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1 required by the Integrated Development Ordinance (IDO) §14-16-6-7(H)(2)(h);
2 and

3 WHEREAS, the subject site is located in the Southwest Mesa Community
4 Planning Area and is entirely in an Area of Consistency as designated by the
5 Comprehensive Plan; and

6 WHEREAS, the zone change will clearly reinforce and strengthen the
7 established character of the area by allowing low-density residential uses
8 consistent with the existing neighborhood to the west and allowing
9 neighborhood-scale non-residential uses along Unser Boulevard that would
10 serve the established development and strengthen the established character
11 of the area; and

12 WHEREAS, the zone change would not allow development that is
13 significantly different from the existing residential character of the area
14 because R-1A allows predominantly single-family development, consistent
15 with the surrounding area, and MX-T allows neighborhood-serving office and
16 commercial uses at a scale and intensity compatible with the residential area;
17 and

18 WHEREAS, the Environmental Planning Commission (EPC), in its advisory
19 role on land use and planning matters, heard the case on November 21, 2024
20 and voted to recommend approval to the City Council; and

21 WHEREAS, EPC recommended Findings #1-15 regarding the Zoning Map
22 Amendment in its Official Decision dated November 21, 2024.

23 **BE IT RESOVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
24 **ALBUQUERQUE:**

25 **SECTION 1.** The zoning on the subject site is hereby changed from PD to R-
26 1A for approximately 7 acres, from PD to MX-T for approximately 44-acres, and
27 from R-1A to MX-T for approximately 22 acres as illustrated in Exhibit A and the
28 May 2024 Boundary and Land Title Survey in the EPC case record.

29 **SECTION 2. FINDINGS.**

30 (A) The request is for a Zoning Map Amendment – Council for the center
31 tract of the Salazar Family Trust between 98th Street and Unser Boulevard for
32 approximately 50 acres. The subject site is legally described as Tract A-1-C
33 Bulk Land Plat Tracts A-1-A, A-1-B, & A-1-C Lands of Salazar Family Trust and

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1 Others, Containing 107.1 acres (N-09-Z). The western portion of the site is
2 zoned R-1A, the center portion of the site is zoned PD, and the eastern portion
3 of the site is zoned NR-BP.

4 (B) The applicant is requesting a zone change from PD (Planned
5 Development Zone District) to R-1A (Residential – Single-Family Zone District)
6 for approximately 7 acres to be consistent with the western portion of the
7 property, from PD to MX-T (Mixed-Use Transitional Zone District) for
8 approximately 44 acres, and from R-1A to MX-T for approximately 22 acres, as
9 illustrated in Exhibit A and the May 2024 Boundary and Land Title Survey
10 made part of the record at the hearing on November 21.

11 (C) The request creates floating zone lines to provide a zoning pattern that
12 is consistent with the surrounding area.

13 (D) The subject site is in the Southwest Mesa Community Planning Area as
14 designated by the Comprehensive Plan.

15 (E) The subject site is located entirely in an Area of Consistency. The zone
16 change will clearly reinforce and strengthen the established character of the
17 area because it will allow low- density residential uses that reinforce the
18 established character of the area and neighborhood-serving non-residential
19 uses that could strengthen the established character of the area. The zone
20 change would not allow development that is significantly different than the
21 existing residential character of the area because R-1A allows predominantly
22 single-family development, consistent with the surrounding area, and MX- T
23 allows neighborhood-serving office and commercial uses at a scale and
24 intensity compatible with the residential area.

25 (F) The City of Albuquerque Integrated Development Ordinance (IDO) and
26 Albuquerque/ Bernalillo County Comprehensive Plan are incorporated herein
27 by reference and made part of the record for all purposes.

28 (G) The request furthers the following ABC Comprehensive Plan Goal and
29 Policies regarding Community Identity from Chapter 4.

30 (1) GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct
31 communities.

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1 **POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and**
2 **cohesiveness of neighborhoods by ensuring the appropriate scale and**
3 **location of development, mix of uses, and character of building design.**

4 **The requested zone changes from PD to R-1A and MX-T will further the**
5 **goal and policy by allowing for development at an appropriate scale and at a**
6 **location that is adjacent to existing single-family developments at a similar**
7 **density. The subject property is adjacent to the Unser Boulevard Commuter**
8 **Corridor, which is access controlled. The surrounding neighborhoods are**
9 **comprised of single-family housing on small lot sizes, which will be the same**
10 **character as the future development within the R-1A zone. As the surrounding**
11 **areas continue to develop, the MX-T zone will ensure there is an appropriate**
12 **transition between residential uses and more intense commercial uses, which**
13 **is designated by the NR-BP zone to the southeast. The transition zone will**
14 **ensure appropriate building design to protect the health and safety of those**
15 **living in the surrounding residential zones.**

16 **(2) POLICY 4.1.4 NEIGHBORHOODS: Enhance, protect, and preserve**
17 **neighborhoods and traditional communities as key to our long-term health**
18 **and vitality.**

19 **(H) The request furthers the following ABC Comprehensive Plan Policy**
20 **4.3.12 Southwest Mesa CPA from Chapter 4.**

21 **(1) POLICY 4.3.12.4: Support and increase dense and mixed-use**
22 **housing options in Southwest Mesa.**

23 **The requested zone changes from PD to R-1A and MX-T will further the**
24 **policy by allowing new density single-family housing and the opportunity for**
25 **multi-family housing in this location. Additional single-family housing will**
26 **provide more housing in Southwest Mesa, and allowing multi-family housing**
27 **and mixed-use development in the MX-T zone district will increase**
28 **opportunities for dense and mixed-use housing.**

29 **(2) POLICY 4.3.12.4.a: Support housing projects and programs that add**
30 **affordable homeownership opportunities.**

31 **The requested zone change furthers this policy because MX-T allows**
32 **housing that can vary in density and lot size. More housing on smaller lots**

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1 generally provides lower-cost housing options that are affordable for people
2 living on the West Side.

3 (3) POLICY 4.3.12.5: Support development that promotes the unique
4 identity of Southwest Mesa.

5 The requested zone change furthers this policy by providing additional
6 land zoned for density single-family and multi-family housing that is similar in
7 character to the surrounding neighborhoods while also allowing for limited
8 commercial and office uses where appropriate.

9 (l) The request furthers the following Comprehensive Plan Goals and
10 Policies regarding land use, efficient development patterns, and infill
11 development from Chapter 5: Land Use.

12 (1) GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong
13 Centers connected by a multi-modal network of Corridors.

14 POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and
15 Corridors to help shape the built environment into a sustainable development
16 pattern.

17 The proposed MX-T zoning along the Commuter Corridor allows a
18 variety of non- residential uses; therefore, the requested zone change furthers
19 this goal and policy by supporting growth along the Unser Boulevard
20 Commuter Corridor and facilitating a sustainable land use development
21 pattern in this area.

22 (2) GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where
23 residents can live, work, learn, shop, and play together.

