

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

October 3, 2025

Development Hearing Officers and Facilitation Team
City of Albuquerque

Re: Preliminary / Final Plat Review for Proposed Replat of Lot 1-A, Block 47 of University Heights being comprised of Lots 1 thru 6, Block 47, University Heights and a proposed dedication of additional rights-of-way to alleyway

Members of the Board:

Cartesian Surveys is acting as an agent for C3 Residential, LLC, and we request a preliminary / final plat review of our proposed subdivision to create one (1) new lots from six (6) existing lots by lot line elimination between Lots 1 thru 6, Block 47 of University Heights. Our replat is also looking to dedicate additional right-of-way to portions of the alleyway to our east.

The property is currently zoned as MX-T (Mixed-Use Transition) for the northerly lots 1 and 2, and R-MH (Residential Multi-Family High Density) for the remaining lots 3 thru 6.

A sketch plat review for a proposed plat of these properties was heard on August 27, 2022 under PR-2025-007501 / PS-2022-00170 and a final plat review was held September 24th, 2025 under MINOR_PLT-2025-020117, with the comments from that final plat hearing addressed below:

ABCWUA

1. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.

2. Please add the following note: "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".

Note has been added to the proposed plat.

Code Enforcement

1. Proposed replat is creating a "floating" zone line. Replat must either be reconfigured to create separation of the zones by a property line, or must obtain a zone amendment to bring the entire proposed property under one zone, as per IDO 14-16-6-6(K)(2).

Noted, plat now retains two lots from the original six, with existing zoning corresponding to remaining lot line between former lots 2 and 3.

2. Code Enforcement has no further comments at this time.

Noted.

Parks and Recreation

09-23-2025

No objections to the requested action.

For future development street trees will be required along Silver Avenue SE and Wellesley Dr SE per the IDO and the street tree ordinance.

Noted

Hydrology

- Hydrology has an approved Grading & Drainage Plan (HT#K16D097) with engineer's stamp 6/18/25.
- Hydrology has no objection to the platting action.

Cross-lot Drainage easement is now proposed.

Transportation

1. Justification for determinations on sidewalk width and alley width are acceptable to Transportation. No objection.

Noted

Planning

♣ Per 6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, **to establish zone boundaries that coincide with the lot line before a final plat can be approved.**

Noted, no zone map amendment is sought for this action. Our plat leaves the existing lot line between lots 2 and 3, where the zone line is, to remain.

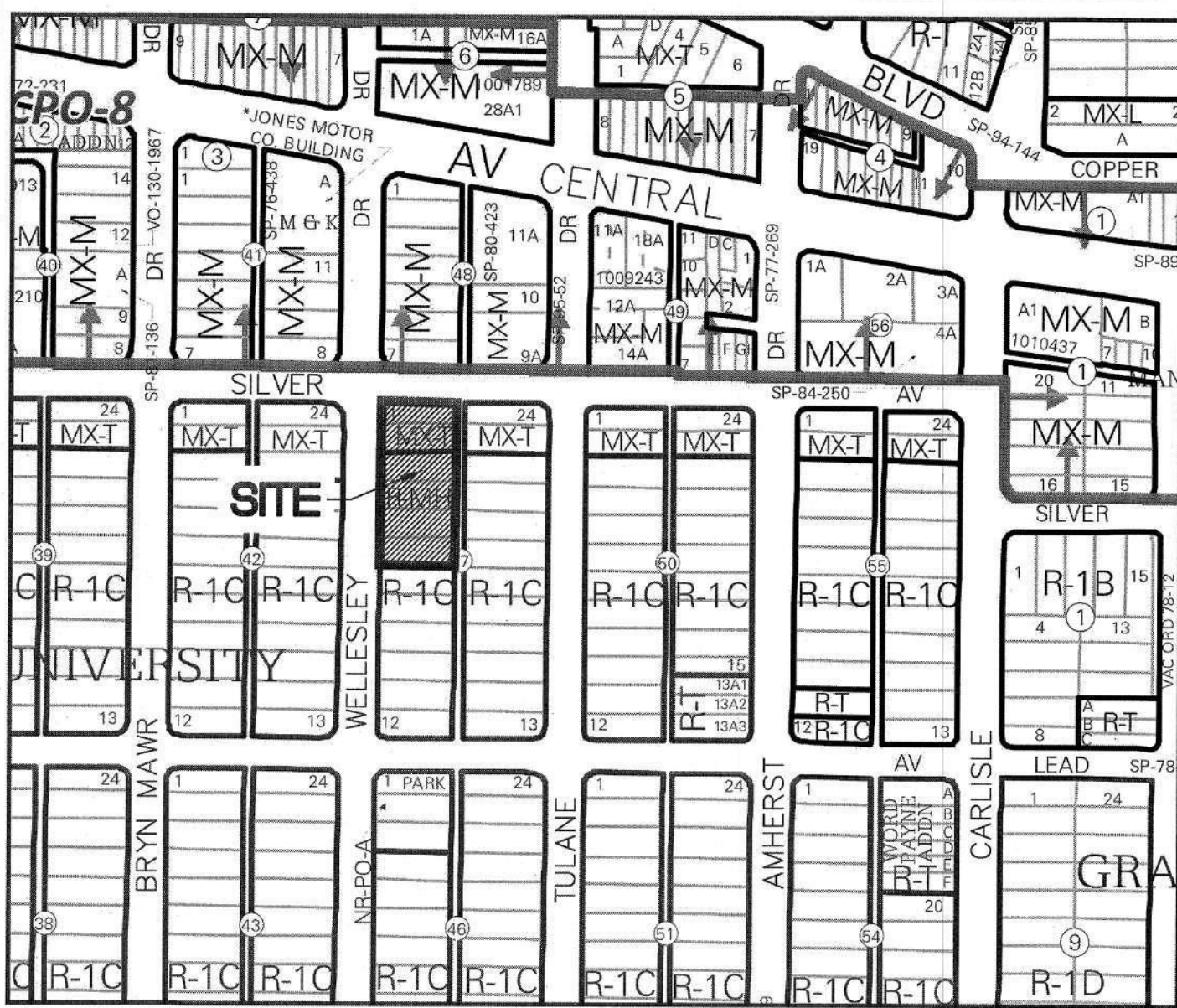
♣ Add the note below as it was not found on the plat and was requested per ABCWUA:

Noted, see note 5 on sheet 1.

♣ Confirm if all structures have been demolished.

All structures on site have been demolished.

Thank you for your consideration, Ryan J. Mulhall



Vicinity Map - Zone Atlas K-16-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000130093 AND AN EFFECTIVE DATE OF FEBRUARY 22, 2022.
- PLAT OF RECORD FOR UNIVERSITY HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 1916, IN BOOK D, PAGE 27.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 29, 2022, AS DOC. NO. 2022042487.

