



PLAN SNAPSHOT REPORT PA-2026-00055 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2023-008915 (PR-2023-008915)	App Date: 02/16/2026
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 08/15/2026
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Subdivision plat to create two new lots from one existing. Lot is in area of consistency, so looking for contextual sizing info.

Parcel: 101305942140010925 Main	Address: 2815 Sierra Vista St Nw Albuquerque, NM	Zone:
	2815 Sierra Vista St Nw Main Albuquerque, NM 87107	

Owner Isaac Encinias 2815 Sierra Vista St NW Albuquerque, NM 87107	Applicant Ryan Mulhall PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Agent CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050
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Plan Custom Fields

Existing Project NumberN/A	Existing Zoning R-1B - Residential - Single-Family - Medium Lo	Number of Existing Lots1
Number of Proposed Lots 2	Total Area of Site in Acres 0.2499	Site Address/Street 2815 Sierra Vista Street NW
Site Location Located Between Streets at northwest corner with Menaul Blvd NW	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 921	Square Footage of Proposed Buildings 1750	Lot and/or Tract Number 1
Block Number 0000	Subdivision Name and/or Unit Number SIERRA VISTA ADDN	Legal Description * 001 SIERRA VISTA SUBD
Existing Zone District R-1B	Zone Atlas Page(s) H-13	Acreage 0.26
Calculated Acreage 0.226673	Council District 2	Community Planning Area(s) Near North Valley
Development Area(s) Consistency	Current Land Use(s) 01 Low-density Residential	IDO Use Development Standards Name Valley Drainage Area
IDO Use Development Standards Subsection Site Design and Sensitive Lands (5-2)	Corridor Type Major Transit (MT) Area	Pre-IDO Zoning District R-1
Pre-IDO Zoning Description	FEMA Flood Zone X	Total Number of Dwelling Units 0
Total Gross Square Footage2 0	Total Gross Square Footage4 0	Total Gross Square Footage 0
Total Gross Square Footage3 0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ryan_Mulhall_2/17/2026.jpg	02/16/2026 17:45	Mulhall, Ryan		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00077736	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00077736		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	Sketch Plat/Plan

PLAN SNAPSHOT REPORT (PA-2026-00055)

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/18/2026 9:46	02/18/2026 12:45
Associate Project Number v.1	Generic Action		02/18/2026 9:46
DFT Meeting v.1	Hold Meeting	02/18/2026 12:44	02/18/2026 9:46
Screen for Completeness v.1	Generic Action		02/18/2026 9:46
Verify Payment v.1	Generic Action		02/18/2026 12:45
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

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

February 16, 2026

Development Facilitation Team
City of Albuquerque

Re: Sketch Plat Review for Proposed Subdivision of Lot 1, Sierra Vista Addition, to create two new lots

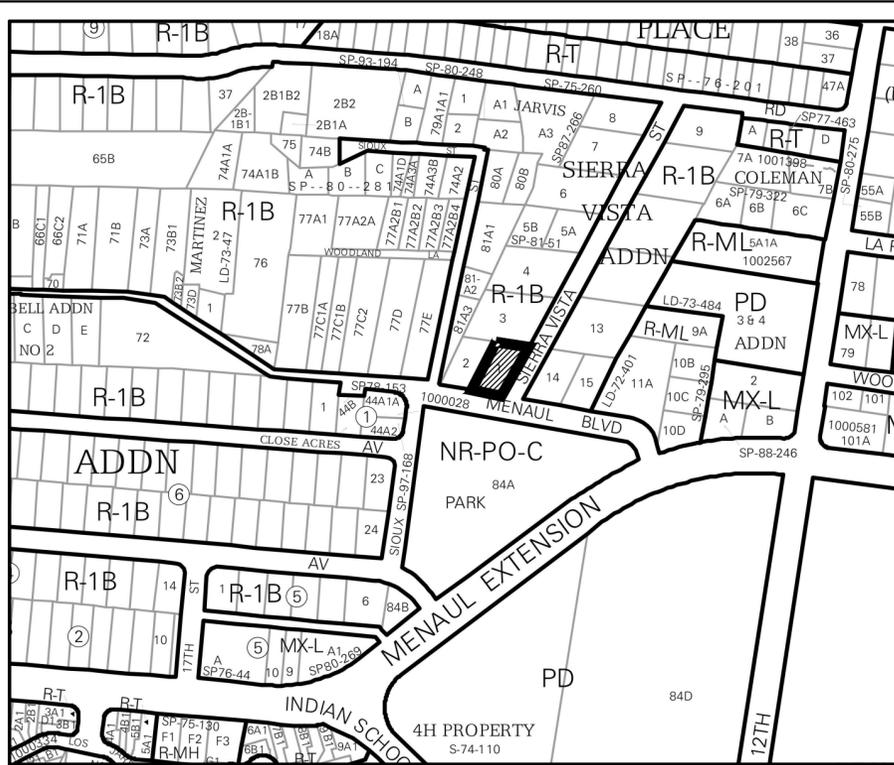
Members of the Board:

Cartesian Surveys is acting as an agent for Isaac Encinias, and we request a sketch plat review of our proposed subdivision to create two (2) new lots from the one (1) existing Lot 1, Sierra Vista Addition.

The property has an existing residence, is located at 2815 Sierra Vista Street N.W., at its northwest intersection with Menaul Boulevard N.W. The lot is currently zoned as R-1B (Single Family – Medium Lot).

The lot is within an area of consistency, so we are looking to confirm the contextual lot sizing, so that we can design the subdivision line around those values.

Thank you for your consideration,
Ryan Mulhall



Vicinity Map - Zone Atlas H-13-Z



Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2026.
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. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20_____.

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.

ISAAC ENCINIAS, OWNER _____ DATE _____

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: ISAAC ENCINIAS, OWNER,

BY: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 7, Township 10 North, Range 3 East, N.M.P.M. as Projected within the Town of Albuquerque Grant
 Subdivision: Sierra Vista Addition
 Owner: Isaac Encinias
 UPC #: 101305942140010925

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON

Subdivision Data

GROSS ACREAGE. 0.2499 ACRES
 ZONE ATLAS PAGE NO. H-13-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. JANUARY 2026

Legal Description

LOT NUMBERED ONE (1) OF THE SIERRA VISTA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 4, 1938, IN PLAT BOOK C, FOLIO 64.

Documents

1. PLAT OF SIERRA VISTA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 4, 1938, IN BOOK C, PAGE 64.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 21, 2021, AS DOCUMENT NO. 2021148075.

Solar Collection Note

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

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP NO. 35001C0331H, DATED AUGUST 16, 2012.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # _____101305942140010925_____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

**Plat for
 Lot 1-A and 1-B
 Sierra Vista Addition
 Being Comprised of
 Lot 1
 Sierra Vista Addition**

City of Albuquerque, Bernalillo County, New Mexico

February 2026

Project Number: _____ PR-2026-00

Application Number: _____

Plat Approvals:

PNM Electric Services _____

Qwest Corp. d/b/a CenturyLink QC _____

New Mexico Gas Company _____

Comcast _____

Ezee Fiber _____

City Approvals:

City Surveyor _____

Traffic Engineering, Transportation Division _____

ABCWUA _____

Parks and Recreation Department _____

AMAFCFA _____

Hydrology _____

Code Enforcement _____

Planning Department _____

City Engineer _____

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.