24 The requested zone change furthers this goal because the MX-T zone
25 allows neighborhood-oriented office and businesses along with a variety of
26 housing types in a growing area where residents can live, work, learn, shop,
27 and play together. To the north of the subject site there is an existing school
28 and businesses that are easily accessible by Unser Boulevard. To the south
29 and west of the subject site there is existing housing, and east of Unser
30 Boulevard, the remaining part of the Salazar Lands is zoned Non-Residential
31 Business Park (NR-BP), which allows business development in the future. The
32 proposed zoning will create a transition between existing residential
33 neighborhoods to the west and future development in the NR-BP zone east of

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1 Unser Boulevard, while fostering a community that can live, work, learn, shop,
2 and play together.

3 (3) POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct
4 communities with a mix of uses that are conveniently accessible from
5 surrounding neighborhoods.

6 (4) POLICY 5.2.1.a: Encourage development and redevelopment that
7 brings goods, services, and amenities within walking and biking distance of
8 neighborhoods and promotes good access for all residents.

9 The requested zone change furthers this policy because MX- T allows a
10 mix of office, commercial, and housing development along the Unser
11 Boulevard Commuter Corridor. With development occurring in this area, there
12 will also be infrastructure development and improvements that will provide
13 more connectivity from neighborhoods to businesses and improve the ability
14 to walk and bike in the area by completing sidewalks and roads.

15 The requested zone change partially conflicts with this policy because
16 R-1A and MX-T allow detached single-family residential uses. The requested
17 zone change partially furthers this policy because MX-T allows non-residential
18 uses in addition to residential uses, while R-1A predominantly allows single-
19 family residential uses. While the MX-T zone district does allow detached
20 single-family residential uses, it also allows some non-residential
21 development. The Applicant intends to develop detached single-family
22 dwellings, but future redevelopment could include non-residential uses.

23 (5) POLICY 5.4.1: HOUSING NEAR JOBS: Allow higher-density housing
24 and discourage single-family housing near areas with concentrated
25 employment.

26 The requested zone change furthers this policy because MX-T allows
27 office, commercial, and higher-density housing in an area that has existing
28 single-family housing to the east and south.

29 (6) POLICY 5.4.2 WEST SIDE JOBS: Foster employment opportunities
30 on the West Side.

31 The requested zone change partially furthers this policy, because while
32 the zone change will allow residential uses, and the Applicant intends to build
33 single-family dwellings, the zone change to MX-T would allow future

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1 redevelopment of non- residential uses that could include employment
2 opportunities on the West Side.

3 (7) GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct
4 growth to Areas of Change where it is expected and desired and ensure that
5 development in and near Areas of Consistency reinforces the character and
6 intensity of the surrounding area.

7 The requested zone change furthers this goal by directing growth on a
8 site that is undeveloped while the surrounding area continues to expand. The
9 subject site is within an Area of Consistency, and the character of the
10 surrounding area will be reinforced with the R-1A and MX-T, which allow
11 development at the scale and character that reinforces the low-density
12 residential character and intensity the surrounding areas. Additional housing
13 in this area will help support existing and future commercial services and
14 jobs.

15 (8) POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the
16 character of existing single-family neighborhoods, areas outside of Centers
17 and Corridors, parks, and Major Public Open Space.

18 The requested zone change furthers this policy because the R-1A zone
19 will protect and enhance the character of existing single-family
20 neighborhoods. The R-1A zone will be consistent with the surrounding zoning,
21 and future development of the property will be single-family housing, similar
22 to the surrounding neighborhoods. The MX-T zone district will support the
23 surrounding residential zoning by creating a transition from residential to
24 more intense commercial uses in the adjacent NR- P zone. MX-T allows single-
25 family residential development consistent with the surrounding development
26 and the opportunity to develop more pedestrian- oriented commercial areas to
27 serve as a transition between the R-1A and NR-BP zone districts.

28 (J) The request furthers Comprehensive Plan Goal 7.2 Pedestrian-
29 accessible Design from Chapter 7 Urban Design: Increase walkability in all
30 environments, promote pedestrian- oriented development in urban contexts,
31 and increase pedestrian safety in auto-oriented contexts.

32 The requested zone changes further this goal because R-1A and MX-T
33 allow the development of residential communities and limited commercial and

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1 office uses that promote pedestrian-oriented development within the growing
2 urban area. MX-T zone will also serve as a transition between Unser Boulevard
3 and residential development to ensure pedestrian safety in an auto-oriented
4 area.

5 (K) The request facilitates Comprehensive Plan Policy 8.1.5 Available Land
6 from Chapter 8: Economic Development: Maintain sufficient land that is
7 appropriately zoned to accommodate projected employment growth in
8 targeted areas.

9 The requested zone change partially furthers this policy because while the
10 Applicant intends to develop single-family uses, MX-T allows some non-
11 residential uses, so some land will remain zoned for employment growth on
12 the West Side, where there is a significant imbalance of jobs and housing. The
13 Salazar Lands have remained undeveloped while the surrounding West Side
14 has developed. Changing the zoning from PD to R-1A and MX-T will allow for
15 the development of needed housing in an expanding area of the city while
16 allowing some non-residential uses in the future. This property was previously
17 part of the Rio Bravo Sector Plan approved in 1999, which designated this area
18 as a mixed-use zone (SU-1) specifically for mixed-density residential uses,
19 allowing both C-2 and R-2 uses. The Rio Bravo Sector Plan was rescinded in
20 2017, and the site converted to PD when the IDO went into effect in May 2018.
21 The subject site has always been intended for a mix of residential and non-
22 residential development, which will be reinforced by this zone change request
23 to R-1A and MX-T.

24 (L) The request facilitates the following Comprehensive Plan Goals and
25 Policies regarding quality housing and diversity of housing from Chapter 9:
26 Housing

27 (1) GOAL 9.1 SUPPLY: Ensure a sufficient supply and range of high-
28 quality housing types that meet current and future needs at a variety of price
29 levels to ensure more balanced housing options.

30 This zone change request furthers this policy because it will allow for
31 the development of single-family housing and multi-family housing on the
32 West Side and contribute to the needed housing supply in the city. MX-T
33 allows higher- density housing that will also serve as a transition between

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1 commercial development and existing single-family residential development in
2 the area.

3 (2) POLICY 9.1.1 HOUSING OPTIONS: Support the development,
4 improvement, and conservation of housing for a variety of income levels and
5 types of residents and households.

6 The requested zone change partially furthers this policy because while
7 the Applicant intends to develop single-family dwellings, MX-T allows a variety
8 of housing types for people at different income levels. The development of
9 housing on the subject site would help fulfill the housing shortage in the city
10 and would allow redevelopment in the future of housing types for different
11 income levels.

12 (3) POLICY 9.1.2 AFFORDABILITY: Provide for mixed-income
13 neighborhoods by encouraging high-quality, affordable and mixed income
14 housing options throughout the area.

15 The requested zone change partially furthers this policy because while
16 the Applicant intends to develop single-family dwellings, MX-T allows a variety
17 of housing types for future redevelopment, and R-1A and MX-T require smaller
18 minimum lot sizes, which can reduce housing costs. for people at different
19 income levels.

20 (4) POLICY 9.2.1 COMPATIBILITY: Encourage housing development that
21 enhances neighborhood character, maintains compatibility with surrounding
22 land uses, and responds to its development context – i.e., urban, suburban, or
23 rural – with appropriate densities, site design, and relationship to the street.

