



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

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

BRIEF DESCRIPTION OF REQUEST

A replat of "Lots 10 and 11 Block 9, Unit 3 North Albuquerque Acres" and is located at 7330 Carmel Ave. The plat dedicates the ROW for Carmel Ave.

APPLICATION INFORMATION

Applicant/Owner: NAFEESA PASHTOON		Phone:
Address: 9423 BLACK FARM		Email:
City: ALBUQUERQUE	State: NM	Zip: 87114
Professional/Agent (if any): THE GROUP / RON HENSLEY		Phone: 505-410-1622
Address: 300 BRANDING IRON RD. SE		Email:
City: RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: LOTS 10 AND 11	Block: 9	Unit: 3
Subdivision/Addition: NORTH ALBUQUERQUE ACRES	MRGCD Map No.:	UPC Code: 101906417309030222
Zone Atlas Page(s): C-19	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 2 AC

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 7330 CARMEL AVE. Between: **SAN PEDRO** and: **LOUISIANA**

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

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

Signature: <i>Ron E. Hensley</i>	Date: June 16, 2023
Printed Name: Ron E. Hensley	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S1: SUBDIVISION OF LAND – MAJOR

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

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**
- MAJOR AMENDMENT TO PRELIMINARY PLAT**
- BULK LAND SUBDIVISION**

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

PLAT DOCUMENTATION

- X 1) DHO Application form completed, signed, and dated
- X 2) Form S1 with all the submittal items checked/marked
- X 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- X 4) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- X 6) Sidewalk Exhibit and/or cross sections of proposed streets
- X 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- X 8) Infrastructure List, if required for building of public infrastructure
- X 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
(The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

SUPPORTIVE DOCUMENTATION

- X 10) Letter of authorization from the property owner if application is submitted by an agent
- X 11) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- NA 12) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
(not required for Extension)

13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

PUBLIC NOTICE DOCUMENTATION

15) Sign Posting Agreement

16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)

Office of Neighborhood Coordination notice inquiry response

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department

Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

Proof of emailed notice to affected Neighborhood Association representatives

Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

___ 17) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

EXTENSION OF PRELIMINARY PLAT

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

___ 1) DHO Application form completed, signed, and dated

___ 2) Form S1 with all the submittal items checked/marked

___ 3) Zone Atlas map with the entire site clearly outlined and labeled

___ 4) Preliminary Plat

___ 5) Copy of DRB approved infrastructure list

___ 6) Letter of authorization from the property owner if application is submitted by an agent

___ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

___ 8) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: Lots 10 and 11 Block 9, Unit 3 North Albuquerque Acres

7330 CARMEL AVE.

Job Description: Dedication of Carmel Ave. ROW and associated improvements

Hydrology:

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

Reggie Chan
Hydrology Department

6/14/2023
Date

Transportation:

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

Ernest Armijo
Transportation Department

6/14/2023
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

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

Sarah Luckie
ABCWUA

6/14/2023
Date

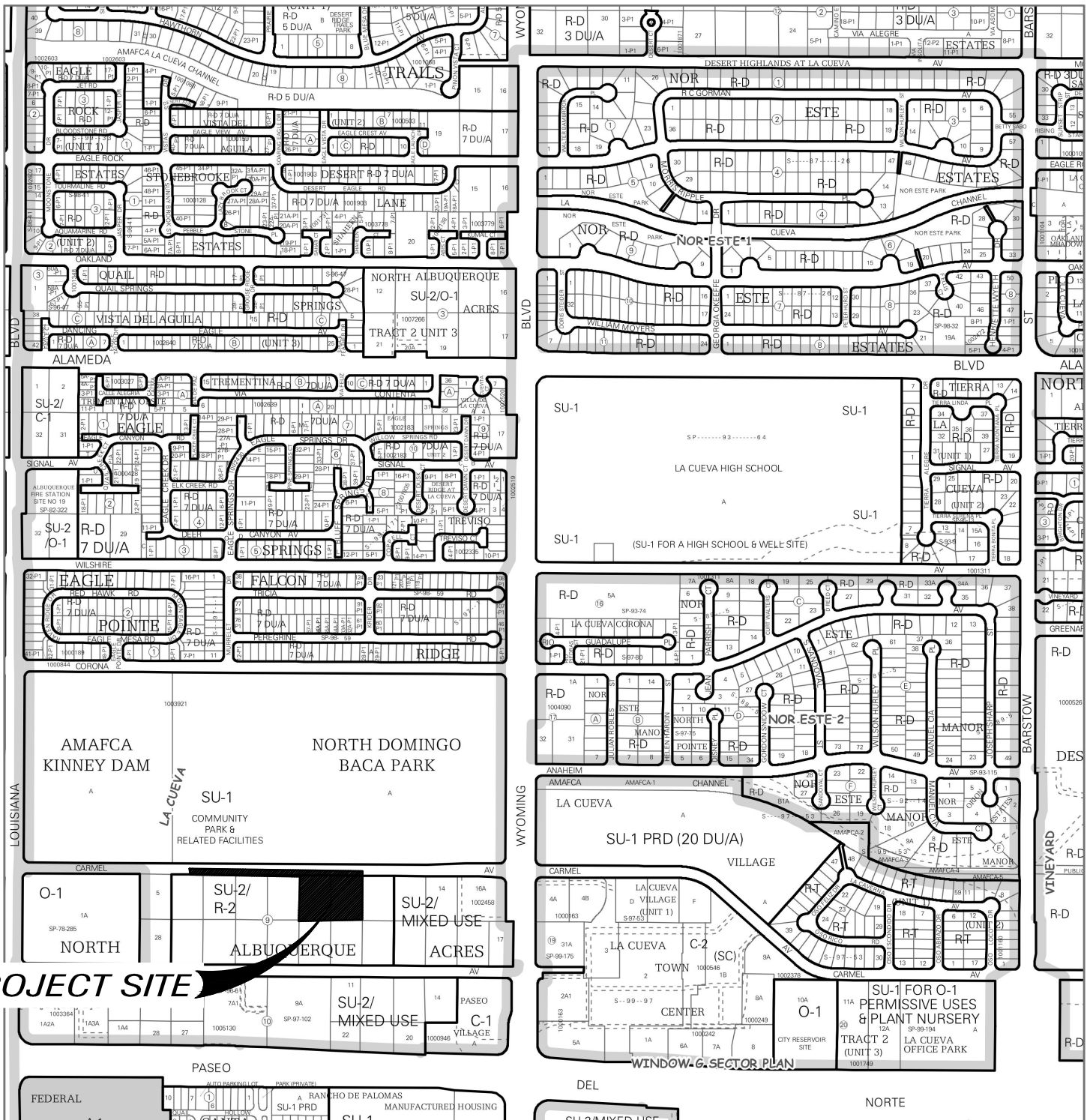
- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

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

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

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



PROJECT SITE

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

Map amended through: 6/5/2009

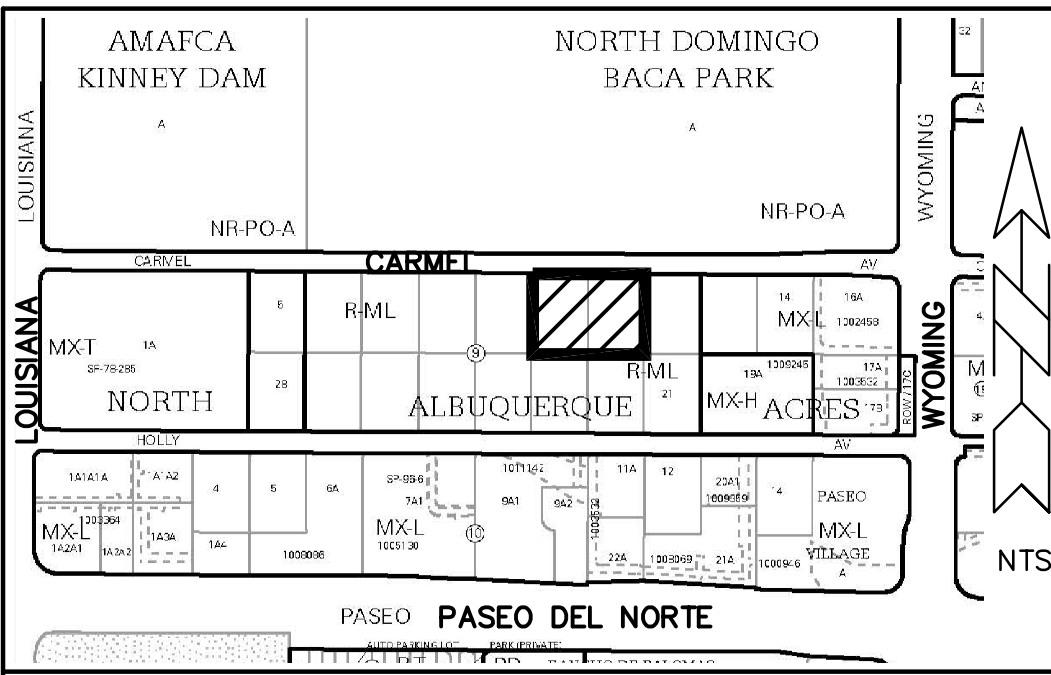
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of B25, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon 4/26/23
Date

STATE OF NEW MEXICO
BERNALILLO COUNTY

On this 26th day of April, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Claudia Maria Brambila
Notary Public

CLAUDIA MARIA BRAMBILA
Notary Public - State of New Mexico
Commission # 1111253
My Comm. Expires Dec 24, 2026

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u>	04/24/2023
Public Service Company of New Mexico	Date
<u>[Signature]</u>	4/24/2023
New Mexico Gas Company	Date
<u>Abdul A. Bhuyyan</u>	04/24/2023
Lumen	Date
<u>Mike Mortua</u>	4/24/2023
Comcast	Date

City Approvals:

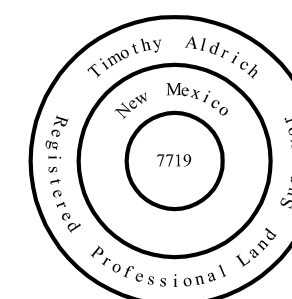
<u>Loran N. Rianhoover, P.S.</u>	4/14/2023
City Surveyor	Date

Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

[Signature] 02/20/2023
Timothy Aldrich, P.S. No. 7719 Date



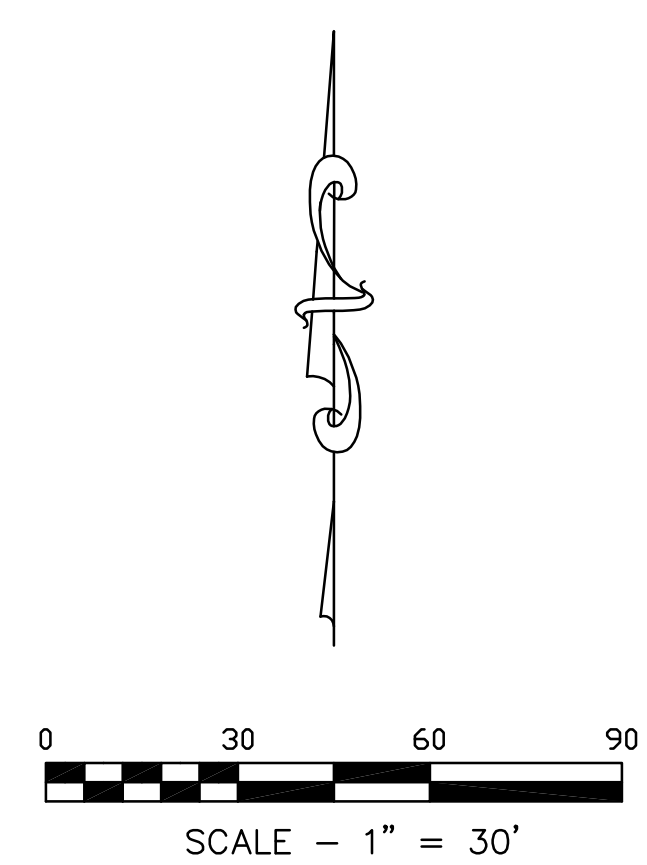
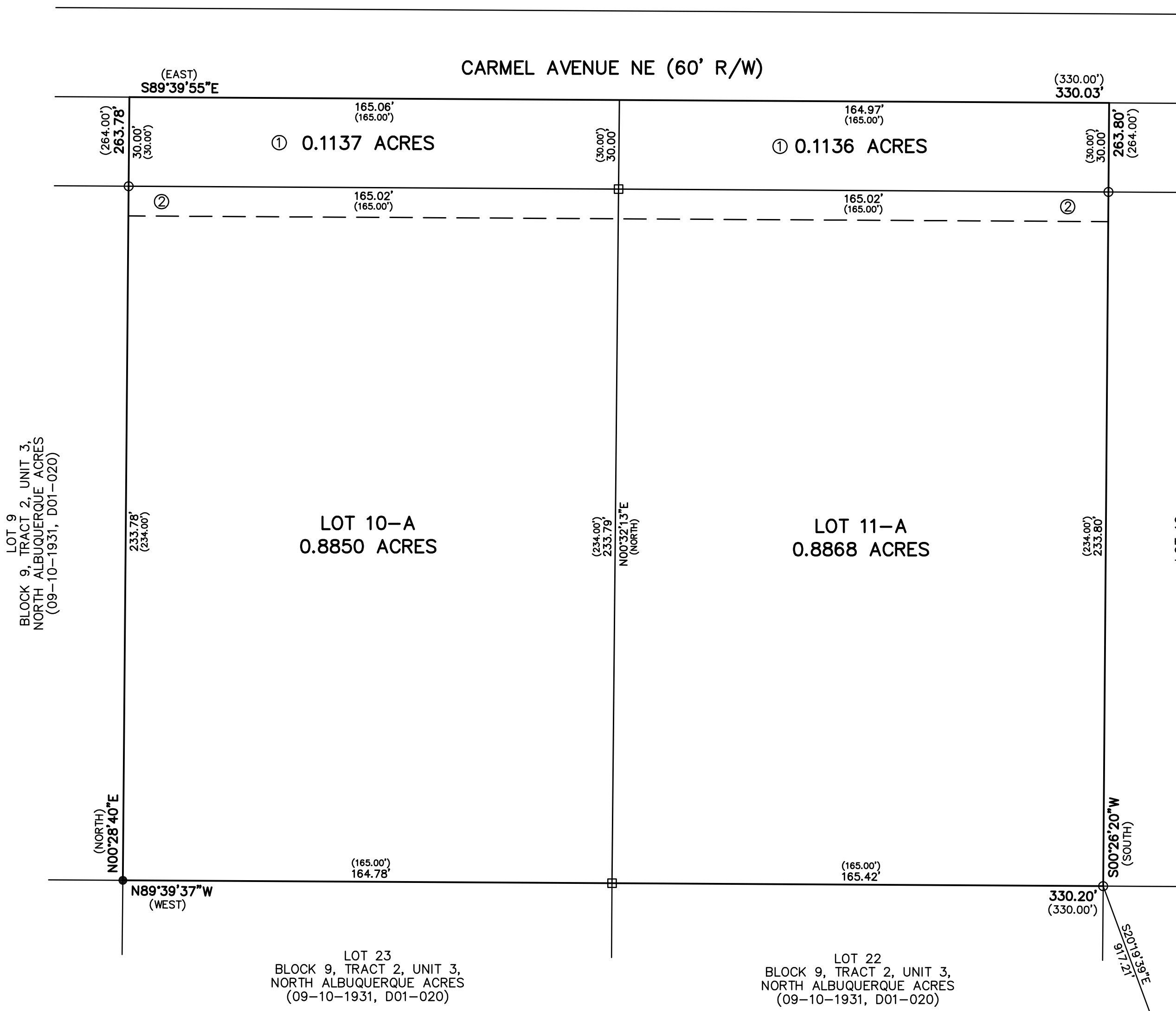
Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



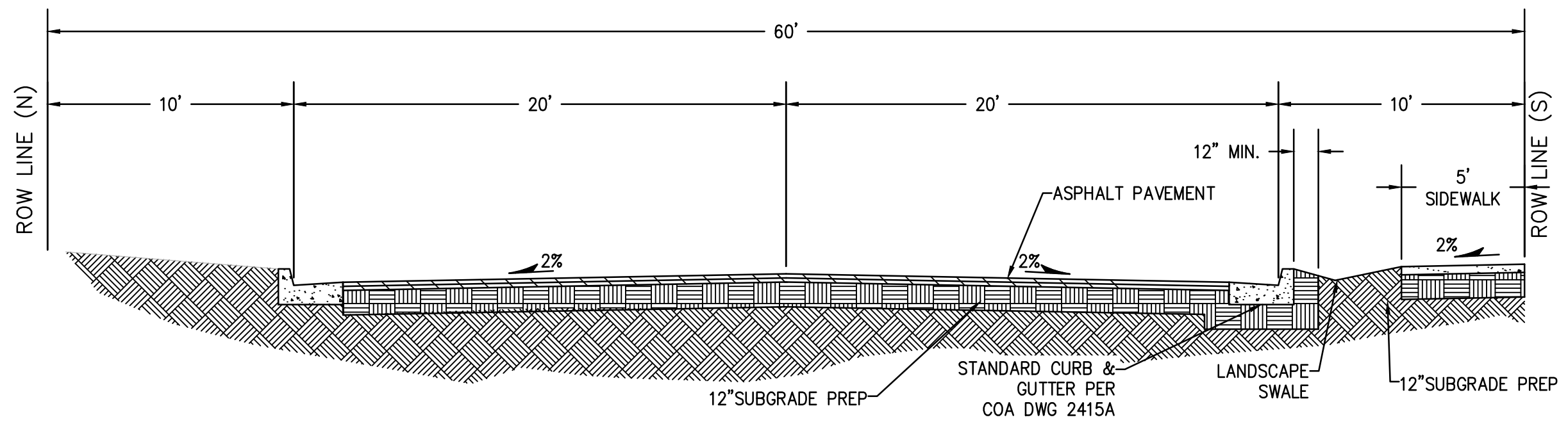
- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



CARMEL AVE. STREET SECTION

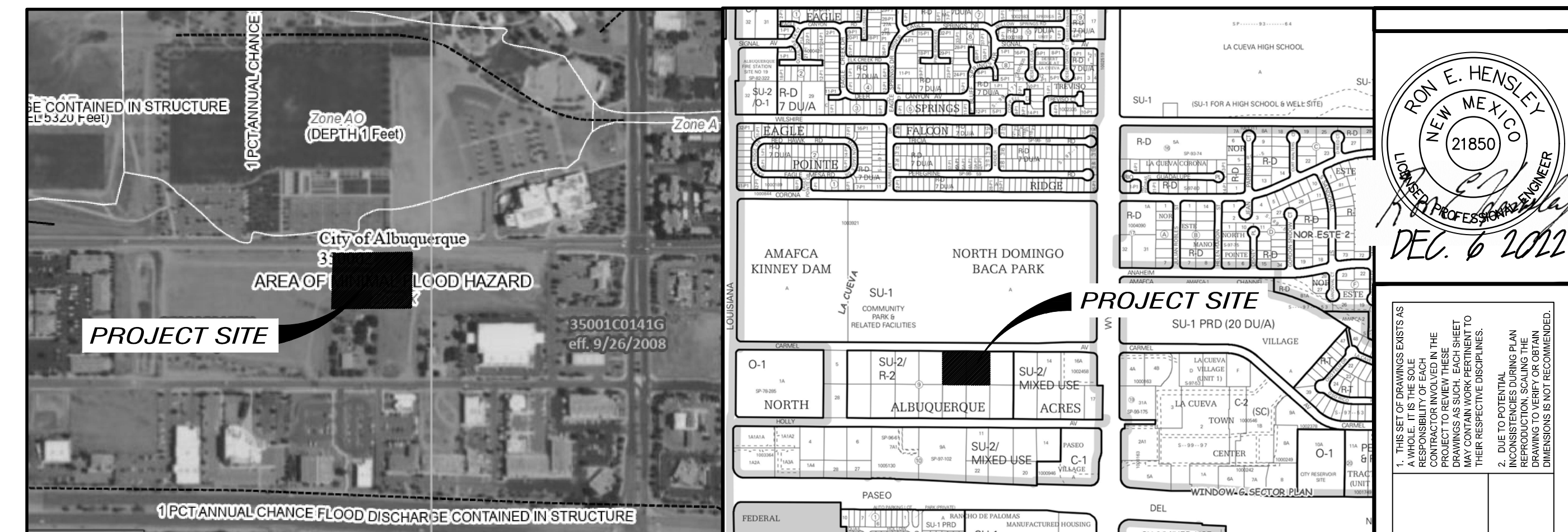
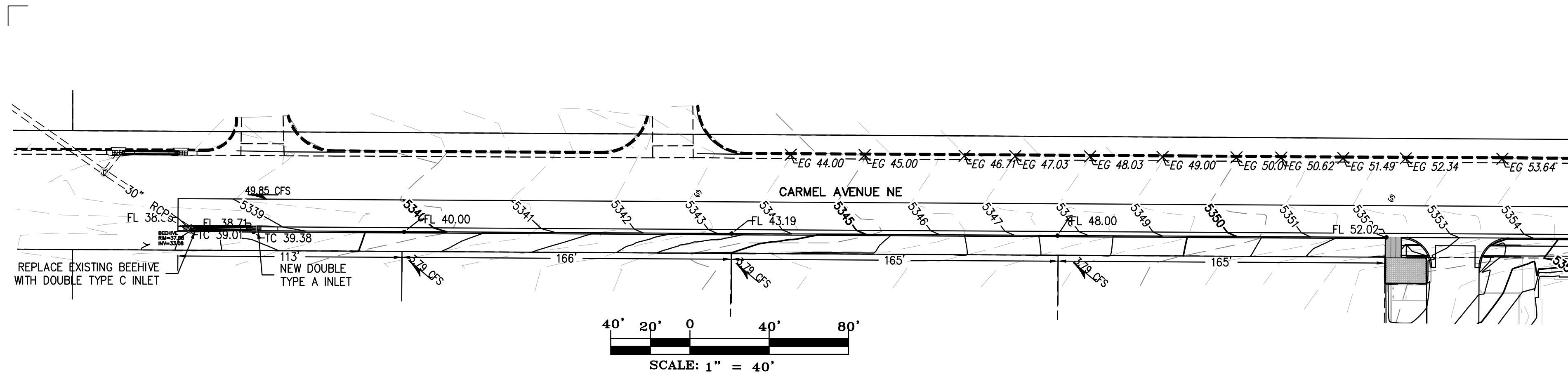
SCALE 1' = 5'



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone:(505)410-1622

TITLE: LOTS 10 AND 11
 STREET SECTION
 CARMEL AVE.

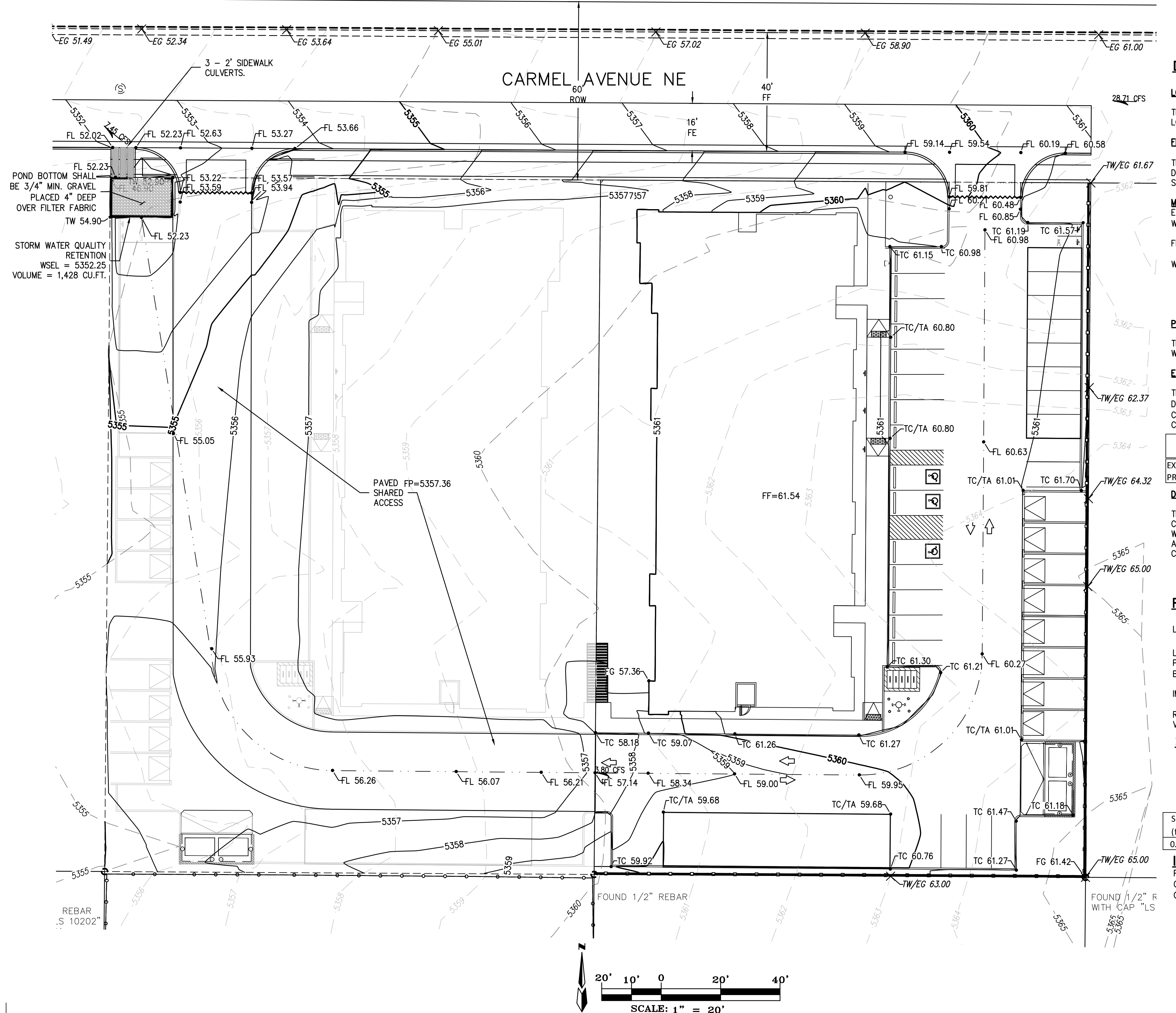
SHEET 1 OF 2



RON E. HENSLEY
NEW MEXICO
21850
REGISTERED PROFESSIONAL ENGINEER
DEC. 6 2012

FIRM MAP NO. 35002C0141G

VICINITY MAP C-19-Z



DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED AT 7330 CARMEL AVE. BETWEEN LOUISIANA AND WYOMING, AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS

THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

EQUATIONS:
WEIGHTED E = E_a*A_a + E_b*A_b + E_c*A_c + E_d*A_d / (Total Area)

FLOW = Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d

WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)

- E_a= 0.67 Q_a= 1.84
- E_b= 0.86 Q_b= 2.49
- E_c= 1.09 Q_c= 3.17
- E_d= 2.58 Q_d= 4.49

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6-2.

EXISTING DRAINAGE

THIS SITE IS LOCATED WITHIN BASIN 935 OF THENORTH AND SOUTH DOMINGO BACA AND PDN CORRIDOR DRAINAGE MASTER PLAN C19/D000. THE DMP DRAINAGE CRITERIA ALLOWS DEVELOPED DISCHARGE OF 4.25 CFS/AC. GIVING THE SITE AN ALLOWABLE DISCHARGE OF 7.54 CFS. FLOW FROM THE SITE DRAINS TO CARMEL AVE. BEING CAPTURED BY EXISTING INLET TO POND.

