



PLAN SNAPSHOT REPORT PA-2026-00134 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2023-009563 (PR-2023-009563)	App Date: 04/15/2026
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 10/12/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Subdividing the remaining portion of Lot 17 into four new lots, vacate and grant easements.

Parcel: 101206018420840736	Main	Address: 2866 Campbell Rd Nw Albuquerque, NM	Zone:
		2866 Campbell Rd Nw Albuquerque, NM 87104	Main

Applicant
Amber Palmer
PO Box 44414
Rio Rancho, NM 87174
Business: (505) 896-3050

Plan Custom Fields

Existing Project Number	PR-2023-009563	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots	1
Number of Proposed Lots	4	Total Area of Site in Acres	1.307	Site Address/Street	2866 Campbell Rd NW
Site Location Located Between Streets	Albuquerque Riverside Drain and Trellis Dr NW	Case History	PR-2023-009563	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	2919	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	17
Block Number	0000	Subdivision Name and/or Unit Number	ALVARADO GARDENS UNIT 2	Legal Description	E 1/2 OF LOT 17 ALVARADO GARDENS UNIT 2
Existing Zone District	R-A	Zone Atlas Page(s)	G-12	Acreage	1.3
Calculated Acreage	1.24085	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)	IDO Administration & Enforcement Name	within 660 feet of Major Public Open Space	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)
Pre-IDO Zoning District	RA-2	Pre-IDO Zoning Description	W7	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage ²	0	Total Gross Square Footage ⁴	0
Total Gross Square Footage	0	Total Gross Square Footage ³	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Amber_Palmer_4/15/2026.jpg	04/15/2026 13:24	Mulhall, Ryan		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	04/22/2026 15:28

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00091111	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00091111		\$53.50	\$53.50

PLAN SNAPSHOT REPORT (PA-2026-00134)

Grand Total for Plan **\$53.50** **\$53.50**

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	05/13/2026	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		04/22/2026 15:19	
Associate Project Number v.1	Generic Action		04/22/2026 15:18
DFT Meeting v.1	Hold Meeting	04/22/2026 16:45	04/22/2026 16:47
Screen for Completeness v.1	Generic Action		04/22/2026 15:21
Verify Payment v.1	Generic Action		04/22/2026 16:47
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