24 The requested zone change furthers this policy because the change to
25 R-1A and MX-T will allow the development of a variety of housing types that
26 enhances the character of the adjacent neighborhood while maintaining
27 compatibility with surrounding land uses and development.

28 (5) Goal 9.3 DENSITY: Support increased housing density in appropriate
29 places with adequate services and amenities.

30 The requested zone change furthers this goal because the R-1A and MX-
31 T zones will allow housing development in a growing area of the city. The
32 Southwest Mesa has continued to grow in recent years, with more schools
33 being built and more amenities available throughout the area.

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1 (J) The applicant has adequately justified the request pursuant to IDO §14-
2 16-6-7(H)(3) Review and Decision Criteria for Zoning Map Amendments –
3 Council, as follows:

4 (1) IDO §14-16-6-7(H)(3)(a) The criteria for approval of a Zoning Map
5 Amendment – EPC in §14-16-6-7(G)(3).

6 (a) The proposed zone change is consistent with the health, safety,
7 morals, and general welfare of the City as shown by furthering (and not being
8 in conflict with) a preponderance of applicable Goals and Policies in the ABC
9 Comp Plan, as amended, and other applicable plans adopted by the City.

10 The request is consistent with the City’s health, safety, morals, and
11 general welfare as shown by furthering a preponderance of applicable
12 Comprehensive Plan Goals and Policies and does not significantly conflict
13 with them.

14 Applicable citations: Those furthering - Goal 4.1 Character, Policy 4.1.2
15 Identity and Design, Policy 4.1.4 Neighborhoods, Goal 4.3 City Community
16 Planning Areas, Policy 4.3.12.4, Policy 4.3.12.4.a, Policy 4.3.12.5, Goal 5.1
17 Centers & Corridors, Policy 5.1.1 Desired Growth, Goal 5.2 Complete
18 Communities, Policy 5.2.1, Policy 5.2.1.a, Policy 5.2.1.j, Policy 5.4.1 Housing
19 Near Jobs, Policy 5.4.2 West Side Jobs, Goal 5.6 City Development Areas,
20 Policy 5.6.3 Areas of Consistency, Goal 7.2 Pedestrian-Accessible Design,
21 Policy 8.1.5 Available Land, Goal 9.1 [Housing] Supply, Policy 9.1.1 Housing
22 Options, Policy 9.1.2 Affordability, Policy 9.2.1 Compatibility, Goal 9.3 Density,
23 Policy 9.3.2 Other Areas, Policy 9.3.2.b.

24 (b) If the proposed amendment is located wholly or partially in an Area
25 of Consistency (as shown in the ABC Comp Plan, as amended), the applicant
26 has demonstrated that the new zone would clearly reinforce or strengthen the
27 established character of the surrounding Area of Consistency and will not
28 permit development that is significantly different from that character. The
29 applicant must also demonstrate that the existing zoning is inappropriate
30 clearly facilitates it meets any of the following criteria:

31 IDO 1: There was a typographical or clerical error when the
32 existing zone district was applied to the property.

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1 **IDO 2: There has been a significant change in neighborhood or**
2 **community conditions affecting the site.**

3 **IDO 3: A different zone district is more advantageous to the**
4 **community as articulated by the ABC Comp Plan, as amended (including**
5 **implementation of patterns of land use, development density and intensity,**
6 **and connectivity), and other applicable adopted City plan(s).**

7 **The proposed amendment is located in an Area of Consistency. The**
8 **applicant has demonstrated the new zone would clearly reinforce and**
9 **strengthen the established character of the surrounding Area of Consistency**
10 **by eliminating a floating zone line and introducing new zoning that would**
11 **complement the surrounding area. The proposed zoning map amendment**
12 **would not permit development out of character with the surrounding area. The**
13 **existing zoning is inappropriate because it meets Criterion 3. The zone change**
14 **would not allow development that is significantly different than the existing**
15 **residential character of the area, because R-1A allows predominantly single-**
16 **family development, consistent with the surrounding area, and MX-T allows**
17 **neighborhood- serving office and commercial uses at a scale and intensity**
18 **compatible with the residential area.**

19 **(c) If the subject property is located wholly in an Area of Change (as**
20 **shown in the ABC Comp Plan, as amended) and the applicant has**
21 **demonstrated that the existing zoning is inappropriate because it meets any of**
22 **the following criteria.**

23 **This criterion does not apply.**

24 **(d) The zone change does not include permissive uses that would be**
25 **harmful to adjacent property, the neighborhood, or the community, unless the**
26 **Use-specific Standards in IDO §14-16-4-3 associated with that use will**
27 **adequately mitigate those harmful impacts.**

28 **The requested zoning R-1A and MX-T does not include permissive uses**
29 **that would be harmful to adjacent properties, the neighborhoods, or the**
30 **community; it is a lower-intensity zone than PD. The uses allowed in the R-1A**
31 **and MX-T zones are less intense and will not be harmful to the surrounding**
32 **community compared to the permissive uses in the PD zone.**

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1 (e) The City's existing infrastructure and public improvements, including
2 but not limited to its street, trail, and sidewalk systems, meet any of the
3 following criteria:

4 IDO 1: Have adequate capacity to serve the development made
5 possible by the change of zone.

6 IDO 2: Will have adequate capacity based on improvements for
7 which the City has already approved and budgeted capital funds during the
8 next calendar year.

9 IDO 3: Will have adequate capacity when the applicant fulfills its
10 obligations under the IDO, the DPM, and/or an Infrastructure Improvements
11 Agreement (IIA).

12 IDO 4: Will have adequate capacity when the City and the applicant
13 have fulfilled their respective obligations under a City-approved Development
14 Agreement between the City and the applicant.

15 The request meets the requirement that the City's existing infrastructure
16 and public improvements adequately serve the subject site and have adequate
17 capacity to serve the development made possible by the change of zone.

18 (f) The applicant's justification for the Zoning Map Amendment is not
19 completely based on the property's location on a major street.

20 The zoning map amendment is not completely based on the property's
21 location on a major street; rather, the property should be developed to its
22 fullest potential by providing a use similar to the surrounding uses, and it will
23 be developed under the R-1A and MX-T zones.

24 (g) The applicant's justification is not based completely or
25 predominantly on the cost of land or economic considerations.

26 Economic considerations are a factor, but the applicant's justification is
27 not completely or predominantly based upon them, nor is the justification
28 based completely or predominantly upon the cost of land.

29 (h) The Zoning Map Amendment does not apply a zone district different
30 from surrounding zone districts to one small area or one premise (i.e. create a
31 "spot zone") or to a strip of land along a street (i.e. create a "strip zone")
32 unless the requested zoning will clearly facilitate implementation of the. ABC
33 Comp Plan, as amended, and at least one of the following applies:

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1 IDO 1: The subject site is different from the surrounding land
2 clearly facilitates it can function as a transition between adjacent zone
3 districts.

4 IDO 2: The subject site is not suitable for the uses allowed in any
5 adjacent zone district due to topography, traffic, or special adverse land uses
6 nearby.

7 IDO 3: The nature of structures already on the subject site makes it
8 unsuitable for the uses allowed in any adjacent zone district.