BASIN	AREA (sf)	TREATMENT A (% sf)	TREATMENT B (% sf)	TREATMENT C (% sf)	TREATMENT D (% sf)	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC
EXISTING	77258	100%	77258	0%	0	0	0	0	0.6700
PROPOSED	77258	0%	0	5%	3900	39%	30459	56%	42899
						1.9057	12269	6.86	3.87

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED AS MULTI-FAMILY WITH DEVELOPED RUNOFF ROUTED VIA EASEMENT TO CARMEL AVE. CARMEL AVE. WILL BE IMPROVED WITH CURB AND GUTTER TO THE PROPOSED INLETS, THAT WILL REPLACE THE EXISTING BEEHIVE. TO THE POND TO CAPTURE DEVELOPED THE FLOWS FROM THE 11.73 ACRE BASIN DRAINING TO CARMEL WITH A TOTAL STREET FLOW OF 49.85 CFS. 40.40 CFS WILL BE CAPTURED BY INLETS WITH 9.45 CFS OF THE FLOW WILL CONTINUE DOWN CARMEL.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE CASH IN LIEU PAYMENT FOR THE WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 65,669 SQ.FT.

REQUIRED VOLUME = 65,669 * 0.42/12 = 2,298 CU.FT.
VOLUME PROVIDED = 1,428 CU.FT.

STREET CAPACITY

Q=(1.49/n) * A * R^{2/3} * S^{1/2}

Slope (ft/ft)	Depth (ft)	Q (cfs)	Area (sqft)	Veloc (ft/s)	Wp (ft)	Yc (ft)	TopWidth (ft)	Energy (ft)
0.0267	0.52	49.85	9.49	5.25	41.14	0.65	40.43	0.95

INLET CAPACITY

PER DPM FIGURE 6.9.11
CAPACITY: DEPTH=0.52 ft. = 10.1 cfs/grate = 4 * 10.1 40.4 cfs
Q=49.85/4 cfs PER GRATE = 12.46 cfs/grate - DEPTH=0.63 ft.



NOTES

- 1. ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.
- 2. THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- 3. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- 4. THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- 1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- 2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING IN AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- 3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 4. ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- 5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

EROSION CONTROL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND

- FLOW ARROW
- ↘ SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- × 66.33 EXISTING ELEVATION
- ~ WATER BREAK
- 5000 PROPOSED CONTOUR
- - - 5000 EXISTING CONTOUR
- - - PROPOSED EASEMENT
- - - EXISTING WALL
- - - PROPOSED WALL
- - - SWALE / FLOW LINE
- SPLASH PAD

BENCHMARKS

AGRS Brass Cap stamped "ACS BM 15-D19" from the intersection of Interstate 25 and Paseo Del Norte travel east on Paseo Del Norte 1.12 miles to the benchmark on the right spaced to the top of the most easterly of four concrete drop inlets. Geographic Position, in feet (NAD83) N.M. State Plane Coordinates (Central Zone) Elevation, in feet (NAVD83) = 5351.821

PROJECT ADDRESS
7330 CARMEL AVE. N.E.
ALBUQUERQUE, NM
CLIENT NAME

PROJECT NAME
GRADING & DRAINAGE PLAN
CARMEL APARTMENTS

PROJECT NUMBER
PROJECT PHASE
SITE PLAN
DESIGN BY
REH
CHECKED BY
REH / REH
DATE
JUNE 27, 2022
SCALE
AS NOTED
SHEET

THE group
THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 410-1622

C 1

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

PARKSIDE AT CARMEL

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		16' FE	Paving Residential Pvmnt. w/ Standard Curb (South Side)	Carmel Ave.	New West Inlet	East PL Lot 11	/	/	/
		5'	Sidewalk South Side	Carmel Ave.	East PL Lot 11	East PL Lot 11	/	/	/
		24'	Curb Retun Entrance w/ Valley Gutter, ADA Ramps	Carmel Ave.	Lot 10	Lot 10	/	/	/
		24'	Curb Retun Entrance w/ Valley Gutter, ADA Ramps	Carmel Ave.	Lot 11	Lot 11	/	/	/
		3 - 2'	Storm Drain Sidewalk Culverts	Carmel Ave.	West PL Lot 10	15' East	/	/	/
		CC	Type Dbl. C Inlet	Carmel Ave.	Existing Drain	Lot 5	/	/	/
		25' of 24"	Storm Drain W/ Type Dbl. A Inlet	Carmel Ave.	Lot 5	East Inlet	/	/	/
		6"	Water Fire Line W/ Appurtances	Carmel Ave.	Existing Water	Lot 10	/	/	/
		6"	Fire Line W/ Appurtances	Carmel Ave.	Existing Water	Lot 11	/	/	/
		2"	Water Service W/ Appurtances	Carmel Ave.	Existing Water	Lot 10	/	/	/
		2"	Water Service W/ Appurtances	Carmel Ave.	Existing Water	Lot 11	/	/	/


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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	4"	Sanitary Sewer Sewer Service W/ Appurtances	Carmel Ave.	Existing SAS	Lot 10	/	/	/
<input type="text"/>	<input type="text"/>	4"	Sewer Service W/ Appurtances	Carmel Ave.	Existing SAS	Lot 11	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

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

- 1 Engineer's Certification for Grading & Drainage is required for release of Certificate of Occupancy
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
Ron E. Hensley P.E. NAME (print) THE Group FIRM  7/14/23 SIGNATURE - date	_____ PLANNING - date	_____ PARKS & RECREATION - date
	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
	_____ CITY ENGINEER - date	_____ HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



The **H**ENSLEY **E**NGINEERING **G**ROUP

June 14, 2023

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: PR-2023-008274 Carmel Apartments - Sensitive Lands Analysis

The site located at 7330 Carmel Ave. NE and is planned to be developed as multi-family lots. The analysis required by IDO section 14-16-5-2 is outlined in this document and identifies the sensitive lands listed in the IDO section 5-2(C)(2).

The inventory of each type of sensitive land listed in the IDO:

- a. Arroyos: There are no arroyos adjacent to the site.
- b. Floodplains and Special Flood Hazard Areas: As shown on the FEMA flood map, the site is not in the 100-year floodplain.
- c. Irrigation Facilities (Acequias): There are no irrigation facilities or acequias on site.
- d. Large Stands of Mature Trees: There are no large stands mature trees on site.
- e. Rock Outcroppings: There are no rock outcroppings on site.
- f. Significant Archeological Sites: No significant sites were found in the area.
- g. Steep Slopes and Escarpments: The site has no steep slopes or escarpments.
- h. Wetlands: There are no wetlands on site.

The Sensitive Lands Analysis demonstrate the site furthers the Comprehensive Plan Goals: POLICY 11.3.1 The site preserves and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes through the protection of important views from public rights-of-way and planned integration with plans for the North Domingo Park.

This Sensitive Lands analysis per the IDO requirement and the previous disturbance of the site demonstrates the minimization of negative impacts on the environment.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc

TO WHOM IT MAY CONCERN

7-5-2023

SUBJECT: LOTS 10 AND 11, BLOCK 9, TRACK 3 AND UNIT 3 OF NORTH ALBUQUERQUE ACRES

WE, NAFEESA PASHTOON AND KHALID PASHTOON, HEREBY AUTHORIZE MR RON HENSLEY PE TO SUBMIT NECESSARY ENGINEERING PLANS AND PLATS ON OUR BEHALF TO THE CITY OF ALBUQUERQUE - DEVELOPMENT HEARING OFFICER (DHO).

THANK YOU



KHALID PASHTOON
9423 BLACK FARM
ALBUQUERQUE, NM 87114



NAFEESA PASHTOON
9423 BLACK FARM
ALBUQUERQUE, NM 87114



The **H**ENSLEY **E**NGINEERING **G**ROUP

July 13, 2023

Development Hearing Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: 7310 and 7330 Carmel Ave. – Preliminary Plat

The attached Sketch Plat submittal is for two lots located within zone atlas page C-19.

The subdivision is a replat of “Lots 10 and 11, Tract 2, Unit 3 North Albuquerque Acres” and is located on Carmel Ave. between San Pedro and Louisiana. The plat would dedicate the Carmel Ave. ROW and provided infrastructure improvements for development.

Overview and Summary of Request

- Plat of 2 lots and ROW dedication
- Infrastructure improvements for roads, storm drain and site connections
- Drainage of the lots routed via proposed curb to existing storm drain

As agent for the owners, we are requesting comment on the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc

Civil

*

Planning

*

Land Development

300 Branding Iron Rd. S.E. ., Rio Rancho, NM 87124

Office: 505-410-1622



DEVELOPMENT FACILITATION TEAM

Planning Comments

HEARING DATE: 3/8/23 -- **AGENDA ITEM:** DFT

Project Number: PR-2023-008274

Application Number: PS-2023-00048

Project Name: 7310 & 7330 Carmel

Request:

Sketch Plat. Infrastructure and dedicate ROW

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- Future development must meet all applicable standards and provisions of the IDO, (MX-L) and the DPM.
**Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.*
- All development and platting actions are subject to **IDO section 5-4-C** (Subdivision of Land Compliance). Action cannot increase any existing nonconformity or create a new nonconformity. ***Plans should demonstrate compliance of these standards.**
- **Check for and demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**
Not in Center, nor in Corridor. Carmel Ave: Major Collector: Sidewalk: 6ft, Landscape Buffer: 5-6ft
- For Platting actions to the DHO-Development Hearing Officer, 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.
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 DHO-platting

**(See additional comments on next page)*

actions. 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. Any future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

****Please reference the following development standards from the IDO.***

Subject to change pending formal submittal or change in development type/use.

- ❖ **Table I, II, III – Provisions for ABC Comp Plan Centers & Corridors.** *La Cueva mapped area.
- ❖ **4-2 Allowed Uses for MX-L, table 4-2-1. *Reference Use Specific Standards any new uses and/or new development. *Please clarify proposed development and Uses.**
- ❖ **5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments.**
**Plans will need to demonstrate that Dimensional standard requirements are being met.*
- ❖ **5-2 Site Design and Sensitive Lands.**
5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan.
- ❖ **5-3 Access & Connectivity requirements.** Including, but not limited to –
5-3(C) General Access and Circulation, 5-3(D) Pedestrian Circulation, 5-3(E) Subdivision Access and Circulation
***Clarify if access is affected by proposed replat.**
- ❖ **5-4 Subdivision Of Land.** Including, but not limited to –
5-4(E) Block Design and Layout, 5-4(K) Dedication Of Land for Public Purposes, 5-4(L) Easements Or Rights-Of-Way, 5-4(N) Improvements Required, 5-4(O) Infrastructure Improvements Agreement, 5-4(P) Additional Design Criteria and Construction Standards.
- ❖ **5-5 Parking & Loading requirements, Table 5-5-1**
***Plans will need to demonstrate compliance of parking requirements.**
Provide calculation detail and any shared parking agreement information.
- ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**
***Plans will need to demonstrate compliance of landscaping requirements.**
Provide calculations & detail.
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge Buffer

requirements.

- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-12 for Signage** requirements and restrictions.
- ❖ **Section 6-1**, table 6-1-1 for **public notice requirements.**
- ❖ **Dedications per 6-4-R.** **Dedication submittals are separate from plat submittals.*
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.** **Vacation submittals are separate from plat submittals.*
- ❖ **7-1 Definitions** for development, dwelling and Uses.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 3/10/23

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

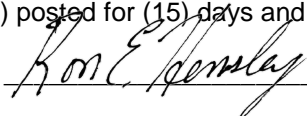
4. TIME

Signs must be posted from July 25, 2023 To August 9, 2023

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 Ron E. Hensley July 16, 2023
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2019-003169

From: [Carmona, Dalaina L.](mailto:Carmona_Dalaina.L.)
 To: ron@thegroup.cc
 Subject: 7330 Carmel Ave. NE Public Notice Inquiry Sheet Submission
 Date: Tuesday, March 21, 2023 2:58:55 PM
 Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[ZAP c-19.pdf](#)

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to 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	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Domingo Baca NA	Lorna	Howerton	hhowerton9379@msn.com	7201 Peregrine NE	Albuquerque	NM	87113		5057157895
North Domingo Baca NA	Judie	Pellegrino	judiepellegrino@gmail.com	8515 Murrelet NE	Albuquerque	NM	87113		5058218516
District 4 Coalition of Neighborhood Associations	Ellen	Dueweke	edueweke@juno.com	PO Box 90986	Albuquerque	NM	87199		5058581863
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	

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, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABO-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

Thank you.



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
 Sent: Tuesday, March 21, 2023 1:28 PM
 To: Office of Neighborhood Coordination <ron@thegroup.cc>

July 16, 2023

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

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Review Board

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

Contact Name

RON HENSLEY

Telephone Number

5054101622

Email Address

ron@thegroup.cc

Company Name

THE Group

Company Address

300 Branding Iron Rd. SE

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Lot 11 Block 9 NORTH ALBUQ ACRES UNIT 3 TRACT 2

Physical address of subject site:

7330 Carmel Ave. NE

Subject site cross streets:

Louisiana and Carmel

Other subject site identifiers:

101906417309030222

This site is located on the following zone atlas page:

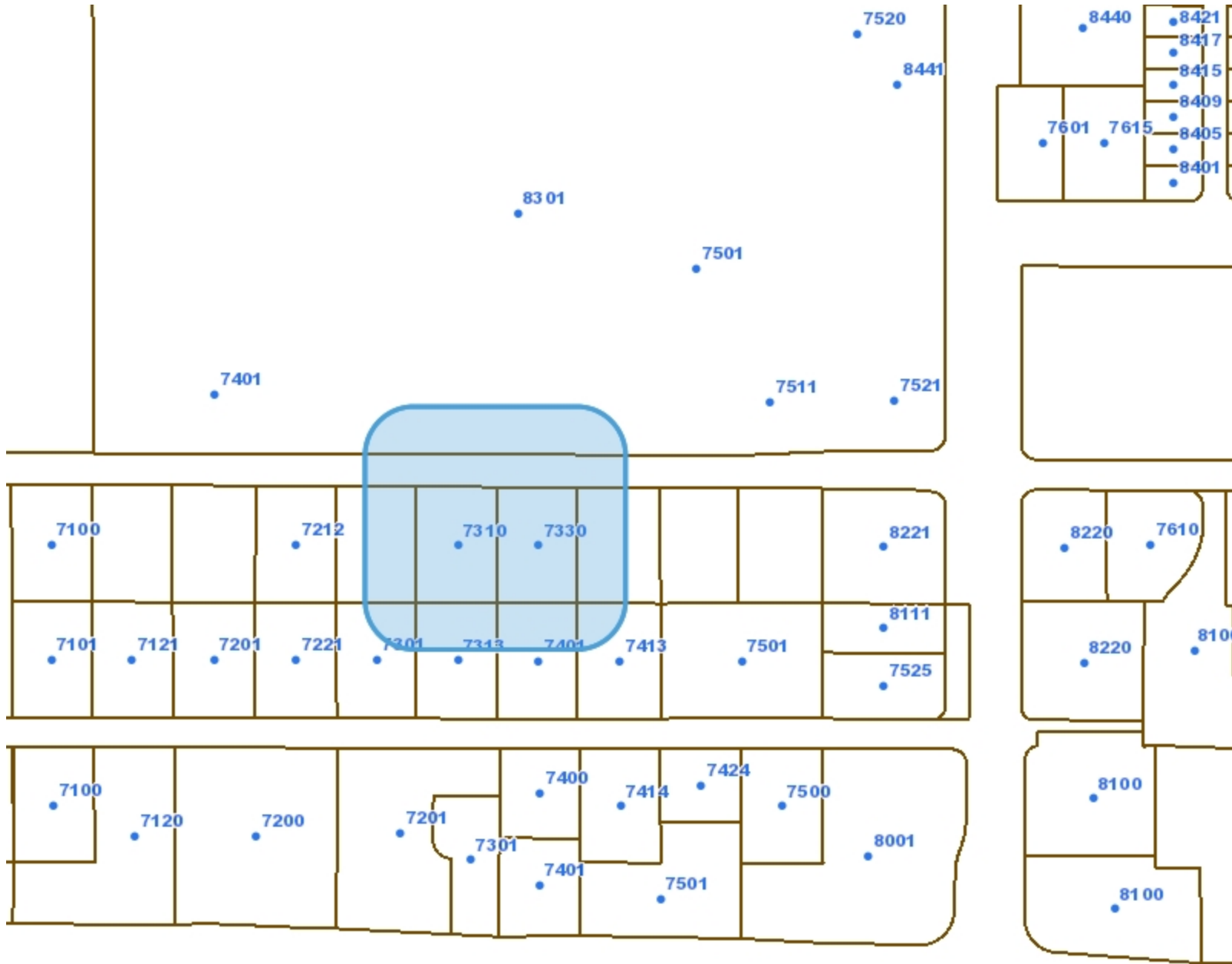
C-19

Captcha

x



Buffer Map



Legend

- Address Points
- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

601 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/12/2023 © City of Albuquerque

1: 3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

UPC	Owner	Owner Address	Owner Address 2	SITUS Address
101906417206730211	MUNAR JOSE & CECILIA	PO BOX 14432	ALBUQUERQUE NM 87191	HOLLY AV NE
101906418909030221	PULLANO PETER G TRUSTEE PULLANO RVLT & PULLANO PETER G TRUSTEE ETAL	PO BOX 14432	ALBUQUERQUE NM 87191-4432	CARMEL AVE NE
101906414009030224	PULLANO PETER G TRUSTEE PULLANO RVLT	PO BOX 14432	ALBUQUERQUE NM 87191-4432	CARMEL NE
101906414006730209	PULLANO PETER G TRUSTEE PULLANO RVLT	PO BOX 14432	ALBUQUERQUE NM 87191-4432	HOLLY AV NE
101906417015531101	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	7401 CARMEL AV NE
101906417309030222	PASHTOON KHALID A & NAFEESA	9423 BLACK FARM LN NW	ALBUQUERQUE NM 87114-5960	7330 CARMEL AV NE
101906415609030223	PASHTOON KHALID A & NAFEESA	9423 BLACK FARM LN NW	ALBUQUERQUE NM 87114-5960	7310 CARMEL AV NE
101906415606730210	HARDIN JAMES W TRUSTEE HARDIN RVT	11501 PRINCESS JEANNE AVE NE	ALBUQUERQUE NM 87112-4425	7313 HOLLY AV NE
101906418906730212	PINO PERIODONTICS LLC	PO BOX 94598	ALBUQUERQUE NM 87199-4598	7413 HOLLY AVE NE

From: ron@thegroup.cc
Sent: Thursday, March 30, 2023 3:55 PM
To: 'edueweke@juno.com'
Subject: Plat Submittal
Attachments: District 4 NeighborhoodMeetingRequest 1.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a replat of 2 lots in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 7330 Carmel Ave. NE
Applicant: NAFEESA PASHTOON
Legal Description: Lots 10 and 11, Block 9, Tract, 2, Unit 3 North Albuquerque Acres
Physical Description: The property located on Carmel across for North Domingo Baca Park
Action Requested: 2 Lot Replat with ROW improvements

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: March 30, 2023

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

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Ellen Dueweke

Email Address* or Mailing Address* of NA Representative¹: edueweke@juno.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* 7330 Carmel Ave. N.E.
Location Description Carmel between San Pedro and Louisiana
2. Property Owner* NAFEESA PASHTOON
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Plat of 2 existing lots for ROW dedication and improvement of Carmel Ave.

5. This type of application will be decided by*: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)
 City Council
6. Where more information about the project can be found*⁴:
ron@thegroup.cc

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

1. Zone Atlas Page(s)*⁵ C-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] VACANT
- _____

Useful Links

Integrated Development Ordinance (IDO):

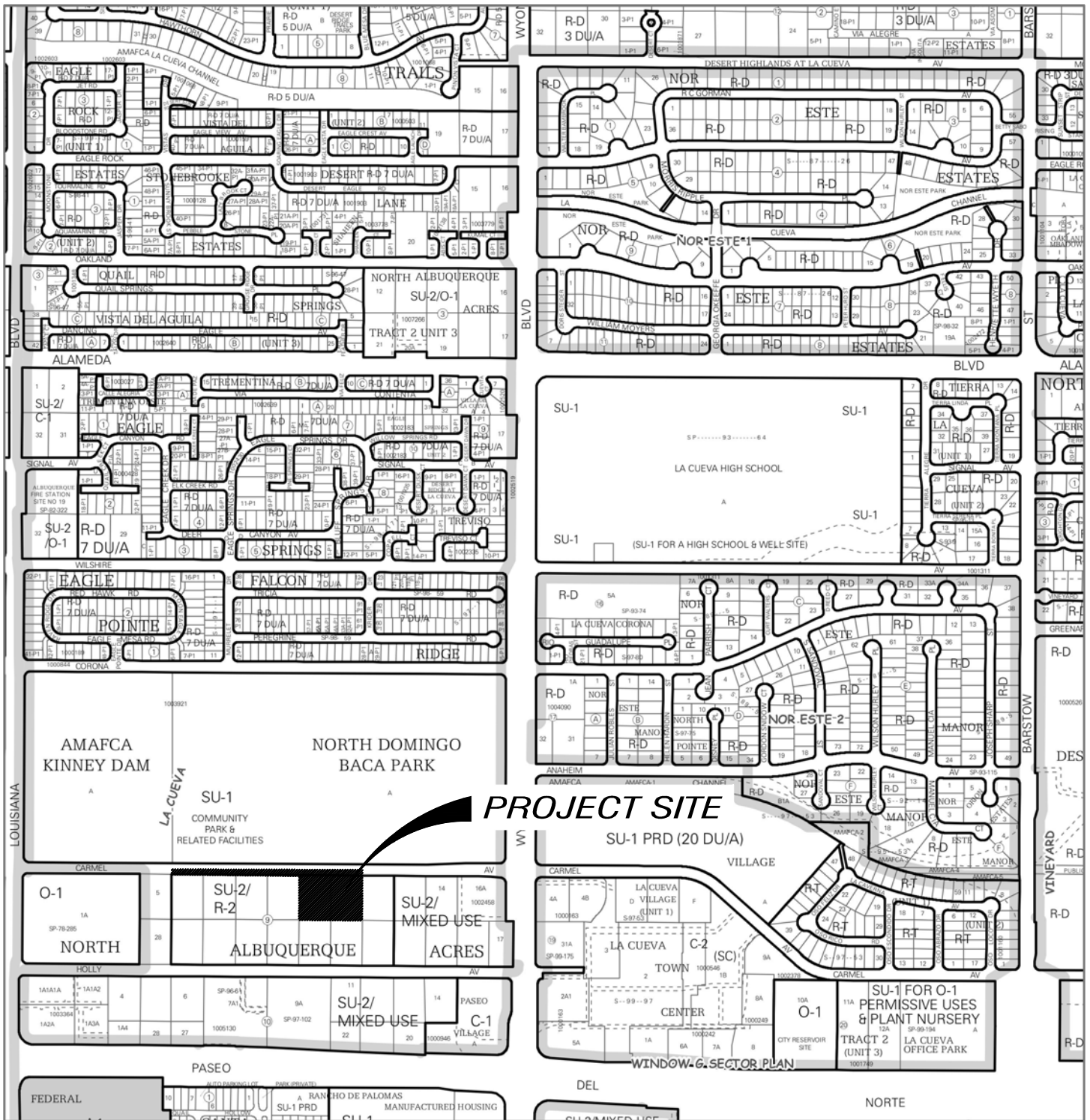
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

c.c: North Domingo Baca NA [Other Neighborhood Associations, if any]

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



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

Map amended through: 6/5/2009

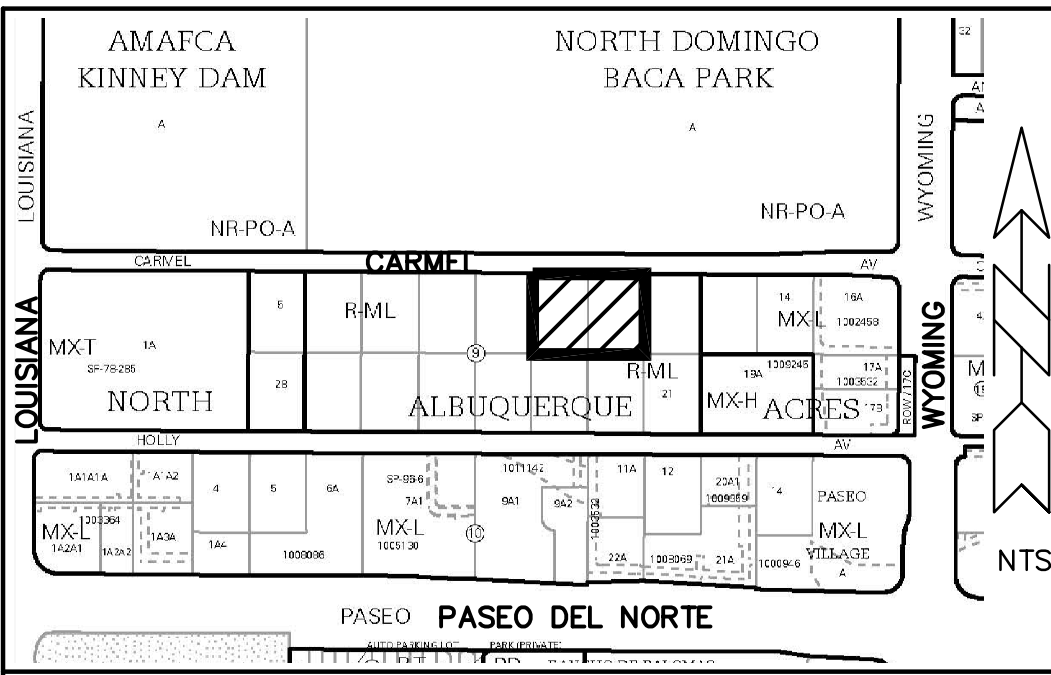
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

	Escarpment
	2 Mile Airport Zone
	Airport Noise Contours
	Wall Overlay Zone

Feet
0 750 1,500



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:

"TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020)

all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		

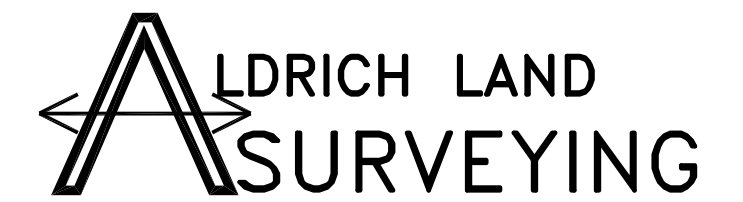
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."



