

December 23, 2025

Dear Property Owner:

NOTICE OF PUBLIC HEARING

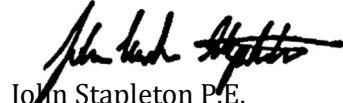
Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, January 21, 2026, at 9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the January 21st hearing date: [Development Hearing Officer Agendas & Actions — City of Albuquerque](#).

REQUEST

Community Design Solutions, LLC (CDS), Agents for the owner, Neil Jackson, is submitting an application for a Preliminary Plat for the dedication of an existing 30' roadway easement that fronts the Jackson property located at 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122 and with a legal description of 027 001NORTH ALBUQ ACRES TRACT 3 UNIT 3 as Legal Right-of-Way to the City of Albuquerque. The original roadway easement was established per the North Albuquerque Acres plat dated September 10, 1931. The property is located along Eagle Rock Avenue NE, Albuquerque, NM (see enclosed Zone Atlas page C-20-Z). Included in this mailing is an exhibit showing the Plat.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsnm.com. You can also check the Development Hearing Officer website for information [Development Hearing Officer — City of Albuquerque](#).

Sincerely,



John Stapleton P.E.
CDS | Project Manager

Attached: Required Neighborhood Notification Packet.

**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: Preliminary Plat

Decision-making Body: Development Hearing Officer

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122

Name of property owner: Neil Jackson

Name of applicant: Community Design Solutions / John Stapleton

Date, time, and place of public meeting or hearing, if applicable:

Wednesday, January 21, 2026, City of Albuquerque, Development Hearing Officer, 9:00am

Address, phone number, or website for additional information:

For questions please contact: John Stapleton / (505) 545-9607

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 [IDO §14-16-6-4\(K\)](#).
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)

12/23/25

(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 §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ 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.

[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*: 12/23/25

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.¹

☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122
Location Description 027 001NORTH ALBUQ ACRES TRACT 3 UNIT 3
2. Property Owner* Neil Jackson
3. Agent/Applicant* [if applicable] Community Design Solutions / John Stapleton
4. Application Type(s)²* per IDO Table 6-1-1

- ☐ Site Plan – EPC
- ☒ Subdivision Major (Minor or Major or Bulk Land)
- ☐ Vacation (Easement/Private Way or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver (DHO or Wireless Telecommunication Facility)
- ☐ Other: _____

Summary of project/request³*:

the Jackson Residence seeks to dedicate an existing 30' roadway easement that fronts the Jackson property

located at 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ 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.

² 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.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: Wednesday, January 21, 2026 - 9:00am

Location*⁴: City of Albuquerque, DHO

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email 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: John Stapleton

Email: john.stapleton@cdsnm.com

Phone: 505-545-9607



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)*⁵ C-20-Z

2. Project Illustrations, as relevant*⁶



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*:

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ 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 Map⁷:

- 1. Area of Property [typically in acres] 0.8864
- 2. IDO Zone District R-1
- 3. Overlay Zone(s) [if applicable] APO
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Residential

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 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>

⁷ 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.

December 23, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description for Preliminary Plat Application – Jackson Residence

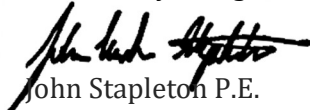
Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of our client, Neil Jackson, submits this project description letter per the City's preliminary plat application requirements.

At the request of the City of Albuquerque, the Jackson Residence seeks to dedicate an existing 30' roadway easement that fronts the Jackson property located at 8601 Eagle Rock Avenue NE, Albuquerque, NM 87122 and with a legal description of 027 001NORTH ALBUQ ACRES TRACT 3 UNIT 3 as Legal Right-of-Way to the City of Albuquerque. The original roadway easement was established per the North Albuquerque Acres plat dated September 10, 1931.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC




John Stapleton P.E.
CDS | Project Manager
505-545-9607

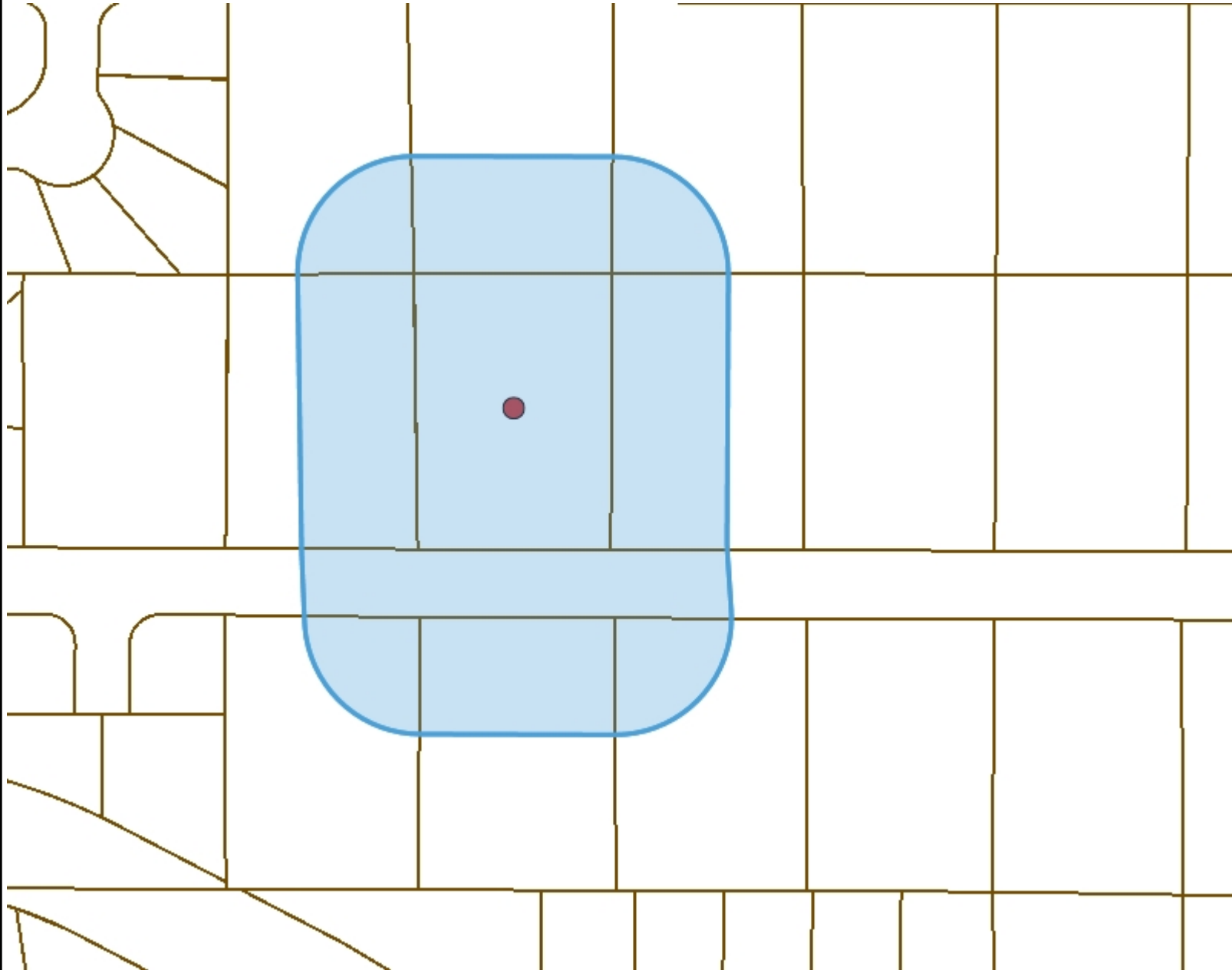


8601 Eagle Rock Avenue NE



Legend

 Bernalillo County Parcels



Notes

Buffer: 100 Foot
Right-of-Way: Eagle Rock Ave NE

254 0 127 254 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
12/22/2025 © City of Albuquerque

