



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR-2022-007680
Application No. SD-2023-00100

TO:

- Planning Department
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec
- City Engineer

*(Please attach this sheet with each collated set for each DFT member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: May 24, 2023 HEARING DATE OF DEFERRAL: June 14, 2023

SUBMITTAL DESCRIPTION: Justificaiton for right-of-way width and sidewalk width determinations for 6th Street are provided. Infrastructure list for Aspen sidewalk widening to meet DPM standards. Updated plat to show determination notes and for notes requested through DFT comments on 5/24/23.

CONTACT NAME: CSI - Cartesian Surveys, Inc. (Ryan J. Mulhall)

TELEPHONE: 505-896-3050 EMAIL: cartesianryan@gmail.com

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

June 8, 2023

Development Hearing Officers and DFT
City of Albuquerque

Re: Preliminary / Final Plat Review for Proposed Lot 1-A, Block 5 of Ives Addition, being comprised of Lots 1 thru 4, Block 5 of Ives Addition (601 Aspen Ave NW)

Development Hearing Officers and DFT:

Cartesian Surveys is acting as an agent for David Liotta, Manager of 601 Aspen Ave LLC and we request preliminary / final plat review of our minor subdivision to eliminate the interior lot lines between four existing lots, being Lots 1 thru 4, Block 5, of Ives Addition, and consolidate them into one new lot.

The property is currently vacant, and is located at 601 Aspen Ave NE on the NW corner of Aspen Ave NW and 6th Street NW. The property is currently zoned as NR-LM (Non-Residential – Light Manufacturing).

A final plat review for this replat was held on May 24, 2023 under PR-2023-008660 / SD-2023-00100, and the comments from that hearing are addressed below:

ABCWUA

1. No objection to the proposed lot consolidation.
2. Please add the following note to the plat.
 - a. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
3. For future development, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

Comment: (Provide written response explaining how comments were addressed)

Noted, we've added the standard water and sewer improvement sizing statement written above to sheet 1 of our plat.

Code Enforcement

1. Initial application submittal says that property is zoned R-1A, but AGIS records show the property is zoned NR-LM. As such, it would be required to meet Dimensional standards as per IDO 5-1(E), Table 5-1-3. There are no lot size requirements in that zone.

Noted, revised application was provided ahead of 5/24 hearing and is updated in this application bundle.

2. Property is located within the Sawmill-Wells Park Overlay zone, CPO-12. All standards of IDO 3-4(M), CPO-12 must be met, including all applicable Dimensional and Development standards. There will be a minimum 25 foot setback from lot lines adjacent to Residential zones (to the south) – from Front Lot Line.
3. Property is located within an Area of Change, and may have a required Landscape Buffer from 15 to 25 feet, depending on type of development, where adjacent to an R-1 property within an Area of Consistency (to the south) – from Front Lot Line.
4. Code Enforcement has no further comments, and no objections.

Noted

Parks and Recreation

05-24-2023

No objections to the requested platting action. If future development meets applicability in IDO Subsection 14-16-5-6(B) then Street Trees will be required as described in IDO 5-6(D)

Noted

Hydrology

- Hydrology has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving)

Noted

Transportation

1. 6th Street is a minor arterial and requires 6' sidewalks with a 5-6' landscape buffer. Aspen is a local street and requires 5' sidewalk with a 4-6' landscape buffer. From the plat it appears there is adequate ROW to fit this in.

Noted, we request a determination from sidewalk width along 6th Street NW, see justification letter following this one. Our client intends to widen the sidewalk along Aspen Ave NW, as shown on the attached infrastructure list.

2. A Minor Arterial is required to have a minimum 82' ROW, while your plan shows only 60'. Please provide ROW dedication or request a determination with a justification letter explaining why the ROW cannot be provided

Noted, we request a determination from right-of-way width for 6th Street NW right-of-way, see justification letter following this one.

Planning

1. Items Needing to be Completed or Corrected

♣ The parcel is zoned NR-LM (Non-Residential-Light Manufacturing) district. The application needs to be **corrected to show the correct zone.**

Noted, revised application as described to code enforcement above.

♣ There is a current building permit under review (BP-2023-01285). Provide more detail on this permit.

Permit is on hold, per communication with client.

♣ The **application number** must be added to the Plat prior to the final sign-off should the Plat be approved by the DHO.

Noted, application and project numbers were added to the plat.

♣ The **DXF file** must be approved by AGIS prior to final sign-off should the Plat be approved by the DHO.

♣ The site fronts on **Aspen Avenue** which is a Local Street. The required Sidewalk along Aspen Ave. is 5ft and the Buffer Zone/Landscape zone is 4-6 feet. The existing sidewalk is 3.4 feet.

The site is also bounded by **6th Street**, which is a Minor Arterial and has a proposed Bike Lane. Per DPM Table 7.2.29, the required Sidewalk along 6th St. is 6 feet and Buffer/Landscape is 5-6 feet. The current sidewalk is 5 feet.

As the existing conditions do not comply with the DPM, they should likely be brought into compliance with this plat. Planning staff defers to Transportation for final approval of sidewalk widths and landscape buffers and any Determinations to maintain existing widths.

♣ The Applicant obtained signatures from Transportation, Hydrology, and Water Authority staff on **Form S** as required.

♣ The Office of Neighborhood Coordination (ONC) letter is submitted with the application. The letter from ONC dated May 11, 2023, stated four Neighborhood Associations' contact information. Per Table 6-1-1 of the IDO, the applicant informed the Neighborhoods Associations' Public hearing time and Zoom link.

♣ All **signatures** from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are featured on the Plat.

3. Guidance for Future Development:

♣ Please reference the following development standards from the IDO. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-developmentordinance-1/integrated-development-ordinance>

♣ The future development must follow Tables 2-5-5 and 5-1-3 for dimensional standard requirements.

♣ Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations. Allowable Uses and the Use Specific Standards are defined in Table 4-2-1.

♣ The lot is located in the **CPO-12 Sawmill/Wells Park**. Set back standards must meet IDO- 3-4(M)(3) (c) Front, Side, and Rear minimum are 10 feet.

♣ The **Maximum Height** is 55 feet per 3-4(M)(4)(c) of the IDO.

♣ **Development Standards** of 3-4(M)(5) of the IDO must be met.

♣ **Building Design** must follow 3-4(M)(5)(c). Where those guidelines are silent on a particular element of the design facades, then the IDO 5-11 requirements are effective.

