



PLAN SNAPSHOT REPORT MINOR_PLT-2026-00011 FOR CITY OF ALBUQUERQUE

Plan Type: Minor Plat	Project: PR-2025-020125 (PR-2025-020125)	App Date: 03/06/2026
Work Class: Minor Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Request preliminary / final review of our Minor subdivision plat to create 1 new lot from the 8 existing parcels. Plat also requests a DHO determination to allow the sidewalk along Zuni to remain as-is at 5.4 feet wide. Cardenas Drive's 3.5 ft wide sidewalk is to be widened.

Parcel: 101805618551823011	Main	Address: 509 Cardenas Dr Se Albuquerque, NM 87108	Zone:
		509 Cardenas Dr Se Albuquerque, NM 87108	Main

Applicant Ryan Mulhall PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Surveying Firm CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Agent CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Owner/Developer Jeffrey Holland 508 Cardenas SE Albuquerque, NM 87108 Business: (505) 268-3372
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Plan Custom Fields

Existing Project Number	PR-2025-020125	Existing Zoning	MX-L - Mixed-Use - Low Intensity	Number of Existing Lots	8
Number of Proposed Lots	1	Total Area of Site in Acres	0.8382	Site Address/Street	509 Cardenas Drive SE
Site Location Located Between Streets	Zuni Ave SE and Bell Ave SE	Case History	PR-2025-020125 / PA-2025-00330	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	1, 4, 2, 3, 21, 23, 22, 24	Block Number	3	Subdivision Name and/or Unit Number	BARON BURG HEIGHTS SHIRLEYS REPLAT OF BLK 3
Legal Description	LOTS 1 THRU 4 & E 47.6 FT OF LOTS 21 THRU 24 BLK 3A.K.A. LOT 3A SHIRLEYS S	Existing Zone District	MX-L	Zone Atlas Page(s)	L-18
Acreage	0.8356	Calculated Acreage	0.812108	Council District	6
Community Planning Area(s)	Near Heights	Development Area(s)	Consistency, Change, Change, Consistency, Consistency, Consistency, Consistency, Consistency	Current Land Use(s)	01 Low-density Residential, 17 Community
Metropolitan Redevelopment Area(s)	Near Heights	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)
Pre-IDO Zoning District	C-1	Pre-IDO Zoning Description		Public Property Entity	BERNALILLO COUNTY
Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X	Total Number of Dwelling Units	0
Total Gross Square Footage	0	Total Gross Square Footage3	0	Total Gross Square Footage4	0
Total Gross Square Footage2	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ryan_Mulhall_3/6/2026.jpg	03/06/2026 14:42	Mulhall, Ryan		Uploaded via CSS

PLAN SNAPSHOT REPORT (MINOR_PLT-2026-00011)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00082216	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Minor Plat Fee	\$300.00	\$0.00
	Proposed Lot Fee - Minor	\$75.00	\$0.00
	Technology Fee	\$29.75	\$0.00
	Total for Invoice INV-00082216	\$454.75	\$0.00
NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
	Total for Invoice NOT INVOICED	\$0.00	\$0.00
Grand Total for Plan		\$454.75	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	03/25/2026	Scheduled	Minor Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/10/2026 11:39	03/10/2026 16:46
Associate Project Number v.1	Generic Action		03/10/2026 11:39
Screen for Completeness v.1	Generic Action		03/10/2026 11:39
Verify Payment v.1	Generic Action		03/10/2026 16:46
Application Review v.1		03/10/2026 16:46	
DHO Hearing v.1	Hold Hearing	03/10/2026 16:46	03/10/2026 16:47
Minor Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Latest PLAT Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Change Plan Approval Expiration Date v.1	Generic Action		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
Linked Applications v.1			
Linked Major Final Plat v.1	Create Plan Case		

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: Prelim / Final Plat for minor subdivision, to consolidate Lots 1 - 4 and portions of Lots 21 - 24, in Block 3, Baron Burg Hgts into one new lot. Request Sidewalk determination for Zuni [PR-2025-020125]

I - Hydrology: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section III)

- Sensitive Lands Analysis (5-2(C)) Approved X NA
Grading and Drainage Plan X Approved NA
AMAFCA Approved X NA
Bernalillo County Approved X NA
NMDOT Approved X NA
MRGDC Approved X NA

Antonio Martinez

2/19/2026

Hydrology Department

Date

II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)

III - Transportation: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section IV)

- Traffic Circulations Layout (TCL) X NA
Traffic Impact Study (TIS) X NA
Neighborhood Impact Analysis (NIA) X NA
Bernalillo County X NA
NMDOT X NA

Ernest Armijo

2/19/2026

Transportation Department

Date

IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)

V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

Please select and attach the executed document that provides the commitment of service (whichever is applicable).

- Availability Statement
Service Connection Agreement
Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project (to be completed by ABCWUA).

X Request for Availability is not applicable

Aryam Hernandez

2/26/26

ABCWUA

Date

VI - Infrastructure Improvements Agreement (IIA*) Approved

VII - AGIS (DXF File**) Approved

VIII - Signatures on Plat:

- Owner(s) Yes
City Surveyor Yes
AMAFCA*** Yes NA
NM Gas*** Yes
PNM *** Yes
COMCAST*** Yes
MRGCD*** Yes NA

* Prior to Final Plat submittals (include a copy of the recorded IIA)

** DXF file required for Preliminary/Final Plat and Final Plat approval submittals and not required for Preliminary Plat application

*** Signatures required for Preliminary/Final Plat and Final Plat applications and not required for Preliminary Plat applications

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

March 2, 2026

Development Hearing Officer and Facilitation Team
City of Albuquerque

Re: Preliminary / Final Plat for Proposed Minor Subdivision Plat for Lots 1 thru 4 and portions of Lots 21 thru 24, in Block 3 of Baron Burg Heights Addition

Development Hearing Officers and Facilitation Team Members:

Cartesian Surveys is acting as an agent for Endorphin Power Company, the owner of Lots 1 thru 4 and Portions of Lots 21 thru 24, Block 3 of Baron Burg Heights Addition. We are requesting preliminary / final plat review to consolidate the existing lots into one new lot.

The existing parcel is zoned MX-L (Mixed Use Low Intensity) and is in an area of both change and consistency. The existing property has two commercial buildings. We seek a determination to allow the existing sidewalk along Zune Rd SE to remain as-is (see provided justification letter)

ABCWUA

1. Please add this note to the plat:

a. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."

Noted, see note number 5 on page 1 of our proposed plat.

Hydrology

- Hydrology has an approved Grading & Drainage Plan (HT#L18D028) with engineer's stamp 03/02/2006.
- Hydrology has no objection to the platting action.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a 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

Parks and Recreation

10.22.2025

No comments at this time.

Noted

Code Enforcement

No Comments provided

Transportation

1. Zuni is principal arterial requires 6' sidewalk and 5'-6' Landscaping Buffer. Cardenas is local street requires 5' sidewalk and 4'-6' Landscaping Buffer. your drawing show sidewalk width of 5.4' along Zuni and 3.5' along Cardenas, both sidewalks need to be widened.

Noted, see infrastructure list for sidewalk widening along Cardenas and justification letter for request for determination from sidewalk widening along Zuni Rd SE. IIA is expected for Cardenas sidewalk.

Planning

♣ Demonstrate compliance with Section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer. Zuni Road SE is a Principal Arterial Street and requires a 6' sidewalk with 5' to 6' landscape buffers. Cardenas Drive is a local street and requires a 5' sidewalk width and 4-6 ft landscape buffer.

Noted, see Transportation comments and DHO determination justification for Zuni in application materials.

Thank you for your consideration,
Ryan J. Mulhall

Jeffery Holland
Endorphin Power Co.
509 Cardenas Drive SE
Albuquerque, NM 87108

City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

RE: Letter of Authorization for Subdivision Plat


To whom it may concern,

I, Jeffery Holland, manager for the Endorphin Power Company, owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to submit the preliminary/final plat for subdivision of

Lots 1 thru 4 and portions of Lots 21 thru 24, Block 3 of Shirley's Subdivision

Said property is located at 509 Cardenas Drive SE, at its southwest intersection with Zuni Avenue SE. The agent shall have the authority to submit any necessary documents for the subdivision platting action, vacation of easements or any deviations, waivers, or certificates associated with the project.

Thank You,



Jeffery Holland, Manager
Endorphin Power Co.

2.25.20

Date



Ryan Mulhall <cartesianryan@gmail.com>

509 Cardenas Dr SE, 87108 (Tribal Meeting email)

Ortiz, Annette <annetteortiz@cabq.gov>

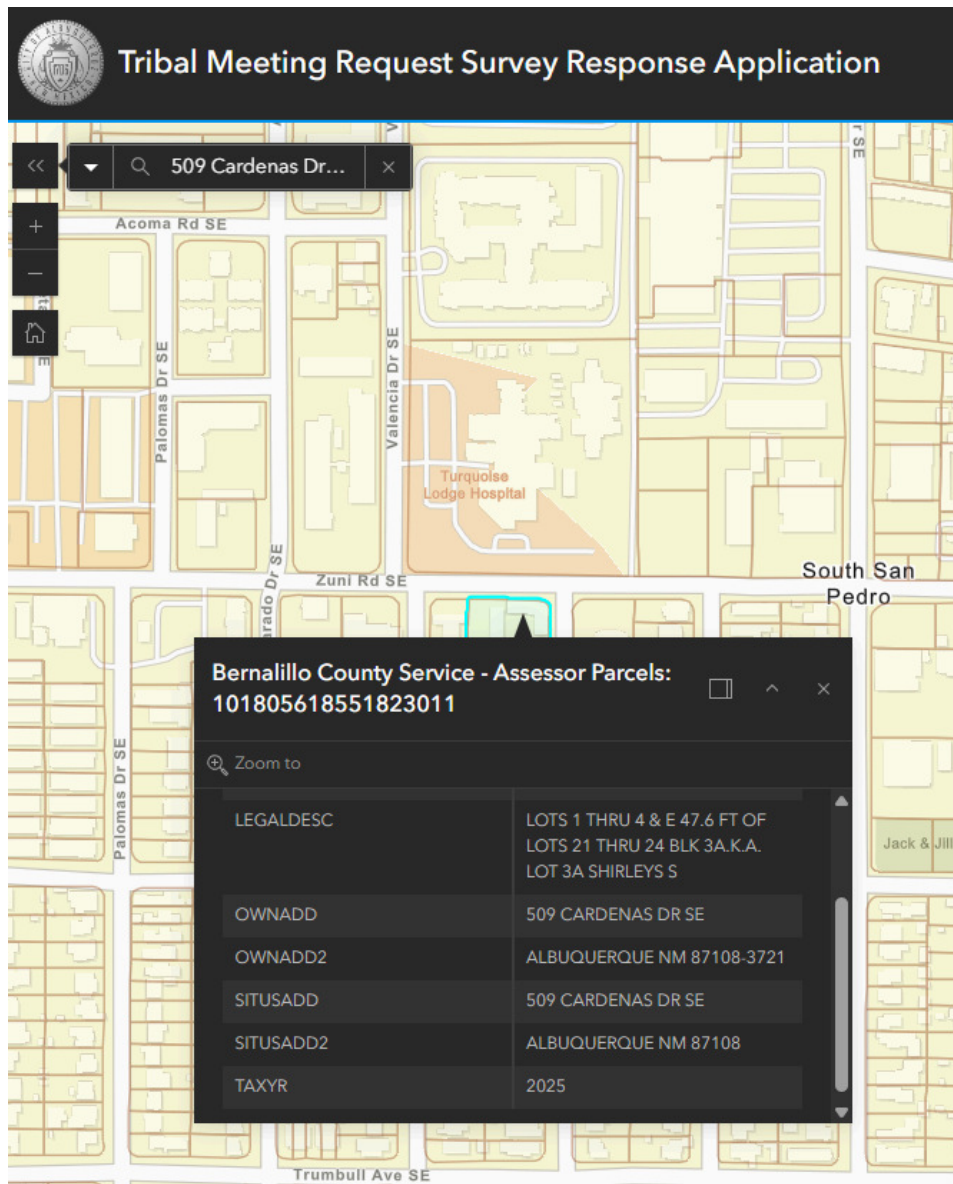
Tue, Mar 3, 2026 at 4:36 PM

To: Ryan Mulhall <cartesianryan@gmail.com>

Cc: "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>, "Webb, Robert L." <rwebb@cabq.gov>, "Zamora, Renee C." <rczamora@cabq.gov>, "Sloan, Terry" <terrysloan@cabq.gov>

Good afternoon Ryan,

We can confirm that the site in question at (509 Cardenas Dr SE, 87108) will not require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site. Upload as pdf to attachments in ABQ-PLAN.

Thank you,



ANNETTE V. ORTIZ

senior admin/navigator

o 505-924-3623

e annetteortiz@cabq.gov

cabq.gov/planning

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

March 6, 2026

Development Hearing Officers and Facilitation Team
City of Albuquerque

Re: Justification to DHO for Determination from sidewalk width for Preliminary / Final Minor Subdivision Plat for Lots 1 thru 4 and portions of Lots 21 thru 24, in Block 3 of Baron Burg Heights Addition

Greetings Development Hearing Officers and Facilitation Team Members:

Cartesian Surveys is acting as an agent for Endorphin Power Company, the owner of Lots 1 thru 4 and portions of Lots 21 thru 24, Block 3 of Baron Burg Heights Addition. As part of that action, we are seeking a determination from the DHO to allow the existing 5.4 feet wide sidewalk along Zuni Rd SE to remain as-is. Our justification for the determination is provided below:

Justification for DHO Determination for existing sidewalk width along Zuni Road SE

We request a determination from the DPM for existing sidewalk width under IDO section 6-6(P)(3)(a)(10), there is existing 5.4-foot-wide sidewalk, which is in character for this developed area, which is fully developed.

Per 6-6(P)(3)(a)(1)(d) the relief from demo and reconstruction of the sidewalk will allow for greater economy of use for the public funds to re-develop the halfway house on site here.

Per 6-6(P)(3)(a)(2), approval would not materially run contrary to public safety, health, or welfare as the established width has not been an issue, exceeds ADA minimum of 4 feet, and is within character of the neighborhood. Leaving the sidewalks as-is will allow Zuni Rd SE, a lower speed right-of-way to still meet neighborhood needs.

Per 6-6(P)(3)(a)(3), approval would not significantly impact surrounding properties materially, as our adjoining neighbors on this side of Zuni have the same sidewalk width with some obstacles to sidewalk widening on their lots. The existing conditions have been in place for some time.

Per 6-6(P)(3)(a)(4), approval of the determination would aid in the future development of public-serving facilities on-site, as grant funds are expected to be used for the halfway house.

Per 6-6(P)(3)(a)(5), approval of the determination would not conflict significantly with the goals and provisions of the City, County or AMAFCA.

Per 6-6(P)(3)(a)(6), approval of the determination will not allow development in the 100-year floodplain, our site is in Zone "X" according to Flood Map No. 35001C0354H, dated 8/16/2012.

Per 6-6(P)(3)(a)(7), approval of the determination would not undermine the intent or purpose of the IDO, zone districting or applicable overlay zoning requirements..

Per 6-6(P)(3)(a)(8), approval of the determination would not allow development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards.

Per 6-6(P)(3)(a)(9) the determination from sidewalk is the minimum necessary to provide redress for the circumstances, since a waiver or greater form or relief is not needed or sought.

For these reasons, we feel a determination allowing the existing sidewalk width to remain is warranted, and would allow for more flexibility in addressing the public serving demolition and re-development of these community buildings.

Thank you for your consideration, Ryan Mulhall

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 03-4-26

INFRASTRUCTURE LIST

(Rev. 2-16-18)

Date Site Plan Approved: _____

EXHIBIT "A"

Date Preliminary Plat Approved: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

Date Preliminary Plat Expires: _____

DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

DHO Project No.: PR-2025-020125

Lot 1-A, Block 3, Baron Burg Heights Addition

DHO Application No.: _____

PROPOSED NAME OF PLAT

Lots 1 thru 4, and Portions of Lots 21 thru 24 of Shirley's Subdivision, Block 3, Baron Burg Heights Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
DRC # <input type="text"/>	DRC # <input type="text"/>	5ft	PCC Sidewalk (~200 LF)	West side of Cardenas Drive SE	NE Corner of Lot 1, Block 3	SE Corner of Lot 4, Block 3	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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<input type="text"/>	<input type="text"/>						/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

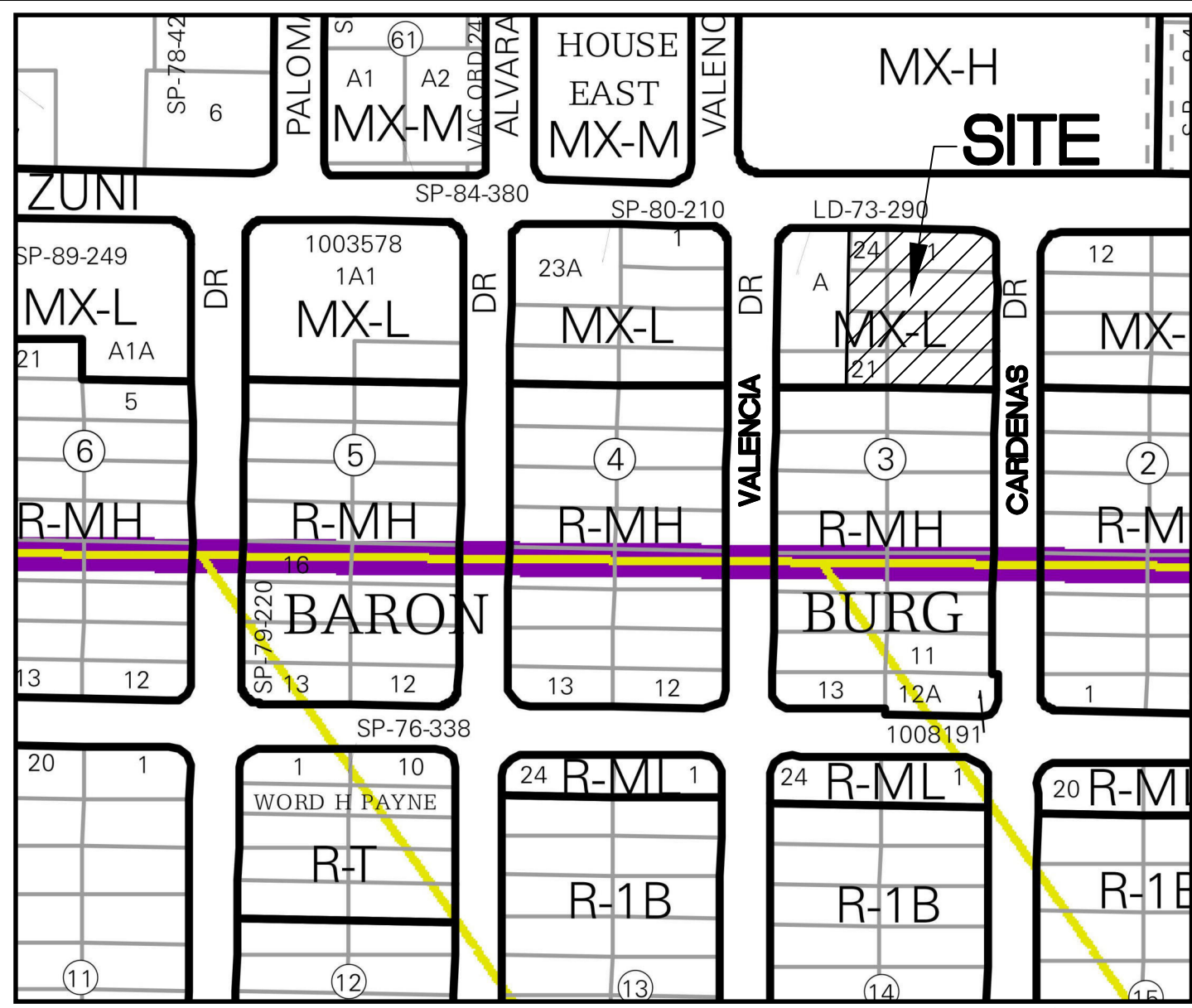
2 _____

3 _____

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM MEMBER APPROVALS	
Ryan Mulhall _____ NAME (print)	_____ PLANNING - date	_____ PARKS & RECREATION - date
CSI - Cartesian Surveys, Inc. (Agent) _____ FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
_____ SIGNATURE - date	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
	_____ CITY ENGINEER - date	_____ HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Vicinity Map - Zone Atlas L-18-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2019 AND SEPTEMBER 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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL
6. 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. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1907743 AND AN EFFECTIVE DATE OF OCTOBER 28, 2019.
2. PLAT OF RECORD BARON BURG HEIGHTS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 1929, IN PLAT BOOK B, FOLIO 44.
3. DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 2009, AS DOCUMENT NO. 2009044756.

Flood Notes

BASED UPON SCALING, PORTIONS 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 DATED AUGUST 16, 2012, MAP NO. 35001C0354H.

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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 25, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Baron Burg Heights
 Owner: Endorphin Power Company
 UPC #: 101805618551823011

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 0.8382 ACRES
 ZONE ATLAS PAGE NO. L-18-Z
 NUMBER OF EXISTING LOTS, 8
 NUMBER OF LOTS CREATED, 1
 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, SEPTEMBER 2025

Plat Approvals:

	02/23/2026
PNM Electric Services	
	02/17/2026
Thomas McClafflin	
Qwest Corp. d/b/a CenturyLink QC	
	02/17/2026
Mike Montua	
New Mexico Gas Company	
	02/17/2026
John E Muldrow	
Comcast	
Ezee Fiber	

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), PORTIONS OF LOTS NUMBERED TWENTY-ONE (21), TWENTY TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) OF SHIRLEY'S SUBDIVISION OF BLOCK NUMBERED THREE (3) OF BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 1929, IN PLAT BOOK B, FOLIO 44.

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ALSO BEING THE SOUTHEAST CORNER OF LOT 4, MARKED BY A PK NAIL WITH WASHER "LS 14271", WHENCE A TIE TO ACS MONUMENT G-2 BEARS S 32°12'26" E, A DISTANCE OF 6013.47 FEET;

THENCE, FROM SAID BEGINNING AND LEAVING SAID RIGHT-OF-WAY N 89°12'06" W, A DISTANCE OF 182.80 FEET TO THE SOUTHWEST CORNER MARKED BY A 3/4" PIPE;

THENCE, N 00°13'48" E, A DISTANCE OF 199.96 FEET TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X", POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ZUNI AVENUE S.E.;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY S 89°07'43" E, A DISTANCE OF 182.64 FEET TO NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X", POINT BEING ON THE SOUTHWEST SIDE OF THE INTERSECTION OF ZUNI AVENUE S.E., AND CARDENAS DRIVE S.E.;

THENCE, COINCIDING WITH SAID CARDENAS DRIVE S.E., RIGHT-OF-WAY S 00°10'52" W, A DISTANCE OF 199.73 FEET TO THE POINT OF BEGINNING CONTAINING 0.8382 ACRES (36,513 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lot 1-A, Block 3
 Baron Burg Heights Addition
 Being Comprised of
 Lots 1, 2, 3, 4 and Portions of
 Lots 21, 22, 23 and 24 of
 Shirley's Subdivision, Block 3,
 Baron Burg Heights Addition
 City of Albuquerque, Bernalillo County, New Mexico
 February 2026**

Project Number: PR-2025-020125

Application Number: MINOR_PLT-2026-00

City Approvals:

Loren N. Risenhoover P.S. 2/13/2026
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Kana Radtke 02/17/2026

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

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 2/23/26
 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

- 1 10' P.N.M. AND M.S.T.&T.CO. EASEMENT (09/29/1953 VOL. D-256, PG. 326 AS DOC. NO. 1827)
- 2 5' P.N.M. AND M.S.T.&T.CO. (09/24/1968 VOL. 116, PG. 157 AS DOC. NO. 8888)
- 3 25'x40' PRIVATE RECIPROCAL ACCESS EASEMENT FOR COMMON ACCESS (1/14/2025, DOC. NO. 2025002500)

DHO Determination from Sidewalk Width Note

THESE PROPERTIES ADJOIN ZUNI AVENUE S.E., WHICH IS DEFICIENT OF THE CITY REQUIRED 6 FOOT SIDEWALK FOR LOCAL STREETS PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON _____TH, 2026.

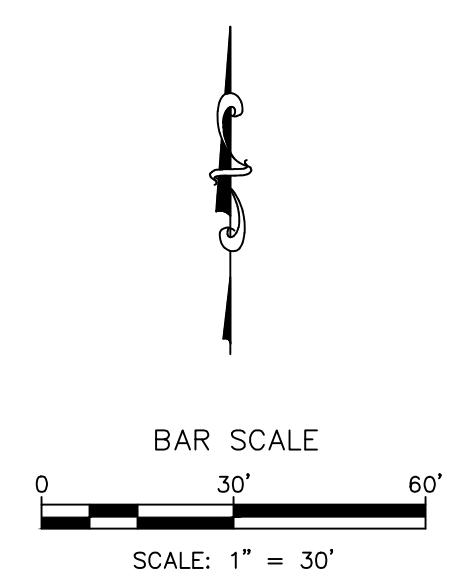
**Plat for
Lot 1-A, Block 3
Baron Burg Heights Addition
Being Comprised of
Lots 1, 2, 3, 4 and Portions of
Lots 21, 22, 23 and 24 of
Shirley's Subdivision, Block 3,
Baron Burg Heights Addition
City of Albuquerque, Bernalillo County, New Mexico
February 2026**



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/1929 B-44)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (05/23/1973 B8-73)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED

ACS Monument "G-2"
NAD 1983 CENTRAL ZONE
X=1544945.855*
Y=1476630.47 *
Z=5337.43 *(NAVD 1988)
G-G=0.999659019
Mapping Angle=-0°10'59.70"
* U.S. SURVEY FEET



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



Ryan Mulhall <cartesianryan@gmail.com>

509 Cardenas Drive SE _Public Notice Inquiry Sheet Submission

Flores, Suzanna A. <Suzannaflores@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque
District 6 Coalition of Neighborhood Associations		Calvin	Martin	calmartin93@gmail.com	411 Girard Boulevard NE	Albuquerque
South San Pedro NA	southsanpedroabqnaboard@gmail.com	Tawnya	Mullen	tminterprises1@gmail.com	733 Cardenas Drive SE	Albuquerque
South San Pedro NA	southsanpedroabqnaboard@gmail.com	Natalie	Vargas	nvargas8175@icloud.com	628 California ST SE	Albuquerque

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applicati>

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/publ>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice->
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and subr approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of p required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, March 2, 2026 3:38 PM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

CSI - Cartesian Surveys, Inc. (Ryan Mulhall)

Telephone Number

505-896-3050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Subject Site Information

Legal description of the subject site for this project:

LOTS NUMBERED ONE (1) THRU FOUR (4), AND PORTIONS OF LOTS NUMBERED TWENTY-ONE (21) THRU TWENTY-FOUR (24) OF SHIRLEY'S SUBDIVISION OF BLOCK 1
BURG HEIGHTS ADDITION, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 1929, IN F

Physical address of subject site:

[509 Cardenas Drive SE](#)

Subject site cross streets:

Southwest corner of Cardenas Dr and Zuni Ave SE

Other subject site identifiers:


Endorphin Power Co.

This site is located on the following zone atlas page:

L-18-Z

Link for map

Captcha

 [IDOZoneAtlasPage_L-18-Z_Markup.pdf](#)
1352K

**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.

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.

[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*: March 6, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) 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\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 509 Cardenas Drive SE
Location Description Commercially Developed lot
2. Property Owner* Endorphin Power Company LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application Type(s)²* see IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision Minor (Minor, Major, or Bulk Land)
- Vacation _____ (Easement, Private Way, or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: DHO Determination to allow existing sidewalk along Zuni to remain at 5.4 ft

Summary of project/request³*:

Consolidation of 8 existing parcels into one new lot, and requesting a determination to allow the existing 5.4ft wide sidewalk along Zuni to remain as-is.

5. This application will be heard 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*: March 25, 2026

Location*⁴: DHO Hearing held over zoom (link in agenda posted in site below)

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.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: CSI - Cartesian Surveys (Ryan Mulhall)

Email: cartesianryan@gmail.com

Phone: 505-896-3050 extension 107

Website or project page: _____

Attachments:

Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

Other: Zone atlas, site sketch

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-18-Z

2. Project Illustrations, as relevant*⁶

Architectural drawings

Elevations of the proposed building(s)

Other relevant illustrations

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*:

N/A

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. Was a Pre-submittal Neighborhood Meeting held? Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the 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 [acres] 0.8382 acres
- 2. IDO Zone District MX-L MX-L
- 3. Overlay Zone(s) [if applicable] N/A Select Select Select Select
- 4. Center or Corridor Area [if applicable] Within 1/4 mile of MSCA & PTSA
- Current Land Use(s) [vacant, if none] Recovery facility

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), 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 hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

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>

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Ryan Mulhall <cartesianryan@gmail.com>

D6 Coal. NAs - Notice of P/F Plat + Determination SW width for 509 Cardenas Dr SE / Proposed Lot 1-A, Blk 3, Baron Burg Heights Add.

Ryan Mulhall <cartesianryan@gmail.com>

Fri, Mar 6, 2026 at 1:40 PM

To: m.ryankious@gmail.com, "calmartin93@gmail.com" <calmartin93@gmail.com>

Good afternoon District 6 Coalition of Neighborhood Associations representatives,

Cartesian Surveys intends to submit, on behalf of our client, Endorphin Power Company, for preliminary / final plat review of our consolidation of 8 parcels into one new lot.

The properties are located at 509 Cardenas Drive SE, and have commercial buildings present on site.

As an accessory request with the plat, we will also request the existing 5.4 foot sidewalk along Zuni remain as-is by DHO determination, but we do expect to need to widen the sidewalk along Cardenas to 5 feet.

The application requires review at a public hearing for the Development Hearing Officer of the City, and while no action is necessary on your part, as a nearby neighborhood association, we are required to notify you of our intent to submit for review with the city.

Attached is the site sketch of the proposed subdivision, a zone atlas page highlighting the location of the property, and the city-required notice forms to summarize the basic information of our submission.

We expect this platting action to be heard on March 25th, 2026 at a public Development Hearing Officer (DHO) hearing, held over zoom under project number PR-2025-020125. The link to the hearing will be provided on the City website for the DHO agenda.

If you have any questions regarding the planned vacation of easement and replat please let us know. Thank you for your consideration, Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050 \(Extension 107\)](#)


[\(f\)505-891-0244](#)

www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

5 attachments

 **CABQ_PubNotice_Checklist_PR-2025-020125_FPlat_signed.pdf**
469K

 **Emailed-Notice-PublicHearing_PR-2025-020125_FPlat.pdf**
356K

 **509CardenasDrSE_PubNoticeInquirySheet_PR-2025-020125.pdf**
97K

 **191835_SS_toNAs.pdf**
354K

 **IDOZoneAtlasPage_L-18-Z_Markup.pdf**
1352K



Ryan Mulhall <cartesianryan@gmail.com>

SSPNA - Notice of P/F Plat + Determination SW width for 509 Cardenas Dr SE / Proposed Lot 1-A, Blk 3, Baron Burg Heights Add.

Ryan Mulhall <cartesianryan@gmail.com>

Fri, Mar 6, 2026 at 1:40 PM

To: "southsanpedroabqnaboard@gmail.com" <southsanpedroabqnaboard@gmail.com>, tmienterprises1@gmail.com, "Nvargas8175@icloud.com" <Nvargas8175@icloud.com>

Good afternoon South San Pedro Neighborhood Association representatives,

Cartesian Surveys intends to submit, on behalf of our client, Endorphin Power Company, for preliminary / final plat review of our consolidation of 8 parcels into one new lot.

The properties are located at 509 Cardenas Drive SE, and have commercial buildings present on site.

As an accessory request with the plat, we will also request the existing 5.4 foot sidewalk along Zuni remain as-is by DHO determination, but we do expect to need to widen the sidewalk along Cardenas to 5 feet.

The application requires review at a public hearing for the Development Hearing Officer of the City, and while no action is necessary on your part, as a nearby neighborhood association, we are required to notify you of our intent to submit for review with the city.

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We expect this platting action to be heard on March 25th, 2026 at a public Development Hearing Officer (DHO) hearing, held over zoom [under project number PR-2025-020125](#). The link to the hearing will be provided on the City website for the DHO agenda.

If you have any questions regarding the planned vacation of easement and replat please let us know. Thank you for your consideration, Ryan Mulhall

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www.cartesiansurveys.com


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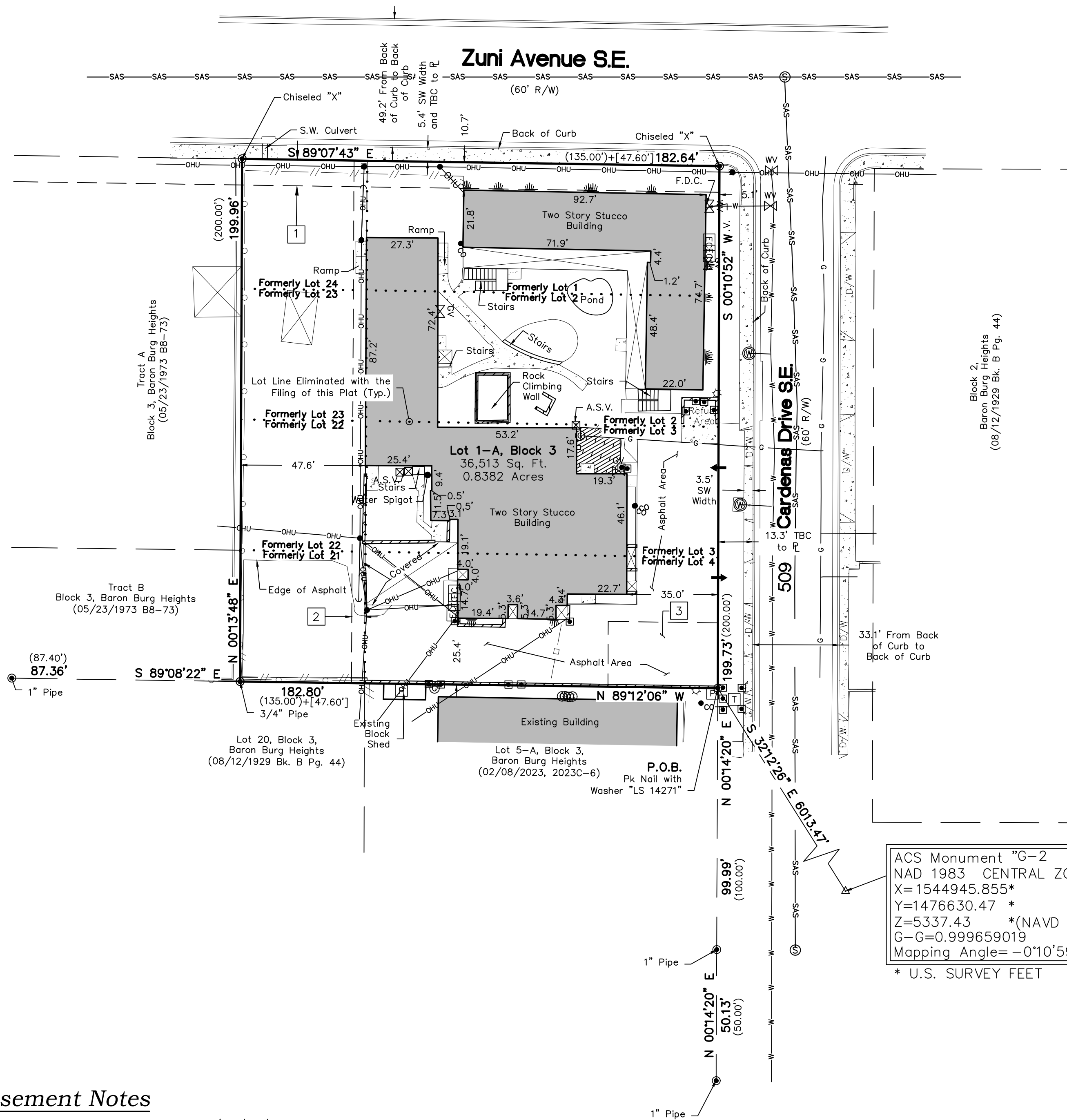
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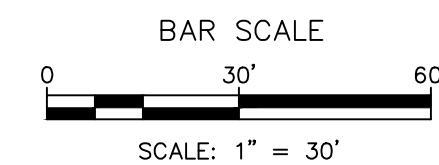
 **IDOZoneAtlasPage_L-18-Z_Markup.pdf**
1352K

**Site Sketch for
Lot 1-A, Block 3
Baron Burg Heights Addition
Being Comprised of
Lots 1, 2, 3, 4 and Portions of
Lots 21, 22, 23 and 24 of
Shirley's Subdivision, Block 3,
Baron Burg Heights Addition
City of Albuquerque, Bernalillo County, New Mexico
October 2025**



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/1929 B-44)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (05/23/1973 B8-73)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED
⊠	COVERED AREA
▨	CONCRETE
▩	WOOD DECK
▧	BLOCK WALL
—//—	WOOD FENCE
—○—	CHAINLINK FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	ELECTRIC CABINET
⊚	GAS METER
⊞	GAS VALVE (NO METER)
⊚	WATER METER
⌋	ROOF DRAIN
⊙	SANITARY SEWER MANHOLE
•	SAS CLEANOUT
⊞	IRRIGATION BOX
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
ASV	ANTI-SIPHON VALVE
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY



Easement Notes

- 1 10' P.N.M. AND M.S.T.&T.CO. EASEMENT (09/29/1953 VOL. D-256, PG. 326 AS DOC. NO. 1827)
- 2 5' P.N.M. AND M.S.T.&T.CO. (09/24/1968 VOL. 116, PG. 157 AS DOC. NO. 8888)
- 3 25'x40' PRIVATE RECIPROCAL ACCESS EASEMENT FOR COMMON AREAS (1/14/2025, DOC. NO. 2025002500)

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

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

March 4, 2026

Development Hearing Officers and Facilitation Team Members:
City of Albuquerque

Re: Preliminary / Final Plat for Proposed Minor Subdivision Plat for Lots 1 thru 4 and portions of Lots 21 thru 24, in Block 3 of Baron Burg Heights Addition / 509 Cardenas Drive SE (Sensitive Site analysis)

Cartesian Surveys is acting as an agent for Endorphin Power Company, the owner of Lots 1 thru 4 and Portions of Lots 21 thru 24, Block 3 of Baron Burg Heights Addition. We are requesting preliminary / final plat review to consolidate the existing lots into one new lot.

The existing parcel is zoned MX-L (Mixed Use Low Intensity) and is in an area of both change and consistency. The existing property has two commercial buildings. We seek a determination to allow the existing sidewalk along Zuni Rd SE to remain as-is. The sensitive site analysis for this project is addressed below:

Floodplains and flood hazard areas: all of the subject site is within Zone X, area with minimal flood hazard as determined by FEMA classification FIRMette 35001C0354H effective 08/16/2012

Steep Slopes: N/A, site is relatively level having been graded and developed

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

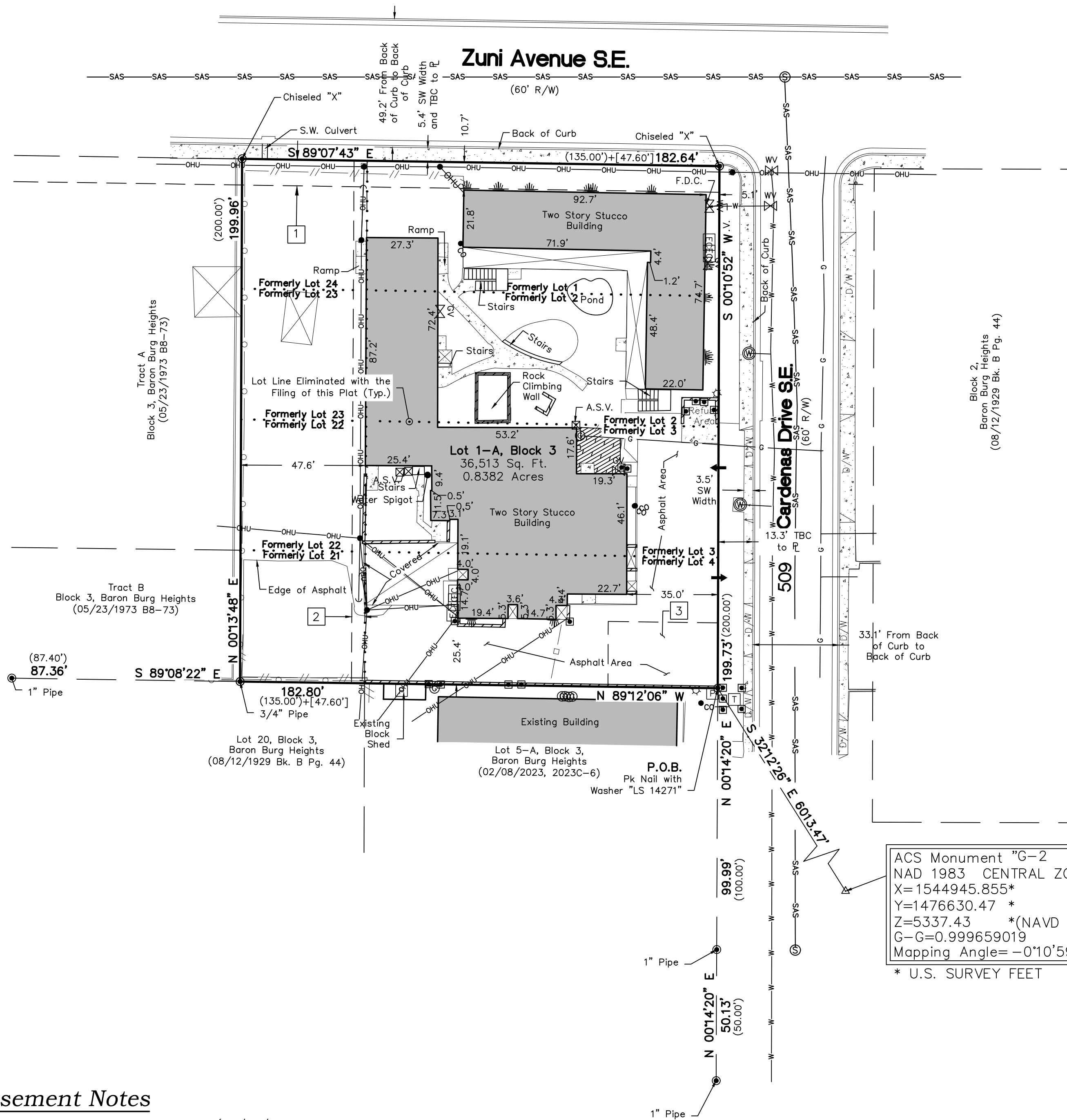
Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: There are mature trees on both site frontages of zuni and Cardenas Drive SE, which will remain except where sidewalk widening must occur.

Archeological sites: N/A, site is ~0.8382 acres in size and has previously been developed with residences, so area is in an area of established residential development and rural agricultural activity.

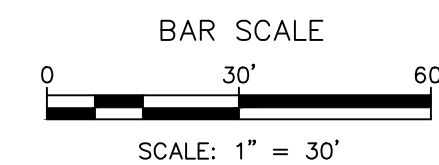
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—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	ELECTRIC CABINET
⊚	GAS METER
⊞	GAS VALVE (NO METER)
⊞	WATER METER
⊞	ROOF DRAIN
⊞	SANITARY SEWER MANHOLE
⊞	SAS CLEANOUT
⊞	IRRIGATION BOX
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
ASV	ANTI-SIPHON VALVE
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY

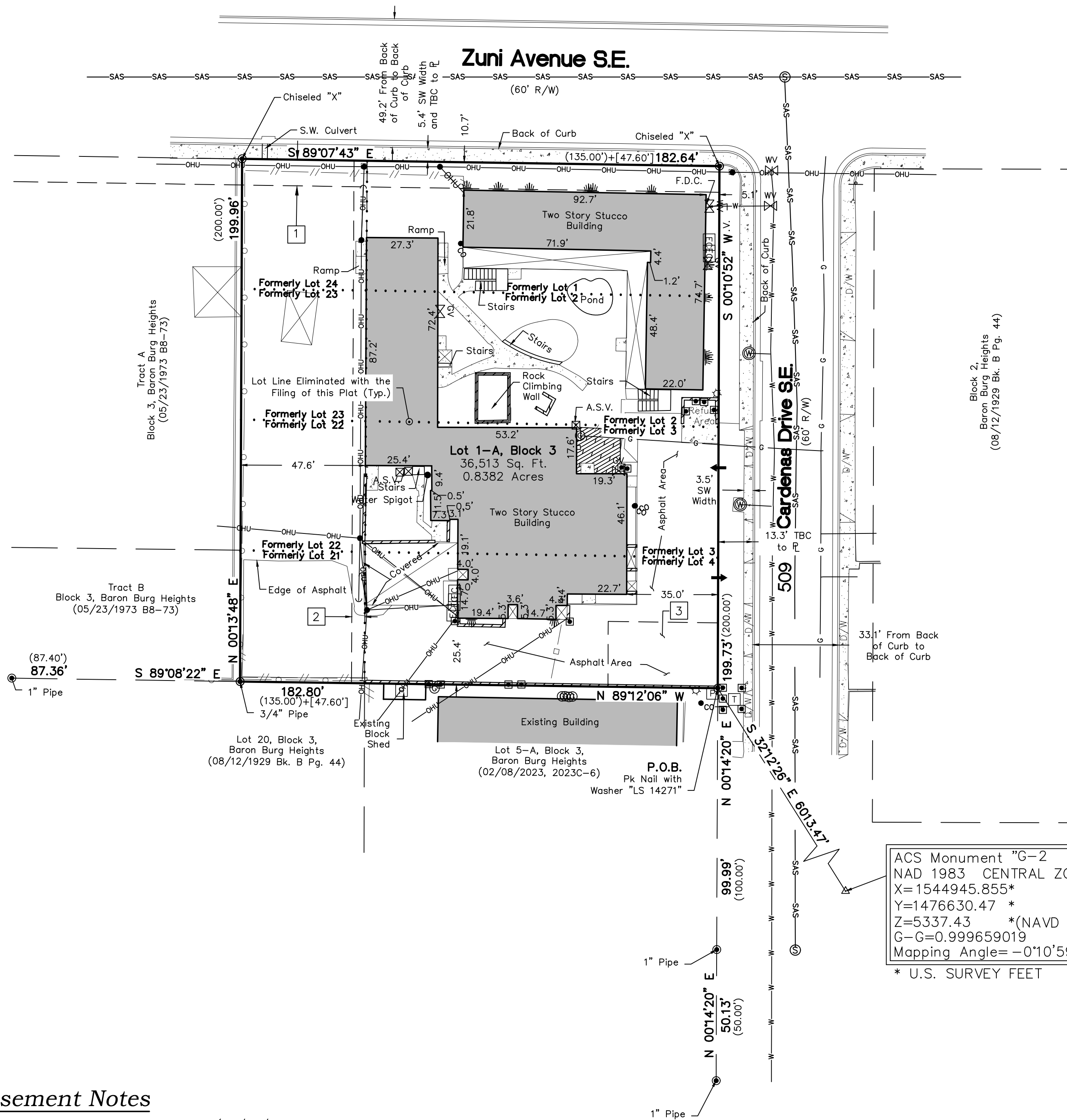


Easement Notes

- 1 10' P.N.M. AND M.S.T.&T.CO. EASEMENT (09/29/1953 VOL. D-256, PG. 326 AS DOC. NO. 1827)
- 2 5' P.N.M. AND M.S.T.&T.CO. (09/24/1968 VOL. 116, PG. 157 AS DOC. NO. 8888)
- 3 25'x40' PRIVATE RECIPROCAL ACCESS EASEMENT FOR COMMON AREAS (1/14/2025, DOC. NO. 2025002500)

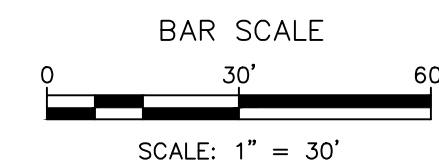
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

**Site Sketch for
Lot 1-A, Block 3
Baron Burg Heights Addition
Being Comprised of
Lots 1, 2, 3, 4 and Portions of
Lots 21, 22, 23 and 24 of
Shirley's Subdivision, Block 3,
Baron Burg Heights Addition
City of Albuquerque, Bernalillo County, New Mexico
October 2025**



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/1929 B-44)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (05/23/1973 B8-73)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED
⊠	COVERED AREA
▨	CONCRETE
▩	WOOD DECK
▧	BLOCK WALL
—//—	WOOD FENCE
—○—	CHAINLINK FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	ELECTRIC CABINET
⊚	GAS METER
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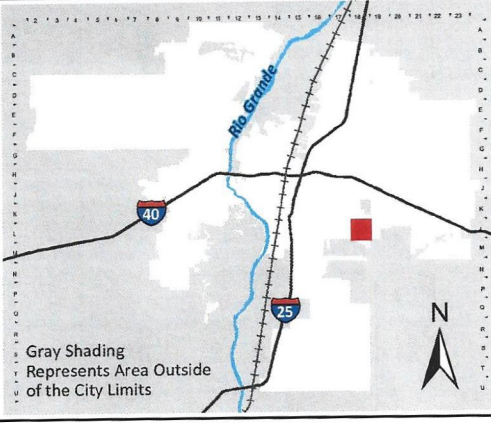


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-18-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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet