

April 22, 2025

Development Hearing Officer  
Planning Department  
City of Albuquerque, New Mexico

RE: 1927 Arno Street SE  
Sketch Plat Submittal for Minor Plat

Dear Sir or Madam -

This letter of intent and accompanying application seeks your approval to remove the existing lot line located at the above referenced address.

The purpose of this replatting action is to combine the properties into a single parcel of land and to proceed in requesting a permit to build our new home, which is next door to our mother's home at 1929 Arno Street SE.

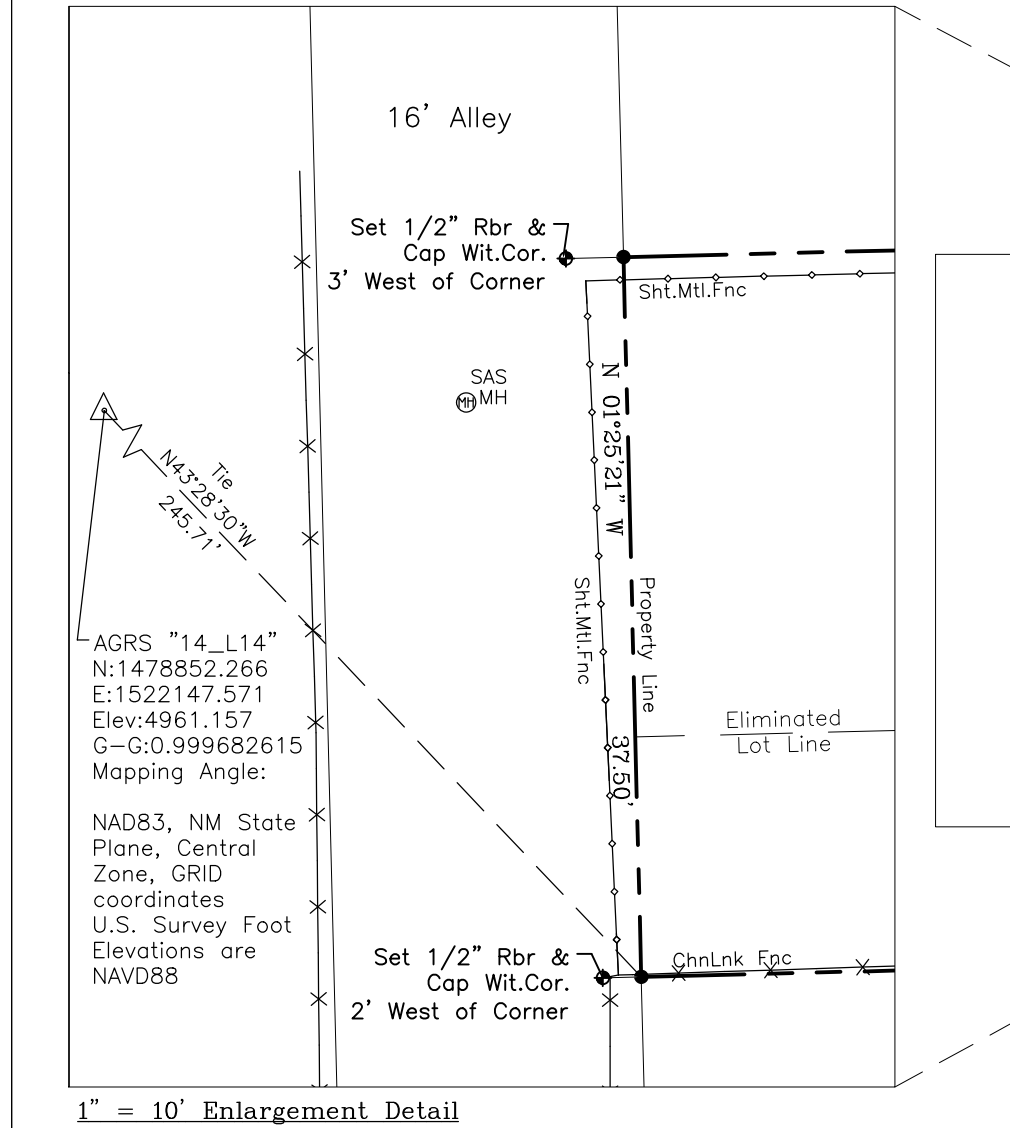
Our property is currently vacant with no structures. I am submitting the plat which our surveyor prepared that shows the existing site conditions.