April 15, 2025

Development Hearing Officer
City of Albuquerque

Re: Sketch Plat – Proposed Lots 1-4, Lands of Aaron R. Hinds

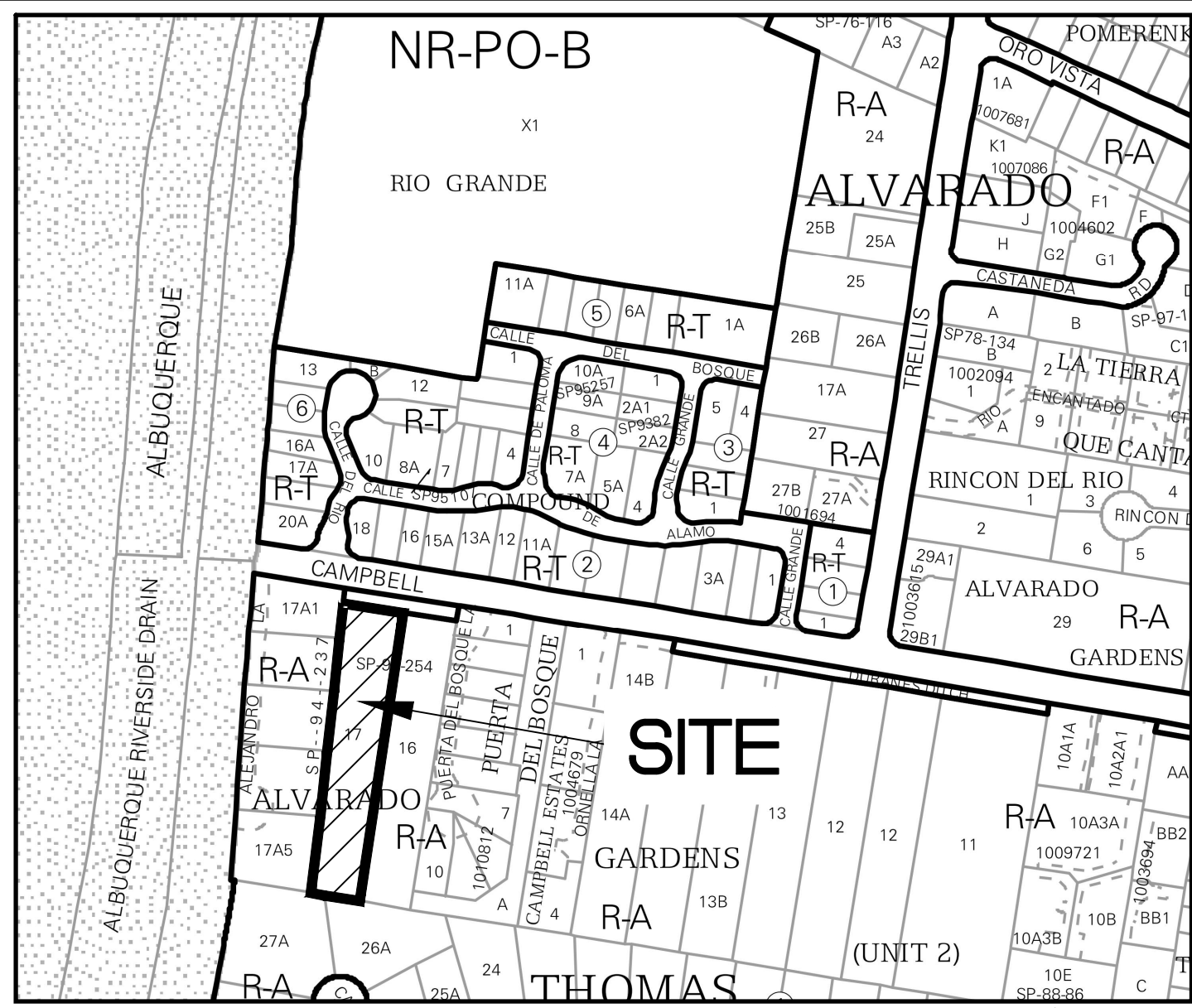
Greetings Development Hearing Officer and Development Facilitation Team members:

Cartesian Surveys is acting as an agent for Aaron Hinds, the owner of the subject property, and we request a sketch plat review to subdivide the remaining portion of Lot 17, Alvarado Gardens, Unit 2 into four new lots.

Our client's property has four existing structures, all of which will be removed. Existing and proposed zoning is for rural agricultural residences (R-A). Access to the new parcels is through a proposed private roadway.

Please contact me with any questions or concerns.

Thank you for your consideration,
Amber Palmer



Vicinity Map - Zone Atlas G-12-Z

N.T.S.

Indexing Information

Section 1, Township 10 North, Range 2 East, N.M.P.M. as Projected within the Town of Albuquerque Grant
 Subdivision: Alvarado Gardens, Unit 2
 Owner: Aaron R. Hinds
 UPC #: 101206018420840736

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE. 1.3070 ACRES
 ZONE ATLAS PAGE NO. G-12-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 4
 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. MAY 2025

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101206018420840736

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lots 1 thru 4
 Lands of Aaron R. Hinds
 Being Comprised of
 An Easterly 1/2 Portion of Lot 17
 Alvarado Gardens, Unit 2
 City of Albuquerque, Bernalillo County, New Mexico
 April 2026**

Project Number: PR-2023-009563
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
- AMAFCA
- 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



Documents

1. PLAT OF ALVARADO GARDENS UNIT 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 26, 1934, IN BOOK C, PAGE 28.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 19, 2012, AS DOCUMENT NO. 2012061253.
3. WARRANTY DEED FOR EAST HALF OF LOT 17, ALVARADO GARDENS UNIT 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 8, 1969, IN BOOK D864, PAGE 584.

Legal Description

A CERTAIN PARCEL, BEING THE EASTERLY ONE-HALF (E. 1/2) OF TRACT NUMBERED SEVENTEEN (17) OF ALVARADO GARDENS, UNIT NO. 2, A SUBDIVISION WITH BERNALILLO COUNTY, 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 JANUARY 26, 1934, IN PLAT BOOK C, PAGE 28.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF TRACT 17-A-1, ALVARADO GARDENS UNIT 2, AS THE SAME IS SHOWN ON THE PLAT FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 22, 1994, IN BOOK 94C, PAGE 429, MARKED BY A 1/2" REBAR, AND LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CAMPBELL ROAD N.W., FROM WHENCE ACS MONUMENT "8_G11" BEARS N 67°19'49" W, A DISTANCE OF 4,954.12 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID SOUTHERLY RIGHT-OF-WAY, S 80°37'20" E, 111.21 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, LEAVING SAID RIGHT-OF-WAY, S 09°22'57" W, A DISTANCE OF 564.63 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF TRACT 17-A-5, AS SHOWN ON SAID PLAT OF ALVARADO GARDENS UNIT 2, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 22, 1994, IN BOOK 94C, PAGE 429 MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 80°29'46" W, A DISTANCE OF 90.50 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING THE EASTERLY SIDE OF SAID SUBDIVISION, N 07°16'52" E, A DISTANCE OF 564.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1.3070 ACRES (56,933 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN MAY 2025.
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____.

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.

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.

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.

Easement Notes

- 1 EXISTING 20' DITCH EASEMENT (VAC ORD. V-94-46) - AS SHOWN ON PLAT (12/22/1994, 94C-429)
- 2 PRIVATE ACCESS EASEMENT, BENEFITING LOTS 1 THRU 4, AND MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 20' DITCH EASEMENT, AS SHOWN ON PLAT (1/26/1934, C-28) VACATED BY THIS PLAT (PER ORDINANCE V-94-46)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 5 5' WATER METER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 5' FIRE HYDRANT EASEMENT GRANTED WITH THE FILING OF THIS PLAT

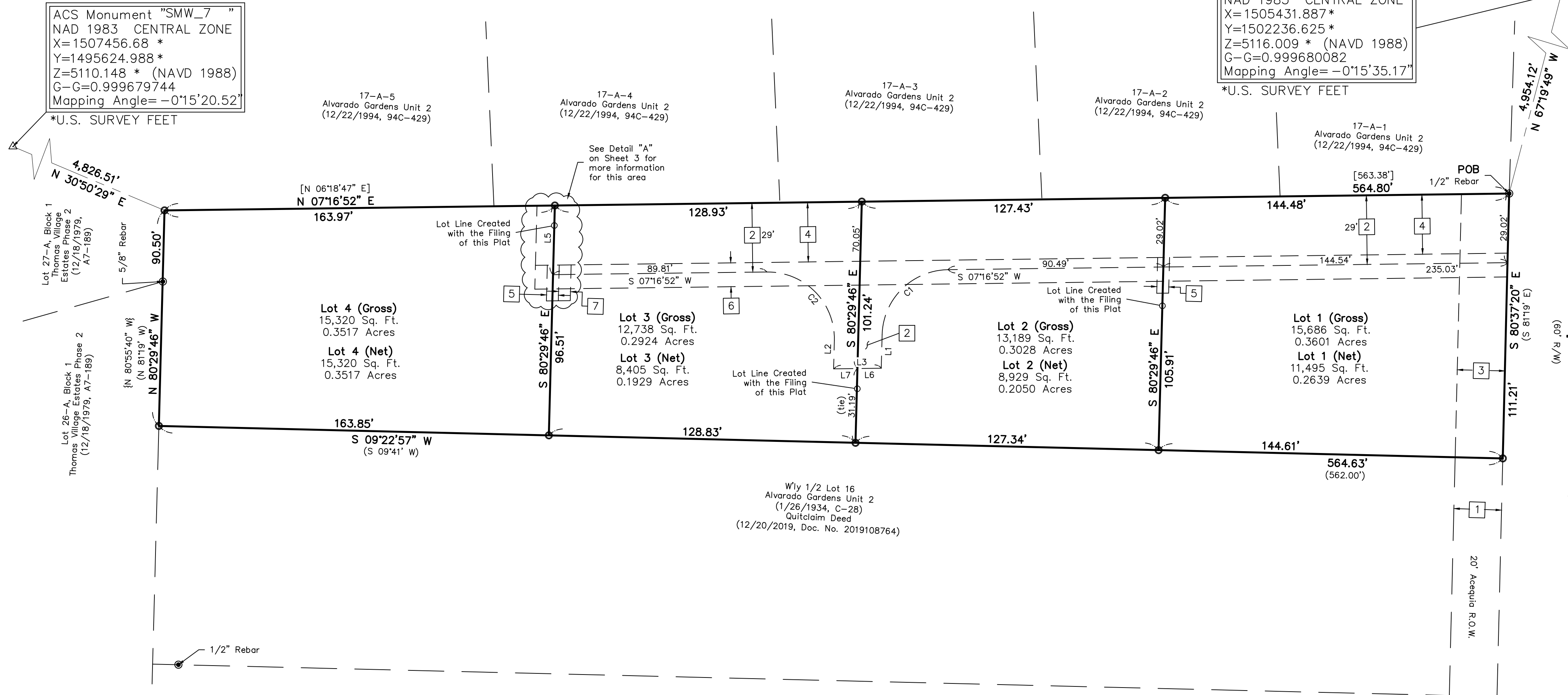
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/26/1934, C-28)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (12/22/1994, 94C-429)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (12/18/1979, A7-189)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Plat for
Lots 1 thru 4
Lands of Aaron R. Hinds
Being Comprised of
An Easterly 1/2 Portion of Lot 17
Alvarado Gardens, Unit 2
City of Albuquerque, Bernalillo County, New Mexico
April 2026**

ACS Monument "SMW_7"
NAD 1983 CENTRAL ZONE
X=1507456.68 *
Y=1495624.988 *
Z=5110.148 * (NAVD 1988)
G-G=0.999679744
Mapping Angle=-0°15'20.52"

ACS Monument "8_G11"
NAD 1983 CENTRAL ZONE
X=1505431.887 *
Y=1502236.625 *
Z=5116.009 * (NAVD 1988)
G-G=0.999680082
Mapping Angle=-0°15'35.17"

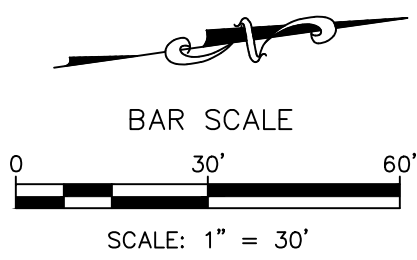


Line Table

Line #	Direction	Length (ft)
L1	S 80°29'46" E	14.10'
L2	N 80°29'46" W	11.92'
L3	S 07°16'52" W	20.02'
L5	N 80°29'46" W	25.02'
L6	N 07°16'52" E	10.12'
L7	S 07°16'52" W	9.89'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.90'	28.00'	87°46'38"	38.82'	S 36°36'27" E
C2	45.07'	28.00'	92°13'22"	40.36'	N 53°23'33" E



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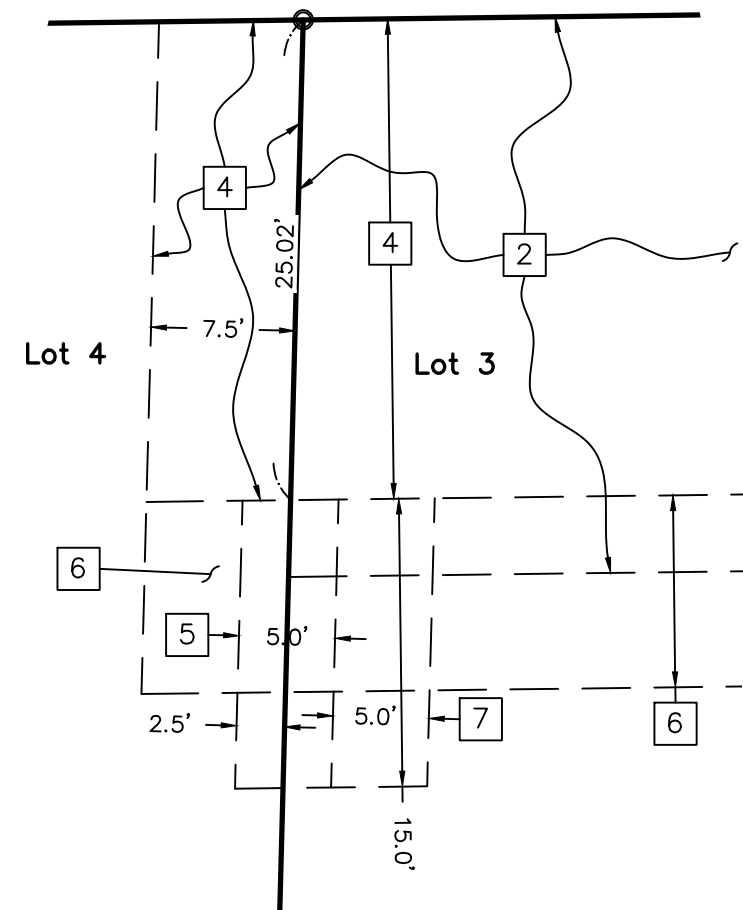
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City of Albuquerque, Bernalillo County, New Mexico
April 2026

Detail "A"

SCALE: 1"=10'

Lot 17-A-4
Alvarado Gardens, Unit 2
(12/22/1994, 94C-429)



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.

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.

AARON R. HINDS, OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: AARON R. HINDS, OWNER

By: _____
NOTARY PUBLIC

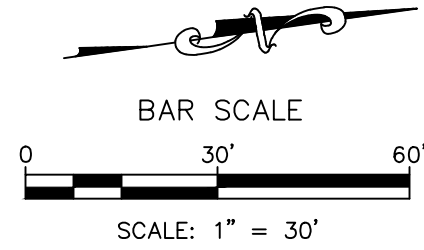
MY COMMISSION EXPIRES _____

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Easement Notes

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- 4 PUBLIC UTILITY, PUBLIC WATER, AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT



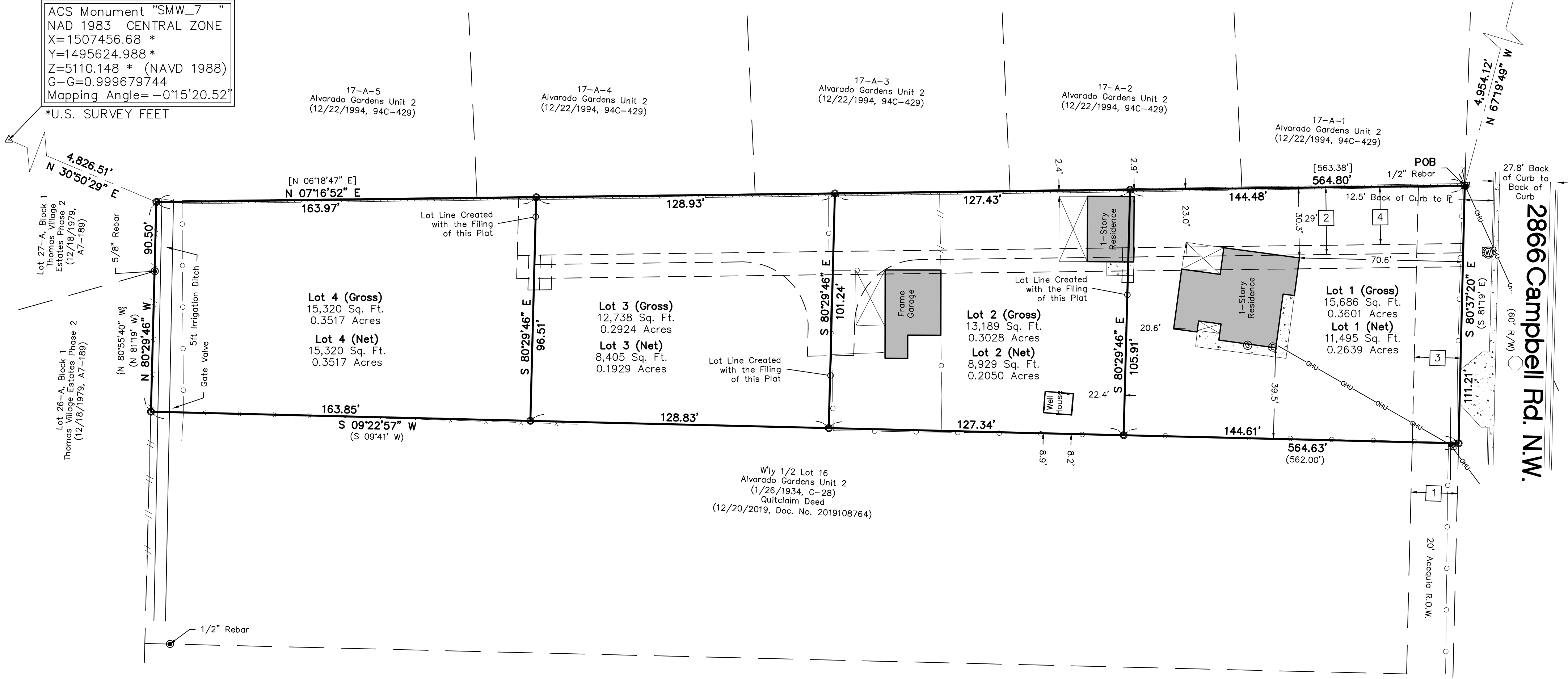
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES		BLOCK WALL
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/26/1934, C-28)		WOOD FENCE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (12/22/1994, 94C-429)		WIRE FENCE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (12/18/1979, A7-189)		METAL FENCE
			CHAINLINK FENCE
	FOUND MONUMENT AS INDICATED		UTILITY PEDESTAL
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED		OVERHEAD UTILITY LINE
	COVERED AREA		UTILITY POLE
	CONCRETE		ANCHOR
			ELECTRIC METER
			GAS METER
			WATER METER
			STORM DRAIN MANHOLE