Timothy Aldrich, P.S. No. 7719
02/20/2023
Date

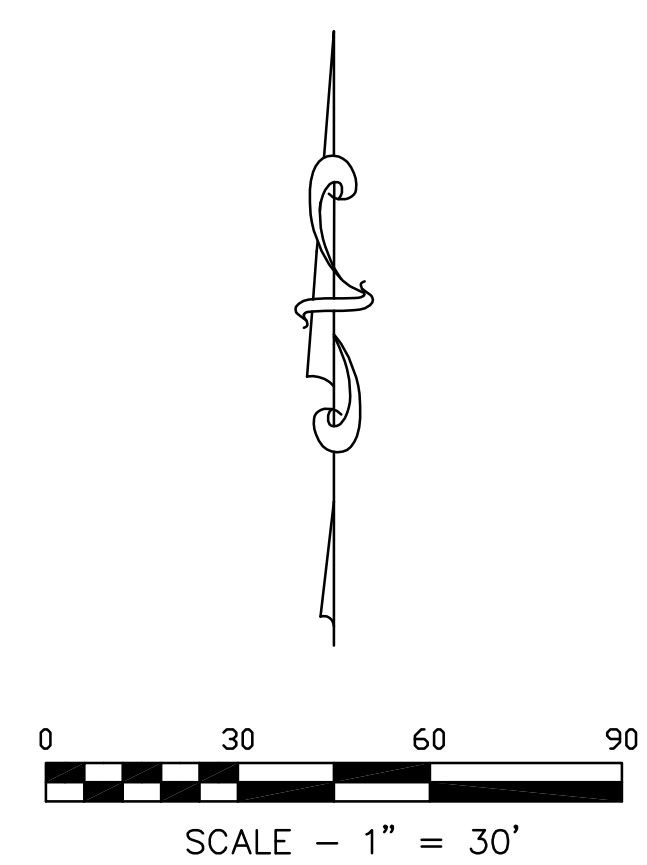
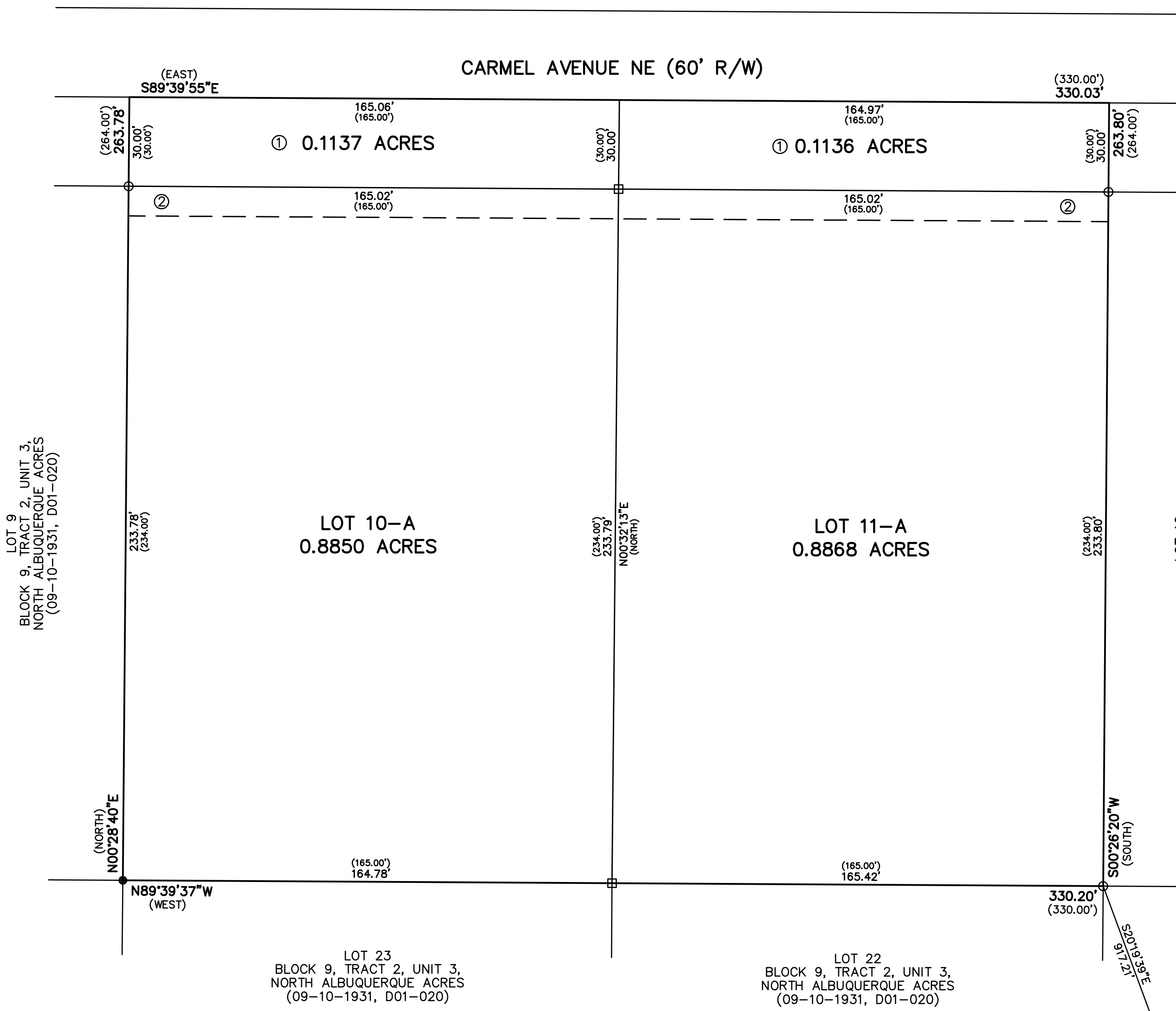


P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

From: ron@thegroup.cc
Sent: Thursday, March 30, 2023 3:59 PM
To: 'mgriffee@noreste.org'
Subject: FW: Plat Submittal
Attachments: District 4 NeighborhoodMeetingRequest 2.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a replat of 2 lots in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 7330 Carmel Ave. NE
Applicant: NAFEESA PASHTOON
Legal Description: Lots 10 and 11, Block 9, Tract, 2, Unit 3 North Albuquerque Acres
Physical Description: The property located on Carmel across for North Domingo Baca Park
Action Requested: 2 Lot Replat with ROW improvements

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: March 30, 2023

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

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: mgriffiee@noreste.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* 7330 Carmel Ave. N.E.
Location Description Carmel between San Pedro and Lousiana
2. Property Owner* NAFEESA PASHTOON
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Plat of 2 existing lots for ROW dedication and improvement of Carmel Ave.

5. This type of application will be decided by*: City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council
6. Where more information about the project can be found*⁴:
ron@thegroup.cc

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

1. Zone Atlas Page(s)*⁵ C-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] VACANT
- _____

Useful Links

Integrated Development Ordinance (IDO):

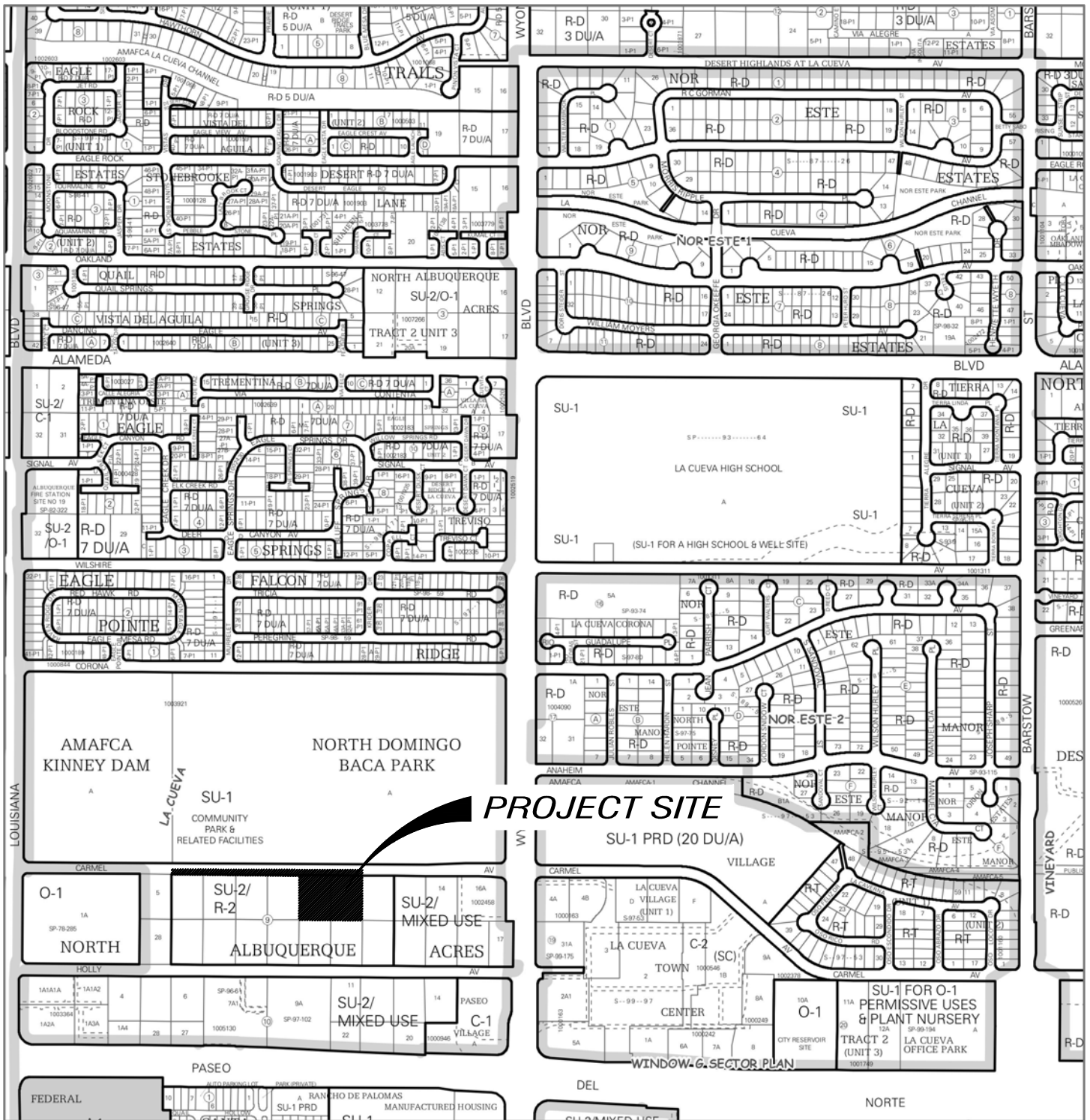
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

c.c: North Domingo Baca NA [Other Neighborhood Associations, if any]

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

Map amended through: 6/5/2009

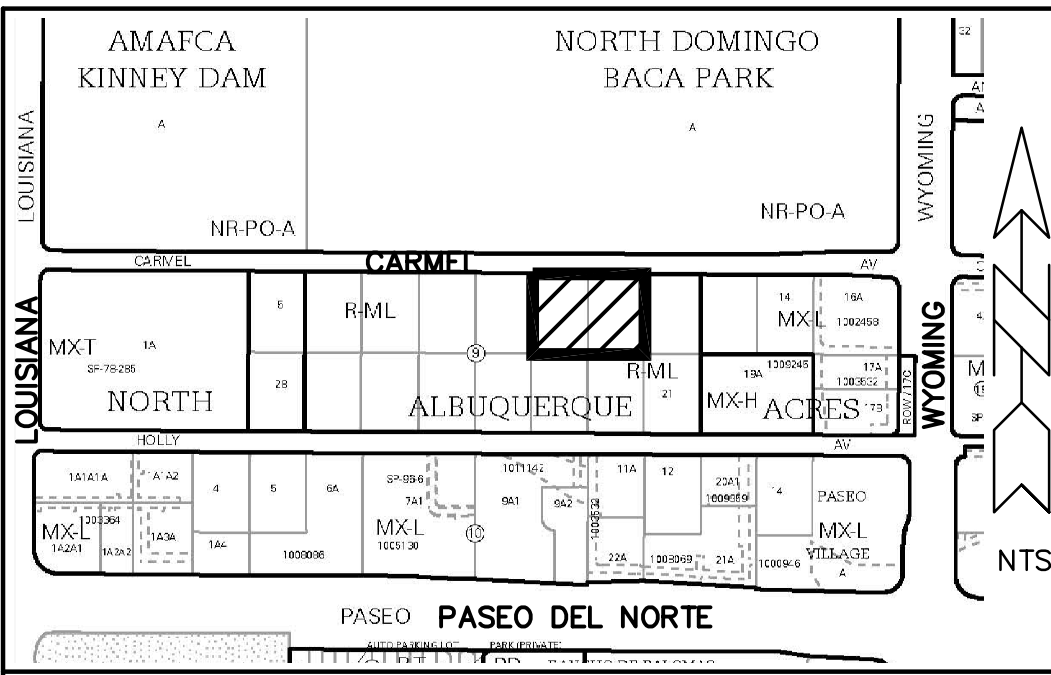
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet
0 750 1,500



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

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Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."



Timothy Aldrich, P.S. No. 7719
02/20/2023
Date

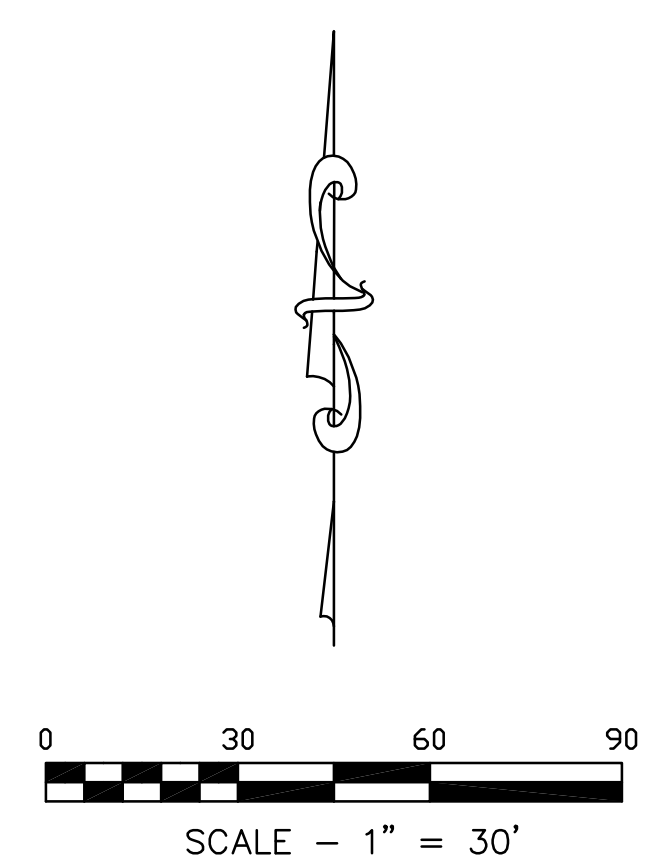
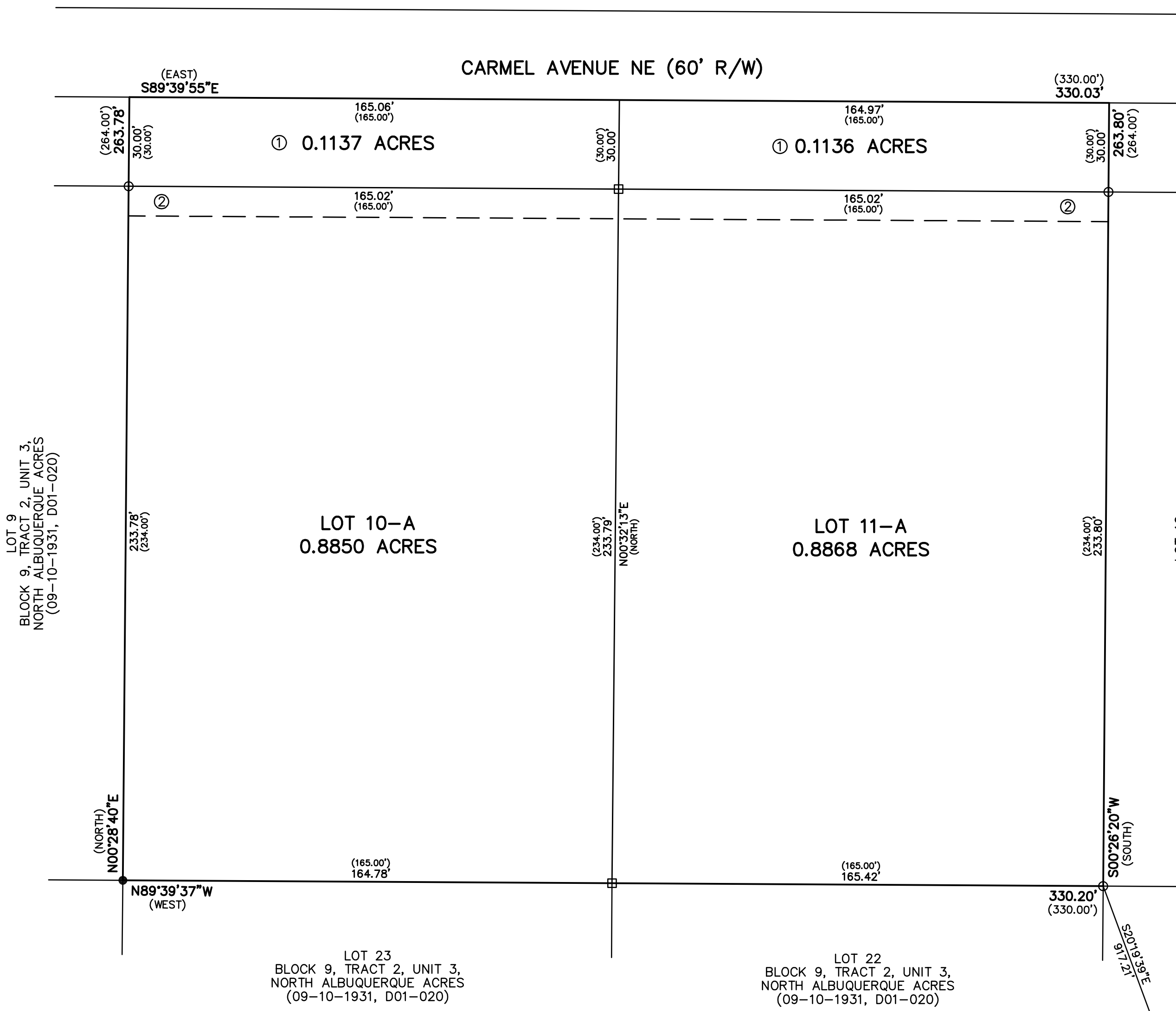


P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

From: ron@thegroup.cc
Sent: Thursday, March 30, 2023 4:01 PM
To: 'hhowerton9379@msn.com'
Subject: Plat Submittal
Attachments: North Domingo NeighborhoodMeetingRequest 1.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a replat of 2 lots in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 7330 Carmel Ave. NE
Applicant: NAFEESA PASHTOON
Legal Description: Lots 10 and 11, Block 9, Tract, 2, Unit 3 North Albuquerque Acres
Physical Description: The property located on Carmel across for North Domingo Baca Park
Action Requested: 2 Lot Replat with ROW improvements

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: March 30, 2023

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

Neighborhood Association (NA)*: North Domingo Baca NA

Name of NA Representative*: Lorna Howerton

Email Address* or Mailing Address* of NA Representative¹: hhowerton9379@msn.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* 7330 Carmel Ave. N.E.
Location Description Carmel between San Pedro and Louisiana
2. Property Owner* NAFEESA PASHTOON
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Plat of 2 existing lots for ROW dedication and improvement of Carmel Ave.

5. This type of application will be decided by*: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)
 City Council
6. Where more information about the project can be found*⁴:
ron@thegroup.cc

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

1. Zone Atlas Page(s)*⁵ C-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
- Deviation(s) Variance(s) Waiver(s)
- Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] VACANT
- _____

Useful Links

Integrated Development Ordinance (IDO):

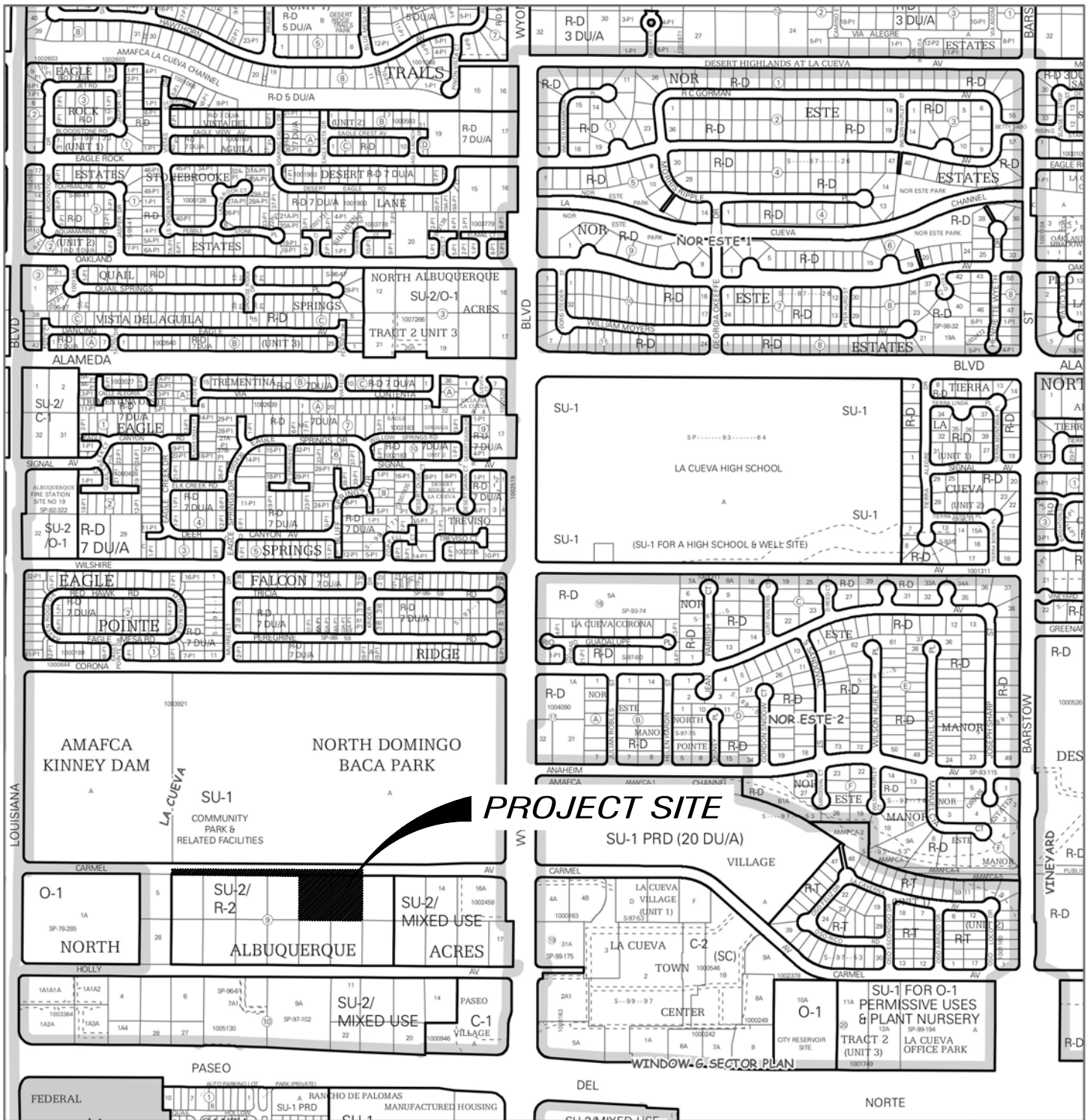
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

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



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

Map amended through: 6/5/2009

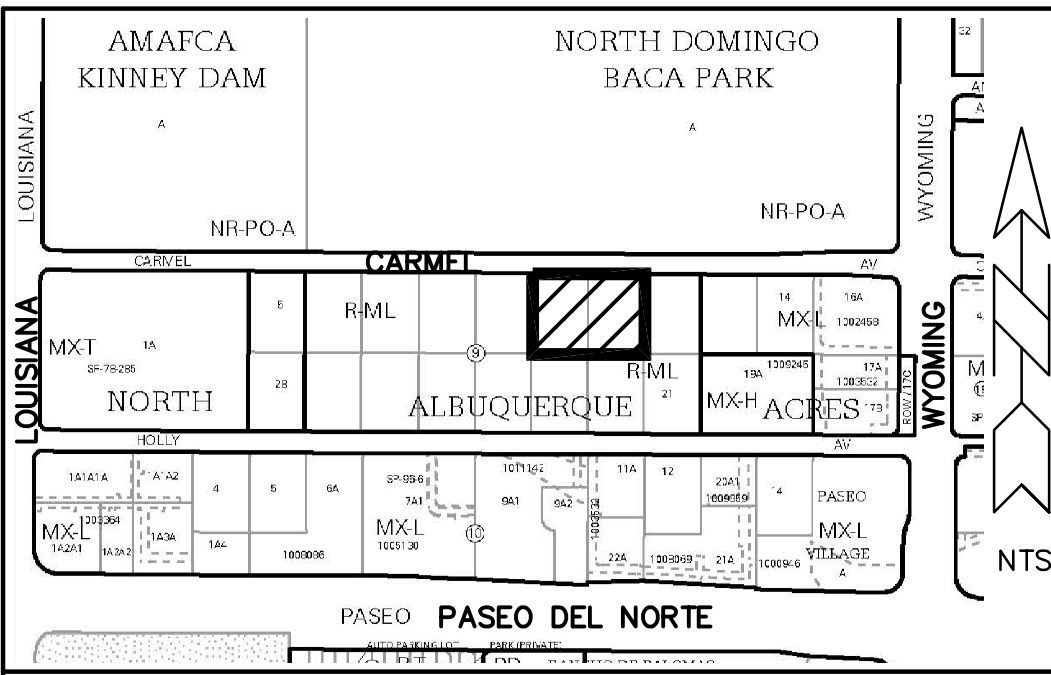
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet
0 750 1,500



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:

"TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020)

all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."



Timothy Aldrich, P.S. No. 7719
02/20/2023
Date

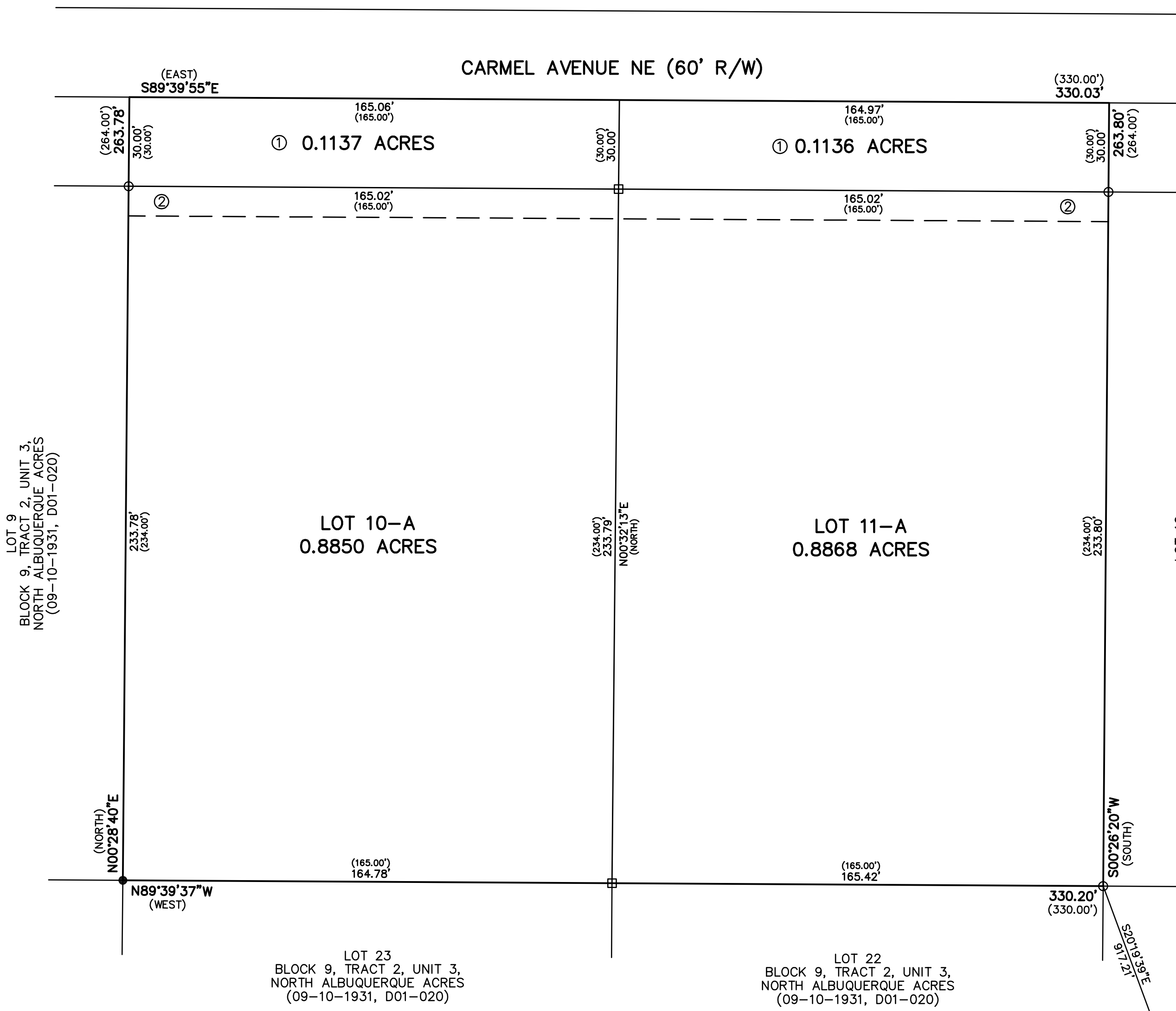


P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D01-020) (0.2273 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE)
 (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00°10'46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

From: ron@thegroup.cc
Sent: Thursday, March 30, 2023 4:05 PM
To: 'judiepellegrino@gmail.com'
Subject: Plat Submittal
Attachments: North Domingo NeighborhoodMeetingRequest 2.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a replat of 2 lots in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 7330 Carmel Ave. NE
Applicant: NAFEESA PASHTOON
Legal Description: Lots 10 and 11, Block 9, Tract, 2, Unit 3 North Albuquerque Acres
Physical Description: The property located on Carmel across for North Domingo Baca Park
Action Requested: 2 Lot Replat with ROW improvements

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: March 30, 2023

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

Neighborhood Association (NA)*: North Domingo Baca NA

Name of NA Representative*: Judie Pellegrino

Email Address* or Mailing Address* of NA Representative¹: judiepellegrino@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: ron@thegroup.cc

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* 7330 Carmel Ave. N.E.
Location Description Carmel between San Pedro and Louisiana
2. Property Owner* NAFEESA PASHTOON
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)

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

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Plat of 2 existing lots for ROW dedication and improvement of Carmel Ave.