- ♣ **Access and Connectivity** requirements are discussed in IDO- 5-3. The future Site Plan must clarify the requirements of this section.
- ♣ **Parking & Loading** must meet the discussed requirements in IDO 5-5, Table 5-5-1.
- ♣ Please follow IDO-5-6 **Landscaping, Buffering, and Screening**. These sections include, but are not limited, to 5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-E Edge buffer requirements, 5-6-F Parking Lot Landscaping, and 5-6-G Equipment/Support areas.
- ♣ **Roof-mounted Mechanical Equipment** on a future building on the site must meet the requirements of 5-6(G)(1) of the IDO, and **Ground-mounted Mechanical Equipment** must meet the requirements of 5-6(G)(2)(a) of the IDO.
- ♣ **Loading, Services, and Refuse** areas of the building must meet the requirements of 5-6(G)(3)(c) of the IDO.
- ♣ **Walls and Fences** must meet the requirements of 5-7 of the IDO. Table 5-7-1 summarizes the requirements. Development requires separate permitting.
- ♣ See 5-8 of the IDO for **Outdoor Lighting** requirements.
- ♣ Any future **signage** must meet the requirements of 5-12 of the IDO.
- ♣ **A Cumulative Impacts Analysis** and review by the EPC would be required for this parcel if it is one of the specified set of uses. See IDO-6-4(H)
- ♣ See IDO 7-1 Development and use definitions.

Noted.

Thank you for your time and consideration,
Ryan J. Mulhall

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

June 8, 2023

Development Hearing Officer
City of Albuquerque

Re: Justifications of DHO Determinations regarding Sidewalk and Right-of-Way Width for Proposed Lot 1-A, Block 5 of Ives Addition, aka 601 Aspen Avenue N.W.

Development Hearing Officers and DFT Staff:

Cartesian Surveys is acting as an agent for David Liotta, Manager of 601 Aspen Ave LLC and we requested a preliminary / final plat review of our minor subdivision to eliminate the interior lot lines between four existing lots, being Lots 1 thru 4, Block 5, of Ives Addition, and consolidate them into one new lot. The property is currently vacant, and is located at 601 Aspen Ave NE on the NW corner of Aspen Ave NW and 6th Street NW. The property is currently zoned as NR-LM (Non-Residential – Light Manufacturing).

A final plat review for this replat was held on May 24, 2023 under PR-2023-008660 / SD-2023-00100, which highlighted conflicts with existing sidewalk and right-of-way widths related to 6th Street NW. So, we request determinations to allow the existing 5.0- foot sidewalk along 6th Street NW, a minor arterial, and the 60 foot right of-way width for 6th Street NW, a minor arterial. See below for justification of sidewalk widths.

Administrative Decision request to allow existing 5.0-foot sidewalk width along 6th Street NW right-of-way frontage

As per the IDO section for waiver from sidewalk requirements, section 6-6(P)(3)(b) and 6-6(P)(3)(j), justification that the public welfare does not require the prescribed 6-foot sidewalk width is the sidewalk already meets the ADA minimum clearance of 4 feet with minimum 5 foot passing areas. The sidewalk was built within the last 10 years as part of a public project and so this project re-characterized the neighborhood with 5-foot sidewalk in much of the area. We feel the existing sidewalk sufficiently serves residents' needs, and can do so until the city planned bike lane improvements might come to connect the intermittent lane segments along 6th Street NW and relocate the sidewalk at that time.

So, per 6-6(P)(3)(a) expansion of the sidewalk width would harm the public welfare as the sidewalk widening and relocation at this site would wastefully replace the relatively new, publicly funded sidewalk in this location and cause unnecessary construction ahead of a city-planned bike lane reconfiguration for this location. This relocation would also require movement a PNM pole and guy wires, which would be undesirable at this stage for the surrounding lots that would rely on this pole.

Administrative Decision request to allow existing 60-foot right-of-way width of 6th Street NW

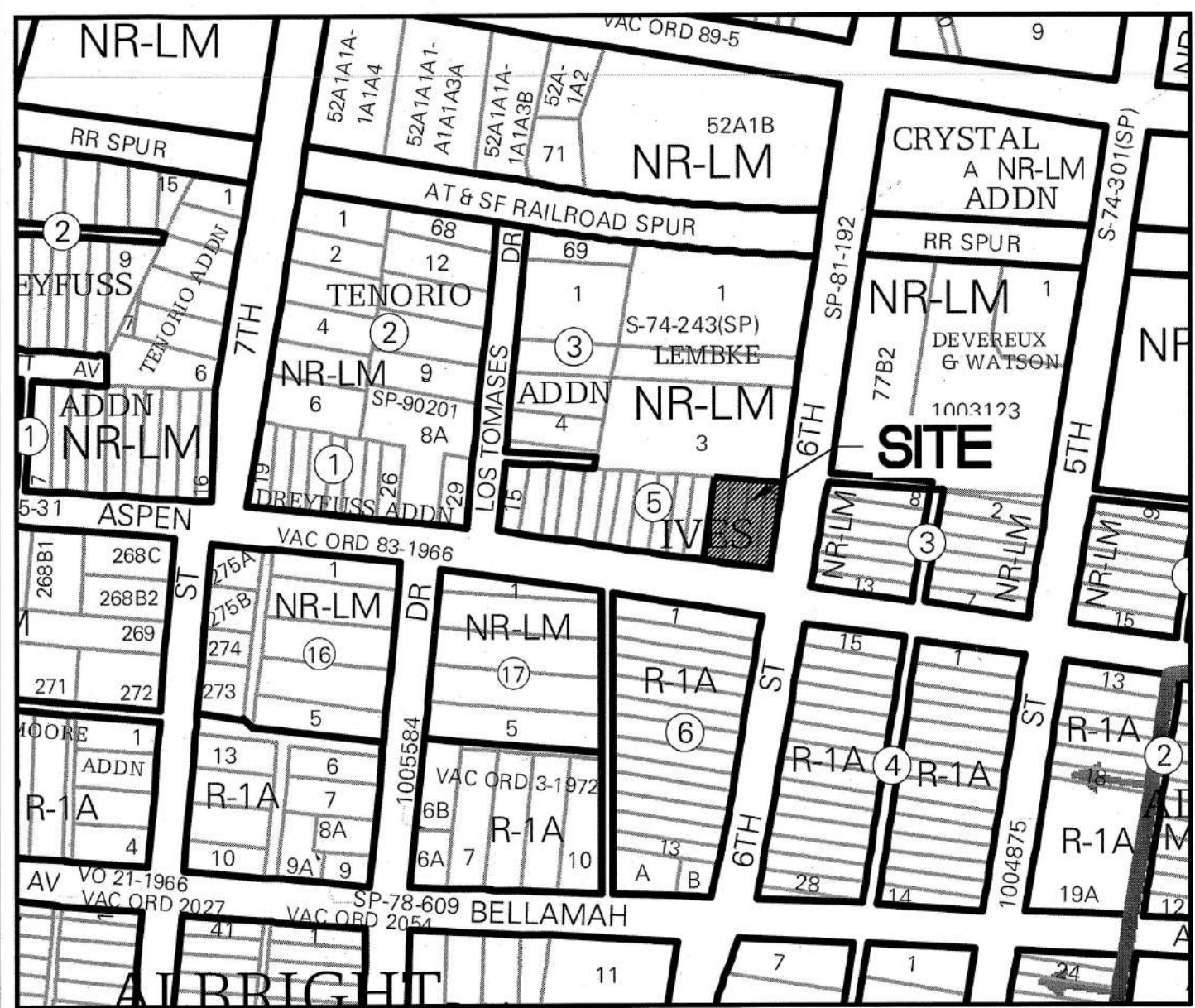
As per the IDO section for determination from right-of-way width requirements, section 6-6(P)(3)(b) and 6-6(P)(3)(j), justification that the public welfare does not require the prescribed 82-foot right-of-way, is the right-of-way is in character at 60 feet for this area of mixed development

