

**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