



## PLAN SNAPSHOT REPORT MINOR\_PLT-2025-00066 FOR CITY OF ALBUQUERQUE

**Plan Type:** Minor Plat **Project:** PR-2025-011365 (PR-2025-011365) **App Date:** 12/08/2025  
**Work Class:** Minor Plat **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE  
**Status:** Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Description:** Minor subdivision plat to create two new lots from single existing lot. **Expire Date:**

<b>Parcel:</b> 101306151122741123	Main	<b>Address:</b> 1610 Bayita Ln Nw Albuquerque, NM	<b>Zone:</b>
		1610 Bayita Ln Nw Albuquerque, NM 87107	Main

Applicant Ryan Mulhall PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Owner/Developer James Baxter 949 green valley rd nw Albuquerque, NM 87107 Business: (505) 280-3988	Agent CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Surveying Firm CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050
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### Plan Custom Fields

Existing Project Number	PR-2025-011365	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots	1
Number of Proposed Lots	2	Total Area of Site in Acres	1.1305	Site Address/Street	1610 Bayita Lane NW
Site Location Located Between Streets	Guadalupe Trail NW and the Griegos Lateral	Case History	PS-2025-00002 (sketch); DHOWVR-2025-00031 (sidewalk waiver); VA-2025-00125 (Lot Size Variance)	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	249A3, 249A4, 249A5, 3	Block Number	0000	Subdivision Name and/or Unit Number	MRGCD MAP 31, MRGCD MAP 31, MRGCD MAP 31, BAXTER & MEHL
Legal Description	*3 REPL OF LAND BELONGING TO BAXTER & MEHL COMPR TRS 34A1B, 34A1C, 34B1A, 34B1B, 34B2B, 34C2B, 34C2C, 117A MRGCD MAP 31& 32 & C R MEHL REPL CONT 1.1208 AC M/L	Existing Zone District	R-A	Zone Atlas Page(s)	F-13
Acreage	1.1208	Calculated Acreage	1.13201	Council District	2
Community Planning Area(s)	Near North Valley	Development Area(s)	Consistency	Current Land Use(s)	01   Low-density Residential
Balloon Landing Preferred Area	Within Balloon Landing Area	IDO Use Development Standards Name	Valley Drainage Area	IDO Use Development Standards Subsection	Site Design and Sensitive Lands (5-2)
Pre-IDO Zoning District	RA-2	Pre-IDO Zoning Description		FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage	0	Total Gross Square Footage3	0
Total Gross Square Footage4	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ryan_Mulhall_12/8/2025.jpg	12/08/2025 11:15	Mulhall, Ryan		Uploaded via CSS

Note	Created By	Date and Time Created
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# PLAN SNAPSHOT REPORT (MINOR\_PLT-2025-00066)

- |  |               |                  |
|--|---------------|------------------|
| <p>1. Good morning Ryan,<br/>Thank you for your Minor Plat submittal. Before I can accept your submittal as completed, I do need a little more information.</p> <ul style="list-style-type: none"> <li>Proposed Preliminary/final Plat with the surveyor's, property owner's, city Surveyor's, utility, and AMAFACA signatures on the plat – You are missing the City Surveyor's signature on the plat. Please upload as soon as possible if you have this so I can add you to the DHO hearing Dec. 17th. Please let me know once this is done, so I can have this processed.</li> </ul> | Annette Ortiz | 12/11/2025 11:49 |
| <hr/>  |               |                  |
| <p>2. Missing signature from City Surveyor on Plat. Ryan is working on getting the signature. Jay say to process for Dec. 17th DHO hearing. Ryan will let me know once it's be uploaded. (12/11)</p>   | Annette Ortiz | 12/11/2025 12:46 |

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00065043	Proposed Lot Fee - Minor	\$150.00	\$150.00
	Minor Plat Fee	\$300.00	\$300.00
	Technology Fee	\$35.00	\$35.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	<b>Total for Invoice INV-00065043</b>	<b>\$535.00</b>	<b>\$535.00</b>
NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
	<b>Total for Invoice NOT INVOICED</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Grand Total for Plan</b>		<b>\$535.00</b>	<b>\$535.00</b>

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	Minor Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		12/11/2025 12:43	12/11/2025 12:58
Associate Project Number v.1	Generic Action		12/11/2025 12:43
Screen for Completeness v.1	Generic Action		12/11/2025 12:47
Verify Payment v.1	Generic Action		12/11/2025 12:58
<b>Application Review v.1</b>		12/11/2025 12:58	
DHO Hearing v.1	Hold Hearing	12/11/2025 12:58	12/11/2025 12:59
Minor Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>Notice of Decision v.1</b>			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
<b>Conditions of Approval v.1</b>			
Add in Conditions of Approval v.1	Generic Action		
<b>Signature v.1</b>			
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Latest PLAT Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Change Plan Approval Expiration Date v.1	Generic Action		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
<b>Linked Applications v.1</b>			
Linked Major Final Plat v.1	Create Plan Case		

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

**Legal/Request Descriptions & Location:** Preliminary / Final plat for a minor subdivision & sidewalk waiver, to create two new lots from existing Lot 3, Lands of Baxter & Mehl, located at 1610 Bayita Lane NW [PR-2025-011365]

☐ **Hydrology:**

• Sensitive Lands Analysis (5-2(C))	_____ Approved	<u>X</u> NA
• Grading and Drainage Plan	_____ Approved	<u>X</u> NA
• AMAFCA	_____ Approved	<u>X</u> NA
• Bernalillo County	_____ Approved	<u>X</u> NA
• NMDOT	_____ Approved	<u>X</u> NA
• MRGCD	_____ Approved	<u>X</u> NA

Tieghe Chen  
Hydrology Department

11/13/2025  
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	<u>X</u> NA
• Traffic Impact Study (TIS)	_____ Approved	<u>X</u> NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	<u>X</u> NA
• Bernalillo County	_____ Approved	<u>X</u> NA
• NMDOT	_____ Approved	<u>X</u> NA

Ernest Armijo  
Transportation Department

11/13/2025  
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement: \_\_\_\_\_ Approved ✓ NA
- Development Agreement: \_\_\_\_\_ Approved ✓ NA
- If None Explain: PLatting action does not affect accessibility to services.

Aryam Hernandez  
ABCWUA

11/17/2025  
Date

- ☐ Infrastructure Improvements Agreement (IIA\*) \_\_\_\_\_ Approved
- ☐ AGIS (DXF File\*\*) \_\_\_\_\_ 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 (include a copy of the recorded IIA)

\*\* DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

\*\*\* Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

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

December 5, 2025

Development Hearing Officer  
City of Albuquerque

**Re: Preliminary / Final Plat for Proposed Minor Subdivision Plat of Lot 3, Lands of Baxter & Mehl**

Greetings Development Hearing Officer and Development Facilitation Team members:

Cartesian Surveys is acting as an agent for James Mayer, the owner by real estate contract for the below parcel, and we request a sketch plat review to subdivide existing Lot 3 of Baxter & Mehl Addition into two new lots.

Our client's property has an existing residence to the west and sufficient room to the east for an additional lot. Property is zoned for rural agricultural residences (R-A). We have access through a private roadway [1]. The City has approved a variance from contextual lot sizing under VA-2025-00125 and a sidewalk waiver was granted under DHOWVR-2025-00031. We were heard for sketch review on this plat on January 15, 2025, under PS-2025-00002. The comments from that meeting are addressed below:

**ABCWUA**

1. No objection to subdividing existing residential lot into two lots.

2. Easements:

a. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.

Easements for utilities within the private access easement were granted previously, where all existing improvements are placed.