Free Consent and Dedication

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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN THE EASTERLY ADJOINING ALLEYWAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

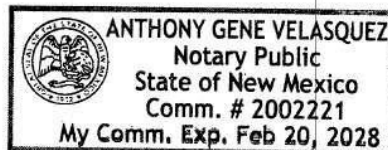
Daniel B. Loy
DANIEL B. LOY, REPRESENTATIVE
C3 RESIDENTIAL, LLC

09/12/2025
DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 12, 2025
DANIEL B. LOY, REPRESENTATIVE, C3 RESIDENTIAL LLC

By: *Anthony G. Velasquez*
NOTARY PUBLIC



MY COMMISSION EXPIRES Feb 20, 2028

Indexing Information

Section 22, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: University Heights
Owner: C3 Residential LLC
UPC #: 101605741422342620 (Lots 1-2, Block 47)
UPC #: 101605741420942614 (Lots 3-6, Block 47)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATION OF ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.9764 ACRES
ZONE ATLAS PAGE NO..... K-16-Z
NUMBER OF EXISTING LOTS..... 6
NUMBER OF LOTS CREATED..... 2
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..... 0.0183 ACRES
DATE OF SURVEY..... APRIL 2022

Notes

- FIELD SURVEY PERFORMED IN APRIL 2022.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON....., 20.....
- 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.

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6) IN BLOCK NUMBERED FORTY-SEVEN (47), UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 7, 1916, IN PLAT BOOK D, FOLIO 27.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0353H, DATED AUGUST 16, 2012.

Solar Collection Note

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

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101605741422342620
101605741420942614

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 1-A and Lot 1-B
University Heights
Being Comprised of
Lots 1-6, Block 47
University Heights
City of Albuquerque
Bernalillo County, New Mexico
September 2025

Project Number: PR-2022-007501

Application Number: MINOR_PLT-2025-00048

Plat Approvals:

<i>Daniel Aragon</i> Daniel Aragon (Exp. 5, 2025) (C3-101605741422342620)	09/05/2025
PNM Electric Services	
<i>Thomas McClaflin</i> Thomas McClaflin (Exp. 5, 2025) (C3-101605741422342620)	09/05/2025
Qwest Corp. d/b/a CenturyLink QC	
<i>Jeff Cavanah</i> Jeff Cavanah (Exp. 5, 2025) (C3-101605741422342620)	09/05/2025
New Mexico Gas Company	
<i>Todd Schmitt</i> Todd Schmitt (Exp. 12, 2025) (C3-101605741422342620)	09/10/2025
Comcast <i>John Muldrow</i>	9/16/25
Ezee Fiber	

City Approvals:

Loren N. Risenhoover P.S. 9/4/2025
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Kara Radwin 09/08/2025

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

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

Brian J. Martinez 9/12/25
Brian J. Martinez Date
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



Sheet 1 of 2
220540A

Easement Notes

1 PRIVATE CROSS LOT DRAINAGE EASEMENT, BENEFITING LOTS 1-A AND 1-B, MAINTAINED BY THE UNDERLYING OWNERS, 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 (2/7/1916, D-27)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED

Line Table		
Line #	Direction	Length (ft)
L1	S 89°30'27" E (EAST)	16.00' (16.00')
L2	N 00°29'33" E (NORTH)	60.00' (60.00')
L3	S 89°30'27" E (EAST)	16.00' (16.00')
L4	S 89°30'42" E	8.00'

ACS Monument " 20-L16 "
NAD 1983 CENTRAL ZONE
X=1531683.86 *
Y=1481580.00 *
Z=5210.836 * (NAVD 1988)
G-G=0.999668198
Mapping Angle=-0°12'31.72"
*U.S. SURVEY FEET

DHO Determination from Alleyway Width Note

THESE PROPERTIES ADJOIN A PUBLIC ALLEYWAY, PORTIONS OF WHICH ARE DEFICIENT OF THE CITY REQUIRED 20 FOOT WIDTH PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON _____ 20_____.

DHO Determination from Sidewalk Width Note

THESE PROPERTIES ADJOIN SILVER AVENUE S.E., WHICH ARE DEFICIENT OF THE CITY REQUIRED 5 FOOT SIDEWALK FOR LOCAL STREETS PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON _____ 20_____.

Plat for
Lots 1-A and 1-B, Block 47
University Heights
Being Comprised of
Lots 1-6, Block 47
University Heights
City of Albuquerque
Bernalillo County, New Mexico
September 2025

ACS Monument " 9-J17 "
NAD 1983 CENTRAL ZONE
X=1537076.105 *
Y=1487300.883 *
Z=5210.959 * (NAVD 1988)
G-G=0.999666869
Mapping Angle=-0°11'54.86"
*U.S. SURVEY FEET

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

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cartesianbrian@gmail.com

Easement Notes

1 PRIVATE CROSS LOT DRAINAGE EASEMENT, BENEFITING LOTS 1-A AND 1-B, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT.

Site Sketch for
Lots 1-A and 1-B, Block 47
University Heights
Being Comprised of
Lots 1-6, Block 47
University Heights
City of Albuquerque
Bernalillo County, New Mexico
August 2022

Line Table		
Line #	Direction	Length (ft)
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G-G=0.999666869
Mapping Angle=-0°11'54.86"

*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/7/1916, D-27)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED
.....	LOT LINE TO BE ELIMINATED WITH PLAT
▢	COVERED AREA
▤	CONCRETE
▥	METAL FENCE
▧	BLOCK WALL
○—○	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE (CENTERLINE)
●	UTILITY POLE
⌋	ANCHOR
Ⓟ	PULL BOX
ⓔ	ELECTRIC METER
ⓖ	GAS METER
Ⓢ	WATER METER
Ⓜ	MANHOLE
Ⓢ	SAS CLEANOUT
Ⓢ	STORM DRAIN INLET
Ⓢ OR Ⓢ	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
CS	CRAWL SPACE

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON

CSI-CARTESIAN SURVEYS INC.

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896-3050 Fax 891-0244

September 15, 2025

Development Hearing Officers and Facilitation Team
City of Albuquerque

Re: Justification to DHO for Determination from sidewalk and alleyway width for Preliminary/Final Plat for Proposed Minor Subdivision Plat of Lot 23-A, Block 2, La Mesa Subdivision

Greetings Development Hearing Officers and Facilitation Team Members:

Cartesian Surveys is acting as an agent for C3 Residential, LLC, and we request a sketch plat review of our proposed subdivision to create one (1) new lots from six (6) existing lots by lot line elimination between Lots 1 thru 6, Block 47 of University Heights. Our replat is also looking to dedicate additional right-of-way to portions of the alleyway to our east.

The property is currently zoned as MX-T (Mixed-Use Transition) for the northerly lots 1 and 2, and R-MH (Residential Multi-Family High Density) for the remaining lots 3 thru 6.

A sketch plat review for a proposed plat of these properties was heard on August 27, 2022. The TCL was met with approval for our proposed conditions and we now present our plat for the same. Our justifications for the determinations from sidewalk and alleyway widths are provided below:

Justification for DHO Determination for existing sidewalk width along Alcazar Street SE

We request a determination from the DPM for existing sidewalk width under IDO section 6-6(P)(3)(a)(10), given the existing 4.9-foot-wide sidewalk is in character for this historically developed area. There is 13.5 feet from back of curb to property line, but there are mature trees, signs, and nice street lamp posts present at the sidewalk margins. Our existing improvements are in character for the neighborhood, which is fully developed.

Per 6-6(P)(3)(a)(2), approval would not materially run contrary to public safety, health, or welfare as the long-established width has not been an issue and is within character of the neighborhood. Silver Avenue has sidewalk of this characteristic width along both sides, in good condition. Leaving the sidewalks as-is will allow Silver Avenue, a lower speed right-of-way with on-street parking, greater flexibility to use the subject lot with future development.

Per 6-6(P)(3)(a)(3), approval would not significantly impact surrounding properties materially, as our adjoining neighbors have the same sidewalk width with some public improvements which would prevent connection to a widened sidewalk on our lot. The existing conditions have been in place for decades.

Administrative Decision request for allowing existing right-of-way width for public alleyway east of subject lot(s)

The existing width along the public alleyway north of our proposed subdivision is 16 feet in width. This is deficient from the DPM required width for an alleyway of 20 feet, per Table 7.3.34 of the DPM. The alley right-of-way width is in character of the neighborhood, where alleys were

historically only 16 feet wide and were in place before the current IDO and DPM standards. This has been a longstanding condition and a determination would allow us great flexibility in subsequent development of the site, so we request an administrative decision to allow the existing right-of-way width to be allowed for our final plat where dedication of right-of-way is not provided for.

As per the IDO section for waiver from sidewalk requirements, section 6-6(P)(3)(a), there are existing obstructions on both sides of the public alley which cannot be easily ignored to accommodate widening the right-of-way in either direction. There are buildings, walls, fences, and utility improvements in this area which make widening the right-of-way unfeasible for our lots and the remainder of the alleyway off our site as it continues in both directions. Varying from the normal right-of-way width requirements allows for continued and future development use of our well-established lots for a residential development.

Per 6-6(P)(3)(a), approval would not materially run contrary to public safety, health, or welfare as the long-established width of the alley has retaining or building walls constraining in the area. Widening the right-of-way beyond where we propose against our subject property would not benefit the right-of-way, and would cause an unconformity with the surrounding lots, which do not make use of the alleyway for direct access like our site and the 201 Tulane Dr SE adjoining property.

Per 6-6(P)(3)(a), approval would not significantly impact surrounding properties materially, as they too are under the same conditions of a deficient right-of-way width for the alleyway, which would also displace their improvements and buildings if widened. The existing conditions have been in place for decades, and the majority of residences adjoining the alleyway have direct access from Tulane Dr SE.

For these reasons, we feel a determination allowing the existing alleyway width to remain is warranted, and would allow for more flexibility in development of our subject property down the line.

Thank you for your consideration.
Ryan J. Mulhall



Ryan Mulhall <cartesianryan@gmail.com>

PLT to sign - Lot 1-A, Blk 47, University Heights / 208 Wellesley and 3300 Silver SE / PR-2022-007501

Rodenebeck, Jay B. <jrodenbeck@cabq.gov>

Wed, Sep 10, 2025 at 2:40 PM

To: "Chen, Tiequan" <tchen@cabq.gov>, "Boylan, Jacob" <jboylan@cabq.gov>

Cc: Ryan Mulhall <cartesianryan@gmail.com>, "Montoya, Anthony" <amontoya@cabq.gov>

Good afternoon,

I can confirm that this site will not require a Sensitive Lands Analysis.

**Jay Rodenebeck**

Planning Manager

Development Review Services

o (505) 924-3994

c (505) 553-0682

e jrodenbeck@cabq.gov

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

[Quoted text hidden]

2 attachments**220540_SS_(9-5-25).pdf**
368K**Form PLT_PR-2022-007501.pdf**
128K

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

Legal/Request Descriptions & Location: Preliminary / Final Plat of Minor Subdivision to consolidate Lots 1 thru 6, Block 47 University Heights, dedicate add. ROW for alley to east; located at 208 Wellesley Dr and 3300 Silver Ave SE [PR-2022-007501]

☐ **Hydrology:**


• Sensitive Lands Analysis (5-2(C))	_____ Approved	<u> X </u> NA
• Grading and Drainage Plan	<u> X </u> Approved	_____ 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


Hydrology Department

9/15/2025
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	<u> X </u> Approved	_____ 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


Transportation Department

9/10/2025
Date

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

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

ABCWUA

Date

☐ Infrastructure Improvements Agreement (IIA*) _____ Approved

☐ AGIS (DXF File**) _____ 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 (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

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

Legal/Request Descriptions & Location: Preliminary / Final Plat of Minor Subdivision to consolidate Lots 1 thru 6, Block 47 University Heights, dedicate add. ROW for alley to east; located at 208 Wellesley Dr and 3300 Silver Ave SE [PR-2022-007501]

☐ **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:**

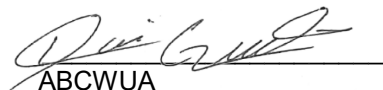
• Traffic Circulations Layout (TCL)	_____ Approved	_____ NA
• Traffic Impact Study (TIS)	_____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA

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>The lot will have access to water and sewer.</u>		


ABCWUA

9/11/2025
Date

☐ Infrastructure Improvements Agreement (IIA*) _____ Approved

☐ AGIS (DXF File**) _____ 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 (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

Robert Cohen
C3 Residential LLC
9677 Eagle Ranch Rd NW, Unit 2215
Albuquerque, NM 87114

City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

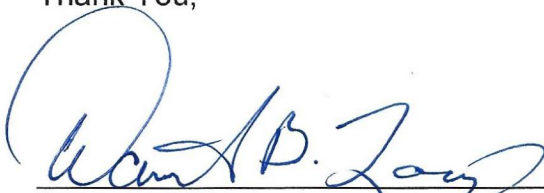
To whom it may concern,

I, Daniel B. Loy, Representative for C3 Residential, LLC, being the owner in fee-simple for the below properties, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the subdivision plat for existing Lots 1 thru 6, in Block 47 of University Heights.

The subject property is located at 208 Wellesley and 3300 Silver Ave SE, in the City of Albuquerque.

The agent shall have the authority to act on our behalf for the subdivision platting action and obtaining documentation or certificates from the City of Albuquerque or Bernalillo County, as needed for the platting action.

Thank You,



Daniel B. Loy, Representative
C3 Residential, LLC a New Mexico limited liability company

09/12/2025
Date

Easement Notes

NO EXISTING EASEMENTS SHOWN ON PLAT OF RECORD OR IN TITLE COMMITMENT

Site Sketch for
Lot 1-A and 3-A, Block 47
University Heights
Being Comprised of
Lots 1-6, Block 47
University Heights
City of Albuquerque
Bernalillo County, New Mexico
August 2022

Line Table		
Line #	Direction	Length (ft)
L1	S 89°30'27" E (EAST)	16.00' (16.00')
L2	N 00°29'33" E (NORTH)	60.00' (60.00')
L3	S 89°30'27" E (EAST)	16.00' (16.00')
L4	S 89°32'56" E	8.00'

ACS Monument " 20-L16 "
NAD 1983 CENTRAL ZONE
X=1531683.86 *
Y=1481580.00 *
Z=5210.836 * (NAVD 1988)
G-G=0.999668198
Mapping Angle=-0°12'31.72"

*U.S. SURVEY FEET

ACS Monument " 9-J17 "
NAD 1983 CENTRAL ZONE
X=1537076.105 *
Y=1487300.883 *
Z=5210.959 * (NAVD 1988)
G-G=0.999666869
Mapping Angle=-0°11'54.86"

*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/7/1916, D-27)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED
.....	LOT LINE TO BE ELIMINATED WITH PLAT
▢	COVERED AREA
▤	CONCRETE
▥	METAL FENCE
▧	BLOCK WALL
○—○	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE (CENTERLINE)
●	UTILITY POLE
⤵	ANCHOR
Ⓟ	PULL BOX
ⓔ	ELECTRIC METER
ⓖ	GAS METER
Ⓢ	WATER METER
Ⓜ	MANHOLE
Ⓢ	SAS CLEANOUT
Ⓢ	STORM DRAIN INLET
OR	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
CS	CRAWL SPACE

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON

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

NO EXISTING EASEMENTS SHOWN ON PLAT OF RECORD OR IN TITLE COMMITMENT

Site Sketch for
Lot 1-A and 3-A, Block 47
University Heights
Being Comprised of
Lots 1-6, Block 47
University Heights
City of Albuquerque
Bernalillo County, New Mexico
August 2022

Line Table		
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ACS Monument " 9-J17 "
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Ⓢ	WATER METER
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Ⓢ	SAS CLEANOUT
Ⓢ	STORM DRAIN INLET
OR	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
CS	CRAWL SPACE

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON

CSI-CARTESIAN SURVEYS INC.

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



Ryan Mulhall <cartesianryan@gmail.com>

208 Wellesley Dr and 3300 Silver Ave SE _ Public Notice Inquiry Sheet Submission

Office of Neighborhood Coordination <onc@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

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
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE
Nob Hill NA	theboard@nobhill-nm.com	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE
Nob Hill NA	theboard@nobhill-nm.com	Greg	Weirs	vgweirs@gmail.com	328 Sierra Place NE
Southeast Heights NA	sehna.membership@gmail.com	John	Pate	jpate@molzencorbin.com	1007 Idlewilde Lane SE
Southeast Heights NA	sehna.membership@gmail.com	Pete	Belletto	pmbdoc@yahoo.com	902 Valverde Drive SE

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 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 q

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/publ>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice->
- 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 subr

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 p
<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: Thursday, September 11, 2025 3:53 PM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
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:

Applicant Information

Contact Name

CSI - Cartesian Surveys, Inc.

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

Subject Site Information

Legal description of the subject site for this project:

Lots 1 thru 6, Block 47 of University Heights, as shown on the plat filed in the office of the County Clerk of Bernalillo County, on February 7, 1916, in Plat Book D,

Physical address of subject site:

[208 Wellesley Dr](#) and [3300 Silver Ave SE](#)

Subject site cross streets:

Wellesley and Silver Ave SE

Other subject site identifiers:

Recently cleared lots

This site is located on the following zone atlas page:

K-16-Z

Link for map

Captcha

 [IDOZoneAtlasPage_K-16-Z_Marked.pdf](#)
487K

**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 review of Minor Subdivision Plat	
Decision-making Body:	Development Hearing Officer (DHO)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page

PART II – DETAILS OF REQUEST


Address of property listed in application:	3300 Silver Ave SE and 208 Wellesley Dr SE
Name of property owner:	C3 Residential, LLC
Name of applicant:	CSI - Cartesian Surveys, Inc. (Agent)
Date, time, and place of public meeting or hearing, if applicable:	September 24, 2025 at 9AM held over zoom link provided in DHO agenda on CABQ website
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050 for additional information on plat

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.


 _____ (Applicant signature)

 September 15, 2025 (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 Hearing

Date of Notice*: 9/15/25

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* 3300 Silver Ave SE and 208 Wellesley Dr SE
Location Description Recently demolished land at SE corner of Silver & Wellesley
2. Property Owner* C3 Residential LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application Type(s)²* per IDO Table 6-1-1

- ☐ Site Plan – EPC
- ☒ Subdivision Minor (Minor or Major or Bulk Land)
- ☐ Vacation (Easement/Private Way or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver (DHO or Wireless Telecommunication Facility)
- ☒ Other: Determination to allow existing sidewalk to remain on Silver Ave

Summary of project/request³*:

Preliminary / Final plat of minor subdivision to create 1 new lot from 6 existing

Also request a determination to allow existing 4.9 ft wide sidewalk to remain on Silver Ave

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*: September 24, 2025 at 9AM

Location*: DHO Hearing held over Zoom meeting (link in DHO agenda below)

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: CSI - Cartesian Surveys, Inc.

Email: cartesianryan@gmail.com

Phone: 505-896-3050 extension 107

☐

Attachments:



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



Others: Site sketch, zone atlas, standard notification forms

☐

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 K-16-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*:

Determination to allow existing sidewalk to remain as-is.

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] 0.9764 acres
 - 2. IDO Zone District MX-T
 - 3. Overlay Zone(s) [if applicable] VPO-2
 - 4. Center or Corridor Area [if applicable] No overlay; MTA Central; Nob Hill Station PTS
 - Current Land Use(s) [vacant, if none] Walled but vacant from recent demo
-

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.

D6 CoNA - Notice of Prelim/Final Plat - 3300 Silver Ave + 208 Wellesley Dr SE [PR-2022-007501]

Ryan Mulhall <cartesianryan@gmail.com>Mon, Sep 15, 2025 at 10:40 AM

To: info@willsonstudio.com, m.ryankious@gmail.com

Hello District 6 Coalition of Neighborhood Associations Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit our preliminary / final plat application for a minor subdivision to the Development Hearing Officer (DHO), on behalf of our client C3 Residential, LLC, under the city project number [PR-2022-007501].

The subject properties are located at 3300 Silver Avenue SE, at its southeast intersection with 208 Wellesley Dr SE. You can see on the zone atlas page attached, the location of the proposed plat properties. No action is necessary on your part, but as a nearby neighborhood association, we are required to notify you of our intent to submit for preliminary / final plat review with the city.

We intend to consolidate the six existing lots into one new lot, to allow for easier development. See the attached site sketch for the marked lot lines to be eliminated on the currently vacant site.

If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DHO meeting it will be held on September 24th at 9:00 A.M. online via Zoom. For access to the online meeting, visit the CABQ website and click on the hyperlink attached to the DHO agenda.

Thank you, Ryan Mulhall

--

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

[PO Box 44414](#)

[Rio Rancho NM 87174](#)






[\(p\)505-896-3050 \(Extension 107\)](#)

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

[www.cartesiansurveys.com](#)

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

5 attachments

-  **CABQ-Off_Pub_Notice_form_PR2022-007501_signed.pdf**
243K
-  **EmailedNotice_PubHearing_PR-2022-007501.pdf**
371K
-  **Gmail - 208Wellesley+3300SilverAveSE_PubNoticeInquirySheet.pdf**
102K
-  **220540_SS_(9-5-25).pdf**
368K
-  **IDOZoneAtlasPage_K-16-Z_Marked.pdf**
487K

Nob Hill NA - Notice of Prelim/Final Plat - 3300 Silver Ave + 208 Wellesley Dr SE [PR-2022-007501]

Ryan Mulhall <cartesianryan@gmail.com>Mon, Sep 15, 2025 at 10:39 AM

To: theboard@nobhill-nm.com, meyster1@me.com, vgweirs@gmail.com

Hello Nob Hill Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit our preliminary / final plat application for a minor subdivision to the Development Hearing Officer (DHO), on behalf of our client C3 Residential, LLC, under the city project number [PR-2022-007501].

The subject properties are located at 3300 Silver Avenue SE, at its southeast intersection with 208 Wellesley Dr SE. You can see on the zone atlas page attached, the location of the proposed plat properties. No action is necessary on your part, but as a nearby neighborhood association, we are required to notify you of our intent to submit for preliminary / final plat review with the city.

We intend to consolidate the six existing lots into one new lot, to allow for easier development. See the attached site sketch for the marked lot lines to be eliminated on the currently vacant site.

If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DHO meeting it will be held on September 24th at 9:00 A.M. online via Zoom. For access to the online meeting, visit the CABQ website and click on the hyperlink attached to the DHO agenda.

Thank you, Ryan Mulhall

--

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

[PO Box 44414](#)


[Rio Rancho NM 87174](#)


[\(p\)505-896-3050 \(Extension 107\)](#)


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


www.cartesiansurveys.com


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

- 5 attachments
- 

CABQ-Off_Pub_Notice_form_PR2022-007501_signed.pdf243K
- 

EmailedNotice_PubHearing_PR-2022-007501.pdf371K
- 

220540_SS_(9-5-25).pdf368K
- 

IDOZoneAtlasPage_K-16-Z_Marked.pdf487K
- 

Gmail - 208Wellesley+3300SilverAveSE_PubNoticeInquirySheet.pdf102K

SEHNA - Notice of Prelim/Final Plat - 3300 Silver Ave + 208 Wellesley Dr SE [PR-2022-007501]

Ryan Mulhall <cartesianryan@gmail.com>Mon, Sep 15, 2025 at 10:42 AM

To: SEHNA.membership@gmail.com, jpate@molzencorbin.com, pmbdoc@yahoo.com

Hello Southeast Heights Neighborhood Associations Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit our preliminary / final plat application for a minor subdivision to the Development Hearing Officer (DHO), on behalf of our client C3 Residential, LLC, under the city project number [PR-2022-007501].

The subject properties are located at 3300 Silver Avenue SE, at its southeast intersection with 208 Wellesley Dr SE. You can see on the zone atlas page attached, the location of the proposed plat properties. No action is necessary on your part, but as a nearby neighborhood association, we are required to notify you of our intent to submit for preliminary / final plat review with the city.

We intend to consolidate the six existing lots into one new lot, to allow for easier development. See the attached site sketch for the marked lot lines to be eliminated on the currently vacant site. Our plat also dedicates additional right-of-way to the adjoining alleyway to the east, and requests a determination from the DHO to allow the sidewalk along Silver Ave SE remain as-is at 4.9 feet.

If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DHO meeting it will be held on September 24th at 9:00 A.M. online via Zoom. For access to the online meeting, visit the CABQ website and click on the hyperlink attached to the DHO agenda.

Thank you, Ryan Mulhall

--

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

[PO Box 44414](#)


[Rio Rancho NM 87174](#)


[\(p\)505-896-3050 \(Extension 107\)](#)


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


www.cartesiansurveys.com


Email: cartesianryan@gmail.com

- 5 attachments
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CABQ-Off_Pub_Notice_form_PR2022-007501_signed.pdf243K
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EmailedNotice_PubHearing_PR-2022-007501.pdf371K
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Gmail - 208Wellesley+3300SilverAveSE_PubNoticeInquirySheet.pdf102K
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220540_SS_(9-5-25).pdf368K
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IDOZoneAtlasPage_K-16-Z_Marked.pdf487K

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 28, 2025

Scott Anderson, RA
Scott C. Anderson & Assoc Architects
2818 4th St NW suite C
Albuquerque, NM 87107

scott@scaarchitects.com

Re: Wellesley Apartments
208 Wellesley SE
Traffic Circulation Layout
Engineer's Stamp 7-17-25 (K16D097) TRANS-2025-00199

Dear Mr. Anderson,

The TCL submittal received 7-22-25 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

SOLID WASTE CALCS:
42 UNITS X 0.55 CY = 23.1 CY PER WEEK

SOLID WASTE NOTES:

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THIS FACILITY WILL NOT DISTRIBUTE, OR PROCESS FOOD, OR DRINK THAT WOULD LEAK FROM THE REFUSE CONTAINER.

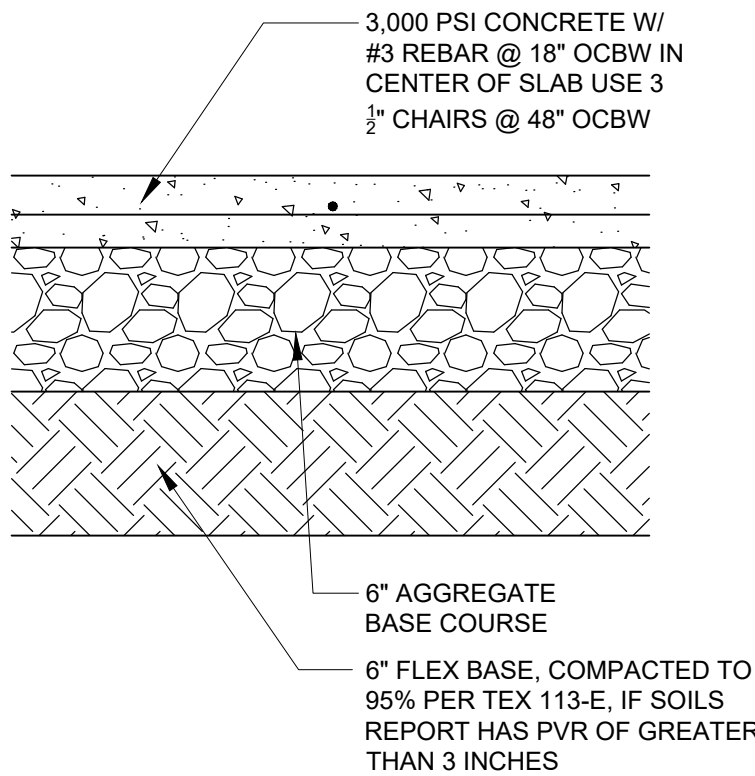
THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE. SWANSON CONTAINERS TO BE USED AND HOISTED IN THE ALLEY.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