We would greatly appreciate your formal approval of this request, and we thank you for your time and attention to this matter.

Sincerely,

Carima and Socorro Najera

5108 White Reserve Ave. SW  
Abq., NM 87105  
(505)234-3648  
[carimarenee@gmail.com](mailto:carimarenee@gmail.com)



Lot Fourteen (14) and the North Half of Lot Fifteen (N1/2 L15) in Block One (1) of the SUNSHINE ADDITION, as the same are shown and designated on the Amended and Supplemental Plat of said SUNSHINE ADDITION, files for record in the office of the County Clerk of Bernalillo County, New Mexico on May 26, 1921 (Document No. 1921052621).

The boundary survey hereon described is with the free consent and in accordance with the wishes of the undersigned owner and proprietor thereof, and said owner and proprietor do hereby grant easements shown hereon, if any, for the purposes stated. The undersigned owner and proprietor do hereby freely consent to all of the foregoing and do hereby represent that we are authorized to so act.

County of Bernalillo        )  
State of New Mexico        ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_ did appear before me and executed this instrument as his free act and deed.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

April 2025

The purpose of this plat is to eliminate an internal remanant lot line to make one lot for residential development and grant easements as shown, if any.

Application Number: PS-2025-

PNM Electric Services	Date
New Mexico Gas Company	Date
Century Link	Date
Comcast	Date
City Approvals:	
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
Hydrology	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

Persuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinance, "No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of this proposed plat."

- 1) Bearings shown hereon are New Mexico State Plane GRID bearings, based on static GPS observation.
- 2) Lot line dimensions are record and measured.
- 3) Number of existing Tracts: 1.5 Number of proposed Tracts: 1.
- 4) Contains 0.1222 acres more or less.
- 5) The subject property is shown as Zone 'X' (Area of Minimal Flood Hazard) on FEMA FIRM Map No. 35001C0334G effective date 09/26/2008.
- 6) Field survey completed August 2024