**Code Enforcement**

Proposed Lot B at 0.3552 acres is less than the minimum allowed Contextual Lot Size of 0.5457 acres.

• A Variance of the difference must be obtained prior to re-plat of the property, or the lot size adjusted to fit within the allowed range.

Noted, variance from contextual lot sizing was approved under VA-2025-00125.

**Parks and Recreation**

No comments.

## Hydrology

- Hydrology has no objection to the sketch plat action.
- Prior to submitting for a Grading Permit or Building Permit for any site work, 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. Bayita is a private road that serves more than 8 Properties and requires a 5' sidewalk. If you are not able to meet this you may request a waiver with a justification letter.

Waiver from sidewalk requirement was approved on December 3, 2025 at a DHO hearing.

## Planning

Is there any planned use for the sub-divided property as of this time?

No planned development

Planning staff defers to Code Enforcement for final review of the contextual lot size standards. The intended subdivision for lot 3-B is 0.3552 which is less than the minimum lot size requirement. If you would like to continue with the plat as shown a ZHE Variance would be required prior to acceptance of the plat. The process for the ZHE application is shown below.

Noted, variance was approved

♣ \*Demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.

Sidewalk variance was approved 12/3/25 at DHO.

Thank you for your consideration,  
Ryan J. Mulhall

Barbara Baxter Meyer and James P. Meyer  
9335 Guadalupe Tr NW  
Albuquerque, NM 87114

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

**RE: Letter of Authorization for Proposed Subdivision Plat**

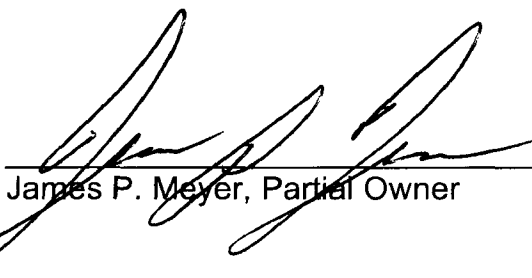
To whom it may concern,

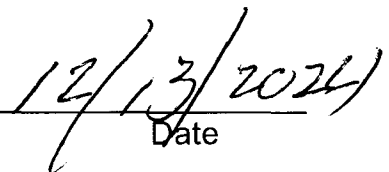
We, Barbara Baxter Meyer and James P. Meyer, owners to one-half interest in the below of the below properties, and I, Barbara Baxter Meyer, trustee of the Barbara Baxter Meyer Separate Property Trust, owner of one-half interest in the below of the below property do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, vacations of easement or waivers from the city needed for the platting action for existing Lot 3, Lands of Baxter & Mehl. The property is located at 1610 Bayita Lane N.W..

Thank You,

  
Barbara Baxter Meyer, Owner and Trustee  
Barbara Baxter Meyer Separate Property Trust

  
Date

  
James P. Meyer, Partial Owner

  
Date

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2025-011365  
1610 Bayita NW

AGENDA ITEM NO: 9

SUBJECT: DHO Waiver to Sidewalk

ENGINEERING COMMENTS:

1. The justification adequately covers all ten criteria of the IDO. Though, I do want to point out that one argument made that sidewalk and buffer would narrow the roadway is not true as the sidewalk and buffer would have been carved out of the property's frontage not the roadway. No objection

. 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: December 3, 2025

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ACTION:

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

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

Pre-Submittal Tribal confirmation requested - 1610 Bayita Ln NW (PR-2025-011365)

Zamora, Renee C. <rczamora@cabq.gov>Mon, Dec 8, 2025 at 11:09 AM

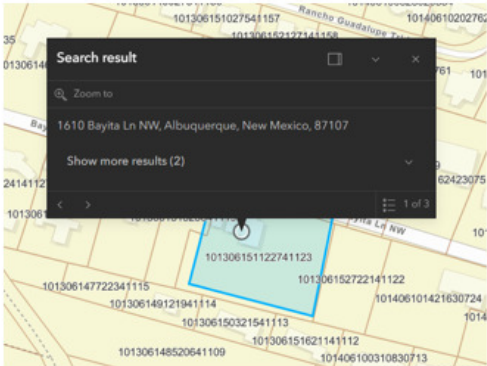
To: Ryan Mulhall <cartesianryan@gmail.com>, "Ortiz, Annette" <annetteortiz@cabq.gov>

Good afternoon,

Thank you for your inquiry.

- We can confirm that a **Pre-submittal Tribal Meeting** is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

[https://documents.cabq.gov/planning/IDO/2023\\_IDO\\_AnnualUpdate/IDO\\_2023\\_AnnualUpdate\\_Effective.pdf](https://documents.cabq.gov/planning/IDO/2023_IDO_AnnualUpdate/IDO_2023_AnnualUpdate_Effective.pdf) (14-16-6-4(B))



A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required, please log in to ABQ-plan and upload this information in “other documents” when you are ready to submit.

Thank you,



RENEE ZAMORA

Senior Administrative/Navigator

o 505-924-3358

e rczamora@cabq.gov

[cabq.gov/planning](https://cabq.gov/planning)

[Quoted text hidden]

2 attachments

 IDOZoneAtlasPage\_F-13-Z.pdf  
668K

 Tribal.docx  
195K





CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Barbara Baxter Meyer Trustee Meyer Separate Property Trust & Etal (Agent - Jim Strozier & Santos Martinez, Consensus Planning) requests a variance of approximately 8,422 square feet to the Contextual Lot Size for Residential Development in Areas of Consistency for Lot 3, Lands of Baxter and Mehl, comprising Tracts 34A1B, 34A1C, 34B1A, 34B1B, 34B2B, 34C2B, 34C2C, 117A MRGCD Map 31 & 32 (proposed lot 3-B), located at 1610 Bayita Lane NW, zoned R-A (Section 14-16-5-1(C)(2)(b))

Special Exception No: ....	<b>VA-2025-00125</b>
Project No: .....	
Hearing Date: .....	09-16-2025
Closing of Public Record:	09-16-2025
Date of Decision: .....	10-01-2025

On September 16, 2025, Jim Strozier & Santos Martinez, Consensus Planning (“**Agent**”) as agent for Barbara Baxter Meyer Trustee Meyer Separate Property Trust & Etal (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Variance of approximately 8,422 square feet to the Contextual Lot Size (“**Application**”) upon the real property located at 1610 Bayita Lane NW (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

**FINDINGS:**

1. Applicant is requesting a Variance of approximately 8,422 square feet to the Contextual Lot Size, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(O).
2. Applicant has authority to pursue this Application, pursuant to 14-16-6-4(D).
3. Applicant has duly authorized Agent to act on Applicant’s behalf regarding the Application.
4. Applicant is not required to offer at least 1 meeting to Indian Nations, Tribes, and Pueblos no more than 1 calendar year before filing the application, pursuant to IDO Section 14-16-6-4(B).
5. The Planning Director’s delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
6. The analyses and studies listed in IDO Section 14-16-6-4(H) are not required.
7. The Application was not required to be forwarded to commenting agencies pursuant to IDO Section 14-16-6-4(I).
8. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).

9. Applicant has sent an electronic mail notice to the email addresses on file with the Office of Neighborhood Coordination for each pertinent Neighborhood Association as required by IDO Section 14-16-6-4(J)(2).
10. Applicant has sent mailed notice to all property owners within 100 feet of the subject property as required by IDO Section 14-16-6-4(J)(3).
11. Applicant has posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
12. The Subject Property is located in the R-A zone with a minimum lot size of 10,890 sq.ft. and a contextual lot size of 25,000 sq.ft. within an area of consistency.
13. Therefore, the requested lot size of the subdivided lot on the Subject Property requires a Variance Approval pursuant to IDO Subsection 14-16-6-6(O).
14. IDO Section 14-16-6-6(O)(3)(a) (Review and Decision Criteria– Variance) reads: “*An application for a Variance - ZHE shall be approved if it meets all of the following criteria:*
  1. *There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.*
  2. *The Variance will not be materially contrary to the public safety, health, or welfare.*
  3. *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
  4. *The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.*
  5. *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”*
15. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
16. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
17. Applicant appeared at the September 16, 2025 ZHE hearing on the Application for a variance of approximately 8,422 square feet to the Contextual Lot Size for Residential Development and gave evidence in support of the Application.
18. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(O)(3)(a)(1). The average lot size that greatly differs depending on location along Bayita Lane, many of the properties along which were developed prior to adoption of a zoning ordinance in Albuquerque. All properties located to the north of Bayita Lane include the area that accommodates the existing access easement. None of the properties along the

south side of Bayita have this allowance calculated within their lot size. The pattern on the south side of the street, where the Subject Property is located, is not contextually uniform. Strict adherence to the contextual standards creates an unreasonable hardship on the applicant due to different patterns of lot sizes and shapes dependent upon their location on Bayita Lane. The lots along the northern side of Bayita are 11,988 square feet larger (.27 of an acre) than those along the south side of the same road.

19. Based on evidence submitted by or on behalf of Applicant, the Variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(O)(3)(a)(2). An approved variance will allow for the construction of a new single-family home on Bayita Lane and is consistent with R-A lot standards.
20. Based on evidence submitted by or on behalf of Applicant, the Variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(O)(3)(a)(3). The variance does not cause adverse impacts on existing infrastructure that services surrounding properties in the vicinity. Existing infrastructure can service a new single-family home on the proposed lot.
21. Based on evidence submitted by or on behalf of Applicant, the Variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(O)(3)(a)(4). Applicant intends to develop a single family home consistent with the purposes of the R-Z zone and in compliance with applicable City ordinances.
22. Based on evidence submitted by or on behalf of Applicant, the Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(O)(3)(a)(5). Applicant submitted evidence that any smaller variance would not be sufficient to allow for the development of one new single-family home and provide a separate lot to maintain the existing home

#### DECISION:

APPROVAL of a Variance of approximately 8,422 square feet to the Contextual Lot Size.

#### APPEAL:

If you wish to appeal this decision, you must do so by October 16, 2025 pursuant to Section 14-16-6-4(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This Notice of Decision does not constitute approval of plans for a building permit. If your Application is approved, bring this Notice of Decision with you when you apply for any related building permit or occupation tax number. Approval of a Conditional Use is void after two (2) years from date of approval if the rights and privileges granted thereby have not been executed or utilized. Approval of a Variance is void after one (1) year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

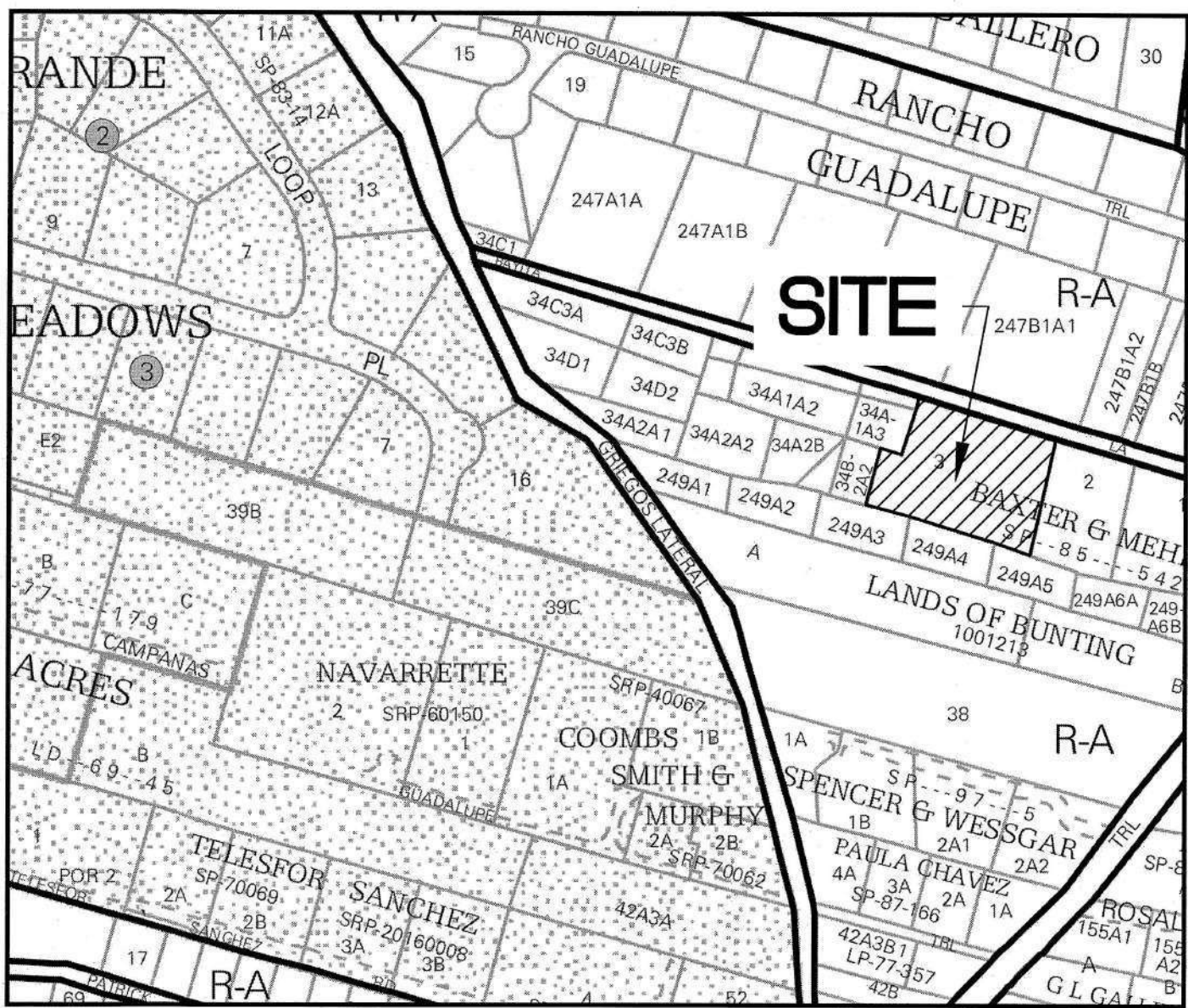


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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: ZHE File  
Zoning Enforcement  
Jim Strozier [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
Santos Martinez [martinez@consensusplanning.com](mailto:martinez@consensusplanning.com)





Vicinity Map - Zone Atlas F-13-Z

Notes

- 1. FIELD SURVEY PERFORMED IN NOVEMBER 2024.
- 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\_\_\_\_.

Documents

- 1. PLAT OF LANDS OF BAXTER & MEHL FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 26, 1985, IN BOOK C29, PAGE 41.
- 2. TRUSTEE'S DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 27, 2024, AS DOCUMENT NO. 2024059544.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN SHADED 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. 35001C0118G, DATED SEPTEMBER 26, 2008.