5. This type of application will be decided by^{*}: City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council
6. Where more information about the project can be found^{*4}:
ron@thegroup.cc

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

1. Zone Atlas Page(s)^{*5} C-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
- Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 1.99 ac
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] VACANT
- _____

Useful Links

Integrated Development Ordinance (IDO):

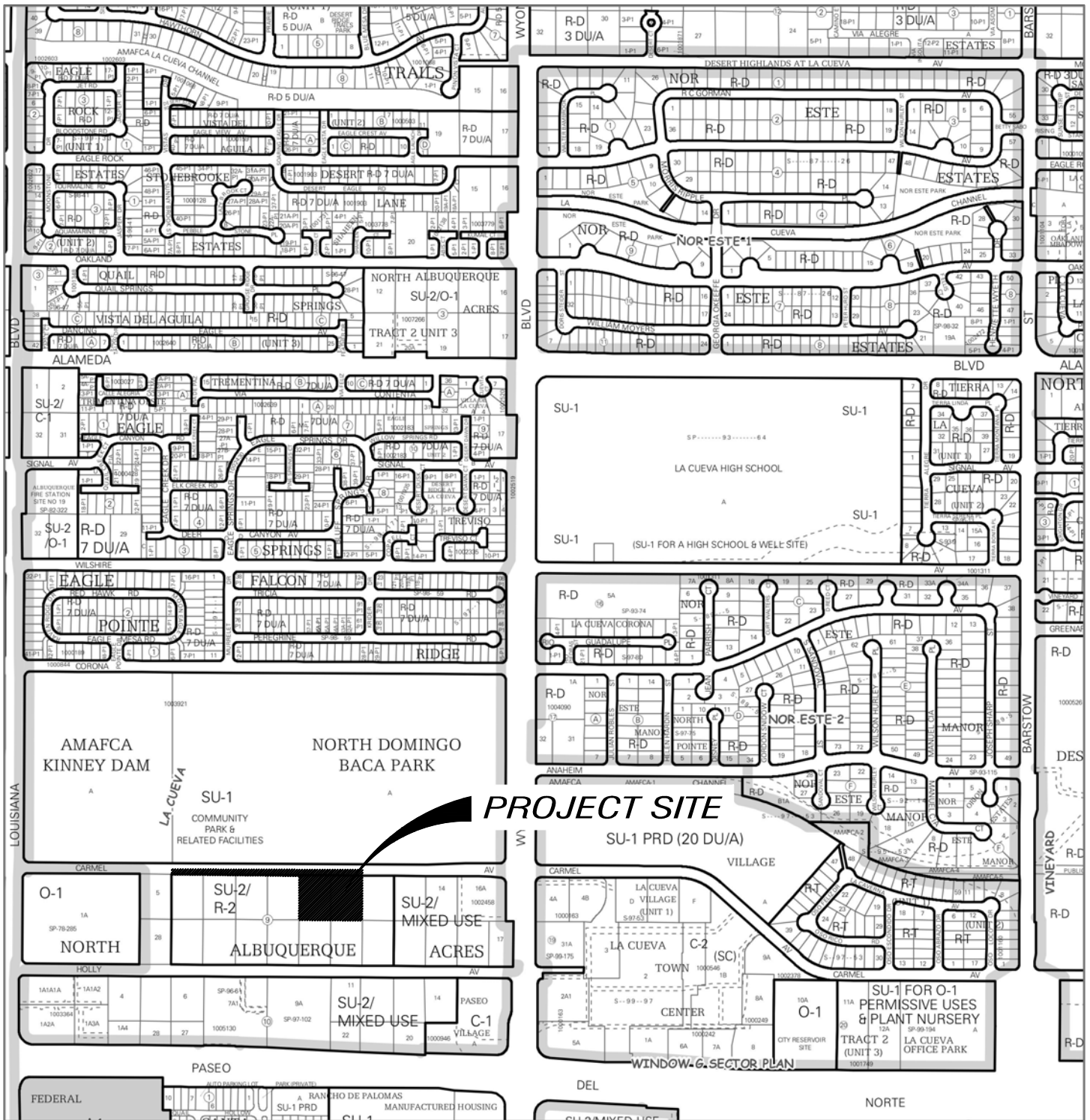
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

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



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

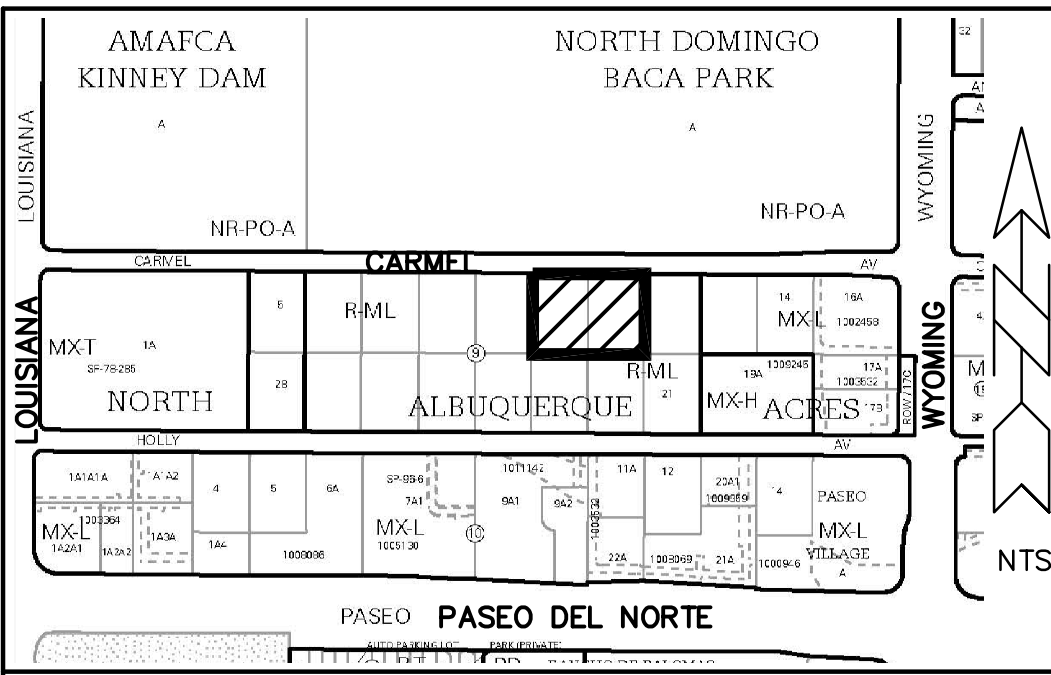
Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:

"TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020)

all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."



Timothy Aldrich, P.S. No. 7719
02/20/2023
Date

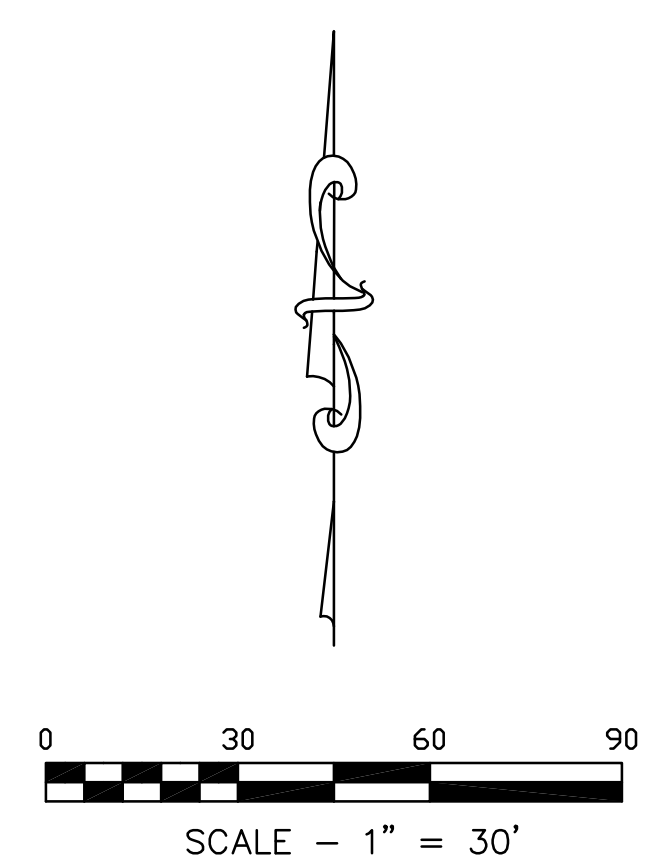
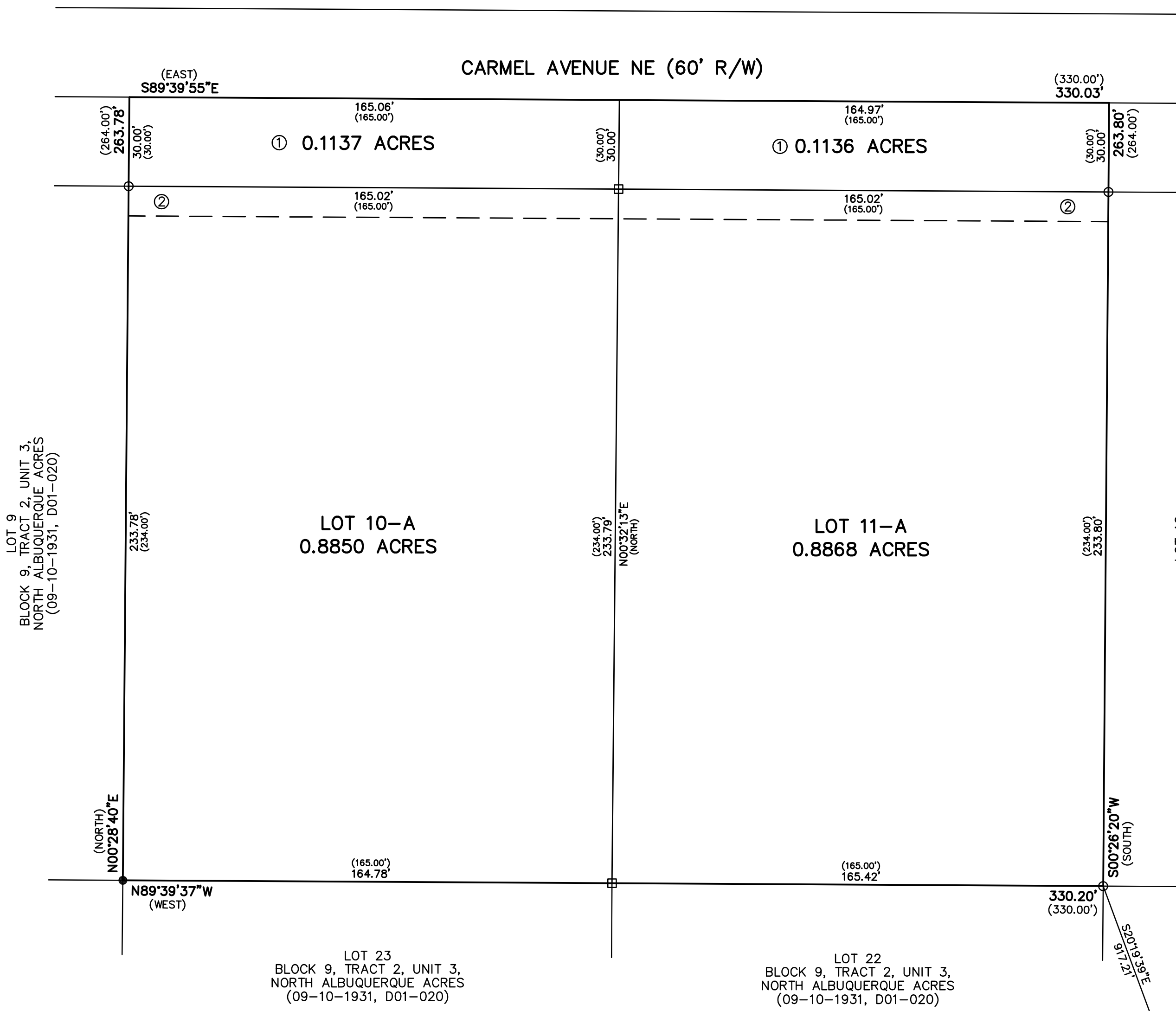


P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 16, 2023

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

Property Owner within 100 feet*: MUNAR JOSE & CECILIA

Mailing Address*: PO BOX 14432, ALBUQUERQUE NM 87191-4432

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

1. Subject Property Address* 7330 Carmel Ave
Location Description Carmel Ave. between San Pedro and Louisiana
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The replat of 2 lots for ROW dedication

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: August 9, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

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

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

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ C-19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

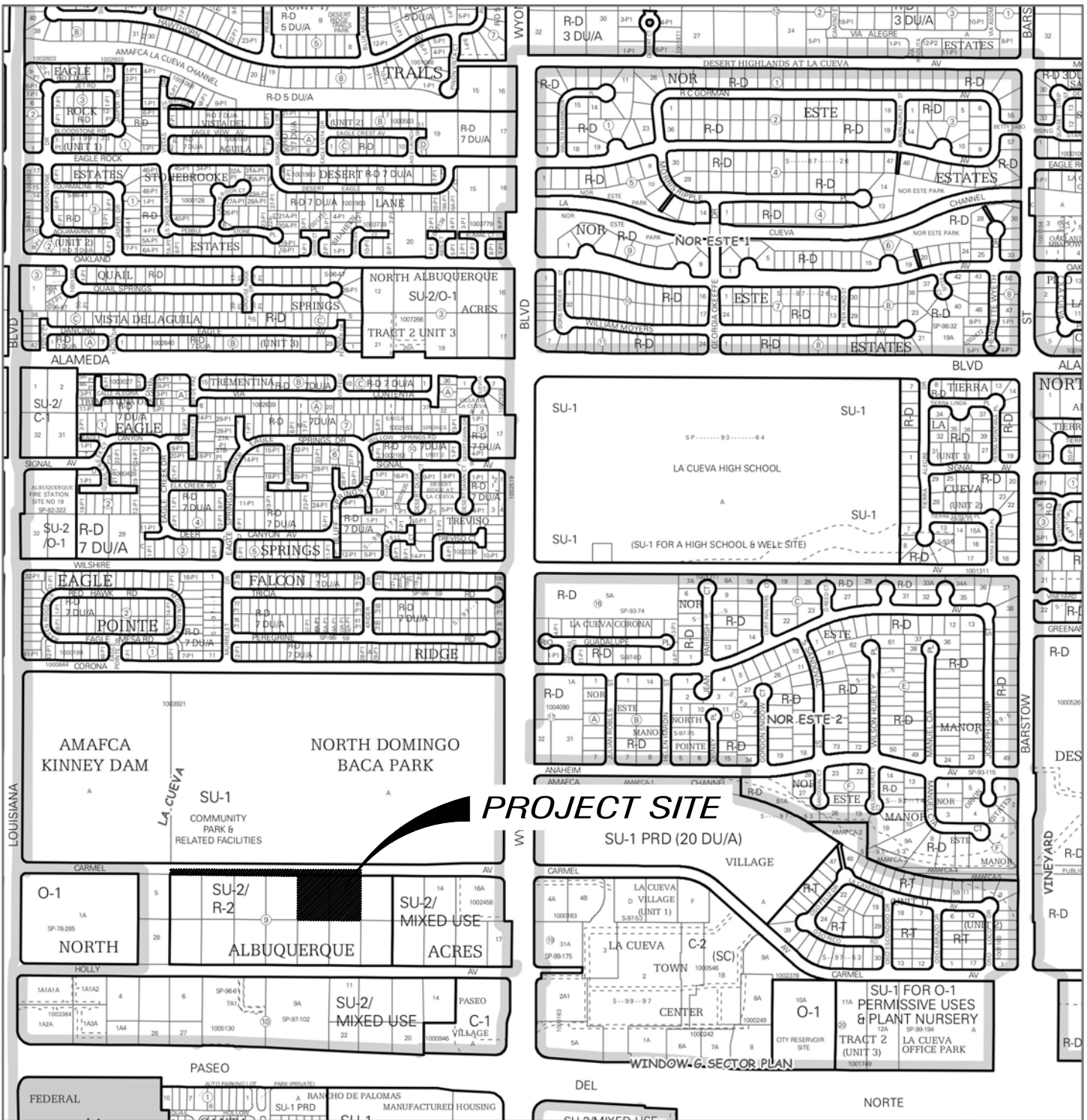
Integrated Development Ordinance (IDO):

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


IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

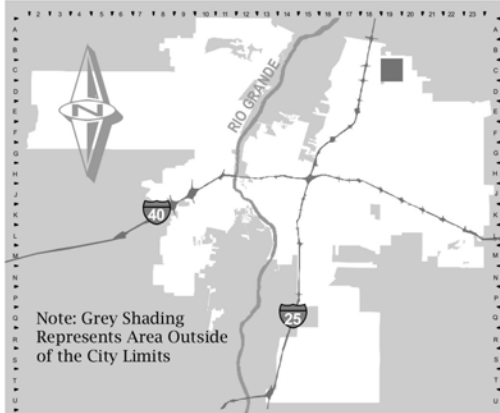
⁵ Available here: <https://tinurl.com/idozoningmap>



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



Map amended through: 6/5/2009



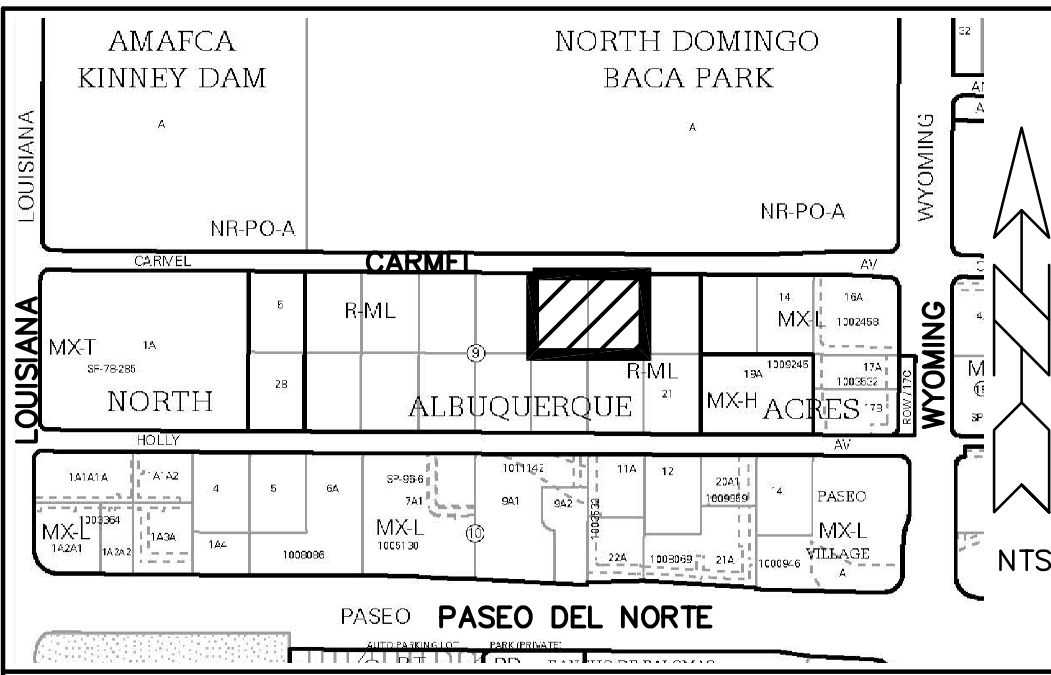
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet
0 750 1,500



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of B25, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon 4/26/23
Date

STATE OF NEW MEXICO
BERNALILLO COUNTY

On this 26th day of April, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Claudia Maria Brambila
Notary Public

CLAUDIA MARIA BRAMBILA
Notary Public - State of New Mexico
Commission # 1111253
My Comm. Expires Dec 24, 2026

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
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DISCLAIMER

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SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

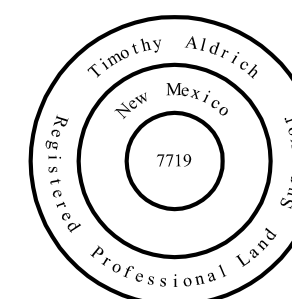
Utility Approvals:

<u>[Signature]</u>	04/24/2023
Public Service Company of New Mexico	Date
<u>[Signature]</u>	4/24/2023
New Mexico Gas Company	Date
<u>Abdul A. Bhuyyan</u>	04/24/2023
Lumen	Date
<u>Mike Mortua</u>	4/24/2023
Comcast	Date
City Approvals:	
<u>Loran N. Rianhoover, P.S.</u>	4/14/2023
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
<u>[Signature]</u>	5/2/2023
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

[Signature] 02/20/2023
Timothy Aldrich, P.S. No. 7719 Date



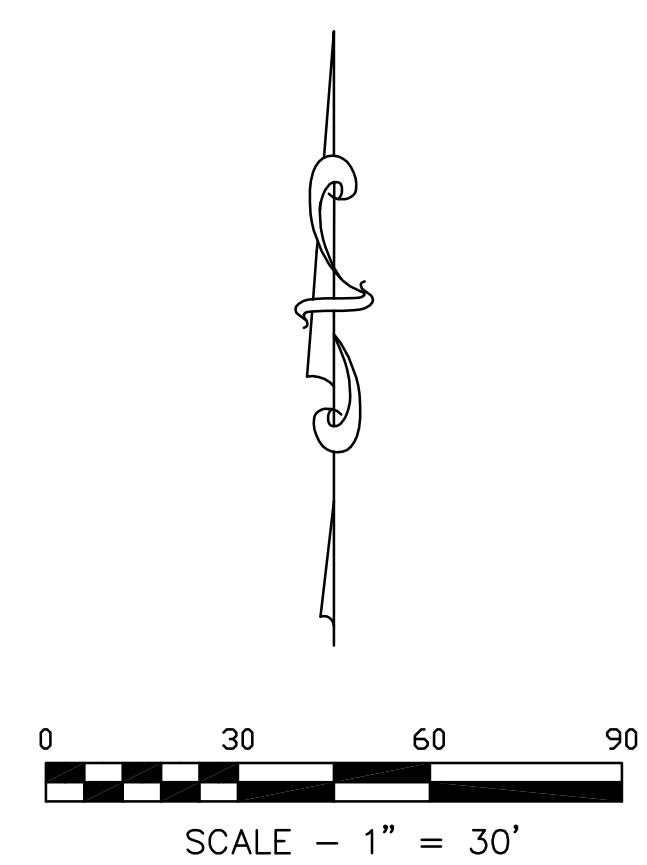
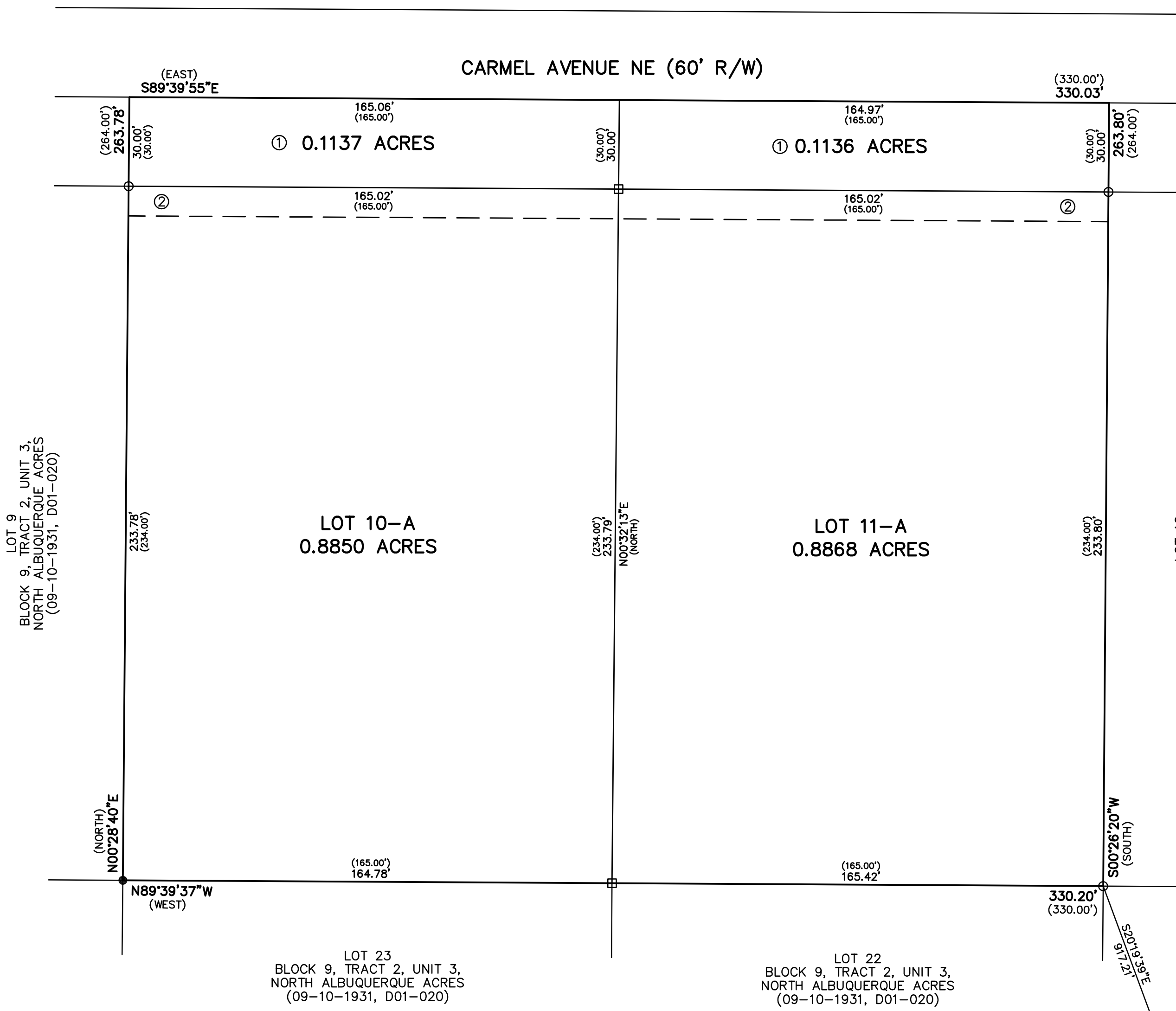
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P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT FOR
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00°10'46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

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P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 16, 2023

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

Property Owner within 100 feet*: PULLANO PETER G TRUSTEE PULLANO RVL T

Mailing Address*: PO BOX 14432, ALBUQUERQUE NM 87191-4432

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

1. Subject Property Address* 7330 Carmel Ave
Location Description Carmel Ave. between San Pedro and Louisiana
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The replat of 2 lots for ROW dedication

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: August 9, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

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

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

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ C-19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

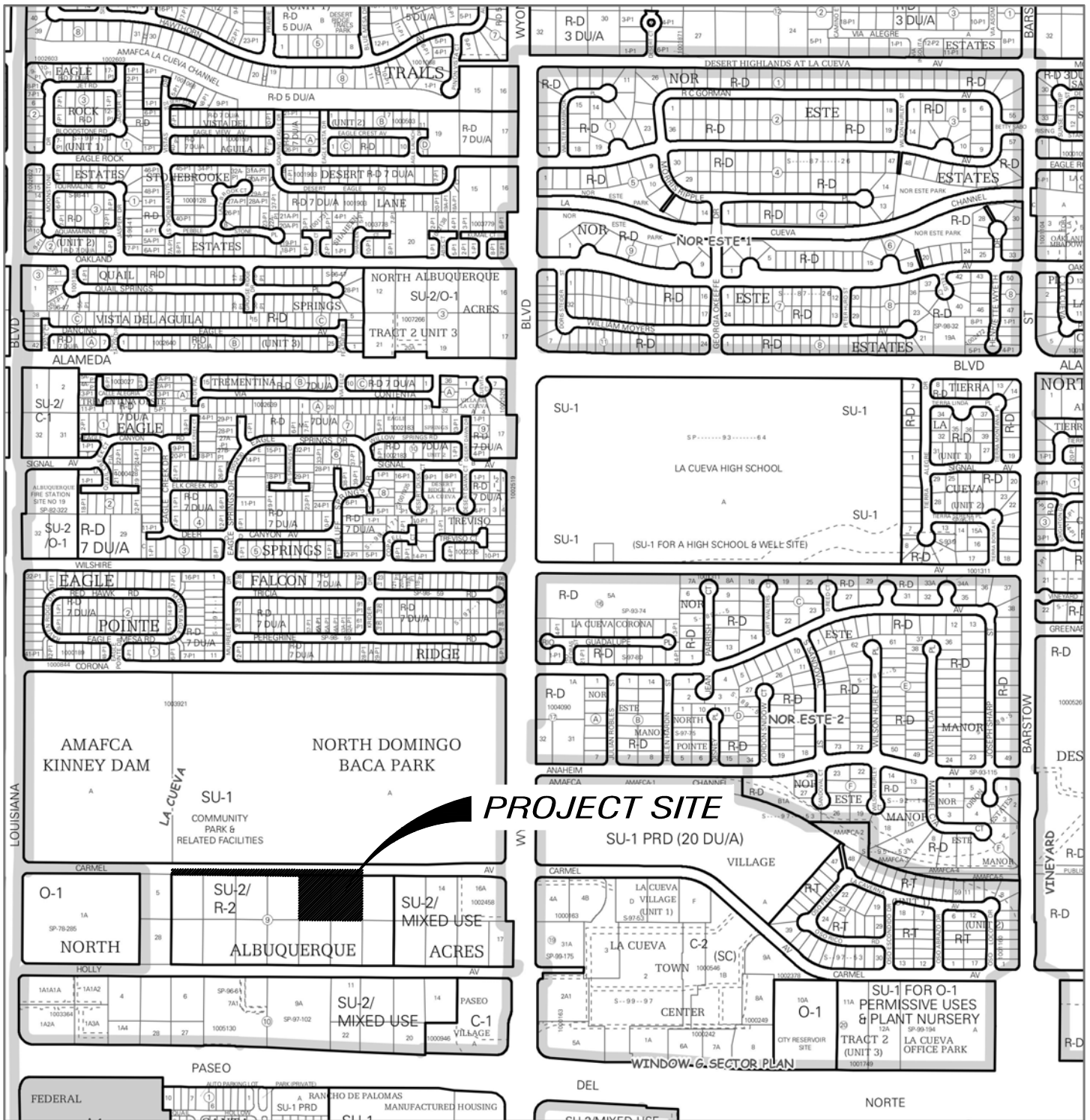
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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

Map amended through: 6/5/2009

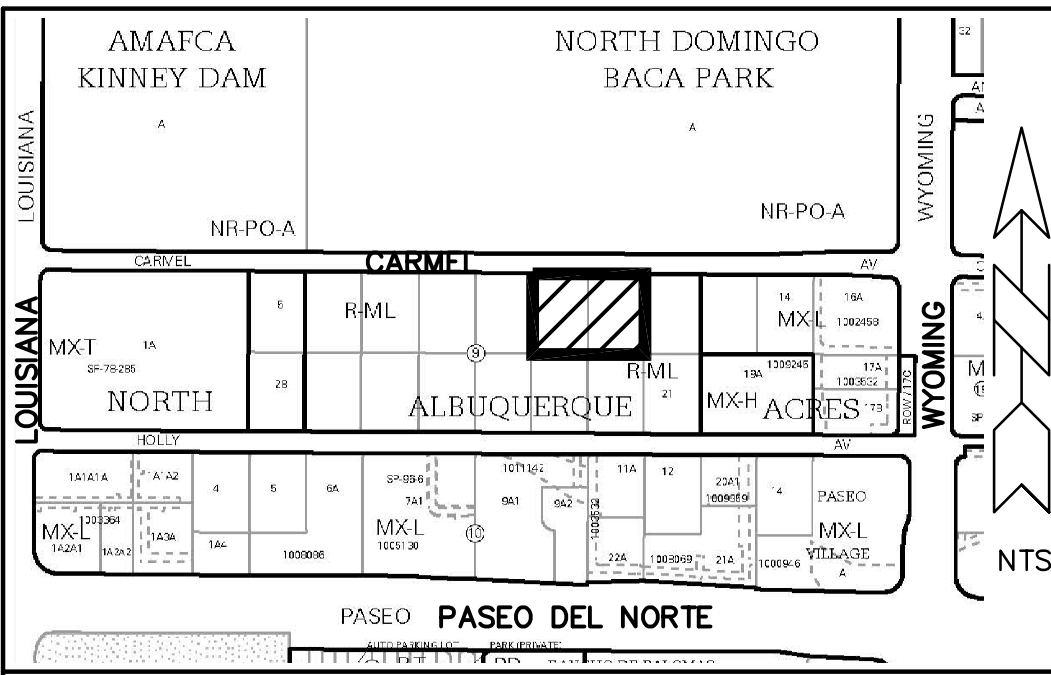
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of B25, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon
Khalid A. Pashtoon and Nafeesa Pashtoon 4/26/23
 Date

STATE OF NEW MEXICO
 BERNALILLO COUNTY

On this 26th day of April, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Claudia Maria Brambila
 Notary Public

CLAUDIA MARIA BRAMBILA
 Notary Public - State of New Mexico
 Commission # 1111253
 My Comm. Expires Dec 24, 2026

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

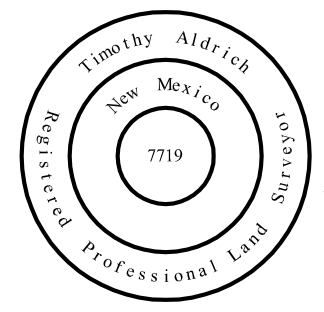
Utility Approvals:

<u>[Signature]</u>	04/24/2023
Public Service Company of New Mexico	Date
<u>[Signature]</u>	4/24/2023
New Mexico Gas Company	Date
<u>Abdul A. Bhuyyan</u>	04/24/2023
Lumen	Date
<u>Mike Mortua</u>	4/24/2023
Comcast	Date
City Approvals:	
<u>Loran N. Rianhoover, P.S.</u>	4/14/2023
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
<u>[Signature]</u>	5/2/2023
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

[Signature] 02/20/2023
 Timothy Aldrich, P.S. No. 7719 Date



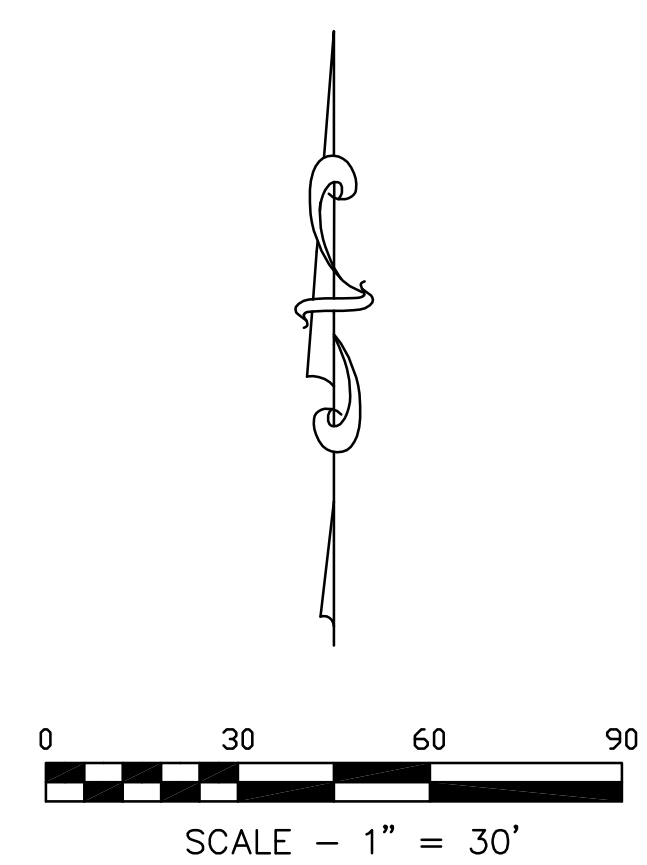
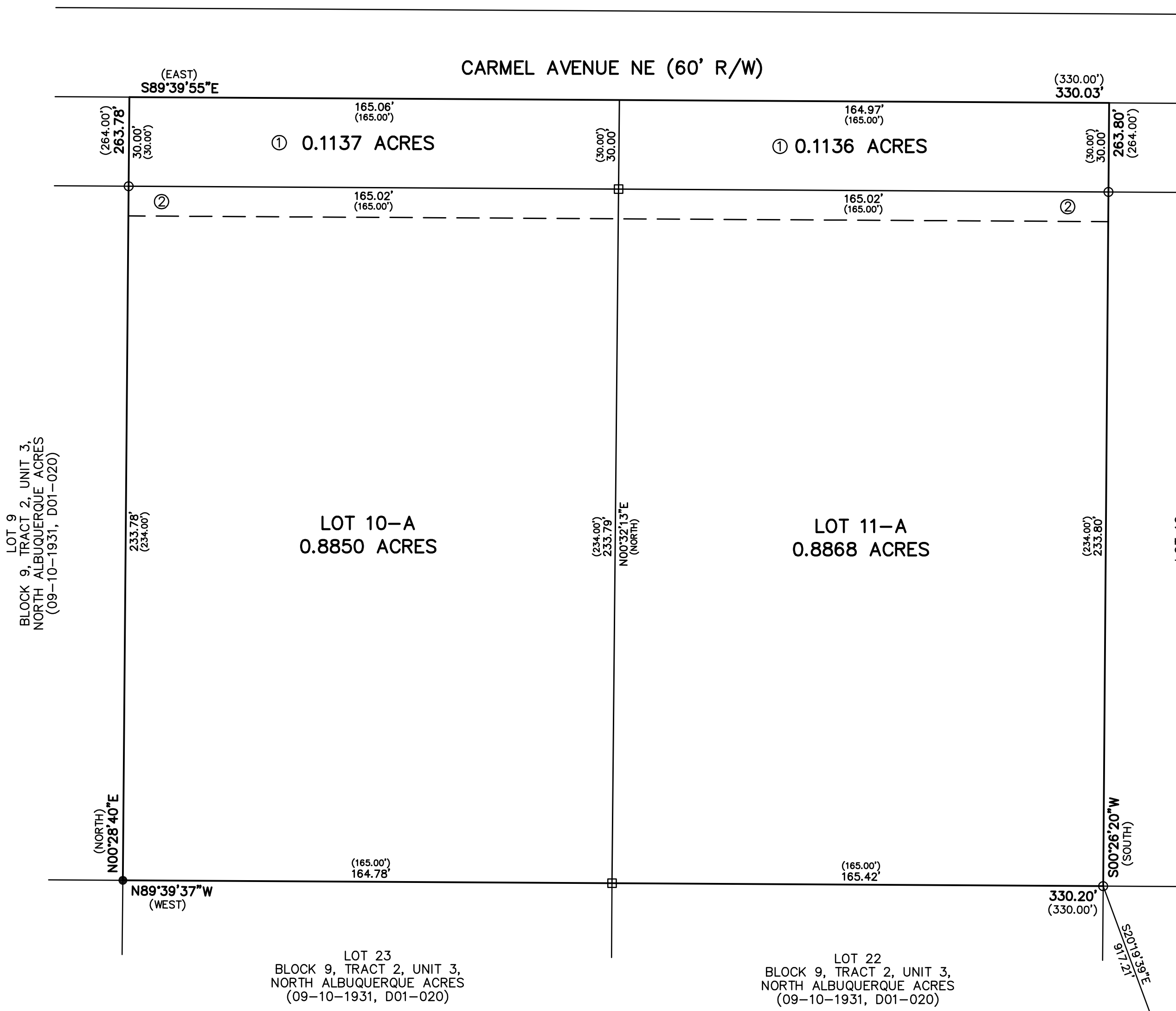
Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00°10'46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 16, 2023

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

Property Owner within 100 feet*: CITY OF ALBUQUERQUE

Mailing Address*: PO BOX 1293, ALBUQUERQUE NM 87103-2248

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

1. Subject Property Address* 7330 Carmel Ave
Location Description Carmel Ave. between San Pedro and Louisiana
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The replat of 2 lots for ROW dedication

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: August 9, 2023 / 9:00 am

Location*²: Zoom meeting <https://cabq.zoom.us/j/84123463458>

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

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

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ C-19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

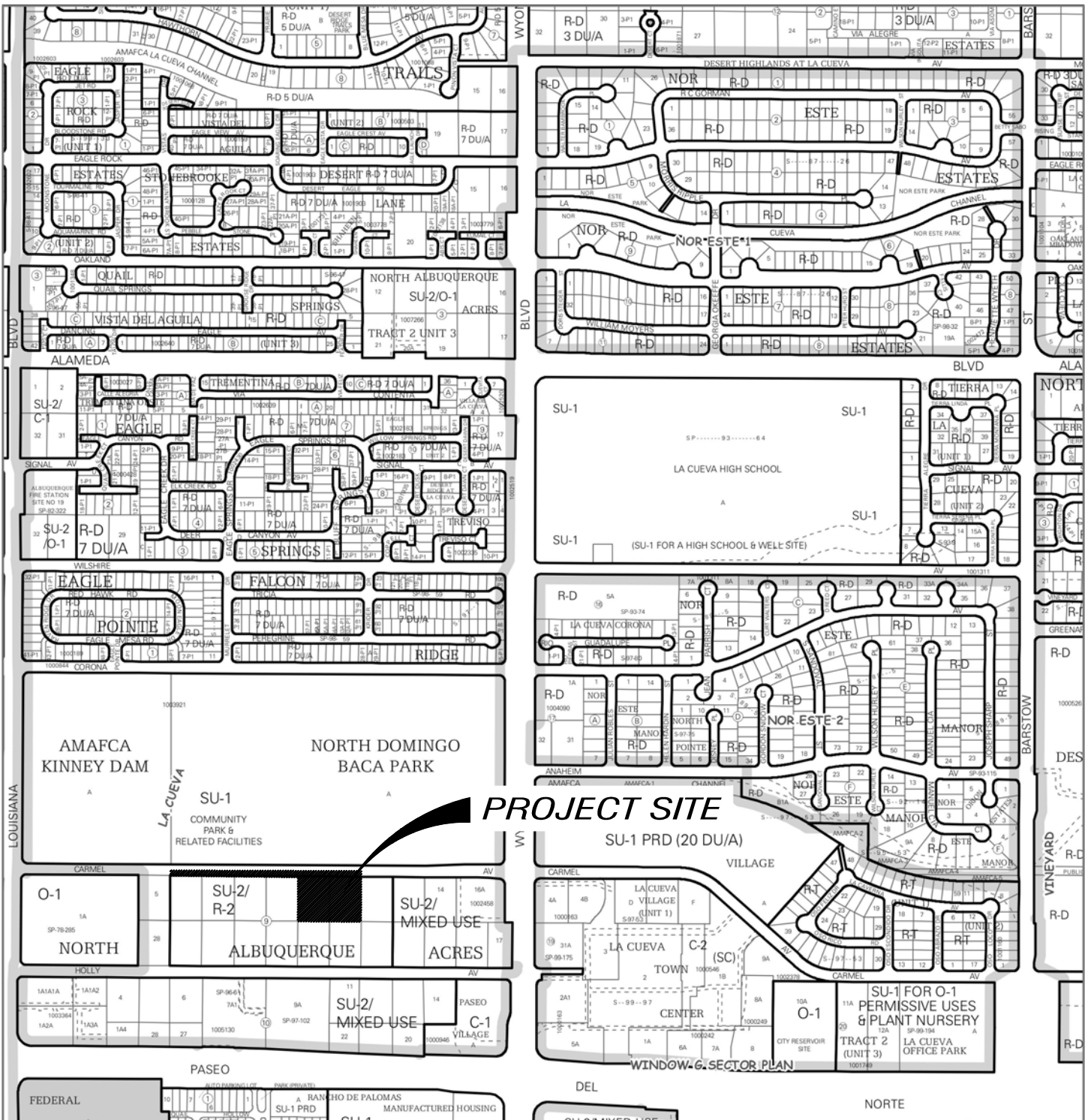
Integrated Development Ordinance (IDO):

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

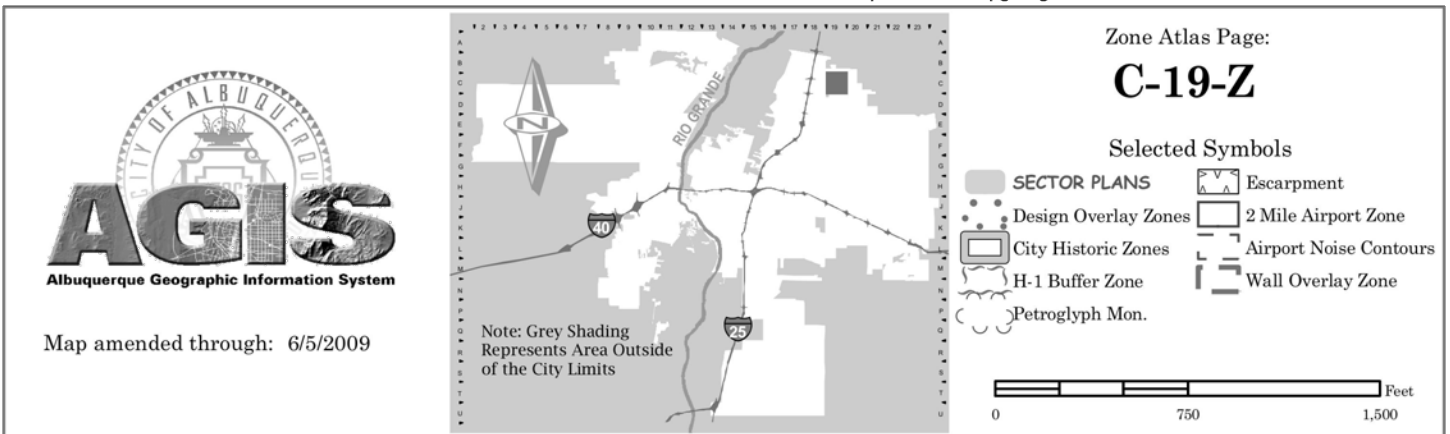
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



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

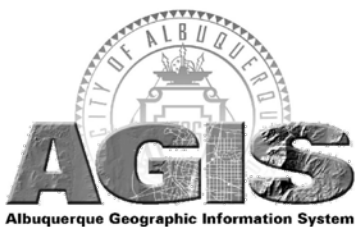


Zone Atlas Page:

C-19-Z

Selected Symbols

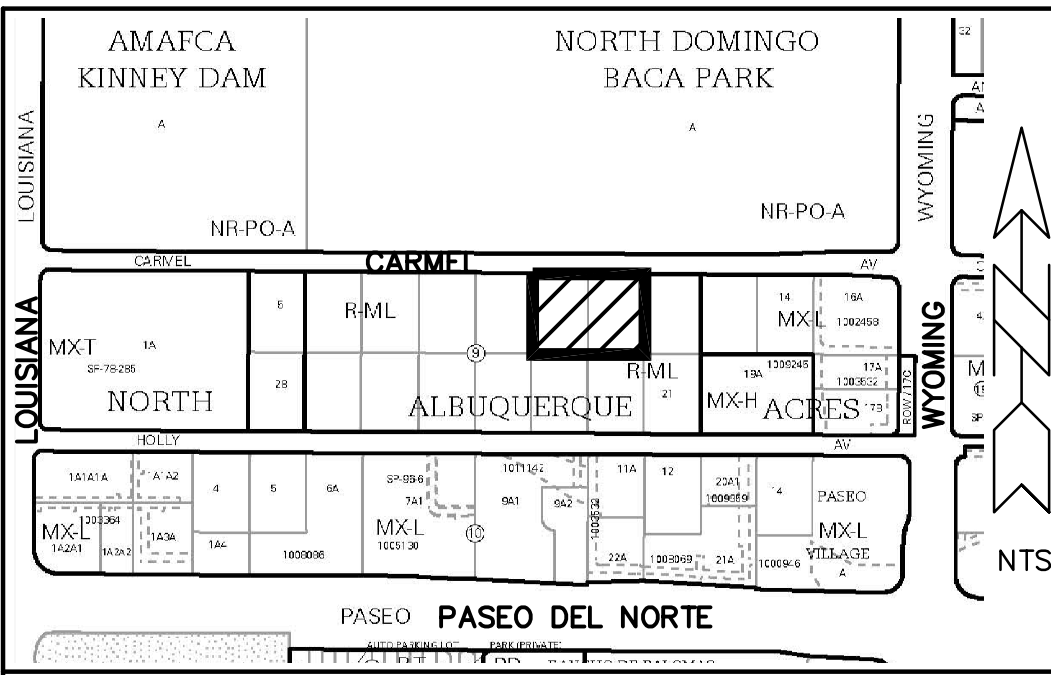
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of B25, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon 4/26/23
Date

STATE OF NEW MEXICO
BERNALILLO COUNTY

On this 26th day of April, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Claudia Maria Brambila
Notary Public

CLAUDIA MARIA BRAMBILA
Notary Public - State of New Mexico
Commission # 1111253
My Comm. Expires Dec 24, 2026

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

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SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u>	04/24/2023
Public Service Company of New Mexico	Date
<u>[Signature]</u>	4/24/2023
New Mexico Gas Company	Date
<u>Abdul A. Bhuyyan</u>	04/24/2023
Lumen	Date
<u>Mike Mortua</u>	4/24/2023
Comcast	Date
City Approvals:	
<u>Loran N. Rianhoover, P.S.</u>	4/14/2023
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
<u>[Signature]</u>	5/2/2023
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

[Signature] 02/20/2023
Timothy Aldrich, P.S. No. 7719 Date



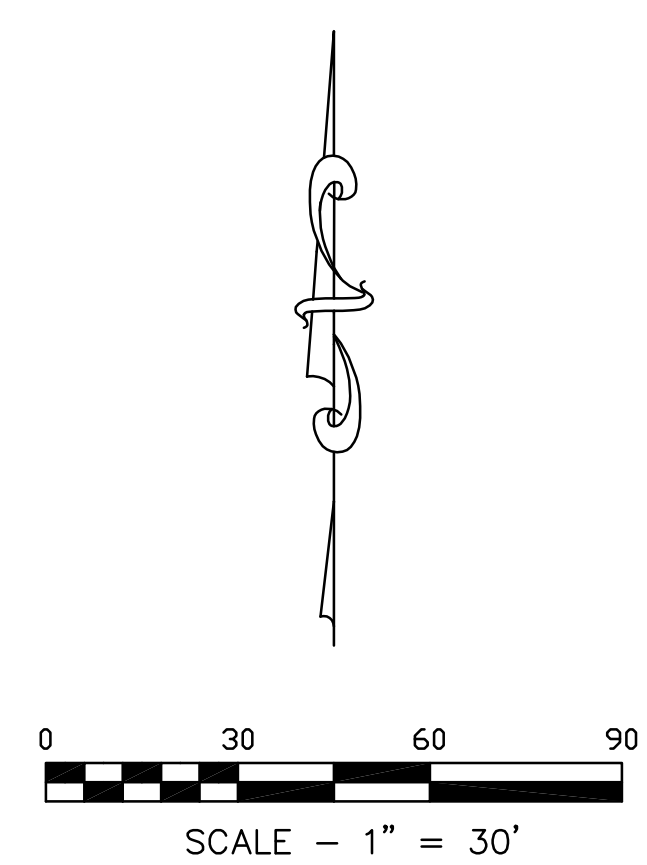
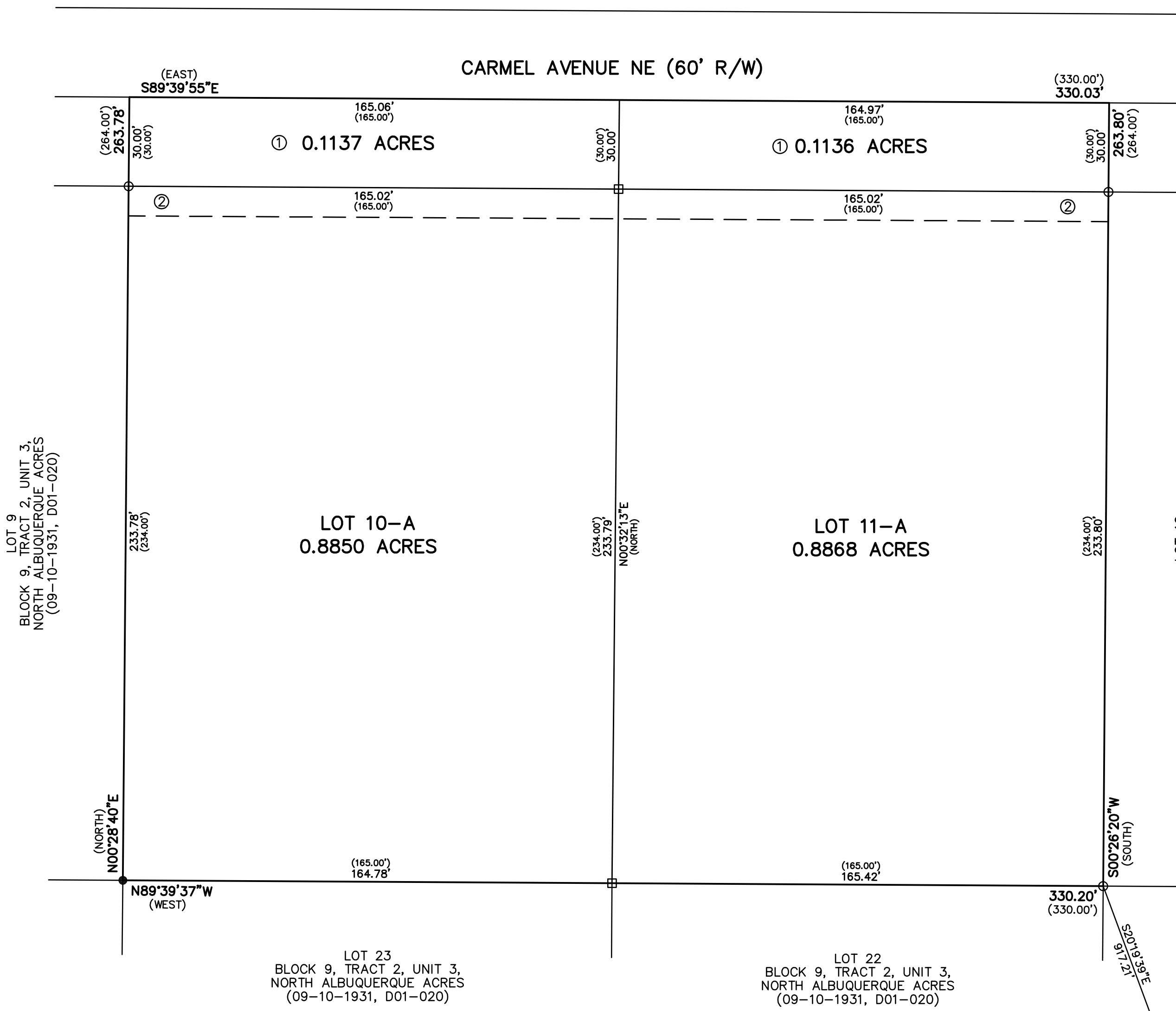
Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

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 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 16, 2023

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

Property Owner within 100 feet*: HARDIN JAMES W TRUSTEE HARDIN RVT

Mailing Address*: 11501 PRINCESS JEANNE AVE NE, ALBUQUERQUE NM 87112-4425

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

1. Subject Property Address* 7330 Carmel Ave
Location Description Carmel Ave. between San Pedro and Louisiana
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The replat of 2 lots for ROW dedication

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: August 9, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

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

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

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ C-19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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 the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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

Useful Links

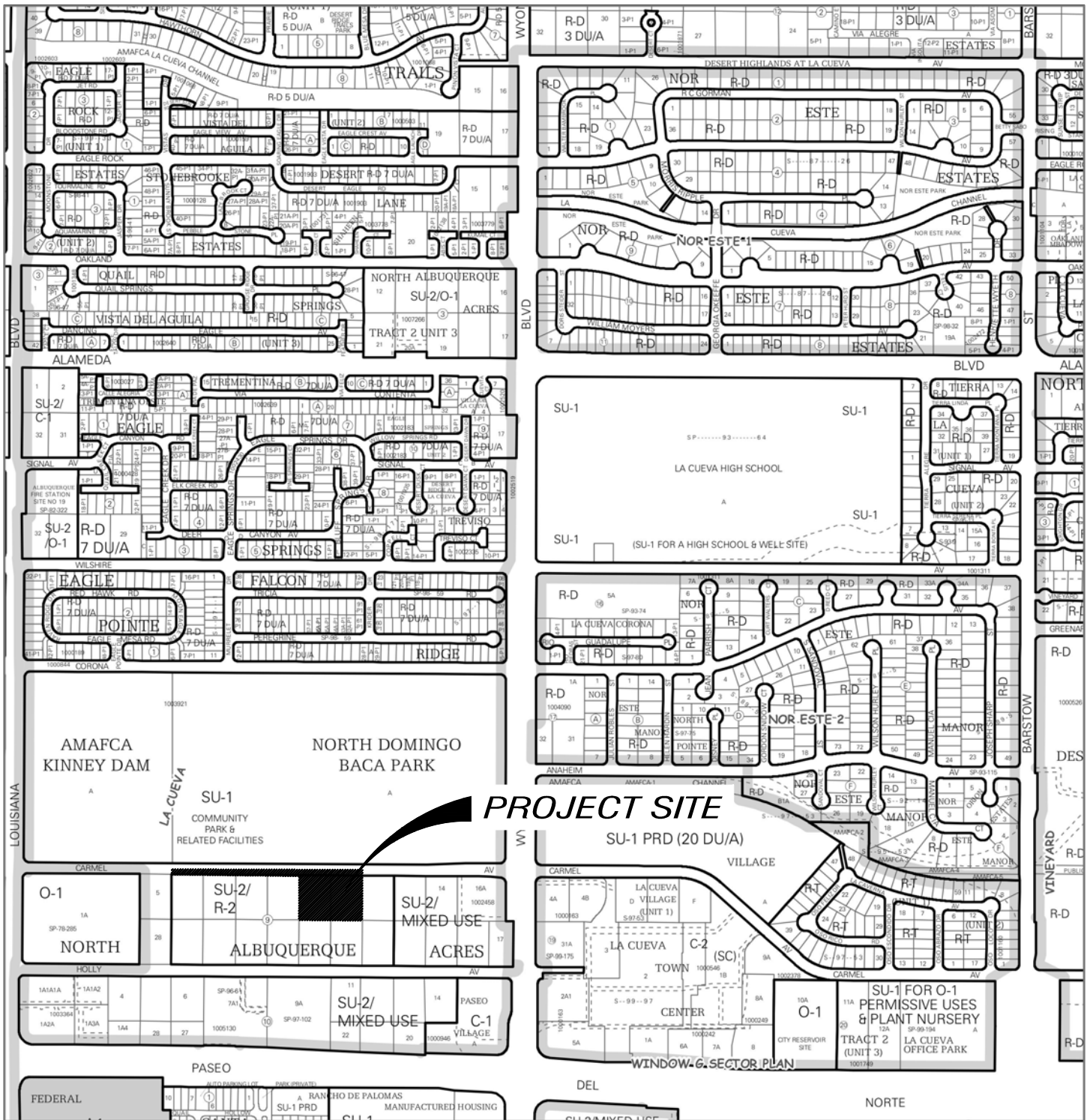
Integrated Development Ordinance (IDO):

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

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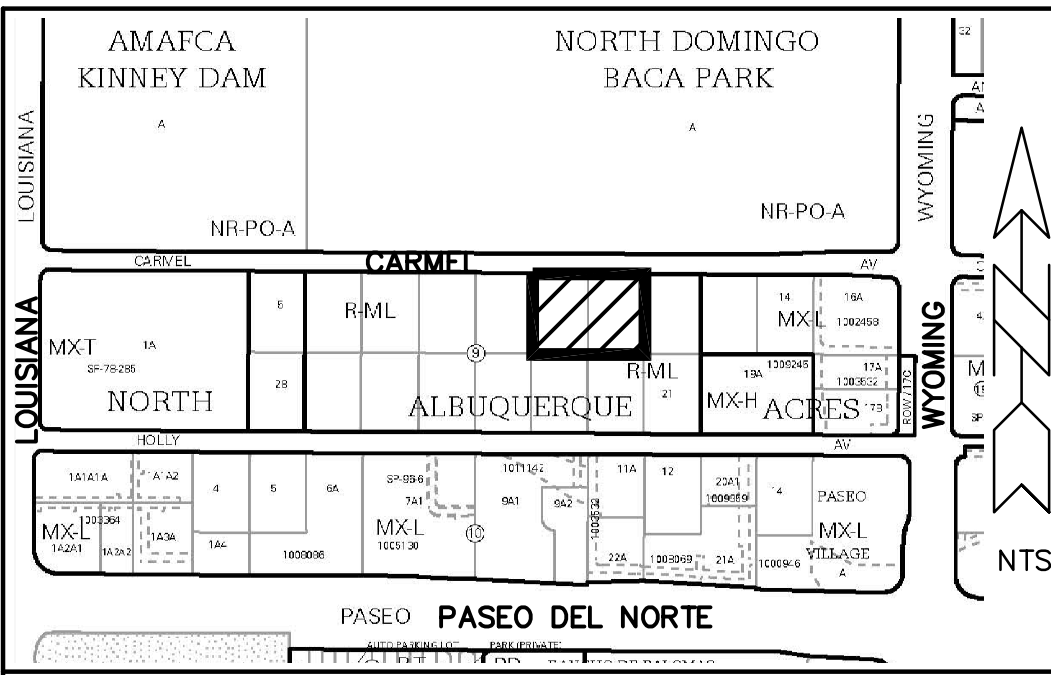
Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of B25, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon
Khalid A. Pashtoon and Nafeesa Pashtoon 4/26/23
 Date

STATE OF NEW MEXICO
 BERNALILLO COUNTY

On this 26th day of April, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Claudia Maria Brambila
 Notary Public
 Commission # 1111253
 My Comm. Expires Dec 24, 2026

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

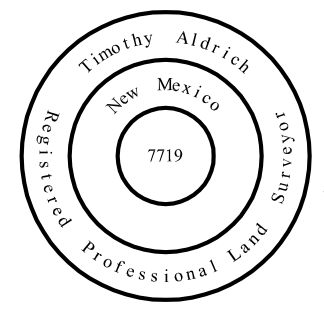
Utility Approvals:

<u>[Signature]</u>	04/24/2023
Public Service Company of New Mexico	Date
<u>[Signature]</u>	4/24/2023
New Mexico Gas Company	Date
<u>Abdul A. Bhuyyan</u>	04/24/2023
Lumen	Date
<u>Mike Mortua</u>	4/24/2023
Comcast	Date
City Approvals:	
<u>Loran N. Rianhoover, P.S.</u>	4/14/2023
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
<u>[Signature]</u>	5/2/2023
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

[Signature] 02/20/2023
 Timothy Aldrich, P.S. No. 7719 Date

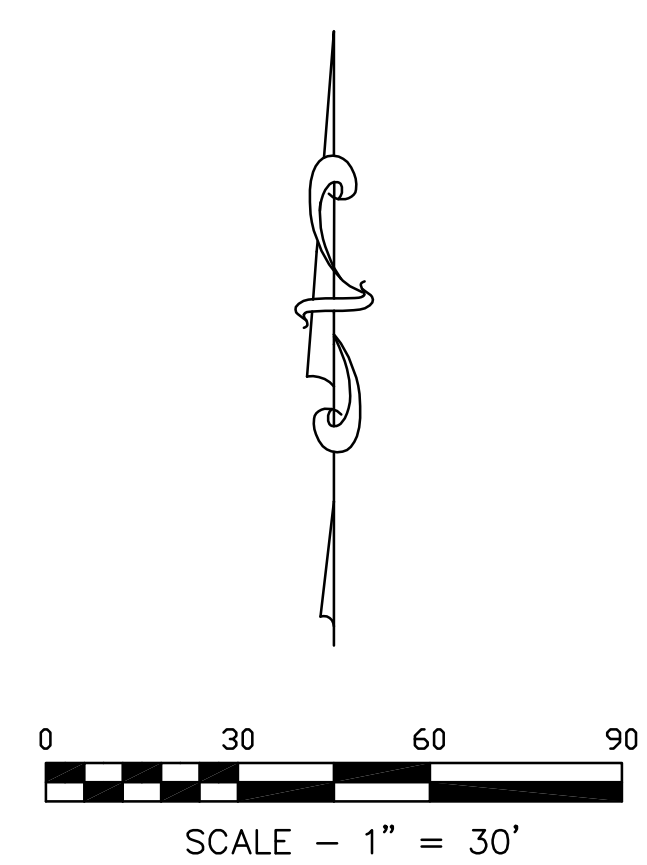
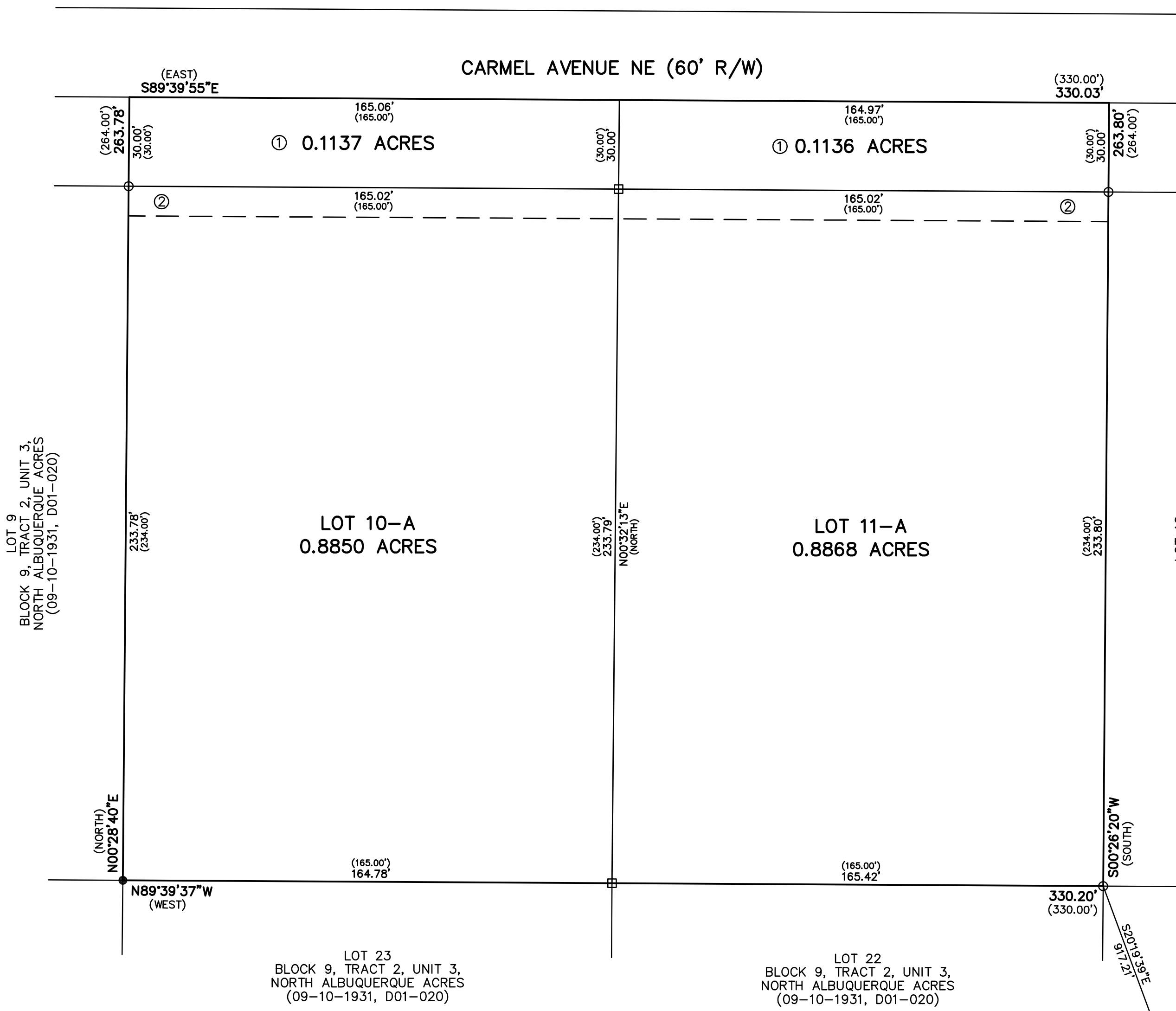


Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00°10'46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 16, 2023

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

Property Owner within 100 feet*: PINO PERIODONTICS LLC

Mailing Address*: PO BOX 94598, ALBUQUERQUE NM 87199-4598

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

1. Subject Property Address* 7330 Carmel Ave
Location Description Carmel Ave. between San Pedro and Louisiana
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
The replat of 2 lots for ROW dedication

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: August 9, 2023 / 9:00 am

Location*²: Zoom meeting <https://cabq.zoom.us/j/84123463458>

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

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

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ C-19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

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

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

- 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.*

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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1.99 ac
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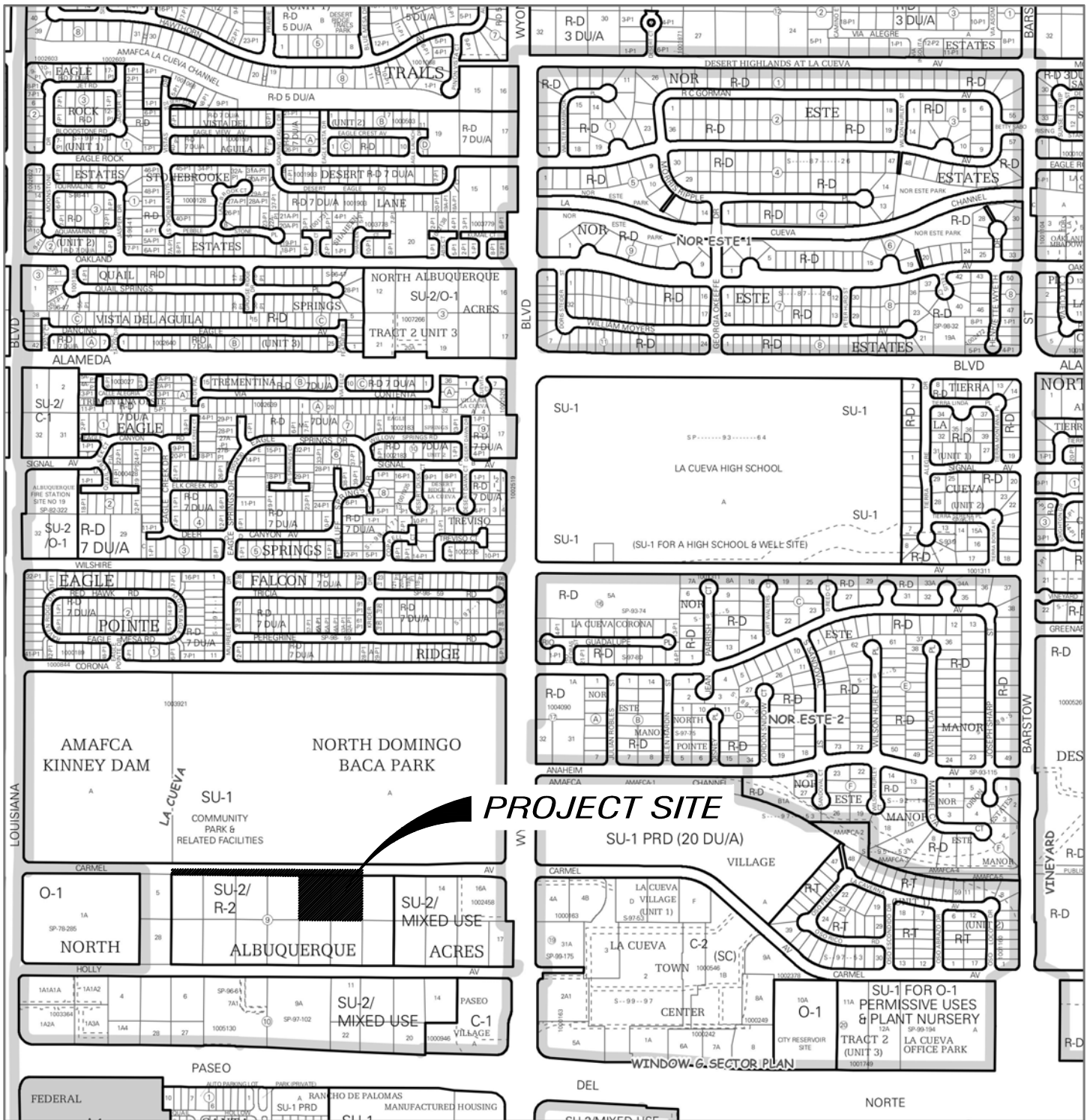
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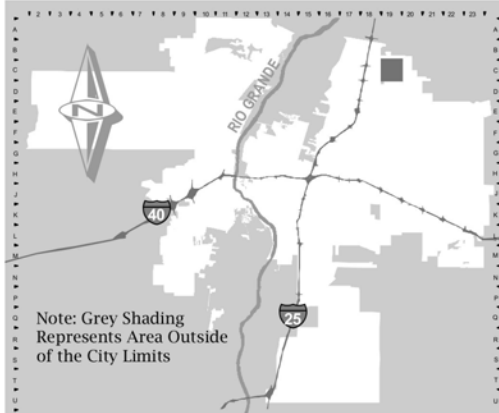
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


Map amended through: 6/5/2009

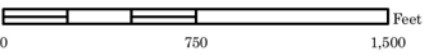


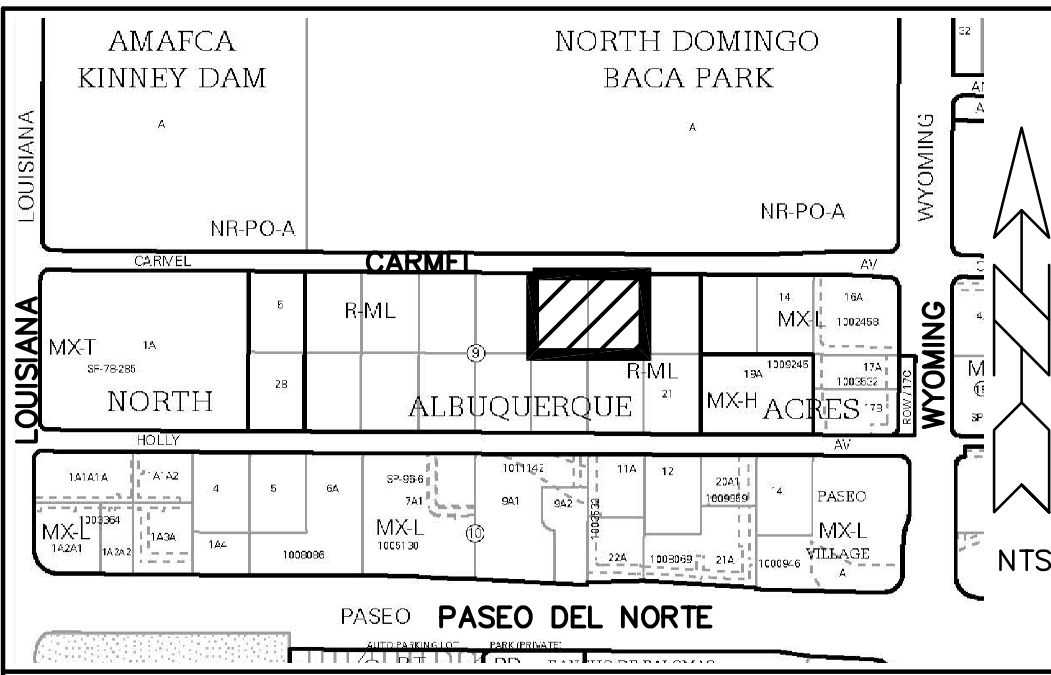
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C-19-Z

Selected Symbols

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-  Design Overlay Zones
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LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
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- Zone Atlas Index No.: C-19-Z
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Khalid A. Pashtoon and Nafeesa Pashtoon 4/26/23
Date

STATE OF NEW MEXICO
BERNALILLO COUNTY

On this 26th day of April, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Claudia Maria Brambila
Notary Public

CLAUDIA MARIA BRAMBILA
Notary Public - State of New Mexico
Commission # 1111253
My Comm. Expires Dec 24, 2026

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(A REPLAT OF LOTS 10 & 11, BLOCK 9,
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

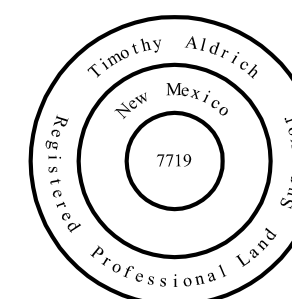
PLAT APPROVAL

Utility Approvals:	<u>[Signature]</u>	04/24/2023
Public Service Company of New Mexico		Date
New Mexico Gas Company	<u>[Signature]</u>	4/24/2023
Lumen	<u>Abdul A. Bhuyyan</u>	Date
Comcast	<u>Mike Mortua</u>	4/24/2023
City Approvals:		
City Surveyor	<u>Loran N. Rianhoover, P.S.</u>	4/14/2023
Real Property Division		Date
Traffic Engineering, Transportation Division		Date
Albuquerque-Bernalillo County Water Utility Authority		Date
Parks and Recreation Department		Date
AMAFCA	<u>[Signature]</u>	5/2/2023
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Code Enforcement		Date
Solid Waste Management		Date
Development Hearing Officer, Planning Department		Date

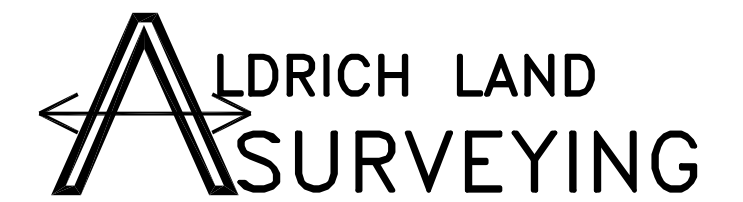
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[Signature] 02/20/2023
Timothy Aldrich, P.S. No. 7719 Date



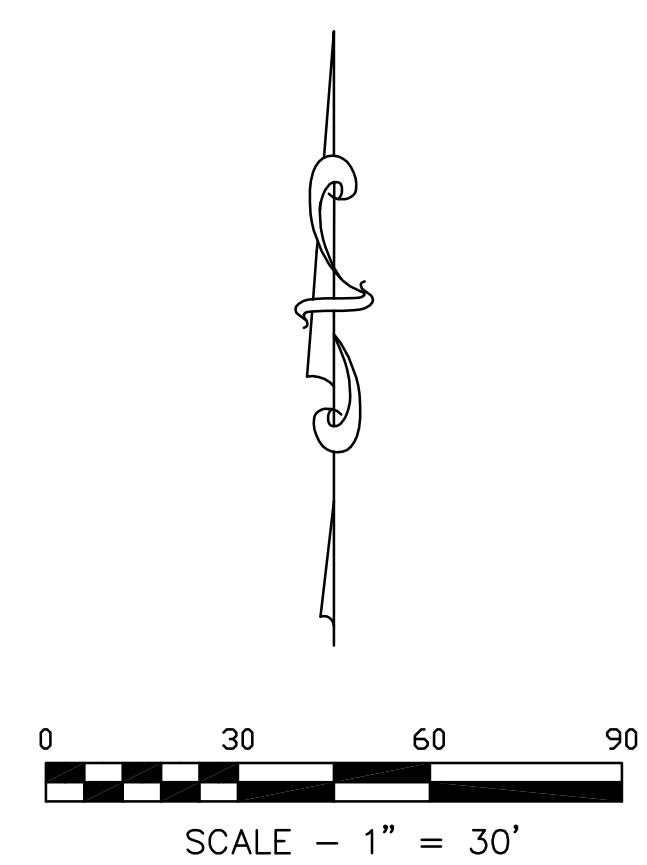
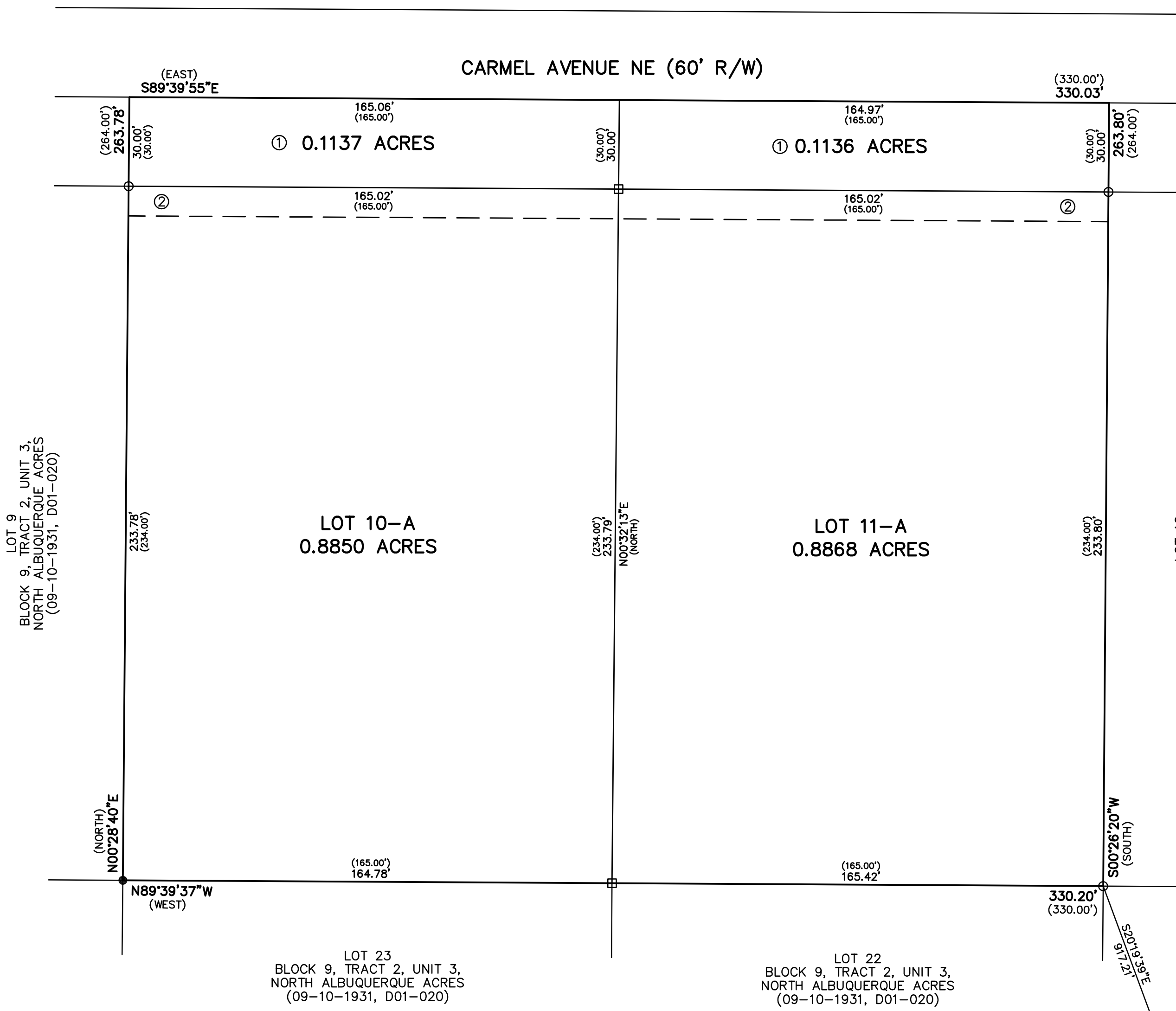
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 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

