



PLAN SNAPSHOT REPORT MINOR_PLT-2026-00017 FOR CITY OF ALBUQUERQUE

Plan Type: Minor Plat	Project: PR-2022-007616 (PR-2022-007616)	App Date: 04/06/2026
Work Class: Minor Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Eliminate all interior lot lines and dedicate additional right of way along San Mateo blvd NE.

Parcel: 101805701246224301	Main	Address: 820 San Mateo Blvd Ne Albuquerque, NM 87108	Main	Zone:
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Owner/Developer Eleanor Sichler Home: (505) 440-7298	Applicant Amber Palmer PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Surveying Firm CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Agent CARTESIAN SURVEYS AMBER PALMER 661 Quantum Rd NE Ste 11 Rio Rancho, NM 87174 Business: (505) 896-3050
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Plan Custom Fields

Existing Project Number	PR-2022-007616	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots	13
Number of Proposed Lots	1	Total Area of Site in Acres	0.4809	Site Address/Street	820 San Mateo Blvd NE
Site Location Located Between Streets	San Juan Rd NE & Roma Ave NE	Case History	N/A	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	8, 6, 2, 10, 11, 9, 7, 1, 5, 3, 12, 4	Block Number	1	Subdivision Name and/or Unit Number	TIJERAS PARK ADDN
Legal Description	1 LOTS 1 - 12 TIJERAS PARK ADDN	Existing Zone District	MX-M	Zone Atlas Page(s)	K-17
Acreage	0.4821	Calculated Acreage	0.449867	Council District	6
Community Planning Area(s)	Near Heights	Development Area(s)	Change	Current Land Use(s)	06 Industrial, 03 Commercial Retail
Metropolitan Redevelopment Area(s)	Central/Highland/Upper Nob Hill	Corridor Type	Major Transit (MT) Area	Pre-IDO Zoning District	C-2
Pre-IDO Zoning Description		Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage	0	Total Gross Square Footage3	20639
Total Gross Square Footage4	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Amber_Palmer_4/6/2026.jpg	04/06/2026 17:40	Mulhall, Ryan		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	04/07/2026 12:48
2. Submittal has been reviewed and is ready to be processed	Renee Zamora	04/09/2026 15:13

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00088652	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Technology Fee	\$29.75	\$0.00
	Minor Plat Fee	\$300.00	\$0.00
	Proposed Lot Fee - Minor	\$75.00	\$0.00
	Total for Invoice INV-00088652	\$454.75	\$0.00
NOT INVOICED	Technology Fee	\$0.00	\$0.00

PLAN SNAPSHOT REPORT (MINOR_PLT-2026-00017)

Technology Fee	\$0.00	\$0.00
Total for Invoice NOT INVOICED	\$0.00	\$0.00
Grand Total for Plan	\$454.75	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	04/22/2026	Scheduled	Minor Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		04/07/2026 12:07	04/09/2026 15:50
Associate Project Number v.1	Generic Action		04/07/2026 12:07
Screen for Completeness v.1	Generic Action		04/09/2026 15:13
Verify Payment v.1	Generic Action		04/09/2026 15:50
Application Review v.1		04/09/2026 15:50	
DHO Hearing v.1	Hold Hearing	04/09/2026 15:50	04/09/2026 15:51
Minor Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Latest PLAT Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Change Plan Approval Expiration Date v.1	Generic Action		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
Linked Applications v.1			
Linked Major Final Plat v.1	Create Plan Case		

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

Legal/Request Descriptions & Location: Prelim. / Final Plat for minor subdivision to consolidate Lots 1-12, Tijeras Park Add. into one new lot; dedication of additional right-of-way to (820) San Mateo Blvd NE and San Juan Rd NE [PR-2022-007616]

I - Hydrology: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section III)

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

Arthur M...

3/9/2026

Hydrology Department

Date

II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)

III - Transportation: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section IV)

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

Transportation Department

Date

IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)

V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

Please select **and attach** the executed document that provides the commitment of service (whichever is applicable).

- Availability Statement
- Service Connection Agreement
- Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project (to be completed by ABCWUA).

- Request for Availability is not applicable

ABCWUA

Date

VI - Infrastructure Improvements Agreement (IIA*) _____ Approved

VII - AGIS (DXF File)** _____ Approved

VIII - 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** applications

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

Legal/Request Descriptions & Location: Prelim. / Final Plat for minor subdivision to consolidate Lots 1-12, Tijeras Park Add. into one new lot; dedication of additional right-of-way to (820) San Mateo Blvd NE and San Juan Rd NE [PR-2022-007616]

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- Sensitive Lands Analysis (5-2(C)) _____ Approved _____ NA
- Grading and Drainage Plan _____ Approved _____ NA
- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGDC _____ Approved _____ NA

Hydrology Department _____ Date _____

II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)

III - Transportation: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section IV)

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

Ernest Armijo _____ 3/9/2026
 Transportation Department _____ Date _____

IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)

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Please select **and attach** the executed document that provides the commitment of service (whichever is applicable).

- Availability Statement
- Service Connection Agreement
- Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project (to be completed by ABCWUA).

- Request for Availability is not applicable

Aryam Hernandez _____ 03/11/2026
 ABCWUA _____ Date _____

VI - Infrastructure Improvements Agreement (IIA*) _____ Approved

VII - AGIS (DXF File)** _____ Approved

VIII - 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** applications

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

April 6, 2026

Development Hearing Officer and Facilitation Team Members
City of Albuquerque

Re: Final Plat Review for Proposed Subdivision of Lot 1-A, Block 1, of Tijeras Park Addition, being comprised of Remaining Portions of Lots 1 thru 12, Block 1, Tijeras Park Addition and A Portion of Vacated Roma Avenue NE Right-of-Way

Members of the Board:

Cartesian Surveys is acting as an agent for Sichler Farms, LLC, and we request a final plat review of our proposed subdivision to create one (1) new lot from the remaining portions of twelve (12) existing lots together with a portion of vacated right-of-way by eliminating all of the interior lot lines. The property is currently zoned as MX-M (Mixed Use – Medium Intensity). A sketch plat review was held on September 21, 2022 under project number PR-2022-007616, and the comments are addressed below:

ABCWUA

1. No objections or comments to the lot consolidation.

Noted

Code Enforcement

1. Code Enforcement has no comments or objections.

Noted

Hydrology

- Hydrology has no objection to the proposed subdivision.
- 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

09-21-2022

If new development is applicable per IDO Section 5-6(B), please install street trees on San Mateo Blvd NE.

Transportation

1. Transportation has no objection to the lot consolidation. 6' sidewalk is required along San Mateo Blvd. fronting this property with a minimum 4' clear around obstructions such as light poles. ROW dedication may be required.
2. Any unused drive pads shall be removed and filled with curb, gutter and sidewalk.
3. For future development a TCL will be required prior to building permit or site plan for building permit.

Noted, 4-foot clearance for sidewalk is provided for with dedication of additional right-of-way to San Mateo Blvd and San Juan Road NE.

Planning

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity
- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB 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 and for P for Site Plans. Obtain all required signatures as a part of the application submittal process.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- Future development must meet all applicable standards and provisions of any previous approved Site Plan. Changes to any previously approved Site Plan may require minor/major amendments to that plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (MX-M) and the DPM.
- San Mateo is a Major Transit Corridor and the sidewalk may need to be widened to current standards in order to replat.
- Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.
 - Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit.
 - 4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards for new uses and/or development.
 - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.

***Clarify any demo and new development.**

- 5-3 Access & Connectivity requirements.
- 5-5 Parking & Loading requirements, Table 5-5-1
- 5-6 Landscaping, Buffering, and Screening standards and requirements.
- 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
- 5-8 for Outdoor Lighting requirements.
- 5-9 Neighborhood edge requirements. R-1 properties to the East.
- 5-11-D for Building and façade design requirements for new development.
- 5-12 for Signage requirements and restrictions.
- Section 6-1, table 6-1-1 for notice requirements.
- Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- Vacations per 6-6-M.
- 7-1 Development, dwelling and use definitions.

Noted, the freezer, shed and wooden building structures in the southwest corner of the property will be removed in the future.

Noted

Thank you for your consideration,
Amber Palmer

Eleanor Sichler
12 Blackberry Lane
Los Lunas, NM 87031

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

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

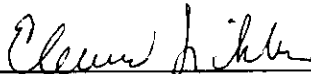
I, Eleanor Sichler, manager for Sichler Farms LLC, a NM limited liability company, the owner in fee-simple for the below property, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the subdivision plat for existing

Lots 1 thru 12, Block 1 of Tijeras Park Addition; and a 0.7ft wide portion of vacated Roma Avenue N.E.

The subject properties are located at 820 San Mateo Blvd N.E., at its northeast intersection with San Juan Road N.E., in the City of Albuquerque.

The agent shall have the authority to act on our behalf for the subdivision platting action, vacation of easements or any deviations, waivers, or certificates associated with the project and obtaining documentation or certificates from the City of Albuquerque or Bernalillo County, as needed for the platting action.