1: 1,521

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

8601 Eagle Rock Avenue NE

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2
102006407351520528	ABQ MODESTO LLC	8550 MODESTO AVE NE	ALBUQUERQUE NM 87122-3709	8550 MODESTO AVE NE	ALBUQUERQUE NM 87122
102006409046320427	ARNETT ROBERT C & GALLEGOS-ARNETT	8600 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122-3705	8600 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006410846320426	COONS CARTER ESQ TRUSTEE	8612 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122-3705	8612 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006410751520526	ELDER TERESA A TRUSTEE	8700 MODESTO AVE NE	ALBUQUERQUE NM 87122-3700	8700 MODESTO AVE NE	ALBUQUERQUE NM 87122
102006409049420506	JACKSON NEIL R & JULIE A	8601 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122-3733	8601 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006410749420507	JACKSON NEIL R & JULIE ANNE	8601 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122-3733	EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006409051520527	KILMER ERIC	315 GOLD AVE SW	ALBUQUERQUE NM 87102-3221	8600 MODESTO AVE NE	ALBUQUERQUE NM 87122
102006407446320428	SONNENBERG GREGORY J & JULIE D	PO BOX 93306	ALBUQUERQUE NM 87199	8506 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122
102006407349420505	XIAO SHUPING	8505 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122	8505 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87122



Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

ELDER TERESA A TRUSTEE ELDER RVT
8700 MODESTO AVE NE
ALBUQUERQUE NM 87122-3700



Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

SONNENBERG GREGORY I & JULIE D
PO BOX 93306
ALBUQUERQUE NM 87199



Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

KILMER ERIC
315 GOLD AVE SW
ALBUQUERQUE NM 87102-3221



Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

ARNETT ROBERT C & GALLEGOS-
ARNETT LUCY TRUSTEES ARNETT RVT
8600 EAGLE ROCK AVE NE
ALBUQUERQUE NM 87122-3705



Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

ABQ MODESTO LLC
8550 MODESTO AVE NE
ALBUQUERQUE NM 87122-3709



Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

JACKSON NEIL B & JULIE ANNE
8601 EAGLE ROCK AVE NE
ALBUQUERQUE NM 87122-3733



Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

XIAO SHUPING
8505 EAGLE ROCK AVE NE
ALBUQUERQUE NM 87122



Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114

COONS CARTER LEO TRUSTEE 8612
EAGLE ROCK TRUST
8612 EAGLE ROCK AVE NE
ALBUQUERQUE NM 87122-3705

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

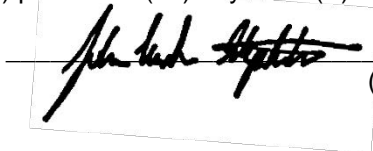
4. TIME

Signs must be posted from January 5, 2026 To January 26, 2026

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



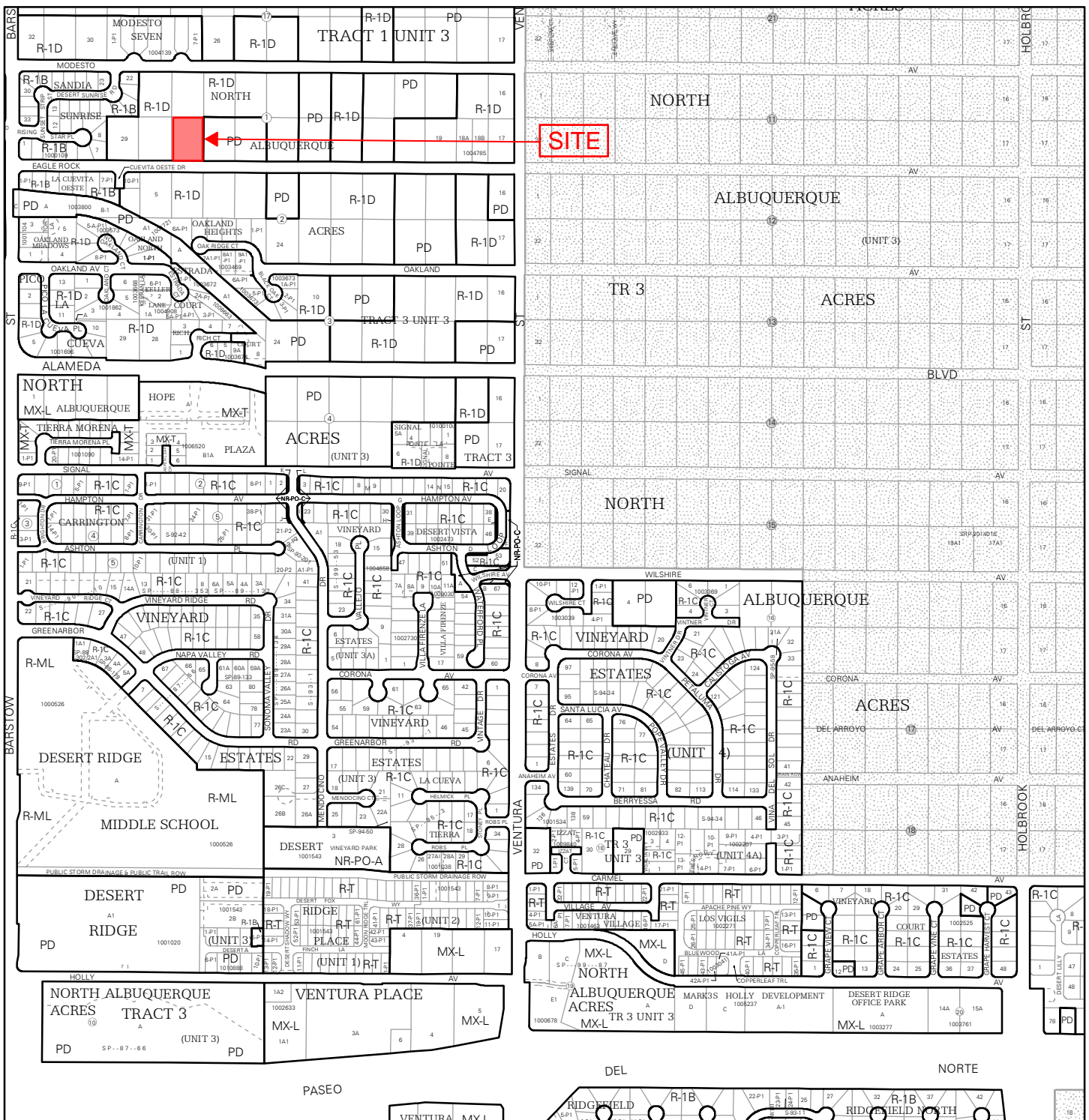
(Applicant or Agent)

12/23/2025

(Date)

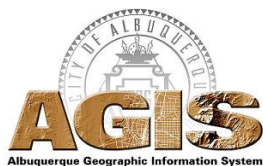
I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

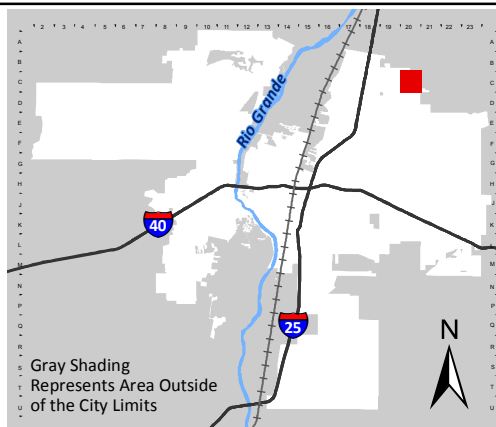


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
C-20-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

PLAT
FOR LOT 27-A, BLOCK 1 NORTH ALBUQUERQUE ACRES,TRACT 3 UNIT 3
BEING COMPRISED OF LOT 27, BLOCK 1 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3
PROJECTED TOWNSHIP 11 NORTH, RANGE 4 EAST, SECTION 17,
ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2025

ALBUQUERQUE SOLAR NOTE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

NOTES:

- THIS PLAT 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.
- BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD89).
- DISTANCES ARE GROUND U.S. SURVEY FEET.
- RECORD PLAT, D-121, BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS.
- ALL CORNERS THAT WERE SET ARE A 5/8 INCH REBAR WITH PLASTIC CAP MARKED "MUTH 13239" UNLESS OTHERWISE NOTED.
- BERNALILLO COUNTY ZONE ATLAS PAGE J-13-Z.
- DATE OF FIELD WORK COMPLETE: OCTOBER 30TH, 2025

SUBDIVISION DATA:

TOTAL NUMBER OF EXISTING LOTS: 1

- TOTAL NUMBER OF TRACTS CREATED: 0
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0 MILES
- GROSS SUBDIVISION ACREAGE: AS NOTED

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO,

- DEDICATE SOUTH 30 FEET OF LOT 27 TO THE CITY OF ALBUQUERQUE

APPROVED ON THE CONDITION THAT ALL RIGHTS OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHT 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 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.

APPROVED: _____ DATE: _____

OWNER

BY Neil R. Jackson 12/14/2025
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 2025 BY Neil R. Jackson

Michelle Kavanaugh MY COMMISSION EXPIRES June 24, 2028
NOTARY PUBLIC



STATE OF NEW MEXICO
NOTARY PUBLIC
Kimberly Erin Allen
Commission No. 2003534
Expires: June 24, 2028

RECORDED LOT 27 LEGAL DESCRIPTION

LOT NUMBERED TWENTY-SEVEN (27) IN BLOCK NUMBERED ONE (1), TRACTS THREE (3), UNIT THREE (3), NORTH ALBUQUERQUE ACRES, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D, FOLIO 121.

LOT 27-A LEGAL DESCRIPTION

BEGINNING AT A FOUND 5/8" REBAR BEING THE SOUTHWEST CORNER OF LOT 27-A FROM WHENCE ACS MONUMENT 1_B20 BEARS SOUTH 56° 26' 47" EAST, A DISTANCE OF 963.69 FEET;
THENCE NORTH 00° 02' 43" EAST, A DISTANCE OF 234.00 FEET TO A SET 5/8" REBAR MARKED "N.M.P.S. 13239";
THENCE SOUTH 89° 51' 10" EAST, A DISTANCE OF 165.00 FEET TO A FOUND 3/8" REBAR;
THENCE SOUTH 00° 03' 37" WEST, A DISTANCE OF 234.51 FEET TO A SET 5/8" REBAR MARKED "N.M.P.S. 13239";
THENCE NORTH 89° 30' 35" WEST, A DISTANCE OF 164.94 FEET TO THE POINT OF BEGINNING (P.O.B) CONTAINING 38,644.6 SQUARE FEET OR 0.8871 ACRES, MORE OR LESS.

RIGHT OF WAY DEDICATION

BEGINNING AT A FOUND 5/8" REBAR BEING THE SOUTHWEST CORNER OF LOT 27 FROM WHENCE ACS MONUMENT 1_B20 BEARS SOUTH 56° 26' 47" EAST, A DISTANCE OF 963.69 FEET;
THENCE SOUTH 89° 40' 35" EAST, A DISTANCE OF 164.94 FEET TO THE NORTHEAST CORNER OF THE ROAD DEDICATION BEING A SET 5/8" REBAR MARKED "N.M.P.S. 13239", ALSO BEING THE SOUTHEAST CORNER OF LOT 27;
THENCE SOUTH 00° 19' 25" WEST, A DISTANCE OF 30.00 FEET TO A CALCULATED POINT;
THENCE NORTH 89° 40' 35" WEST, A DISTANCE OF 164.94 FEET TO A CALCULATED POINT;
THENCE NORTH 00° 19' 25" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING (P.O.B) CONTAINING 4948.2 SQUARE FEET OR 0.1136 ACRES, MORE OR LESS.

OWNERS STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE UNDERSIGNED FIRST DULY SWORN ON OATH, STATE: ON BEHALF OF THE OWNERS AND PROPRIETORS WE HAVE OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE.

BY Neil R. Jackson

CERTIFICATE OF MUNICIPAL APPROVAL

I, CINDY CHAVEZ, CITY MANAGER OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL REGULATIONS AND ALL PROPERTIES NOTED AS BEING DEDICATED TO THE PUBLIC ARE HEREBY ACCEPTED BY THE MUNICIPALITY ON THIS ____ DAY OF _____, 2025, BY CITY COMMISSION RESOLUTION NUMBER _____

CINDY CHAVEZ, CITY MANAGER

MICHELLE KAVANAUGH, CITY CLERK

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

ON THIS ____ DAY OF _____, 2025, BEFORE ME, CINDY CHAVEZ AND MICHELLE KAVANAUGH, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DOCUMENTS USED

- WARRANTY DEED: DOCUMENT NUMBER - 2015031233 RECORDED - 04/16/2015
- NORTH ALBUQUERQUE ACRES SUBDIVISION PLAT RECORDED - 10/10/1931

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER, INCLUDING THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE). THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT TO THE CITY IN PERPETUITY ALL SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, WATERLINES, AND DRAINAGE FACILITIES THEREIN. UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT, ALL EASEMENTS GRANTED TO THE CITY MAY BE USED FOR ANY OR ALL OF THE PURPOSES OF SANITARY SEWER, WATER LINE, OR DRAINAGE FACILITY EVEN THOUGH ONLY ONE OF THESE PURPOSES IS STATED ON THE EASEMENT AS DRAWN ON THE PLAT.

THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I/WE AM/ARE AUTHORIZED TO SO ACT.

BY Neil R. Jackson 12/16/2025
DATE

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:

BERNALILLO COUNTY TREASURER Date

Project Number:
Application Number:
DHO Approval Date:

PLAT APPROVAL

AMAFCA	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST CABLE	DATE
<u>Loren N. Risenhoover P.S.</u> CITY SURVEYOR	12/11/2025 DATE
HYDROLOGY DEPARTMENT	DATE
TRANSPORTATION DEPARTMENT	DATE
PARKS AND RECREATION	DATE
PLANNING	DATE
CODE ENFORCEMENT	DATE
CITY ENGINEER	DATE
ABCWUA	DATE

SURVEYOR'S CERTIFICATION

I, DANIEL R. MUTH, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13239, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Daniel R. Muth 12/3/25
DANIEL R. MUTH, N.M. P.S. 13239 DATE



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

ROAD DEDICATION

OF

PROJECT NAME:

8601 EAGLE ROCK
AVENUE NE

FOR

CLIENT:

GARY BENNETT JACKSON

PROJECT NUMBER:

25277

PROJECT SURVEYOR:

Daniel R. Muth, PS

DRAWN BY:

Jason Earnest

REVISIONS

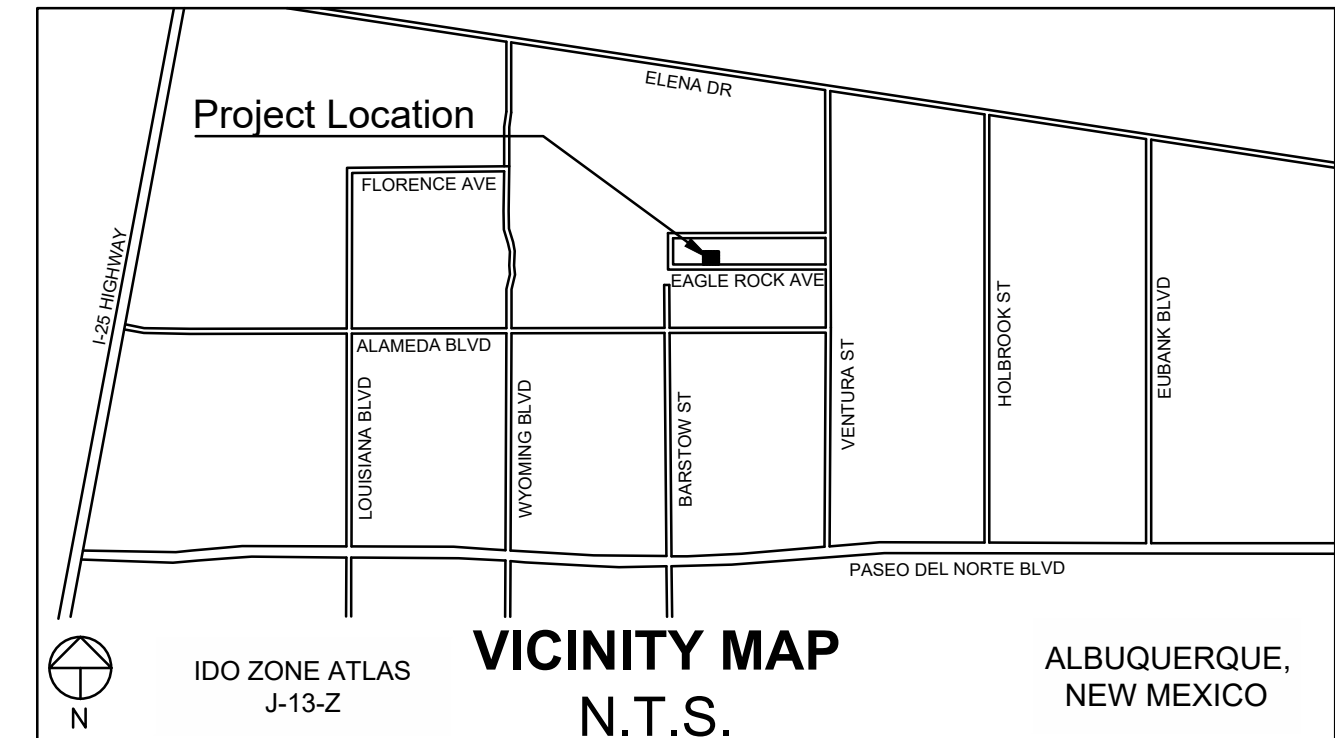
No.	DATE	DESCRIPTION



SHEET:
1 of 2

SU - 101

FOR LOT 27-A, BLOCK 1 NORTH ALBUQUERQUE ACRES, TRACT 3 UNIT 3
BEING COMPRISED OF LOT 27, BLOCK 1 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3
PROJECTED TOWNSHIP 11 NORTH, RANGE 4 EAST, SECTION 17,
ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2025

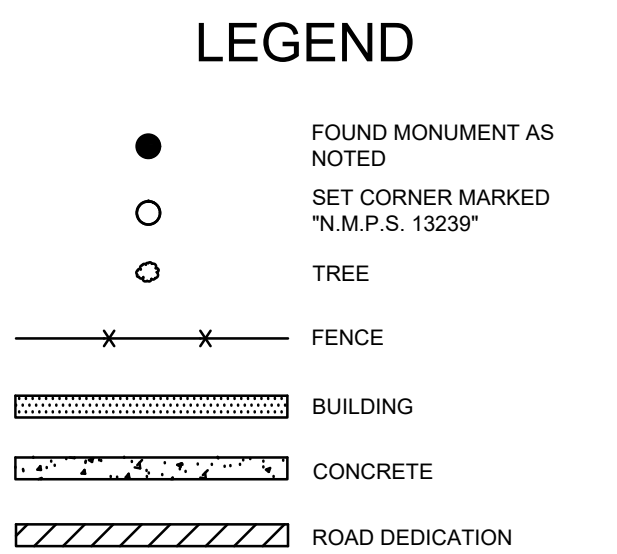


UTILITIES DEPICTED WERE OBTAINED THROUGH EVIDENCE: FROM FIELD OBSERVATIONS, PLANS AND/OR REPORTS PROVIDED BY THE CLIENT, AND MARKINGS COORDINATED BY THE NEW MEXICO 811. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURE CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM **"NEW MEXICO CENTRAL ZONE"** NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF **-00°10'17.62"** AT **POINT 100**. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRAVITY CORRECTION OF **-0.0951565** AT THE PREVIOUSLY NOTED POINT LOCATED AT **N 1523648.036, E 1551436.021**. THE VERTICAL DATUM IS BASED ON GEOID18 AND IT PROVIDES ORTHOMETRIC HEIGHTS CONSISTENT WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

I, DANIEL R. MUTH, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13239, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE _____



SHEET:
2 of 2

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