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

Date of Notice*: July 16, 2023

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

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Ellen Dueweke

Email Address* or Mailing Address* of NA Representative¹: PO Box 90986 Albuquerque NM 87199

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

1. Subject Property Address* 7330 Carmel Ave
Location Description Carmel Ave. between San Pedro and Louisiana
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The replat of 2 lots for ROW dedication

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

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

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

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

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

Date/Time*: August 9, 2023 / 9:00 am

Location*³: Zoom meeting <https://cabq.zoom.us/j/84123463458>

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

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

6. Where more information about the project can be found*⁴:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁵ C-19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*⁴: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*⁴:

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

Explanation*⁴:

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

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

³ Physical address or Zoom link

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

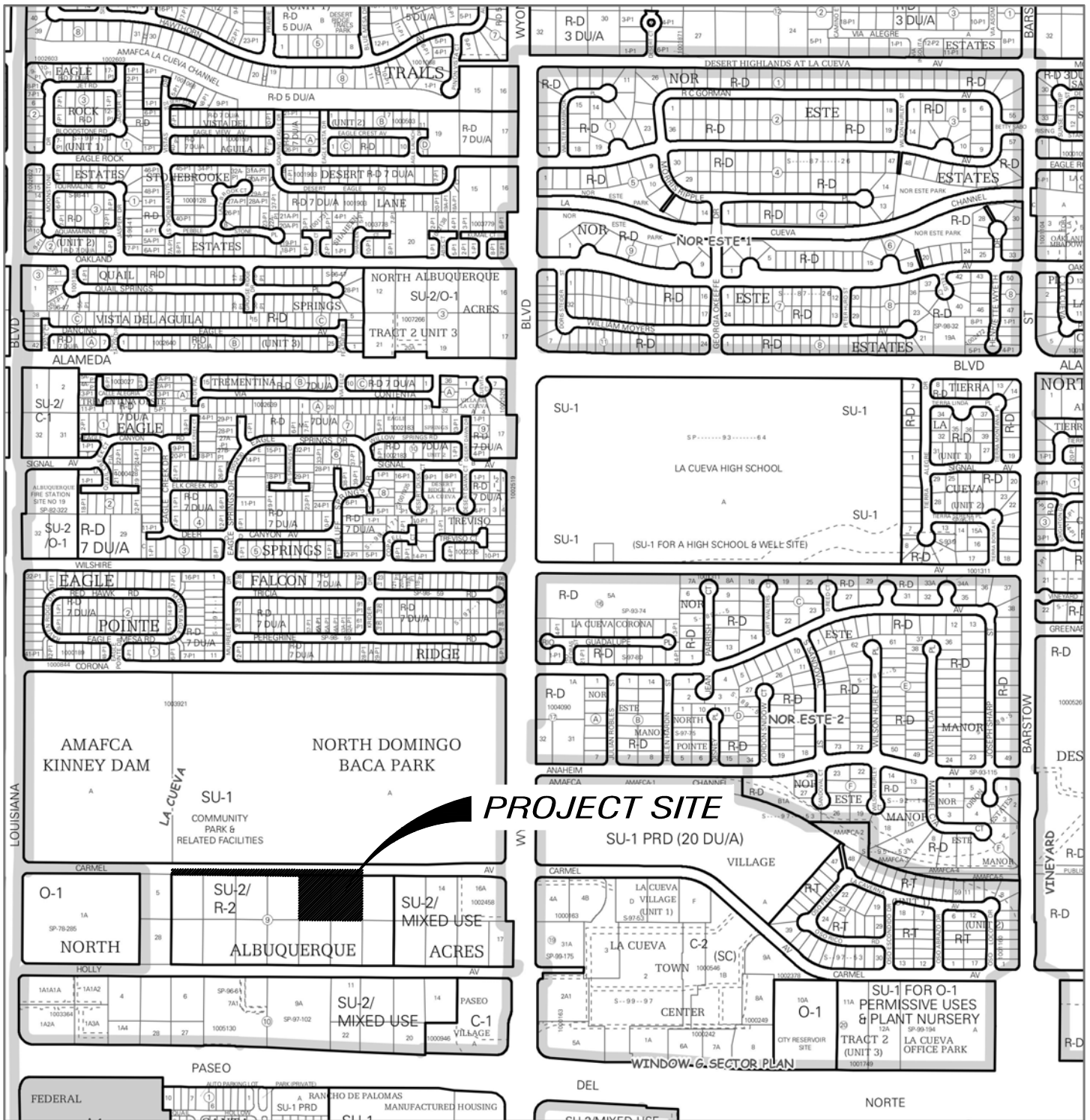
<https://ido.abc-zone.com/>

IDO Interactive Map


<https://tinyurl.com/IDOzoningmap>

Cc: North Domingo Baca NA [Other Neighborhood Associations, if any]
District 4 Coalition of Neighborhood Associations

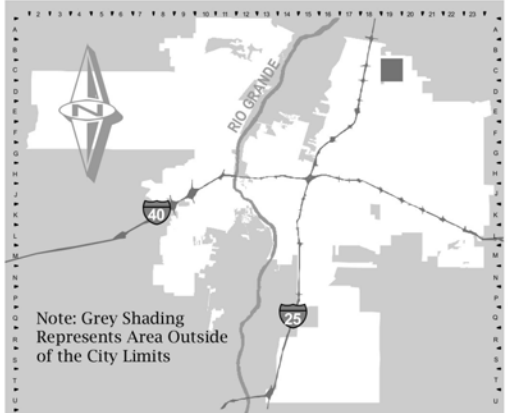
⁶ Available here: <https://tinurl.com/idozoningmap>



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












Map amended through: 6/5/2009




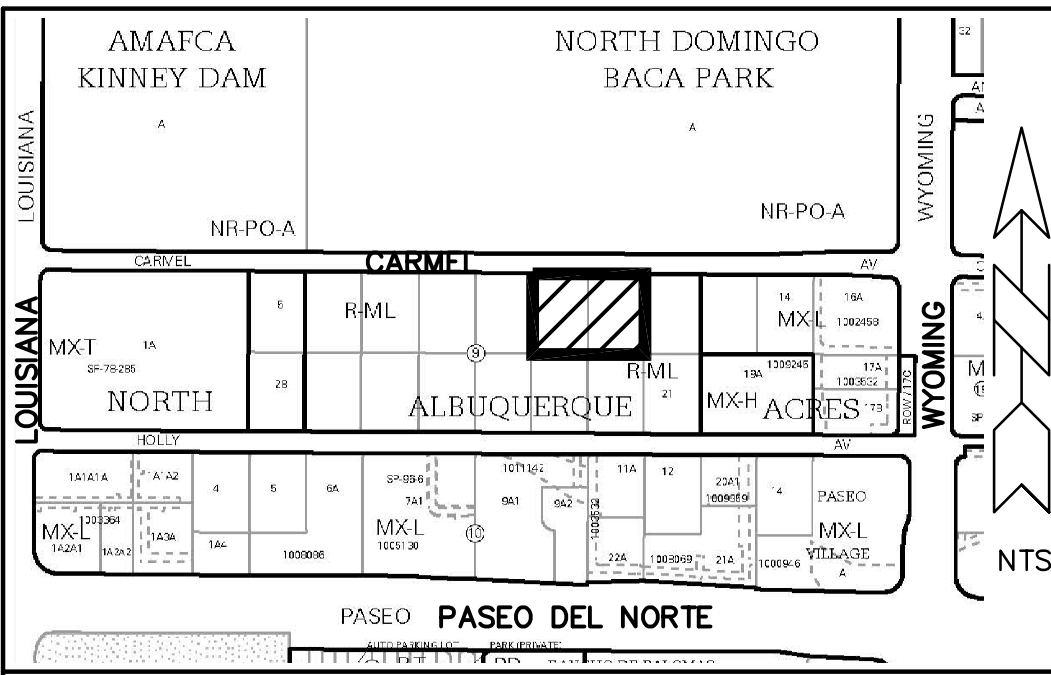
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

-  SECTOR PLANS
-  Design Overlay Zones
-  City Historic Zones
-  H-1 Buffer Zone
-  Petroglyph Mon.
-  Escarpment
-  2 Mile Airport Zone
-  Airport Noise Contours
-  Wall Overlay Zone





LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Loran N. Rianhoover, P.S.</i>	4/14/2023
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

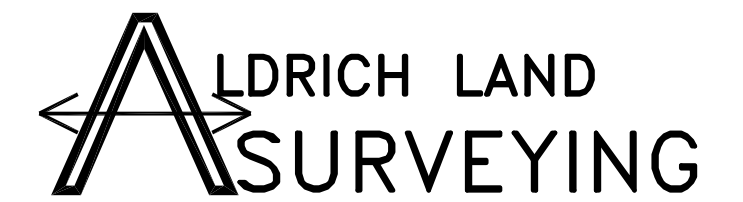
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."



[Signature] 02/20/2023
Timothy Aldrich, P.S. No. 7719 Date

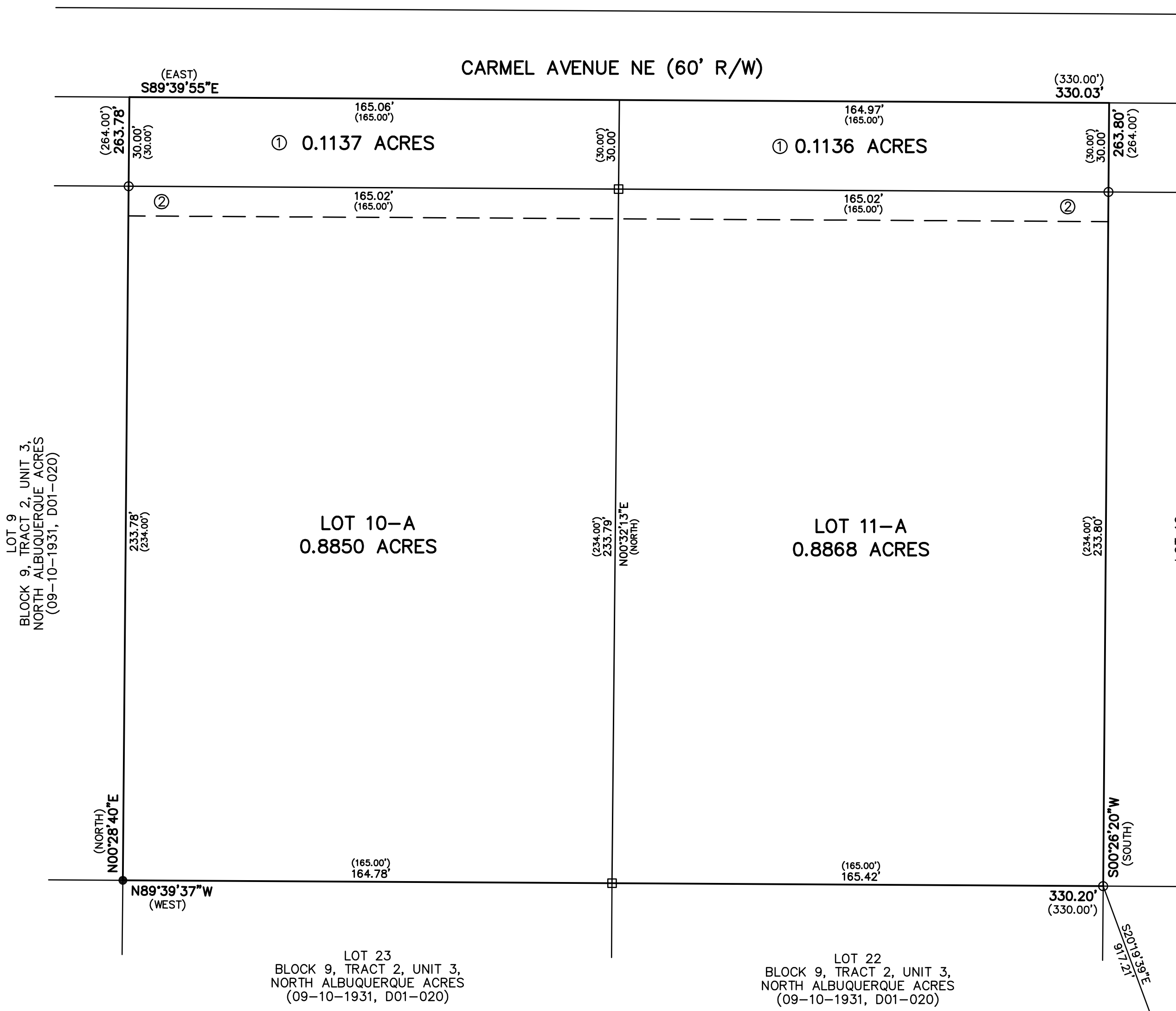
Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
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 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D01-020) (0.2273 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE)
 (GRANTED BY THIS PLAT)

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 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

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

Date of Notice*: July 16, 2023

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

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: PO Box 90986 Albuquerque NM 87199

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

1. Subject Property Address* 7330 Carmel Ave
Location Description Carmel Ave. between San Pedro and Louisiana
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The replat of 2 lots for ROW dedication

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

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

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

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

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

Date/Time*: August 9, 2023 / 9:00 am

Location*³: Zoom meeting <https://cabq.zoom.us/j/84123463458>

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

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

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

ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁵ C-19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

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

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

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
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NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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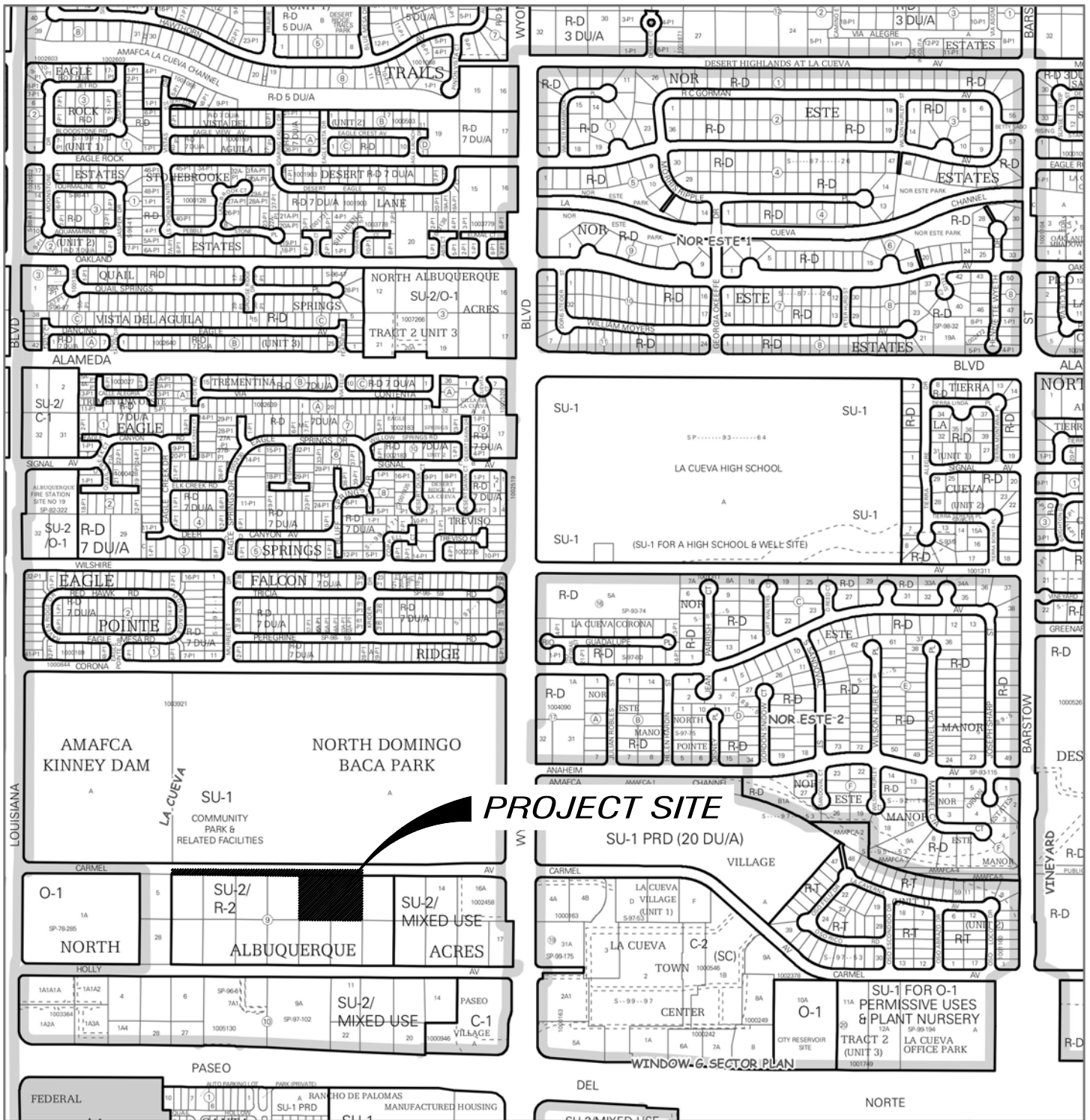
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Cc: North Domingo Baca NA [Other Neighborhood Associations, if any]
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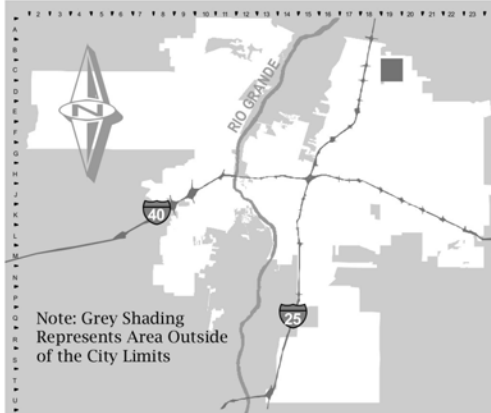
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For more current information and more details visit: <http://www.cabq.gov/gis>












Map amended through: 6/5/2009

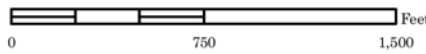


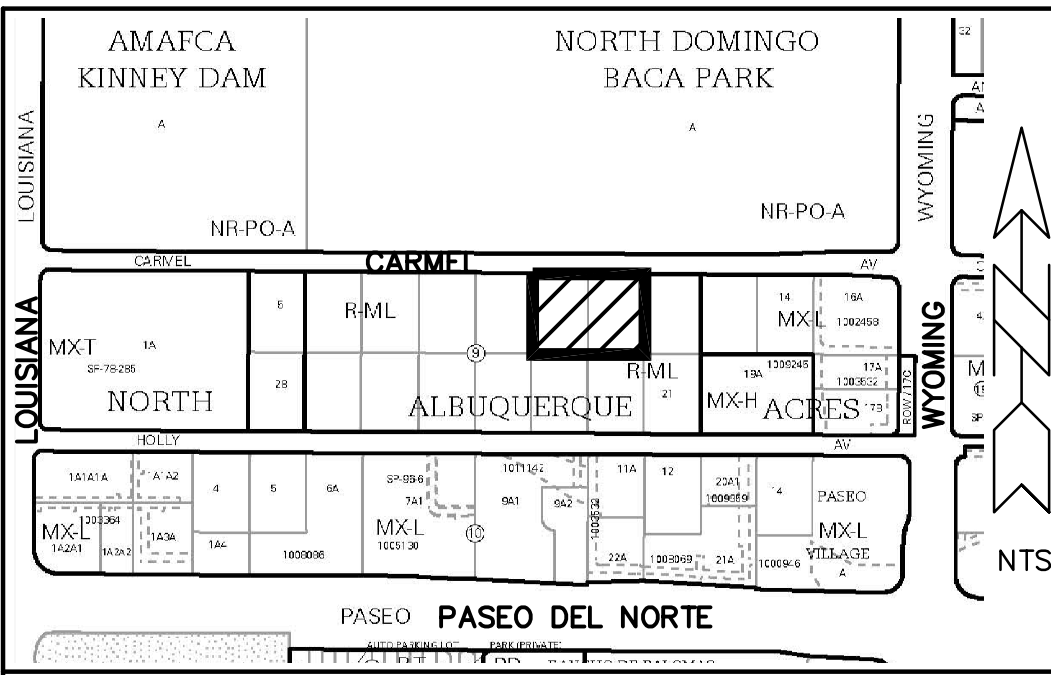
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

-  SECTOR PLANS
-  Design Overlay Zones
-  City Historic Zones
-  H-1 Buffer Zone
-  Petroglyph Mon.
-  Escarpment
-  2 Mile Airport Zone
-  Airport Noise Contours
-  Wall Overlay Zone





LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

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- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
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- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

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Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Loran N. Rianhoover, P.S.</i>	4/14/2023
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."



[Signature] 02/20/2023
Timothy Aldrich, P.S. No. 7719 Date

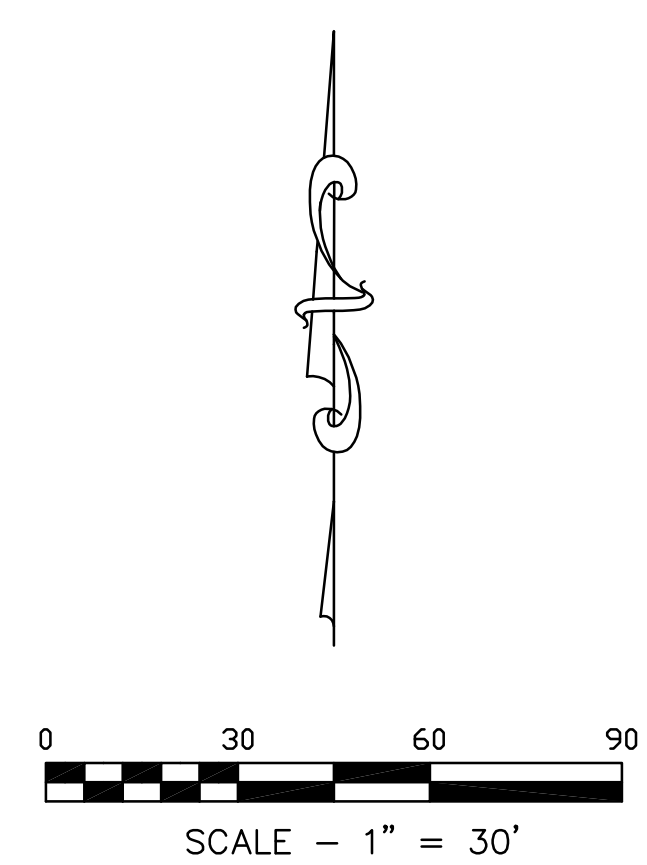
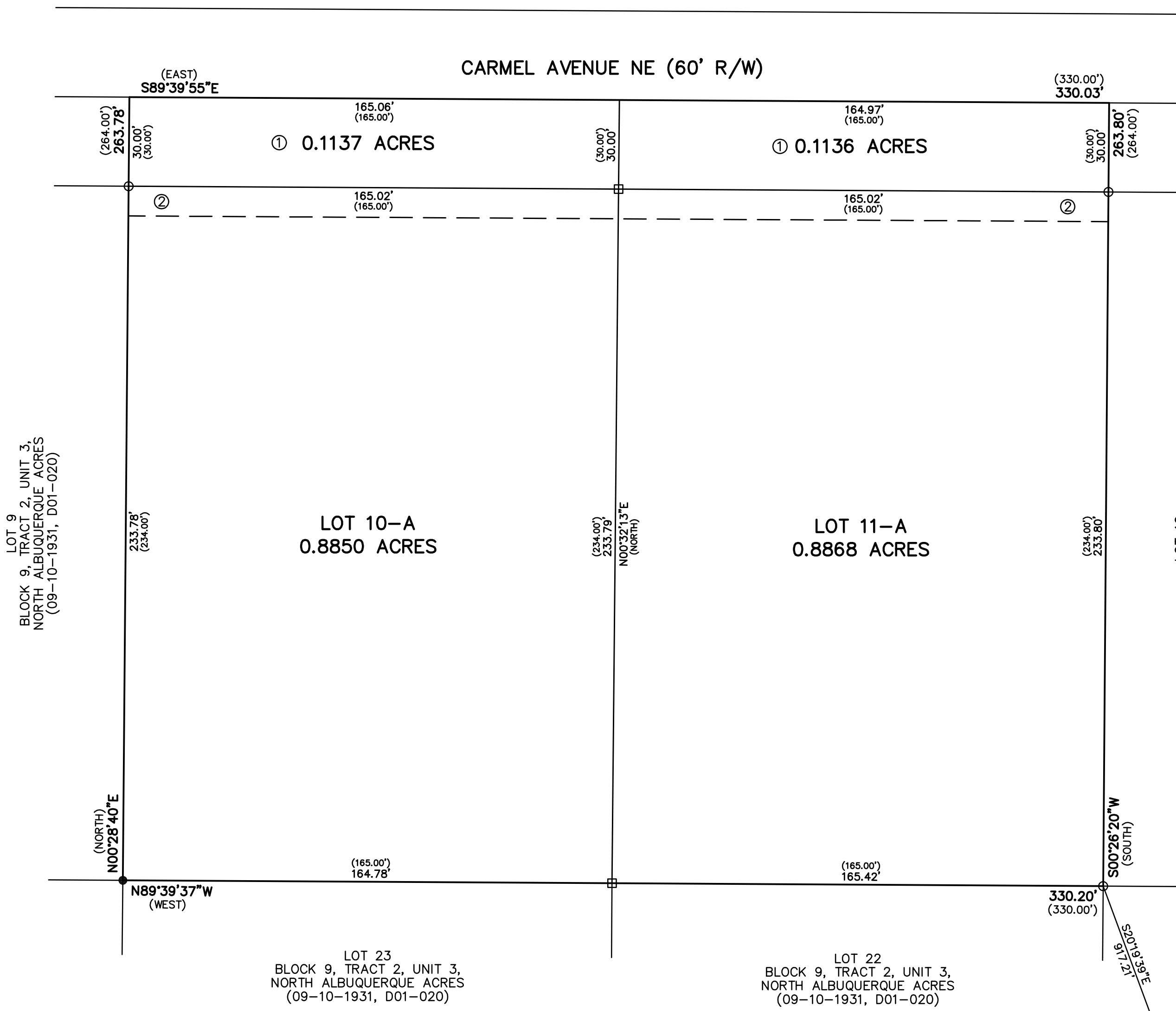
Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

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

Date of Notice*: July 16, 2023

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

Neighborhood Association (NA)*: North Domingo Baca NA

Name of NA Representative*: Lorna Howerton

Email Address* or Mailing Address* of NA Representative¹: 7201 Peregrine NE, Albuquerque NM 87113

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

1. Subject Property Address* 7330 Carmel Ave
Location Description Carmel Ave. between San Pedro and Louisiana
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The replat of 2 lots for ROW dedication

