



## PLAN SNAPSHOT REPORT PA-2025-00406 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b>	Pre-Application Review	<b>Project:</b>	PR-2025-020166 (PR-2025-020166)	<b>App Date:</b>	12/11/2025
<b>Work Class:</b>	Sketch Plat	<b>District:</b>	City of Albuquerque	<b>Exp Date:</b>	06/09/2026
<b>Status:</b>	In Review	<b>Square Feet:</b>	0.00	<b>Completed:</b>	NOT COMPLETED
<b>Valuation:</b>	\$0.00	<b>Assigned To:</b>		<b>Approval</b>	
<b>Description:</b>	Vacate and Replat  SUMMARY REPLAT - CITY OF ALBUQUERQUE SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION BEING A PORTION OF JOHN STREET SE SITUATED BETWEEN LEAD AVENUE SE AND COAL AVENUE SE ALONG WITH LOTS 8 THROUGH 13 BLOC UNION DEPOT FRONTAGE SECTION 20, TOWNSHIP 10N, RANGE 3E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO			<b>Expire Date:</b>	

<b>Parcel:</b> 101405731326814513  101405733227210115	<b>Address:</b> 99999 John St Se Albuquerque, NM 87102  99999 John St Se Albuquerque, NM 87102  400 John St Se Albuquerque, NM 87102  400 John St Se Albuquerque, NM 87102	<b>Zone:</b>
--	---	--------------

<b>Owner</b> SALVATION ARMY PO BOX 27690 ALBUQUERQUE, NM 87125	<b>Owner</b> Raewyn Aspetia PO BOX 27690 Albuquerque, NM 87125 Business: (505) 544-5833	<b>Applicant</b> Paul M Cash P.O. Box 20718 Albuquerque, NM 87154 Business: (505) 349-3800
---	---	--

<b>Plan Custom Fields</b>					
Existing Project Number	N/A	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots	12
Number of Proposed Lots	12	Total Area of Site in Acres	1	Site Address/Street	400 John St. SE
Site Location Located	Lead and Coal Between Streets	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	11, 8, 10, 12, 7, 9
Block Number	5	Subdivision Name and/or Unit Number	HUNINGS HIGHLAND ADDN	Legal Description	*00070005THRU LT 10 & W 80FT OF LOTS 11 & 12 HUNINGS HIGHLAND ADDN, LOTS 11 THRU 13 BLK C UNION DEPOT FRONTAGE
Existing Zone District	NR-LM	Zone Atlas Page(s)	K-14	Acreage	0.3214, 0.3685
Calculated Acreage	0.7777645, 0.3169444	Council District	2	Community Planning Area(s)	Central ABQ
Development Area(s)	Change	Current Land Use(s)	04   Commercial Services	IDO Use Development Standards Name	Railroad and Spur Small Area, Valley Drainage Area
IDO Use Development Standards Subsection	Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name	Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))
Metropolitan Redevelopment Area(s)	Downtown	Corridor Type	Main Street (MS) Area	IDO Administration & Enforcement Name	Railroad and Spur Small Area

# PLAN SNAPSHOT REPORT (PA-2025-00406)

IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning District M-1	Pre-IDO Zoning Description	
Major Street Functional 2 - urban principal arterial Classification		FEMA Flood Zone X	Total Number of Dwelling Units 0	
Total Gross Square Footage2	0	Total Gross Square Footage4	Total Gross Square Footage 0	
Total Gross Square Footage3	0			
<b>Attachment File Name</b>	<b>Added On</b>	<b>Added By</b>	<b>Attachment Group</b>	
Signature_Paul_Cash_12/11/2025.jpg	12/11/2025 14:47	Cash, Paul	<b>Notes</b> Uploaded via CSS	
<b>Invoice No.</b>	<b>Fee</b>		<b>Fee Amount</b>	<b>Amount Paid</b>
INV-00066453	Sketch Plat/Plan Fee		\$50.00	\$50.00
	Technology Fee		\$3.50	\$3.50
		Total for Invoice INV-00066453	\$53.50	\$53.50
			<b>Grand Total for Plan</b>	<b>\$53.50</b>
<b>Meeting Type</b>	<b>Location</b>	<b>Scheduled Date</b>	<b>Subject</b>	
DFT Meeting v.1	Zoom	01/14/2026	Sketch Plat	
<b>Workflow Step / Action Name</b>		<b>Action Type</b>	<b>Start Date</b>	<b>End Date</b>
<b>Application Screening v.1</b>			12/18/2025 16:15	
Associate Project Number v.1		Generic Action	12/18/2025 16:15	
DFT Meeting v.1		Hold Meeting	12/19/2025 7:41	12/19/2025 7:41
Screen for Completeness v.1		Generic Action	12/19/2025 7:42	
Verify Payment v.1		Generic Action	12/19/2025 7:42	
<b>Application Review v.1</b>				
Sketch Plat/Plan Review v.1		Receive Submittal		
DFT Comments Submittal v.1		Generic Action		



AMBER G. CASH  
PAUL M. CASH  
PAUL A. HAVERN  
P.O. BOX 20718  
ALBUQUERQUE, NM 87154  
(505) 349-3800  
ACASH@CASHLAWOFFICES.COM  
PCASH@CASHLAWOFFICES.COM  
PHAVERN@CASHLAWOFFICES.COM

October 25, 2025

**City of Albuquerque**

Planning Department – Development Review Services  
600 Second Street NW, 3rd Floor  
Albuquerque, NM 87102

**Re: Justification for Vacation of John Street on Salvation Army Property;  
Union Depot Frontage Addition, Atlas Zone Page K-14-Z**

Dear Planning Department:

On behalf of The Salvation Army, we submit the following justification in support of the proposed vacation of the platted but unimproved public right-of-way known as John Street, together with the concurrent replat of the adjoining properties. This request satisfies the procedural and substantive standards in the Albuquerque Integrated Development Ordinance (IDO), including the criteria for Right-of-Way Vacation §14-16-6-6(K).

**1. Property Ownership and Consent**

The Salvation Army is the record owner of all parcels adjoining the platted John Street right-of-way on both its east and west sides. Specifically:

- West side: Lots 7–12, Huning Highlands Addition
- East side: Lots 8–13, Union Frontage Depot

This unified ownership satisfies the consent requirement in IDO §14-16-6-6(K)(3)(a), which mandates approval from all abutting property owners before a right-of-way may be vacated. As the sole abutting owner, The Salvation Army expressly consents to the vacation of the entire right-of-way and to its allocation and combination with the eastern parcels through subsequent replat.

Because no other owners are affected, the vacation will not impair legal access, utility service, or development rights of any third party, and it ensures that the vacated area will merge into a single tract under common ownership consistent with IDO §14-16-6-6(K)(3)(b). Any existing utility or private easements may be preserved or re-established through the replat consistent with §14-16-6-6(L)(3).

As owners of the western lots, The Salvation Army expressly consents to the vacation of the entire John Street right-of-way and to its conveyance and combination with the eastern lots (Lots 8–13 of Union Frontage Depot). There are no other abutting property owners whose access, use, or utility service will be affected. This consent ensures that the entire vacated right-of-way will merge into a single unified tract under common ownership.

## **2. Existing Conditions and Public Impact**

John Street is a platted but wholly unimproved right-of-way. It has never been constructed, opened, or used for vehicular or pedestrian circulation, nor does it contain public utilities or serve any function in the City's adopted transportation network.

Vacating this nonfunctional ROW will not interfere with traffic circulation, connectivity, emergency access, or public services, satisfying the criteria in IDO §14-16-6-6(K)(3)(c). No parcels will be left without legal access, and no new streets or rights-of-way are proposed.

Because the ROW serves no present or planned public purpose, its removal eliminates an unnecessary constraint on site planning and supports a more efficient and coherent land configuration. The proposed action is fully consistent with the IDO's overall intent in §14-16-1-3 to promote orderly development and remove regulatory encumbrances that do not advance public health, safety, or welfare.

## **3. Zoning and Land Use**

The affected properties are zoned MX-M (Mixed-Use – Medium Intensity). The proposed vacation and replat do not require or request any zoning change. The unified parcel will remain within the MX-M zoning district and fully conform to its permitted uses, dimensional standards, and development regulations.

## **4. Purpose and Consistency with City Policy**

The purpose of this plat is to:

1. Vacate John Street; and
2. Combine Lots 8–13 of Union Frontage Depot with the vacated John Street into one tract totaling approximately **0.9964 acres ±**.

The purpose of the vacation is to eliminate an obsolete, paper right-of-way that has no functional role in transportation, utilities, or public access. Removing this platted ROW will align legal boundaries with actual on-the-ground conditions and facilitate a more logical, developable parcel arrangement.

The effect of the vacation is to consolidate fragmented lots into a unified tract, simplify future development, and allow reinvestment consistent with IDO dimensional standards, access requirements, and site design regulations. The proposed vacation and replat correct

a historic platting pattern that no longer reflects contemporary urban form or operational needs and directly support the IDO's goals of efficient land use and coordinated redevelopment.

The project advances the City's Comprehensive Plan goals by promoting efficient infill development and eliminating an unnecessary right-of-way. We respectfully request approval of the requested vacation and replat. Please do not hesitate to contact us for any additional documentation or clarification.

Sincerely,

The Cash Law Firm, LLC

A handwritten signature in blue ink, appearing to read "Amber G. Cash".

Amber G. Cash  
Paul M. Cash  
Paul A. Havern

# SUMMARY REPLAT - CITY OF ALBUQUERQUE

SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION BEING A PORTION OF JOHN STREET SE SITUATED  
BETWEEN LEAD AVENUE SE AND COAL AVENUE SE ALONG WITH LOTS 8 THROUGH 13 BLOCK C,  
UNION DEPOT FRONTAGE SECTION 20, TOWNSHIP 10N, RANGE 3E, N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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

TYPE OF SURVEY:  
SUMMARY REPLAT  
AND ROW VACATION

PROJECT NAME:  
UNION DEPOT  
FRONTAGE ADDITION

FOR  
CLIENT:  
SALVATION ARMY

PROJECT NUMBER:  
24299

PROJECT SURVEYOR:  
Daniel R. Muth

DRAWN BY:  
Jason Ernest

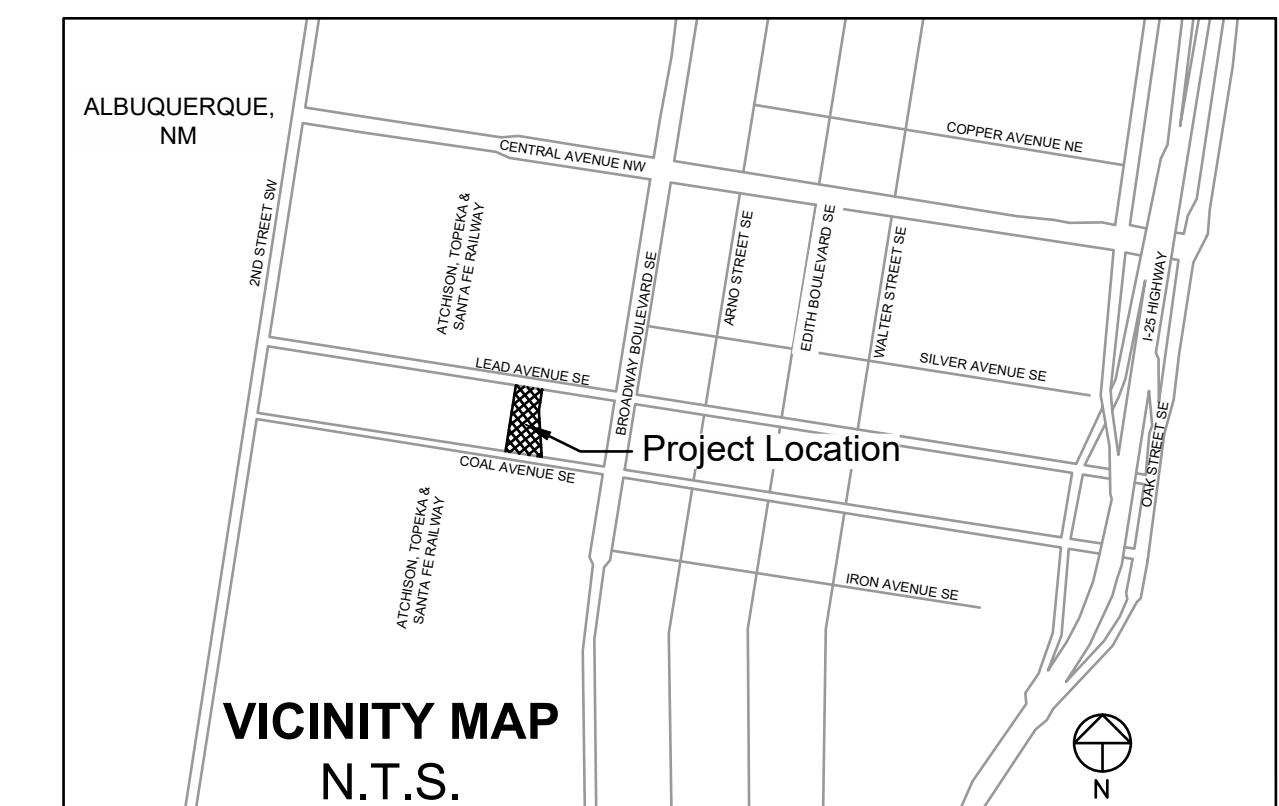
INDEXING INFORMATION  
FOR COUNTY CLERK

OWNER:  
Salvation Army

LOCATION:  
Section 20  
Township 10 North, Range 3 East  
N.M.P.M., City of Albuquerque  
Bernalillo County, New Mexico

GRAPHIC SCALE

SCALE: 1" = 40'  
(IN FEET)



LEGEND	
○	SET MONUMENT MARKED "N.M.P.S 13239"
●	FOUND MONUMENT MARKED "N.M.P.S 13239" UNLESS OTHERWISE NOTED
△	CONTROL POINT AS NOTED
◊	LIGHT POLE
□	POWER POLE
■	TRAFFIC SIGNAL PULLBOX
■	TRAFFIC SIGNAL
■	MONITORING WELL
■	WATER VALVE
■	FIRE HYDRANT
■	WATER METER
■	SIGN
■	GATE
—	FENCE
—	BOUNDARY LINE
—	CENTERLINE
—	TOP BACK OF CURB
—	WALL
—	EDGE OF CONCRETE
—	EXISTING BUILDING
—	VACATED STREET
—	CONCRETE HATCHING
—	OVERHEAD ELECTRIC
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER LINE
○	BOLLARD

**BASIS OF BEARING**

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 -000°13'41.35" AT A FOUND 1/2" REBAR WITH CAP MARKED N.M.P.S 13239" BEING THE THE SOUTHWESTERN MOST CORNER OF THE PROPERTY LOCATED AT N: 1484649.08°, E 1521649.41°. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0003179369 AT THE PREVIOUSLY NOTED POINT.

## 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, N.M. P.S. 13239 DATE

**PRE-RELEASING**  
DANIEL R. MUTH  
NEW MEXICO  
PROFESSIONAL SURVEYOR  
SU-101  
SHEET: 1 of 2

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

TYPE OF SURVEY:	
SUMMARY REPLAT AND ROW VACATION	
PROJECT NAME:	
UNION DEPOT FRONTAGE ADDITION	
FOR	
CLIENT: SALVATION ARMY	
PROJECT NUMBER: 24299	
PROJECT SURVEYOR: Daniel R. Muth	
DRAWN BY: Jason Ernest	
INDEXING INFORMATION FOR COUNTY CLERK	
OWNER: Salvation Army	
LOCATION: Section 20 Township 10 North, Range 3 East N.M.P.M., City of Albuquerque Bernalillo County, New Mexico	

## SUMMARY REPLAT - CITY OF ALBUQUERQUE

SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION BEING A PORTION OF JOHN STREET SE SITUATED  
BETWEEN LEAD AVENUE SE AND COAL AVENUE SE ALONG WITH LOTS 8 THROUGH 13 BLOCK C,  
UNION DEPOT FRONTAGE SECTION 20, TOWNSHIP 10N, RANGE 3E, N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

### NOTES:

1. 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.
2. BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD89).
3. DISTANCES ARE GROUND U.S. SURVEY FEET.
4. RECORD PLAT, BOOK 2009C, PAGE 28, BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS.
5. ALL CORNERS THAT WERE SET ARE A 5/8 INCH REBAR WITH PLASTIC CAP MARKED "MUTH 13239" UNLESS OTHERWISE NOTED.
6. BERNALILLO COUNTY ZONE ATLAS PAGE J-13-Z.
7. IDO ZONE DISTRICT - NR-LM (LIGHT MANUFACTURING ZONE DISTRICT)

### SUBDIVISION DATA:

1. TOTAL NUMBER OF EXISTING LOTS: 6 + THE VACATED STREET (JOHN STREET)
2. TOTAL NUMBER OF TRACTS CREATED: 1
3. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0 MILES
4. GROSS SUBDIVISION ACREAGE: 0.9964 ACRES ±

### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO,

1. VACATE JOHN STREET.
2. REPLAT AND COMBINE LOTS 8-13 OF UNION FRONTAGE DEPOT AND THE VACATED JOHN STREET INTO ONE TRACT

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: SALVATION ARMY Date: \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

### LEGAL DESCRIPTION OF STREET TO BE VACATED (JOHN STREET)

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK C OF UNION DEPOT FRONTAGE ADDITION, BEING A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 80°54'59" E, A DISTANCE OF 30.59 FEET TO A POINT; THENCE S 09°25'20" W, WITH A DISTANCE OF 149.88 FEET TO A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 06°39'08" E, WITH A DISTANCE OF 155.57 FEET TO SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 80°56'20" E, WITH A DISTANCE OF 16.79 FEET TO A FOUND MONUMENT MARKED "N.M.P.S 13239"; THENCE N 05°36'15" W, WITH A DISTANCE OF 206.52 FEET TO A FOUND MONUMENT MARKED "N.M.P.S 13239"; THENCE N 07°30'33" E, WITH A DISTANCE OF 99.89 FEET TO THE POINT OF BEGINNING (P.O.B.) CONTAINING 0.0151 ACRES ±

### LEGAL DESCRIPTION OF SALVATION ARMY TRACT 1

BEGINNING AT THE SOUTHWEST CORNER OF SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION, BEING A FOUND MONUMENT MARKED "N.M.P.S 13239" WHENCE ACS 28-K14 BEARS N 67°55'24" E, WITH A DISTANCE OF 1274.93'; THENCE N 09°13'47" E, 299.69 FEET TO A FOUND MONUMENT IN THE NORTHWESTERLY CORNER OF SAID PROPERTY MARKED "N.M.P.S 13239"; THENCE S 80°54'59" E, 103.99 FEET TO A FOUND MONUMENT MARKED "N.M.P.S 13239"; THENCE S 80°54'59" E, 30.59 FEET TO A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 09°25'20" W, 149.91 FEET TO SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 06°39'19" E, 155.40 FEET TO A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE N 80°56'20" W, 16.79 FEET TO A FOUND MONUMENT MARKED N.M.P.S 13239"; THENCE N 80°56'20" W, 159.86 FEET TO POINT OF BEGINNING (P.O.B.) CONTAINING 0.9963 ACRES ±

### OWNERS STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO:  
COUNTY OF BERNALILLO:

THE UNDERSIGNED FIRST DULY SWEORN 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: \_\_\_\_\_

### 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

### 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

### 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 (OR COUNTY OF BERNALILLO) 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: FOR SALVATION ARMY DATE: \_\_\_\_\_

### TREASURERS CERTIFICATION

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
BERNALILLO COUNTY TREASURER 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
CITY SURVEYOR	DATE
HYDROLOGY DEPARTMENT	DATE
TRANSPORTATION DEPARTMENT	DATE
ABCWUA	DATE

### SURVEYOR'S CERTIFICATION

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, N.M.P.S. 13239 DATE: \_\_\_\_\_



# SUMMARY REPLAT - CITY OF ALBUQUERQUE

SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION BEING A PORTION OF JOHN STREET SE SITUATED  
BETWEEN LEAD AVENUE SE AND COAL AVENUE SE ALONG WITH LOTS 8 THROUGH 13 BLOCK C,  
UNION DEPOT FRONTAGE SECTION 20, TOWNSHIP 10N, RANGE 3E, N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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

TYPE OF SURVEY:  
SUMMARY REPLAT  
AND ROW VACATION

PROJECT NAME:  
UNION DEPOT  
FRONTAGE ADDITION

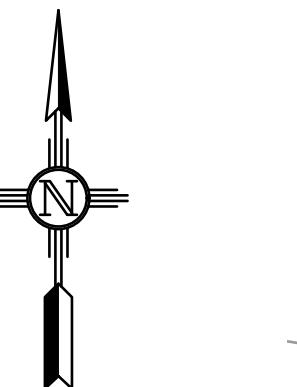
FOR  
CLIENT:  
SALVATION ARMY

PROJECT NUMBER:  
24299

PROJECT SURVEYOR:  
Daniel R. Muth  
DRAWN BY:  
Jason Ernest

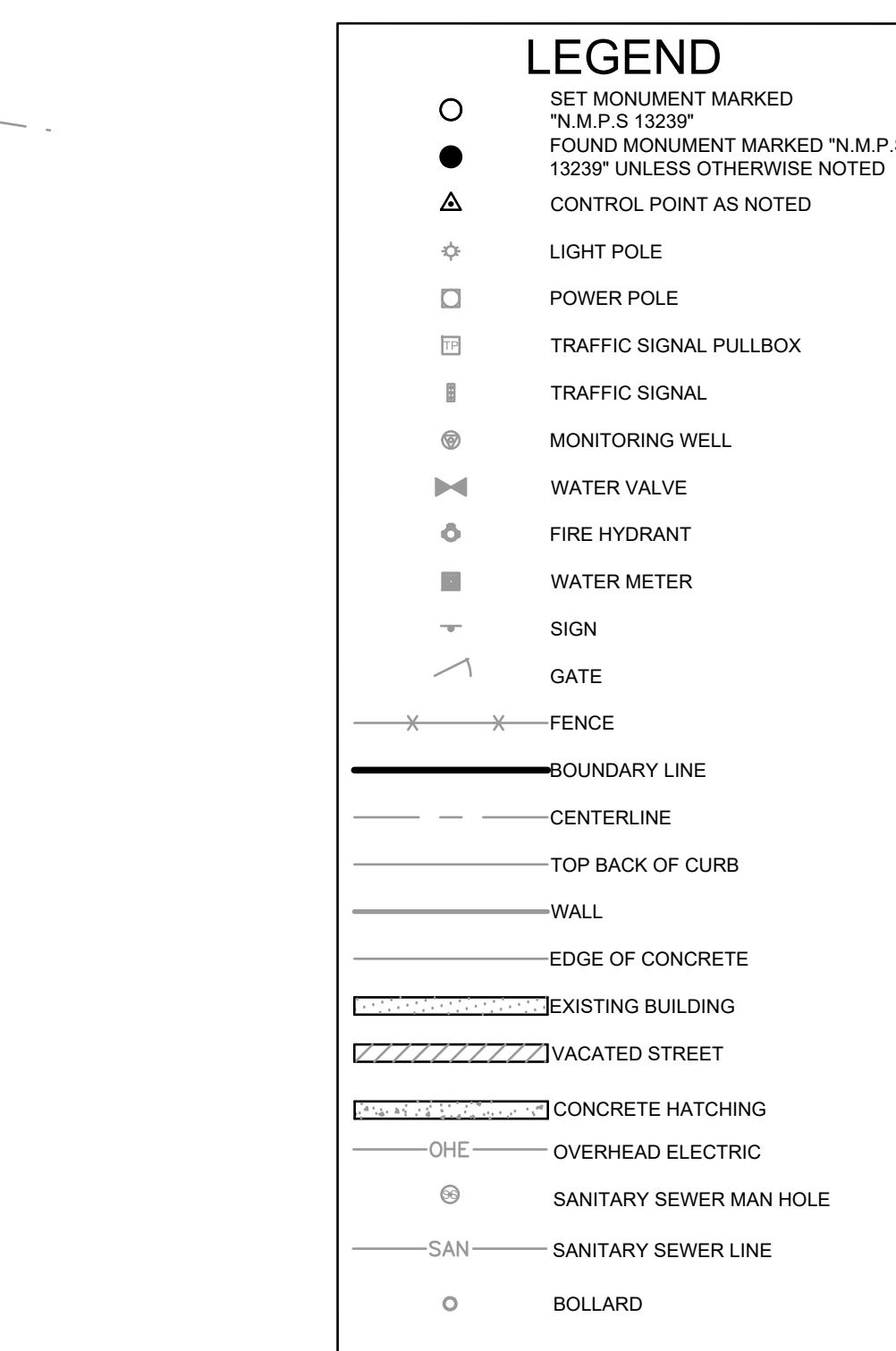
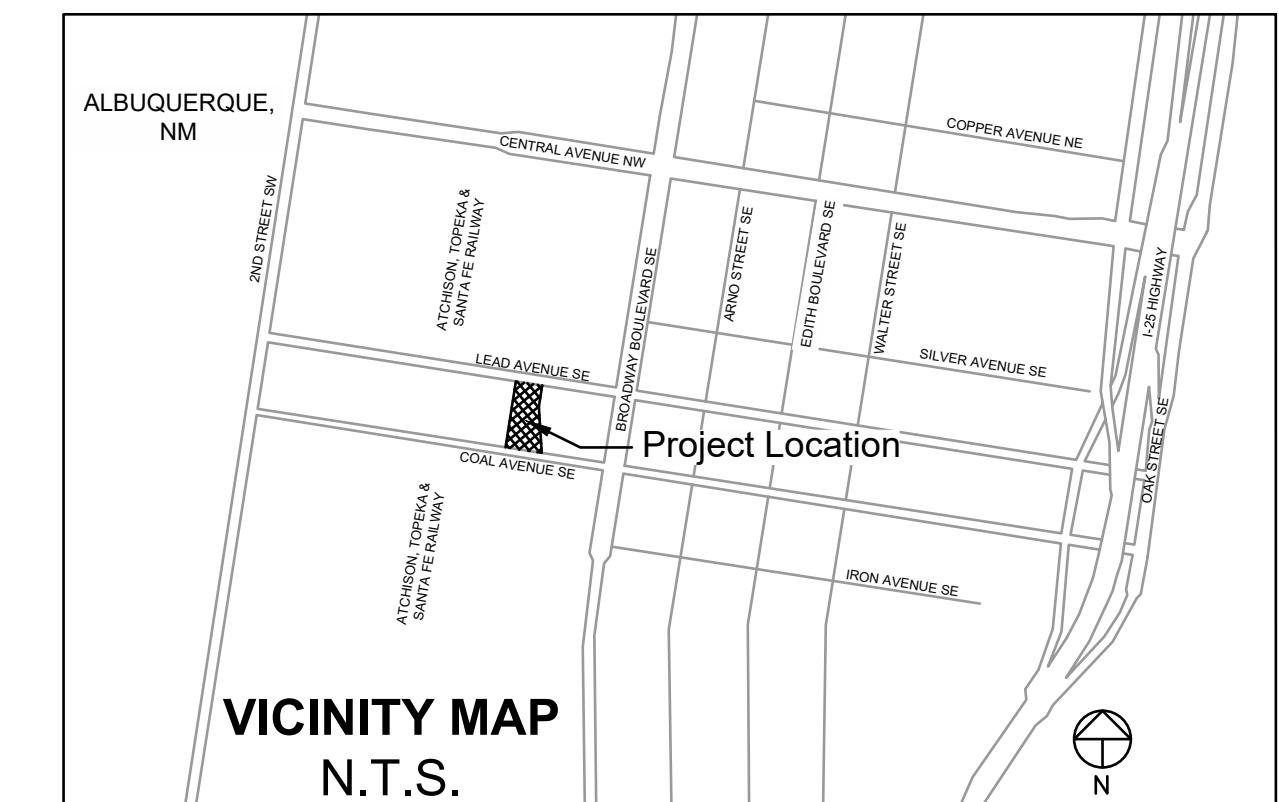
INDEXING INFORMATION  
FOR COUNTY CLERK  
OWNER:  
Salvation Army  
LOCATION:  
Section 20  
Township 10 North, Range 3 East  
N.M.P.M., City of Albuquerque  
Bernalillo County, New Mexico

GRAPHIC SCALE  
0 40' 80'  
SCALE: 1" = 40'  
(IN FEET)



CITY OF ALBUQUERQUE A.C.S. MONUMENT  
28-K14  
(AS MEASURED)  
NORTHING: 1,485,128.251 U.S. SURVEY FEET  
EASTING: 1,524,067.954 U.S. SURVEY FEET  
(MODIFIED NM STATE PLANE CENTRAL ZONE NAD 83)  
ELEVATION: 4952.771 U.S. SURVEY FEET  
(NAVD 88)  
GROUND TO GRID FACTOR: 1.0003179369  
MAPPING ANGLE: -0° 13' 49.56"

CITY OF ALBUQUERQUE A.C.S. MONUMENT  
28-K14  
NORTHING: 1,485,104.625 U.S. SURVEY FEET  
EASTING: 1,520,485.875 U.S. SURVEY FEET  
(NM STATE PLANE CENTRAL ZONE NAD 83)  
ELEVATION: 4952.662 U.S. SURVEY FEET  
(NAVD 88)



**BASIS OF BEARING**  
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 -000°13'41.35" AT A FOUND 1/2" REBAR WITH CAP MARKED  
N.M.P.S 13239" BEING THE THE SOUTHWESTERN MOST CORNER OF  
THE PROPERTY LOCATED AT N: 1484649.08', E 1521649.41'. DISTANCES  
SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY  
APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF  
1.0003179369 AT THE PREVIOUSLY NOTED POINT.

**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, N.M. P.S. 13239 DATE

**PRE-REVIEW**  
DANIEL R. MUTH  
NEW MEXICO  
PROFESSIONAL SURVEYOR  
SU - 101

SHEET: 1 of 2

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

TYPE OF SURVEY:	
SUMMARY REPLAT AND ROW VACATION	
PROJECT NAME:	
UNION DEPOT FRONTAGE ADDITION	
FOR	
CLIENT: SALVATION ARMY	
PROJECT NUMBER: 24299	
PROJECT SURVEYOR: Daniel R. Muth	
DRAWN BY: Jason Ernest	
INDEXING INFORMATION FOR COUNTY CLERK	
OWNER: Salvation Army	
LOCATION: Section 20 Township 10 North, Range 3 East N.M.P.M., City of Albuquerque Bernalillo County, New Mexico	

## SUMMARY REPLAT - CITY OF ALBUQUERQUE

SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION BEING A PORTION OF JOHN STREET SE SITUATED  
BETWEEN LEAD AVENUE SE AND COAL AVENUE SE ALONG WITH LOTS 8 THROUGH 13 BLOCK C,  
UNION DEPOT FRONTAGE SECTION 20, TOWNSHIP 10N, RANGE 3E, N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

### NOTES:

1. 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.
2. BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD89).
3. DISTANCES ARE GROUND U.S. SURVEY FEET.
4. RECORD PLAT, BOOK 2009C, PAGE 28, BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS.
5. ALL CORNERS THAT WERE SET ARE A 5/8 INCH REBAR WITH PLASTIC CAP MARKED "MUTH 13239" UNLESS OTHERWISE NOTED.
6. BERNALILLO COUNTY ZONE ATLAS PAGE K-14-Z.
7. IDO ZONE DISTRICT - NR-LM (LIGHT MANUFACTURING ZONE DISTRICT)

### SUBDIVISION DATA:

1. TOTAL NUMBER OF EXISTING LOTS: 6 + THE VACATED STREET (JOHN STREET)
2. TOTAL NUMBER OF TRACTS CREATED: 1
3. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0 MILES
4. GROSS SUBDIVISION ACREAGE: 0.9964 ACRES ±

### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO,

1. VACATE JOHN STREET.
2. REPLAT AND COMBINE LOTS 8-13 OF UNION FRONTAGE DEPOT AND THE VACATED JOHN STREET INTO ONE TRACT

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: SALVATION ARMY Date \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

### LEGAL DESCRIPTION OF STREET TO BE VACATED (JOHN STREET)

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK C OF UNION DEPOT FRONTAGE ADDITION, BEING A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 80°54'59" E, A DISTANCE OF 30.59 FEET TO A POINT; THENCE S 09°25'20" W, WITH A DISTANCE OF 149.88 FEET TO A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 06°39'08" E, WITH A DISTANCE OF 155.57 FEET TO SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 80°56'20" E, WITH A DISTANCE OF 16.79 FEET TO A FOUND MONUMENT MARKED "N.M.P.S 13239"; THENCE N 05°36'15" W, WITH A DISTANCE OF 206.52 FEET TO A FOUND MONUMENT MARKED "N.M.P.S 13239"; THENCE N 07°30'33" E, WITH A DISTANCE OF 99.89 FEET TO THE POINT OF BEGINNING (P.O.B.) CONTAINING 0.0151 ACRES ±

### LEGAL DESCRIPTION OF SALVATION ARMY TRACT 1

BEGINNING AT THE SOUTHWEST CORNER OF SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION, BEING A FOUND MONUMENT MARKED "N.M.P.S 13239" WHENCE ACS 28-K14 BEARS N 67°55'24" E, WITH A DISTANCE OF 1274.93'; THENCE N 09°13'47" E, 299.69 FEET TO A FOUND MONUMENT IN THE NORTHWESTERLY CORNER OF SAID PROPERTY MARKED "N.M.P.S 13239"; THENCE S 80°54'59" E, 103.99 FEET TO A FOUND MONUMENT MARKED "N.M.P.S 13239"; THENCE S 80°54'59" E, 30.59 FEET TO A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 09°25'20" W, 149.91 FEET TO SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 06°39'19" E, 155.40 FEET TO A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE N 80°56'20" W, 16.79 FEET TO A FOUND MONUMENT MARKED N.M.P.S 13239"; THENCE N 80°56'20" W, 159.86 FEET TO POINT OF BEGINNING (P.O.B.) CONTAINING 0.9963 ACRES ±

### OWNERS STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO:  
COUNTY OF BERNALILLO:

THE UNDERSIGNED FIRST DULY SWEORN 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: \_\_\_\_\_

### 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

### 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

### 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 (OR COUNTY OF BERNALILLO) 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: FOR SALVATION ARMY DATE: \_\_\_\_\_

### TREASURERS CERTIFICATION

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
BERNALILLO COUNTY TREASURER Date \_\_\_\_\_

### PLAT APPROVAL

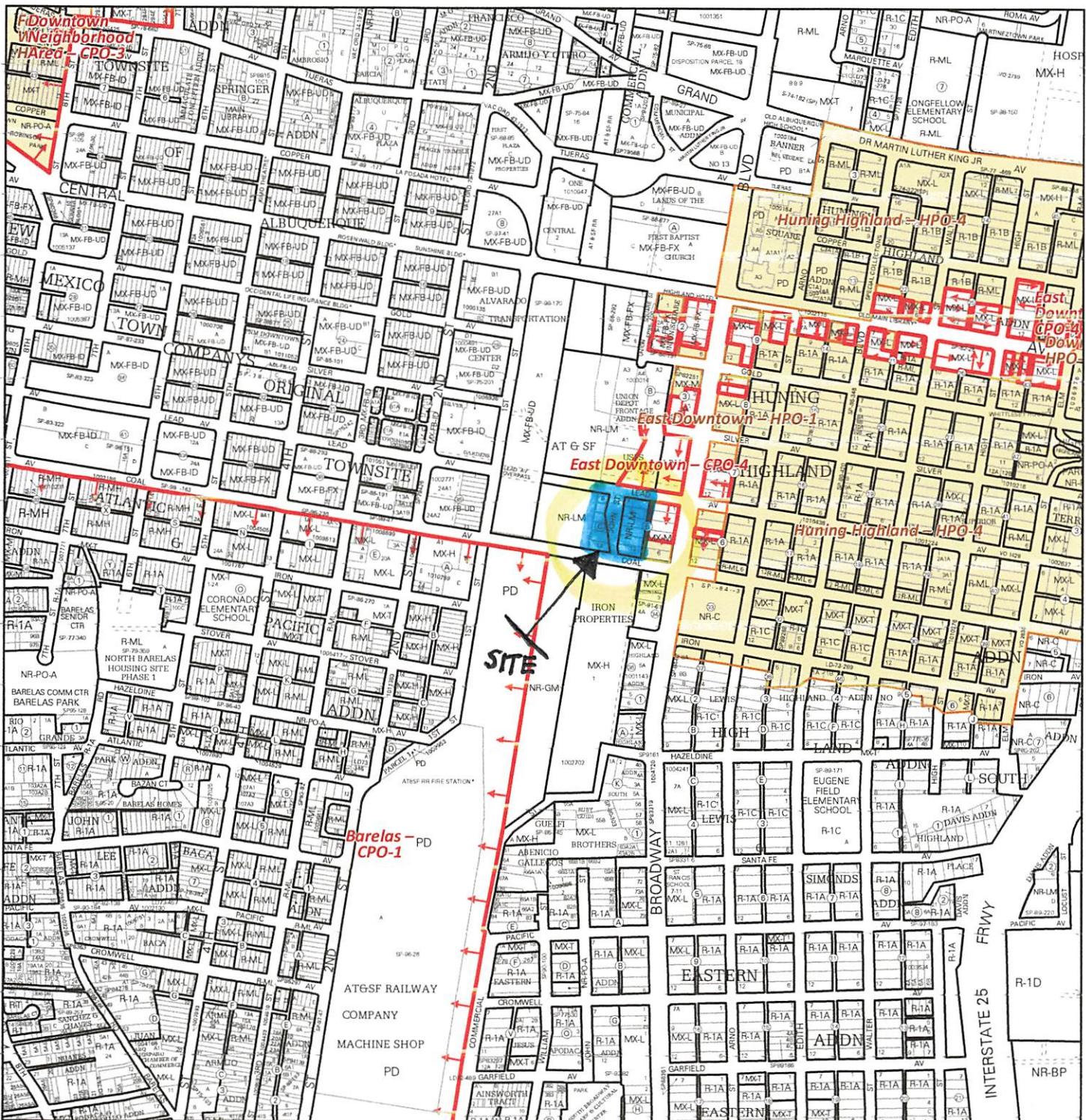
AMAFCA	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST CABLE	DATE
CITY SURVEYOR	DATE
HYDROLOGY DEPARTMENT	DATE
TRANSPORTATION DEPARTMENT	DATE
ABCWUA	DATE

### SURVEYOR'S CERTIFICATION

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.

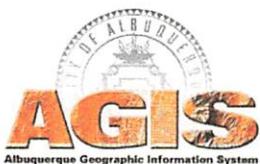
DANIEL R. MUTH, N.M.P.S. 13239 DATE \_\_\_\_\_





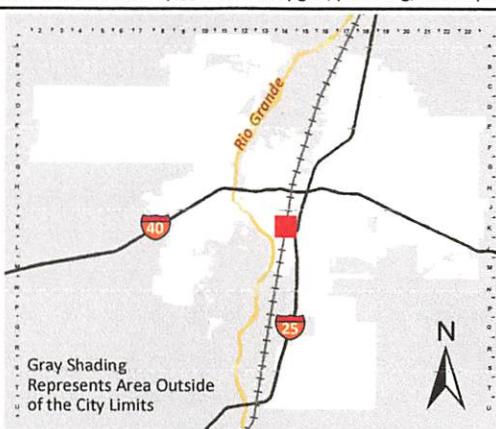
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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-14-Z**

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

0 250 500 1,000 Feet