**Site Sketch for
Lots 1 thru 4
Lands of Aaron R. Hinds
Being Comprised of
An Easterly 1/2 Portion of Lot 17
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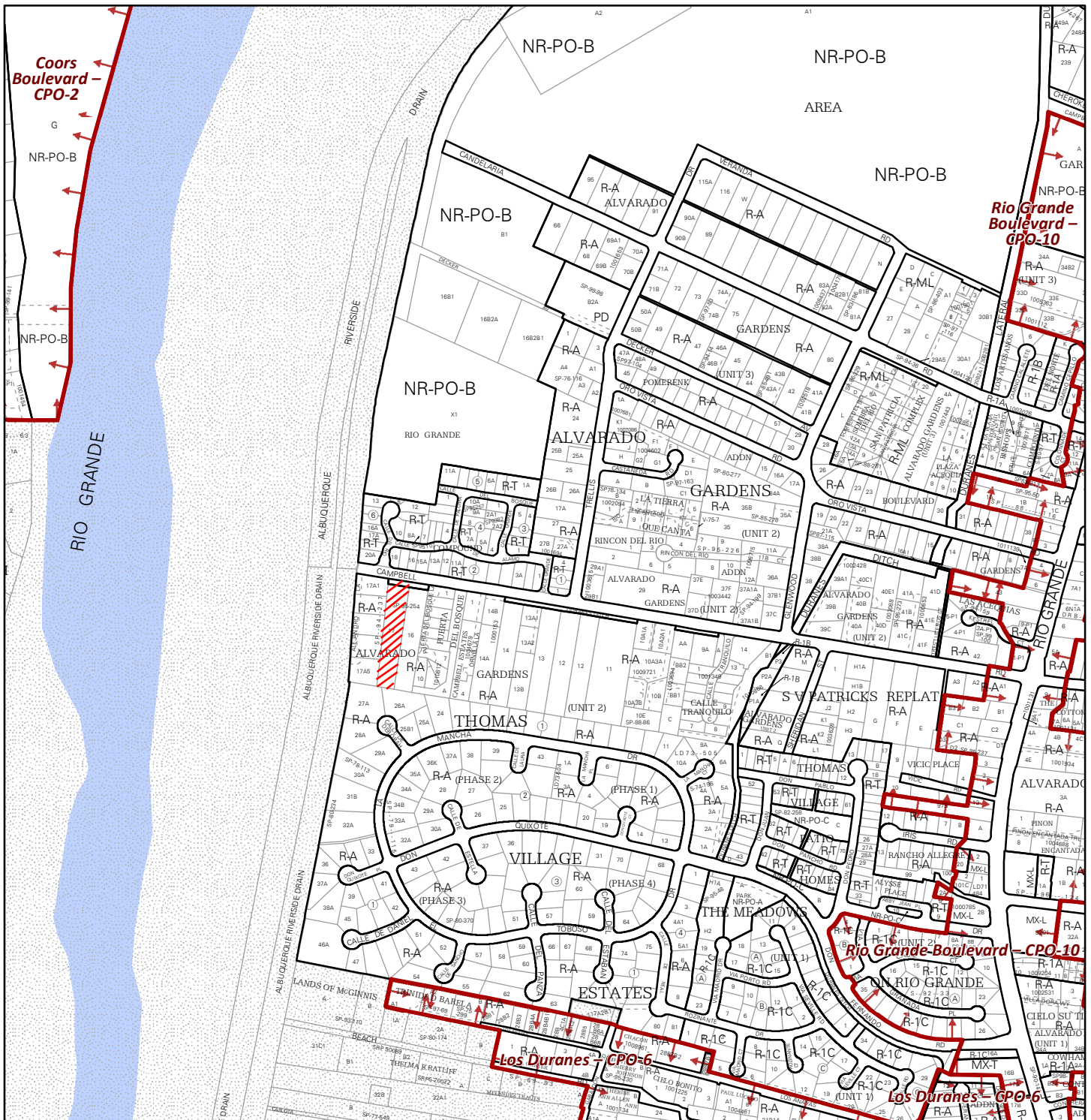


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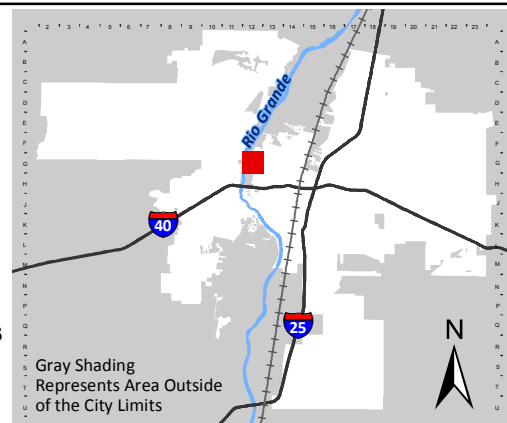


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Gray Shading
Represents Area Outside of the City Limits

Zone Atlas Page:
G-12-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