atlas Page(s): H-14-Z	Existing Zoning: R-1A	Proposed Zoning
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 0.1658

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2401 6th Street NW Between: Prospect Ave NW and: Towner Ave NW

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

PR-2022-007348; VA-2023-00061; VA-2023-00062; SD-2023-0070 (Vacate ROW)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 08/14/2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

PLAT DOCUMENTATION

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

SUPPORTIVE DOCUMENTATION

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

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

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

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

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

PUBLIC NOTICE DOCUMENTATION

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

_ MINOR AMENDMENT TO PRELIMINARY PLAT

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

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

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: Lots 1 thru 3, Block 3 of Apache Trail as shown on plat B2-48, recorded 4/16/1923
and a vacated portion of 6th Street NW, located at 2401 6th Street NW, at the NW corner of 6th and Prospect Ave NW

Job Description: Preliminary / Final Subdivisoin eliminating interior lot lines and incorporating vacated portion of 6th Street NW; granting of a 5' public utility easement [PR-2022-007348]

Hydrology:

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

Reggie Cho 8/11/2023
 Hydrology Department Date

Transportation:

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

Ernest Armijo 8/11/2023
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

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

Edwin Bergeron 8/11/2023
 ABCWUA Date

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

Signatures on Plat

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


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

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

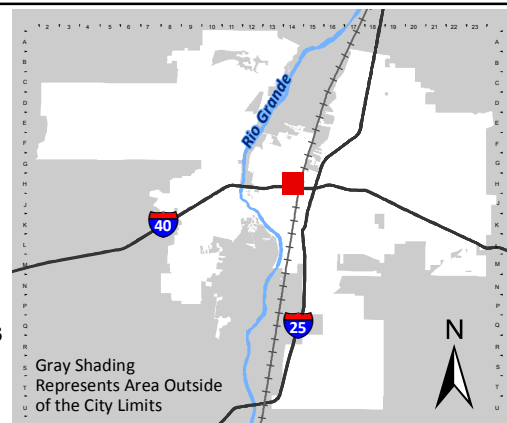


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-14-Z

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

0 250 500 1,000 Feet

**Plat for
Lot 1-A, Block 3, Apache Trail
Being Comprised of
Lots 1, 2 and 3, Block 3, Apache Trail; and
A Portion of Vacated 6th Street N.W. Right-of-Way
City of Albuquerque, Bernalillo County, New Mexico
March 2023**

Indexing Information

Section 8, Township 10 North, Range 3 East, N.M.P.M. as
Projected within the Town of Albuquerque Grant
Subdivision: Apache Trail
Owner: Armando Rodriguez Galindo and Cecilia Celis Rodriguez
UPC #101405923228220318

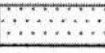
Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101405923228220318

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. VACATE PORTION OF RIGHT-OF-WAY, SHOWN HEREON AS 
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.1658 ACRES
ZONE ATLAS PAGE NO.....H-14-Z
NUMBER OF EXISTING LOTS.....3
NUMBER OF LOTS CREATED.....1
MILES OF FULL-WIDTH STREETS.....0.0000 MILES
MILES OF HALF-WIDTH STREETS.....0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES
DATE OF SURVEY.....JUNE 2022

Notes

1. FIELD SURVEY PERFORMED IN JUNE 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. 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.

Legal Description

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) IN BLOCK NUMBERED THREE (3) OF APACHE TRAIL ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREIN, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 16, 1923 IN PLAT BOOK B2, PAGE 48.

TOGETHER WITH A PORTION OF VACATED 6TH ST N.W. RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 3, APACHE TRAIL, AND MARKED BY A PK NAIL "LS 18374" SET ON CONCRETE OF A BASE OF A FENCE, WHENCE A TIE TO ACS MONUMENT "SMW_8" BEARS N 10°46'49" W, A DISTANCE OF 6,064.45 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 79°17'32" E, A DISTANCE OF 67.60 FEET TO AN ANGLE POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 3, AND BEING MARKED BY A 4 INCH METAL POST TAGGED "LS 14271";

THENCE, S 78°34'45" E A DISTANCE OF 30.86 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE WEST RIGHT-OF-WAY OF 6TH STREET N.W.;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 20°30'22" W, A DISTANCE OF 52.25 FEET TO A POINT OF CURVATURE;

THENCE, 35.43 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 81°12'38", AND A CHORD BEARING S 61°06'41" W, A DISTANCE OF 32.54 FEET, BEING A POINT LYING ON THE NORTHERLY RIGHT OF WAY OF PROSPECT AVENUE NW;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 78°17'00" W, A DISTANCE OF 82.89 FEET TO AN ANGLE POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 25°11'44" E, A DISTANCE OF 73.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1658 ACRES, (7.224 SQ.FT.) MORE OR LESS.

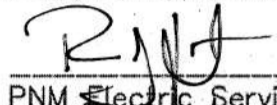
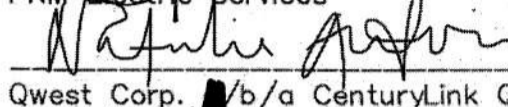


Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

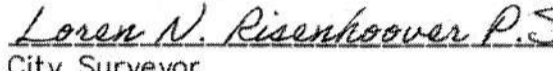
Project Number: PR-2022-007348

Application Number: _____

Plat Approvals:

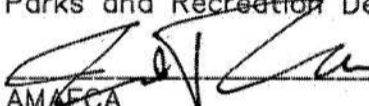
 8/4/2023
PNM Electric Services
 8/3/2023
Qwest Corp. / b/a CenturyLink QC
 8/4/2023
New Mexico Gas Company
 8/3/23
Comcast

City Approvals:

 4/17/2023
Loren N. Risenhoover P.S.
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

 7/31/2023
Parks and Recreation Department
AMA/FCA

Hydrology

Code Enforcement


Planning Department

 5/8/2023
City Engineer
MRGCD

Real Property Division

Surveyor's Certificate

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

 5/5/23
Brian J. Martinez
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



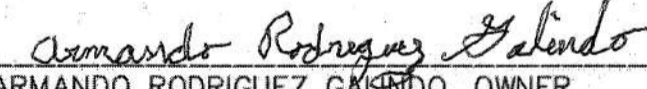
Vicinity Map - Zone Atlas H-14-Z

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-37924 AND AN EFFECTIVE DATE OF MAY 03, 2017.
2. PLAT OF RECORD FOR APACHE TRAIL ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 16, 1923, IN BOOK B2, PAGE 48.
3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE, ON JUNE 29, 2017, AS DOCUMENT NUMBER 2017063426.
4. CITY OF ALBUQUERQUE VACATION ORDINANCE 104-1969 (V-69-15) DATED JULY 8, 1969.

Free Consent

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

 08-04-23
ARMANDO RODRIGUEZ GALINDO, OWNER DATE

 08-04-23
CECILIA CELIS RODRIGUEZ, OWNER DATE

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

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/04, 2023
BY: ARMANDO RODRIGUEZ AND CECILIA CELIS RODRIGUEZ, HUSBAND AND WIFE, OWNERS

By: 
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Easement Notes

1 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/16/1923, B2-48)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/26/1946, C-56)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	N 78°17'00" W	0.85'

ACS Monument "SMW_8"
 NAD 1983 CENTRAL ZONE
 X=1520419.554 *
 Y=1498475.704 *
 Z=4969.728 * (NAVD 1988)
 G-G=0.999682670
 Mapping Angle=-0°13'51.02"

* U.S. SURVEY FEET

Plat for Lot 1-A, Block 3, Apache Trail Being Comprised of Lots 1, 2 and 3, Block 3, Apache Trail; and A Portion of Vacated 6th Street N.W. Right-of-Way City of Albuquerque, Bernalillo County, New Mexico March 2023