9 The R-1A zone would not apply a zone different from the surrounding
10 zone districts; therefore, the request would not create a spot zone. R-1A
11 zoning exists directly to the west and south of the site. The requested zoning
12 to MX-T will create a spot zone, but the request will clearly facilitate
13 implementation of the Comprehensive Plan by allowing permissive residential
14 uses similar to those of the surrounding areas and non- residential uses
15 adjacent to Unser Boulevard Commuter Corridor.

16 (2) IDO §14-16-6-7(H)(3)(b): If the application is for the creation or
17 amendment of an NR-BP zone district, all of the following criteria.

18 The application is not for the creation or amendment of an NR-BP zone
19 district; therefore, Criterion B does not apply.

20 (3) IDO §14-16-6-7(H)(3)(c) If the application is for the creation or
21 amendment of a PC zone district, all of the following criteria.

22 The application is not for the creation or amendment of a PC zone
23 district; therefore, Criterion C does not apply.

24 (K) To correct the floating zone lines created by this request, the applicant
25 shall obtain a Subdivision to establish lot lines on a plat that correspond with
26 the zone boundaries via the roadway easements depicted on the May 2024
27 Boundary and Land Title Survey before a zoning certificate will be issued, as
28 specified by IDO §14-16-6-7(H)(2)(h).

29 (L) The Applicant received one phone call from a neighbor who had
30 questions but did not oppose the request.

31 SECTION 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
32 clause, word or phrase of this Ordinance is for any reason held to be invalid or
33 unenforceable by any court of competent jurisdiction, such decision shall not

1 affect the validity of the remaining provisions of this Ordinance and each
2 section, paragraph, sentence, clause, word, or phrase thereof irrespective of
3 any provision being declared unconstitutional or otherwise invalid.

4 SECTION 4. COMPILATION. Section 1 of this Ordinance shall be
5 incorporated in and made part of the Revised Ordinances of Albuquerque,
6 New Mexico, 1994.

7 SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect five days
8 publication by title and general summary.

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Mayor Timothy M. Keller

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

INTER-OFFICE MEMORANDUM

December 13, 2024

TO: Dan Lewis, President, City Council

FROM: Timothy M. Keller, Mayor



SUBJECT: Project# PR-2024-010758 RZ-2024-00041

Staff Planners: Leslie Naji, Principal Planner and Nasima Hadi, Planner

Request

The request is for a Zoning Map Amendment – Council (i.e. zone change) for approximately 73 acres of the Salazar Family Trust property located between 98th Street and Unser Boulevard, which totals approximately 107 acres.

The zone change is from PD (Planned Development) to R-1A (Residential – Single-Family) for approximately 7 acres to be consistent with the western portion of the property, from PD to MX-T (Mixed-Use Transitional Zone District) for approximately 44 acres, and from R-1A to MX-T for approximately 22 acres, as illustrated in Exhibit A and the May 2024 Boundary and Land Title Survey made part of the record at the hearing on November 21, 2024.

Environmental Planning Commission (EPC) Role

Pursuant to IDO §14-16-6-7(H), the EPC is a recommending body to the City Council on zone change requests on gross acres of land 10 acres or more in an Area of Consistency. The request was submitted on October 21, 2024, reviewed by the EPC on November 21, 2024, and sent with a recommendation of Approval to the City Council. The City Council is the final decision-making body for this request.

Neighborhood/Public

There are no recognized Neighborhood Associations in this area. Property owners within 100 feet of the subject site were notified by mail as required. There is no known opposition to this request. The subject site is not within areas that require a Pre-submittal Tribal Meeting.

Conclusion

At its November 21, 2024 hearing, the EPC voted to recommend approval to the City Council regarding PR-2024-010758 RZ-2024-00041, a request for Zoning Map Amendment – Council from PD to R-1A and MX-T and from R-1A to MX-T for a portion of the Salazar Family Trust between 98th Street and Unser Boulevard, consisting of approximately 73 acres, based on the Findings 1-15.

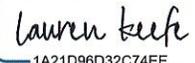
The full record of the hearing is being transmitted via this memo.

Approved:

Approved as to Legal Form:


Samantha Sengel, EdD
Chief Administrative Officer

12/31/24
Date

DocuSigned by:

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Lauren O'Keefe
City Attorney

12/24/2024 | 1:31 PM MST
Date

Recommended:


Alan Varela (Dec 13, 2024 11:03 MST)
Alan Varela
Director

12/13/2024
Date



City of Albuquerque

Mayor's Office

Timothy M. Keller, Mayor

Inter-Office Memorandum

December 24, 2024

To: Timothy M. Keller, Mayor
From: Dr. Samantha Sengel, Chief Administrative Officer 
Subject: Signature Authority

I will be out of the office starting Thursday, December 26, 2024 through Wednesday, January 1, 2025, returning to the office on Thursday January 2, 2025.

During this time, signature authority for the Office of the CAO will be as follows:

Thursday 12/26/24 – Friday 12/27/24

COO Patrick Montoya
Office: 505-768-3000
Email: patrick@cabq.gov

Saturday 12/28/24 – Wednesday 1/1/25

CFO Kevin Sourisseau
Office: 505-768-3000
Email: ksourisseau@cabq.gov

CC/ Email distribution:
Mayor Keller's Executive Team
Department Directors

Cover Analysis
Project # 2024-010758/ RZ-2024-00041

1. What is it?

The request is for Zoning Map Amendment – Council (i.e. zone change) from PD (Planned Development) to R-1A (Residential – Single-family) and MX-T (Mixed-use Transition) and from R-1A to MX-T for part of the Salazar Family Trust located between 98th Street and Unser Blvd. The subject site is approximately 73 acres of a property that is approximately 107 acres.

2. What will this piece of legislation do?

This legislation would change zoning on the subject site. The proposed zone change would create a transition from existing residential uses to the more intense commercial uses allowed in the NR-BP zone district west of Unser Blvd.

A future replat would be required to establish lot lines that correspond with the zoning boundaries. A zone certification will not be issued until after City Council approves the zone change request and a future subdivision action is approved that corresponds with the zoning boundaries.

3. Why is this project needed?

The proposed zone change is requested by the property owner to allow single-family development on this undeveloped property that currently has floating zone lines (i.e. zone lines that do not correspond to lot lines).

4. How much will it cost and what is the funding source?

This is a private property owner requesting a zone change. There is no cost to the City.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

N/A

6. What will happen if the project is not approved?

If the project is not approved, the existing floating zone line will remain on the property, and any proposed development would require a replat before development could proceed.

