



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

**BRIEF DESCRIPTION OF REQUEST**

The applicant is requesting a sidewalk and a landscape buffer waiver to allow existing conditions to remain. The applicant has a separate application for final plat pending (SD-2024-00145) and this request is an associated application.

**APPLICATION INFORMATION**

Applicant/Owner: Melissa Ramirez and Lolo Chavez		Phone: (505) 362-8903
Address: 5909 Westward Lane NW and 4815 Northern Trail NW		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): JAG Planning & Zoning, LLC - Juanita Garcia		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owners		List all owners: David & Melissa Ramirez & Lolo Chavez

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

Lot or Tract No.: Lot 1 and Lot 14	Block:	Unit:
Subdivision/Addition: Ray Pena and Quaker Heights Subdivision	MRGCD Map No.:	UPC Code: 101106110426330816 & 101106111626430817
Zone Atlas Page(s): F-11	Existing Zoning: R-1(C) & R-A	Proposed Zoning No Change
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): .87

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 5909 Westward LN NW & 4815 Northern Trail NW	Between: Unser Blvd NW	and: Northern Trail NW
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2023-009637, PS-2023-00210, PR-2024-010612, RZ-2024-00035, SD 2024-00145

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: 10/8/2024
Printed Name: Juanita Garcia - JAG Planning & Zoning, LLC	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FORM V2: WAIVER - DHO**

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

☐ **SIDEWALK WAIVER**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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.

**WAIVER DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form V2 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Scale drawing showing the location of the proposed waiver, as applicable

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 5) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- \_\_\_ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 8) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
  - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
  - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - \_\_\_ Completed neighborhood meeting request form(s)
  - \_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- \_\_\_ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
  - \_\_\_ 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



\_\_\_ 10) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

☐ **WAIVER - IDO**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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.

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- \_\_\_ 4) Scale drawing showing the location of the proposed waiver, as applicable

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- \_\_\_ 6) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3)
- \_\_\_ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

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  - \_\_\_ 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
- \_\_\_ 10) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

☒ **WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION ACTION)**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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.

**WAIVER DOCUMENTATION**

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- ☒ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ☒ 4) Scale drawing showing the location of the proposed waiver, as applicable

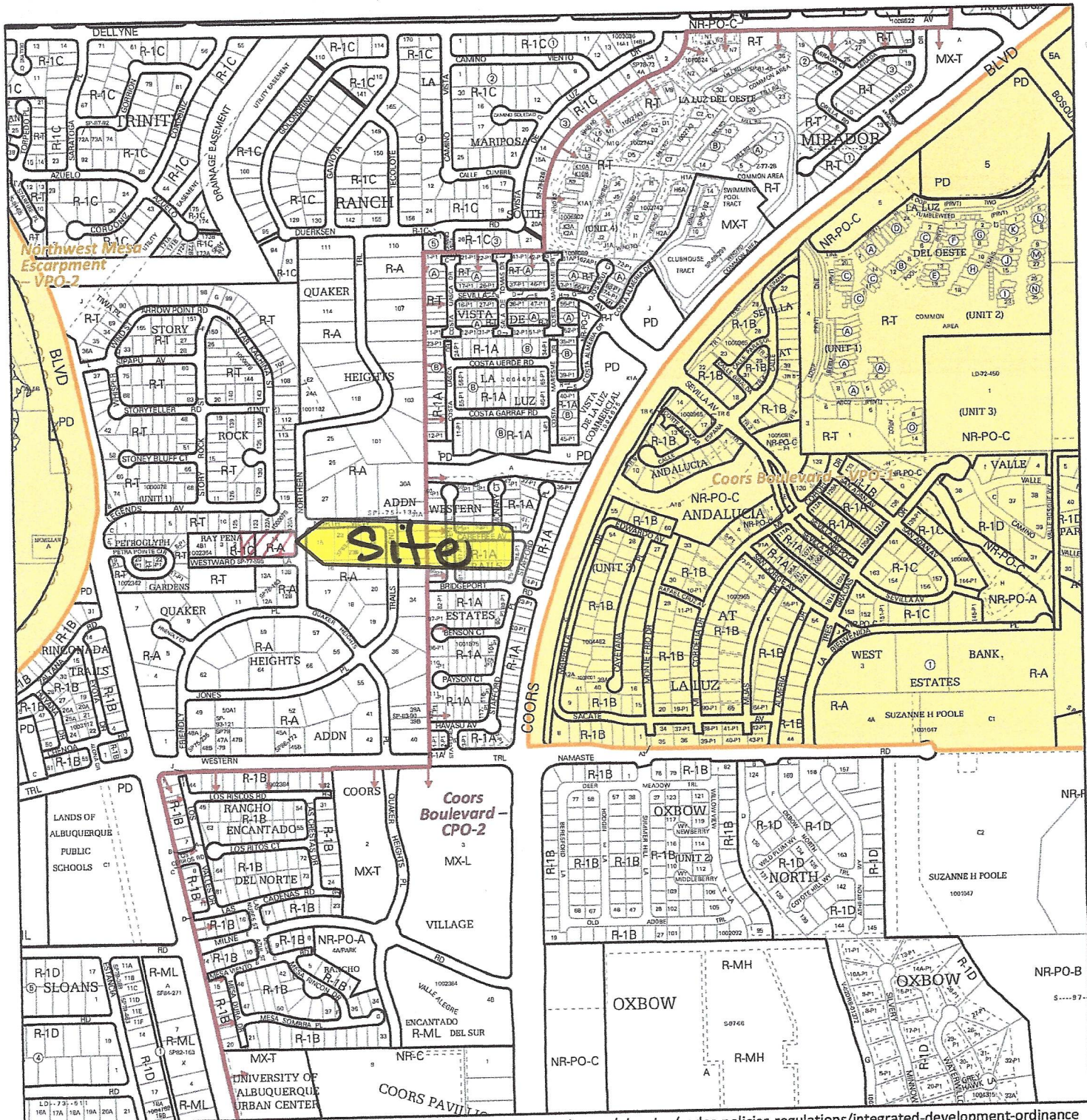
**SUPPORTIVE DOCUMENTATION**

- ☒ 5) Letter of authorization from the property owner if application is submitted by an agent
- ☒ 6) Letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ☒ 7) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