Indexing Information

Section 31, Township 11 North, Range 3 East, N.M.P.M.  
as Projected within the Elena Gallegos Grant  
Subdivision: Lands of Baxter & Mehl  
Owner: Barbara Baxter Meyer Trust and James P. Baxter  
UPC #: 101306151122741123

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 1.1305 ACRES  
ZONE ATLAS PAGE NO..... F-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..... DECEMBER 2024

Legal Description

LOT THREE (3) OF THE REPLAT OF LAND BELONGING TO BAXTER & MEHL, COMPROMISING TRACTS 34A1B, 34A1C, 34B1A, 34B1B, 34B2B, 34C2B, 34C2C, AND TRACT 117A, MRGCD MAP NO. 31 & 32, AS SHOWN ON THE REPLAT RECORDED DECEMBER 26, 1985, IN VOLUME C-29, FOLIO 41, AS DOCUMENT NO. 85-8607A.

Sidewalk Waiver Note

A WAIVER FROM DPM STANDARDS, FROM THE REQUIREMENT FOR SIDEWALK CONSTRUCTION ALONG BAYITA LANE N.W., WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER UNDER DHOWVR-2025-00031 ON DECEMBER 3, 2025

Note for Variance

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 0.1933 ACRES (8,422 SQ. FT.) FROM THE REQUIRED CONTEXTUAL LOT SIZING IN AN AREA OF CONSISTENCY WITH A MINIMUM OF 0.5457 ACRES (23,771 SQ. FT.) FOR PROPOSED LOT 3-B, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2025-00125 ON OCTOBER 1, 2025.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC #: 101306151122741123

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for  
Lots 3-A and 3-B,  
Lands of Baxter & Mehl  
Being Comprised of  
Lot 3

Lands of Baxter & Mehl

City of Albuquerque, Bernalillo County, New Mexico

October 2025

Project Number: PR-2025-0011365

Application Number:

Plat Approvals:

<u>Daniel Aragon</u> <small>Daniel Aragon (2013, 2025) (10-12-2025)</small>	10/09/2025
PNM Electric Services	
<u>David Hall</u> <small>David Hall (2013, 2025) (10-12-2025)</small>	10/13/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estvanko</u> <small>Jeff Estvanko (2013, 2025) (10-12-2025)</small>	10/13/2025
New Mexico Gas Company	
<u>Todd Schnall</u> <small>Todd Schnall (2013, 2025) (10-12-2025)</small>	10/13/2025
Comcast	
<u>John E. Muldrow</u> <small>John E. Muldrow (2013, 2025) (10-12-2025)</small>	10/08/2025
Ezee Fiber	

City Approvals:

Loren N. Risenhoover P.S. 12/11/2025  
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AP 10/09/2025  
AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Long Sheet 10/15/2025  
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 10/13/25  
BRIAN J. MARTINEZ  
N.M.R.P.S. No. 18374 Date

CSI-CARTESIAN SURVEYS INC.

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





Plat for  
Lots 3-A and 3-B,  
Lands of Baxter & Mehl  
Being Comprised of  
Lot 3  
Lands of Baxter & Mehl  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2025

Easement Notes

- 1 APPARENT 25' PRIVATE ROADWAY EASEMENT, AS SHOWN ON THE PLAT (12/26/1985, C29-41), ON MRGCD MAP FOR LANDS OF ANTONIO STANTON (MRGCD REC. # 031-0100, DATED JUNE 1957), AND AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), PROSCRIPTIVE RIGHTS TO SUBJECT PROPERTY MAY APPLY
- 2 APPARENT 10' PUBLIC WATERLINE EASEMENT (12/27/1960, BK. D576, PG. 203, DOC. NO. 763), AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), AMBIGUOUS LOCATION NOT SHOWN HEREON, WITHIN BAYITA LANE N.W.
- 3 EXISTING 25' UTILITY EASEMENT TO JONES INTERCABLE INC (3/24/1992, BK BCR 92-6, PG. 8531, DOC. NO. 92-26395), AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088)
- 4 EXISTING 10' PRIVATE WATERLINE AND UTILITY EASEMENT (08/27/1992, BK. 92-20, PG. 1252-1257, DOC. NO. 09285950)
- 5 EXISTING 8' PERPETUAL, PRIVATE ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT 249-A-4 (03/21/2023, DOC. NO. 2023016822)
- 6 CROSS LOT DRAINAGE EASEMENT, EXCLUDING BUILDING ENVELOPES, GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "14\_F13"  
NAD 1983 CENTRAL ZONE  
X=1515687.389\*  
Y=1506751.047\*  
Z=4975.508\* (NAVD 1988)  
G-G=0.999683720  
Mapping Angle=-0°14'24.52"  
\*U.S. SURVEY FEET

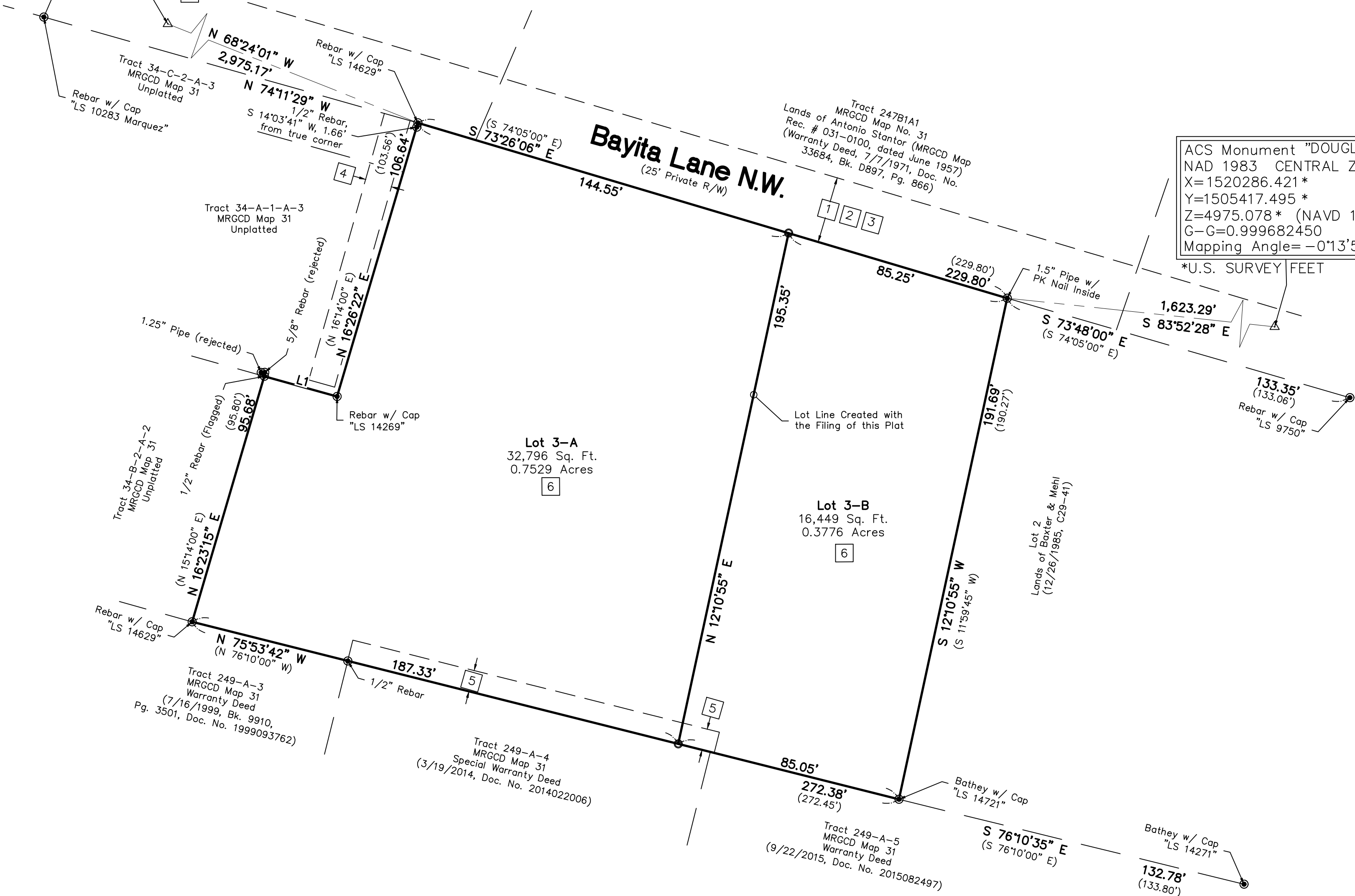
ACS Monument "DOUGLAS"  
NAD 1983 CENTRAL ZONE  
X=1520286.421\*  
Y=1505417.495\*  
Z=4975.078\* (NAVD 1988)  
G-G=0.999682450  
Mapping Angle=-0°13'52.53"  
\*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	S 74°26'59" E (S 74°46'00" E)	28.21' (29.70')