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



Easement Notes

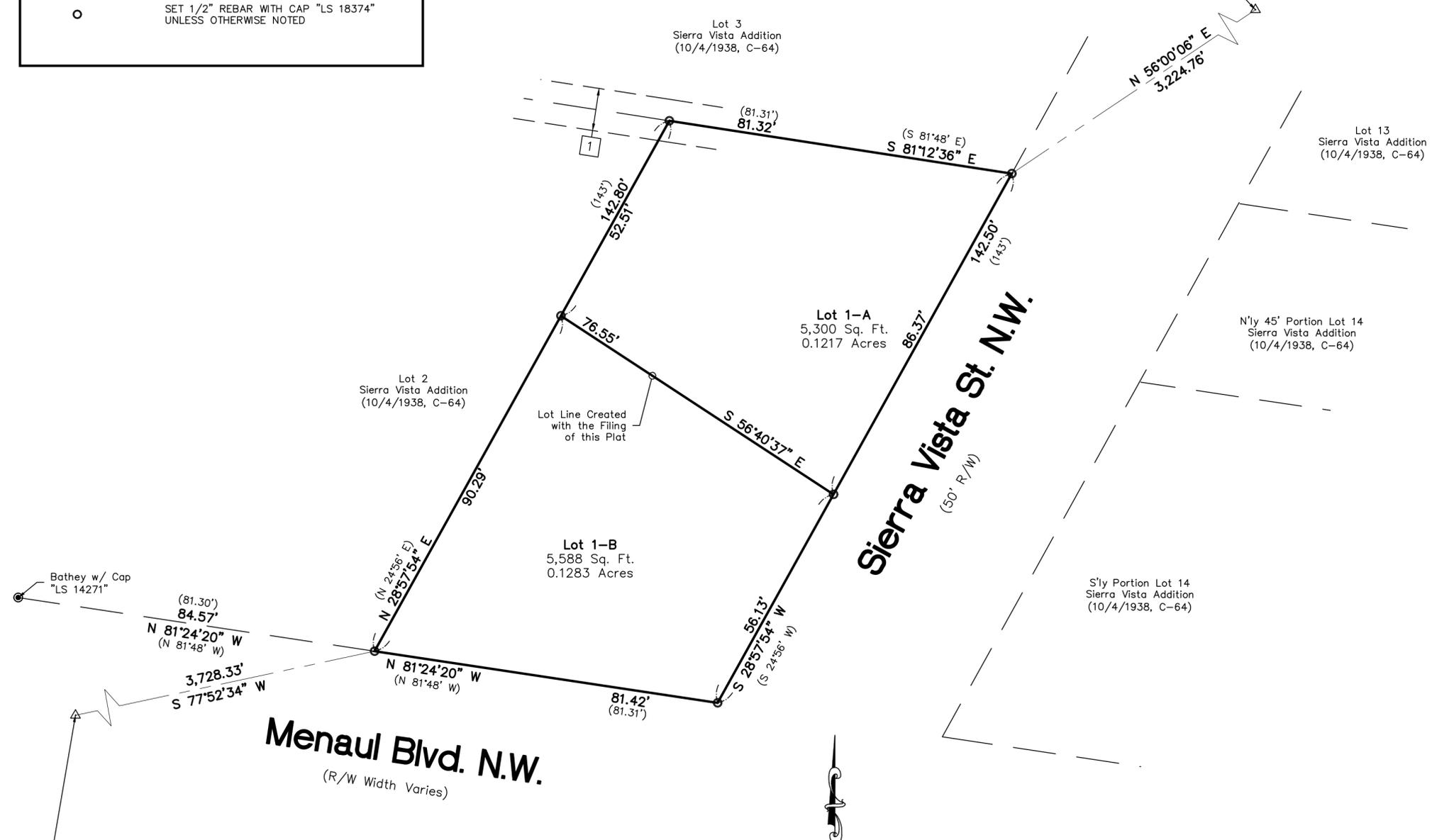
1 EXISTING 10' DITCH EASEMENT (10/04/1938, C3-78)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/4/1938, C-64)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "SMW_8"
 NAD 1983 CENTRAL ZONE
 X=1520419.554*
 Y=1498475.704*
 Z=4969.728* (NAVD 1988)
 G-G=0.99968267
 Mapping Angle=-0°13'51.02"
 *U.S. SURVEY FEET

**Plat for
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Public Utility Easements

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

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

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

Disclaimer

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

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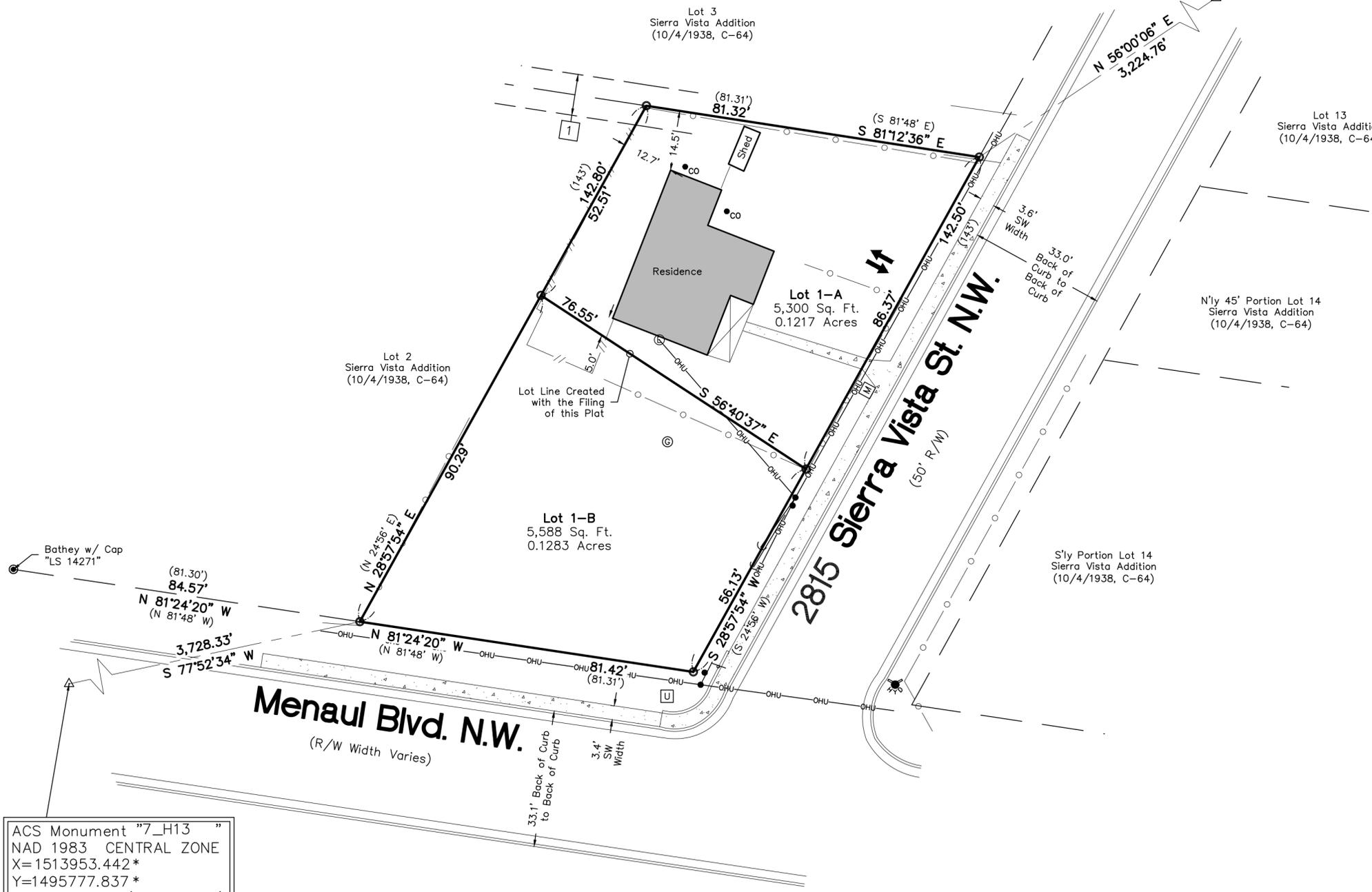
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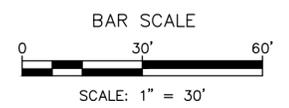
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○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
—/—/—	WOOD FENCE
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
⊙	ELECTRIC METER
⊕	GAS METER
•	UTILITY POLE
⤴	ANCHOR
•∞	SAS CLEANOUT
Ⓜ	MAILBOX
⊖	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY



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