This is to certify that the taxes are current and paid on

UPC # \_\_\_\_\_

Property Owner of Record \_\_\_\_\_

Bernalillo Co. Treasurer's Office \_\_\_\_\_

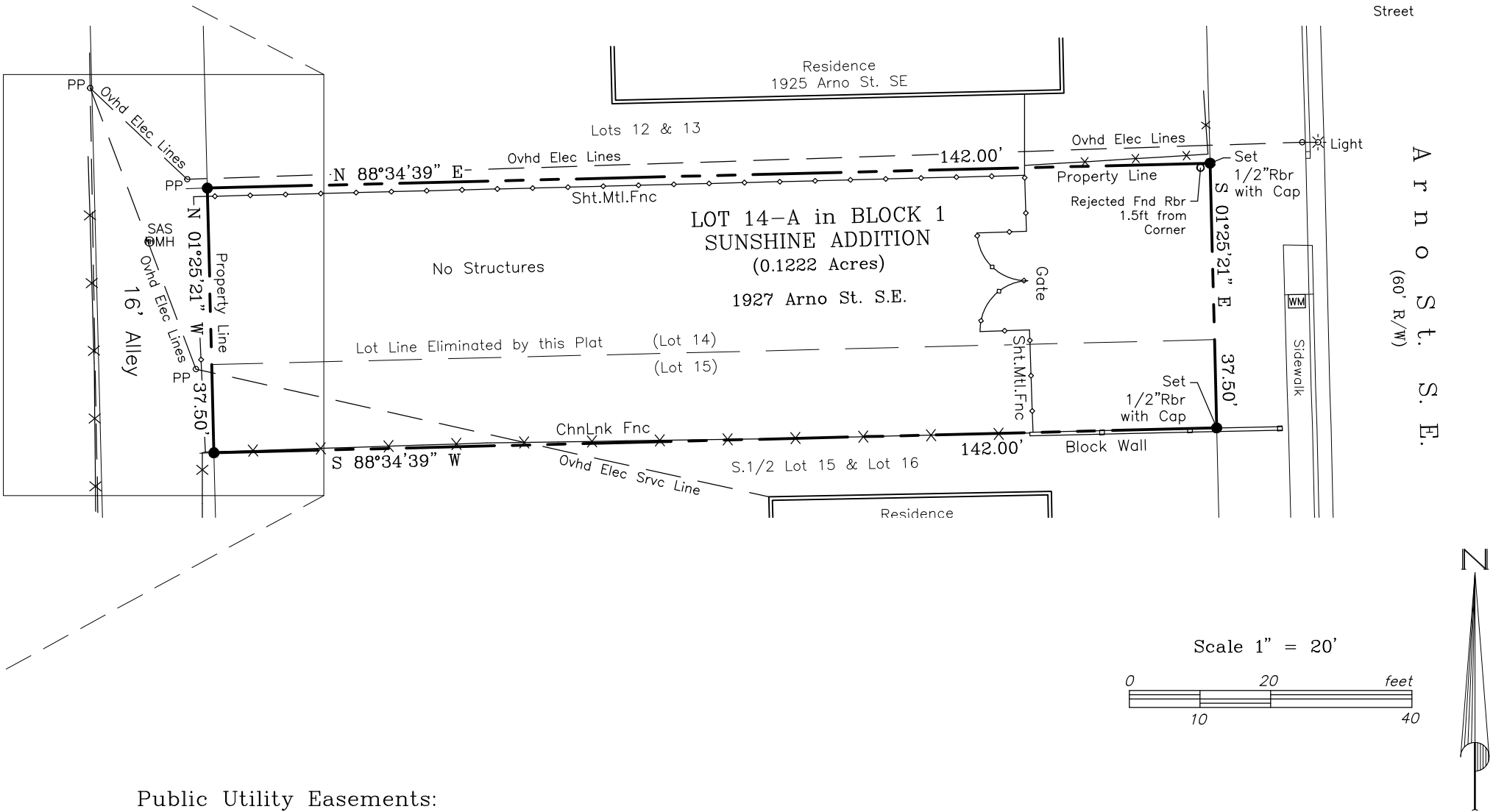
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

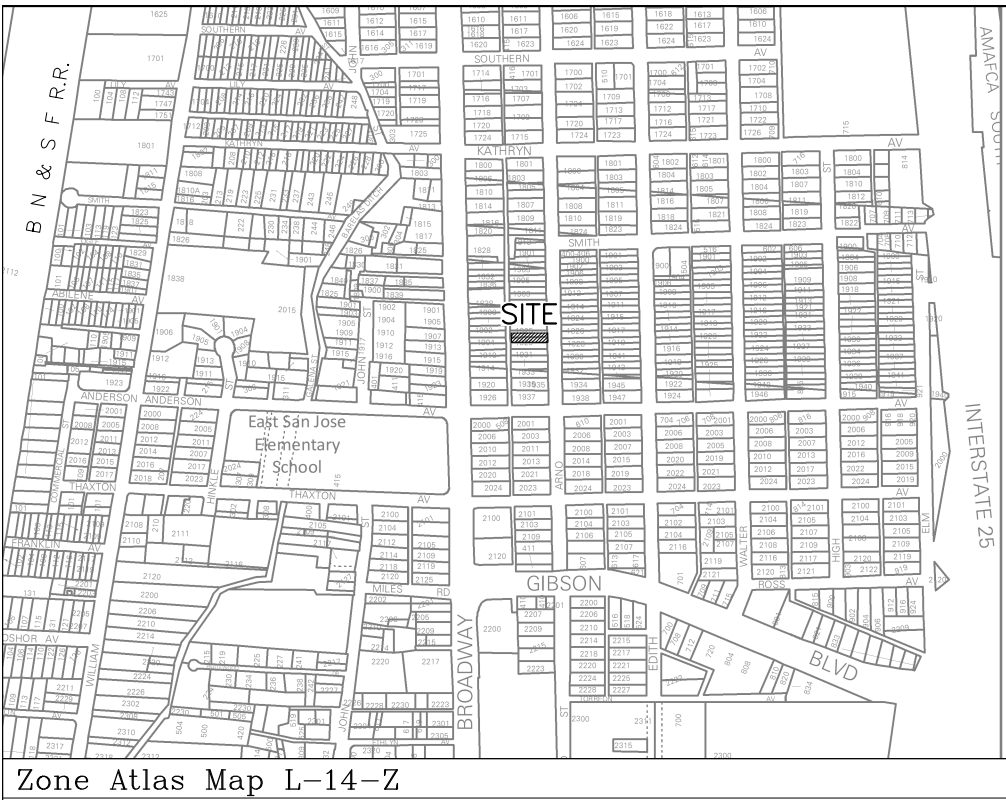
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. QWEST d/b/a CenturyLink for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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 lines, and the right and privilege to trim and remove trees, shrubs and 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), New Mexico Gas Company (NMGC) and QUEST d/b/a CenturyLink did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and QUEST d/b/a CenturyLink do not waive or release any easement rights which may have been granted by prior plat, replat or other document on which are not specifically described and shown on this plat.