7. Is this service already provided by another entity?

No

FISCAL IMPACT ANALYSIS

TITLE: 98th Street and Unser Blvd SW Zoning Map Amendment R: O:
 FUND: 110
 DEPT: 4926000

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2025	Fiscal Years 2026	2027	Total
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property				-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
[X] Estimated revenues not affected				
[] Estimated revenue impact				0
Revenue from program				
Amount of Grant		-	-	
City Cash Match				
City Inkind Match				
City IDOH				
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

COMMENTS:

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY:

Debbie Dombroski

FISCAL ANALYST

APPROVED:

Alan ... 12/16/2024 | 2:03 PM MST

DIRECTOR (date)

REVIEWED BY:

UMA CUTLER/BA/DWA

EXECUTIVE BUDGET ANALYST

DocuSigned by:

Donna Sanchez 2024 | 5:03

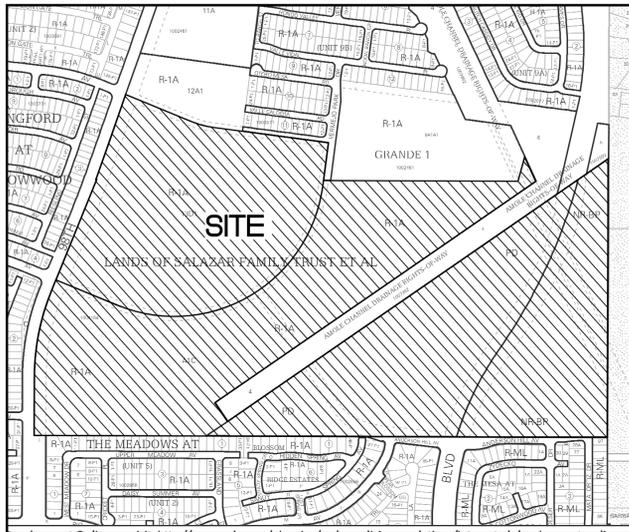
BUDGET OFFICER (date)

Signed by:

Christina ... 2024 | 9:14 AM MST

CITY ECONOMIST

Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Tracts "13-D-1" and "A-1-C"
Lands of Salazar Family
Trust Et Al.
City of Albuquerque
Bernalillo County, New Mexico
May 2024



Vicinity Map - Zone Atlas N-09-Z

Indexing Information

Section 4, Township 9 North, Range 2 East, N.M.P.M.
as Projected into the Town of Atrisco Grant
Subdivision: Lands of Salazar Family Trust ET AL
Owner: Victor Salazar, Et. Al.
UPC #: 100905425518040101 (Tract 13-D-1)
100905437015540203 (Tract A-1-C)

Exceptions 18-25

- 9 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED AUGUST 21, 1905 IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE
- 10 RIGHT-OF-WAY EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO, RECORDED APRIL 12, 1956 IN BOOK D 348, PAGE 43 AS DOCUMENT NO. 91898, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 9
- 11 RESERVATIONS CONTAINED IN THE WARRANTY DEED RECORDED SEPTEMBER 28, 1959 IN BOOK D 504, PAGE 417 AS DOCUMENT NO. 37421, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE
- 12 RESTRICTIVE COVENANTS TO RUN WITH THE LAND RECORDED MAY 27, 1960 IN BOOK D 544, PAGE 383 AS DOCUMENT NO. 71759, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE
- 13 EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED JANUARY 17, 1984 IN BOOK MISC. 81-A, PAGE 881 AS DOCUMENT NO. 84-3814, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.
DOES NOT AFFECT SUBJECT PROPERTY--LOCATED NORTH OF PROPERTY
- 14 GRANT OF PERMANENT EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED APRIL 17, 2001 IN BOOK A18, PAGE 456 AS DOCUMENT NO. 2001042002, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
DOES NOT AFFECT SUBJECT PROPERTY--LOCATED WEST OF PROPERTY
- 15 GRANT OF PERMANENT EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED APRIL 17, 2001 IN BOOK A18, PAGE 457 AS DOCUMENT NO. 2001042003, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 11
- 16 NOTICES OF SUBDIVISION PLAT CONDITIONS RECORDED AUGUST 1, 2006 IN BOOK A121, PAGE 4119 AS DOCUMENT NO. 2006114439, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE
- 17 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE BULK LAND PLAT RECORDED MARCH 21, 2003 IN PLAT BOOK 2003C, PAGE 73 AS DOCUMENT NO. 2003045825, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 5, 8 & 14

Exceptions 9-17

- 18 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE VACATION AND BULK LAND PLAT RECORDED JUNE 18, 2003 IN PLAT BOOK 2003C, PAGE 180 AS DOCUMENT NO. 2003104113, RE-RECORDED JULY 23, 2003 IN PLAT BOOK 2003C, PAGE 223 AS DOCUMENT NO. 2003127651, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 3, 4, 5, 8 & 14
- 19 PERMANENT PUBLIC SANITARY SEWER EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JUNE 9, 2004 IN BOOK A79, PAGE 271 AS DOCUMENT NO. 2004080483, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 8 & 14
- 20 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE BULK LAND PLAT RECORDED JULY 8, 2005 IN PLAT BOOK 2005C, PAGE 240 AS DOCUMENT NO. 2005098556, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 1, 2, 3, 4, 5, 6, 7 & 9
- 21 JOINT EASEMENT AND GAS EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST CORPORATION, RECORDED DECEMBER 20, 2005 IN BOOK A108, PAGE 5470 AS DOCUMENT NO. 2005185969; IN BOOK A108, PAGE 5471 AS DOCUMENT NO. 2005185970; IN BOOK A108, PAGE 5472 AS DOCUMENT NO. 2005185971; IN BOOK A108, PAGE 5473 AS DOCUMENT NO. 2005185972; IN BOOK A108, PAGE 5474 AS DOCUMENT NO. 2005185973 AND IN BOOK A108, PAGE 5475 AS DOCUMENT NO. 2005185974, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 11
- 22 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE BULK LAND PLAT RECORDED AUGUST 1, 2006 IN PLAT BOOK 2006C, PAGE 237 AS DOCUMENT NO. 2006114441, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 1, 2, 4, 6, 7, 8, 9, 10, 13 & 16
- 23 TERMS, CONDITIONS AND PROVISIONS OF THE SITE LEASE AGREEMENT BY AND BETWEEN VICTOR SALAZAR, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF LUPE SALAZAR, DECEASED; VICTOR SALAZAR, JR., AS TRUSTEE OF THE SALAZAR FAMILY TRUST; VICTOR SALAZAR, JR., AS CO-TRUSTEE OF THE SALAZAR CUATRO TRUST; VICTOR SALAZAR, JR., AS TRUSTEE OF THE SALAZAR FAMILY TRUST, A TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF VICTOR SALAZAR, THOMAS F. SALAZAR, AS CO-TRUSTEE OF THE SALAZAR CUATRO TRUST; FALBA HANNETT AND VALERIE A. STAFF, ("LANDLORD"), AND T-MOBILE WEST LLC, A DELAWARE LIMITED LIABILITY CO MANY ("TENANT"), AS EVIDENCED BY THE MEMORANDUM OF LEASE RECORDED SEPTEMBER 8, 2015 AS DOCUMENT NO. 2015078360, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.
AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE
- 24 DRAINAGE EASEMENT AGREEMENT RECORDED OCTOBER 26, 2016 AS DOCUMENT NO. 2016101314, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 12
- 25 AGREEMENT AND COVENANT RECORDED DECEMBER 30, 2016 AS DOCUMENT NO. 2016121966, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 4

Record and Measured Legal Description

TRACT "13-D-1" OF THE BULK LAND PLAT, TRACTS A-1 AND 13-D-1, LANDS OF SALAZAR FAMILY TRUST ET AL, RIO BRAVO SECTOR DEVELOPMENT PLAN, SITUATE WITHIN PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 2005 IN PLAT BOOK 2005C, PAGE 240,

AND

TRACT "A-1-C" OF THE BULK LAND PLAT, TRACTS A-1-A, A-1-B AND A-1-C, LANDS OF SALAZAR FAMILY TRUST ET AL, RIO BRAVO SECTOR DEVELOPMENT PLAN, SITUATE WITHIN PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 1, 2006 IN PLAT BOOK 2006C, PAGE 237.

Documents

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2305274 AND AN EFFECTIVE DATE OF FEBRUARY 28, 2024, AND REVISION NUMBER 2 ON MARCH 21, 2024.
- 2. PLAT OF RECORD FOR TRACTS "A-1" AND "13-D-1" LANDS OF SALAZAR FAMILY TRUST ET AL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 2005 IN PLAT BOOK 2005C, PAGE 240.
- 3. PLAT OF RECORD FOR TRACTS "A-1-A", "A-1-B" AND "A-1-C", LANDS OF SALAZAR FAMILY TRUST ET AL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 1, 2006, IN PLAT BOOK 2006C, PAGE 237.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD;

AND

PORTIONS LIE WITHIN FLOOD ZONE "A" WHICH IS DEFINED AS AN AREA WITHOUT A BASE FLOOD ELEVATION (BFE);

AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 35001C0338H AND 35001C0336H, DATED AUGUST 16, 2012.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT/DEED (7/8/2005, 2005C-240)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT/DEED (8/1/2006, 2006C-237)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
■	CONCRETE
▨	GRAVEL/RIP-RAP
—P—	PIPE FENCE
—V—	VINYL FENCE
—G—	GUARD RAIL
—//—	WOOD FENCE
—X—	WIRE FENCE
—□—	METAL FENCE
▤▤▤▤	BLOCK WALL
—○—	CHAINLINK FENCE
■	BOLLARD
□	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
□	UNDERGROUND UTILITY VAULT
□	PULL BOX
☆	LIGHT POLE
▤	SIGNAL BOX
□	TRANSFORMER
WV	WATER VALVE
⊗	WATER METER
⊗	FIRE HYDRANT
M	MAILBOX
S	MANHOLE
⊗	IRRIGATION BOX
⊗	MANHOLE
■ OR ■	STORM DRAIN INLET
— OR —	SIGN

Notes

- 1. FIELD SURVEY PERFORMED IN APRIL AND MAY 2024.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. NO BUILDINGS EXIST ON THE SURVEYED PROPERTY.

Surveyor's Certificate for ALTA Survey

To: Amestoy Driwall Inc., A New Mexico Corporation, Thomas F. Salazar & Victor Salazar, Jr., Co-Trustee of the Salazar Quatro Trust, created under Trust Agreement dated February 25, 1993, Victor Salazar Jr., Trustee of the Salazar Family Trust, a testamentary trust created under the Last Will and Testament of Victor Salazar dated February 12, 1982, Thomas F. Salazar, Kathryn Salazar a/k/a Mary K. Salazar, as Personal Representative of the Estate of Victor Salazar, Jr., also known as Victor Salazar, deceased, Kathryn Salazar, Trustee of the Victor Salazar Jr. and Kathryn Salazar Revocable Trust under Agreement dated October 5, 2016, Julia E. Salazar, The Estate of Nancy S. Friedman, deceased, The Estate of Lupe Salazar, deceased, Valerie A. Staff, and The Falba M. Hannett Revocable Trust under Agreement dated January 2, 2018, Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on May 1, 2024.

Brian J. Martinez 5/7/24
Brian J. Martinez Date
N.M.R.P.S. No. 18374



Revisions: 5/7/2024 - Original

Surveyor's Certificate for Boundary Survey

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary 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. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

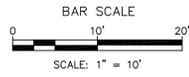
Brian J. Martinez 5/7/24
Brian J. Martinez Date
N.M.R.P.S. No. 18374



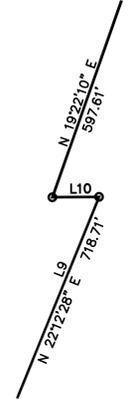
CSI-CARTESIAN SURVEYS INC.

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

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City of Albuquerque
Bernalillo County, New Mexico
May 2024



Detail "A"

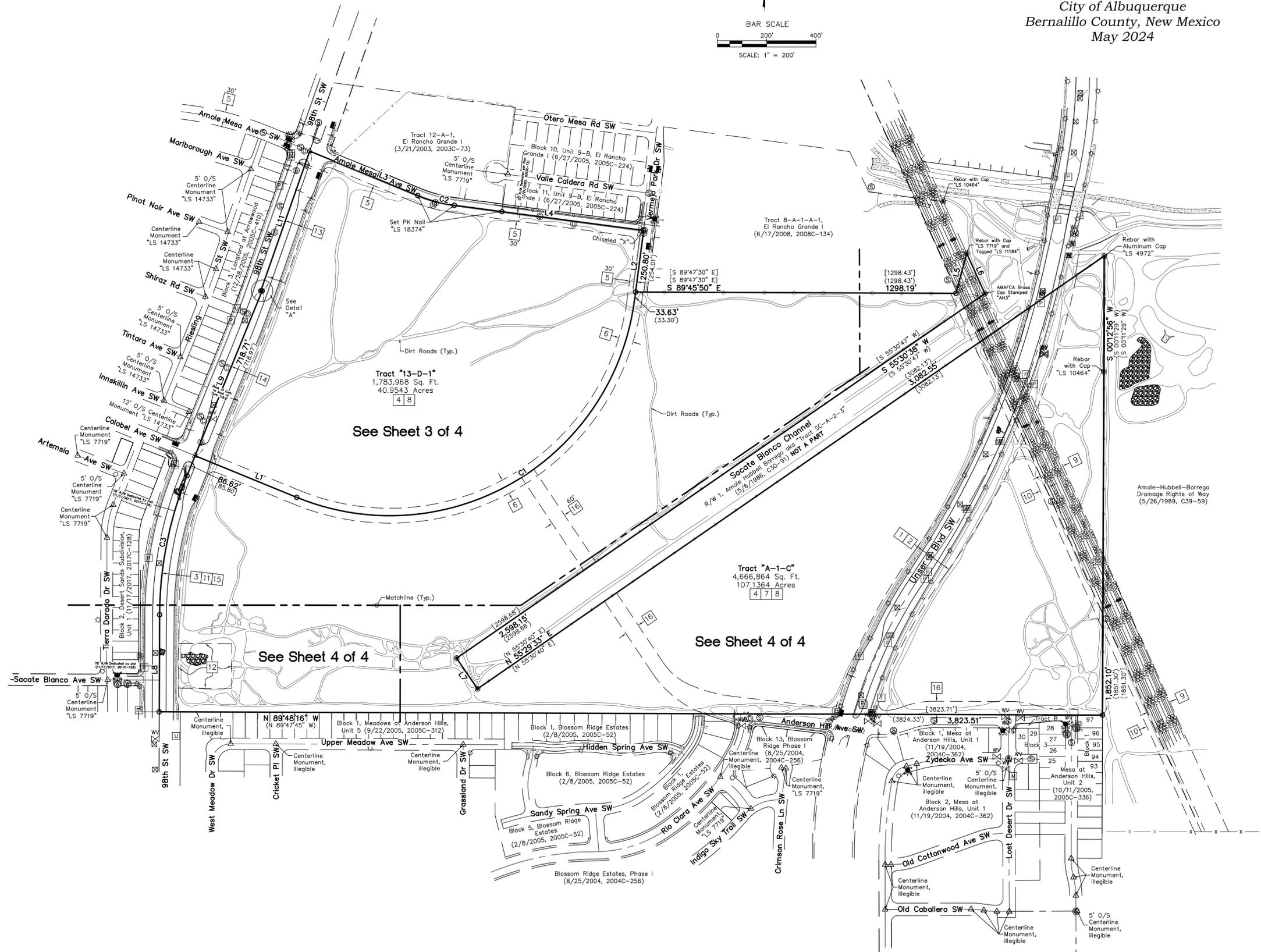
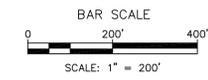