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

Solar Collection Note

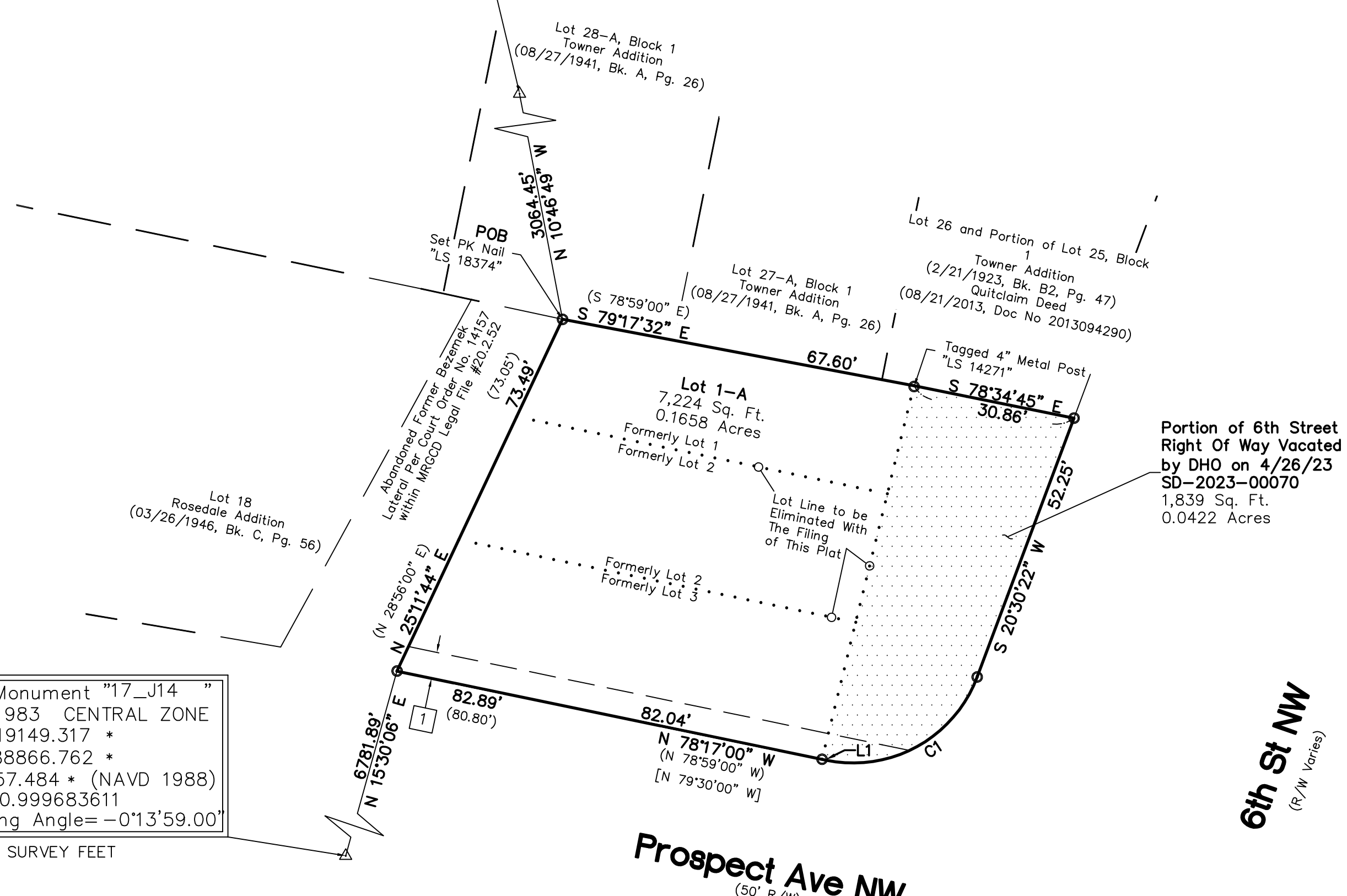
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL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

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF AREA WITH REDUCED FLOOD HAZARD DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0332G, DATED SEPTEMBER 26, 2008.

ACS Monument "17_J14"
 NAD 1983 CENTRAL ZONE
 X=1519149.317 *
 Y=1488866.762 *
 Z=4957.484 * (NAVD 1988)
 G-G=0.999683611
 Mapping Angle=-0°13'59.00"

* U.S. SURVEY FEET



6th St NW
 (R/W Varies)

Prospect Ave NW
 (50' R/W)

ZHE Variance Notes

A NOTICE OF DECISION DATED MAY 3, 2023 FOR SPECIAL EXCEPTION NO. VA-2023-00061 APPROVES WITH CONDITION THE VARIANCE OF 3.2 FEET TO THE REQUIRED SIDE YARD SETBACK OF TEN (10) FEET FOR LOTS 1 THRU 3 OF APACHE TRAIL.

A NOTICE OF DECISION DATED MAY 3, 2023 FOR SPECIAL EXCEPTION NO. VA-2023-00062 APPROVES WITH CONDITION THE VARIANCE OF 1.9 FEET TO THE REQUIRED REAR YARD SETBACK OF TEN (10) FEET FOR LOTS 1 THRU 3 OF APACHE TRAIL.