neighborhoods and minor commercial buildings. Accepting this determination would maintain the cohesion of the sidewalk and roadway pathing for the neighborhood at this time. This is sufficient space for a future 6-foot bike lane, 6-foot sidewalk, and 1.7 feet of remaining buffer space given the existing 13.7 feet from the existing curbing to the nearest subject property line.

So, per 6-6(P)(3)(a) widening of the right-of-way at only this location would not be desirable and would harm the public welfare as it would introduce irregular form to an arterial roadway, and likely become more of a hindrance to the flow of traffic. The widening of the right-of-way would come at the expense of our clients sturdy fencing which keeps down delinquency on the vacant lot until our client can develop the lot for private use.

So, we ask that the right-of-way and sidewalk width requirements of 6th Street NW to be determined as non-desirable in our property's case.

Thank you for your time and consideration. Ryan Mulhall



Vicinity Map - Zone Atlas H-14-Z

N.T.S.

Indexing Information

Projected Section 8, Township 10 North, Range 3 East,
 N.M.P.M. Town of Albuquerque Grant
 Subdivision: Ives Addition
 Owner: 601 Aspen Ave LLC
 UPC #: 101405818551924208 (Lots 1 and 2)
 101405818052024207 (Lots 3 and 4)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101405818551924208
 101405818052024207
 PROPERTY OWNER OF RECORD
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lot 1-A, Block 5
 Ives Addition
 Being Comprised of
 Lots 1 Thru 4, Block 5
 Ives Addition
 City of Albuquerque, Bernalillo County, New Mexico
 March 2023**

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.




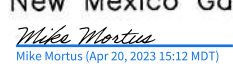
Subdivision Data

GROSS ACREAGE.....0.3039 ACRES
 ZONE ATLAS PAGE NO.....H-14-Z
 NUMBER OF EXISTING LOTS.....4
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0.000 MILES
 MILES OF HALF-WIDTH STREETS.....0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES
 DATE OF SURVEY.....MARCH 2023


Project Number: PR-2023-007680

Application Number: SD-2023-00100

Plat Approvals:


-  Apr 24, 2023
- PNM Electric Services
 Apr 21, 2023
- Qwest Corp, d/b/a CenturyLink QC
 Apr 28, 2023
- New Mexico Gas Company
 Apr 20, 2023

City Approvals:

 4/6/2023
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department
 4/10/2023

Hydrology

Code Enforcement

Planning Department

City Engineer
 4/11/2023
 MRGCD

Surveyor's Certificate

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

 4/20/23
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY AND MARCH 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Documents

1. TITLE COMMITMENT PROVIDED BY CENTRIC TITLE AND ESCROW, HAVING FILE NO. C-100834 AND AN EFFECTIVE DATE OF FEBRUARY 10, 2022.
2. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 1923, IN BOOK C2, PAGE 34.
3. REAL ESTATE CONTRACT FOR SUBJECT PROPERTY BETWEEN DANIEL P., EDWARD L. STONE AND MARTHA M. STONE LUCERO AND 601 ASPEN AVE LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 2, 2022, AS DOC. NO. 2022021317.

Solar Collection Note

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

Legal Description

LOTS NUMBERED ONE (1) THROUGH FOUR (4) INCLUSIVE, BLOCK FIVE (5), IVES ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICES OF THE BERNALILLO COUNTY CLERK ON FEBRUARY 7, 1923, IN PLAT BOOK C2, PAGE 34.

Flood Notes

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

Middle Rio Grande Conservancy District Approval

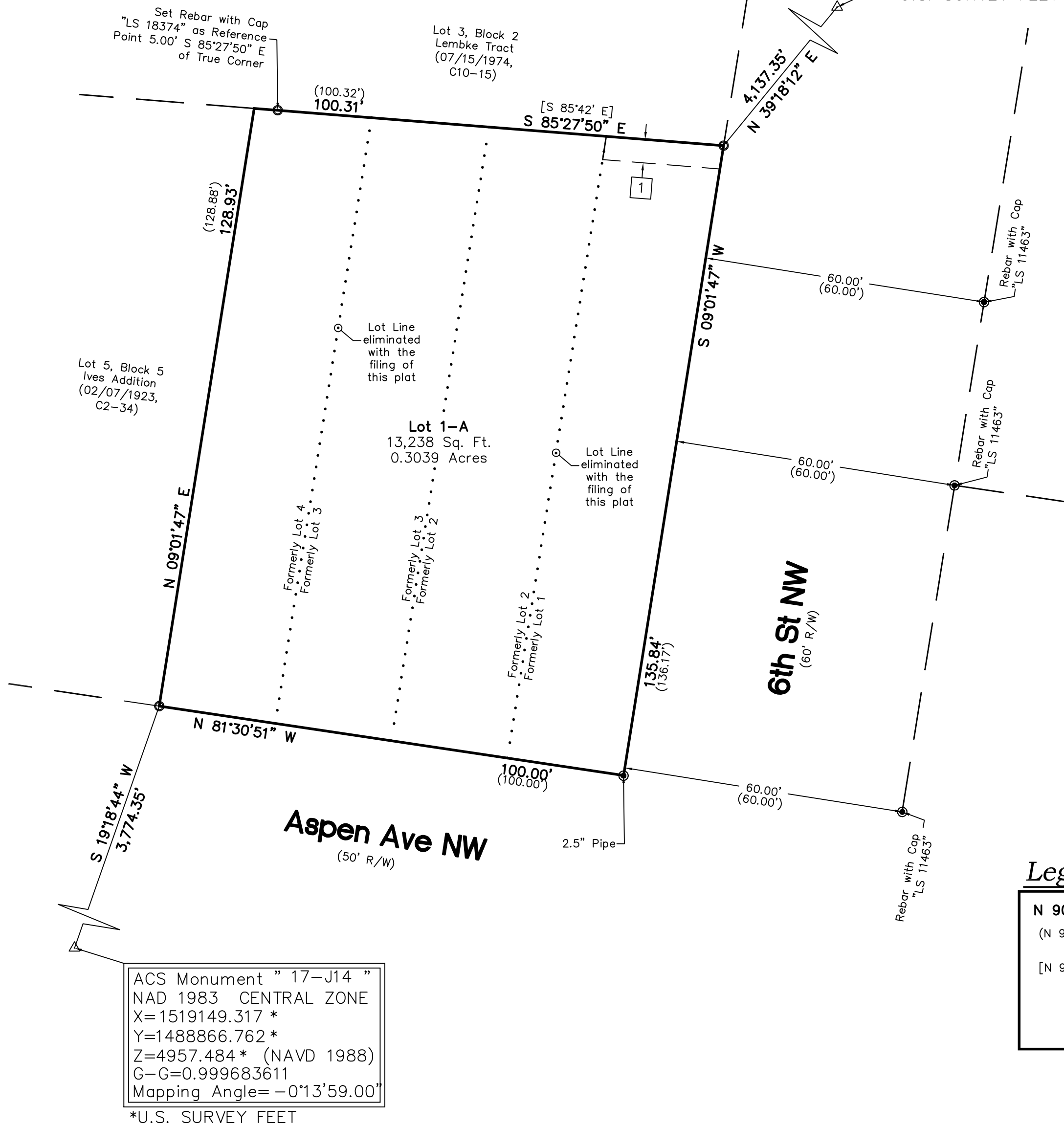
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION,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