Land Description:

Lot Fourteen (14) and the North Half of Lot Fifteen (N1/2 L15) in Block One (1) of the SUNSHINE ADDITION, as the same are shown and designated on the Amended and Supplemental Plat of said SUNSHINE ADDITION, files for record in the office of the County Clerk of Bernalillo County, New Mexico on May 26, 1921 (Document No. 1921052621).

Owner's Consent, Dedication and Acknowledgement:

The boundary survey hereon described is with the free consent and in accordance with the wishes of the undersigned owner and proprietor thereof, and said owner and proprietor do hereby grant easements shown hereon, if any, for the purposes stated. The undersigned owner and proprietor do hereby freely consent to all of the foregoing and do hereby represent that we are authorized to so act.

Owner: Socorro Arnoldo Najera Marquez

County of Bernalillo )  
State of New Mexico ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_ did appear before me and executed this instrument as his free act and deed.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Plat for  
LOT 14-A in BLOCK 1  
SUNSHINE ADDITION  
Zone Atlas Map L-14-Z  
Albuquerque, New Mexico  
April 2025

Purpose Statement:

The purpose of this plat is to eliminate an internal remannt lot line to make one lot for residential development and grant easements as shown, if any.

Project Number: PR-2025-

Application Number: PS-2025-

Utility Approvals:

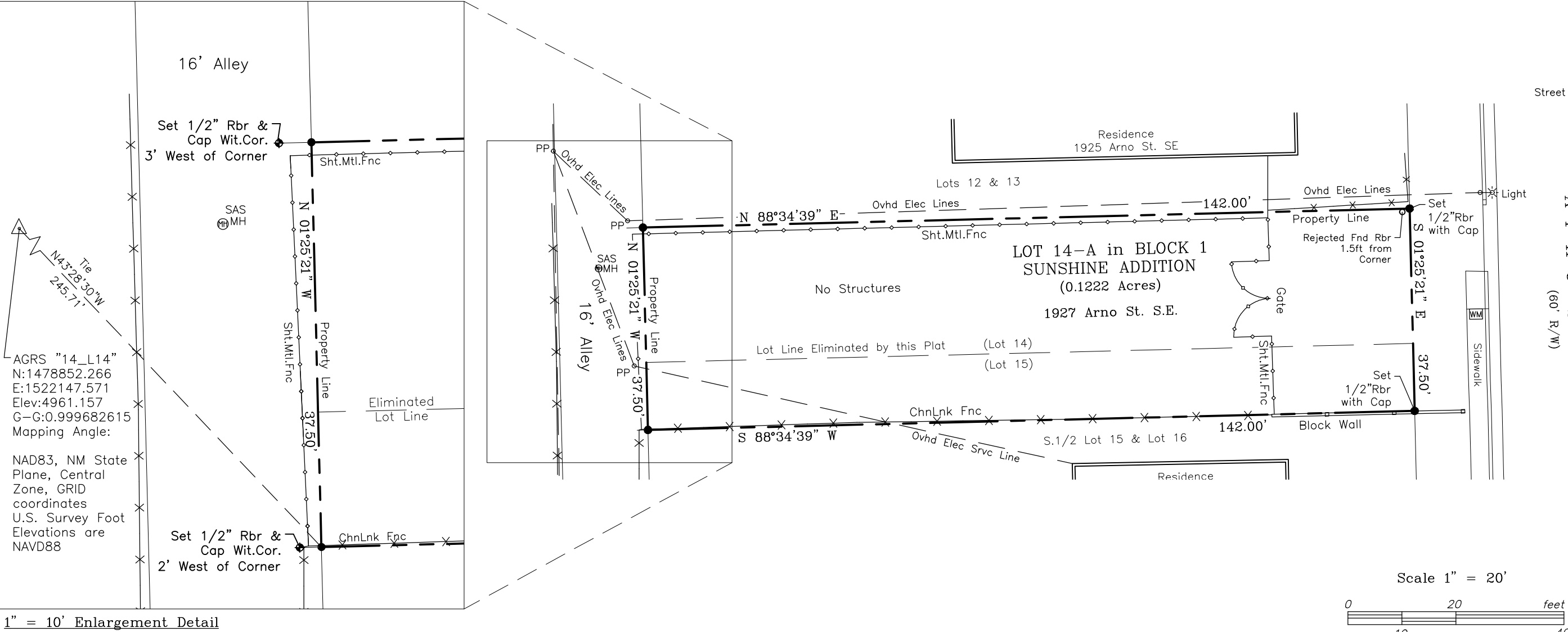
PNM Electric Services	Date
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Traffic Engineering, Transportation Division	Date
ABCWJA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
Hydrology	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