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

Easement Notes

1 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/16/1923, B2-48)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/26/1946, C-56)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
▭	COVERED AREA
■	CONCRETE
—//—	WOOD FENCE
—□—	METAL FENCE
—/—/—	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↵	ANCHOR
⊕	ELECTRIC METER
⊙	GAS METER
⊗	GAS VALVE
⊠	STONE MAILBOX
⊡	STORM DRAIN INLET
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY
⊕	WATER METER
⊗	WATER VALVE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE

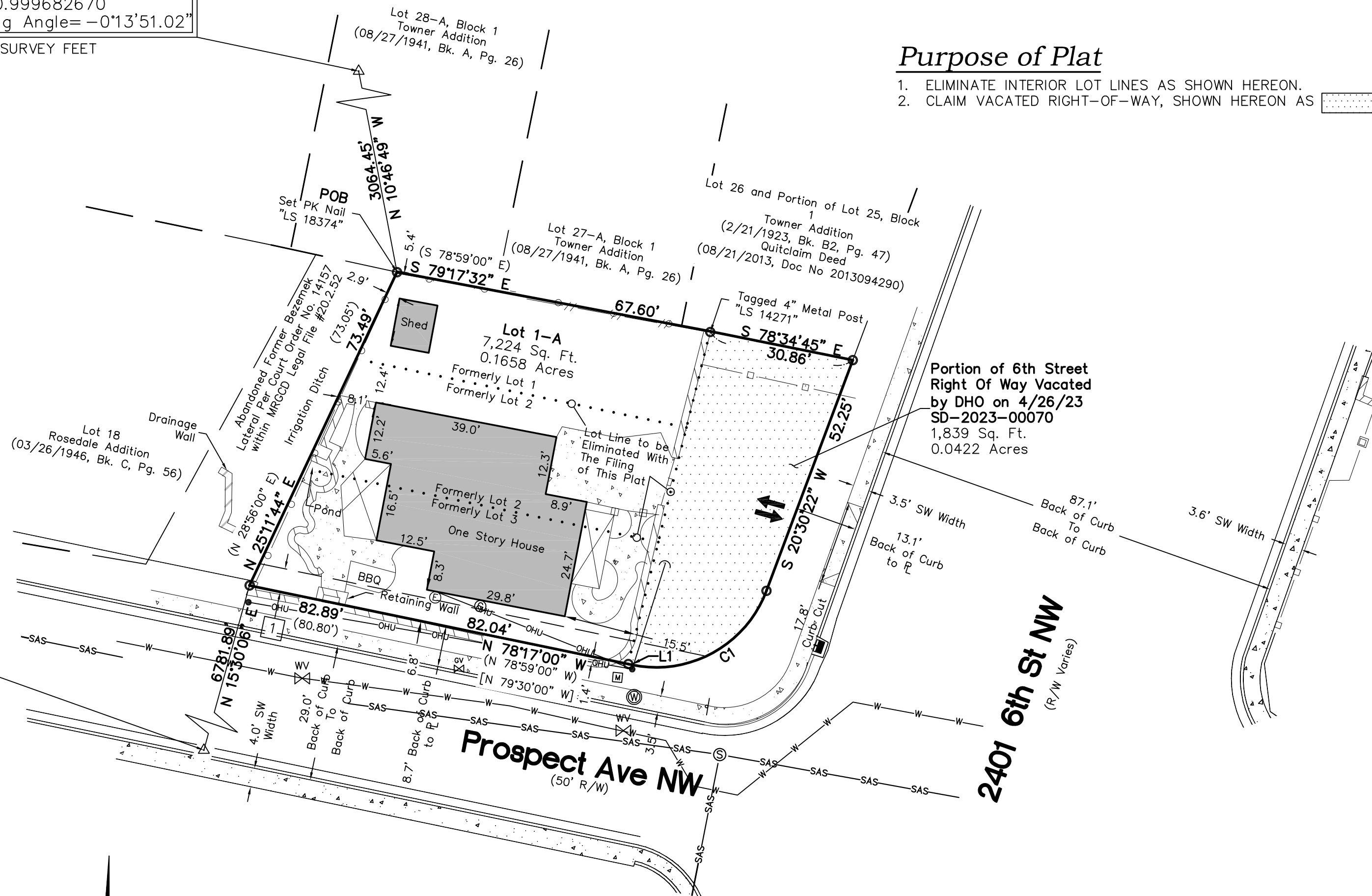
ACS Monument "SMW_8"
 NAD 1983 CENTRAL ZONE
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 G-G=0.999682670
 Mapping Angle=-0°13'51.02"
 * U.S. SURVEY FEET

ACS Monument "17_J14"
 NAD 1983 CENTRAL ZONE
 X=1519149.317 *
 Y=1488866.762 *
 Z=4957.484 * (NAVD 1988)
 G-G=0.999683611
 Mapping Angle=-0°13'59.00"
 * U.S. SURVEY FEET

**Sketch Plat for
 Lot 1-A, Block 3
 Apache Trail
 Being Comprised of
 Lots 1, 2 and 3, Block 3
 Apache Trail
 and A Portion of Vacated 6th Street N.W. Right-of-Way
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2023**

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. CLAIM VACATED RIGHT-OF-WAY, SHOWN HEREON AS [Pattern]



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	35.43'	25.00'	81°12'38"	32.54'	S 61°06'41" W

Line Table

Line #	Direction	Length (ft)
L1	N 78°17'00" W	0.85'

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF AREA WITH REDUCED FLOOD HAZARD DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0332G, DATED SEPTEMBER 26, 2008.

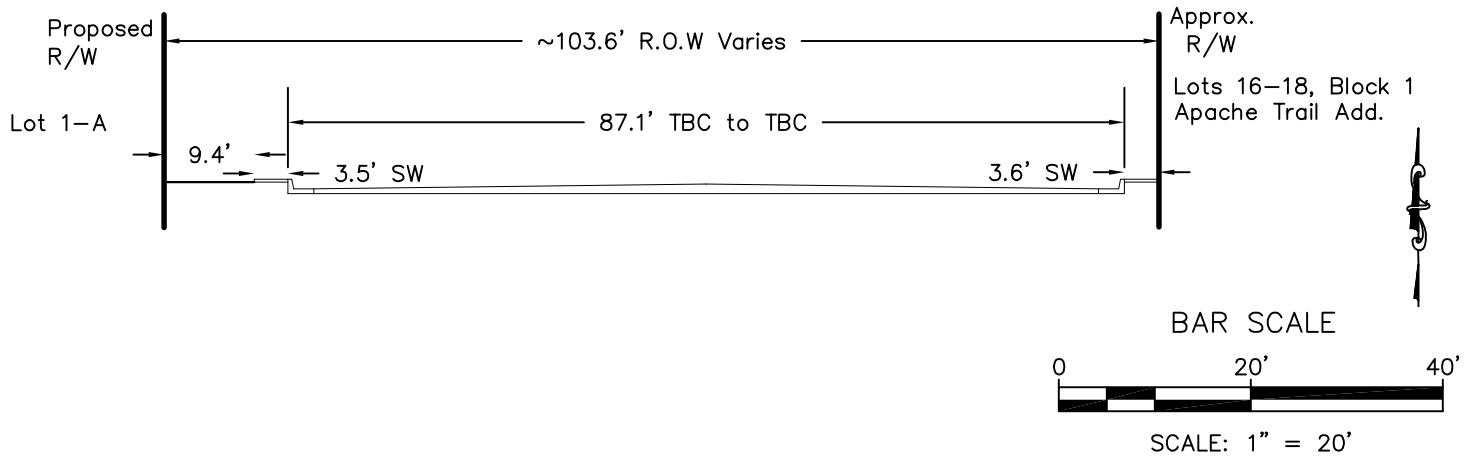


CSI-CARTESIAN SURVEYS INC.

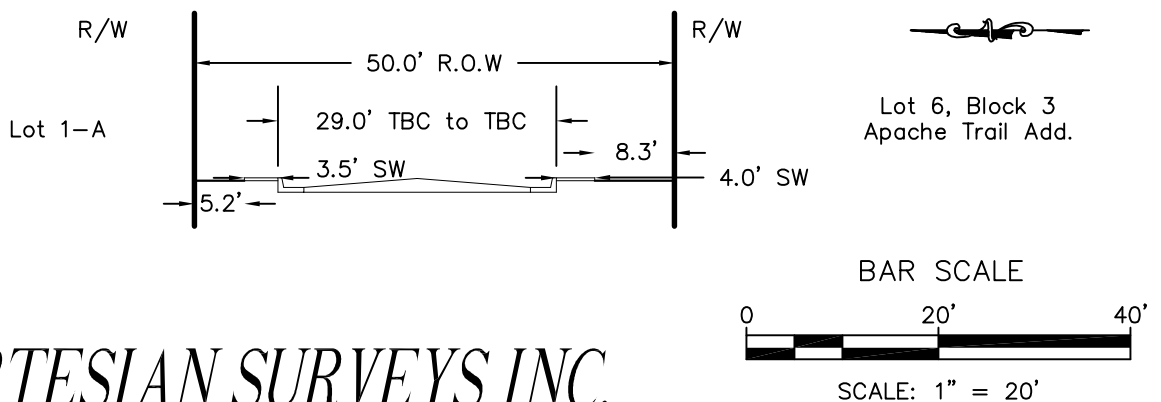
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

Cross Sections for
Lot 1-A, Block 3, Apache Trail
Being Comprised of
Lots 1, 2 and 3, Block 3
Apache Trail and A Portion of Vacated
6th Street N.W. Right-of-Way
City of Albuquerque, Bernalillo County, New Mexico
April 2023

6th Street NW



Prospect Ave NW



CSI-CARTESIAN SURVEYS INC.

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

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: PR-2023-007348
DHO Application No.: SD-2023-_____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

Plat for Lot 1-A, Block 3, Apache Trail

PROPOSED NAME OF PLAT

Lots 1, 2, and 3, Block 3, Apache Trail and a vacated portion of 6th Street NW

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	6 ft	Concrete Sidewalk (+/- 75 LF)	6th Street NW frontage	SE Property corner	NE Property corner	/	/	/
<input type="text"/>	<input type="text"/>	5 ft	Concrete Sidewalk (+/- 112 LF)	Prosepect Ave NW frontage	SE Property corner	SW Property corner	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

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

NOTES

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

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

DEVELOPMENT FACILITATION TEAM MEMBER APPROVALS

Ryan J. Mulhall

NAME (print)

CSI - Cartesian Surveys, Inc.

FIRM

Ryan Mulhall 08/11/2023

SIGNATURE - date

PLANNING - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Armando Rodriguez Galindo and Cecilia Celis Rodriguez
2401 6th Street NW
Albuquerque, NM 87102

City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

We, Armando Rodriguez Galindo and Cecilia Celis Rodriguez, husband and wife, and owners in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent for the subdivision platting action and obtaining documentation, certificates, or waivers from the city needed for the platting action in regards to the subdivision plat and vacation of public right-of-way from 6th Street NW for existing Lots 1 thru 3, Block 3 of Apache Trail. Said lots are located at 2401 6th Street NW.

Thank You,



Armando Rodriguez Galindo, Husband
Owner

10/22/22

Date



Cecilia Celis Rodriguez, Wife
Owner

10/22/2022

Date

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

August 11, 2023

Development Hearing Officers and Development Facilitation Team
City of Albuquerque

Re: Preliminary / Final Plat Review for Proposed Subdivision of Lots 1 thru 3, Block 3 of Apache Trail and Approved Vacation of Portion of 6th Street N.W. Right-of-Way

Members of the Board:

Cartesian Surveys is acting as an agent for Armando Rodriguez Galindo and Cecilia Celis Rodriguez, and we request a preliminary / final plat review to create one (1) new lot from three (3) existing lots and a proposed vacated portion of 6th Street NW, by lot line adjustment of Lots 1 thru 3, Block 3 of Apache Trail and a portion of 6th Street NW. The property is currently zoned as R-1A (Residential – Single-Family Small Lot).

The proposed replat and vacation was heard at DRB for sketch review on July 27th, 2022, under project number PR-2022-007348, and the vacated portion of 6th Street was approved at a DHO hearing on April 26th, 2023. The comments from that sketch review are addressed below:

ABCWUA

1. No objection to the proposed lot consolidation once right-of-way is vacated.
2. Please confirm the public water and public sanitary sewer infrastructure was surveyed and there is no public infrastructure within the proposed vacation area.

Noted, improvements are constrained to the adjoining Prospect and 6th Street rights-of-way.

Code Enforcement

1. Code Enforcement comments from a DRB Sketch Plat on 7/27/22 are acknowledged in the submittal, with the indication in the submittal, and on the Plat, that steps are being taken to obtain Variances for the required rear and side setbacks for the existing structure:
 - a. Side Setback on corner lot street side given as 6.8 feet, and 10 feet is required.
 - b. Rear Setback shows as 8.1 feet, and 10 feet is required.
2. Code Enforcement cannot approve until the Notice of Decision from the Zoning Hearing Examiner (ZHE) has been obtained and the incomplete notes on the Plat have been completed, accordingly.
3. Code Enforcement has no further comments or objections.

Noted, we have notices of decision dated May 3rd 2023 for the approved variances from the ZHE for side and rear lot setbacks, which were heard on April 18th, 2023. This is noted on our proposed plat sheet 2.

Hydrology

- Hydrology has no objection to the proposed vacation.
- After the vacation takes place, work with Real Properties for purchase and then the platting action can move forward.
- Any future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted

Parks and Recreation

07-27-2022

No comments for this case.

04-26-2023

No comments.

Noted

Transportation

1. 6th St. is a Principal Arterial and requires 6' sidewalk with a 5-6' landscape buffer. Prospect Ave. is a Local street and requires 5' sidewalk with a 4-6' landscape buffer. From the cross sections provided it appears that ROW dedication will not be needed to achieve this. Please add these items to an infrastructure list which must be financially guaranteed. Other than this, Transportation has no objection to the vacation.

Noted, see attached infrastructure list and cross-section for the 6th Street and Prospect Ave rights-of-way, and curb cut along 6th Street NW.

Planning

The Near North Valley Neighborhood Association and North Valley Coalition are required to be offered a neighborhood meeting per Table 6-1-1 of the IDO. Staff were not able to confirm if the Near North Valley Neighborhood Association was properly offered a neighborhood meeting, nor can staff confirm if the Near North Valley Neighborhood Association desires to have a neighborhood meeting (the North Valley Coalition confirmed with staff that they don't desire to have a neighborhood meeting). **For this application to be heard by the DHO, the Near North Valley Neighborhood Association must confirm if they do or do not want a neighborhood meeting prior to the DHO hearing.**

Noted, we provided proof the NA did not request a meeting prior to the April 26, 2023 hearing.

2. Standard Vacation Comments and Items in Compliance:

♣ The applicant is proposing to vacate 1,839 square feet and a portion of 6th Street NW. Per 6-6(M)(1)(b) of the IDO, as the vacation is less than 5,000 square feet and less than the entire width of 6th Street NW, the DHO will be the deciding body of this Vacation.

♣ The Vacation of the portion of 6th Street NW as depicted on the Vacation Exhibit is justified, as the proposed Vacation covers an area which has been curbed off and is vacant, with the Applicant seeking to use the area for off-street parking and a better area for access to the gate to their (Applicant's) back yard.

Additionally, the resulting right-of-way of the subject property would be more consistent with the right-of-way width of nearby properties to the north and the south of the subject property fronting along 6th Street. The Vacation as proposed will deter misuse of the property and be a net benefit to the public welfare per 6-6(M)(3) of the IDO.

♣ A Minor Preliminary/Final platting application for DHO review and approval must be submitted within one year of DHO approval of the Vacation.

♣ For the future required platting action, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file and the placement on a DHO agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

♣ The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.

♣ Prior to the acceptance of the Minor Preliminary/Final platting application, proof of approval of a Variance(s) from the setback requirements by the ZHE must be submitted (see Code Enforcement comments).

♣ The applicant must consult with Real Property regarding the purchase of the right-of-way.

♣ For Residential development please reference the following IDO sections that may be relevant to future projects:

o Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street.

o 5-1 Dimension Standards for R-1A and Railroad & Spur Mapped area.

o 5-2 Drainage Area for Site Design and Sensitive Lands

o 7-1 Dwelling and development definitions.

♣ Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:

The subject property is not located within an Urban Center. 6th Street is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. Prospect Avenue is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet.

Noted, see attached infrastructure list for proposed sidewalk widening.

Cross-sections provided by the Applicant confirm that there are existing sidewalks along 6th Street and Prospect Avenue with widths of 3.5-feet and 4-feet respectively. A landscape buffer exists inside the existing sidewalk along Prospect Avenue. At the time of platting, the adequacy of existing sidewalks will be evaluated.

Noted

Thank you for your consideration,
Ryan J. Mulhall

2401 6th Street NW Public Notice Inquiry Sheet Submission

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

Fri, A

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 you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Pho
Near North Valley NA	Heather	Norfleet	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	NM	87197	505620436
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	NM	87107	505850745
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	505249093
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	505850929

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-9-#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 pro
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-dev-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNoticeOfficial_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to view 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.



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

 1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

 Website: www.cabq.gov/neighborhoods


From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, August 11, 2023 9:00 AM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

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

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 1 thru 3 in Block 3 of Apache Trail Addition, as shown on the plat recorded on April 16, 1923 in Plat Book B2, Page 48; and a 1,839 square foot vacated portion of 6th Street the DHO hearing on April 26, 2023.

Physical address of subject site:

2401 6th Street NW

Subject site cross streets:

6th Street NW and Prospect Avenue NW

Other subject site identifiers:

Residence on corner with solar panels

This site is located on the following zone atlas page:

H-14-Z

Captcha

x

 [IDOZoneAtlasPage_H-14-Z_Marked.pdf](#)
543K



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



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Preliminary / Final Minor Subdivision Plat (Claims approved vacation of R/W)
Decision-making Body:	Development Hearing Officer (DHO) at Public Hearing
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	2401 6th Street NW
Name of property owner:	Armando and Cecilia Rodriguez
Name of applicant:	CSI - Cartesian Surveys, Inc. (as Agent)
Date, time, and place of public meeting or hearing, if applicable:	August 23, 2023 at 9 AM
DHO Hearing held over Zoom meeting (link provided in DHO agenda on city website)	
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050 for additional information
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Ryan Mulhall (Applicant signature) August 11, 2023 (Date)

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

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

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

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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

- Zoning Hearing Examiner (ZHE)
- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: _____

Location*³: _____

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

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

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

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

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

1. Zone Atlas Page(s)*⁵ _____

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

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

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

Explanation*:

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

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

³ Physical address or Zoom link

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



Ryan Mulhall <cartesianryan@gmail.com>

Near N Valley NA - Notice of submission for DHO Prelim / Final Plat review - 2401 6th St NW / PR-2022-007348

Ryan Mulhall <cartesianryan@gmail.com>

Mon, Aug 14, 2023 at 1:46 PM

To: Near North Valley NA <nearnorthvalleyna@gmail.com>, "Sabatini, Joe" <jsabatini423@gmail.com>

Good afternoon Near North Valley Neighborhood Association representatives,

You may recall this property from our December 1st and 31st emails offering a neighborhood meeting about the variances and vacation of right-of-way related to this 2401 6th Street NW property, Cartesian Surveys now intends to submit on behalf of our clients, Armando and Cecilia Rodriguez, an application to the City of Albuquerque Development Hearing Officer (DHO) to request preliminary / final review of our minor subdivision described below.

Our intent is to subdivide, by lot line elimination, 3 existing lots and a vacated portion of 6th Street NW into one new lot, which our clients' existing residence at 2401 6th Street NW sits on. We are moving forward with that application and expect it to be heard on August 23rd, 2023 at a public Development Hearing Officer (DHO) hearing, held over zoom. Our application will be heard under project number PR-2022-007348.

Attached again is a site sketch of the proposed consolidation of parcels, with the approved vacation shown. We were asked to grant easement [1], a 5-foot public utility easement along the south of our property. Also attached are the city-required notice forms to summarize the basic information of our planned submissions.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the city DHO. If you have any questions regarding the subdivision plat or past actions, please let us know.

Thank you for your consideration,
Ryan Mulhall

--

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

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

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


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


www.cartesiansurveys.com


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

4 attachments

 **CABQ-Off_pub_notice_form-PR-2022-007348_DHO_Signed.pdf**
250K

 **Emailed-Notice-PublicHearings-Near N Valley NA DHO.pdf**
232K

 **IDOZoneAtlasPage_H-14-Z_Marked.pdf**
543K

 **171207A_SS_(7-27-23).pdf**
276K

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

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

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



Ryan Mulhall <cartesianryan@gmail.com>

N Valley Coalition - Notice of submission for DHO Prelim / Final Plat review - 2401 6th St NW / PR-2022-007348

Ryan Mulhall <cartesianryan@gmail.com>
To: newmexmba@aol.com, Peggy Norton <peggynorton@yahoo.com>

Mon, Aug 14, 2023 at 1:46 PM

Good afternoon North Valley Coalition representatives,

You may recall this property from our December 1st and 31st emails offering a neighborhood meeting about the variances and vacation of right-of-way related to this 2401 6th Street NW property, Cartesian Surveys now intends to submit on behalf of our clients, Armando and Cecilia Rodriguez, an application to the City of Albuquerque Development Hearing Officer (DHO) to request preliminary / final review of our minor subdivision described below.

Our intent is to subdivide, by lot line elimination, 3 existing lots and a vacated portion of 6th Street NW into one new lot, which our clients' existing residence at 2401 6th Street NW sits on. We are moving forward with that application and expect it to be heard on August 23rd, 2023 at a public Development Hearing Officer (DHO) hearing, held over zoom. Our application will be heard under project number PR-2022-007348.

Attached again is a site sketch of the proposed consolidation of parcels, with the approved vacation shown. We were asked to grant easement [1], a 5-foot public utility easement along the south of our property. Also attached are the city-required notice forms to summarize the basic information of our planned submissions. We are also sending this notice to the Near North Valley Neighborhood Association representatives.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the city DHO. If you have any questions regarding the subdivision plat or past actions, please let us know.

Thank you for your consideration,
Ryan Mulhall

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

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

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


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


www.cartesiansurveys.com


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

4 attachments

 **CABQ-Off_pub_notice_form-PR-2022-007348_DHO_Signed.pdf**
250K

 **Emailed-Notice-PubHearing-N Valley Coalition NA_DHO.pdf**
231K

 **IDOZoneAtlasPage_H-14-Z_Marked.pdf**
543K

 **171207A_SS_(7-27-23).pdf**
276K