Thank You,



Eleanor Sichler, Manager
Sichler Farms, LLC

3/3/2026

Date



Ryan Mulhall <cartesianryan@gmail.com>

Confirmation no Tribal Meeting - Lots 1-12, Blk 1, Tijeras Park Add. [PR-2022-007616]

Zamora, Renee C. <rczamora@cabq.gov> Wed, Mar 18, 2026 at 10:51 AM
To: Ryan Mulhall <cartesianryan@gmail.com>
Cc: "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>, "Webb, Robert L." <rwebb@cabq.gov>

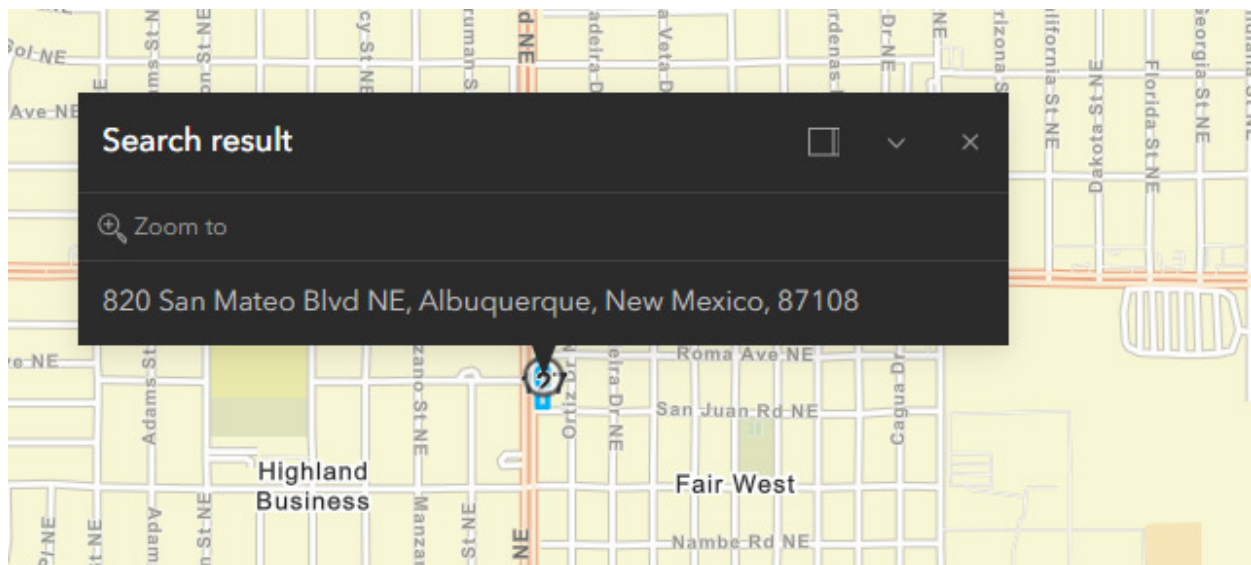
Good morning,

Thank you for your inquiry.

- We can confirm that a **Pre-submittal Tribal Meeting** is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

https://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf (14-16-6-4(B))

A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required, please log in to ABQ-plan and upload this information in "other documents"



Should you require further assistance, please don't hesitate to contact us.

Thank you,



RENEE ZAMORA

Senior Administrative/Navigator

o 505-924-3358

e rczamora@cabq.gov

cabq.gov/planning

[Quoted text hidden]

2 attachments

Notice of Subdivision Platting action at 820 San Mateo Blvd NE

Amber Palmer <cartesianamber@gmail.com>

Mon, Apr 6, 2026 at 4:36 PM

To: abqfairwest@gmail.com, abqhighland@gmail.com, panaabq@gmail.com

Bcc: m.ryankious@gmail.com, "calmartin93@gmail.com" <calmartin93@gmail.com>, mikedious@aol.com, jaemes1@mac.com, barbara.hroza@gmail.com, nick@fairwestwork.com, omardurant@yahoo.com, donmanning56@gmail.com, jbd2946@hotmail.com, mbcarr92@gmail.com, tyler.richter@gmail.com, auntiesym@msn.com

Good Afternoon,

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 clients Sichler Farms, LLC, under the city project number [PR-2022-007616].

The subject property is located at the northeast corner of San Mateo Blvd NE and San Juan Rd NE. You can see the zone atlas page attached, showing the location of the proposed plat property. 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 eliminate the interior lot lines, and dedicate additional right of way along San Mateo Blvd NE, as requested by the City of Albuquerque. See the attached site sketch for the marked changes.

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 April 22, 2026, at 9:00 A.M. online via Zoom. For access to the online meeting, visit <https://www.cabq.gov/planning/boards-commissions/development-reviewboard/development-review-board-agenda-archives> and click on the hyperlink attached to the agenda for this DHO hearing.

Thanks!!

Amber Palmer ☺

CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(p)505-896-3050

(f)505-891-0244

www.cartesiansurveys.com

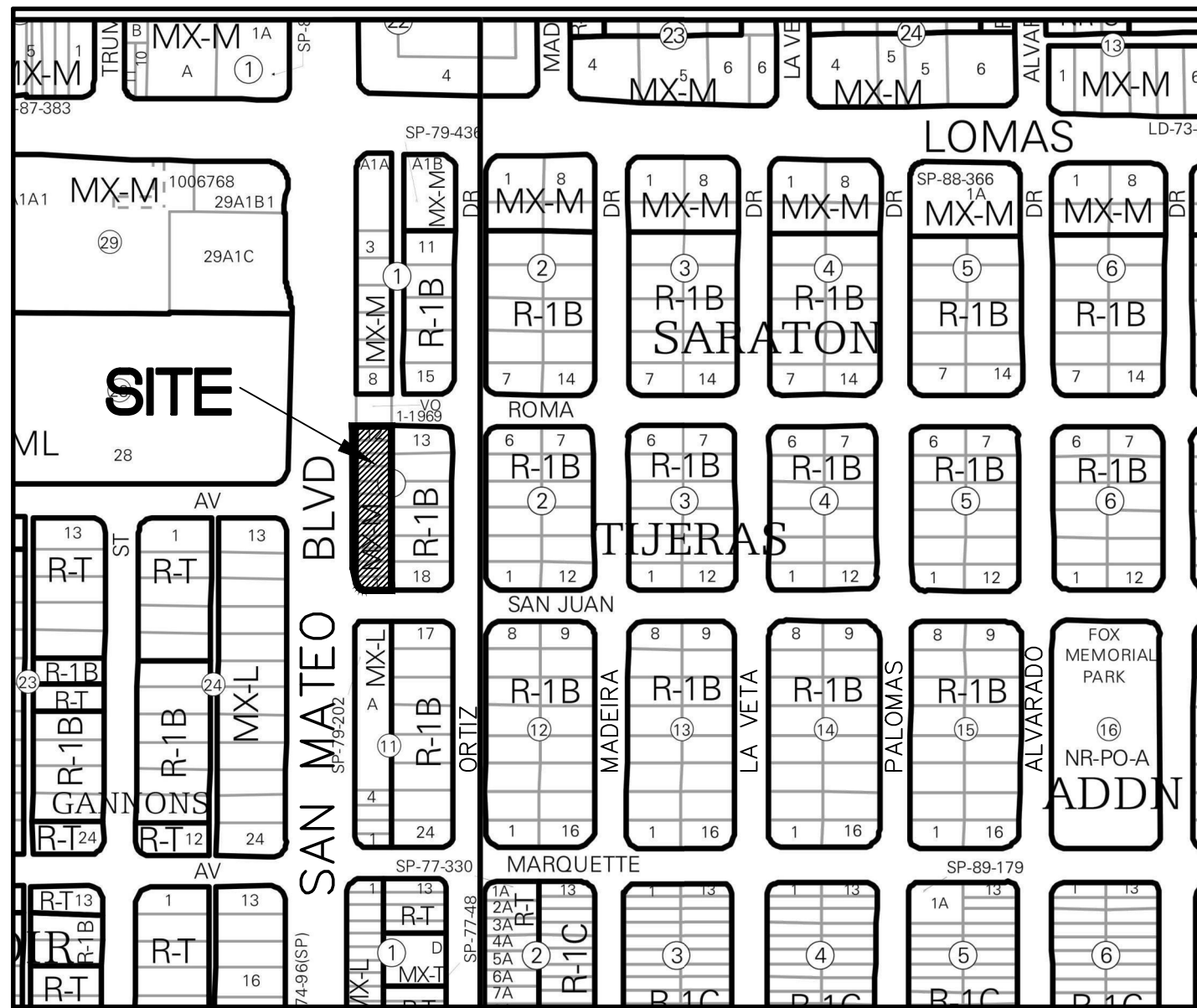
Email: cartesianamber@gmail.com

3 attachments

 **221463 SITE SKETCH (4-2-26).pdf**
878K

 **IDOZoneAtlasPage_K-18-Z.pdf**
533K

 **221463 Neighborhood Notification (final).pdf**
553K



Vicinity Map - Zone Atlas K-18-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. 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

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.

Flood Notes

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

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2075231-AL01 AND AN EFFECTIVE DATE OF DECEMBER 31, 2015.
2. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 9, 1949, IN BOOK C, PAGE 158.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 31, 2015, AS DOC. NO. 2015113487, AND REFILED APRIL 18, 2016, AS DOC. NO. 2016035245.
4. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR SAN MATEO BOULEVARD NE, HAVING NEW MEXICO PROJECT NO. "U-034-1(8)" (FORMERLY PROJECT NO. "F-034-1(5)"), DATED MAY 1, 1969.
5. WARRANTY DEED FOR PARCEL "5-2-EL" FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 4, 1970, IN BOOK D 886, PG. 95-96, DOC. NO. 3590.

Indexing Information

Section 24, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Tijeras Park Addition
 Owner: Sichler Farms LLC
 UPC #: 101805701246224301

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 0.4809 ACRES
 ZONE ATLAS PAGE NO. K-18-Z
 NUMBER OF EXISTING LOTS, 13
 NUMBER OF LOTS CREATED, 1
 MILES OF FULL-WIDTH STREETS, 0.00 MILES
 MILES OF HALF-WIDTH STREETS, 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.0071 ACRES
 DATE OF SURVEY, SEPTEMBER 2022

Legal Description

LOTS NUMBERED ONE (1) THRU TWELVE (12), BLOCK NUMBERED ONE (1) OF THE REPLAT OF TIJERAS PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 9, 1949, IN BOOK C, PAGE 158, LESS THAN AND EXCEPTING THAT PORTION REFERRED TO AS PARCEL 5-2 AND AS SHOWN AND DESIGNATED ON THE RIGHT OF WAY MAP FOR SAN MATEO, DATED MAY 1, 1969 AND HAVING PROJECT NO. "U-034-1(8)" (FORMERLY KNOWN AS PROJECT NO. "F-034-1 (5)").

TOGETHER WITH

THE SOUTHERLY SEVEN TENTHS OF ONE FOOT (0.7') OF VACATED ROMA AVENUE NE, WITH ORDINANCE NUMBER "VO-1-1969", LYING ALONG THE NORTHERLY LOT LINE OF SAID LOT NUMBERED TWELVE (12), BLOCK NUMBERED ONE (2) OF THE REPLAT OF TIJERAS PARK ADDITION.

ALL PORTIONS BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND LYING ON THE NORTHERLY RIGHT OF WAY OF SAN JUAN ROAD NE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374" AND WHENCE A TIE TO ACS MONUMENT "6-K18A", BEARS S 25°24'27" W, A DISTANCE OF 2,733.00 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°45'39" W, A DISTANCE OF 46.76 FEET TO A POINT OF CURVATURE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, COINCIDING SAID RIGHT OF WAY AS IT TRANSITIONS FROM SAN JUAN ROAD NE TO SAN MATEO BLVD NE, 23.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.34 FEET, A DELTA OF 77°34'07", AND A CHORD BEARING N 51°01'13" W, A DISTANCE OF 21.60 FEET TO A POINT OF TANGENCY, LYING ON THE WESTERLY RIGHT OF WAY OF SAN MATEO BOULEVARD NE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, THE FOLLOWING TWO COURSES:

N 12°16'47" W, A DISTANCE OF 28.11 TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";

N 00°19'38" E, A DISTANCE OF 259.57 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A CHISELED "X";

THENCE, LEAVING SAID RIGHT OF WAY, S 89°44'44" E, A DISTANCE OF 71.15 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE SOUTHWESTERLY RIGHT OF WAY OF ROMA AVENUE NE, BEING MARKED BY A PK NAIL WITH TAG "LS 11463" ON TOP OF WALL;

THENCE, LEAVING SAID RIGHT OF WAY, S 00°35'28" W, A DISTANCE OF 300.51 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4809 ACRES (20,947 SQ. FT.), MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2075231-AL01 AND AN EFFECTIVE DATE OF DECEMBER 31, 2015.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101805701246224301

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Lot 1-A, Block 1 Tijeras Park Addition Being Comprised of

Remaining Portions of Lots 1 thru 12, Block 1, Tijeras Park Addition and A Portion of Vacated Roma Avenue NE Right of Way
 City of Albuquerque, Bernalillo County, New Mexico
 March 2026

Project Number: PR-2022-007616

Application Number:

Plat Approvals:

<u>Boz</u>	03/13/2026
PNM Electric Services	
<u>Thomas McClaffin</u>	03/06/2026
Qwest Corp. d/b/a CenturyLink QC	
<u>Scott Koss</u>	03/06/2026
New Mexico Gas Company	
<u>Mike Masten</u>	03/06/2026
Comcast	
<u>John E. Muldrow</u>	03/06/2026
Ezee Fiber	

City Approvals:

Loran N. Risenhoover P.S. 3/16/2026
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Kana Rados 03/06/2026
 AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

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

Brian J. Martinez 3/16/26
 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

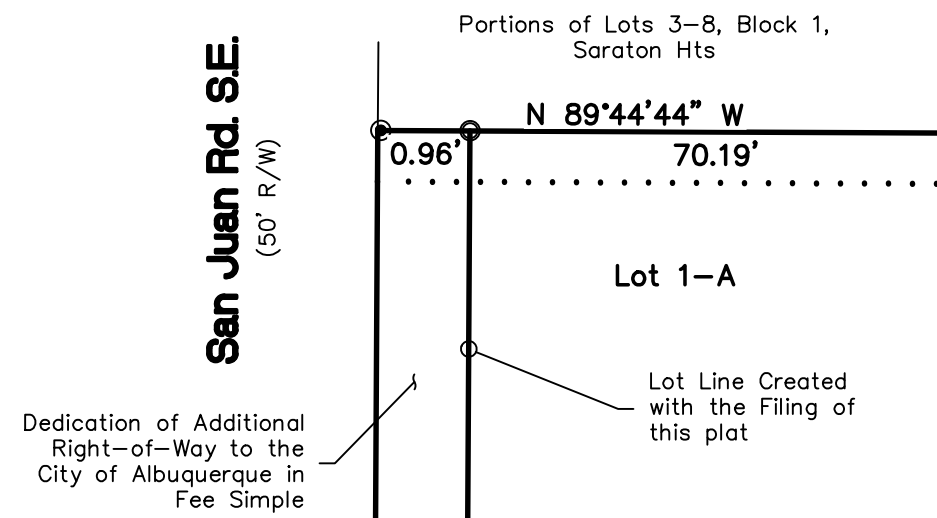
**Plat for
Lot 1-A, Block 1
Tijeras Park Addition
Being Comprised of
Remaining Portions of Lots 1 thru
12, Block 1, Tijeras Park Addition
and A Portion of Vacated Roma
Avenue NE Right of Way
City of Albuquerque
Bernalillo County, New Mexico
March 2026**

Easement Notes

1 EXISTING EASEMENT FOR PUBLIC UTILITIES, MEASURING 3 FEET AT GROUND LEVEL AND 5 FEET AT 20 FEET ABOVE GROUND LEVEL. SHOWN HEREON AS A 5 FOOT EASEMENT FOR THE OVERHEAD LINES (8/9/1949, C-158)

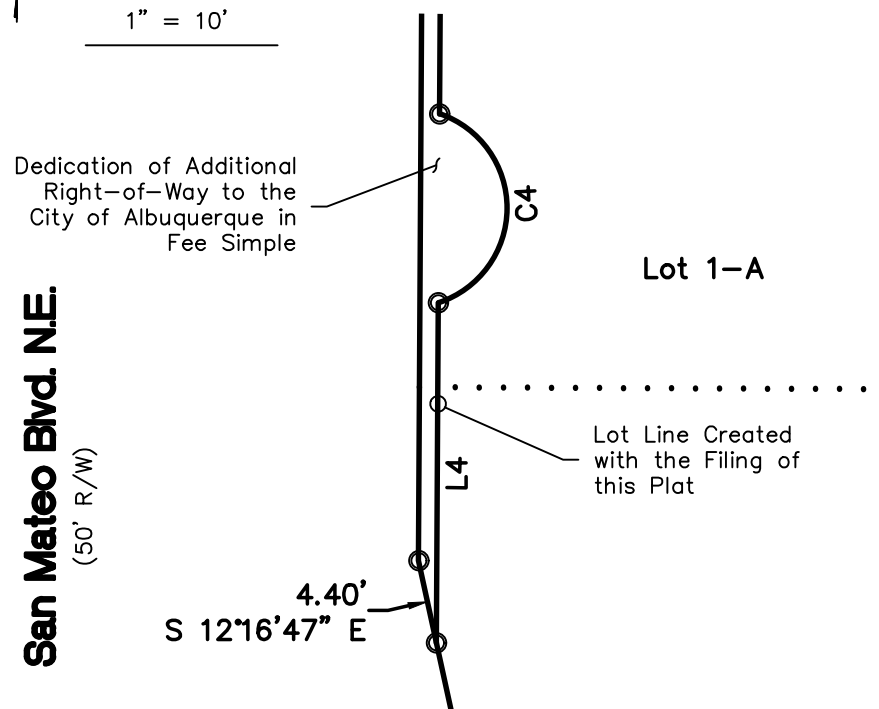
Detail C

1" = 2'



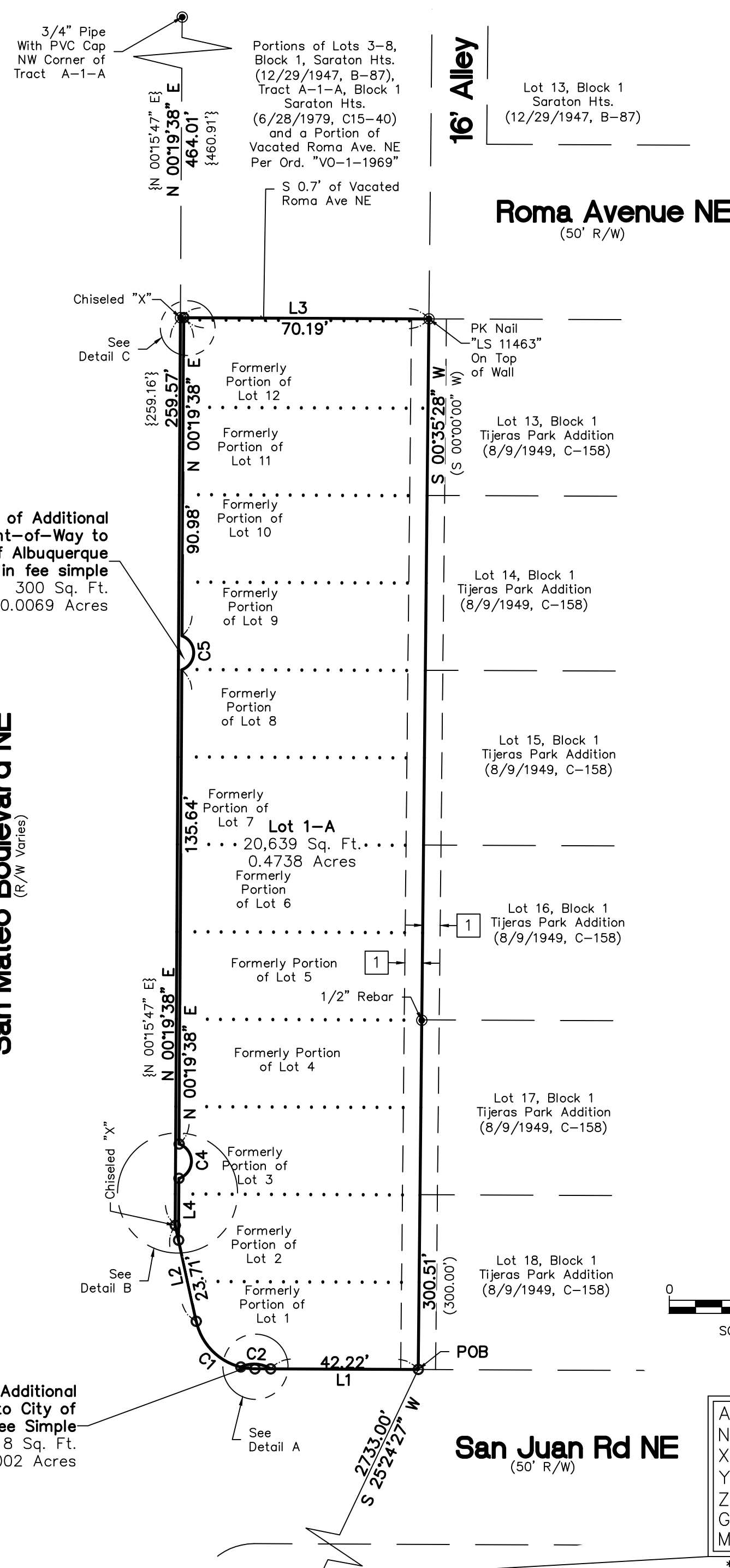
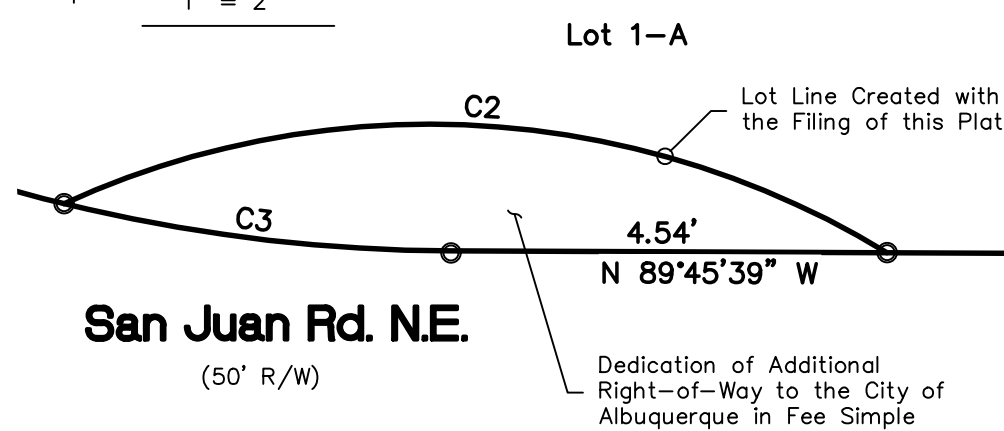
Detail B

1" = 10'



Detail A

1" = 2'

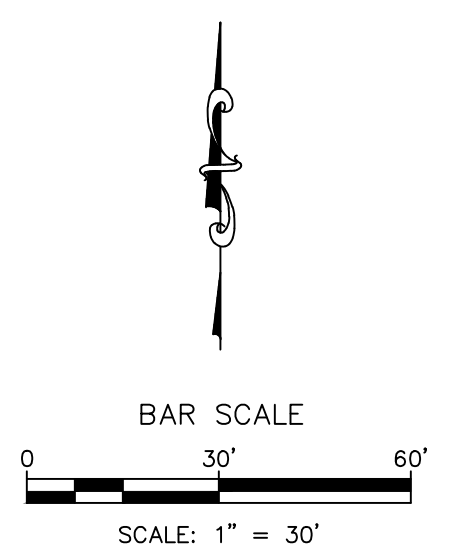


Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/9/1949, C-158)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER RIGHT OF WAY MAP, PROJ. NO. "U-034-1(8)", DATED MAY 1, 1969
⊙	FOUND MONUMENT AS INDICATED
○	SET PK NAIL WITH TAG "LS 18374" UNLESS OTHERWISE NOTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	23.34' {23.22'}	17.24' {17.24'}	77°34'07"	21.60'	N 51°01'13" W
C2	8.94'	9.16'	55°54'56"	8.59'	N 86°35'27" W
C3	4.07'	17.24' {17.24'}	13°31'27"	4.06'	S 83°02'34" E
C4	12.93'	5.18'	142°53'04"	9.83'	N 00°19'38" E
C5	12.56'	5.18'	138°52'38"	9.71'	N 00°19'38" E

Line Table		
Line #	Direction	Length (ft)
L1	N 89°45'39" W (N 90°00'00" W) {N 89°45'33" W}	46.76' {46.86'}
L2	N 12°16'47" W {N 12°34'33" W}	28.11' {28.13'}
L3	S 89°44'44" E (S 90°00'00" E) {S 89°45'33" E}	71.15' {69.81'}
L4	S 00°19'38" W	17.70'



ACS Monument " 6-K18A "
NAD 1983 CENTRAL ZONE
X=1538790.908 *
Y=1483955.175 *
Z=5249.996 * (NAVD 1988)
G-G=0.999664599
Mapping Angle=-0°11'42.76"
* U.S. SURVEY FEET

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

820 San Mateo Blvd NE _Public Notice Inquiry Sheet Submission

Flores, Suzanna A. <Suzannaflores@cabq.gov>
 To: "cartesianamber@gmail.com" <cartesianamber@gmail.com>

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-

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

Association Name	Association Email	First Name	Last Name	Email	Alternative Email	Address Line 1
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com		1108 Georgia SE
District 6 Coalition of Neighborhood Associations		Calvin	Martin	calmartin93@gmail.com		411 Girard Boulevard NE
District 7 Coalition of Neighborhood Associations		Michael	Kious	mikekious@aol.com		7901 Palo Duro Avenue NE
District 7 Coalition of Neighborhood Associations		Jaemes	Shanley	jaemes1@mac.com		1201 California St. NE
Fair West NA	abqfairwest@gmail.com	Barbara	Hroza	barbara.hroza@gmail.com		405 Laguyra Dr NE
Fair West NA	abqfairwest@gmail.com	Nick	Hamill	nick@fairwestwork.com		800 Madeira DR NE
Highland Business and NA Incorporated	abqhighland@gmail.com	Omar	Durant	omardurant@yahoo.com		305 Quincy Street NE
Highland Business and NA Incorporated	abqhighland@gmail.com	Don	Manning	donmanning56@gmail.com		308 Truman NE
Mile Hi NA		Joan	Davis	jbd2946@hotmail.com		1405 Valencia Drive NE
Mile Hi NA		Matt	Carroll	mbcarr92@gmail.com		5317 Summer Avenue NE
Pueblo Alto NA	panaabq@gmail.com	Tyler	Richter	tyler.richter@gmail.com		801 Madison NE
Pueblo Alto NA	panaabq@gmail.com	Tina	Valentine	panaabq@gmail.com	auntiesym@msn.com	916 Madison Street NE

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov [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 approval.**
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-dev>
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-ido>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/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 Department for approval.

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

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, April 6, 2026 11:08 AM
To: Office of Neighborhood Coordination <cartesianamber@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Zoning Hearing Examiner

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

Applicant Information

Contact Name

Amber Palmer

Telephone Number

505-896-3050

Email Address

cartesianamber@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:

Remaining Portions of Lots 1-12, Block 1, Tijeras Addition and a Portion of Vacated Roma Ave NW Right of Way

Physical address of subject site:

[820 San Mateo Blvd NE](#)

Subject site cross streets:

San Mateo Blvd NE & San Juan Rd NE

Other subject site identifiers:

This site is located on the following zone atlas page:

K-18

[Link for map](#)

[Captcha](#)



[IDOZoneAtlasPage_K-18-Z.pdf](#)
533K

Notice of Subdivision Platting action at 820 San Mateo Blvd NE

Amber Palmer <cartesianamber@gmail.com>

Mon, Apr 6, 2026 at 4:36 PM

To: abqfairwest@gmail.com, abqhighland@gmail.com, panaabq@gmail.com

Bcc: m.ryankious@gmail.com, "calmartin93@gmail.com" <calmartin93@gmail.com>, mikedious@aol.com, jaemes1@mac.com, barbara.hroza@gmail.com, nick@fairwestwork.com, omardurant@yahoo.com, donmanning56@gmail.com, jbd2946@hotmail.com, mbcarr92@gmail.com, tyler.richter@gmail.com, auntiesym@msn.com

Good Afternoon,

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 clients Sichler Farms, LLC, under the city project number [PR-2022-007616].

The subject property is located at the northeast corner of San Mateo Blvd NE and San Juan Rd NE. You can see the zone atlas page attached, showing the location of the proposed plat property. 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 eliminate the interior lot lines, and dedicate additional right of way along San Mateo Blvd NE, as requested by the City of Albuquerque. See the attached site sketch for the marked changes.

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 April 22, 2026, at 9:00 A.M. online via Zoom. For access to the online meeting, visit <https://www.cabq.gov/planning/boards-commissions/development-reviewboard/development-review-board-agenda-archives> and click on the hyperlink attached to the agenda for this DHO hearing.

Thanks!!

Amber Palmer ☺

CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(p)505-896-3050

(f)505-891-0244

www.cartesiansurveys.com

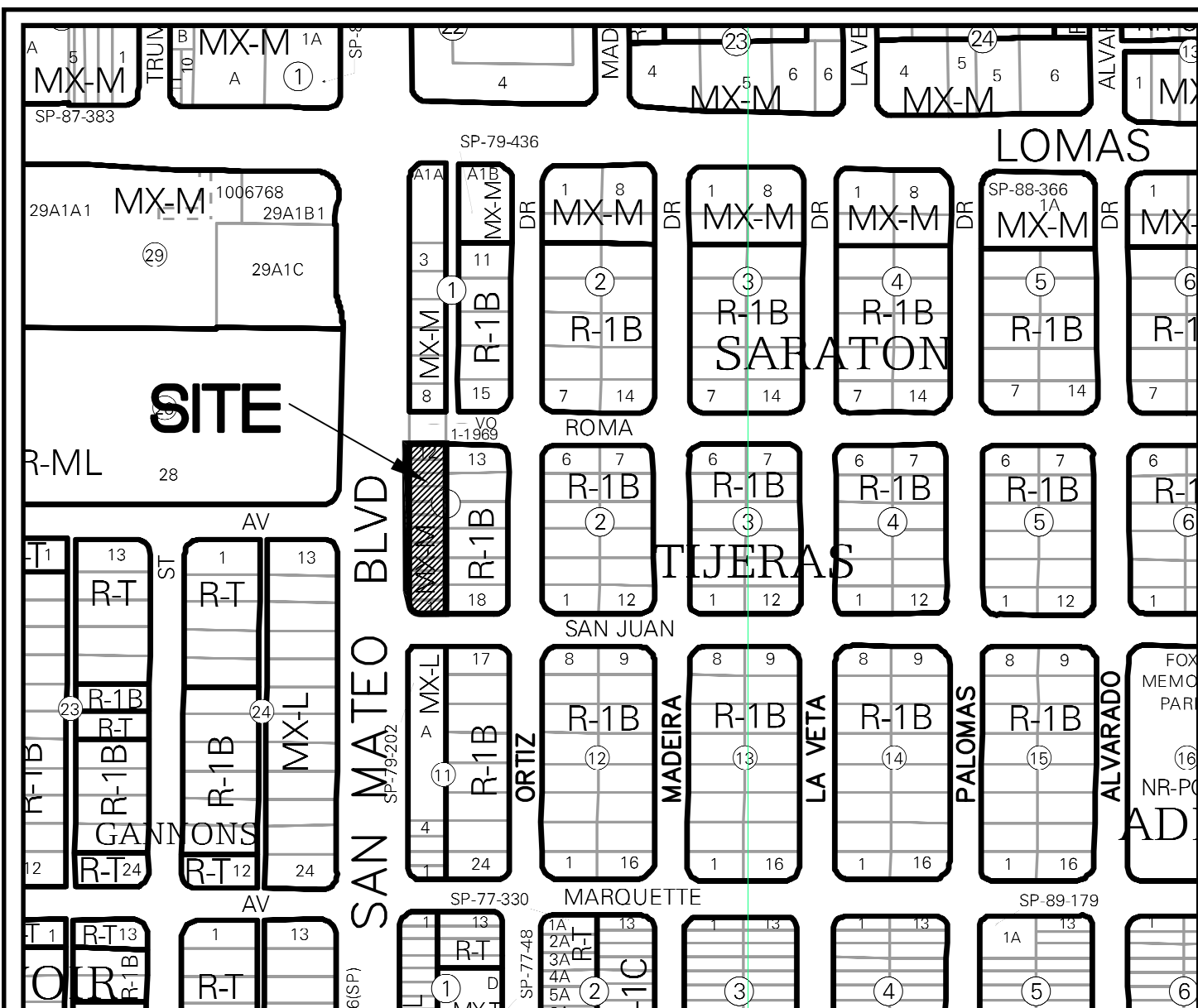
Email: cartesianamber@gmail.com

3 attachments

 **221463 SITE SKETCH (4-2-26).pdf**
878K

 **IDOZoneAtlasPage_K-18-Z.pdf**
533K

 **221463 Neighborhood Notification (final).pdf**
553K



Vicinity Map - Zone Atlas K-18-Z

Measured Legal Description

LOTS NUMBERED ONE (1) THRU TWELVE (12), BLOCK NUMBERED ONE (1) OF THE REPLAT OF TIJERAS PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 9, 1949, IN BOOK C, PAGE 158, LESS THAN AND EXCEPTING THAT PORTION REFERRED TO AS PARCEL 5-2 AND AS SHOWN AND DESIGNATED ON THE RIGHT OF WAY MAP FOR SAN MATEO, DATED MAY 1, 1969 AND HAVING PROJECT NO. "U-034-1(8)" (FORMERLY KNOWN AS PROJECT NO. "F-034-1(5)").

TOGETHER WITH

THE SOUTHERLY SEVEN TENTHS OF ONE FOOT (0.7') OF VACATED ROMA AVENUE NE, WITH ORDINANCE NUMBER "VO-1-1969", LYING ALONG THE NORTHERLY LOT LINE OF SAID LOT NUMBERED TWELVE (12), BLOCK NUMBERED ONE (2) OF THE REPLAT OF TIJERAS PARK ADDITION.

ALL PORTIONS BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND LYING ON THE NORTHERLY RIGHT OF WAY OF SAN JUAN ROAD NE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374" AND WHENCE A TIE TO ACS MONUMENT "6-K18A", BEARS S 25°24'27" W, A DISTANCE OF 2,733.00 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°45'39" W, A DISTANCE OF 46.76 FEET TO A POINT OF CURVATURE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, COINCIDING SAID RIGHT OF WAY AS IT TRANSITIONS FROM SAN JUAN ROAD NE TO SAN MATEO BLVD NE, 23.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.34 FEET, A DELTA OF 77°34'07", AND A CHORD BEARING N 51°01'13" W, A DISTANCE OF 21.60 FEET TO A POINT OF TANGENCY, LYING ON THE WESTERLY RIGHT OF WAY OF SAN MATEO BOULEVARD NE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, THE FOLLOWING TWO COURSES:

N 12°16'47" W, A DISTANCE OF 28.11 TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";

N 00°19'38" E, A DISTANCE OF 259.57 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A CHISELED "X";

THENCE, LEAVING SAID RIGHT OF WAY, S 89°44'44" E, A DISTANCE OF 71.15 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE SOUTHWESTERLY RIGHT OF WAY OF ROMA AVENUE NE, BEING MARKED BY A PK NAIL WITH TAG "LS 11463" ON TOP OF WALL;

THENCE, LEAVING SAID RIGHT OF WAY, S 00°35'28" W, A DISTANCE OF 300.51 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4809 ACRES (20,947 SQ. FT.), MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2075231-AL01 AND AN EFFECTIVE DATE OF DECEMBER 31, 2015.

Indexing Information

Section 24, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Tijeras Park Addition
 Owner: Sichler Farms LLC
 UPC #: 101805701246224301

Record Legal Description

THAT PART OF LOTS 1 THRU 12 INCLUSIVE, BLOCK 1 OF THE REPLAT OF TIJERAS PARK ADDITION TO THE CITY OF ALBUQUERQUE, AS OUTLINED ON A PLAT FILED IN BOOK C, PAGE 158, ON AUGUST 9, 1949, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, COUNTY BERNALILLO, STATE OF NEW MEXICO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT WHERE THE EASTERLY RIGHT OF MY LINE OF MP F C34-1 (5) ON SAN MATEO BOULEVARD, INTERSECTS THE SOUTHERLY LINE OF LOT 1 AND NORTHERLY RIGHT OF WAY LINE OF SAN JUAN ROAD, SAID POINT BEING S. 89° 45' 33" E., A DISTANCE OF 70.64 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 1; THE COORDINATES FOR THE POINT OF BEGINNING WHEN REFERRED TO THE NEW MEXICO STATE PLANE COORDINATES SYSTEM, CENTRAL ZONE, ARE: N. 1,486,360.99, E., 399,670.65;
 THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF NMP F-034-1 (5) 1 ON SAN MATEO BOULEVARD, A CURVE TO THE RIGHT HAVING A DELTA OF 77° 11' 00"; A RADIUS OF 17.24 FEET, AN ARC DISTANCE OF 23.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 12° 34' 33" W., ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 28.13 FEET TO A POINT; THENCE N. 00° 15' 47" E., ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 259.16 FEET TO THE NORTHERLY LINE OF LOT 12 AND THE SOUTHERLY RIGHT OF WAY LINE OF ROMA AVENUE: THENCE S. 89° 45' 33" E., ALONG THE NORTHERLY LINE OF LOT 12 AND THE SOUTHERLY RIGHT OF WAY LINE OF ROMA AVENUE, A DISTANCE OF 69.81 FEET TO THE NORTHEASTERLY CORNER OF LOT 12; THENCE S. 00° 14' 27" W., ALONG THE EASTERLY LINE OF LOTS 12 THRU 1, A DISTANCE OF 300.0 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1;
 THENCE N. 89° 45' 33" N., ALONG THE SOUTHERLY LINE OF LOT 1, AND THE NORTHERLY RIGHT OF WAY LINE OF SAN JUAN ROAD, A DISTANCE OF 46.86 FEET TO THE POINT OF BEGINNING.

AND

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS THE SOUTHERLY SEVEN TENTHS OF ONE FOOT (0.7') OF VACATED ROMA AVENUE N.E. LYING IMMEDIATELY NORTH OF AND ADJACENT TO AN EASTERLY PORTION OF LOT TWELVE (12), BLOCK ONE (1), OF THE REPLAT OF TIJERAS PARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 9, 1949; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND COMMON NORTHEAST CORNER OF SAID LOT 12, BLOCK 1 OF SAID TIJERAS PARK ADDITION, AND RUNNING THENCE, N. 89° 45' 33" W., 69.81 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NMP F-034-1 (5) ON SAN MATEO BLVD. N.E.; THENCE, N. 00° 15' 47" E., 0.7 FOOT DISTANCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAN MATEO BLVD. N.E., TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S. 89° 45' 33" E., 69.81 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S. 00° 14' 27" W., 0.7 FOOT DISTANCE TO THE PLACE OF BEGINNING.

Exceptions 10-13

- 10 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 33, PAGE 387, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 11 RIGHTS OF TENANT(S) IN THE LAND, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID TENANT(S).
NOT SURVEY RELATED
- 12 RIGHTS OF EASEMENT, IF ANY, RELATING TO THE OVERHEAD UTILITY LINES, AS SHOWN ON THE SURVEY BY WILL W. PLOTNER, JR., NMPS NO. 14271, DATED DECEMBER 15, 2015.
AFFECTS SUBJECT PROPERTY-EASEMENT GRANTED BY THE PLAT OF RECORD (8/9/1949, C-158) AND SHOWN HEREON AS 1
- 13 MORTGAGE EXECUTED BY SICHLER FARMS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, TO CENTURY BANK, DATED DECEMBER 30, 2015, FILED DECEMBER 31, 2015, AT 3:47 PM, AS DOCUMENT NO. 2015113488, IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SECURING THE SUM OF \$248,000.00.
NOT SURVEY RELATED

Flood Notes

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

**Boundary Survey,
 ALTA/NSPS Land Title Survey
 and
 Topographic Map**

for
**Remaining Portions of Lots 1 thru 12,
 Block 1, Tijeras Park Addition and
 A Portion of Vacated
 Roma Avenue NE Right of Way**

City of Albuquerque
 Bernalillo County, New Mexico
 September 2022

Surveyor's Certificate for Topographic Map

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 9/8/22
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



Surveyor's Certificate for ALTA Survey

To: Sichler Farms, LLC, a NM limited liability company, First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4 and 7(a) of Table A thereof. The Field Work was completed on September 7, 2022.

Brian J. Martinez 9/8/22
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



Revisions: 9/8/2022 - Original

Surveyor's Certificate for Boundary Survey

I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Brian J. Martinez 9/8/22
 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
 wplotnerjr@gmail.com

Boundary Survey, ALTA/NSPS Land Title Survey and Topographic Map

for Remaining Portions of Lots 1 thru 12, Block 1, Tijeras Park Addition and A Portion of Vacated Roma Avenue NE Right of Way City of Albuquerque Bernalillo County, New Mexico September 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/9/1949, C-158)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER RIGHT OF WAY MAP, PROJ. NO. "U-034-1(8)", DATED MAY 1, 1969
⊙	FOUND MONUMENT AS INDICATED
○	SET PK NAIL WITH TAG "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
○—○	CHAINLINK FENCE
⊠	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↔	ANCHOR
⊠	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊠	ELECTRIC CABINET
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
•∞	SAS CLEANOUT
⊙	STORM DRAIN MANHOLE
⊠	STORM DRAIN INLET
↔	SIGN
↔↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE

Easement Notes

- 12 1 EXISTING EASEMENT FOR PUBLIC UTILITIES, MEASURING 3 FEET AT GROUND LEVEL AND 5 FEET AT 20 FEET ABOVE GROUND LEVEL. SHOWN HEREON AS A 5 FOOT EASEMENT FOR THE OVERHEAD LINES (8/9/1949, C-158)

Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2075231-AL01 AND AN EFFECTIVE DATE OF DECEMBER 31, 2015.
- PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 9, 1949, IN BOOK C, PAGE 158.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 31, 2015, AS DOC. NO. 2015113487, AND REFILED APRIL 18, 2016, AS DOC. NO. 2016035245.
- NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR SAN MATEO BOULEVARD NE, HAVING NEW MEXICO PROJECT NO. "U-034-1(8)" (FORMERLY PROJECT NO. "F-034-1(5)"), DATED MAY 1, 1969.
- WARRANTY DEED FOR PARCEL "5-2-EL" FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 4, 1970, IN BOOK D 886, PG. 95-96, DOC. NO. 3590.

Notes

- FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2022.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 22AG090815)
- THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999660414, WITH AN ORIGIN OF (0,0).

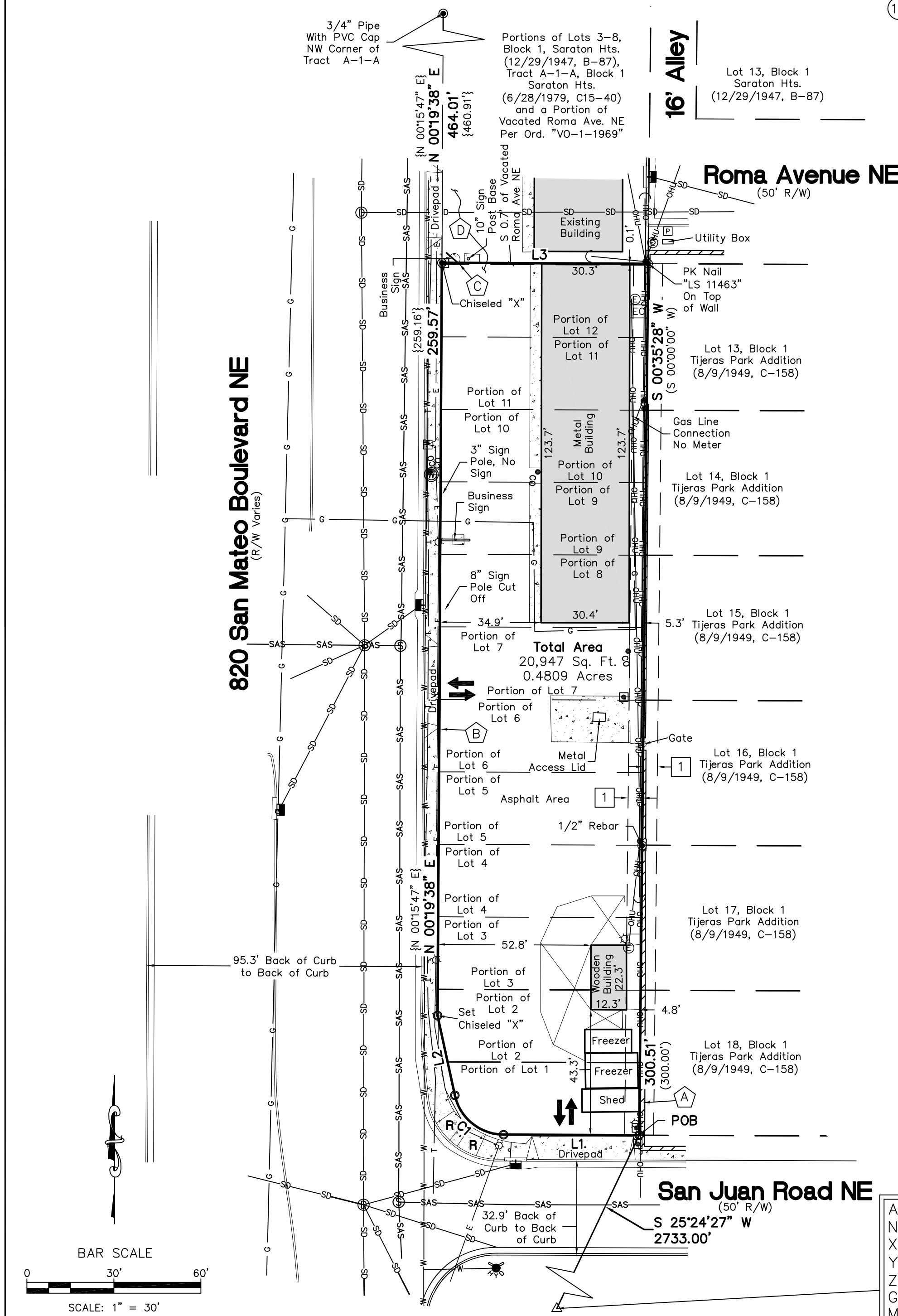
Surveyor's Observations

- A WALL INTO ADJOINER PROPERTY BY AS MUCH AS 1.22 FEET, OWNERSHIP APPEARS TO BE THE OWNERS OF LOTS 16, 17 AND 18.
- B SIDEWALK INTO SUBJECT PROPERTY BY AS MUCH AS 0.41 FEET.
- C BUSINESS SIGN FOR ADJOINER PROPERTY INTO SUBJECT PROPERTY BY AS MUCH AS 0.40 FEET.
- D APPARENT SHARED ACCESS BETWEEN THE NORTH ADJOINER AND THE SUBJECT PROPERTY. NO BARRIERS OBSERVED BETWEEN THE TWO PROPERTIES.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
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ACS Monument "6-K18A"
NAD 1983 CENTRAL ZONE
X=1538790.908
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Mapping Angle=-0°11'42.76"



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Chen, Tiequan

to me ▾

Apr 6, 2026, 3:43PM (1 day ago)



Correct. Hydrology would have to hold the signature if sensitive lands analysis is required.

Thanks!



TIEQUAN CHEN, P.E.

principal engineer, hydrology
development review services

o 505.924.3695

e tchen@cabq.gov

cabq.gov/planning

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

Legal/Request Descriptions & Location: Prelim. / Final Plat for minor subdivision to consolidate Lots 1-12, Tijeras Park Add. into one new lot; dedication of additional right-of-way to (820) San Mateo Blvd NE and San Juan Rd NE [PR-2022-007616]

I - Hydrology: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section III)

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

Arthur M...

3/9/2026

Hydrology Department

Date

II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)

III - Transportation: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section IV)

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

Transportation Department

Date

IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)

V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

Please select **and attach** the executed document that provides the commitment of service (whichever is applicable).

- Availability Statement
- Service Connection Agreement
- Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project (to be completed by ABCWUA).

- Request for Availability is not applicable

ABCWUA

Date

VI - Infrastructure Improvements Agreement (IIA*) _____ Approved

VII - AGIS (DXF File)** _____ Approved

VIII - 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** applications

Easement Notes

- EXISTING EASEMENT FOR PUBLIC UTILITIES, MEASURING 3 FEET AT GROUND LEVEL AND 5 FEET AT 20 FEET ABOVE GROUND LEVEL. SHOWN HEREON AS A 5 FOOT EASEMENT FOR THE OVERHEAD LINES (8/9/1949, C-158)
- 10'x10' PUBLIC WATERLINE EASEMENT (____/____/20____, DOC. NO. _____) 3/4" Pipe With PVC Cap NW Corner of Tract A-1-A

Indexing Information

Section 24, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Tijeras Park Addition
 Owner: Sichler Farms LLC
 UPC #: 101805701246224301



Vicinity Map - Zone Atlas K-18-Z

Sketch Plat for Lot 1-A, Block 1 Tijeras Park Addition
 Being Comprised of Remaining Portions of Lots 1 thru 12, Block 1, Tijeras Park Addition and A Portion of Vacated Roma Avenue NE Right of Way
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2026

Purpose of Plat

- ELIMINATE ALL INTERIOR LOT LINES AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.4809 ACRES
 ZONE ATLAS PAGE NO. K-18-Z
 NUMBER OF EXISTING LOTS. 13
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0.00 MILES
 MILES OF HALF-WIDTH STREETS. 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0071 ACRES
 DATE OF SURVEY. SEPTEMBER 2022

Legal Description

LOTS NUMBERED ONE (1) THRU TWELVE (12), BLOCK NUMBERED ONE (1) OF THE REPLAT OF TIJERAS PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 9, 1949, IN BOOK C, PAGE 158, LESS THAN AND EXCEPTING THAT PORTION REFERRED TO AS PARCEL 5-2 AND AS SHOWN AND DESIGNATED ON THE RIGHT OF WAY MAP FOR SAN MATEO, DATED MAY 1, 1969 AND HAVING PROJECT NO. "U-034-1(8)" (FORMERLY KNOWN AS PROJECT NO. "F-034-1(5)").

TOGETHER WITH

THE SOUTHERLY SEVEN TENTHS OF ONE FOOT (0.7') OF VACATED ROMA AVENUE NE, WITH ORDINANCE NUMBER "VO-1-1969", LYING ALONG THE NORTHERLY LOT LINE OF SAID LOT NUMBERED TWELVE (12), BLOCK NUMBERED ONE (2) OF THE REPLAT OF TIJERAS PARK ADDITION.

Notes

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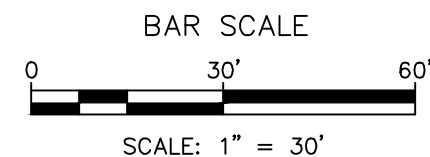
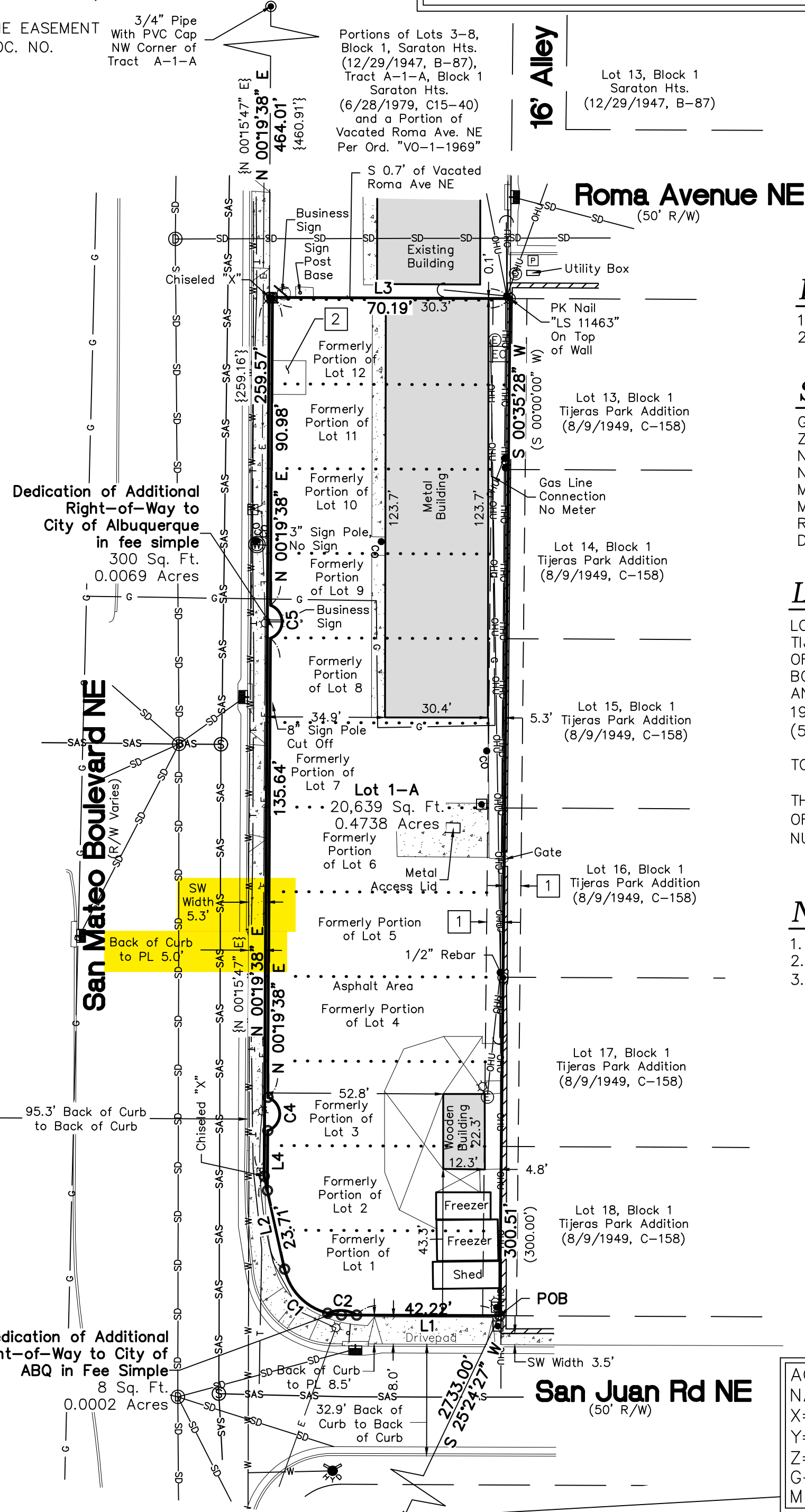
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 * U.S. SURVEY FEET

Legend

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- ▨ CONCRETE
- ▩ BLOCK WALL
- CHAINLINK FENCE
- BOLLARD
- OHU— OVERHEAD UTILITY LINE
- UTILITY POLE
- ↪ ANCHOR
- PULL BOX
- ☆ LIGHT POLE
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- ⊕ WATER METER
- ⚡ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SAS CLEANOUT
- ⊙ STORM DRAIN MANHOLE
- ⊞ STORM DRAIN INLET
- OR— SIGN
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- T— UNDERGROUND TELEPHONE UTILITY LINE
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 Sheet 1 of 1
 221463

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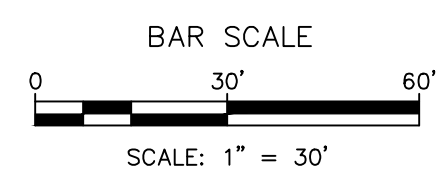
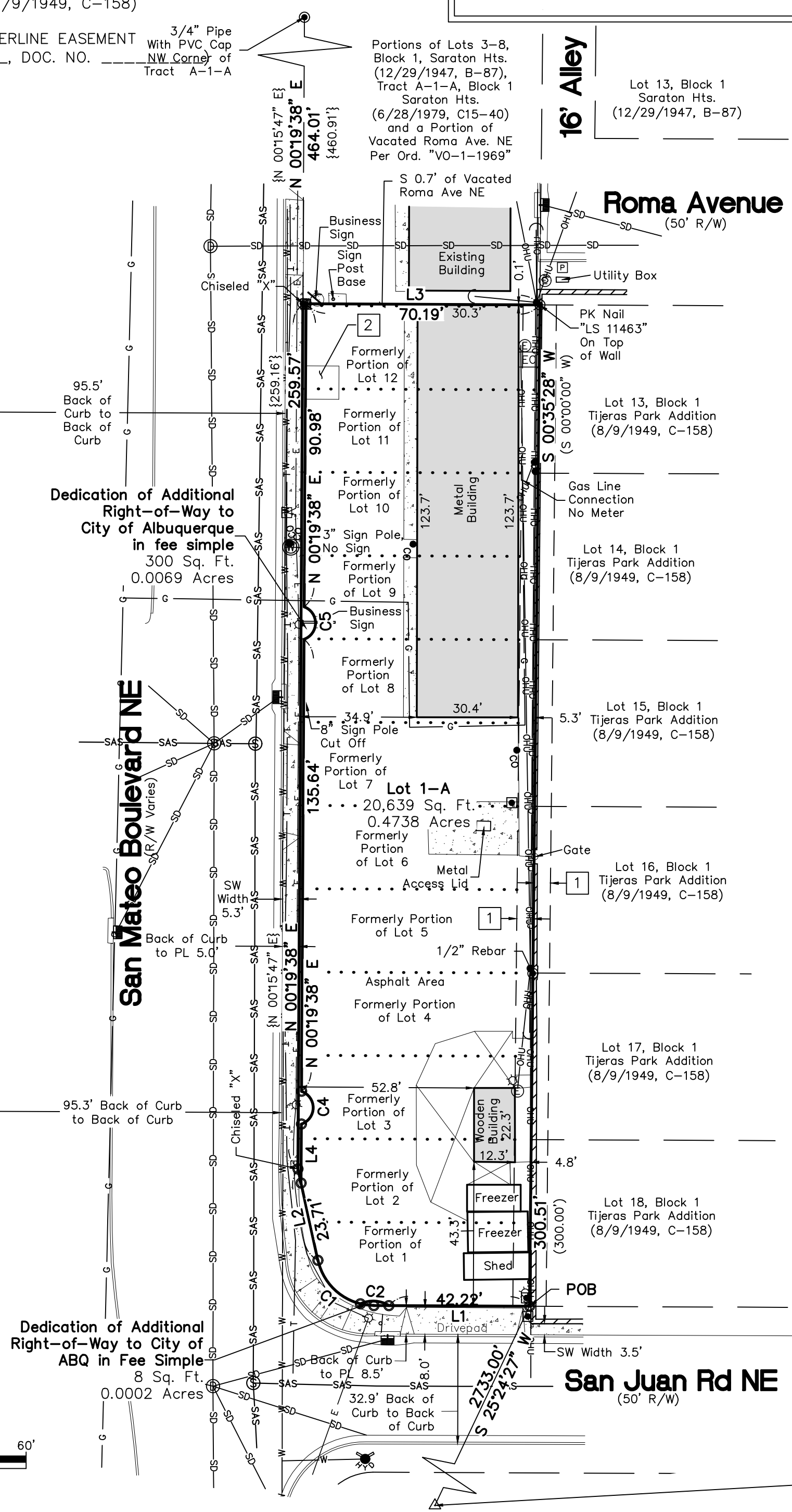
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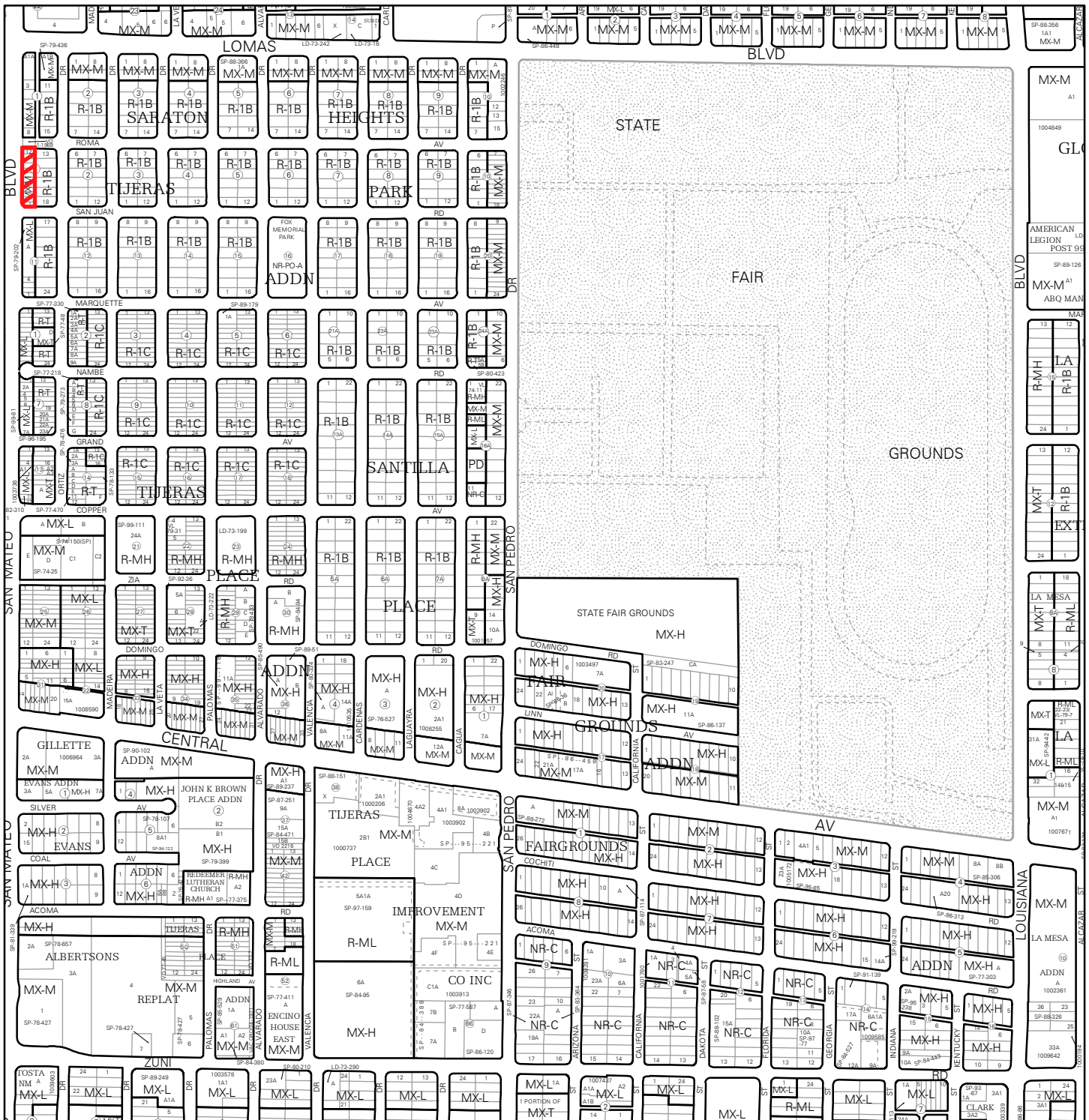
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For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

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

Zone Atlas Page:
K-18-Z

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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000
Feet