



## PLAN SNAPSHOT REPORT PA-2025-00047 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** **App Date:** 03/10/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 09/06/2025  
**Status:** In Review **Square Feet:** 0.00 **Completed:** 03/11/2025  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:** 03/11/2026  
**Description:** Request sketch plat review to subdivide existing lot into two new lots.

<b>Parcel:</b> 101405739303041201	Main	<b>Address:</b> 507 Cromwell Ave Se Albuquerque, NM 87102	<b>Zone:</b>
		922 Arno St Se Albuquerque, NM 87102	Main

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

### Plan Custom Fields

Existing Project Number	N/A, (possible action from 2007?)	Existing Zoning	R-1A - Residential - Single-Family - Small Lot	Number of Existing Lots	1
Number of Proposed Lots	2	Total Area of Site in Acres	0.1638	Site Address/Street	922 Arno Street SE & 507 Cromwell Ave SE
Site Location Located Between Streets	NE corner of Arno St and Cromwell Ave SE	Case History	N/A, possible 2007 action?	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	3029	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	12
Block Number	10	Subdivision Name and/or Unit Number	EASTERN ADDN	Legal Description	* 012 010EASTERN ADD
Existing Zone District	R-1A	Zone Atlas Page(s)	K-14	Acreage	0.1607
Calculated Acreage	0.164423	Council District	2	Community Planning Area(s)	Central ABQ
Development Area(s)	Consistency	Current Land Use(s)	01   Low-density Residential	IDO Use Development Standards Name	Railroad and Spur Small Area
IDO Use Development Standards Subsection	Cumulative Impacts (5-2)	IDO Use Specific Standards Name	South Broadway Small Area, South Broadway Small Area, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Dwelling Unit, Accessory (C) (4-3(F)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))
Metropolitan Redevelopment Area(s)	South Broadway	Corridor Type	Main Street (MS) Area	IDO Administration & Enforcement Name	Railroad and Spur Small Area
IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	MR
FEMA Flood Zone	X	Total Number of Dwelling Units	2	Total Gross Square Footage2	0
Total Gross Square Footage4	0	Total Gross Square Footage	0	Total Gross Square Footage3	0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ryan_Mulhall_3/10/2025.jpg	03/10/2025 11:20	Mulhall, Ryan		Uploaded via CSS

# PLAN SNAPSHOT REPORT (PA-2025-00047)

Note	Created By	Date and Time Created	
1. Submittal is complete and ready to be processed	Renee Zamora	03/10/2025 12:44	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008374	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00008374		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/19/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/10/2025 15:31	
Associate Project Number v.1	Generic Action		03/10/2025 15:31
DFT Meeting v.1	Hold Meeting	03/10/2025 15:31	03/10/2025 15:32
Screen for Completeness v.1	Generic Action		03/10/2025 15:32
Verify Payment v.1	Generic Action		
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

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

March 7, 2025

Development Facilitation Team  
City of Albuquerque

**Re: Sketch Plat for Proposed Minor Subdivision Plat of Lots 12-A & 12-B, Block 10,  
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 sketch 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, so we anticipate asking for a determination from that alleyway width. Please review and let us know if there are any non-typical steps forward for the intended minor subdivision?

Thank you for your consideration,  
Ryan J. Mulhall



Vicinity Map - Zone Atlas K-14-Z

N.T.S.

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

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, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: ELLEN D. BABCOCK, OWNER

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

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.

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.

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  
March 2025

Project Number: \_\_\_\_\_

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

Plat Approvals:

PNM Electric Services \_\_\_\_\_

Qwest Corp. d/b/a CenturyLink QC \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_

Comcast \_\_\_\_\_

City Approvals:

City Surveyor \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_

ABCWUA \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_

AMAFCA \_\_\_\_\_

Hydrology \_\_\_\_\_

Code Enforcement \_\_\_\_\_

Planning Department \_\_\_\_\_

City Engineer \_\_\_\_\_

MRGCD \_\_\_\_\_

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ \_\_\_\_\_ Date \_\_\_\_\_  
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Easement Notes

NO EASEMENTS SHOWN ON PLAT OF RECORD OR VESTING DEED.

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  
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Lot 12, Block 10  
Eastern Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
March 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.

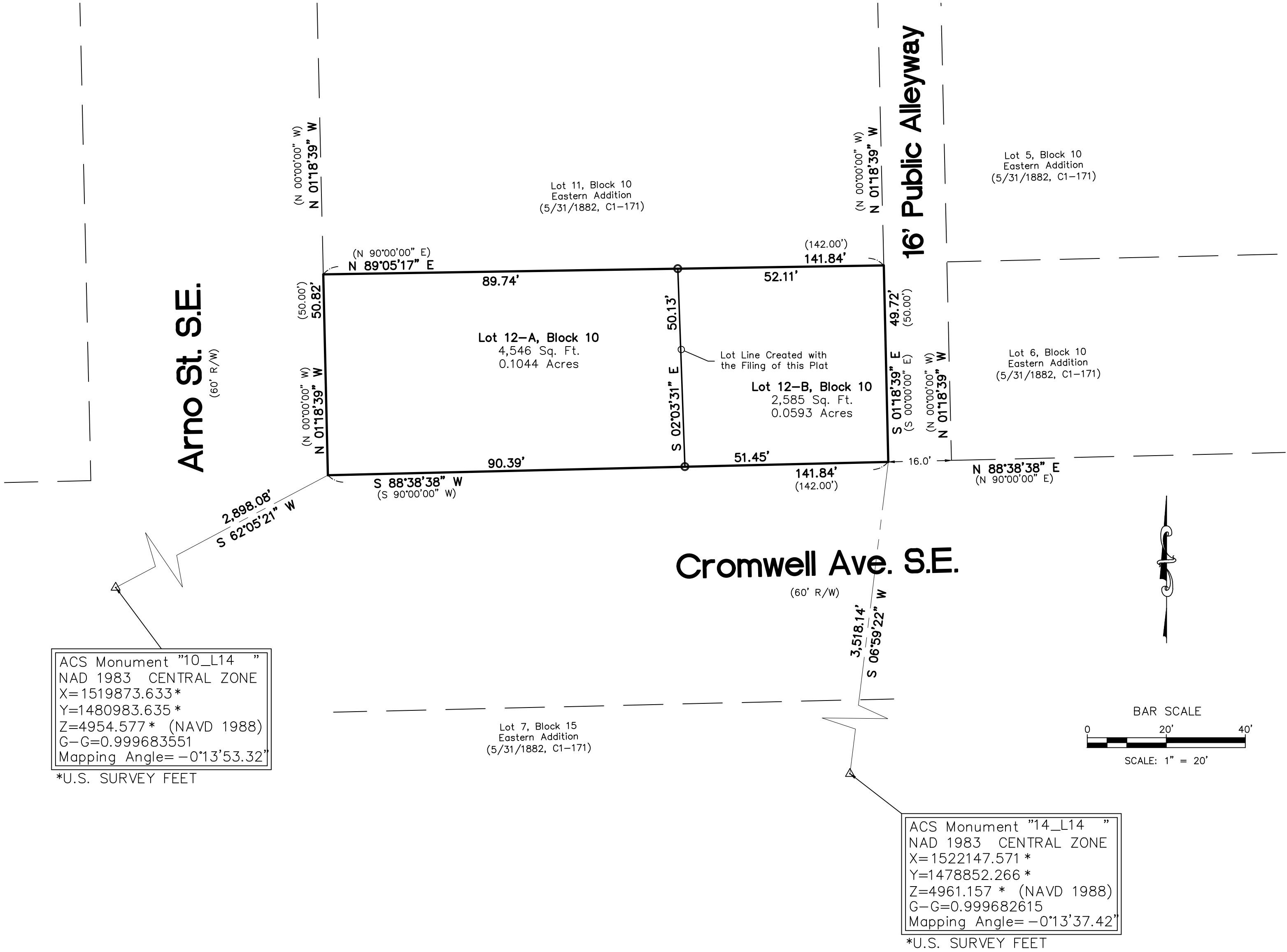
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

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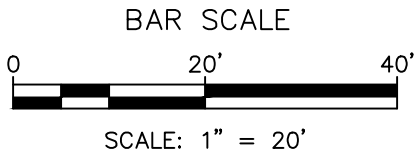
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Being Comprised of  
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City of Albuquerque  
Bernalillo County, New Mexico  
March 2025**