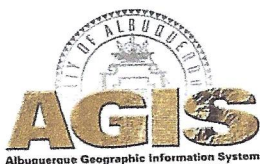
- ☒ 8) Sign Posting Agreement – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ☒ 9) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - ☒ Office of Neighborhood Coordination notice inquiry response
  - ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department - **this step is not required if waiver is to be heard with a minor subdivision plat**
  - ☒ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - ☒ Proof of emailed notice to affected Neighborhood Association representatives
  - ☒ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet – **this step is not required if waiver is to be heard with a minor subdivision plat**
- ☒ 10) Interpreter Needed for Hearing? no if yes, indicate language: \_\_\_\_\_



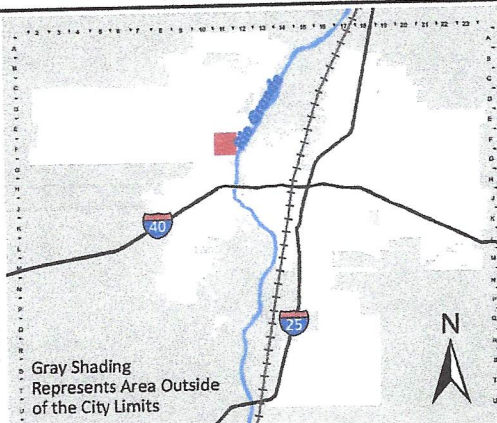


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**F-11-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

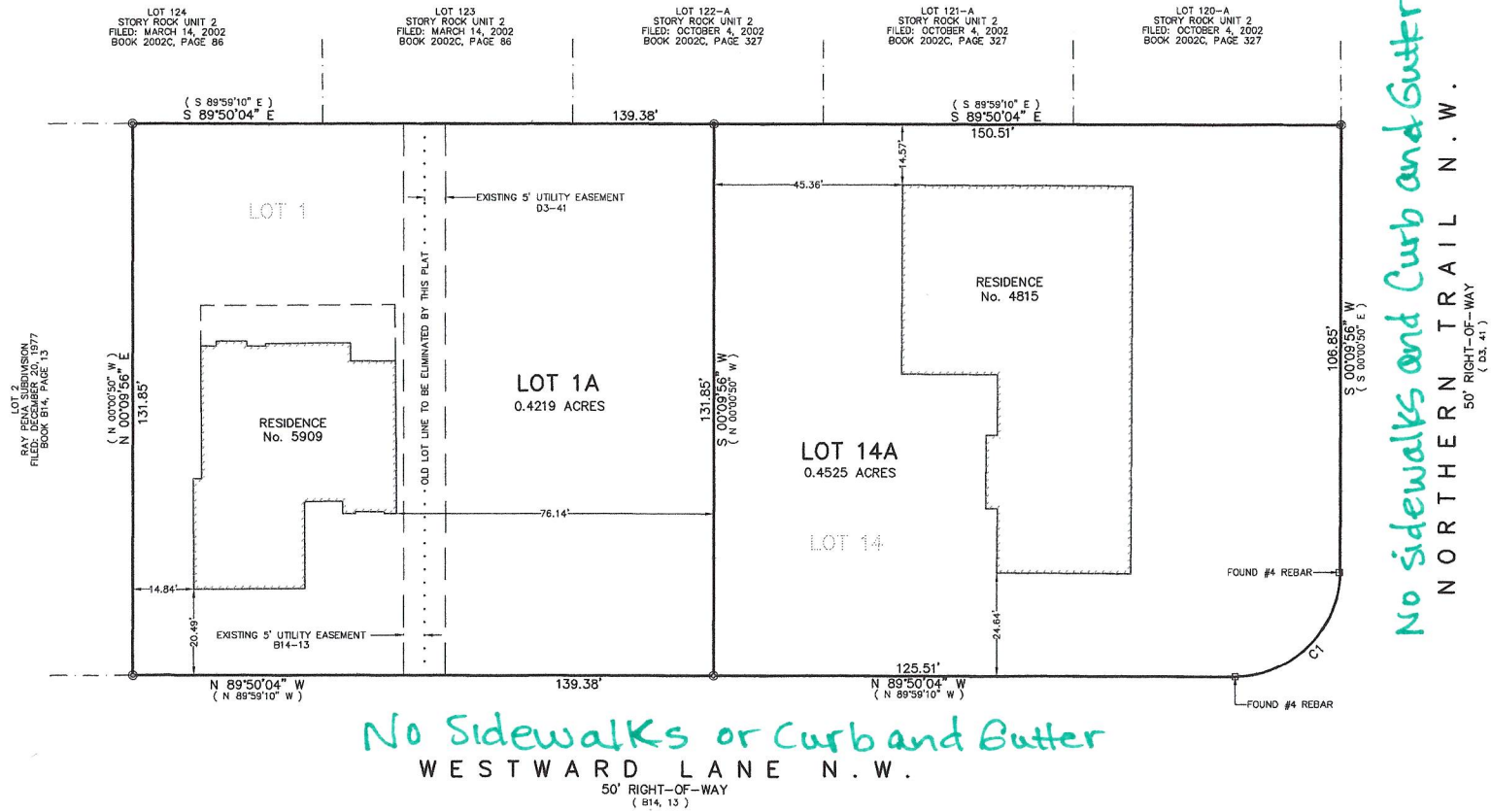
0 250 500 1,000 Feet



PLAT OF  
**LOT 1A, RAY PENA SUBDIVISION &  
 LOT 14A, QUAKER HEIGHTS SUBDIVISION**

WITHIN  
 SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2024

*Sidewalk Exhibit*



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 45°09'56" E	90°00'00"
	25.00'	39.27'	35.36'	N 44°59'10" E	90°00'00"





