



## PLAN DETAILED REPORT MINOR\_PLT-2025-00036 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Minor Plat	<b>Project:</b> PR-2025-020033	<b>App Date:</b> 08/04/2025
<b>Work Class:</b> Minor Plat	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>

**Description:** Minor subdivision to create two lots from one, along existing residential lines. Variances for setbacks and sizing were approved. 5' PUE and 5' Private SAS easement granted with plat.

<b>Parcel:</b> 101405739303041201      Main	<b>Address:</b> 922 Arno St Se Albuquerque, NM 87102	<b>Zone:</b>
	922 Arno St Se      Main Albuquerque, NM 87102	

Owner/Developer ELLEN BABCOCK 922 Arno St SE Albuquerque, NM 87102-4206 Business: 5056106725	Applicant Ryan Mulhall PO Box 44414 Rio Rancho, NM 87174 Business: 5058963050	Agent CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: 5058963050	Surveying Firm CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: 5058963050
Interested Party REGINA OKOYE 8220 SAN PEDRO DR. NE, SUITE 520 ALBUQUERQUE, NM ALBUQUERQUE, NM 87113 Business: 5052677686			

Note		Created By	Date and Time Created	
1. Submittal has been reviewed and is ready to be processed.		Renee Zamora	08/07/2025	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00039588	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$35.00	\$35.00
	Minor Plat Fee	\$300.00	\$300.00
	Proposed Lot Fee - Minor	\$150.00	\$150.00
Total for Invoice INV-00039588		\$535.00	\$535.00
NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
Total for Invoice NOT INVOICED		\$0.00	\$0.00
Grand Total for Plan		\$535.00	\$535.00

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

**Legal/Request Descriptions & Location:** Subdivision of Lot 12, Block 10, Eastern Addition into two new lots, granting 5ft PUE, property located at 922 Arno St and 507 Cromwell Ave SE [PR-2025-020033]

☐ **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

*Tiegrie Chen*  
Hydrology Department

7/9/2025  
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

7/9/2025  
Date

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

• Availability Statement:	_____ Approved	<u>X</u> NA
• Development Agreement:	_____ Approved	<u>X</u> NA
• If None Explain: _____		

*Galveston Begaye*  
ABCWUA

07/17/2025  
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

August 4, 2025

Development Facilitation Team  
City of Albuquerque

**Re: Final Plat for Proposed Minor Subdivision Plat Lot 12, Block 10, Eastern Addition**

Development Hearing Officers and Facilitation Team Members:

Cartesian Surveys is acting as an agent for Ellen D. Babcock, the owner for the below lot, and we request a preliminary / final plat review to subdivide existing Lot 12, Block 10 of Eastern Addition into two new lots. Our client's property has two existing residences, and we are looking to separate her 922 Arno Street SE property for the sale of the 507 Cromwell Avenue SE property. The existing lot is zoned R-1A, and adjoins public alleyway, which we request a determination for its existing width to remain (see attached justification letter to follow)

Variances from setback and lot sizing standards for the existing residences were approved at the ZHE on July 2<sup>nd</sup> under VA-2025-00029 thru VA-2025-00032. See attached notice of decision documents.

The sketch plat review held March 19, 2025 under PS-2025-00047 are addressed below:

**ABCWUA**

1. The 922 Arno St SE residence appears to have an existing ABCWUA water and sewer account, possibly two accounts, but neither are near the 507 Cromwell Ave SE residence. It may be that the residence at 507 Cromwell Ave SE is sharing the account(s). If this is the case, separate services and accounts will need to be established for the subdivided lots with existing dwellings prior to plat approval.
2. If proposed lot 12-A cannot acquire an easement to get to the public sanitary sewer line along the Alley, the site may need to construct a public sanitary sewer line along Cromwell St. up to the property line such that it can get a perpendicular connection to the new sanitary sewer line.
3. Public water distribution main and public sewer collection main front the 507 Cromwell Ave SE residence and are available for direct tapping for a routine service connection.
4. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
5. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
6. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
7. 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.

Noted, water and sewer lines are separate as shown in attached site sketch. There is a private service easement for sanitary sewer [2], granted with this plat. Waterlines fall within right-of-way and are provided by separate water meters in the residences respective frontages.

## **Parks and Recreation**

[• Parks and Recreation has no comments](#)

Noted

## **Hydrology**

• Hydrology has no objection to the proposed sketch / plat action subject to:  
• 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 new 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. Sidewalks and buffers are adequate. The alley is shown at 16' wide, where all alleys are required to be 20' wide. ROW dedication is required. If you are unable to dedicate the ROW for the alley, you may request a determination to allow it to remain as is

Noted, we provide justification for a determination to allow alleyway to remain as-is with the application materials.

## **Planning**

The proposed lot split would create two lots of different sizes. One lot at 4,546 Sq. Ft. and the second lot at 2,585 Sq. Ft.  
The dimensional standards for the R-1A zone show a minimum lot size of 3500 Sq. Ft. You will need to go through a ZHE hearing to seek a variance on the lot sizing if you would like to proceed with this Minor Subdivision. The ZHE process is outlined below.

Noted, Variances from setback and lot sizing standards for the existing residences were approved at the ZHE on July 2<sup>nd</sup> under VA-2025-00029 thru VA-2025-00032. See attached NODs.

Thank you for your consideration,  
Ryan J. Mulhall

Ellen Babcock  
922 Arno Street SE  
Albuquerque, NM 87102

City of Albuquerque  
600 2<sup>nd</sup> Street NW,  
Albuquerque, NM 87102

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

To whom it may concern,

I, Ellen Babcock, the owner in fee-simple for the below property, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the subdivision plat for existing Lot 12, Block 10, Eastern Addition.

The subject property is located at 922 Arno Street SE and 507 Cromwell Avenue SE, in the City of Albuquerque.

The agent shall have the authority to act on our behalf for the subdivision platting action and obtaining documentation or certificates from the City of Albuquerque or Bernalillo County, as needed for the platting action.

Thank You,

  
Ellen Babcock, Owner

07/31/2025  
Date

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

August 4, 2025

Development Hearing Officers and Development Facilitation Team  
City of Albuquerque

**Re: Justification for DHO Determination to allow deficient width for public alleyway as part of Preliminary / Final Plat Review for Proposed Subdivision of Lot 12, Block 10 of Eastern Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for Ellen D. Babcock, the owner for the below lot, and we request a preliminary / final plat review to subdivide existing Lot 12, Block 10 of Eastern Addition into two new lots. Our client's property has two existing residences, and we are looking to separate her 922 Arno Street SE property for the sale of the 507 Cromwell Avenue SE property. The existing lot is zoned R-1A, and adjoins public alleyway, which we request a determination for its existing width to remain (see attached justification letter to follow)

Variances from setback and lot sizing standards for the existing residences were approved at the ZHE on July 2<sup>nd</sup> under VA-2025-00029 thru VA-2025-00032. See attached notice of decision documents.

As a part of this plat application, this letter addresses our request for an administrative decision to allow the existing right of way width of the paved public alleyway along the northern margin of our property.

**Administrative Decision request for allowing existing right-of-way width for public alleyway east of subject lot(s)**

The existing width along the public alleyway north of our proposed subdivision is 16 feet in width. This is deficient from the DPM required width for an alleyway of 20 feet, per Table 7.3.34 of the DPM. The alley right-of-way width is in character of the neighborhood, where alleys were historically only 16 feet wide and were in place before the current IDO and DPM standards. This has been a longstanding condition and a determination would allow us great flexibility in subsequent development of the site, so we request an administrative decision to allow the existing right-of-way width to be allowed for our final plat.

As per the IDO section for waiver from sidewalk requirements, section 6-6(P)(3)(a), there are existing obstructions on both sides of the public alley which cannot be easily ignored to accommodate widening the right-of-way in either direction. There are buildings, walls, fences, and utility improvements in this area which make widening the right-of-way unfeasible for our lots and the remainder of the alleyway off our site as it continues in both directions. Varying from the normal right-of-way width requirements allows for continued and future development use of our well-established lots for a residential development.

Per 6-6(P)(3)(a), approval would not materially run contrary to public safety, health, or welfare as the long-established width of the alley has retaining or building walls constraining in the area.

Widening the right-of-way against our subject property would not benefit the right-of-way, and would cause an unconformity with the surrounding lots.

Per 6-6(P)(3)(a), approval would not significantly impact surrounding properties materially, as they too are under the same conditions of a deficient right-of-way width for the alleyway, which would also displace their improvements and buildings if widened. The existing conditions have been in place for decades.

For these reasons, we feel a determination allowing the existing alleyway width to remain is warranted, and would allow for more flexibility in development of our subject property down the line.