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/26/1985, C29-41)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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.

Barbara Baxter Meyer 10/20/2025  
BARBARA BAXTER MEYER, TRUSTEE DATE  
BARBARA BAXTER MEYER SEPARATE PROPERTY TRUST

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 20, 2025  
BY: BARBARA BAXTER MEYER, TRUSTEE, BARBARA BAXTER MEYER SEPARATE PROPERTY TRUST

By: Vanessa E Tecklenburg  
NOTARY PUBLIC



MY COMMISSION EXPIRES September 24, 2028

### 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.

James P. Meyer 10/20/25  
JAMES MAYER, OWNER DATE

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 20, 2025  
BY: JAMES P. MEYER, OWNER

By: Vanessa E Tecklenburg  
NOTARY PUBLIC



MY COMMISSION EXPIRES September 24, 2028

## Plat for Lots 3-A and 3-B, Lands of Baxter & Mehl Being Comprised of Lot 3 Lands of Baxter & Mehl City of Albuquerque Bernalillo County, New Mexico October 2025

### 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.

### CSI-CARTESIAN SURVEYS INC.

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



Ryan Mulhall &lt;cartesianryan@gmail.com&gt;

## 1610 Bayita Lane NW \_Public Notice Inquiry Sheet Submission

Flores, Suzanna A. &lt;Suzannaflores@cabq.gov&gt;

To: "cartesianryan@gmail.com" &lt;cartesianryan@gmail.com&gt;

### 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
Delamar NA		Gina	Brena	<a href="mailto:dmmarz@gmail.com">dmmarz@gmail.com</a>	5122 Ensenada Place NW	Albuquerque	NM	87105
Delamar NA		Susan	Carroll	<a href="mailto:susanpatcarroll@gmail.com">susanpatcarroll@gmail.com</a>	5013 San Luis Place NW	Albuquerque	NM	87105
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	James	Salazar	<a href="mailto:jasalazarm@gmail.com">jasalazarm@gmail.com</a>	5025 Guadalupe Trail NW	Albuquerque	NM	87105
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	3810 11th Street NW	Albuquerque	NM	87105
Rio Grande Boulevard NA	<a href="mailto:riograndeblvd@gmail.com">riograndeblvd@gmail.com</a>	David	Michalski	<a href="mailto:chowski83@gmail.com">chowski83@gmail.com</a>	3533 Luke Circle NW	Albuquerque	NM	87105
Rio Grande Boulevard NA	<a href="mailto:riograndeblvd@gmail.com">riograndeblvd@gmail.com</a>	Carmen	Marrone	<a href="mailto:carmenmarrone@aol.com">carmenmarrone@aol.com</a>	3541 Luke Circle NW	Albuquerque	NM	87105
South Guadalupe Trail NA	<a href="mailto:sgtnaburque@gmail.com">sgtnaburque@gmail.com</a>	James	Salazar	<a href="mailto:jasalazarm@gmail.com">jasalazarm@gmail.com</a>	5025 Guadalupe Trail NW	Albuquerque	NM	87105
South Guadalupe Trail NA	<a href="mailto:sgtnaburque@gmail.com">sgtnaburque@gmail.com</a>	Martha	Lelko	<a href="mailto:martizlelko@gmail.com">martizlelko@gmail.com</a>	5219 Guadalupe Trl. NW	Albuquerque	NM	87105

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, permit status 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>

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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice-checklist>.
- 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-Decision>.
- 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 submittal for approval.

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 notification 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:** Friday, December 5, 2025 12:39 PM

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

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

**Subject:** Public Notice Inquiry Sheet Submission

---

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:

Applicant Information

Contact Name

CSI - Cartesian Surveys, Inc.

Telephone Number

505-896-3050

Email Address

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

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Subject Site Information

Legal description of the subject site for this project:

Lot 3, Lands of Baxter & Mehl, as shown on the plat recorded December 26, 1985 in Volume C29, Folio 41, as Document No. 85-8607A.

Physical address of subject site:

[1610 Bayita Lane NW](#)

Subject site cross streets:

west of Guadalupe Trail NW

Other subject site identifiers:

Residence on west propped lot.

This site is located on the following zone atlas page:

F-13-Z

Link for map

Captcha

---

 **IDOZoneAtlasPage\_F-13-Z.pdf**  
680K

**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: Preliminary / Final Plat for Minor Subdivision

Decision-making Body: Development Hearing Officer (DHO)

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 1610 Bayita Lane NW

Name of property owner: Barbara Baxter Meyer Separate Property Trust; James Mayer (Real Estate Contract)

Name of applicant: CSI - Cartesian Surveys, Inc.

Date, time, and place of public meeting or hearing, if applicable: December 17, 2025 at 9AM held over zoom meeting, link provided in agenda posted on city website.

Address, phone number, or website for additional information:

Please email cartesianryan@gmail.com or call 505-896-3050 extension 107 for additional information.

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ 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.

\_\_\_\_\_ (Applicant signature) \_\_\_\_\_ December 8, 2025 (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.

[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\*: 12/8/25

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\* 1610 Bayita Lane NW  
Location Description Single family residence
2. Property Owner\* Barbara Baxter Meyer Separate Property Trust; James Mayer
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
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 (DHO or Wireless Telecommunication Facility)
- ☐ Other: \_\_\_\_\_

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

Minor subdivision plat to create two new lots from existing lot. Plat has associated contextual lot size variance and sidewalk waiver (both approved).

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\*: December 17, 2025 at 9AM

Location\*: DHO Hearing over Zoom Meeting (link in agenda on City website)

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: Ryan Mulhall

Email: cartesianryan@gmail.com

Phone: 505-896-3050 extension 107

☐

Attachments:



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



Others: \_\_\_\_\_

☐

Online website or project page: \_\_\_\_\_

**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-13-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\*:

Variance from contextual lot size minimum [VA-2025-00125]

Sidewalk waiver for Bayita Ln NW [DHOWVR-2025-00031]

<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:

N/A

[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] 1.1305 acres
  - 2. IDO Zone District R-A
  - 3. Overlay Zone(s) [if applicable] VPO-2
  - 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Residential home, new lot is vacant

**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 nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.**



Ryan Mulhall &lt;cartesianryan@gmail.com&gt;

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**Delmar NA - Notification of Prelim/Final plat app - 1610 Bayita Lane NW [PR-2025-011365]**

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Ryan Mulhall &lt;cartesianryan@gmail.com&gt;

Mon, Dec 8, 2025 at 9:35 AM

To: "dmmarz@gmail.com" &lt;dmmarz@gmail.com&gt;, susanpatcarroll@gmail.com

Hello Delmar Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit our preliminary / final plat application for a minor subdivision review with the Development Hearing Officer (DHO), on behalf of our client, James Mayer, under the city project number [PR-2025-001365].

You may recall this project, located at 1610 Bayita Lane NW from our clients recent variance (to the ZHE for lot sizing) and DHO sidewalk waiver requests from our colleagues at Consensus Planning. With those approved, we are now looking to formalize the proposed subdivision of lots with a platting action. Please see on the attached zone atlas page for the location of the plat properties.

No action is necessary on your part, but as a nearby neighborhood association, we are required to notify you of our intent to submit for preliminary / final plat review with the city. See the attached site sketch for the marked lot lines to be eliminated and created on the residentially developed site.

If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DHO meeting it will be held on December 17th at 9:00 A.M. online via Zoom. For access to the online meeting, visit the CABQ website and find the hyperlink attached to the 12/17 DHO hearing agenda.

Thank you, Ryan Mulhall

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

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050 \(Extension 107\)](#)


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

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

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


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**5 attachments**

 **CABQ-OffPubNoticeForm\_PR-2025-011365\_Fplat.pdf**  
244K

 **Emailed-Notice-PubHearing\_PR-2025-011365.pdf**  
372K

 **Gmail - 1610 Bayita Lane NW \_Public Notice Inquiry Sheet Submission.pdf**  
101K

 **241648\_SS\_85ft\_REV.pdf**  
313K

 **IDOZoneAtlasPage\_F-13-Z.pdf**  
668K





Ryan Mulhall <cartesianryan@gmail.com>

NVC NAs - Notification of Prelim/Final plat app - 1610 Bayita Lane NW [PR-2025-011365]

Ryan Mulhall <cartesianryan@gmail.com> Mon, Dec 8, 2025 at 9:40 AM  
To: NVC Executive Committee <nvcabq@gmail.com>, jasalazarm@gmail.com, Peggy Norton <peggynorton@yahoo.com>

Hello North Valley Coalition of Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit our preliminary / final plat application for a minor subdivision review with the Development Hearing Officer (DHO), on behalf of our client, James Mayer, under the city project number [PR-2025-001365].

You may recall this project, located at 1610 Bayita Lane NW from our clients recent variance (to the ZHE for lot sizing) and DHO sidewalk waiver requests from our colleagues at Consensus Planning. With those actions approved, we are now looking to formalize the proposed subdivision of lots with a platting action. Please see on the attached zone atlas page for the location of the plat properties.

No action is necessary on your part, but as a nearby neighborhood association, we are required to notify you and the other neighborhood associations of our intent to submit for preliminary / final plat review with the city. See the attached inquiry sheet for the list of other contacts we notified. The site sketch PDF shows the marked lot line to be created on the residentially developed site.

If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DHO meeting it will be held on December 17th at 9:00 A.M. online via Zoom. For access to the online meeting, visit the CABQ website and find the hyperlink attached to the 12/17 DHO hearing agenda.

Thank you, Ryan Mulhall  
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CSI - Cartesian Surveys, Inc.

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Rio Rancho NM 87174

(p)505-896-3050 (Extension 107)

(f)505-891-0244

www.cartesiansurveys.com


Email: cartesianryan@gmail.com

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668K





Ryan Mulhall &lt;cartesianryan@gmail.com&gt;

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**RGB NA - Notification of Prelim/Final plat app - 1610 Bayita Lane NW [PR-2025-011365]**

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Ryan Mulhall &lt;cartesianryan@gmail.com&gt;

Mon, Dec 8, 2025 at 9:44 AM

To: riograndeblvd@gmail.com, chowski83@gmail.com, carmenmarrone@aol.com

Hello Rio Grande Boulevard Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit our preliminary / final plat application for a minor subdivision review with the Development Hearing Officer (DHO), on behalf of our client, James Mayer, under the city project number [PR-2025-001365].

You may recall this project, located at 1610 Bayita Lane NW from our clients recent variance (to the ZHE for lot sizing) and DHO sidewalk waiver requests from our colleagues at Consensus Planning. With those items approved, we are now looking to formalize the proposed subdivision of lots with a platting action. Please see on the attached zone atlas page for the location of the plat properties.

No action is necessary on your part, but as a nearby neighborhood association, we are required to notify you of our intent to submit for preliminary / final plat review with the city. See the attached site sketch for the marked lot line to be created on the residentially developed site.

If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DHO meeting it will be held on December 17th at 9:00 A.M. online via Zoom. For access to the online meeting, visit the CABQ website and find the hyperlink attached to the 12/17 DHO hearing agenda.

Thank you, Ryan Mulhall

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

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050 \(Extension 107\)](#)


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

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

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


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668K



Ryan Mulhall <cartesianryan@gmail.com>

SGT NA - Notification of Prelim/Final plat app - 1610 Bayita Lane NW [PR-2025-011365]

Ryan Mulhall <cartesianryan@gmail.com> Mon, Dec 8, 2025 at 9:44 AM  
To: "sgtnaburque@gmail.com" <sgtnaburque@gmail.com>, jasalazarnm@gmail.com, "martizlelko@gmail.com" <martizlelko@gmail.com>

Hello South Guadalupe Trail Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit our preliminary / final plat application for a minor subdivision review with the Development Hearing Officer (DHO), on behalf of our client, James Mayer, under the city project number [PR-2025-001365].

You may recall this project, located at 1610 Bayita Lane NW from our clients recent variance (to the ZHE for lot sizing) and DHO sidewalk waiver requests from our colleagues at Consensus Planning. With those items approved, we are now looking to formalize the proposed subdivision of lots with a platting action. Please see on the attached zone atlas page for the location of the plat properties.

No action is necessary on your part, but as a nearby neighborhood association, we are required to notify you of our intent to submit for preliminary / final plat review with the city. See the attached site sketch for the marked lot line to be created on the residentially developed site.

If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DHO meeting it will be held on December 17th at 9:00 A.M. online via Zoom. For access to the online meeting, visit the CABQ website and find the hyperlink attached to the 12/17 DHO hearing agenda.

Thank you, Ryan Mulhall  
--

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PO Box 44414

Rio Rancho NM 87174


(p)505-896-3050 (Extension 107)

(f)505-891-0244

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)


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

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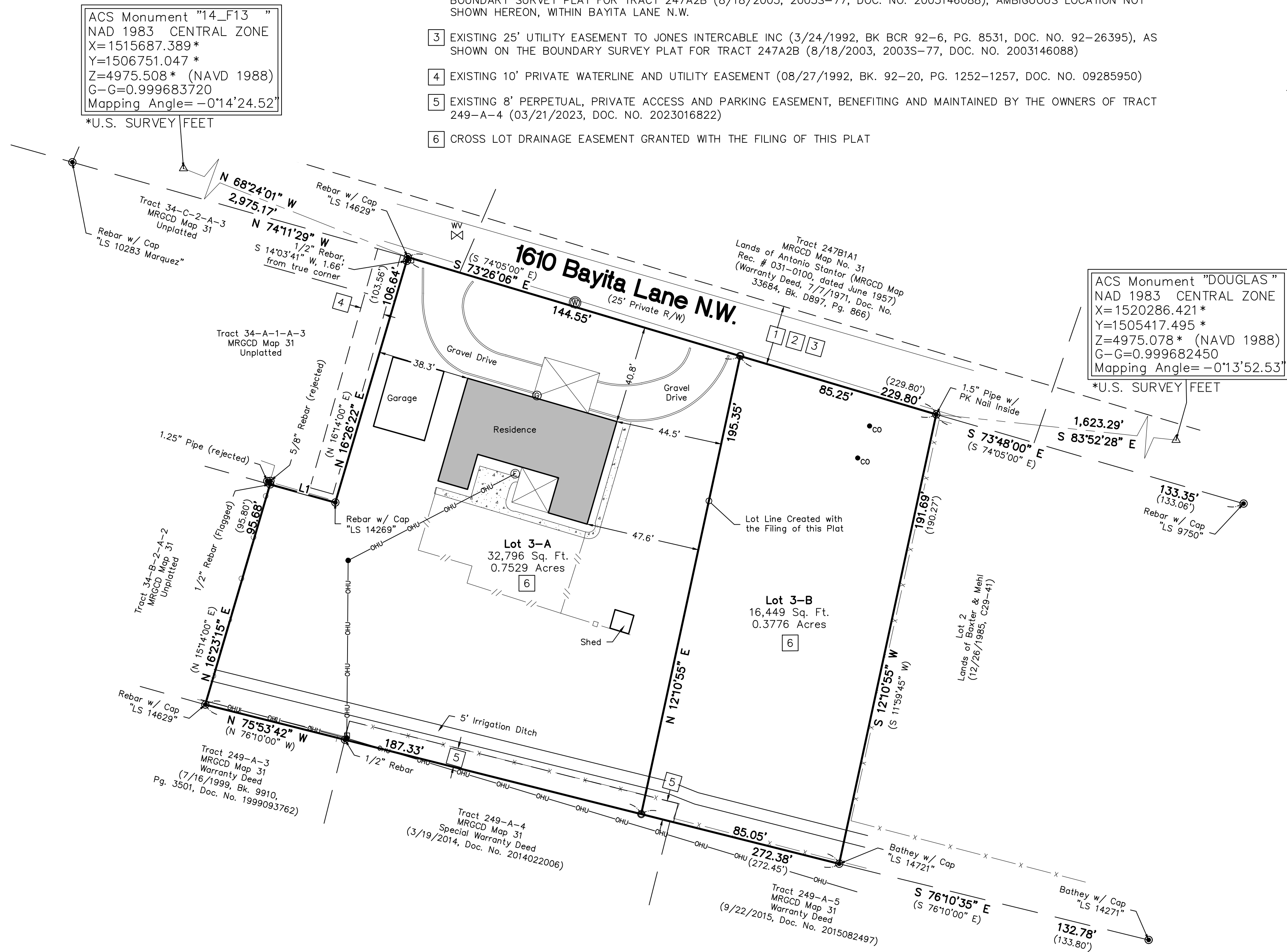
Site Sketch for  
Lots 3-A and 3-B,  
Lands of Baxter & Mehl  
Being Comprised of  
Lot 3  
Lands of Baxter & Mehl  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2024

Easement Notes

- 1 APPARENT 25' PRIVATE ROADWAY EASEMENT, AS SHOWN ON THE PLAT (12/26/1985, C29-41), ON MRGCD MAP FOR LANDS OF ANTONIO STANTON (MRGCD REC. # 031-0100, DATED JUNE 1957), AND AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), PROSCRIPTIVE RIGHTS TO SUBJECT PROPERTY MAY APPLY
- 2 APPARENT 10' PUBLIC WATERLINE EASEMENT (12/27/1960, BK. D576, PG. 203, DOC. NO. 763), AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), AMBIGUOUS LOCATION NOT SHOWN HEREON, WITHIN BAYITA LANE N.W.
- 3 EXISTING 25' UTILITY EASEMENT TO JONES INTERCABLE INC (3/24/1992, BK BCR 92-6, PG. 8531, DOC. NO. 92-26395), AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088)
- 4 EXISTING 10' PRIVATE WATERLINE AND UTILITY EASEMENT (08/27/1992, BK. 92-20, PG. 1252-1257, DOC. NO. 09285950)
- 5 EXISTING 8' PERPETUAL, PRIVATE ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT 249-A-4 (03/21/2023, DOC. NO. 2023016822)
- 6 CROSS LOT DRAINAGE 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 (12/26/1985, C29-41)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
—//—	WOOD FENCE
—x—	WIRE FENCE
—○—	CHAINLINK FENCE
—□—	METAL FENCE
⊠	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊙	ELECTRIC METER
⊙	GAS METER
WV	WATER VALVE
⊙	WATER METER
●co	LANDSCAPING CLEANOUT



CSI-CARTESIAN SURVEYS INC.

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

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

December 5, 2025

Development Hearing Officer  
City of Albuquerque

**Re: Preliminary / Final Plat for Proposed Minor Subdivision Plat of Lot 3, Lands of Baxter & Mehl**

Greetings Development Hearing Officer and Development Facilitation Team members:

Cartesian Surveys is acting as an agent for James Mayer, the owner by real estate contract for the below parcel, and we request a sketch plat review to subdivide existing Lot 3 of Baxter & Mehl Addition into two new lots.

Our client's property has an existing residence to the west and sufficient room to the east for an additional lot. Property is zoned for rural agricultural residences (R-A). We have access through a private roadway [1]. We were heard for sketch review on this plat on January 15, 2025, under PS-2025-00002. The sensitive site analysis for this site is addressed below:

**Floodplains and flood hazard areas:** The entire subject site is within Zone X, area with reduced flood risk due to Levee per FEMA classification FIRMette 35001C0118G, effective 09/26/2008.

**Steep Slopes:** N/A, site is relatively level having been graded and developed

**Unstable Soils:** N/A

**Wetlands:** N/A

**Arroyos:** N/A

**Irrigation Facilities:** irrigation ditch in south of property.

**Escarpment / Rock Outcroppings:** N/A

**Large Stands of mature trees:** Trees in backyard of existing residence to remain, isolated trees on proposed eastern lot may or may not be removed / relocated.

**Archeological sites:** N/A, site is ~1.1305 acres in size and has been developed with an existing single family residence, so area is in an area of established residential development and rural agricultural activity.

Thank you for your consideration, Ryan J. Mulhall

Site Sketch for  
Lots 3-A and 3-B,  
Lands of Baxter & Mehl  
Being Comprised of  
Lot 3  
Lands of Baxter & Mehl  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2024

Easement Notes

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- 6 CROSS LOT DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Sidewalk Waiver approved by  
DHO on December 3, 2025  
under DHOWVR-2025-00031

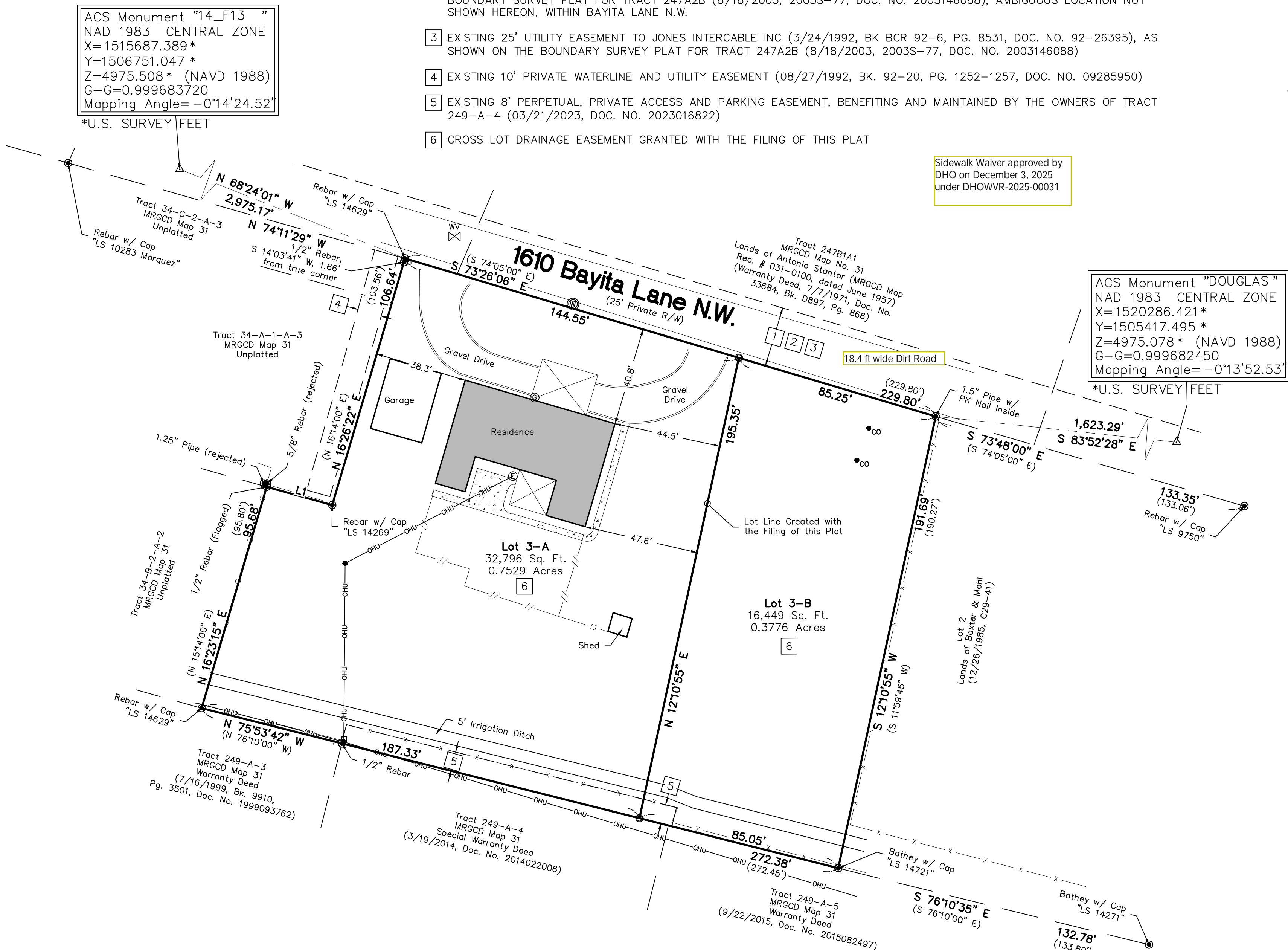
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Site Sketch for  
Lots 3-A and 3-B,  
Lands of Baxter & Mehl  
Being Comprised of  
Lot 3  
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City of Albuquerque  
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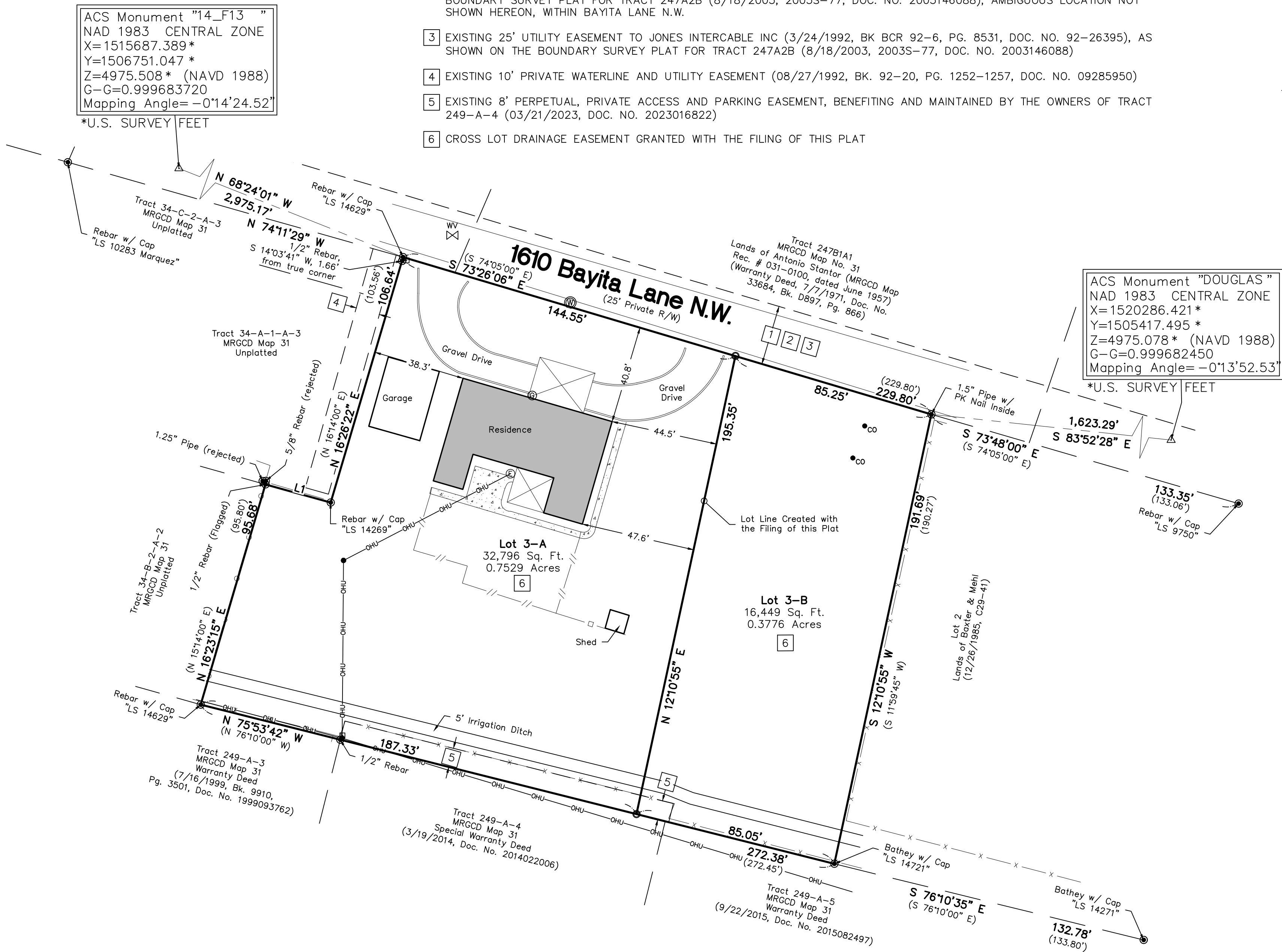
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cartesianbrian@gmail.com



ACS Monument "14\_F13"  
NAD 1983 CENTRAL ZONE  
X=1515687.389\*  
Y=1506751.047\*  
Z=4975.508\* (NAVD 1988)  
G-G=0.999683720  
Mapping Angle=-0°14'24.52"  
\*U.S. SURVEY FEET

ACS Monument "DOUGLAS"  
NAD 1983 CENTRAL ZONE  
X=1520286.421\*  
Y=1505417.495\*  
Z=4975.078\* (NAVD 1988)  
G-G=0.999682450  
Mapping Angle=-0°13'52.53"  
\*U.S. SURVEY FEET