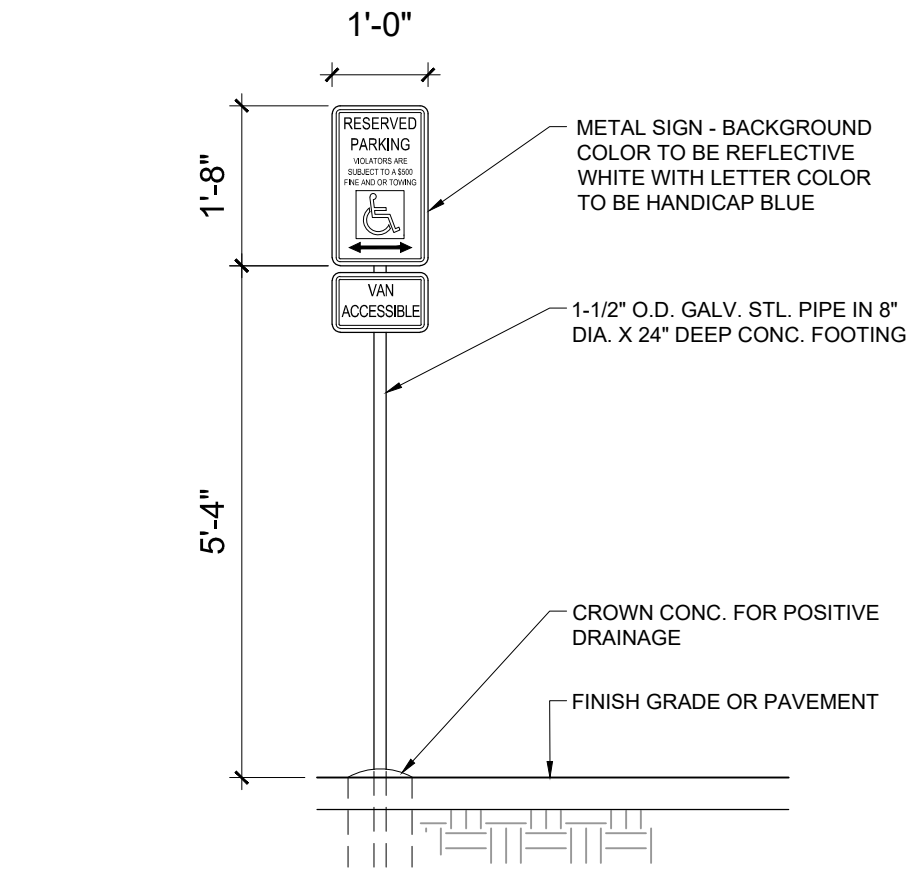
PROPERTY OWNER RESPONSIBLE FOR PLACING RECYCLING AT DESIGNATED COLLECTION POINT ON COLLECTION DAY.

OWNER SHALL PURCHASE 4 EA SWANSON CONTAINERS.