Line #	Direction	Length (ft)
L1	N 67°49'00" W (N 67°46'03" W) [N 67°46'03" W]	444.93' (444.70') [440.70']
L2	N 07°30'46" E (S 07°29'29" W)	284.43' (287.31')
L3	S 67°44'51" E (S 67°46'03" E)	473.06' (473.19')
L4	S 82°29'02" E (S 82°30'31" E)	773.90' (773.29')
L5	N 15°22'52" E (N 15°14'35" E) [N 15°14'35" E]	166.96' (166.31') [166.31']
L6	S 24°25'13" E (S 24°32'49" E) [S 24°32'49" E]	177.97' (177.63') [177.63']
L7	S 34°26'04" E (S 34°30'07" E) [S 34°30'07" E]	150.04' (149.99') [149.99']
L8	N 00°13'04" E (N 00°12'51" E)	392.07' (391.61')
L9	N 22°12'28" E (N 22°13'57" E)	805.32' (804.77')
L10	S 89°30'12" W (S 89°47'33" W)	5.49' (5.55')
L11	S 19°22'10" W (N 19°23'12" E)	597.61' (599.63')

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1826.85' [1828.08'] [1828.08']	1000.00' [1000.00'] [1000.00']	104°40'14"	1583.20'	N 59°50'53" E
C2	154.32' (154.37')	600.00' (600.00')	14°44'11"	153.89'	S 75°06'57" E
C3	575.70' [576.70']	1500.00' [1500.00']	21°59'24"	572.17'	S 11°12'46" W

Easement Notes

- 15 20 22 1 EXISTING 156' PERMANENT, EXCLUSIVE PUBLIC UTILITY EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF A PUBLIC WATERLINE AND PUBLIC SANITARY SEWER LINE (4/17/2001, BK. A18, PG. 457, DOC. NO. 2001042003) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 20 22 2 EXISTING 156' PUBLIC ROADWAY EASEMENT (7/8/2005, 2005C-240)
- 18 20 3 EXISTING 156' TEMPORARY PUBLIC ROADWAY EASEMENT (7/23/2003, 2003C-223) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 18 20 22 25 4 EXISTING BLANKET DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE (12/30/2016, DOC. NO. 2016121966) (7/23/2003, 2003C-223) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 17 18 20 5 EXISTING 60' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT (7/23/2003, 2003C-223)
- 20 22 6 EXISTING 60' PUBLIC ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENT (7/8/2005, 2005C-240)
- 20 22 7 EXISTING BLANKET EASEMENT ACROSS TRACT A-1 AND BENEFITTING TRACT 13-D-1 FOR SANITARY SEWER OUTFALL PURPOSES, LOCATION AND AND SIZE TO BE DETERMINED AT THE TIME OF FUTURE DEVELOPMENT (7/8/2005, 2005C-240)
- 18 20 22 8 EXISTING BLANKET DRAINAGE EASEMENT TO COA (7/23/2003, 2003C-223) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 10 20 22 9 EXISTING 100' PNM PERPETUAL RIGHT OF WAY EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91898) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 19 20 22 10 EXISTING 40' EXCLUSIVE, PERMANENT PUBLIC SANITARY SEWER EASEMENT (6/9/2004, BK. A79, PG. 271, DOC. NO. 2004080483) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 21 24 11 EXISTING 156' JOINT ELECTRIC AND GAS EASEMENT FOR PNM AND QWEST (12/20/2005, BK. A108, PG. 5470, DOC. NO. 2005185969) (12/20/2005, BK. A108, PG. 5471, DOC. NO. 2005018970) (12/20/2005, BK. A108, PG. 5472, DOC. NO. 21005185971) (12/20/2005, BK. A108, PG. 5473, DOC. NO. 2005185972) (12/20/2005, BK. A108, PG. 5474, DOC. NO. 2005185973)
- 24 12 EXISTING PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE (10/26/2016, DOC. NO. 2016101314)
- 17 13 EXISTING 78' PUBLIC ROADWAY EASEMENT AND P.U.E. (3/21/2003, 2003C-73)
- 18 14 EXISTING 78' PUBLIC ROADWAY EASEMENT AND P.U.E. (7/23/2003, 2003C-223)
- 22 15 EXISTING 156' PUBLIC ROADWAY EASEMENT (8/1/2006, 2006C-237)
- 22 16 EXISTING PUBLIC ROADWAY EASEMENT (8/1/2006, 2006C-237)



See Sheet 3 of 4

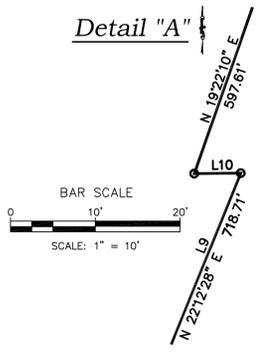
See Sheet 4 of 4

See Sheet 4 of 4

CSI-CARTESIAN SURVEYS INC.

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

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May 2024



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Curve Table

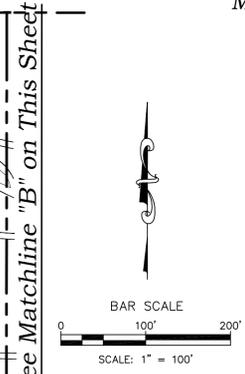
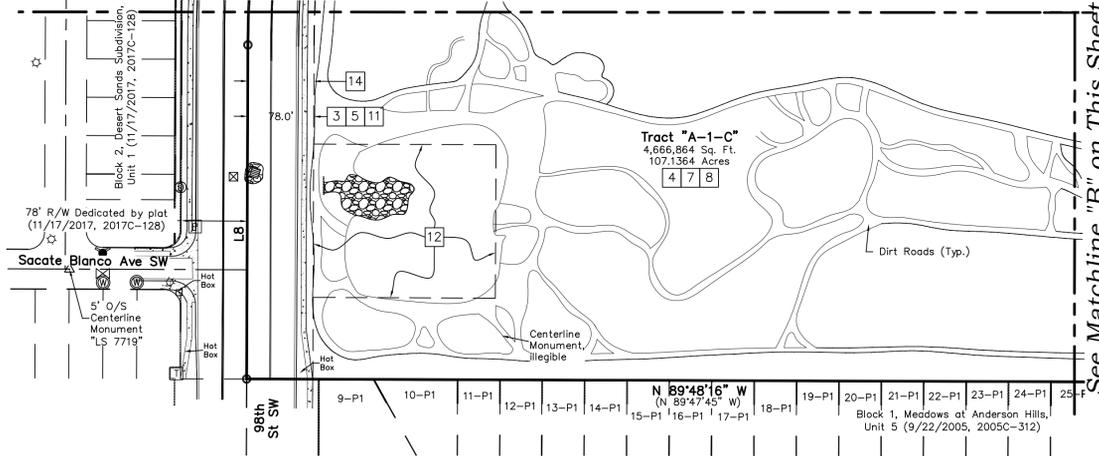
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1826.85' (1828.08') [1828.08']	1000.00' (1000.00') [1000.00']	104°40'14"	1583.20'	N 59°50'53" E
C2	154.32' (154.37')	600.00' (600.00')	14°44'11"	153.89'	S 75°06'57" E
C3	575.70' [576.70']	1500.00' [1500.00']	21°59'24"	572.17'	S 11°12'46" W

See Matchline "B" on Sheet 4 of 4

See Matchline "A" on Sheet 4 of 4

Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Tracts "13-D-1" and "A-1-C"
Lands of Salazar Family
Trust Et Al.
City of Albuquerque
Bernalillo County, New Mexico
May 2024

Matchline "B" - See Sheet 3 of 4



Line #	Direction	Length (ft)
L1	N 67°49'00" W (N 67°46'03" W) [N 67°46'03" W]	444.93' (444.70') [440.70']
L2	N 07°30'46" E (S 07°29'29" W)	284.43' (287.31')
L3	S 67°44'51" E (S 67°46'03" E)	473.06' (473.19')
L4	S 82°29'02" E (S 82°30'31" E)	773.90' (773.29')
L5	N 15°22'52" E (N 15°14'35" E) [N 15°14'35" E]	166.96' (166.31') [166.31']
L6	S 24°25'13" E (S 24°32'49" E) [S 24°32'49" E]	177.97' (177.63') [177.63']
L7	S 34°26'04" E (S 34°30'07" E) [S 34°30'07" E]	150.04' (149.99') [149.99']
L8	N 00°13'04" E (N 00°12'51" E)	392.07' (391.61')
L9	N 22°12'28" E (N 22°13'57" E)	805.32' (804.77')
L10	S 89°30'12" W (S 89°47'33" W)	5.49' (5.55')
L11	S 19°22'10" W (N 19°23'12" E)	597.61' (599.63')

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1826.85' (1828.08') [1828.08']	1000.00' (1000.00') [1000.00']	104°40'14"	1583.20'	N 59°50'53" E
C2	154.32' (154.37')	600.00' (600.00')	14°44'11"	153.89'	S 75°06'57" E
C3	575.70' (576.70')	1500.00' [1500.00']	21°59'24"	572.17'	S 11°12'46" W

See Matchline "B" on This Sheet

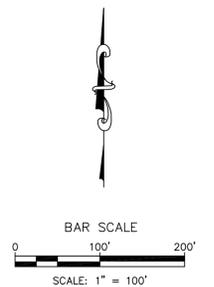
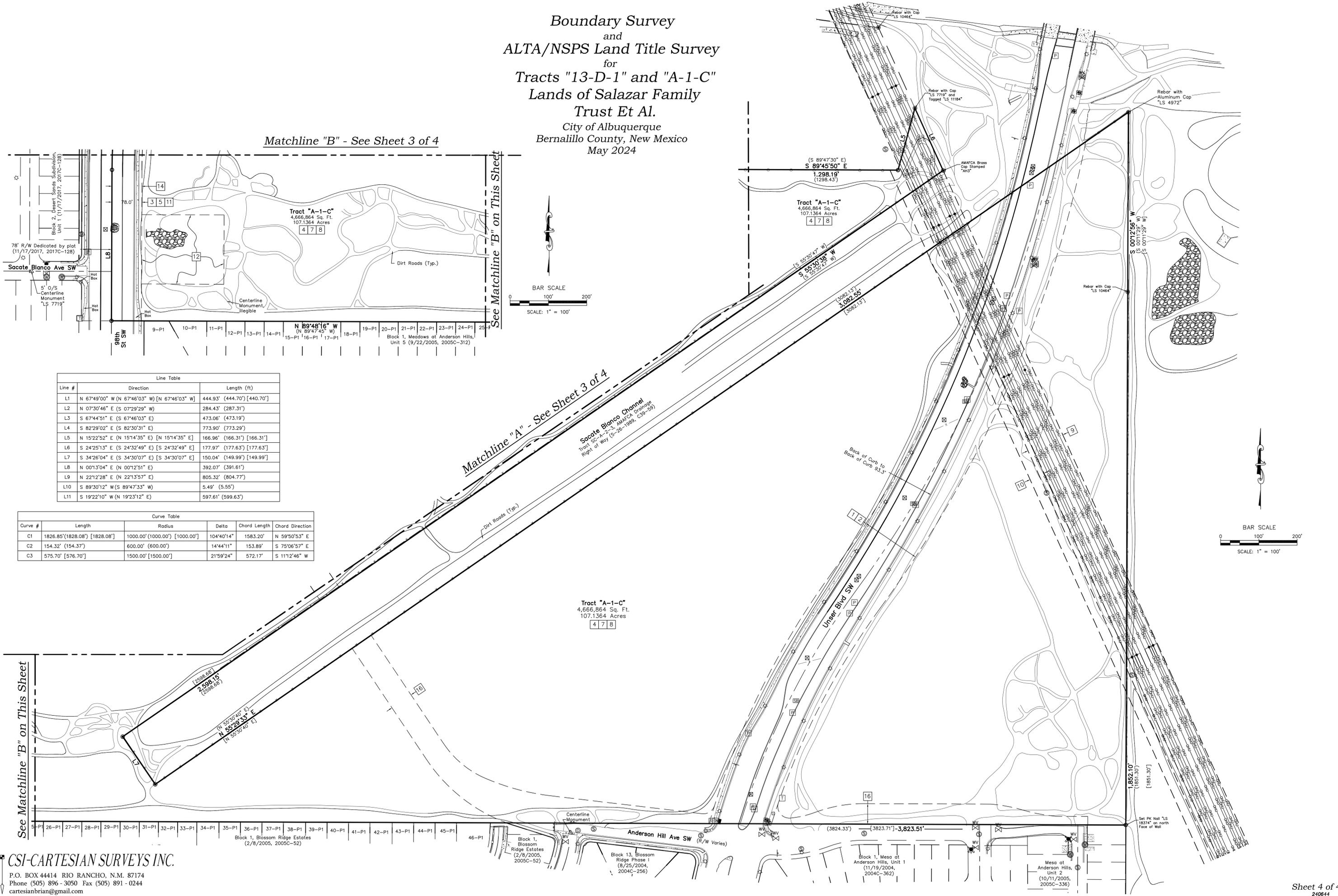


EXHIBIT A
Proposed Zoning