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

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

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

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

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

Date/Time*: August 9, 2023 / 9:00 am

Location*³: Zoom meeting <https://cabq.zoom.us/j/84123463458>

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

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

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

ron@thegroup.cc

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

1. Zone Atlas Page(s)*⁵ C-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

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

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

³ Physical address or Zoom link

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

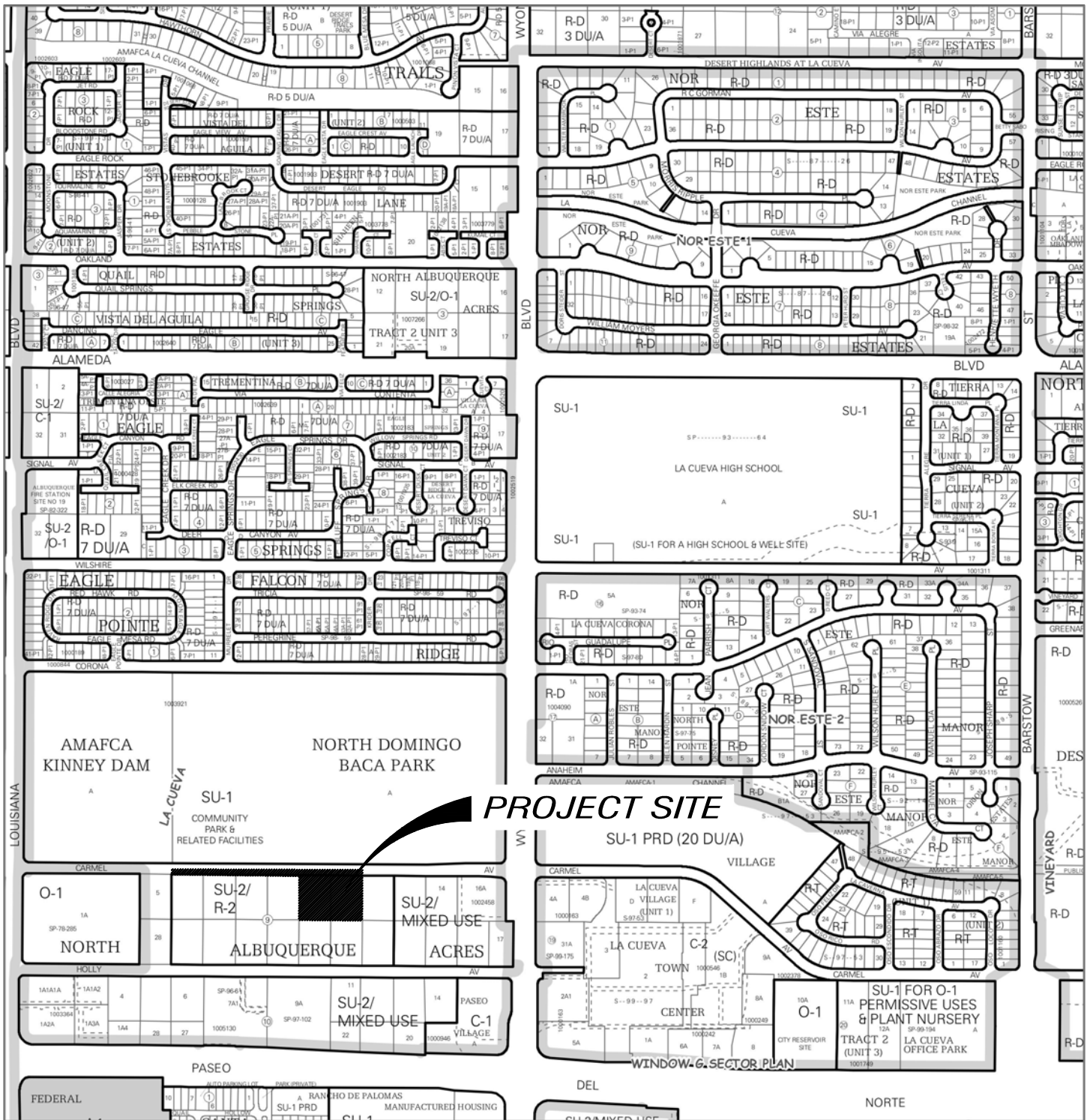
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Domingo Baca NA [Other Neighborhood Associations, if any]
District 4 Coalition of Neighborhood Associations

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



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/5/2009

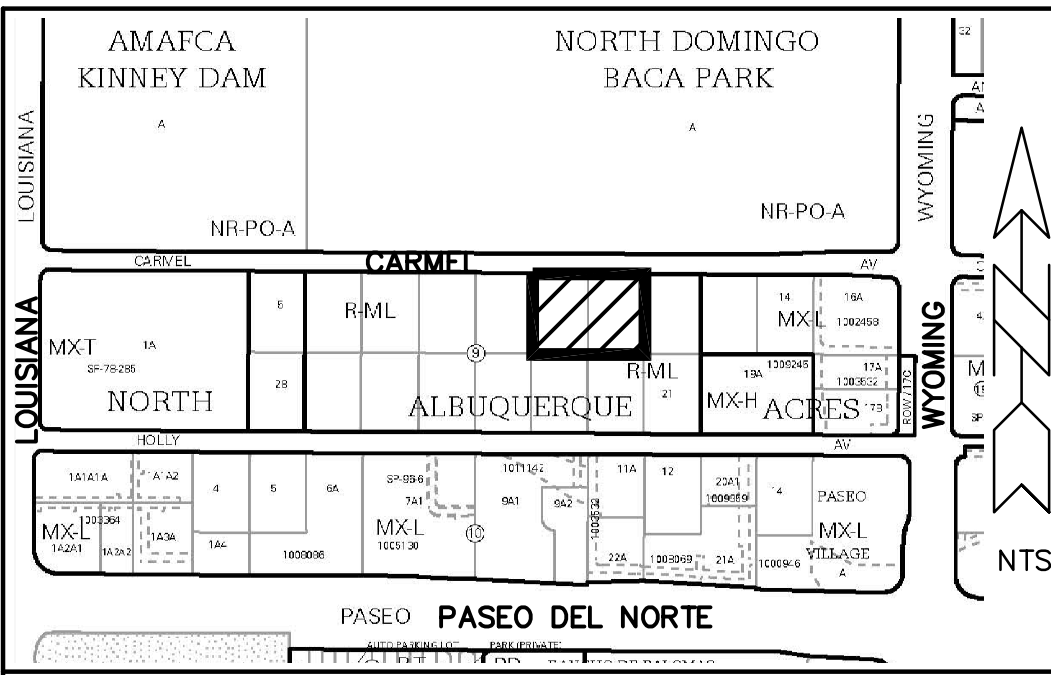
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Loran N. Rianhoover, P.S.</i>	4/14/2023 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."



[Signature] 02/20/2023
Timothy Aldrich, P.S. No. 7719 Date

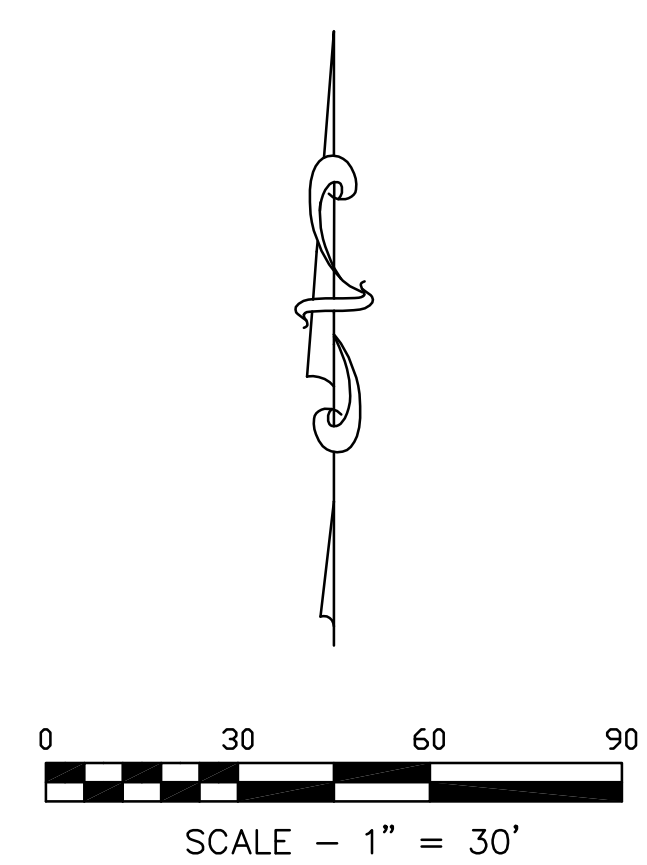
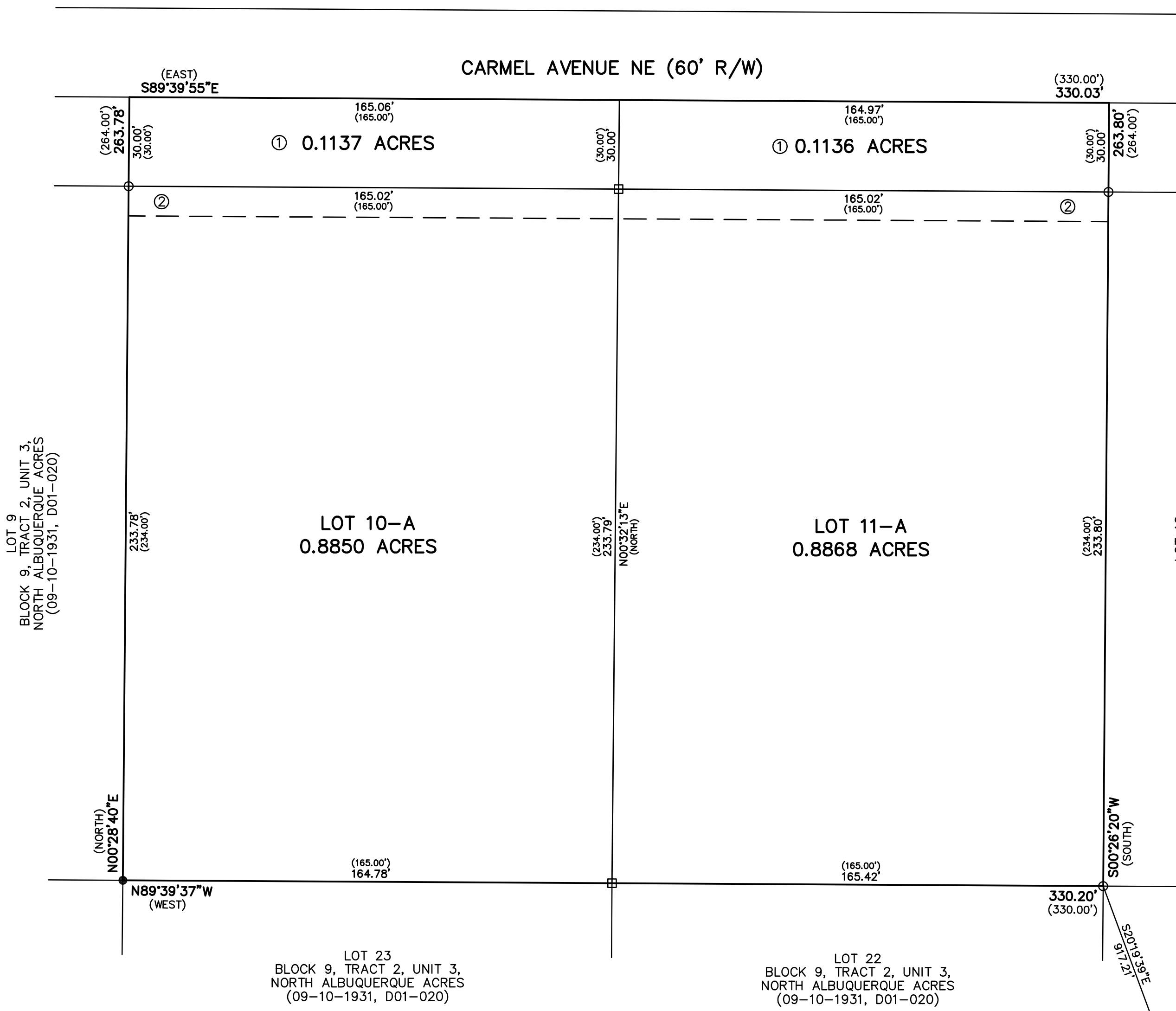
Drawn By: TA	Date: 02-20-2023
Checked By: TA	Drawing Name: 21198PLT.DWG
Job No.: 21-198	Sheet: 1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

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

Date of Notice*: July 16, 2023

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

Neighborhood Association (NA)*: North Domingo Baca NA

Name of NA Representative*: Judie Pellegrino

Email Address* or Mailing Address* of NA Representative¹: 8515 Murrelet NE Albuquerque NM 87113

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

1. Subject Property Address* 7330 Carmel Ave
Location Description Carmel Ave. between San Pedro and Louisiana
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The replat of 2 lots for ROW dedication

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.99 ac
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

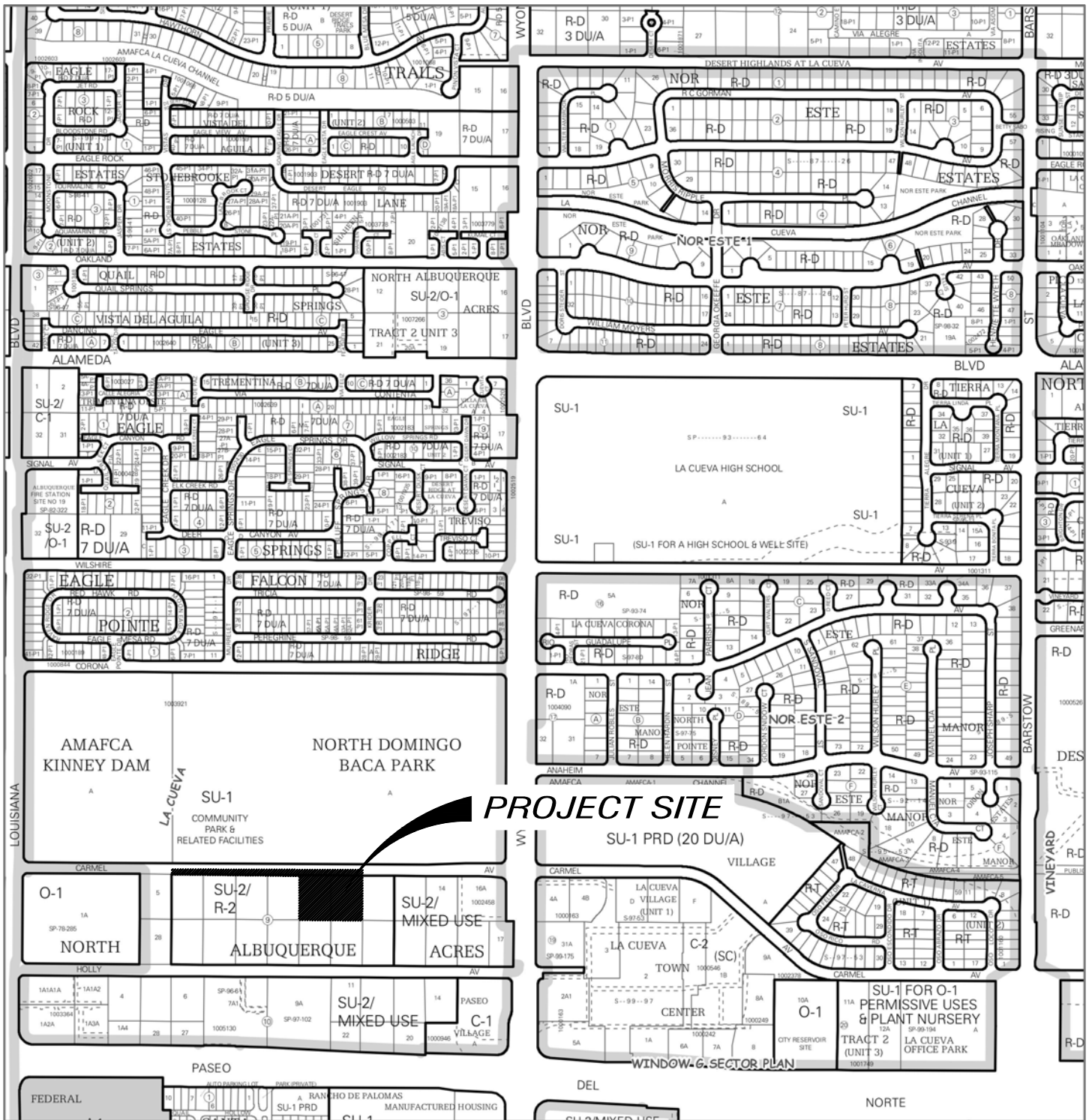
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Domingo Baca NA [Other Neighborhood Associations, if any]
District 4 Coalition of Neighborhood Associations

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



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

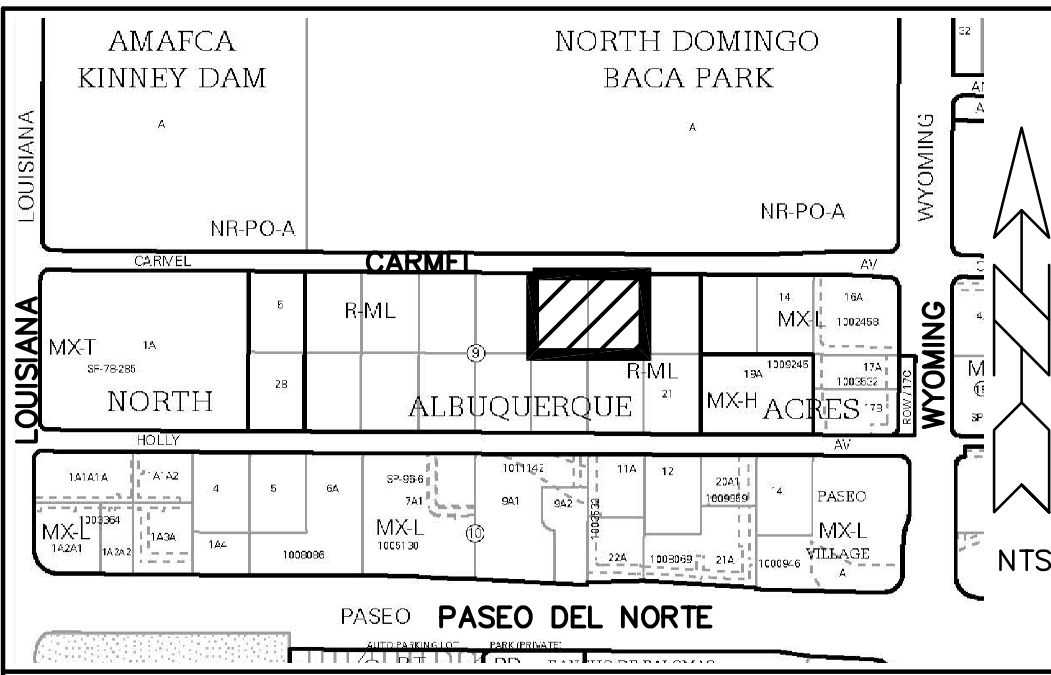
Zone Atlas Page:
C-19-Z

Selected Symbols

	Escarpment
	2 Mile Airport Zone
	Airport Noise Contours
	Wall Overlay Zone

July

Feet
0 750 1,500



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- To dedicate public street right-of-way as shown hereon.
- To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-19-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 1.9991 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D01-020) all being records of Bernalillo County, New Mexico.
- Field Survey: March, 2022.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Loran N. Rianhoover, P.S.</i>	4/14/2023
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

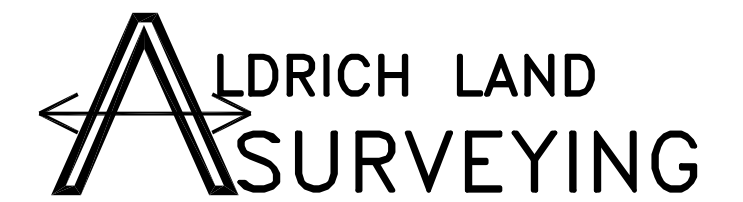
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."



[Signature] 02/20/2023
Timothy Aldrich, P.S. No. 7719 Date

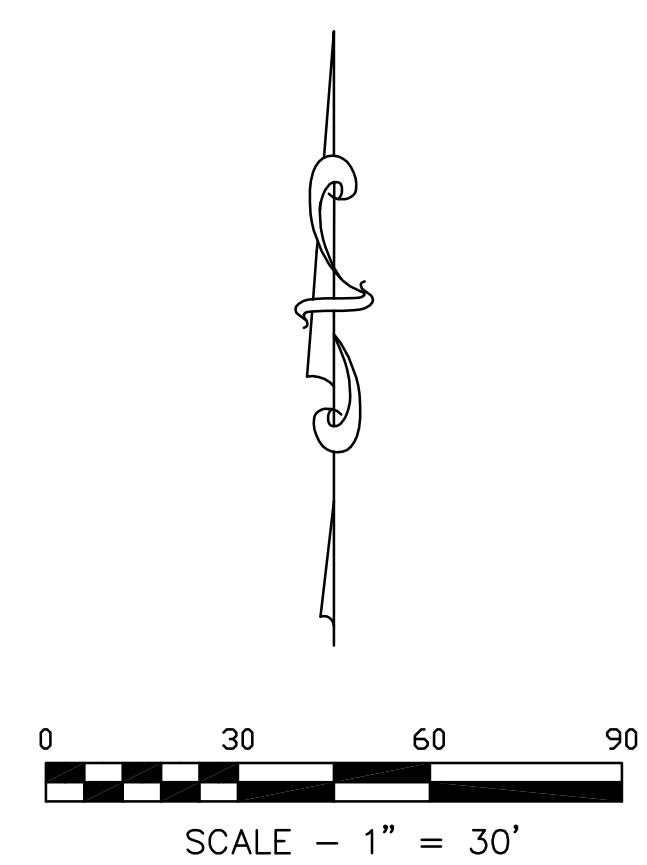
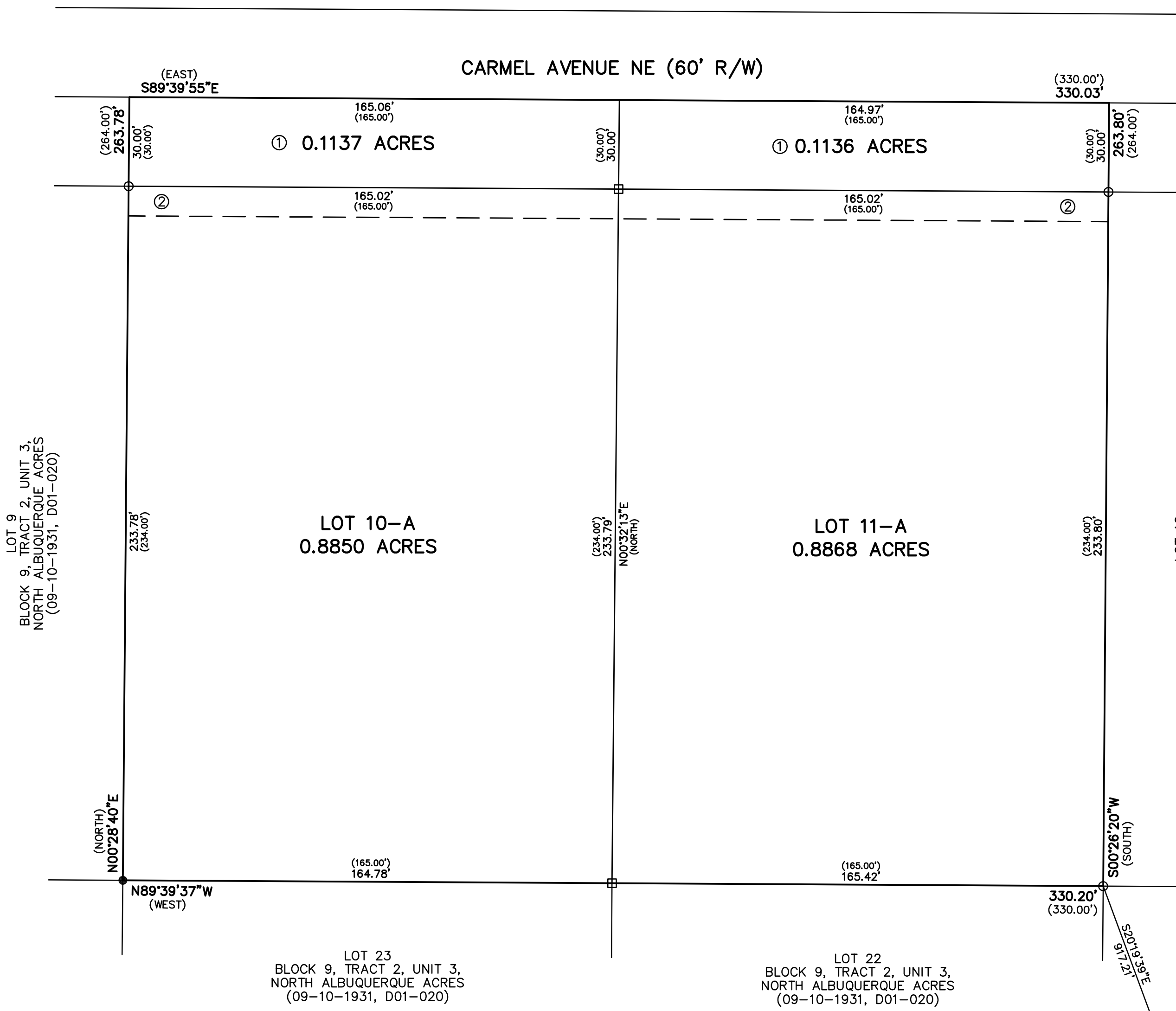
Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT FOR
 LOT 10-A & 11-A, BLOCK 9,
 TRACT 2, UNIT 3,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 10 & 11, BLOCK 9,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

TRACT A
 NORTH DOMINGO BACA PARK
 (04-20-2006, 2006C-125)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "HEAVEN"
 N=1518799.515 (US SURVEY FOOT)
 E=1547297.145 (US SURVEY FOOT)
 G-G=0.999655810
 Δα=-00'0"46.22"
 CENTRAL ZONE
 ELEVATION=5378.235 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

This Certificate of Mailing provides evidence that mail has been presented to USPS.



300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: MUNAR JOSE & CECILIA
PO BOX 14432
ALBUQUERQUE NM 87191

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FCM LETTER
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87124
JUL 13, 23
AMOUNT
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300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: District 4 Coalition of NA
Mildred Griffiee
PO Box 90986
Albuquerque, NM 87199

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300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: North Domingo Baca NA
Lorna Howerton
7201 Peregrine NE
Albuquerque, NM 87113

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300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

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300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: PINO PERIODONTICS LLC
PO BOX 94598
ALBUQUERQUE NM 87199-4598

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300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: North Domingo Baca NA
Judie Pellegrino
8515 Murrelet NE
Albuquerque, NM 87113

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300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: PASHTOON KHALID A & NAFESA
9423 BLACK FARM LN NW
ALBUQUERQUE NM 87114-5960

PS Form 3817, April 2007 PSN 7530-02-000-9065

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300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: PULLANO PETER G TRUSTEE PULLANO RVL T
PO BOX 14432
ALBUQUERQUE NM 87191-4432

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
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RIO RANCHO, NM
87124
JUL 13, 23
AMOUNT
\$1.95
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300 Branding Iron Rd. SE
Rio Rancho, NM, 87124

To: District 4 Coalition of NA
Ellen Dueweke
PO Box 90986
Albuquerque, NM 87199

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FCM LETTER
RIO RANCHO, NM
87124
JUL 13, 23
AMOUNT
\$1.95
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UNITED STATES POSTAL SERVICE® Certificate Of Mail
From: THE HENSLEY ENGINEERING GROUP
300 Branding Iron Rd. SE
Rio Rancho, NM, 87124
HARDIN JAMES W TRUSTEE HARDIN RVT
11501 PRINCESS JEANNE AVE NE
ALBUQUERQUE NM 87112-4425

U.S. POSTAGE PAID
FCM LETTER
RIO RANCHO, NM
87124
JUL 13, 23
AMOUNT
\$1.95
R2304M11716-05