**Plat for
Lot 1-A, Block 5
Ives Addition
Being Comprised of
Lots 1 Thru 4, Block 5
Ives Addition
City of Albuquerque, Bernalillo County, New Mexico
March 2023**

Easement Notes

1 EXISTING 5' PNM AND MST&T CO. EASEMENT
(7/23/1991, BK. 91-12, PG. 7801, DOC. NO. 91059825)

ACS Monument " A-438 "
NAD 1983 CENTRAL ZONE
X=1523137.246 *
Y=1495747.494 *
Z=4975.35 * (NAVD 1988)
G-G=0.999681662
Mapping Angle= -0°13'31.98"
*U.S. SURVEY FEET



ACS Monument " 17-J14 "
NAD 1983 CENTRAL ZONE
X=1519149.317 *
Y=1488866.762 *
Z=4957.484 * (NAVD 1988)
G-G=0.999683611
Mapping Angle= -0°13'59.00"
*U.S. SURVEY FEET

Public Utility Easements

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

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

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

Disclaimer

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

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/7/1923, C2-34)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (07/15/1974, C10-15)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

DHO Determination from Sidewalk Width Note

THIS PROPERTY HAS AN EXISTING 5.0 FOOT SIDEWALK ALONG 6TH STREET NW, WHICH IS DEFICIENT OF THE CITY REQUIRED 6 FOOT WIDTH FOR MINOR ARTERIAL RIGHTS-OF-WAY, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON _____, 2023.

DHO Determination from Right-of-Way Width Note

THIS PROPERTY ADJOINS AN EXISTING 60 FOOT RIGHT-OF-WAY WIDTH 6TH STREET NW, WHICH IS DEFICIENT OF THE CITY REQUIRED 82 FOOT WIDTH FOR A MINOR ARTERIAL RIGHTS-OF-WAY, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON _____, 2023.

CSI-CARTESIAN SURVEYS INC.

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

Free Consent and Dedication

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

[Signature] _____ DATE 5/2/23
DAVID L. LOTT, OWNER BY REAL ESTATE CONTRACT
601 ASPEN AVE LLC

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 05/02, 2023
BY: DANIEL P. STONE

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Free Consent and Dedication

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

[Signature] _____ DATE 5-4-23
DANIEL P. STONE, SELLER BY REAL ESTATE CONTRACT

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 05/04, 2023
BY: DANIEL P. STONE

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Free Consent and Dedication

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

[Signature] _____ DATE 5-4-23
EDWARD L. STONE, SELLER BY REAL ESTATE CONTRACT

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 05/04, 2023
BY: EDWARD L. STONE

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Free Consent and Dedication

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

[Signature] _____ DATE 5/4/23
MARTHA M. STONE LUCERO, SELLER BY REAL ESTATE CONTRACT

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 05/04, 2023
BY: MARTHA M. STONE LUCERO

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Plat for
Lot 1-A, Block 5
Ives Addition
Being Comprised of
Lots 1 Thru 4, Block 5
Ives Addition
City of Albuquerque, Bernalillo County, New Mexico
March 2023

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

Easement Notes

- 1 EXISTING 5' PNM AND MST&T CO. EASEMENT (7/23/1991, BK. 91-12, PG. 7801, DOC. NO. 91059825)

ACS Monument " A-438 "
 NAD 1983 CENTRAL ZONE
 X=1523137.246 *
 Y=1495747.494 *
 Z=4975.35 * (NAVD 1988)
 G-G=0.999681662
 Mapping Angle=-0°13'31.98"
 *U.S. SURVEY FEET