Thank you for your consideration.  
Ryan J. Mulhall

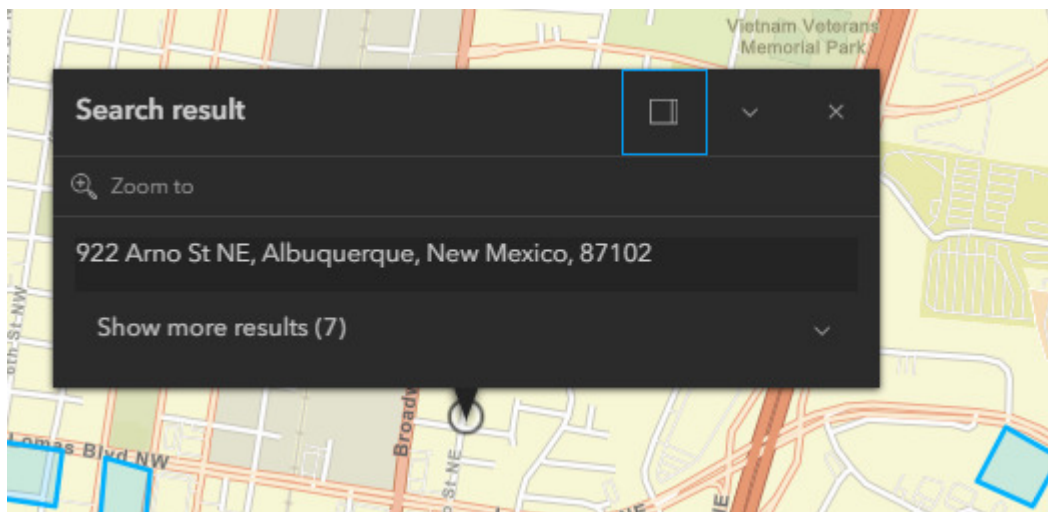
Good morning,,  
Thank you for your submittal.

- 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”.

All other documents are acceptable.



Should you require further assistance, please don't hesitate to contact me, and/or Annette Ortiz at 505.924-3623.

Thank you,



**RENEE ZAMORA**

Senior Administrative/Navigator

o 505-924-3358

e [rczamora@cabq.gov](mailto:rczamora@cabq.gov)

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





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

Ellen D. Babcock (Agent, Regina Okoye) requests a Variance of 6ft 4in to required 10ft rear yard setback for all portions of Lot 12, Block 10, Eastern Addn, located at 922 Arno St SE, zoned R-1A (K-14) [IDO §14-16-5-1(C) Table 5-1-1]

Special Exception No:..... **VA-2025-00029**  
Project No:..... **Project#2025-020062**  
Hearing Date:..... 06-17-2025  
Closing of Public Record:.... 06-17-2025  
Date of Decision:..... 07-02-2025

On June 17, 2025, Regina Okoye (“**Agent**”) as agent for Ellen D. Babcock (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Variance of 6ft 4in to required 10ft rear yard setback for all portions (“**Application**”) upon the real property located at 922 Arno St SE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

**FINDINGS:**

1. Applicant is requesting a Variance of 6ft 4in to required 10ft rear yard setback for all portions, 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. The Planning Director’s delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
5. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).
6. 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).
7. 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).
8. Applicant has posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
9. The Subject Property is located in the R-1A zone district.
10. Therefore, the Subject Property requires a Variance pursuant to IDO Subsection 14-16-6-6(O).
11. 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.”*
12. 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).
  13. 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).
  14. Agent appeared at the ZHE hearing on the Application and gave evidence in support of the Application.
  15. 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 Subject Property was platted and developed long before the IDO with existing structures placed in a manner that do not comply with IDO setbacks, which gives rise to the need for the proposed variance.
  16. 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). Evidence establishes that the proposed variance would be in line with other setbacks in the area and would have no negative impact on neighbors or the community.
  17. 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). Evidence submitted by Applicant establishes that no negative impacts would occur.
  18. 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). If approved, Applicant intends to develop and use the Subject Property in line with all applicable IDO requirements.
  19. 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). Any smaller variance would be impracticable.

20. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a Variance of 6ft 4in to required 10ft rear yard setback for all portions.

APPEAL:

If you wish to appeal this decision, you must do so by July 17, 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.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: ZHE File  
Zoning Enforcement  
Regina Okoye <rokoye@modulusarchitects.com>



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

Ellen D. Babcock (Agent, Regina Okoye)  
requests a Variance of 4ft 8in to the required 5  
ft side yard setback for all portions of Lot 12,  
Block 10, Eastern Addn, located at 922 Arno St  
SE, zoned R-1A (K-14) [IDO §14-16-5-1(C)  
Table 5-1-1]

Special Exception No:..... **VA-2025-00030**  
Project No:..... **Project#2025-020062**  
Hearing Date:..... 06-17-2025  
Closing of Public Record:.... 06-17-2025  
Date of Decision:..... 07-02-2025

On June 17, 2025, Regina Okoye (“**Agent**”) as agent for Ellen D. Babcock (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Variance of 4ft 8in to the required 5 ft side yard setback for all portions (“**Application**”) upon the real property located at 922 Arno St SE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

**FINDINGS:**

1. Applicant is requesting a Variance of 4ft 8in to the required 5 ft side yard setback for all portions, 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. The Planning Director’s delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
5. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).
6. 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).
7. 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).
8. Applicant has posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
9. The Subject Property is located in the R-1A zone district.
10. Therefore, the Subject Property requires a Variance pursuant to IDO Subsection 14-16-6-6(O).
11. 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.”*
12. 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).
  13. 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).
  14. Agent appeared at the ZHE hearing on the Application and gave evidence in support of the Application.
  15. 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 Subject Property was platted and developed long before the IDO with existing structures placed in a manner that do not comply with IDO setbacks, which gives rise to the need for the proposed variance.
  16. 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). Evidence establishes that the proposed variance would be in line with other setbacks in the area and would have no negative impact on neighbors or the community.
  17. 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). Evidence submitted by Applicant establishes that no negative impacts would occur.
  18. 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). If approved, Applicant intends to develop and use the Subject Property in line with all applicable IDO requirements.
  19. 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). Any smaller variance would be impracticable.

20. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a Variance of 4ft 8in to the required 5 ft side yard setback for all portions.

APPEAL:

If you wish to appeal this decision, you must do so by July 17, 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.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: ZHE File  
Zoning Enforcement  
Regina Okoye <rokoye@modulusarchitects.com>



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

Ellen D. Babcock (Agent, Regina Okoye) requests a Variance of 5ft 4in to the required 10ft front setback for all portions of Lot 12, Block 10, Eastern Addn, located at 922 Arno St SE, zoned R-1A (K-14) [IDO §14-16-5-1(C) Table 5-1-1]

Special Exception No:..... **VA-2025-00031**  
Project No:..... **Project#2025-020062**  
Hearing Date:..... 06-17-2025  
Closing of Public Record:.... 06-17-2025  
Date of Decision:..... 07-02-2025

On June 17, 2025, Regina Okoye (“**Agent**”) as agent for Ellen D. Babcock (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Variance of 5ft 4in to the required 10ft front setback for all portions (“**Application**”) upon the real property located at 922 Arno St SE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

**FINDINGS:**

1. Applicant is requesting a Variance of 5ft 4in to the required 10ft front setback for all portions, 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. The Planning Director’s delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
5. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).
6. 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).
7. 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).
8. Applicant has posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
9. The Subject Property is located in the R-1A zone district.
10. Therefore, the Subject Property requires a Variance pursuant to IDO Subsection 14-16-6-6(O).
11. 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.”*
12. 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).
  13. 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).
  14. Agent appeared at the ZHE hearing on the Application and gave evidence in support of the Application.
  15. 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 Subject Property was platted and developed long before the IDO with existing structures placed in a manner that do not comply with IDO setbacks, which gives rise to the need for the proposed variance.
  16. 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). Evidence establishes that the proposed variance would be in line with other setbacks in the area and would have no negative impact on neighbors or the community.
  17. 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). Evidence submitted by Applicant establishes that no negative impacts would occur.
  18. 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). If approved, Applicant intends to develop and use the Subject Property in line with all applicable IDO requirements.
  19. 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). Any smaller variance would be impracticable.



20. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a Variance of 5ft 4in to the required 10ft front setback for all portions.

APPEAL:

If you wish to appeal this decision, you must do so by July 17, 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.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: ZHE File  
Zoning Enforcement  
Regina Okoye <rokoye@modulusarchitects.com>



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

Ellen D. Babcock (Agent, Regina Okoye) requests a Variance 915 square feet from the minimum lot size requirement for all portions of Lot 12, Block 10, Eastern Addn, located at 922 Arno St SE, zoned R-1A (K-14) [IDO §14-16-5-1(C) Table 5-1-1]

Special Exception No:..... **VA-2025-00032**  
Project No:..... **Project#2025-020062**  
Hearing Date:..... 06-17-2025  
Closing of Public Record:.... 06-17-2025  
Date of Decision:..... 07-02-2025

On June 17, 2025, Regina Okoye (“**Agent**”) as agent for Ellen D. Babcock (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Variance 915 square feet from the minimum lot size requirement for all portions (“**Application**”) upon the real property located at 922 Arno St SE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

**FINDINGS:**

1. Applicant is requesting a Variance of Variance 915 square feet from the minimum lot size requirement for all portions, 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. The Planning Director’s delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
5. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).
6. 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).
7. 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).
8. Applicant has posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
9. The Subject Property is located in the R-1A zone district.
10. Therefore, the Subject Property requires a Variance pursuant to IDO Subsection 14-16-6-6(O).
11. 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.”*
12. 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).
  13. 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).
  14. Agent appeared at the ZHE hearing on the Application and gave evidence in support of the Application.
  15. 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 Subject Property was platted and developed long before the IDO with existing structures placed in a manner that do not comply with IDO setbacks, which gives rise to the need for the proposed variance.
  16. 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). Evidence establishes that the proposed variance would be in line with other setbacks in the area and would have no negative impact on neighbors or the community.
  17. 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). Evidence submitted by Applicant establishes that no negative impacts would occur.
  18. 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). If approved, Applicant intends to develop and use the Subject Property in line with all applicable IDO requirements.
  19. 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). Any smaller variance would be impracticable.

20. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a Variance of 915 square feet from the minimum lot size requirement for all portions.

APPEAL:

If you wish to appeal this decision, you must do so by July 17, 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.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: ZHE File  
Zoning Enforcement  
Regina Okoye <rokoye@modulusarchitects.com>





Vicinity Map - Zone Atlas K-14-Z

- Notes**
- 1. FIELD SURVEY PERFORMED IN FEBRUARY 2025.
  - 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
  - 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
  - 4. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 20\_\_\_\_.

- Documents**
- 1. PLAT OF EASTERN ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 31, 1882, IN BOOK C1, PAGE 171.
  - 2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 29, 2017, AS DOCUMENT NO. 2017083224.

**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.

*Ellen D. Babcock*  
ELLEN D. BABCOCK, OWNER  
07/31/2025  
DATE

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 31, 2025  
BY: ELLEN D. BABCOCK, OWNER

By: *Erin S. Pearson*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-26-24

**Indexing Information**

Section 20, Township 10 North, Range 3 East, N.M.P.M.  
as Projected within the Town of Albuquerque Grant  
Subdivision: Eastern Addition  
Owner: Ellen D. Babcock  
UPC #: 101405739303041201

**Purpose of Plat**

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

**Subdivision Data**

GROSS ACREAGE. .... 0.1638 ACRES  
ZONE ATLAS PAGE NO. .... K-14-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. .... FEBRUARY 2025

**Legal Description**

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TEN (10), OF THE EASTERN 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 PROBATE CLERK AND EX-OFFIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1882, IN PLAT BOOK C1, PAGE 171.

**ZHE Variance Notes**

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 6 FEET AND 4 INCHES FROM THE REQUIRED 10-FOOT REAR YARD SETBACK FOR ALL PORTIONS, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2025-00029 ON JULY 2, 2025.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 4 FEET AND 8 INCHES FROM THE REQUIRED 5-FOOT SIDE YARD SETBACK FOR ALL PORTIONS, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2025-00030 ON JULY 2, 2025.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 5 FEET AND 4 INCHES FROM THE REQUIRED 10-FOOT FRONT YARD SETBACK FOR ALL PORTIONS, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2025-00031 ON JULY 2, 2025.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 0.0210 ACRES (915 SQ. FT.) FROM THE REQUIRED 0.0803 ACRE (3,500 SQ. FT.) LOT SIZE MINIMUM OF PROPOSED LOT 12-B, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2025-00032 ON JULY 2, 2025.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

**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 #: 101405739303041201

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_

**Plat for  
Lots 12-A and 12-B, Block 10  
Eastern Addition  
Being Comprised of  
Lot 12, Block 10  
Eastern Addition  
City of Albuquerque, Bernalillo County, New Mexico  
July 2025**

**Project Number:** PR-2025-020033

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

*RVC* 07/24/2025  
Rodrigo Valencia (Jul 24, 2025 10:25:07 MDT)  
PNM Electric Services  
*Thomas McClarin* 07/29/2025  
Thomas McClarin (Jul 29, 2025 10:34:00 MDT)  
Qwest Corp. d/b/a CenturyLink QC  
*Jeff Estevancko*  
Jeff Estevancko (Jul 24, 2025 10:35:26 MDT)  
New Mexico Gas Company  
*Mike Mortus*  
Mike Mortus (Jul 24, 2025 10:35:00 MDT)  
Comcast  
*John E. Muldrow* 07/24/2025  
John E. Muldrow (Jul 24, 2025 10:37:58 MDT)  
Ezee Fiber

**City Approvals:**

*Loren N. Risenhoover P.S.* 7/24/2025  
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department  
*AP* 07/28/2025  
AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer  
*Greg Shuck* 7/30/2025  
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* 7/29/25  
BRIAN J. MARTINEZ Date  
N.M.R.P.S. No. 18374

**CSI-CARTESIAN SURVEYS INC.**

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

Sheet 1 of 2  
250176



Easement Notes

- 1

5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 2

5' PRIVATE SANITARY SEWER SERVICE UTILITY EASEMENT BENEFITING LOT 12-A, MAINTAINED BY THE UNDERLYING OWNER, BEING 2.5 FEET ON EACH SIDE OF THE CENTERLINE DEFINED HEREON, GRANTED WITH THE FILING OF THIS PLAT

DHO Determination from R.O.W. Width Note

THIS PROPERTY ADJOINS A PUBLIC ALLEYWAY, WHICH HAS AN EXISTING 16 FOOT RIGHT-OF-WAY WIDTH, WHICH IS DEFICIENT OF THE CITY REQUIRED 20 FOOT WIDTH FOR AN ALLEYWAY, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON \_\_\_\_\_, 2025.

Plat for  
Lots 12-A and 12-B, Block 10  
Eastern Addition  
Being Comprised of  
Lot 12, Block 10  
Eastern Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/31/1882, C1-171)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

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.

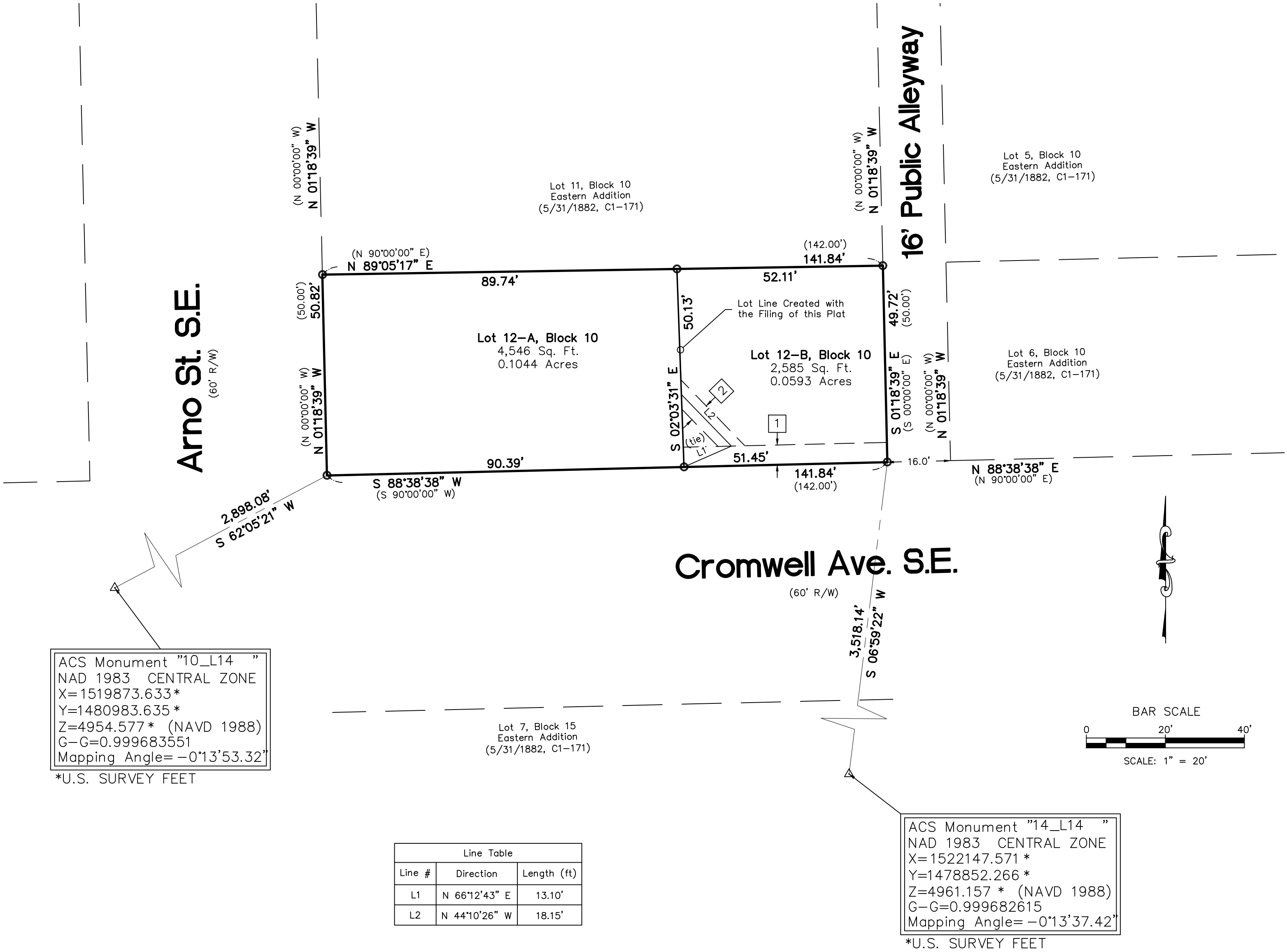
Disclaimer

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

Sheet 2 of 2  
250176





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

**922 Arno Street / 507 Cromwell Ave SE \_ Public Notice Inquiry Sheet Submission**

Flores, Suzanna A. <Suzannaflores@cabq.gov>  
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Fri, Aug 1, 2025 at 4:23 PM

**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
South Broadway NA	<a href="mailto:abqsbna@gmail.com">abqsbna@gmail.com</a>	Frances	Armijo	<a href="mailto:fparmijo@gmail.com">fparmijo@gmail.com</a>	915 William SE	Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	<a href="mailto:abqsbna@gmail.com">abqsbna@gmail.com</a>	Onastine	Jaramillo	<a href="mailto:onastine@gmail.com">onastine@gmail.com</a>	212 Avenida Cesar Chavez SE	Albuquerque	NM	87102		5052345156

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, 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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If 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:** Friday, August 1, 2025 12:16 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

Ryan J. Mulhall

Telephone Number

5058963050

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 12, Block 10, Eastern Addition as shown on the plat recorded in the Bernalillo County, New Mexico on May 31, 1882, in Plat Book C1, Page 171.

Physical address of subject site:

922 [Arno Street](#) / 507 [Cromwell Ave SE](#)

Subject site cross streets:

Northeast corner of Arno Street and Cromwell Ave SE

Other subject site identifiers:

2 residences with prickly pear cacti


This site is located on the following zone atlas page:

K-14-Z

Link for map

Captcha

---

 **IDOZoneAtlasPage\_K-14-Z\_markup.pdf**  
675K

**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:	Prelim / Final Plat for Minor Subdivision with Determination for Alleyway Width	
Decision-making Body:	Development Hearing Officer (DHO)	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Note:</b> if yes, see second page

**PART II – DETAILS OF REQUEST**

Address of property listed in application:	922 Arno St SE & 507 Cromwell Ave SE
Name of property owner:	Ellen D. Babcock
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	August 13, 2025 at 9AM at DHO Hearing held over Zoom Meeting (link provided in hearing agenda on City website)
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050 extension 107

**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) \_\_\_\_\_ August 4, 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\*: 8/4/25

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\* 922 Arno St and 507 Cromwell Ave SE  
Location Description 2 residences with prickly pear in frontage
2. Property Owner\* Ellen D. Babcock
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: Determination from alleyway width, ZHE waivers were approved

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

Minor subdivision to separate two existing residences, granting public and private access easements to ensure service to 922 Arno residence,

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\*: August 13, 2025 at 9AM

Location\*: Development Hearing Officer Hearing over Zoom (link in agenda)

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: CSI - Cartesian Surveys, Inc. (Ryan M)

Email: cartesianryan@gmail.com

Phone: 505-896-3050 ext 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> K-14-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\*:

Setback standards were approved under VA-2025-00029 thru VA-2025-00032

<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:

---

---

---

---

[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] 0.1638 acres
- 2. IDO Zone District R-1
- 3. Overlay Zone(s) [if applicable] VPO-2
- 4. Center or Corridor Area [if applicable] Broadway Blvd MSC; No overlay or Center
- Current Land Use(s) [vacant, if none] Existing private residences to remain

**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;

---

**SBNA - Notice FPlat App. - 922 Arno St & 507 Cromwell Ave SE [PR-2025-020033]**

---

**Ryan Mulhall** <cartesianryan@gmail.com>

Mon, Aug 4, 2025 at 11:10 AM

To: South Broadway Neighborhood Association &lt;abqsbn@gmail.com&gt;, Frances Armijo &lt;farmijo@gmail.com&gt;, Onastine Nunez Jaramillo &lt;onastine@gmail.com&gt;

Hello Barelas Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit for preliminary / final review of our minor subdivision plat to the Development Hearing Officer (DHO), on behalf of the owner and our client Ellen D. Babcock under the project number [PR-2025-020033].

The subject property is located at 922 Arno Street / 507 Cromwell Ave SE. You can see on the zone atlas PDF page attached the location of the proposed 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.

I've attached a site sketch of the proposed plat, which shows we intend to subdivide the existing lot to separate the two existing residences. We will also request a determination to allow the existing alleyway width adjoining our lot to remain as-is. You may recall this property from the variances from setback and sizing standards approved back in early July under VA-2025-00029 thru VA-2025-00032.

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 August 13, 2025, at 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the DHO agenda.

Thank you, Ryan Mulhall

--

[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)

---

**5 attachments**

-  **CABQ-PubNoticeForm\_FPlat\_PR-2025-020033.pdf**  
247K
-  **Emailed-Notice-PubHearing\_FPlat\_PR-2025-020033.pdf**  
372K
-  **Gmail - NA PubNoticeInquiry 922 Arno Street \_ 507 Cromwell.pdf**  
105K
-  **250176\_SS\_7-16-25.pdf**  
331K
-  **IDOZoneAtlasPage\_K-14-Z\_markup.pdf**  
675K



Easement Notes

- 1
- 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

2

5' PRIVATE SANITARY SEWER SERVICE UTILITY EASEMENT BENEFITING LOT 12-A, MAINTAINED BY THE UNDERLYING OWNER, BEING 2.5 FEET ON EACH SIDE OF THE CENTERLINE DEFINED HEREON, GRANTED WITH THE FILING OF THIS PLAT

Legal Description

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TEN (10), OF THE EASTERN 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 PROBATE CLERK AND EX-OFFIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1882, IN PLAT BOOK C1, PAGE 171.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

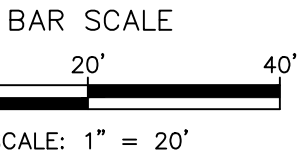
Site Sketch for  
Lots 12-A and 12-B, Block 10  
Eastern Addition  
Being Comprised of  
Lot 12, Block 10  
Eastern Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/31/1882, C1-171)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▨▨▨	BLOCK WALL
—//—	WOOD FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
ⓔ	ELECTRIC METER
ⓔⓐ	ELECTRIC CABINET
ⓐ	GAS METER
ⓐⓐ	WATER METER
ⓐⓐⓐ	FIRE HYDRANT
ⓐ	MANHOLE
— OR —	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY

ACS Monument "10\_L14"  
NAD 1983 CENTRAL ZONE  
X=1519873.633\*  
Y=1480983.635\*  
Z=4954.577\* (NAVD 1988)  
G-G=0.999683551  
Mapping Angle=-0°13'53.32"  
\*U.S. SURVEY FEET

ACS Monument "14\_L14"  
NAD 1983 CENTRAL ZONE  
X=1522147.571\*  
Y=1478852.266\*  
Z=4961.157\* (NAVD 1988)  
G-G=0.999682615  
Mapping Angle=-0°13'37.42"  
\*U.S. SURVEY FEET



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



Easement Notes

- 1
- 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

2

5' PRIVATE SANITARY SEWER SERVICE UTILITY EASEMENT BENEFITING LOT 12-A, MAINTAINED BY THE UNDERLYING OWNER, BEING 2.5 FEET ON EACH SIDE OF THE CENTERLINE DEFINED HEREON, GRANTED WITH THE FILING OF THIS PLAT

Legal Description

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TEN (10), OF THE EASTERN 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 PROBATE CLERK AND EX-OFFIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1882, IN PLAT BOOK C1, PAGE 171.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

Site Sketch for  
Lots 12-A and 12-B, Block 10  
Eastern Addition  
Being Comprised of  
Lot 12, Block 10  
Eastern Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/31/1882, C1-171)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▨▨▨	BLOCK WALL
—//—	WOOD FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
ⓔ	ELECTRIC METER
ⓔⓐ	ELECTRIC CABINET
ⓐ	GAS METER
ⓐⓐ	WATER METER
ⓐⓐⓐ	FIRE HYDRANT
ⓐ	MANHOLE
— OR —	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY

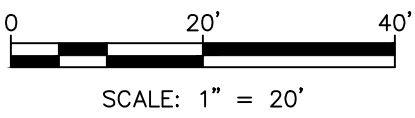
ACS Monument "10\_L14"  
NAD 1983 CENTRAL ZONE  
X=1519873.633\*  
Y=1480983.635\*  
Z=4954.577\* (NAVD 1988)  
G-G=0.999683551  
Mapping Angle=-0°13'53.32"

\*U.S. SURVEY FEET

ACS Monument "14\_L14"  
NAD 1983 CENTRAL ZONE  
X=1522147.571\*  
Y=1478852.266\*  
Z=4961.157\* (NAVD 1988)  
G-G=0.999682615  
Mapping Angle=-0°13'37.42"

\*U.S. SURVEY FEET

BAR SCALE



CSI-CARTESIAN SURVEYS INC.

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

Easement Notes

- 1
- 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

2

5' PRIVATE SANITARY SEWER SERVICE UTILITY EASEMENT BENEFITING LOT 12-A, MAINTAINED BY THE UNDERLYING OWNER, BEING 2.5 FEET ON EACH SIDE OF THE CENTERLINE DEFINED HEREON, GRANTED WITH THE FILING OF THIS PLAT

Legal Description

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TEN (10), OF THE EASTERN 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 PROBATE CLERK AND EX-OFFIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1882, IN PLAT BOOK C1, PAGE 171.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

Site Sketch for  
Lots 12-A and 12-B, Block 10  
Eastern Addition  
Being Comprised of  
Lot 12, Block 10  
Eastern Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/31/1882, C1-171)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
—//—	WOOD FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⤴	ANCHOR
ⓔ	ELECTRIC METER
ⓔⓐ	ELECTRIC CABINET
ⓐ	GAS METER
ⓐⓐ	WATER METER
ⓐⓐ	FIRE HYDRANT
ⓐ	MANHOLE
— OR —	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY

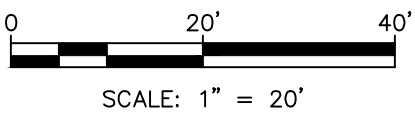
ACS Monument "10\_L14"  
NAD 1983 CENTRAL ZONE  
X=1519873.633\*  
Y=1480983.635\*  
Z=4954.577\* (NAVD 1988)  
G-G=0.999683551  
Mapping Angle=-0°13'53.32"

\*U.S. SURVEY FEET

ACS Monument "14\_L14"  
NAD 1983 CENTRAL ZONE  
X=1522147.571\*  
Y=1478852.266\*  
Z=4961.157\* (NAVD 1988)  
G-G=0.999682615  
Mapping Angle=-0°13'37.42"

\*U.S. SURVEY FEET

BAR SCALE



CSI-CARTESIAN SURVEYS INC.

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