## LETTER OF AUTHORIZATION

**Subject Property:** 5909 Westward Lane NW, Lot 1 Ray Pena Subdivision, containing approximately .21 acres,

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

Melissa S. Ramirez      4/22/2024  
Melissa or David Ramirez      Date

**Printable page****PARID: 101106110426330816**  
**RAMIREZ DAVID O & MELISSA S,****5909 WESTWARD LN****Class**

Class	Residential
Tax District	A1A

**Current Owner**

Owner	RAMIREZ DAVID O & MELISSA S
Owner Mailing Address	5909 WESTWARD LN NW
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87120 1702
Other Mailing Address	

**Ownership for Tax Year Selected**

Tax Year	2024
Owner Name	RAMIREZ DAVID O & MELISSA S
Owner Mailing Address	5909 WESTWARD LN NW
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87120 1702
Other Mailing Address	

**Description**

Location Address	5909 WESTWARD LN NW
City	ALBUQUERQUE
State	NM
Zip Code	87120
Property Description	*1 RAY PENA SUBD COMPRISING PORTION OF LOT 4 T11N R2E SEC 35

Public Improvement District  
Tax Increment Development Districts

**Document #**

Document #:	2004076370 060104 WD-ENTRY BY SC 091604 CODED BY SC 091604
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**Real Property Attributes**

Primary Building SQ FT	2563
Year Built	2006
Lot Size (Acres)	.21
Land Use Code	RESIDENTIAL IMPROVED
Style	STANDARD

**Manufactured Home Attributes**

Make :  
License :  
VIN :  
Year :  
Size :

**Values**

Tax Year	2024
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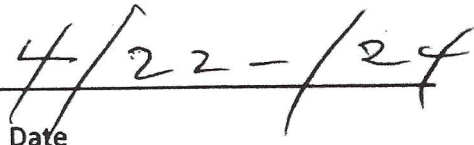


## LETTER OF AUTHORIZATION

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I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

  
\_\_\_\_\_  
Lolo Chavez

  
\_\_\_\_\_  
Date

**Printable page**

PARID: 101106111626430817  
CHAVEZ LOLO E,

4815 NORTHERN TRL

**Class**

Class	Residential
Tax District	A1A

**Current Owner**

Owner	CHAVEZ LOLO E
Owner Mailing Address	4815 NORTHERN TRL NW
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87120 4458
Other Mailing Address	

**Ownership for Tax Year Selected**

Tax Year	2024
Owner Name	CHAVEZ LOLO E
Owner Mailing Address	4815 NORTHERN TRL NW
Unit	
City	ALBUQUERQUE
State	NM
Zip Code	87120 4458
Other Mailing Address	

**Description**

Location Address	4815 NORTHERN TRL NW
City	ALBUQUERQUE
State	NM
Zip Code	87120
Property Description	* 014 QUAKER HEIGHTS ADDN

Public Improvement District  
Tax Increment Development Districts

**Document #**

Document #:	2022000574 121421 WD - ENTRY BY LR 021822 CODED BY LV 010422
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**Real Property Attributes**

Primary Building SQ FT	2977
Year Built	1974
Lot Size (Acres)	.66
Land Use Code	RESIDENTIAL IMPROVED
Style	STANDARD

**Manufactured Home Attributes**

Make :  
License :  
VIN :  
Year :  
Size :

**Values**

Tax Year	2024
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October 8, 2024

Development Hearing Officer  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Melissa Ramirez and Lolo Chavez, respectfully requests your review and approval of a Minor Preliminary and Final Plat and a Development Hearing Officer (DHO) Determination from the Development Process Manual (DPM). The subject site is located at 5909 Westward Lane NW and 4815 Northern Trail NW, legally described as **Lot 1, Ray Pena Subdivision and Lot 14, Quaker Heights Subdivision**, containing approximately .21 and .66 acres, respectively. Specifically, the application request consists of the following:

**Minor Subdivision Application:**

The property owners intend to modify the configuration of the two lots to reflect the approval of a recent zone map amendment for a portion of Lot 14, Quaker Heights Subdivision from R-A to R-1(C). The purpose of the zone map amendment is to incorporate the portion of Lot 14 that acquired the zone change into Lot 1, Ray Pena subdivision in order to avoid a floating zone line.

The properties are zoned R-1(C) and R-A and are subject to Contextual Standards identified within the Integrated Development Code (IDO). Changes to the size of the lots are proposed with this request; however, previous comments from Code Enforcement indicated that the proposed lots will meet Contextual Standards. The subject site is not located within an Overlay Zone.