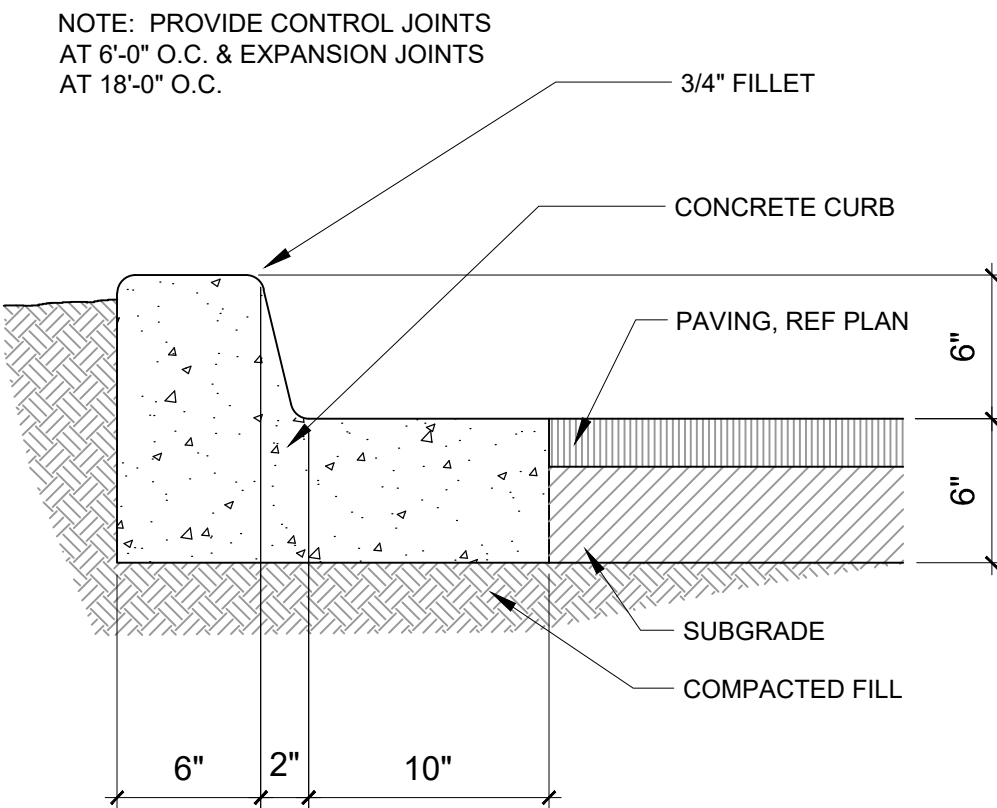
PAVING SECTION

SCALE: NTS



HC SIGN

SCALE: NTS



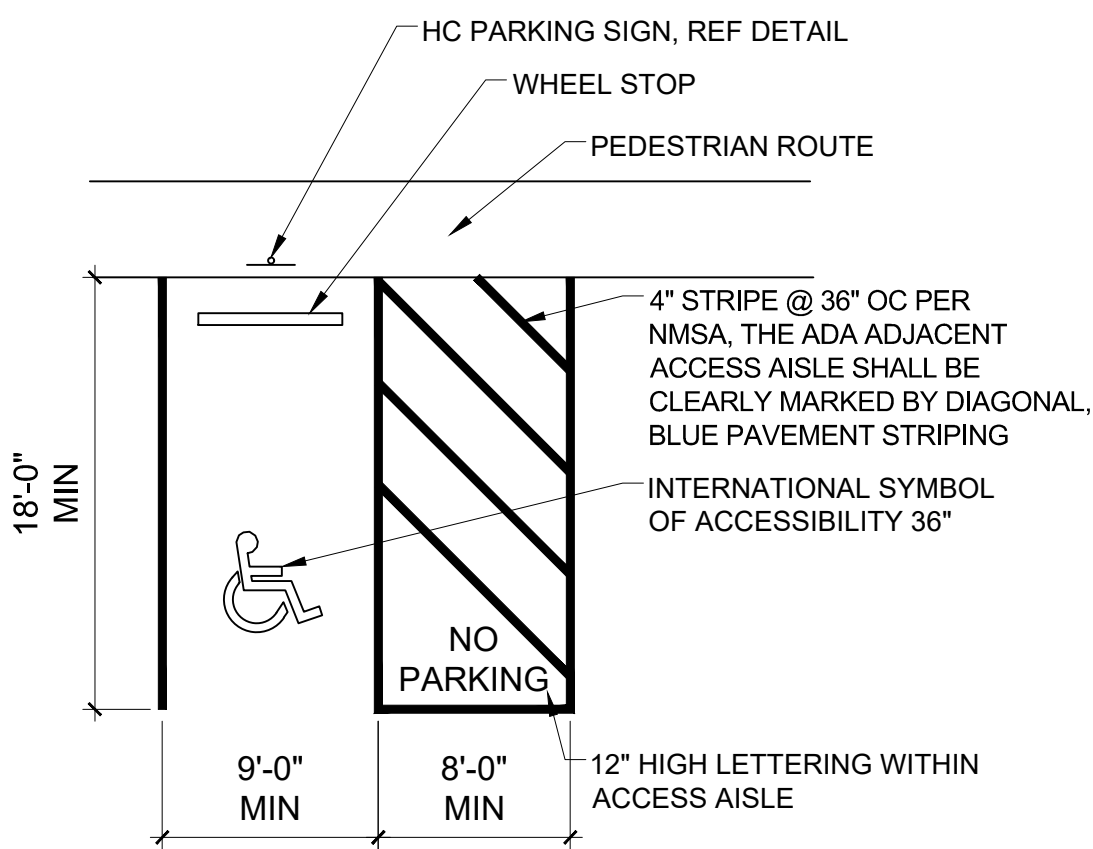
CURB AND GUTTER

SCALE: NTS



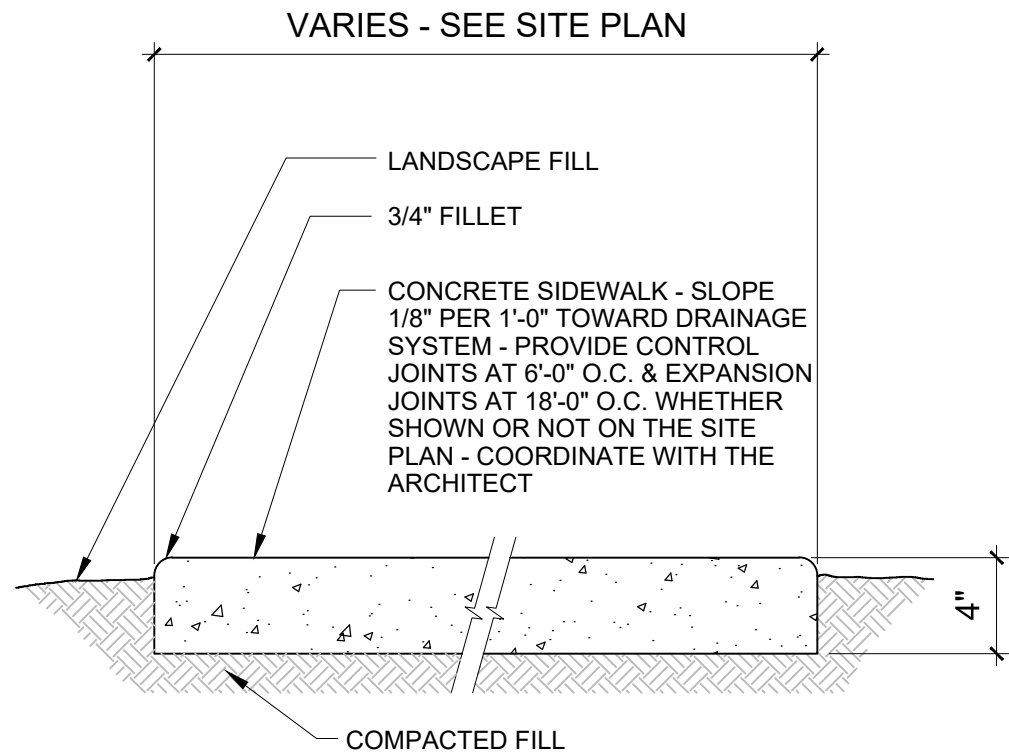
SITE PLAN

SCALE: 1" = 20'-0"



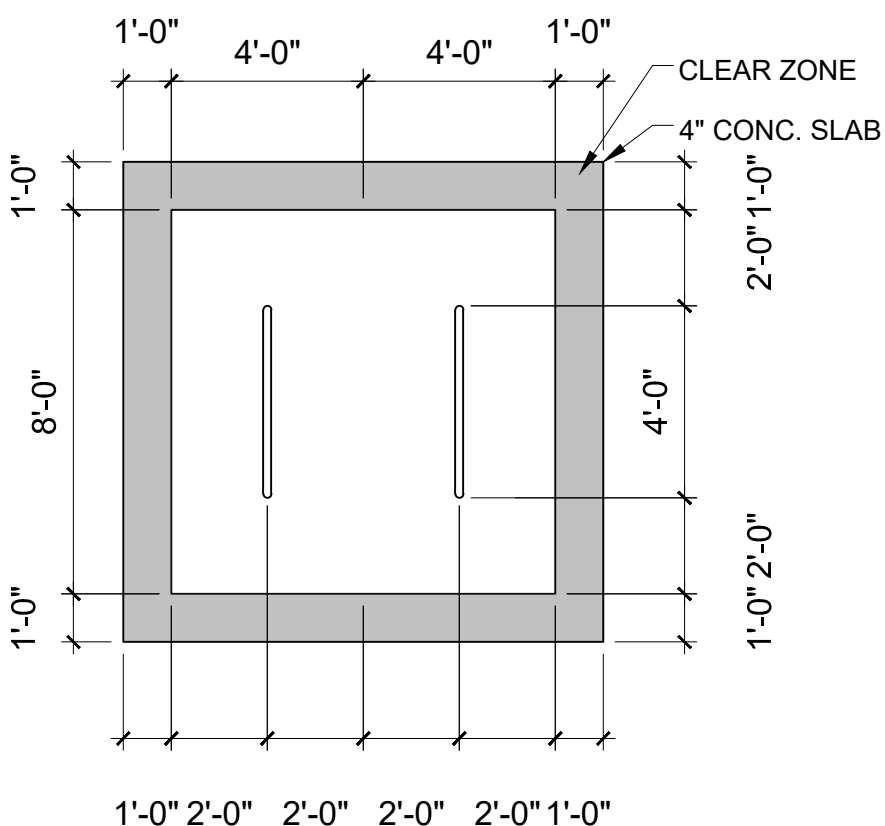
ADA PARKING

SCALE: 1/8" = 1'-0"



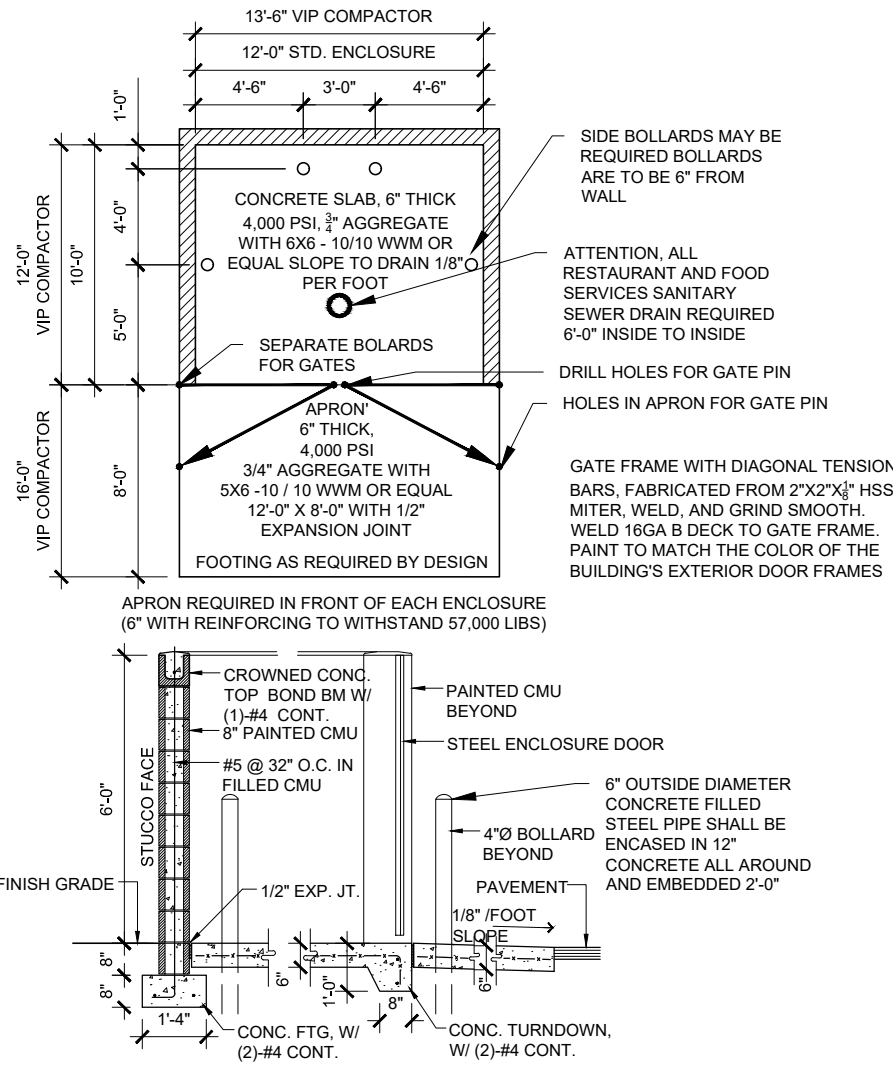
SIDEWALK DETAIL

SCALE: 1 1/2" = 1'-0"



BIKE PARKING

SCALE: 1/4" = 1'-0"



REFUSE ENCLOSURE

SCALE: 1/8" = 1'-0"

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 7/28/2025
Signed Date

KEYED NOTES

- EXISTING DRIVE OUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- INDOOR BIKE STORAGE
- MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
- NEW FIRE HYDRANT
- IRRIGATION BOX
- NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- FIRE DEPT. CONNECTION
- HC PARKING SYMBOL
- 6" CMU WALL
- CURB, REF DETAIL THIS SHEET
- EXISTING PROPERTY LINE
- 15FT VEHICULAR GATE
- KNOX BOX
- CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- DEMOLISH EXISTING CURB RAMP
- REFUSE CONTAINER, REF DETAIL THIS SHEET
- RECYCLING CONTAINER COLLECTION POINT
- RECYCLING CONTAINER STORAGE POINT
- CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443, DRAWING C
- CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443, DRAWING A
- PEDESTRIAN GATE
- 3FT GARDEN WALL
- WALL MOUNTED CAR CHARGING STATION (4 EACH)
- 100 FT SETBACK FROM PROTECTED LOT
- TELECOM VAULT
- EXISTING POWER POLE TO REMAIN
- EXISTING POWER POLE TO BE REMOVED
- NEW POWER POLE
- NEW DEDICATED ROW

LEGEND

- BUILDING
- CONCRETE
- ASPHALT PAVING
- LANDSCAPE
- CLEAR SIGHT TRIANGLE

UPC: 10170573123943209
LEGAL: LOTS 3-6 BLOCK 47, UNIVERSITY HEIGHTS ADDITION
ZONING: R-MH / MX-T (UC-MS-PT)
ZONE ATLAS PAGE: K-16

GROSS LOT AREA = 1,000 AC = 43,560 SF
BUILDING FOOTPRINT = 31,561 SF
NET LOT AREA = 38,740 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF ; SF PROVIDED

PARKING:
MULTI-FAMILY
1 BEDROOM: 31 EACH X 1 SPACES (UC-MS-PT) = 31 SPACES
2 BEDROOM: 11 EACH X 1 SPACES (UC-MS-PT) = 11 SPACES
SUBTOTAL SPACES REQUIRED = 42 SPACES
SPACES PROVIDED = 42 SPACES OFF STREET + 13 SPACES ON STREET
56 SPACES X 5% = 3 CHARGING SPACES REQUIRED, 4 PROVIDED

HC REQUIRED: 2 STANDARD, 1 VAN
MOTORCYCLE PARKING 151-300 SPACES: 4 SPACES REQUIRED / 6 PROVIDED
BIKE PARKING 10% OF 42: 5 REQUIRED, 12 INDOOR BIKE STORAGE PROVIDED



AREA MAP

SCALE: NTS

	SCOTT C. ANDERSON & associates architects 2818 4th St NW, Suite C Albuquerque NM 87107 scott@scacarchitects.com 505.401.7575
WELLESLEY APARTMENTS 208 WELLESLEY DR SE ALBUQUERQUE, NM 87106	
DRAWING TITLE	
SITE PLAN	
DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	
DATE	
7/17/2025	
A-100	