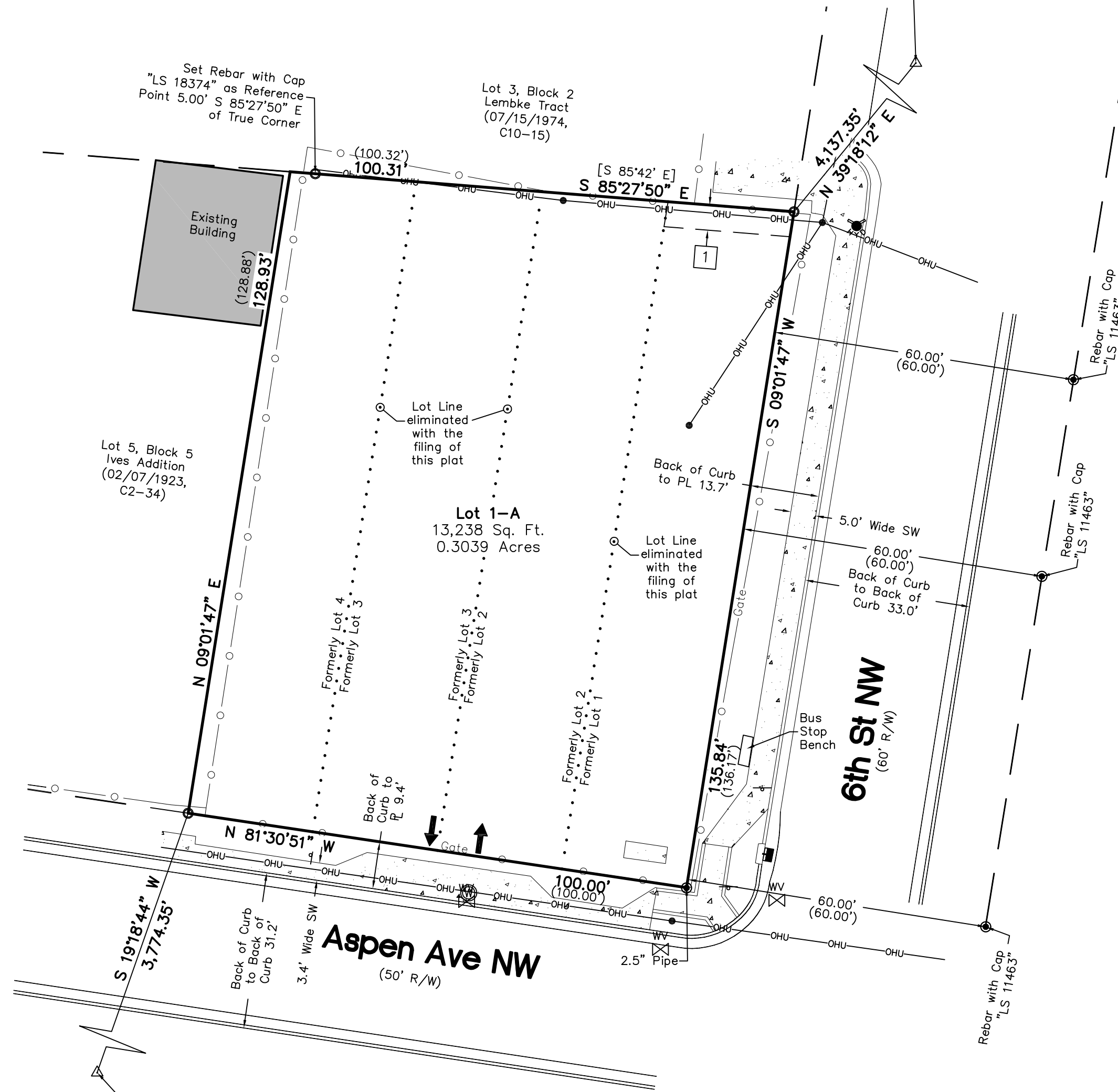
Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

**Site Sketch for
 Lot 1-A, Block 5
 Ives Addition
 Being Comprised of
 Lots 1 Thru 4, Block 5
 Ives Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2023**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/7/1923, C2-34)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (07/15/1974, C10-15)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
— OR —	SIGN
■	CONCRETE
○	CHAINLINK FENCE
— OHU —	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊗	WATER VALVE
⊙	WATER METER
⊕	FIRE HYDRANT
⊖	STORM DRAIN INLET
↑ ↓	CURB CUT/INDICATION OF ACCESS TO ROADWAY



ACS Monument " 17-J14 "
 NAD 1983 CENTRAL ZONE
 X=1519149.317 *
 Y=1488866.762 *
 Z=4957.484 * (NAVD 1988)
 G-G=0.999683611
 Mapping Angle=-0°13'59.00"
 *U.S. SURVEY FEET

Documents

1. TITLE COMMITMENT PROVIDED BY CENTRIC TITLE AND ESCROW, HAVING FILE NO. C-100834 AND AN EFFECTIVE DATE OF FEBRUARY 10, 2022.
2. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 1923, IN BOOK C2, PAGE 34.
3. REAL ESTATE CONTRACT FOR SUBJECT PROPERTY BETWEEN DANIEL P., EDWARD L. STONE AND MARTHA M. STONE LUCERO AND 601 ASPEN AVE LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 2, 2022, AS DOC. NO. 2022021317.

CSI-CARTESIAN SURVEYS INC.

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

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 6/8/2023
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: PR-2022-008660
DHO Application No.: SD-2023-00100

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Replat of Lots 1 thru 4, Block 5 of Ives Addition

PROPOSED NAME OF PLAT

Lots 1 thru 4, Block 5 of Ives Addition as shown on plat recorded February 7, 1923 in Book C2, Page 34

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	5' wide	Concrete sidewalk	Along Aspen Ave NW Frontage (+/- 100 LF)	6th Street NW	SW corner of proposed lot	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

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

NOTES

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

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

DEVELOPMENT FACILITATION TEAM MEMBER APPROVALS

Ryan J. Mulhall

NAME (print)

CSI - Cartesian Surveys, Inc.

FIRM



6/8/2023

SIGNATURE - date

PLANNING - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

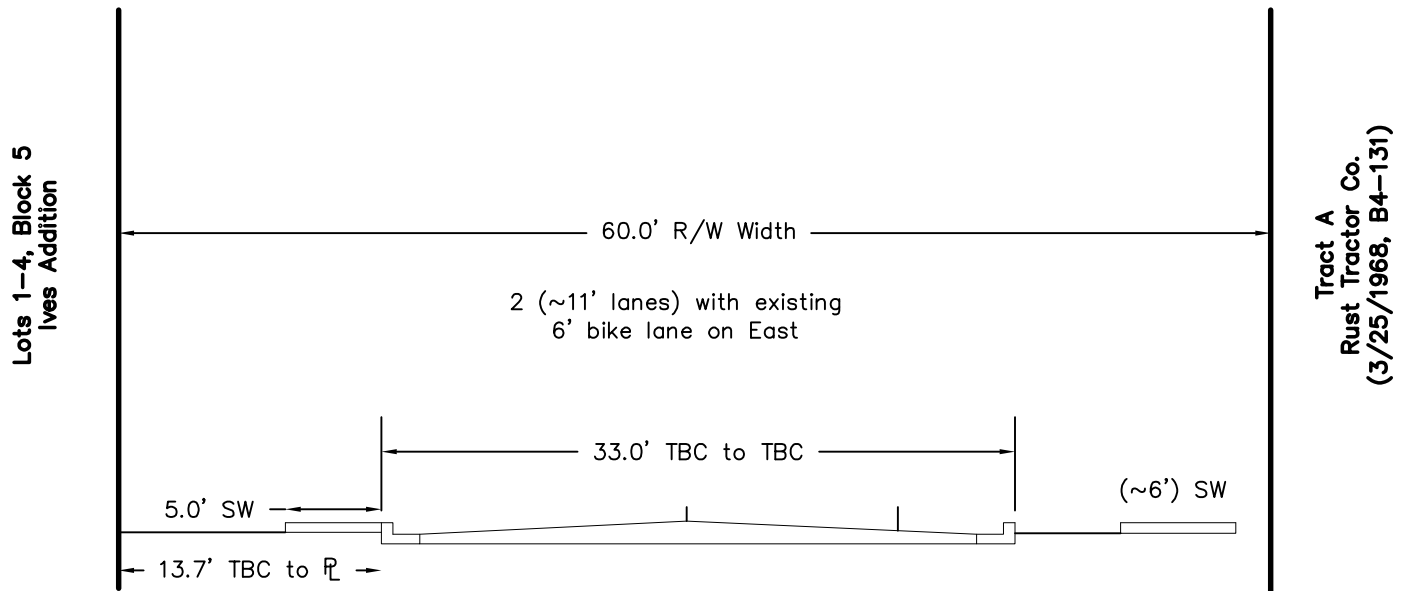
HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Typical Cross-Section for 6th Street NW Right-of-Way

City of Albuquerque
Bernalillo County, New Mexico
June 2023



BAR SCALE



SCALE: 1" = 10'

CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 1
230229



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

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

BRIEF DESCRIPTION OF REQUEST

Request preliminary / final plat review for a minor subdivision eliminating the interior lot line of four existing lots to create one new lot.

APPLICATION INFORMATION

Applicant/Owner: 601 Aspen Ave LLC / David Liotta		Phone:
Address: 601 Aspen Ave NW		Email:
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email:
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners: 601 Aspen Ave LLC (buyer); Daniel P., Edward L., and Martha M. Stone	

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

Lot or Tract No.: Lots 1 thru 4	Block: 5	UPC Code: 101405818551924208
Subdivision/Addition: Ives Addition	MRGCD Map No.:	UPC Code: 101405818052024207
Zone Atlas Page(s): H-14-Z	Existing Zoning: NR-LM	Proposed Zoning
# of Existing Lots: 4	# of Proposed Lots: 1	Total Area of Site (Acres): 0.3039

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 601 Aspen Ave NW	Between: 6th Street NW	and: Los Tomases Dr
---------------------------------------	------------------------	---------------------

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

PR-2023-008660 / SD-2023-00100 (Prelim / Final App)

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

Signature:	Date: May 23, 2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

PLAT DOCUMENTATION

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

SUPPORTIVE DOCUMENTATION

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

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

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

PLAT DOCUMENTATION

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

SUPPORTIVE DOCUMENTATION

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

PUBLIC NOTICE DOCUMENTATION

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

_ MINOR AMENDMENT TO PRELIMINARY PLAT

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

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

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: Lots 1 thru 4, Block 5 of Ives Addition, located at 601 Aspen Avenue NW located between 6th Street NW and Los Tomases Drive NW

Job Description: Preliminary / Final Plat for Minor Subdivision creating 1 lot from 4 existing lots

Hydrology:

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

Regina Chan 5/12/2023
Hydrology Department Date

Transportation:

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

Ernest Armijo 5/12/2023
Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

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

Edwin Bergeron 5/12/2023
ABCWUA Date

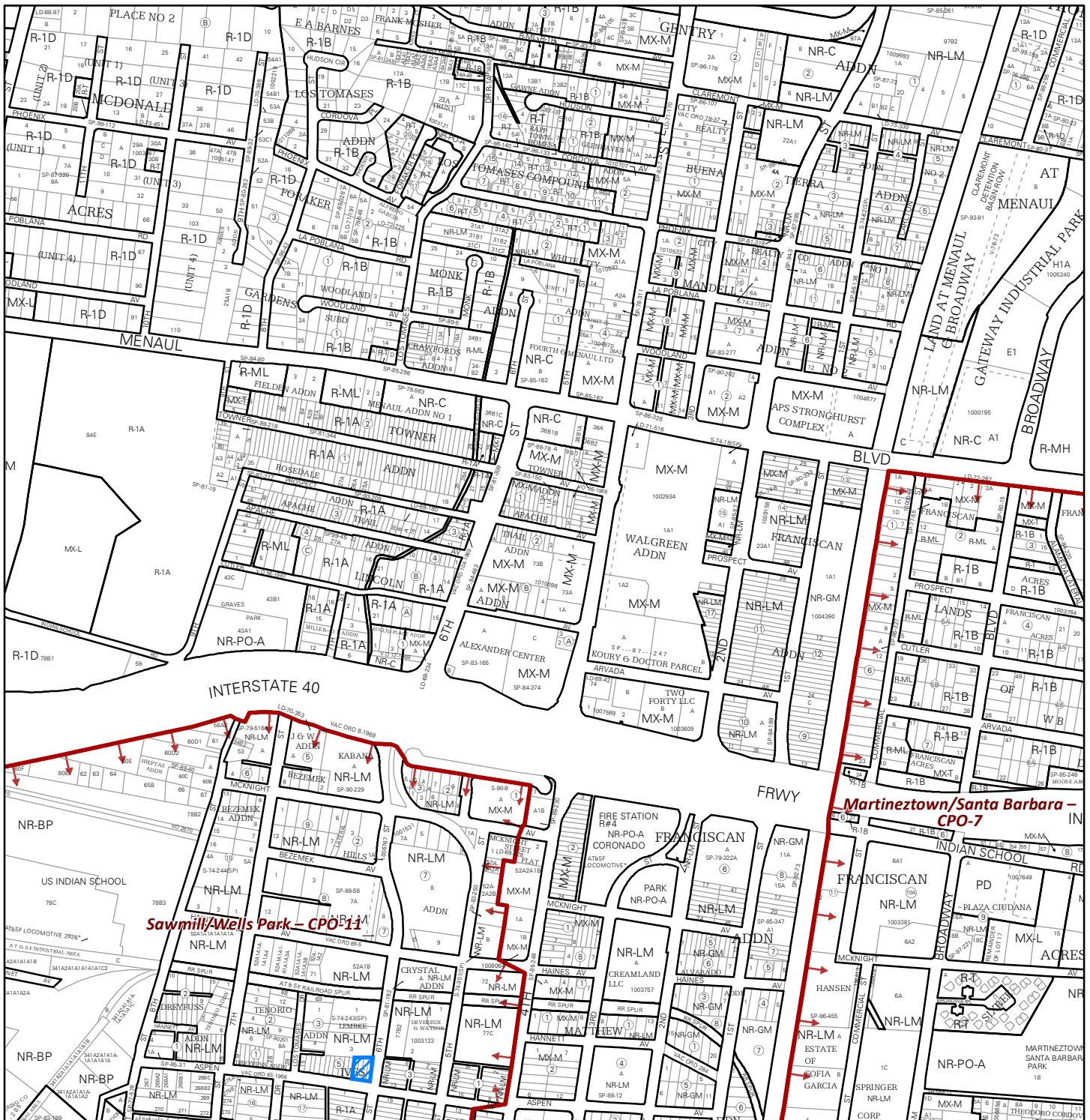
- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

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

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

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



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

IDO Zone Atlas

May 2018

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

Zone Atlas Page:
H-14-Z

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

0 250 500 1,000 Feet

David Liotta
601 Aspen Ave NW
Albuquerque, NM 87102

City of Albuquerque
Plaza del Sol Building
600 Second St NW
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

I, David Liotta, purchaser under Real Estate Contract of the below properties, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the proposed plat combining lots 1 through 4, in Block 5 of the Ives Addition, being the City of Albuquerque. The property is located at 601 Aspen Avenue NW.

Thank You,

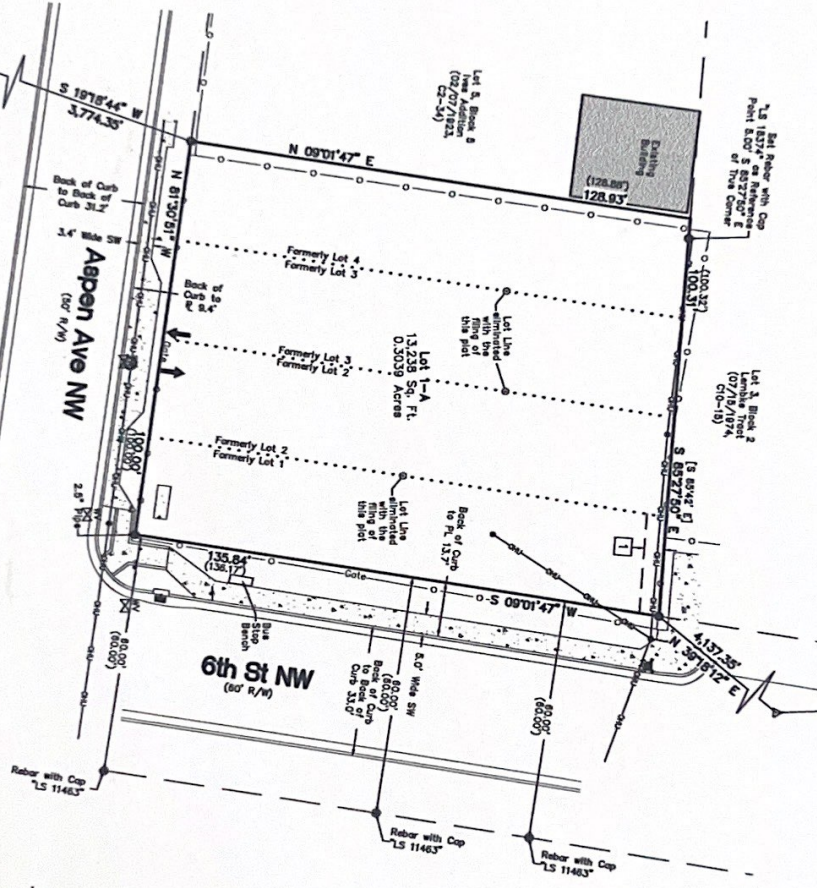

David Liotta

3/31/23
Date

Easement Notes
 EXISTING 5' PAV AND UTILTY CO. EASEMENT
 (7/23/1981, BK. 81-12, PG. 7801, DOC. NO. 91039823)

ACS Monument "A-438"
 NAD 1983 CENTRAL ZONE
 X=1523137.246
 Y=1495747.494
 Z=4975.35 (NAVD 1986)
 C-G=0.999681662
 Mapping Angle=-01°33'1.98"
 *U.S. SURVEY FEET

ACS Monument "17-U4"
 NAD 1983 CENTRAL ZONE
 X=1519149.317
 Y=1488866.762
 Z=4957.484 (NAVD 1986)
 C-G=0.999683511
 Mapping Angle=-01°3'59.00"
 *U.S. SURVEY FEET



Purpose of Plat
 1. SUBDIVIDE AS SHOWN HEREON.

Site Sketch for Lot 1-A, Block 5 Ives Addition Being Comprised of Lots 1 Thru 4, Block 5 Ives Addition City of Albuquerque Bernalillo County, New Mexico March 2023

Legend

N 80°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 80°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/7/1923, C2-34)
(N 80°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (07/19/1974, C10-15)
○	FOUND MONUMENT AS INDICATED
●	SET 1/2" NEAR WITH CAP "S 19°18'44" BARS OTHERWISE NOTED
○	IRON
○	CONCRETE
—	CHAINLINK FENCE
—	OVERHEAD UTILITY LINE
—	UTILITY POLE
—	WATER VALVE
—	WATER METER
—	FIRE HYDRANT
—	STONE DRAIN INLET
—	DRIVE CUT/INDICATION OF ACCESS TO ROADWAY

Documents

1. TITLE COMMITMENT PROVIDED BY CENTRIC TITLE AND ESCROW, HAVING FILE NO. C-100634, AND EFFECTIVE DATE OF FEBRUARY 10, 2022.
2. PLAT OF LOTS 1 THRU 4, BLOCK 5, IVES ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 7, 1923, IN BOOK C2, PAGE 34.
3. RE: LATE CONTRACT FOR SUBJECT PROPERTY BETWEEN DANIEL P. EDWARD L. AND MARTHA M. STONE, LICENSED AND BOP ASPEN AVE LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 2, 2022, AS DOC. NO. 2022021317.

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 4414 RIO RANCHO, N.M. 87174
 Phone (505) 996-3650 Fax (505) 991-0244
 cartesian@csisurveys.com
 Sheet 1 of 1
 2/20/23

Handwritten signature and initials: DMY, DR, F.S.

Free Consent and Dedication

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

DAVID L. STONE, SELLER BY REAL ESTATE CONTRACT
NOTARY PUBLIC

DATE

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03/31 2023

BY: David L. Stone

NOTARY PUBLIC

Free Consent and Dedication

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

DAVID L. STONE, SELLER BY REAL ESTATE CONTRACT
NOTARY PUBLIC

DATE

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03/31 2023

BY: David L. Stone

NOTARY PUBLIC

Free Consent and Dedication

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

EDWARD L. STONE, SELLER BY REAL ESTATE CONTRACT
NOTARY PUBLIC

DATE

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03/31 2023

BY: Edward L. Stone

NOTARY PUBLIC

PATTI A. GARCIA
Notary Public - State of New Mexico
Commission # 1051386
My Comm. Expires Sep 17, 2024

Plat for

Lot 1-A, Block 5

Ives Addition

Being Comprised of

Lots 1 Thru 4, Block 5

Ives Addition

City of Albuquerque, Bernalillo County, New Mexico
March 2023

PATTI A. GARCIA
Notary Public - State of New Mexico
Commission # 1051386
My Comm. Expires Sep 17, 2024

PATTI A. GARCIA
Notary Public - State of New Mexico
Commission # 1051386
My Comm. Expires Sep 17, 2024

Free Consent and Dedication

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

MARTHA M. STONE LUCERO, SELLER BY REAL ESTATE CONTRACT
NOTARY PUBLIC

DATE

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03/31 2023

BY: Martha M. Stone Lucero

NOTARY PUBLIC

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 4414, RIO RANCHO, N.M. 87174
Phone (505) 896-3900 Fax (505) 891-0244
cartesian@csisurveys.com

PATTI A. GARCIA
Notary Public - State of New Mexico
Commission # 1051386
My Comm. Expires Sep 17, 2024

All Purpose Acknowledgement

State of: New Mexico

County of: Bernalillo

On this 31 day of March 2023, before me

Patti A Garcia, a Notary Public, personally appeared David S. Liotta
Daniel P. Stone, Edward L. Stone, Martha M. Stone Lucero
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

Patti A. Garcia
Printed Name: _____
My commission expires: 09.17.2024



DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: Letter of Authorization for Proposed Subdivision Plat

Document Date: 03/31/2023 Number of Pages: 2

Signers other than named above: _____



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



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type:	Minor Subdivision Plat (Lot Line Elimination)	
Decision-making Body:	Development Hearing Officer	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page	
PART II – DETAILS OF REQUEST		
Address of property listed in application:	601 Aspen Avenue NW	
Name of property owner:	601 Aspen Ave LLC	
Name of applicant:	CSI - Cartesian Surveys, Inc.	
Date, time, and place of public meeting or hearing, if applicable:	DHO Hearing over Zoom Meeting will be held May 24, 2023 at 9AM, with link provided on DHO agenda posted to city website	
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.		

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

Ryan Mulhall (Applicant signature) May 12, 2023 (Date)

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

601 Aspen Ave NW Public Notice Inquiry Sheet Submission

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

Thu, May 11, 2023 at 4:15 PM

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
Wells Park NA	Mike	Prando	mprando@msn.com	611 Bellamah NW	Albuquerque	NM	87102	5054536103	
Wells Park NA	Doreen	McKnight	doreenmcknightm@gmail.com	1426 7th Street NW	Albuquerque	NM	87102		5056152937
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441363

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/CABQ-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

dlcarmona@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: Thursday, May 11, 2023 2:52 PM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Hearing Officer

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

DHO - Minor Prelim. / Final Plat

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 1 thru 4, Block 5 of Ives Addition, as the same is shown on the plat recorded in the Bernalillo County Clerks' Office on February 7, 1923, in Plat Book C2, Page 34.

Physical address of subject site:

[601 Aspen Ave NW](#)

Subject site cross streets:

6th Street NW

Other subject site identifiers:


Vacant lot

This site is located on the following zone atlas page:

H-14-Z

Captcha

x

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



Ryan Mulhall <cartesianryan@gmail.com>

N Valley Coal. - Notice of Prelim / Final Plat App - Lots 1-4, Blk 5 Ives Addition / 601 Aspen Ave NW

Ryan Mulhall <cartesianryan@gmail.com>

Fri, May 12, 2023 at 4:06 PM

To: Peggy Norton <peggynorton@yahoo.com>, newmexmba@aol.com

Hello North Valley Coalition Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit a preliminary / final plat of a minor subdivision for consideration by the Development Hearing Officer (DHO), on behalf of the owner and our client 601 Aspen Ave LLC

The subject property is located at 601 Aspen Ave NW. I've attached the zone atlas page sheet (H-14-Z) outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed replat.

The exhibit shows how we intend to eliminate the interior lot lines between the 4 existing lots to create one new lot. The property is currently vacant.

As part of the IDO regulations we are required to formally notify you of our intended application submission. If you would like more information, you can email or call me at 505-896-3050. Should you desire to attend the DHO meeting, it will be held with the minor actions on May 24, 2023, at 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the DHO agenda.

The other neighborhood association we were required to notify was Wells Park NA.

Thank you for your consideration,
Ryan Mulhall

--

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

[PO Box 44414](#)

[Rio Rancho NM 87174](#)


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

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


www.cartesiansurveys.com


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

4 attachments

 **CABQ-Official_pub_notice_form-601AspenAveNW.pdf**
249K

 **N Valley Coal - Emailed_Notice-PubHearing-601AspenAveNW_DHO.pdf**
228K

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

 **230229 SS_(5-11-23).pdf**
221K

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

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

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

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

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

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

Summary of project/request²*:

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

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

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

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

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

Date/Time*: _____

Location*³: _____

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

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

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

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

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

1. Zone Atlas Page(s)*⁵ _____

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

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

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

Explanation*:

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

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

³ Physical address or Zoom link

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



Ryan Mulhall <cartesianryan@gmail.com>

Wells Park NA - Notice of Prelim / Final Plat App - Lots 1-4, Blk 5 Ives Addition / 601 Aspen Ave NW

Ryan Mulhall <cartesianryan@gmail.com>
To: mprando@msn.com, doreenmcknightm@gmail.com

Fri, May 12, 2023 at 4:01 PM

Hello Wells Park Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit a preliminary / final plat of a minor subdivision for consideration by the Development Hearing Officer (DHO), on behalf of the owner and our client 601 Aspen Ave LLC

The subject property is located at 601 Aspen Ave NW. I've attached the zone atlas page sheet (H-14-Z) outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed replat.

The exhibit shows how we intend to eliminate the interior lot lines between the 4 existing lots to create one new lot.

As part of the IDO regulations we are required to formally notify you of our intended application submission. If you would like more information, you can email or call me at 505-896-3050. Should you desire to attend the DHO meeting, it will be held with the minor actions on May 24, 2023, at 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the DHO agenda.

Thank you for your consideration,
Ryan Mulhall

--

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

[PO Box 44414](#)

[Rio Rancho NM 87174](#)


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

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


www.cartesiansurveys.com


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

4 attachments

 **CABQ-Official_pub_notice_form-601AspenAveNW.pdf**
249K

 **Wells Park NA NA - Emailed_Notice-PubHearing-601AspenAveNW_DHO.pdf**
227K

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

 **230229 SS_(5-11-23).pdf**
221K

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

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

Date of Notice*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

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

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

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

Summary of project/request²*:

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

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

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

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

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

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

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

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

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

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

1. Zone Atlas Page(s)*⁵ _____

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

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

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*:

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

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

³ Physical address or Zoom link

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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