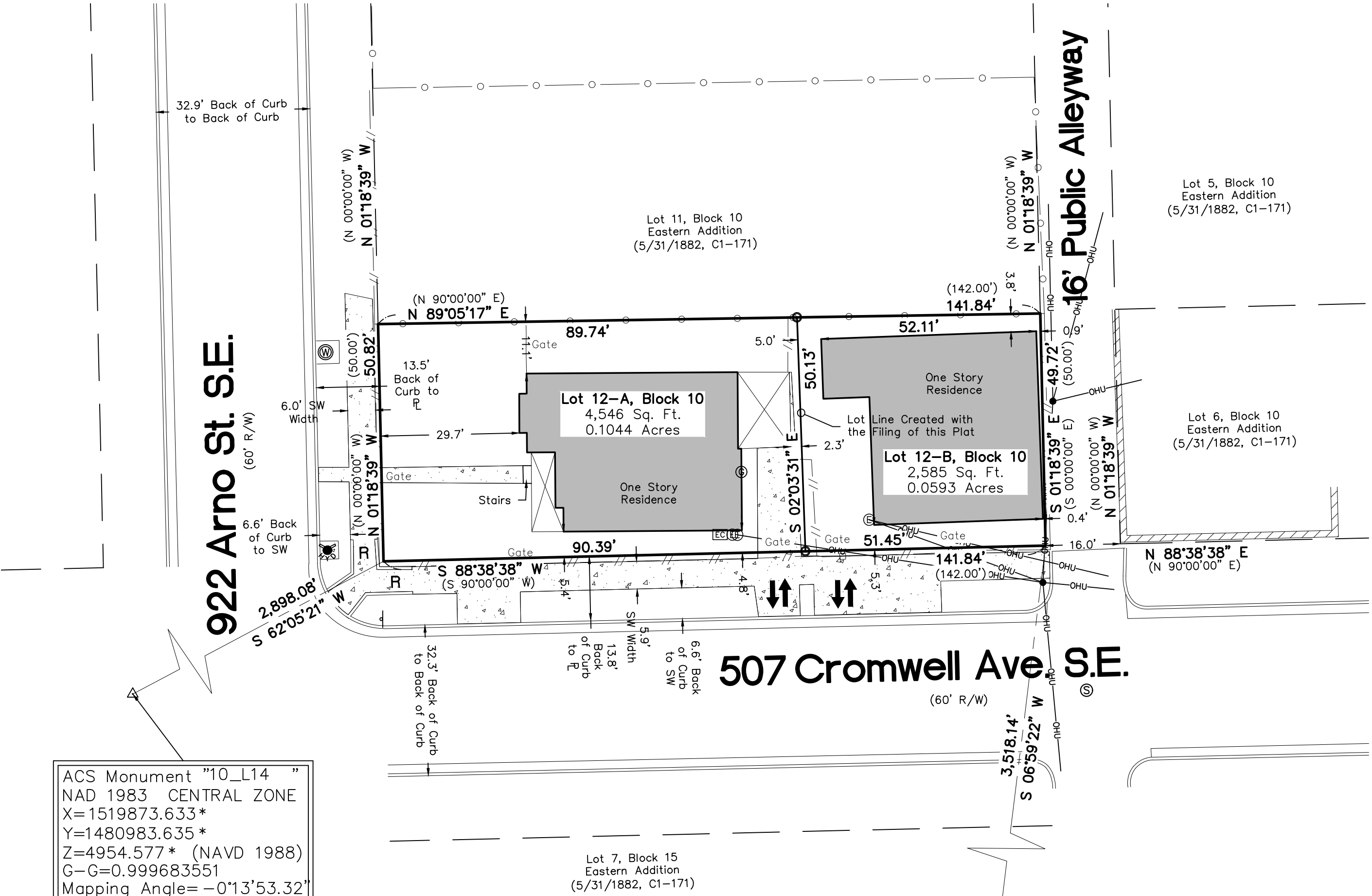
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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▨▨▨	BLOCK WALL
—//—	WOOD FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↖	ANCHOR
ⓔ	ELECTRIC METER
ⓔⓐ	ELECTRIC CABINET
ⓐ	GAS METER
ⓐⓐ	WATER METER
ⓐⓐ	FIRE HYDRANT
ⓐ	MANHOLE
—○—	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY



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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