Surveyor's Certification:

I, Rex J. Vogler, a duly licensed Professional Surveyor under the laws of the State of New Mexico, certify that this plat and the field survey on which it is based was prepared under my direct supervision and responsibility; that it meets the Minimum Standards for Land Surveying in New Mexico; that it meets the requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, that all easements made known to me by the Owner or others expressing an interest are shown and noted hereon, and that all of the foregoing is true and correct to the best of my knowledge and belief.

Rex J. Vogler  
NM PS #10466

Rio Grande Surveying Co., Inc.  
POB 7155, Abq., NM 87194  
505-379-4579 m  
rgsc360@gmail.com



Solar Note

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County Treasurer's Certificate

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UPC # \_\_\_\_\_

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Bernalillo Co. Treasurer's Office \_\_\_\_\_

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**Printable page**

PARID: 101405637918842108  
~~MARQUEZ SOCORRO ARNOLDO NAJERA, 1927 ARNO ST-Class~~

Class Non Residential  
Tax District A1A

**Current Owner**

Owner MARQUEZ SOCORRO ARNOLDO NAJERA Owner Mailing Address 1929  
ARNO ST SE  
Unit  
City ALBUQUERQUE  
State NM  
Zip Code 87102 4802  
Other Mailing Address

**Ownership for Tax Year Selected**

Tax Year 2024  
Owner Name MARQUEZ SOCORRO ARNOLDO NAJERA Owner Mailing Address  
1929 ARNO ST SE  
Unit  
City ALBUQUERQUE  
State NM  
Zip Code 87102 4802  
Other Mailing Address

**Description**

Location Address 1927 ARNO ST SE  
City ALBUQUERQUE  
State NM  
Zip Code 87102  
Property Description 001LOT 14 AND NORT 1/2 LOT 15 SUNSHINE ADDN

Public Improvement District  
Tax Increment Development Districts

**Document #**

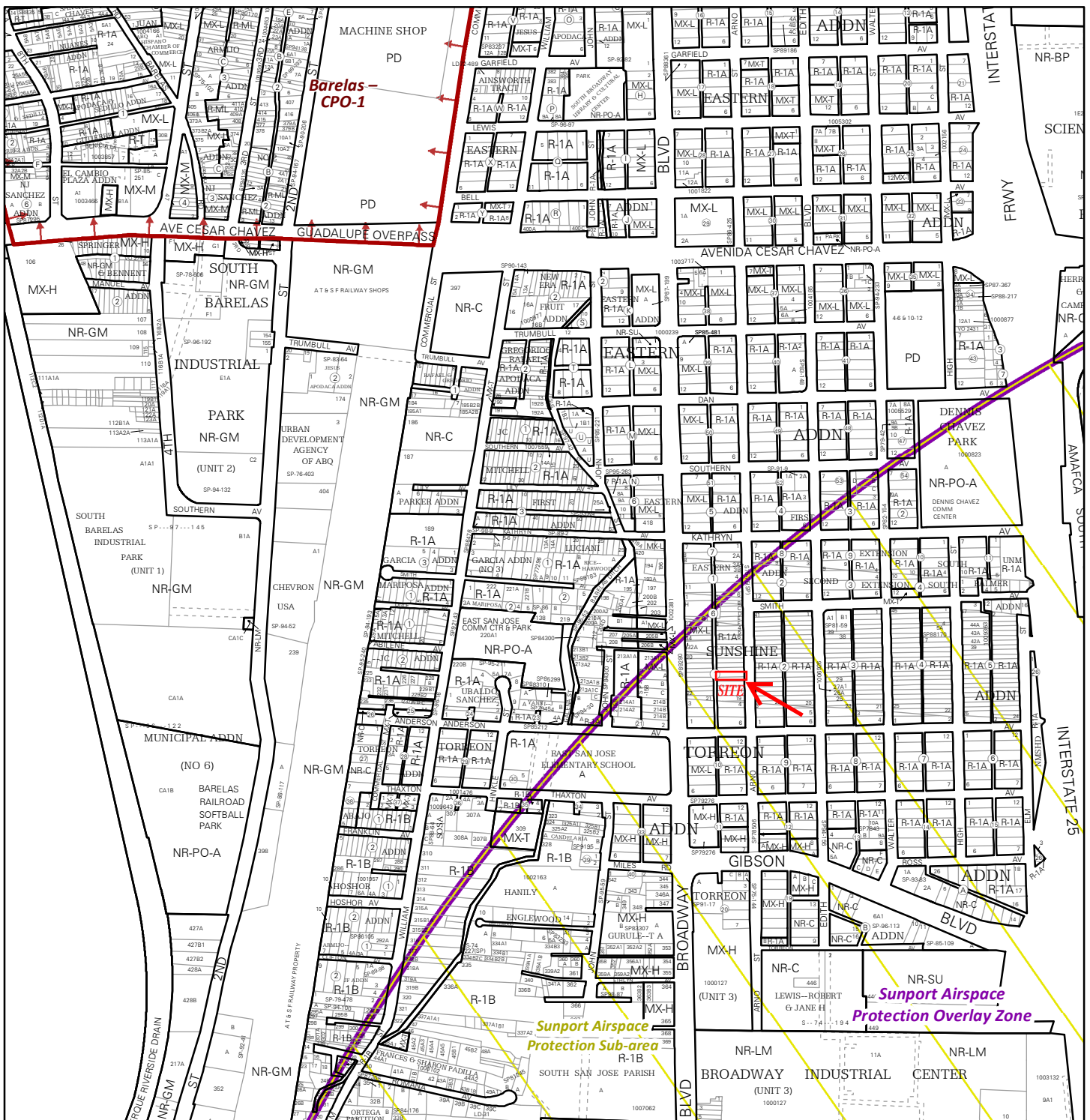
Document #: 2021093891 080421 QC - ENTRY BY VS 090821 CODED BY LV 081021

**Real Property Attributes**

Primary Building SQ FT  
Year Built  
Lot Size (Acres) .1189  
Land Use Code VACANT RESIDENTIAL  
Style

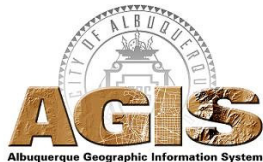
**Manufactured Home Attributes**

Make :  
License :  
VIN :  
Year :  
Size :

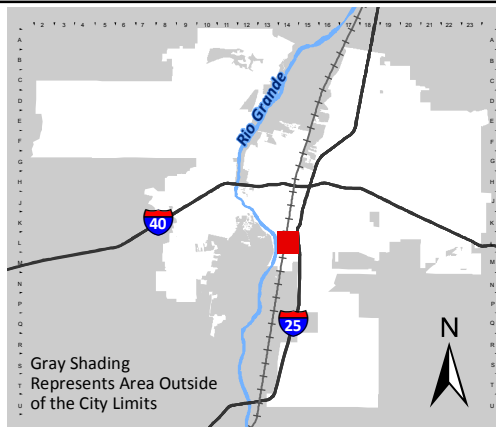


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**L-14-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet