



## PLAN SNAPSHOT REPORT PA-2025-00158 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** Sketch Plat (PR-2025-020078) **App Date:** 05/27/2025  
**Work Class:** Sketch Plan **District:** City of Albuquerque **Exp Date:** 11/23/2025  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Description:** Sketch Plan Application to build Eight RV spaces on Tract 3 D . **Expire Date:**

<b>Parcel:</b> 100805751012240402	Main	<b>Address:</b> 221 Leonidas Ln Nw Albuquerque, NM 87121	<b>Zone:</b>
		221 Leonidas Ln Nw Albuquerque, NM 87121	Main

Applicant  
ADIL A RIZVI  
8650 ALAMEDA NE , SUITE  
107 E , ALBUQUERQUE , NM  
87122  
ALBUQUERQUE, NM 87113  
Home: (505) 315-6484  
Business: (505) 315-6484  
Mobile: (505) 315-6484

### Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	NR-SU - Non-Residential - Sensitive Use	Number of Existing Lots1
Number of Proposed Lots1	Total Area of Site in Acres	1	Site Address/StreetLeonidas NW
Site Location Located Between StreetsAvalon Avenue NW	Case History	Volcano Avenue NW	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings1	Square Footage of Proposed Buildings	1	Lot and/or Tract Number5, 3D, 3E, 3C
Block Number0000	Subdivision Name and/or Unit Number	TOWN OF ATRISCO GRANT ROW 2, TOWN OF ATRISCO GRANT ROW 2 UNIT A, TOWN OF ATRISCO GRANT ROW 2 UNIT A, TOWN OF ATRISCO GRANT ROW 2 UNIT A	Legal DescriptionTR 3E PLAT OF TRS 3A, 3B, 3C, 3D & 3E ROW 2 UNIT A WEST OF WESTLAND WITHIN THE TOWN OF ATRISCO GRANT CONT 5.006 AC
Existing Zone DistrictNR-SU	Zone Atlas Page(s)	K-08, K-09	Acreage5.006
Calculated Acreage5.53752	Council District	1	Community Planning Area(s)Southwest Mesa
Development Area(s)Consistency	Current Land Use(s)	15   Vacant	Pre-IDO Zoning DistrictSU-1
Pre-IDO Zoning DescriptionFOR C-2 USES AND CAMPGROUND, EXCLUDING PACKAGE LIQUOR SALES	FEMA Flood Zone	X	Total Number of Dwelling Units0
Total Gross Square Footage20	Total Gross Square Footage4	0	Total Gross Square Footage0
Total Gross Square Footage30			

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_ADIL_RIZVI_5/27/2025.jpg	05/27/2025 11:09	RIZVI, ADIL		Uploaded via CSS

Note	Created By	Date and Time Created
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# PLAN SNAPSHOT REPORT (PA-2025-00158)

1. Submittal has been reviewed and is ready to be processed.

Renee Zamora

06/05/2025 12:27

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00025952	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00025952		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	06/18/2025	Zoom Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		06/05/2025 13:05	
Associate Project Number v.1	Generic Action		06/05/2025 13:05
DFT Meeting v.1	Hold Meeting	06/05/2025 13:05	06/05/2025 13:08
Screen for Completeness v.1	Generic Action		06/05/2025 13:08
Verify Payment v.1	Generic Action		06/05/2025 13:08
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

Jay Rodenbeck

May 27, 2025

Planning Manager

Development Review Services

City of Albuquerque

602 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

SUBJECT: SKETCH PLAT SUBMITTAL FOR WEST MESA PARK LLC – TRACT 3D  
PLAT OF TRACTS 3A,3B,3C,3D & 3E, ROW 2 UNIT A, WEST OF WESTLAND  
WITHIN THE TOWN OF ATRISCO GRANT.

EPC CASE NUMBER: EPC-2-97-83-AX-97-5

Dear Mr. Rodenbeck:

My client, Mr Karan Rai, is proposing to build Eight RV Spaces on Tract 3D as shown on the attached exhibit. The lot area is One Acre and the current zoning is NR-SU.

In 1997, the Subject property was annexed within the City of Albuquerque and the zoning was changed from A-1 to SU-1 for C-2 uses and Campgrounds.

Kindly review the application package and provide comments.

Sincerely



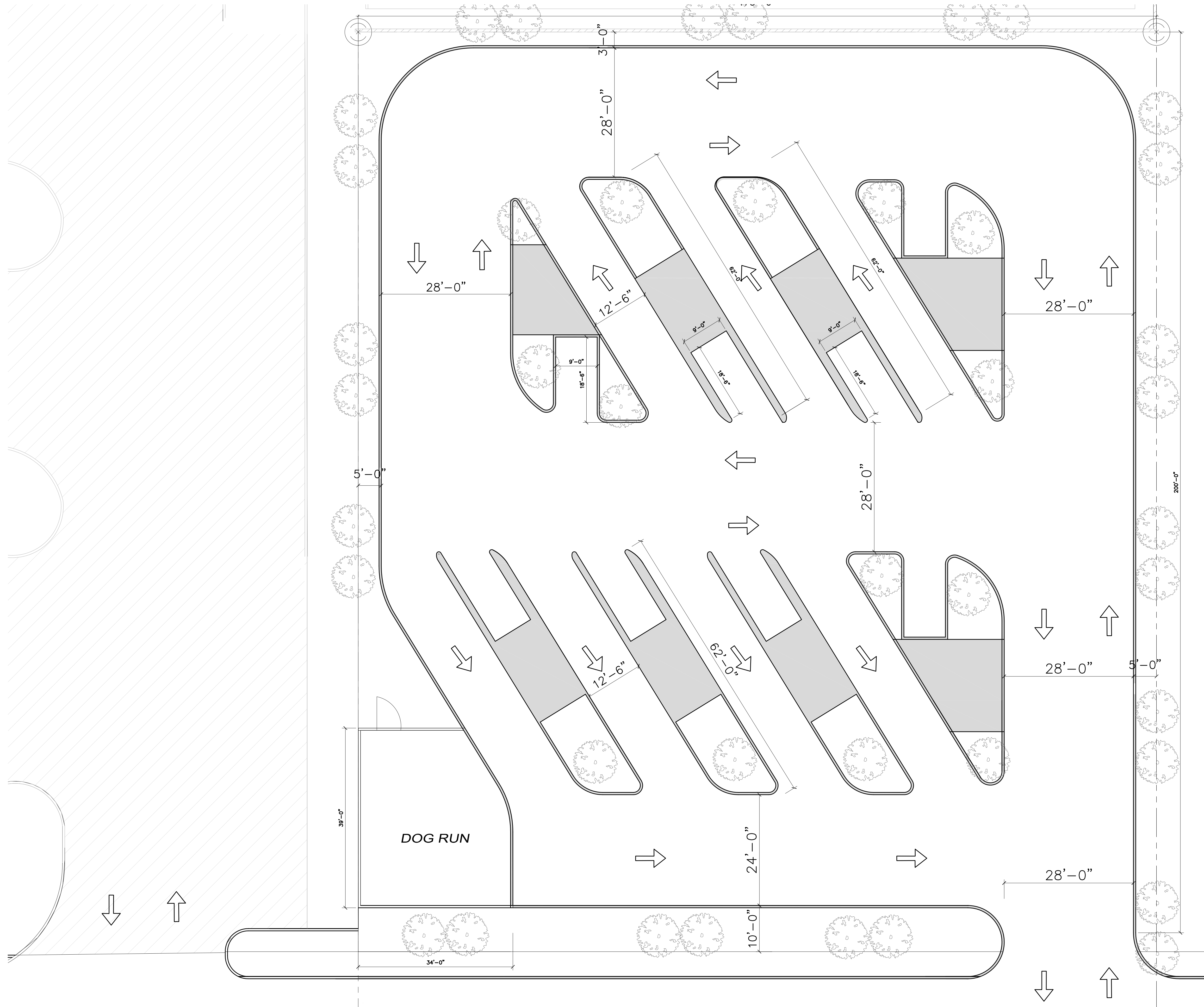
Adil Rizvi

Design and Development Group LLC

8650 Alameda NE,

Albuquerque, NM 87122

505-315-6484



SITE PLAN  
SCALE 1" = 10'-0"

TOTAL RV PARK = 7  
TOTAL CAR PARK = 8

SITE PLAN

Afra Construction & Design  
2501 Yale Blvd, Suite 102  
Albuquerque, New Mexico 87106  
Tel 505.242.1745  
Fax 505.242.1737

Birdie Park II  
221 LEONIDAS LANE NW  
Albuquerque, NM 87121

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

SP-1

04/18/2025



# STIE PLAN NOTES:

- PROPOSED USES  
TRACT 3A-RESTAURANT OR SERVICE STATION AND CONVENIENCE STORE OR OTHER ACCEPTABLE C-2 USE.  
TRACT 3B-MOTEL OR OTHER ACCEPTABLE C-2 USE.  
TRACT 3C-MOTEL OR OTHER ACCEPTABLE C-2 USE.  
TRACT 3D-TRUCK WASH, CAR WASH OR OTHER ACCEPTABLE C-2 USE.  
TRACT 3E-RV CAMPGROUND OR OTHER ACCEPTABLE C-2 USE.
- ACCESS  
VEHICULAR INGRESS AND EGRESS TO TRACTS 3A,3B,3C AND 3D FROM EITHER AVALON OR THE PRIVATE ACCESS EASEMENT VIA AVALON AT LOCATION SHOWN. CROSS ACCESS EASEMENTS WILL BE GRANTED BETWEEN TRACTS 3A,3B,3C AND 3D WHEN SUBDIVIDED. ACCESS TO TRACT 3E WILL BE FROM THE 50' PRIVATE ACCESS EASEMENT AT THE EAST SIDE OF THE PROPERTY. VEHICULAR ACCESS TO THE TRACT 3E PRIVATE ACCESS EASEMENT WILL BE FROM EITHER AVALON RD. OR VOLCANO RD.  
PEDESTRIAN INGRESS AND EGRESS SHALL BE PROVIDED IN THE SITE PLAN FOR BUILDING PERMIT WITH EACH LOT TO MINIMIZE CONFLICT WITH VEHICULAR TRAFFIC.
- MAXIMUM BUILDING HEIGHT  
BUILDINGS WILL NOT EXCEED 26' IN HEIGHT EXCEPT IN ACCORDANCE WITH SECTION 14-16-2-15(C) OF THE ZONING CODE.
- MINIMUM BUILDING SETBACK  
THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
- MAXIMUM TOTAL DWELLING UNITS  
TRACT 3A NOT APPLICABLE  
TRACT 3B NOT APPLICABLE  
TRACT 3C NOT APPLICABLE  
TRACT 3D NOT APPLICABLE  
TRACT 3E NOT APPLICABLE
- MAXIMUM FLOOR AREA RATIO  
EXACT FLOOR AREA RATIOS WILL BE DETERMINED WITH THE SITE PLAN FOR BUILDING PERMIT FOR EACH TRACT. THE FOLLOWING FLOOR AREA RATIOS ARE CONSIDERED REPRESENTATIVE:  
TRACT 3A: 0.20  
TRACT 3B: 0.45  
TRACT 3C: 0.60  
TRACT 3D: 0.15  
TRACT 3E: 0.10 (EXCLUDES RV UNITS)

## NOTE:

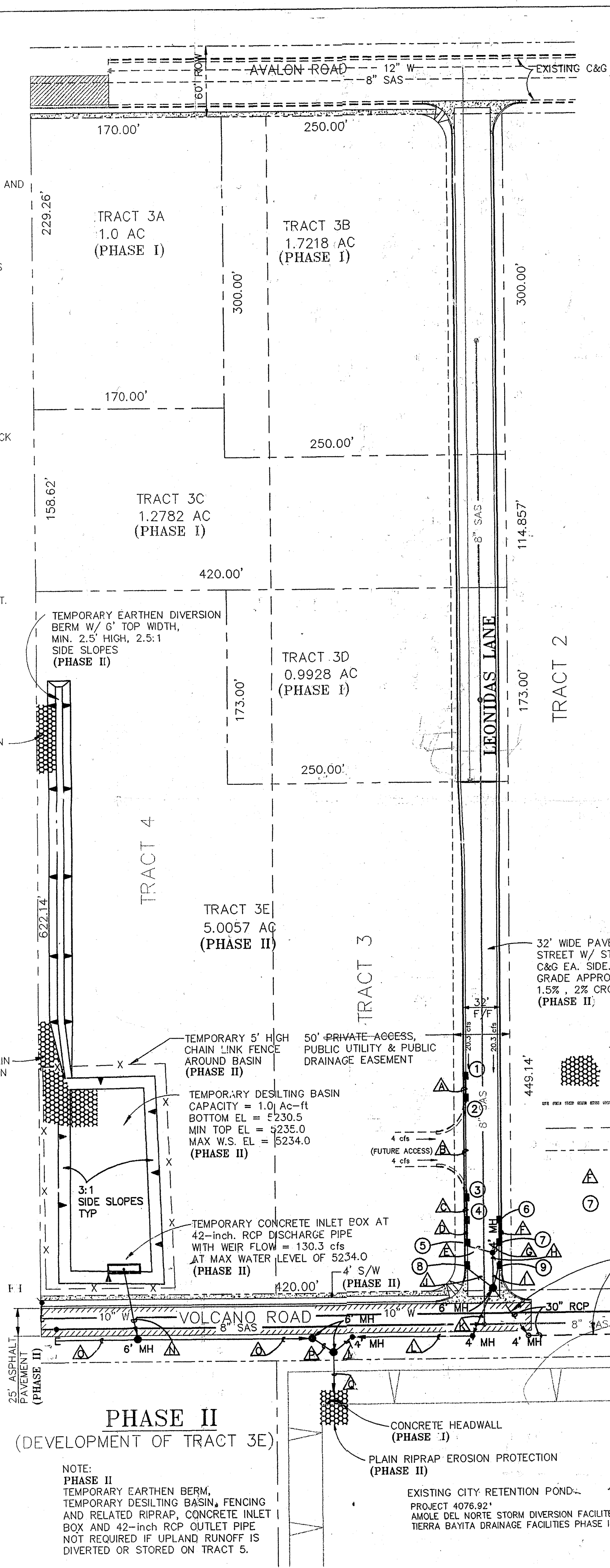
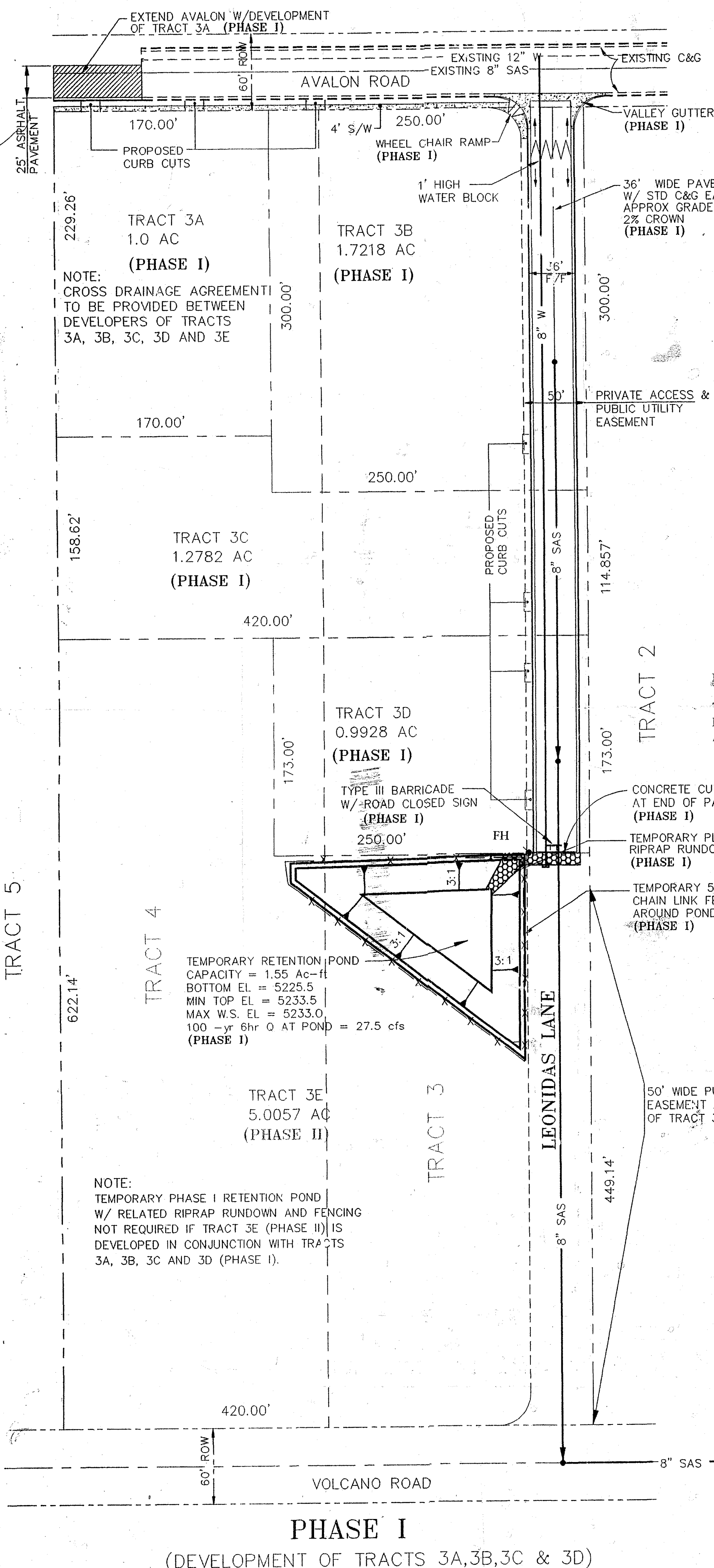
THE 50' PUBLIC UTILITY EASEMENT COINCIDENT WITH LEONIDAS LANE SHALL BE SHOWN AS A 50' PUBLIC WATER AND PUBLIC SEWER EASEMENT ON THE FINAL PLAT

PIPE SEGMENT	DIA	Q (cfs)
A	18	7.3
B	21	14.9
C	24	22.5
D	24	29.0
E	27	33.4
F	18	5.5
G	18	9.9
H	30	43.3
I	18	2.5
J	18	2.5
K	30	48.3
L	33	48.3
M	30	48.3
N	42	130.3
O	66	350
P	66	350
Q	66	350

INLET NO.	TYPE
1	"A"
2	"2-C"
3	"2-C"
4	"2-C"
5	"2-C"
6	"2-C"
7	"2-C"
8	"2-C"
9	"2-C"

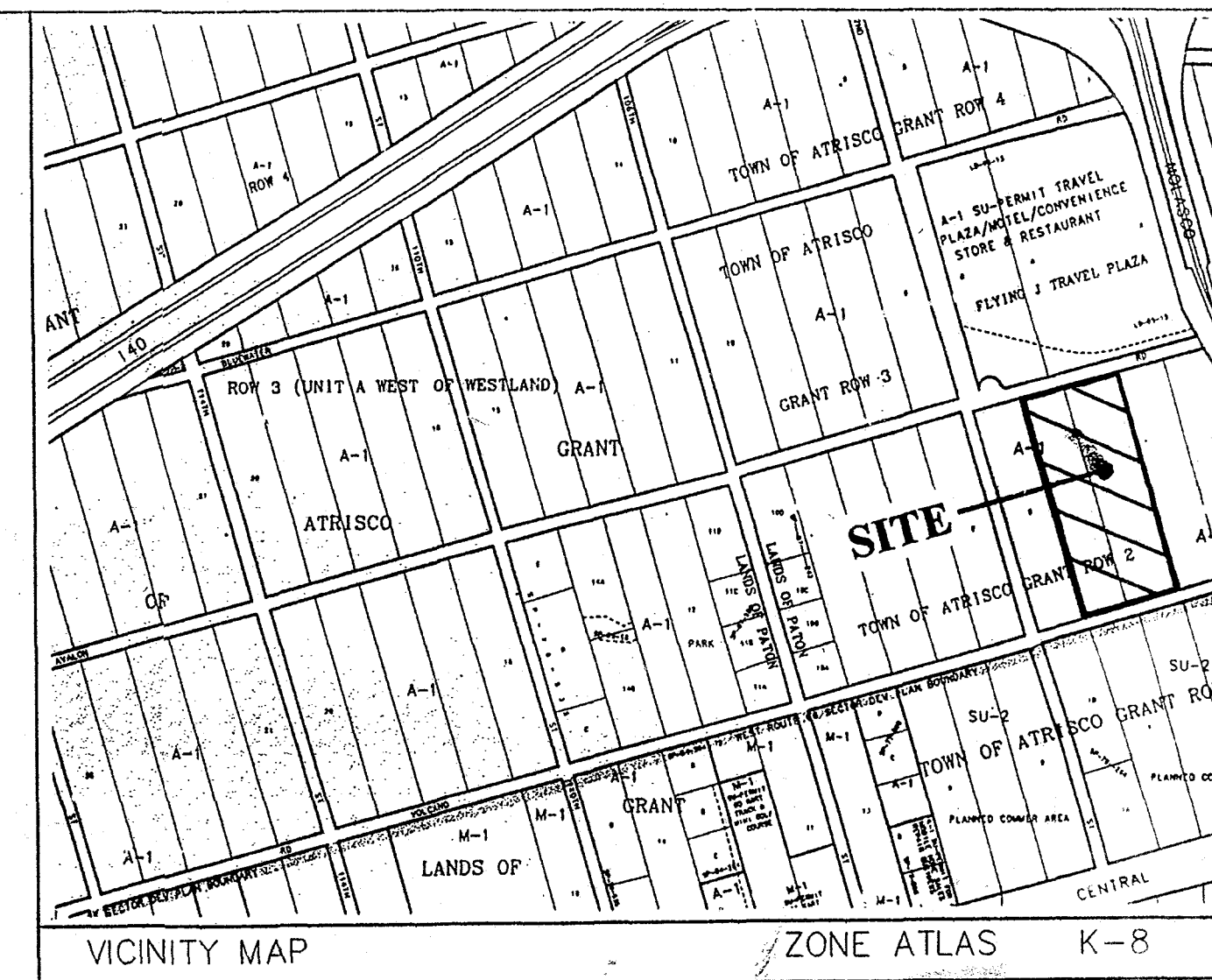
## PHASE II STORM DRAINS AND INLETS

EXTEND SEWER AND TIE TO EXISTING SEWER 1.98 TH STREET



## LEGEND

- RIRAP
- DRAINAGE BASIN BOUNDARY
- STREET C
- PROPERTY BOUNDARY
- STORM DRAIN SEGMENT I.D.
- STORM INLET NUMBER I.D.



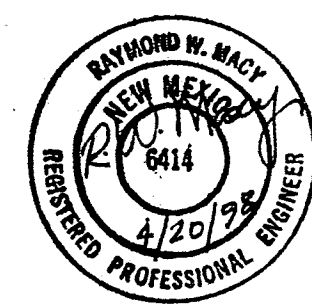
## CONDITIONS OF Z-97-83/AX-97-5

- SITE PLAN APPROVAL IS CONTINGENT UPON CITY COUNCIL APPROVAL OF THE COMPANION REQUEST FOR ANNEXATION AND ESTABLISHMENT OF SU-1 ZONING FOR C-2 USES AND A CAMPGROUND.
- ONE FREESTANDING SIGN THAT IS LIMITED TO 26 FEET IN HEIGHT AND 75 FEET IN SIGN AREA TO BE SHARED BY ALL OF THE BUSINESSES ON THE SITE IS ALLOWED.
- IN ACCORDANCE WITH COMMENTS OF THE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT OFFICE:
  - DEDICATION OF 30 FEET OF RIGHT-OF-WAY FROM THE EXISTING CENTERLINE ON VOLCANO AND AVALON ROADS
  - CONSTRUCTION OF 25 FEET OF PAVEMENT, STANDARD CURB AND GUTTER, AND A 4' SIDEWALK, TO BE PLACED ADJACENT TO THE PROPERTY LINE, FOR VOLCANO AND AVALON ROADS
  - TRAFFIC IMPACT STUDY WITH THE APPLICATION FOR ANY SITE PLAN FOR BUILDING PERMIT REQUESTS.
- IN ACCORDANCE WITH COMMENTS OF THE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT OFFICE:
  - FINANCIAL GUARANTEES ARE REQUIRED FOR PUBLIC INFRASTRUCTURE IDENTIFIED IN THE WATER AND SEWER AVAILABILITY STATEMENT OF APRIL 28, 1997 AS A CONDITION OF SITE PLAN AND/OR PLAT APPROVAL BY THE DEVELOPMENT REVIEW BOARD.
  - WATER SERVICE SHALL BE LIMITED TO STRUCTURES WITH FINISH FLOOR ELEVATIONS BELOW 5255' MSL. IN THE CASE OF MULTI-STORY BUILDINGS, THE HIGHEST FLOOR MUST BE BELOW 5255' MSL.
- FUTURE SITE PLANS FOR BUILDING PERMITS SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD FOR PUBLIC HEARING.
- NO OFF STREET PREMISE SIGNS SHALL BE PERMITTED.
- BUILDING DESIGNS AND MATERIALS SHALL BE ARCHITECTURALLY COMPATIBLE.
- NO STANDARD GENERIC FRANCHISE DESIGN BUILDINGS SHALL BE PERMITTED. DESIGN SHALL BE INNOVATED AND CONTEXTUAL TO SOUTHWESTERN ARCHITECTURE PER THE WESTSIDE STRATEGIC PLAN.

## Development Review Board Member Approval

Michael D. ...  
 Transportation Development  
 Roger A. ...  
 Utility Development  
 Edward A. ...  
 Parks & General Services  
 Fred ...  
 City Engineer/AM/FCA  
 Lynn ...  
 DRB Chairman

5-12-98  
 Date  
 5-12-98  
 Date  
 5-12-98  
 Date  
 9-29-98  
 Date  
 9/29/98  
 Date



## SITE PLAN FOR SUBDIVISION PHASED DEVELOPMENT (PHASES I & II) SU-1 FOR C-2 USES AND CAMPGROUND TRACTS 3A, 3B, 3C, 3D AND 3E, ROW 2, UNIT A, WEST OF WESTLAND TOWN OF ATRISCO GRANT

City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: August 22, 1997

## OFFICIAL NOTIFICATION OF DECISION

Adil Rizvi, et al  
7049 Luella Anne NE  
Albuq. NM 87109

FILE: Z-97-83/AX-97-15

LEGAL DESCRIPTION: For Tracts 3 & 4, Row 2, Unit A, West of Westland, Town of Atrisco Grant, located on the south side of Avalon Road NW, between 98th Street NW and 102nd Street NW, containing approximately 10 acres.

The City of Albuquerque expands this request to include Tracts 1 & 2, Row 2, Unit A, West of Westland, Town of Atrisco Grant, located immediately east of the previously described property, for a total of approximately 20 acres.

(K-8, K-9) Bob Paulsen, staff planner

On August 21, 1997, the Environmental Planning Commission voted to recommend approval to City Council of AX-97-15, annexation 20-acres identified as Tracts 1, 2, 3 & 4, ROW 2, Unit A, West of Westland, in the Town of Atrisco Grant, based on the following Findings:

### FINDINGS:

1. This request for annexation meets the requirements of Resolution 54-1990; specifically, the site is contiguous to the City and the site can be provided with convenient street access to the City.
  2. Resolution 54-1990 states that annexation of designated Developing Urban areas into the City is desired and encouraged.
  3. This request furthers the policies of the *West Side Strategic Plan* by annexing property that is designated as priority #1 for annexation and provision of City services.
  4. The City of Albuquerque expands this request to two adjacent parcels, Tracts 1 & 2, in order to provide for more cohesive planning and zoning within the area of the subject properties.
  5. The required off-site improvements necessary for service and development of this site will be conditional of any platting actions; a pre-annexation agreement is unnecessary.
-

OFFICIAL NOTIFICATION OF DECISION

Z-97-83/AX-97-5

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CONDITIONS:

1. Site Plan approval is contingent upon City Council approval of the companion request for annexation and establishment of SU-1 zoning for C-2 Uses and a Campground.
- ✓ 2. One freestanding sign that is limited to 26 feet in height and 75 feet in sign area to be shared by all of the businesses on the site is allowed.
3. The comments of the Public Works Department Transportation Development office shall be met, including dedication of street rights-of-way, construction of curb and gutter and provision of a Traffic Impact Study with the application for any site plan for building permit requests.
4. The comments of the Public Works Department Utility Development office shall be met, including the required financial guarantees as a condition of site plan or plat approval by the Development Review Board.
5. Future site plans for building permit shall be delegated to the Development Review Board for public hearing.
6. No off street premise signs be permitted.
7. Building design and materials shall be architecturally compatible.
8. No standard generic franchise design buildings shall be permitted. Design shall be innovated and contextual to southwestern architecture per the Westside Strategic Plan.

**FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 2ND FLOOR, PLAZA DEL SOL BUILDING.**

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY September 5, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
P. O. BOX 1293  
ALBUQUERQUE, NEW MEXICO 87103

Date: January 6, 1998  
CERTIFICATE OF ZONING

Advil Rizvi, et al  
7049 Luella Anne NE  
Albuquerque, NM 87109

FILE: Z-97-83/AX-97-15  
LEGAL: For Tracts 3 & 4, ROW 2, Unit A, West of  
Westland, Town of Atrisco Grant, located on the  
south side of Avalon Road NW, between 98th Street NW  
and 102nd Street NW, containing approximately  
10 acres.

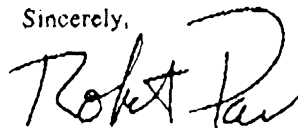
The City of Albuquerque expands this request to  
include Tracts 1 & 2, ROW 2, Unit A, West of  
Westland, Town of Atrisco Grant, located  
immediately east of the previously described  
property, for a total of approximately 20 acres.  
K-9) BOB PAULSEN, STAFF PLANNER

On November 17, 1997, the City Council approved your request to annex and amend the zone map as it applies to  
the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

**ANNEXATION AND ESTABLISHMENT OF SU-1  
FOR C-2 USES AND CAMPGROUND BUT EXCLUDING  
PACKAGE LIQUOR SALES (TRACTS 3 & 4)**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of  
the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should  
take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

  
Fabrizio Bertoletti  
Acting Planning Director

cc: Mihai & Elena Splicu, 617 Sean Court, Belen, NM 87002  
Arthur Nieto, 1032 Riverview Drive NW, 87105

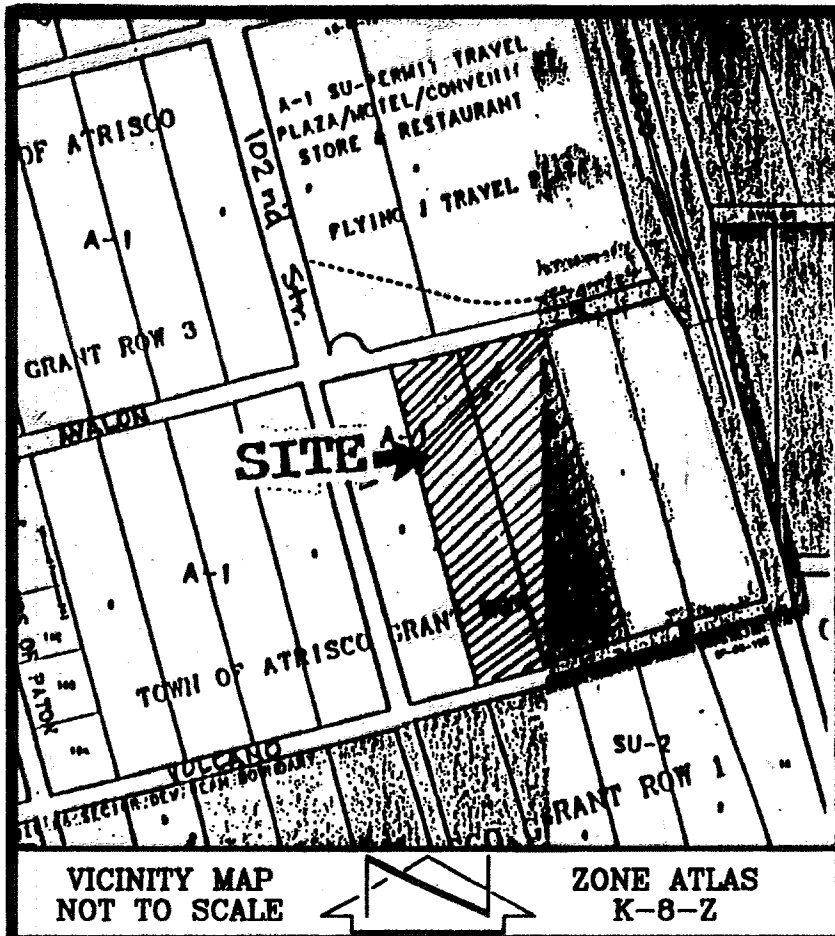


ZONING CERTIFICATE  
Z-97-83/AX-97-15  
Page 2

cc's continued

Mary Lou Lopez, 2712 Cardenas NE, 87110  
Phil Herrera, 430 Gatewood SW, 87105  
Garcia/Kraemer & Assoc., 200 Lomas Boulevard NW, Suite 1111, 87102  
Jim Torres, Torres Surveying, P. O. Box 478, Tijeras, NM 87059  
George T. Rodriguez, 12800 San Juan NE, 87123  
Neal Weinberg, AOIS  
David Ning, Policy Planning  
City Zoning  
County Zoning  
George King, Maps & Records, Public Works  
File

Z-CERTIFICATION



TALOS LOG No.: 97121008560131

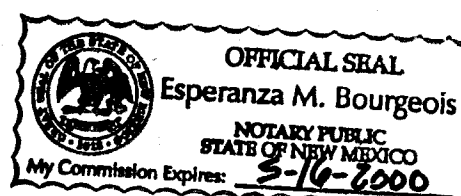
DRB No.: 98-1

#### DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE EXISTING TRACTS 3 & 4 INTO FIVE (5) TRACT, TO GRANT A 50' PRIVATE ACCESS, PUBLIC WATER, SEWER AND DRAINAGE EASEMENT, TO GRANT A 10' PUBLIC UTILITY EASEMENT AND TO GRANT A 30' PUBLIC ROADWAY AND UTILITY EASEMENT AS SHOWN HEREON.

#### NOTES:

- Bearings are New Mexico State Plane (Grid) (Central Zone) based on ACS Monuments "8-K9, 1989" and "10-19, 1989" (NAD 1927).
- Distances are ground.
- Bearings and distances within parenthesis are based upon Legal Description provided by Rio Grande Title Insurance Policy #07-871487-z.
- Plat shows all easements of record.
- All corners found tagged "7002" and all corners set capped "7002".
- Prior to development, City of Albuquerque Water and Sanitary Sewer services to these properties must be verified and coordinated with the City of Albuquerque.
- Total acreage = 9.9986 acres (435,540 square feet).
- The 50' Private Access Easement at the east edge of Tracts 3B, 3C and 3D shall benefit Tracts 3A, 3B, 3C, 3D and 3E. The 50' Private Access Easement at the east edge of Tract 3E shall be for the sole benefit of Tract 3E. Maintenance of the Private Access Easement shall be shared by the Benefitting Tracts.
- A Bulk Variance for Tract 3E has been granted by the City in connection with this plat. Future subdivision of lands within this plat, Zoning Site Development Plan Approvals, and Development Permits may be conditioned upon dedication of rights-of-way and easements, and/or sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal. The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved. By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: Water and Sanitary Sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items. IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.
- A portion of subject property is located within a 100-year Floodplain at the NE corner of Tract 3B according to the Flood Insurance Rate Map, City of Albuquerque, New Mexico per map No. 35001C0328 D, effective date September 20, 1996.
- A turn around will be provided at the South end of Leonidas Lane adjacent to Tract 3D.



#### LEGAL DESCRIPTION:

A certain tract of land situate within Section 20, (as projected) T10N, R2E, NMPM, Town of Alameda Grant, Bernalillo County, New Mexico, being more particularly described as follows: BEGINNING FOR A TIE, at a ACS Aluminum cap stamped "8-K9, 1989", having New Mexico State Plane Coordinates (Central Zone) of X=352,217.80 and Y=1,484,931.98; whence, S 11°27'21" E to a ACS Aluminum cap stamped "10-L9, 1989"; thence, S 25°12'32" W, 912.00 feet distance to the Northeast corner of the tract herein described, THE POINT AND PLACE OF BEGINNING, said corner also being a point along the Southerly right-of-way line of Avalon Road NW, common corner to adjoining Tract 2, Row 2, Unit A, WEST OF WESTLAND; thence from said beginning point, S 14°59'46" E, 1037.00 feet to a point; thence, N 75°00'14" E, 420.00 feet to a point; thence, S 14°59'46" E, 30.00 feet to the Southeast corner of the tract herein described; thence, S 75°00'14" W, 840.00 feet to the Southwest corner of the tract herein described; thence N14°59'46" W, 1087.00 feet to the Northwest corner of the tract herein described, said corner being a point on the southerly right-of-way line of Avalon Road NW; thence, N 75°00'14" E, 420.00 feet along the southerly right-of-way line of said Avalon Road NW to the Northeast corner and Point of Beginning containing 10.5771 acres (460,740 square feet), more or less.

#### CONSENT:

Replatted as shown hereon and now comprising Tracts 3A, 3B, 3C, 3D & 3E, WEST OF WESTLAND, Section 20, Township 10 North, Range 2 East, New Mexico Principal Meridian, Albuquerque Bernalillo County, New Mexico, is the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, grant a 50' Private Access, Public Water, Sewer & Drainage Easement, grant a 10' Public Utility Easement and grant a 30' Public Roadway and Utility Easement, all with warranty covenants.

#### OWNERS OF TRACTS 3A & 3E

Shakeel Rizvi 9/1/98  
Date  
Narjis F. Rizvi 9/1/98  
Date  
Narjis Rizvi, his wife 9/1/98  
Date  
Adil Rizvi 9/1/98  
Date  
Raymond W. Macy 9/6/98  
Date

#### NOTARY:

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS  
On this 6<sup>th</sup> day of Sept, 1998, this instrument was acknowledged before me by Shakeel Rizvi and Narjis Rizvi, Adil Rizvi and Raymond W. Macy

Esperanza M. Bourgeois 5-16-2000  
Notary Public My commission expires:

#### OWNER OF TRACTS 3B, 3C & 3D

Thomas L. Nickolson 9-8-98  
Date

#### NOTARY:

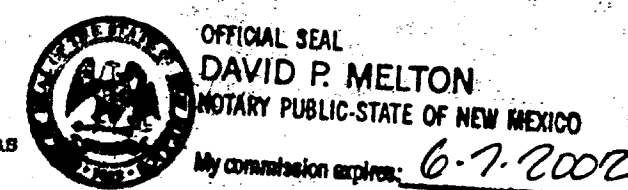
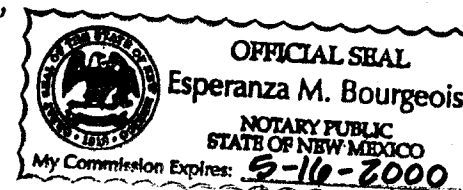
STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS  
On this 8<sup>th</sup> day of September, 1998, this instrument was acknowledged before me by Thomas L. Nickolson

David P. Melton 6-7-2002  
Notary Public My commission expires:

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

On this 6<sup>th</sup> day of Sept, 1998, this instrument was acknowledged before me by Raymond W. Macy

Esperanza M. Bourgeois 5-16-2000  
Notary Public My commission expires:



PLAT  
OF  
TRACTS 3A, 3B, 3C, 3D & 3E  
ROW TWO (2), UNIT A  
WEST OF WESTLAND  
WITHIN THE  
TOWN OF ATRISCO GRANT  
SECT. 20 (AS PROJECTED), T10N, R2E, NMPM  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 1998  
(SHEET 1 OF 2)



#### APPROVALS:

PLAT No. 9-98-64  
TRAFFIC DIV., City of Albuquerque 9-25-98  
DATE  
Edward A. Stang 9-22-98  
DESIGN AND DEVELOPMENT, City of Albuquerque DATE  
Blair Clark 090888  
CITY SURVEYOR, City of Albuquerque DATE  
Roger A. Dean 9-22-98  
WATER UTILITIES DEPT., City of Albuquerque DATE  
Scott M. Howell 9-29-98  
PROPERTY MANAGEMENT, City of Albuquerque DATE  
Frank J. Jarama 9-29-98  
A.M.A.F.C.A. DATE  
Frank J. Jarama 9-29-98  
CITY ENGINEER, City of Albuquerque DATE  
Kym L. Davis 9/30/98  
PLANNING DIRECTOR, City of Albuquerque DATE  
Sara K. Smith 9/29/98  
FIRE MARSHALL DATE  
N/A  
PUBLIC WORK DEPT, City of Albuquerque DATE  
Kurt R. Phil 9-24-98  
PNM ELECTRIC SERVICES DATE  
Kurt R. Phil 9-24-98  
PNM GAS SERVICES DATE  
Violet Watson 9/24/98  
JONES INTERCABLE INC. DATE  
Chia R. Ball 9/24/98  
U.S. WEST COMMUNICATIONS DATE  
David C. Lucero 10-1-98  
BERNALILLO COUNTY TREASURER DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC#1008 057 517152 40403  
PROPERTY OWNER ON RECORD:  
Adil & Shakeel Rizvi  
BERNALILLO COUNTY TREASURER'S OFFICE:  
David C. Lucero 10-1-98

#### SURVEYOR'S CERTIFICATION:

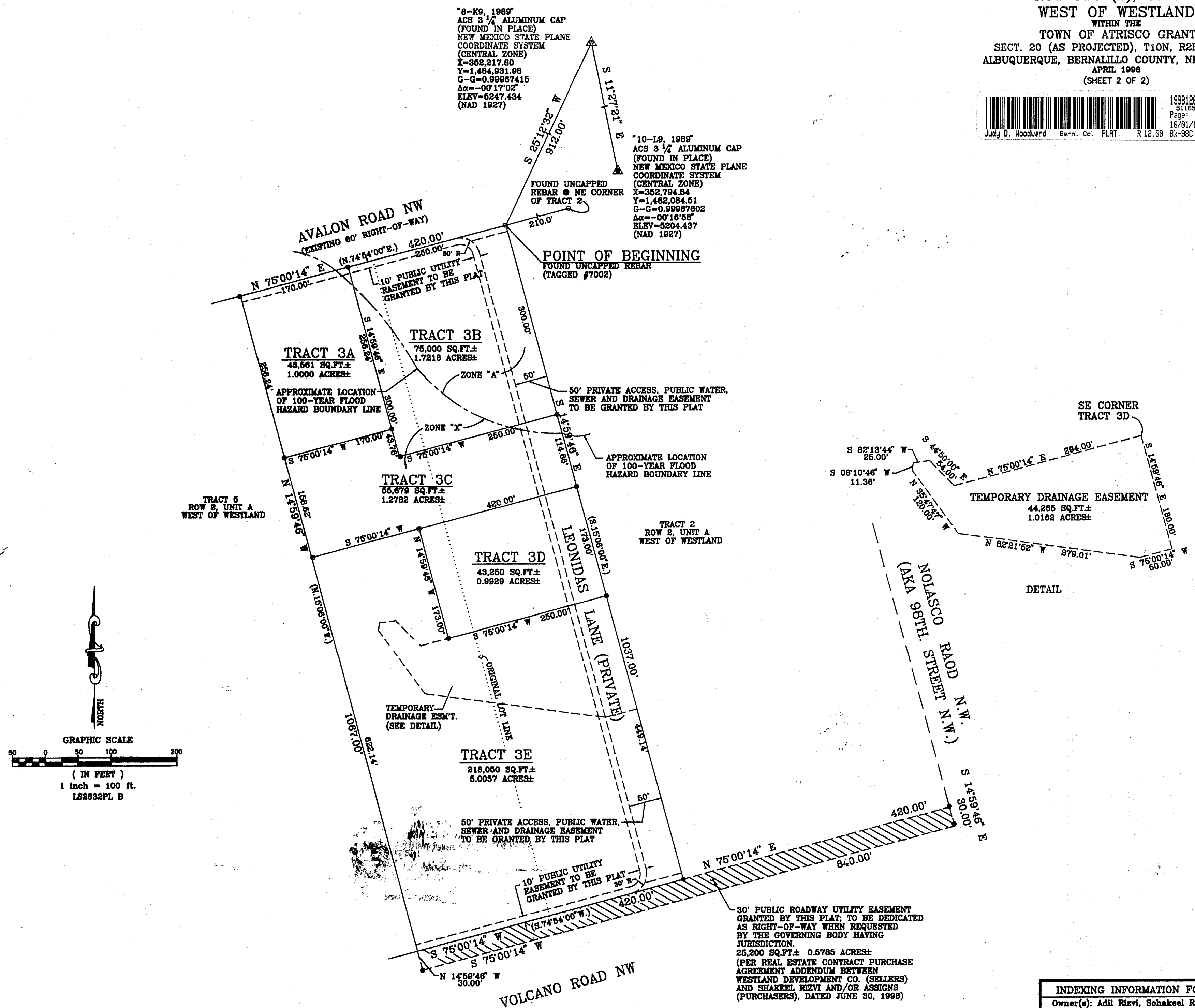
I, Douglas H. Smith, New Mexico Professional Surveyor No. 7002, hereby certify that this plat was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; and that the same is true and correct to the best of my belief and knowledge.

Douglas H. Smith, N.M.P.S. No. 7002

#### INDEXING INFORMATION FOR COUNTY CLERK

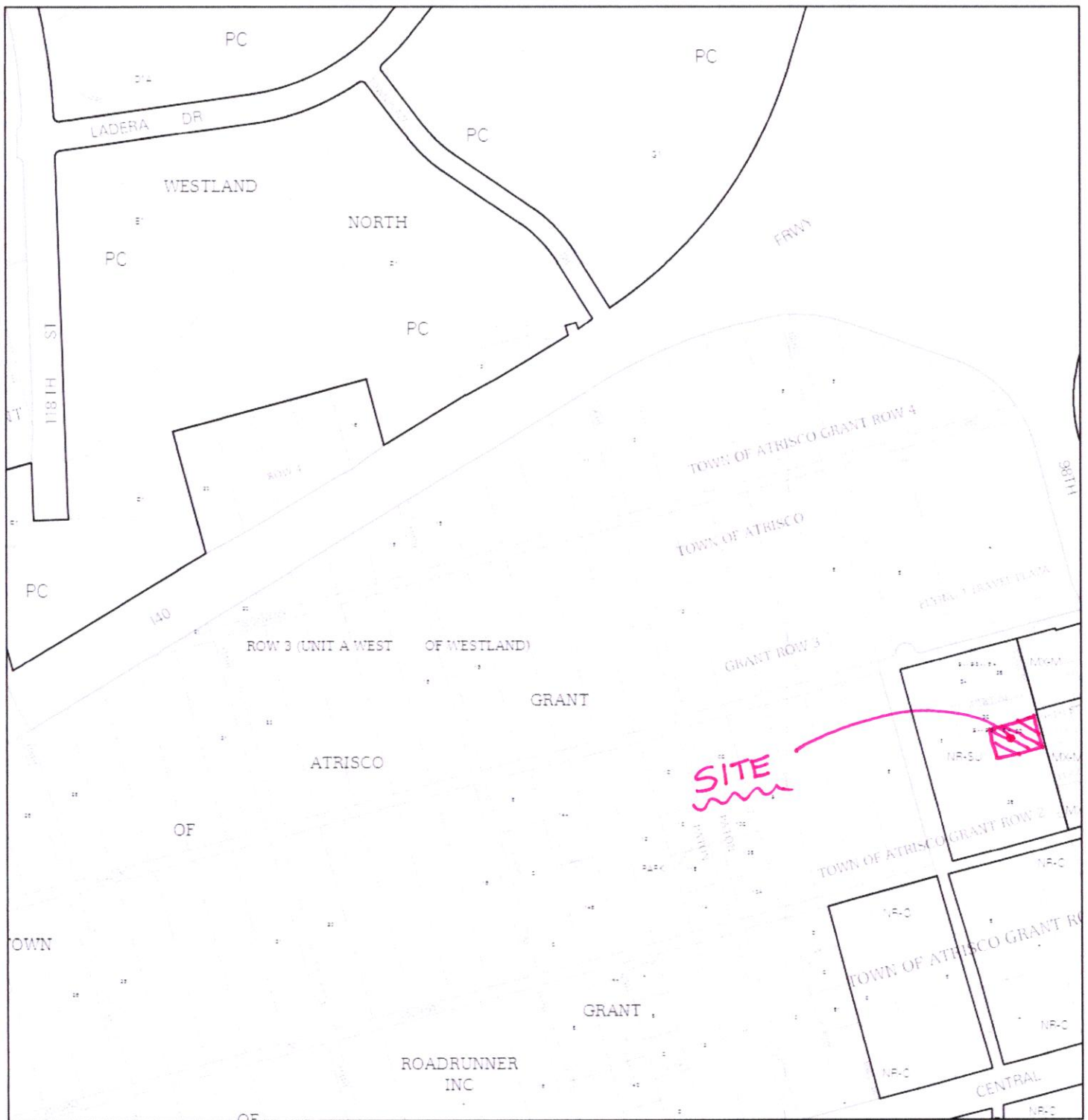
Owner(s): Adil Rizvi, Shakeel Rizvi, Narjis Rizvi &  
Raymond W. Macy  
Section 20, Township 10 North, Range 2 East, NMPM  
WEST OF WESTLAND

PLAT  
OF  
TRACTS 3A, 3B, 3C, 3D & 3E  
ROW TWO (2), UNIT A  
WEST OF WESTLAND  
WITHIN THE  
TOWN OF ATRISCO GRANT  
SECT. 20 (AS PROJECTED), T10N, R2E, NMPM  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 1998  
(SHEET 2 OF 2)



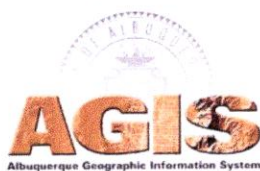
INDEXING INFORMATION FOR COUNTY CLERK

Owner(s): Adil Rizvi, Shakeel Rizvi, Narjis Rizvi &  
Raymond W. Macy  
Section 20, Township 10 North, Range 2 East, NMPM  
WEST OF WESTLAND

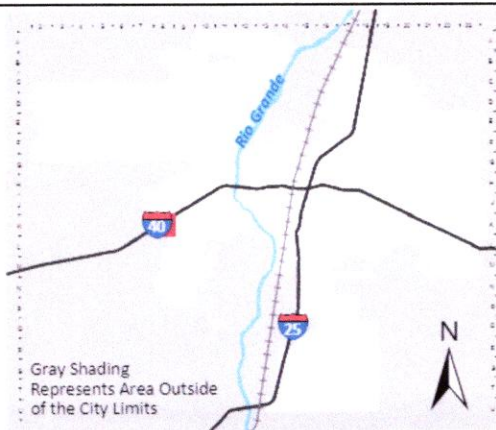


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:  
**K-08-Z**