**Waiver to Sidewalk and Landscape Buffer Requirements:**

The applicant is seeking a waiver to allow the existing conditions to remain in relation to sidewalks, curb gutter and landscape buffer. The site does not have any sidewalks, curb or gutter or landscape buffers along Northern Trail NW or Westward Lane NW as part of the original development of the subdivision. Both Westward Lane NW and Northern Trail NW were constructed prior to the adoption of the 2020 Development Process

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Manual (DPM) and do not meet Street Element Requirements related to the Landscape/Buffer as identified in Street Elements Table 7.2.29. Since Northern Trail NW and Westward Lane NW are both local roads, each road requires curb, gutter, and a 5' wide sidewalk with a 4' to 6' wide landscape buffer, as identified within the DPM.

The subject properties are developed with single-family residential and have existing landscaping and/or natural vegetation between the public street and to the residential development that is consistent throughout this neighborhood.

The placement of new curb and gutters, sidewalks and landscape buffers, would be difficult to accomplish given that there are currently no curb, gutters, sidewalks or landscape buffers within this neighborhood. Placing this type of infrastructure should be associated with an overall plan for the entire area that would allow for connections to other properties.

The following is the review and decision criteria:

*6-6(P)(3)(a) General*

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. Any of the following criteria applies.
  - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

*Response: The current grades along Westward Lane and Northern Trail vary from being flat in some areas to a substantial slope that requires retaining walls. The placement of sidewalks, curb, and gutter in these areas will impact the flow of water throughout the immediate area. Placing this type of infrastructure would require an engineering study of the neighborhood to ensure that water is adequately flowing to proper areas to avoid flooding. The expectation of having the applicants begin this matter for the immediate neighborhood would be a hardship.*

2. The Waiver will not be materially contrary to the public safety, health, or welfare.

*Response: This neighborhood has existed without sidewalks, curb, gutter or a landscape buffer since the original approval of the plats in 1977 and 1962. The neighborhood has benefited from having streets that meet the right-of-way requirements, allowing*

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*residents to walk safely along the sides of the roads. The waiver will not be materially contrary to the public safety, health or welfare.*

3. The Waiver does not cause significant material adverse impacts on surrounding properties.

*Response: Not granting a waiver may cause material adverse impacts on surrounding properties, since some of the adjacent properties will be impacted by the new water flows that will occur with this type of infrastructure. The placement of sidewalks, curb, gutters and landscape buffers in this area will need to be studied and determined how the overall system should be designed and not with individual property owners.*

4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

*Response: These waivers will not hinder future planning, public right-of-way acquisition, or the financing of building of public infrastructure improvements since the area seems to have the amount of right-of-way that is necessary for future planning. No comments were provided indicating that right-of-way widths in this area is insufficient, otherwise, a dedication of right-of-way would have been required.*

5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

*Response: These waivers will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy, this IDO or any other City code or ordinance. There is no known adopted policy, goal or provision in an adopted plan that specifically applies to the subject property.*

6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

*Response: This section does not apply to this site.*

7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

*Response: These waivers do not materially undermine the intent and purpose of this IDO, the applicable zone district or any applicable Overlay Zone. The subject properties do not have sidewalks, curb, gutter or landscape buffers within this neighborhood. All*

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*neighborhoods could benefit from these features; however, in instances where they do not exist, the best approach would be to have an overall plan that provides these features so that grading and drainage will not affect the subject properties or adjacent properties. The IDO does allow for waivers to these types of standards on a case-by-case basis without undermining the intent and purpose of the IDO. The applicable zone district does not require the widened sidewalk, and there is no applicable Overlay Zone.*

8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DHO as part of this approval.

*Response: These waivers will not allow a lot or type of development that does not meet the applicable Development Standards for this zone district.*

9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

*Response: The applicant is seeking the minimum necessary to allow the property owner relief of this requirement. The applicant's responses demonstrate compliance of Subsection 14-16-6-6(P).*

10. If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

*Response: This area is located within a low intensity land use, but installation will not contribute to the public welfare since the neighborhood does not have sidewalks, curb, gutter or landscape buffers. The installation of these features will not allow for a connection to an existing infrastructure system, since the system does not exist.*

If approved, the following note will be added to the plat:

NOTE:

THE PROPERTY OWNER'S REQUEST FOR A WAIVER FROM THE DEVELOPMENT HEARING OFFICER (DHO) TO ALLOW NO LANDSCAPE BUFFER ALONG WESTWARD LANE NW AND NORTHERN TRAIL NW IN LIEU OF THE MINIMUM 4' WIDE LANDSCAPE BUFFER

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ADJACENT TO LOT 1A, RAY PENA SUBDIVISION AND LOT 14A, QUAKER HEIGHTS SUBDIVISION, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.

THE PROPERTY OWNER'S REQUEST FOR A WAIVER FROM DEVELOPMENT HEARING OFFICER (DHO) TO ALLOW NO SIDEWALKS, CURB OR GUTTERS ALONG WESTWARD LANE NW AND NORTHERN TRAIL NW TO REMAIN IN LIEU OF THE MINIMUM 5' WIDE SIDEWALK ADJACENT TO LOT 1A, RAY PENA SUBDIVISION AND LOT 14A, QUAKER HEIGHTS SUBDIVISION, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.

**Neighborhood Association Notification**

As required by the IDO, notification regarding the minor subdivision plat and DHO determinations was provided to all affected neighborhood associations.

We respectfully request the approval of this preliminary and final plat along with applicable sidewalk, curb, gutter and landscape buffer waivers since these waivers do not cause significant material adverse impacts on surrounding properties and meet the waiver requirement criteria of 6-6(P) as outlined in the IDO.

Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink that reads "Juanita Garcia". The signature is fluid and cursive, with the first name "Juanita" being more prominent than the last name "Garcia".

Juanita Garcia

Principal

JAG Planning & Zoning, LLC



DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009637  
4815 Northern Trail

AGENDA ITEM NO: 12

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Northern Trail and Westward Lane are both local roads and require curb, gutter and a 5' sidewalk with a 4' to 6' landscape buffer. If you are unable to provide this you may request a waiver with a justification letter.

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

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: May 1, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



JAG JAG <jag@jagpandz.com>

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## Public Notice of a Proposed Project in the City of Albuquerque

1 message

JAG JAG <jag@jagpandz.com>

Tue, Oct 8, 2024 at 12:25 PM

To: Lilog2002@yahoo.com, valarid@gmail.com, Rene' Horvath <aboard111@gmail.com>, rioreal@earthlink.net, Elizabeth Haley <elizabethkayhaley@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

October 8, 2024

### **Re: Public Notice Regarding a Proposed Project within the City of Albuquerque**

**Orlando Martinez – Quaker Heights Neighborhood Association**

**Vanessa Alarid – Quaker Heights Neighborhood Association**

**Elizabeth Haley – Westside Coalition of Neighborhood Associations**

**Rene Horvath – Westside Coalition of Neighborhood Associations**

**Evelyn Rivera – Taylor Ranch Neighborhood Association**

**Rene Horvath – Taylor Ranch Neighborhood Association**

Dear Neighborhood Association Representative,

JAG Planning & Zoning, LLC will be representing Lolo Chavez and Melissa and David Ramirez regarding a Minor Subdivision Application to be considered by the Development Hearing Officer (DHO). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Public Notice, we are providing you notice regarding this application.

The applicant intends to realign the property between 5909 Westward Lane NW, legally described as Lot 1 Ray Pena Subdivision and 4815 Northern Trail NW, legally described as Lot 14, Quaker Heights Addition to reflect a recent zone map amendment approval and to eliminate a floating zone line.

In addition, the applicants are requesting a Waiver from the Development Process Manual (DPM) to allow the existing conditions to remain in regards to sidewalks, curb, gutters and the landscape buffers. Currently, there are no sidewalks or landscape buffers within the neighborhood and the applicants would like to remain consistent with the street design.

We are providing a copy of the proposed plat that identifies the area that identifies the realignment of the two properties and a copy of Zone Atlas page F-11-Z identifying the proposed location of the minor subdivision application.

The application will be heard on Wednesday October 30, 2024, starting at 9:00 AM. Zoom link to be determined by Planning Staff, please visit: [Development Hearing Officer Agendas & Archives — City of Albuquerque \(cabq.gov\)](#)

Thank you.

Kind regards,

Juanita and Andrew Garcia  
Principals  
JAG Planning & Zoning, LLC  
P.O. Box 7857, Albuquerque, NM 87194  
(505) 362-8903 and (505) 363-5613



**Ramirez Chavez Waiver.pdf**  
6482K





JAG JAG <jag@jagpandz.com>

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## Public Notice of a Proposed Project in the City of Albuquerque

1 message

JAG JAG <jag@jagpandz.com>

Tue, Oct 8, 2024 at 12:25 PM

To: Lillog2002@yahoo.com, valarid@gmail.com, Rene' Horvath <aboard111@gmail.com>, rioreal@earthlink.net, Elizabeth

Haley <elizabethkayhaley@gmail.com>

Cc: JAG JAG <jag@jagpandz.com>

October 8, 2024

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**Evelyn Rivera – Taylor Ranch Neighborhood Association**

**Rene Horvath – Taylor Ranch Neighborhood Association**

Dear Neighborhood Association Representative,

JAG Planning & Zoning, LLC will be representing Lolo Chavez and Melissa and David Ramirez regarding a Minor Subdivision Application to be considered by the Development Hearing Officer (DHO). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Public Notice, we are providing you notice regarding this application.

The applicant intends to realign the property between 5909 Westward Lane NW, legally described as Lot 1 Ray Pena Subdivision and 4815 Northern Trail NW, legally described as Lot 14, Quaker Heights Addition to reflect a recent zone map amendment approval and to eliminate a floating zone line.

In addition, the applicants are requesting a Waiver from the Development Process Manual (DPM) to allow the existing conditions to remain in regards to sidewalks, curb, gutters and the landscape buffers. Currently, there are no sidewalks or landscape buffers within the neighborhood and the applicants would like to remain consistent with the street design.

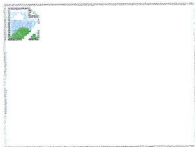
We are providing a copy of the proposed plat that identifies the area that identifies the realignment of the two properties and a copy of Zone Atlas page F-11-Z identifying the proposed location of the minor subdivision application.

The application will be heard on Wednesday October 30, 2024, starting at 9:00 AM. Zoom link to be determined by Planning Staff, please visit: [Development Hearing Officer Agendas & Archives — City of Albuquerque \(cabq.gov\)](#)

Thank you.

Kind regards,

Juanita and Andrew Garcia  
Principals  
JAG Planning & Zoning, LLC  
P.O. Box 7857, Albuquerque, NM 87194  
(505) 362-8903 and (505) 363-5613



**Ramirez Chavez Waiver.pdf**  
6482K



JAG JAG <jag@jagpandz.com>

## 5909 Westward Lane NW and 4815 Northern Trail NW\_Public Notice Inquiry Sheet Submission

1 message

Office of Neighborhood Coordination <onc@cabq.gov>  
To: JAG JAG <jag@jagpandz.com>

Mon, Sep 23, 2024 at 4:15 I

### PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's 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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Quaker Heights NA		Orlando	Martinez	<a href="mailto:lilog2002@yahoo.com">lilog2002@yahoo.com</a>	5808 Jones Place NW	Albuquerque	NM	87120	5053605017	5053605038
Quaker Heights NA		Vanessa	Alarid	<a href="mailto:valarid@gmail.com">valarid@gmail.com</a>	3404 Grande Vista NW	Albuquerque	NM	87120	5055030640	5055030640
Taylor Ranch NA	<a href="mailto:president@trna.org">president@trna.org</a>	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Taylor Ranch NA	<a href="mailto:president@trna.org">president@trna.org</a>	Evelyn	Rivera	<a href="mailto:rioreal@earthlink.net">rioreal@earthlink.net</a>	4505 Chadwick NW	Albuquerque	NM	87120		5059484099
Westside Coalition of Neighborhood Associations		Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations		Elizabeth	Haley	<a href="mailto:elizabethkayhaley@gmail.com">elizabethkayhaley@gmail.com</a>	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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](mailto: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](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/CABQ\\_Public\\_Notice\\_Checklist.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ_Public_Notice_Checklist.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 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,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>

**Sent:** Monday, September 23, 2024 2:07 PM

**To:** Office of Neighborhood Coordination <[jag@jagpandz.com](mailto:jag@jagpandz.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto: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:

Contact Name

Juanita Garcia

Telephone Number

5053628903

Email Address

[jag@jagpandz.com](mailto:jag@jagpandz.com)

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

Lot 1, Ray Pena Subdivision & Lot 14, Quaker Heights Subdivision

Physical address of subject site:

[5909 Westward Lane NW](#) and [4815 Northern Trail NW](#)

Subject site cross streets:

Westward Lane and Northern Trail NW

Other subject site identifiers:

Between Unser and Northern Trail NW

This site is located on the following zone atlas page:

F-11

Captcha

x



**F-11 Ramirez.pdf**

1487K

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

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 10/8/24

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- ☐ Property Owners within 100 feet of the Subject Property.

### Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address\* 5909 Westward Lane NW & 4815 Northern Trail NW  
Location Description Lot 1, Ray Pena & Lot 14, Quaker Height Subdivisions
2. Property Owner\* Lolo Chavez, Melissa & David Ramirez
3. Agent/Applicant\* [if applicable] JAG Planning & Zoning, LLC - Juanita Garcia
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1
  - ☐ Site Plan – EPC
  - ☒ Subdivision Minor (Minor or Major or Bulk Land)
  - ☐ Vacation (Easement/Private Way or Public Right-of-way)
  - ☐ Variance – EPC
  - ☒ Waiver Waiver to allow existing conditions to remain in regards to sidewalks and landscape buffer. (DHO or Wireless Telecommunication Facility)
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

Lot line adjustment to to reflect the approval of a recent zone map amendment

in order to avoid a floating zone line. Waiver to allow existing conditions to remain in regards to sidewalks and landscape buffer.

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

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.



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

Hearing Date/Time\*: Wednesday, October 30, 2024 at 9:00 A.M.

Location\*<sup>4</sup>: Via Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: Juanita or Andrew Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903



Attachments:



Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*



Others: Copy of Proposed Plat



Online website or project page: devhelp@cabq.gov

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> F-11-Z

2. Project Illustrations, as relevant\*<sup>6</sup>



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

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



Deviation(s)



Variance(s)



Waiver(s)

Explanation\*:

A Waiver will be requested to allow existing conditions

to remain for sidewalks and landscape buffer; currently there are none.

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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:

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[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map<sup>7</sup>:**

1. Area of Property [typically in acres] .21 & .66 Acres
2. IDO Zone District R-A
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Single Family Dwelling

**NOTE:** Pursuant to [IDO §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](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>



# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

**Notificación de Acceso Lingüístico.**  
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**語言輔助通知。**我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

**Thông báo về cách Tiếp cận Ngôn ngữ.** Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

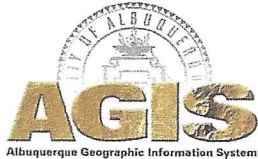
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihiigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.





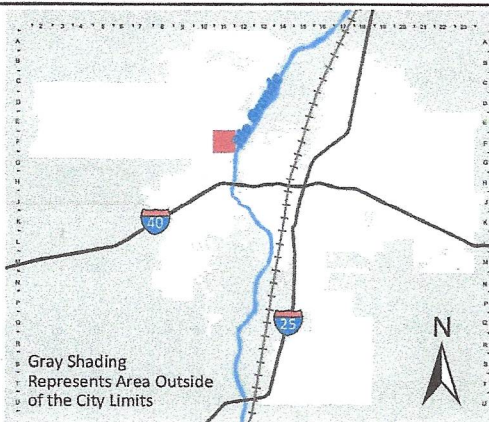
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



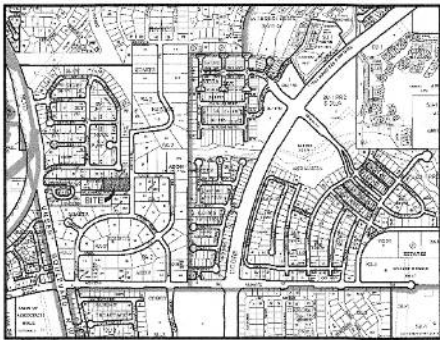
Zone Atlas Page:

**F-11-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





VICINITY MAP No. F-11-Z



#### LEGAL DESCRIPTION

LOT NUMBERED ONE (1) OF THE RAY PENA SUBDIVISION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 20, 1977 IN VOLUME B14, FOLIO 13.

AND

LOT NUMBERED FOURTEEN (14) OF QUAKER HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1962, IN VOLUME D3, FOLIO 41.


## PLAT OF LOT 1A, RAY PENA SUBDIVISION & LOT 14A, QUAKER HEIGHTS SUBDIVISION

WITHIN  
SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2024


PROJECT NUMBER: PR-2023-009637

APPLICATION NUMBER: \_\_\_\_\_

#### UTILITY APPROVALS:

	09/16/2024
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	9/10/2024
DATE	
David Hall	09/11/2024
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
Mike Mortua	09/10/2024
COMCAST	DATE

#### CITY APPROVALS:

	9/9/2024
CITY SURVEYOR	DATE

REAL PROPERTY DIVISION (CONDITIONAL)	DATE
--------------------------------------	------

HYDROLOGY	DATE
-----------	------

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
--	------

ABCWA	DATE
-------	------

PARKS AND RECREATION DEPARTMENT	DATE
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AMICA	9/9/2024
DATE	

CITY ENGINEER	DATE
---------------	------

PLANNING DEPARTMENT	DATE
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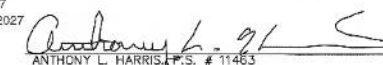
CODE ENFORCEMENT	DATE
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#### SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 9th DAY OF APRIL, 2024

  
ANTHONY L. HARRIS, P.S. # 11463



**HARRIS SURVEYING, INC.**  
1300 CIELO VISTA DEL SUR, NW  
CORRALLES, NEW MEXICO 87048  
PHONE: (505) 250-2273  
E-MAIL: harrissurveying51@gmail.com

SHEET 1 OF 2

#### 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 D/B/A CENTURYLINK 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 full 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 Grantor, 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 deck, 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 structure adjacent to or near easements shown on this plat.  
Easements for electric transformer/switchgear, 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown herein. Consequently, PNM, QWEST D/B/A CENTURYLINK 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

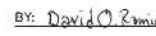
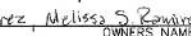
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.


   
David O. Ramirez Melissa S. Ramirez  
DATE

#### ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 17th DAY OF September, 2024.

BY:    
OWNERS NAME

MY COMMISSION EXPIRES: June 12, 2027 BY:   
NOTARY PUBLIC

#### FREE CONSENT

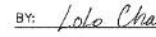
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.


 9-23-24  
DATE

#### ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 23rd DAY OF September, 2024.

BY:   
OWNERS NAME

MY COMMISSION EXPIRES: 9/28/2027 BY:   
NOTARY PUBLIC

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Miguel Torres  
Commission No. 2000877  
Expires: September 28, 2027

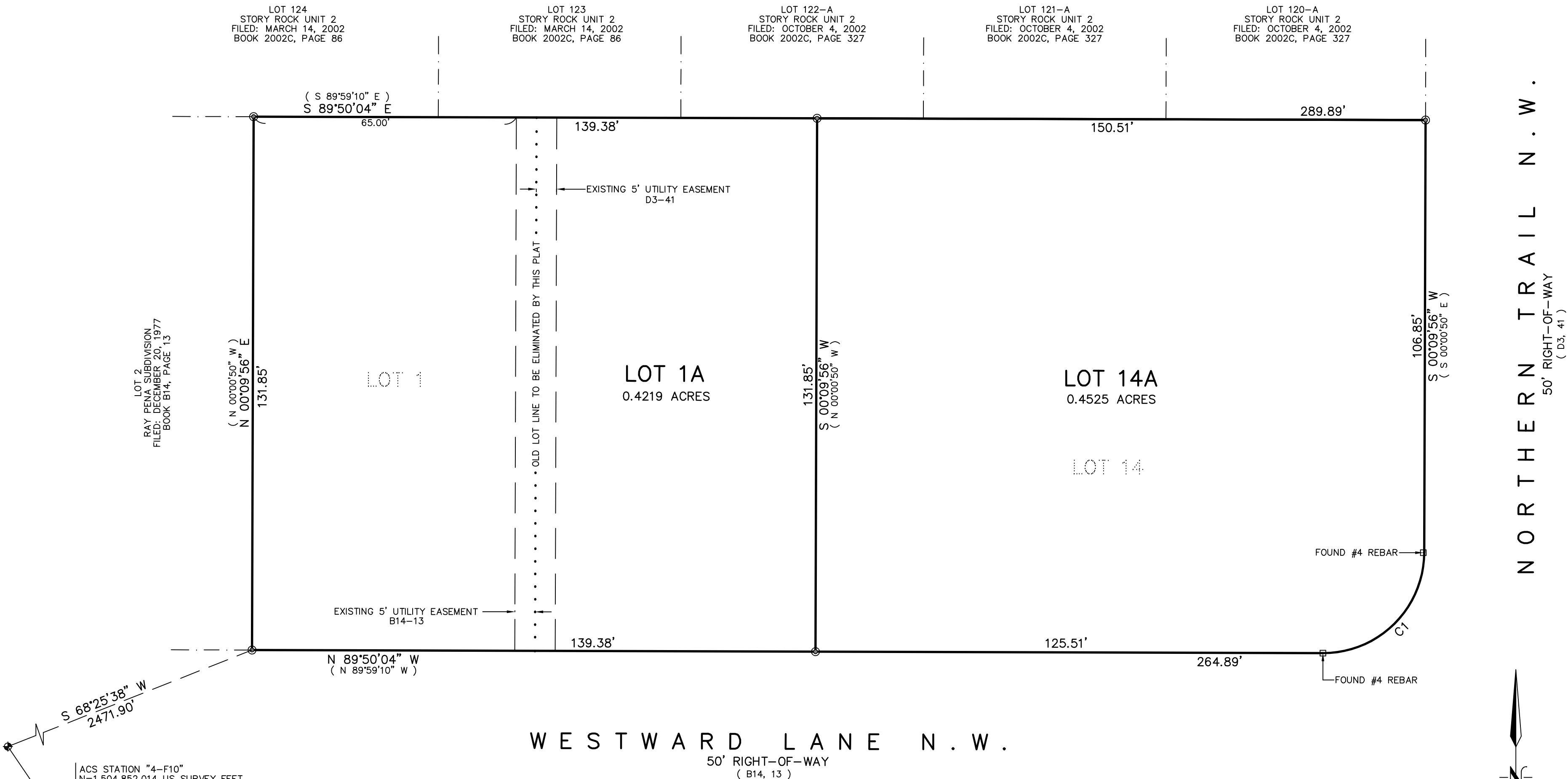


THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

24-0082.DWG

PLAT OF  
LOT 1A, RAY PENA SUBDIVISION &  
LOT 14A, QUAKER HEIGHTS SUBDIVISION

WITHIN  
SECTION 35, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2024

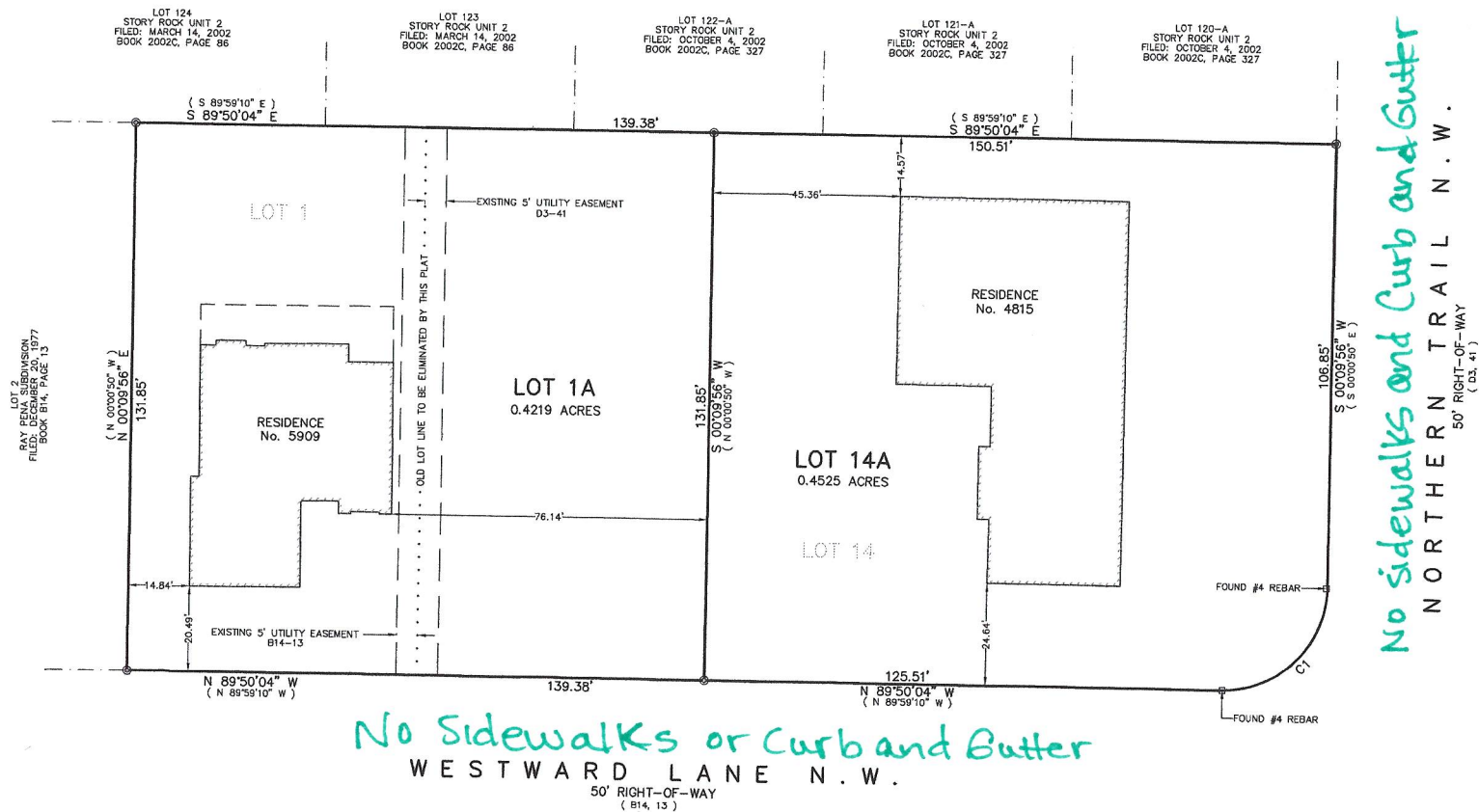


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 45°09'56" W	90°00'00"
	( 25.00' )	( 39.27' )	( 35.36' )	( S 44°59'10" W )	( 90°00'00" )



## Sidewalk Exhibit

No Sidewalks and Curb and Gutter  
N O R T H E R N T R A I L N . W .  
50' RIGHT-OF-WAY  
( D3, 41 )



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 45°09'56" E	90°00'00"
	25.00'	39.27'	35.36'	N 44°59'10" E	90°00'00"