CITY of ALBUQUERQUE
TWENTY SIXTH COUNCIL

COUNCIL BILL NO. O-25-80 ENACTMENT NO. O-2025-018

SPONSORED BY: Klarissa J. Peña, by request

ORDINANCE

ADOPTING A ZONING MAP AMENDMENT FROM PD TO R-1A FOR APPROXIMATELY 7 ACRES, FROM PD TO MX-T FOR APPORXIMATELY 44 ACRES, AND FROM R-1A TO MX-T FOR APPROXIMATELY 22 ACRES ON THE SALAZAR FAMILY TRUST, LOCATED BETWEEN 98th STREET AND UNSER BOULEVARD.

WHEREAS, the subject site is legally described as Tract A-1-C Bulk Land Plat Tracts A-1-A, A-1-B, & A-1-C Lands of Salazar Family Trust and Others Containing 107.1 acres; and

WHEREAS, the subject site is undeveloped, and the applicant intends to develop a single-family subdivision; and

WHEREAS, the subject site is currently zoned PD (Planned Development) and R-1A (Residential – Single-Family), with lot lines that do not match the zone boundaries (i.e. floating zone lines); and

WHEREAS, the R-1A (Residential – Single-family) zone district allows primarily low-density residential development, and MX-T (Mixed-use Transition) zone district allows a range of residential development, including single-family detached dwellings, and neighborhood-scale non-residential uses; and

WHEREAS, the request would create a zoning pattern that is consistent with the surrounding area and appropriate along the Unser Boulevard Commuter Corridor; and

WHEREAS, the request would create floating zone lines that would need to be corrected by obtaining a subdivision to plat lot lines that correspond with the zone boundaries via the roadway easements depicted on the May 2024 Boundary and Land Title Survey before a zoning certificate will be issued, as

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

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

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

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

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

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

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. The zoning on the subject site is hereby changed from PD to R-1A for approximately 7 acres, from PD to MX-T 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 in the EPC case record.

SECTION 2. FINDINGS.

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

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

(B) The applicant is requesting a zone change from PD (Planned Development Zone District) to R-1A (Residential – Single-Family Zone District) 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This zone change request furthers this policy because it will allow for the development of single-family housing and multi-family housing on the West Side and contribute to the needed housing supply in the City. MX-T allows

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higher-density housing that will also serve as a transition between commercial development and existing single-family residential development in the area.

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

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

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

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

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

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

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

The requested zone change furthers this goal because the R-1A and

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MX-T zones will allow housing development in a growing area of the City. The Southwest Mesa has continued to grow in recent years, with more schools being built and more amenities available throughout the area.

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

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

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

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

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

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

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

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

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

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

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

This criterion does not apply.

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

The requested zoning R-1A and MX-T does not include permissive uses that would be harmful to adjacent properties, the neighborhoods, or the community; it is a lower-intensity zone than PD. The uses allowed in the R-1A

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and MX-T zones are less intense and will not be harmful to the surrounding community compared to the permissive uses in the PD zone.

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

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

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

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

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

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

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

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

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

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

(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one

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premise (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

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

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

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

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

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

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

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

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

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

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SECTION 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this Ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance and each section, paragraph, sentence, clause, word, or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

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

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect five (5) days after publication by title and general summary.

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PASSED AND ADOPTED THIS 5th DAY OF May, 2025
BY A VOTE OF: 9 FOR 0 AGAINST.

Brook Bassan, President
City Council

APPROVED THIS 15 DAY OF May, 2025

Bill No. O-25-80

Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:

Ethan Watson, City Clerk

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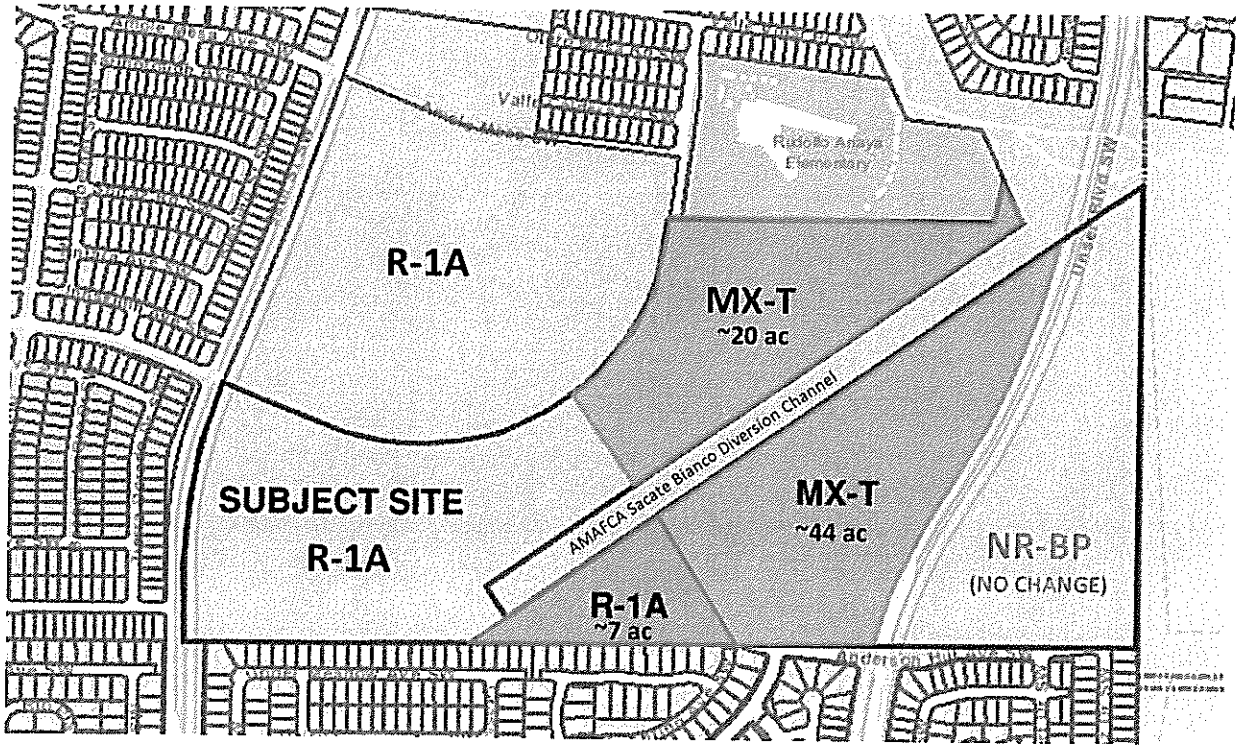
EXHIBIT A

Proposed Zoning



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CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

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.

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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:

12/31/24

Samantha Sengel, EdD Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
Lauren Keefe
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12/24/2024 | 1:31 PM MST

Lauren O'Keefe Date
City Attorney

Recommended:

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

12/13/2024

Alan Varela Date
Director

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

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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

Docusign Envelope ID: 3AA77A76-038B-4875-89BF-3D9E714EF9F8

FISCAL IMPACT ANALYSIS

TITLE: 98th Street and Unser Blvd SW Zoning Map Amendment

R: O:
FUND: 110

DEPT: 4926000

[x] 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:

	Fiscal Years 2025	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				
Revenue from program				0
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

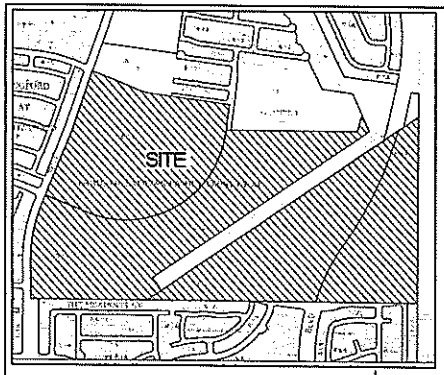
APPROVED:
DocuSigned by:
Alan Varela 12/16/2024 | 2:03 PM MST
047D88B6EF4C443...
DIRECTOR (date)

REVIEWED BY:

DocuSigned by:
LINDA CUTLER/PADILLA | 5:03
FCDEE84DBFCD4B0...
EXECUTIVE BUDGET ANALYST

DocuSigned by:
Donna Sandoval 2024 | 6:
08E4D687C3CA4F2...
BUDGET OFFICER (date)

Signed by:
Christine Boerner 2024 | 9:14 AM MST
E02C282349CC47D...
CITY ECONOMIST



Vicinity Map - Zone Atlas N-09-Z

N.T.S.

Exceptions 9-17

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 91835, 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 A1B, PAGE 426 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 A1B, PAGE 427 AS DOCUMENT NO. 2001042003, RECORDS OF BERNALILLO COUNTY, NEW MEXICO
AFFECTS SUBJECT PROPERTY–SHOWN HEREON AS [1]

16 NOTICES OF SUBDIVISION PLAT CONDITIONS RECORDED AUGUST 3, 2006 IN BOOK A121, PAGE 4119 AS DOCUMENT NO. 2006144459, 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] [A] [3]

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

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 #: 100905425318040101 (Tract 13–D–1)
100905437015540203 (Tract A–1–C)

Exceptions 18-25

(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] [6] [A] [C]

(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 A78, 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] [B]

(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] [A] [D]

(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 [B]

(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] [5] [7] [8] [9] [B] [E] [F]

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 QUATRO 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 QUATRO 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 [2]

(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, T9N., 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, T9N., 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. 230527A AND AN EFFECTIVE DATE OF FEBRUARY28, 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

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
CMU	CONCRETE AREA
CONC	CONCRETE
GRAVEL	GRAVEL/ESP–GAP
	PIPE FENCE
	VINYL FENCE
	GUARD RAIL
	WOOD FENCE
	WIRE FENCE
	METAL FENCE
	BLOCK WALL
	CHAINLINK FENCE
	BOLLARD
	UTILITY PEDESTAL
	OVERHEAD UTILITY LINE
	UTILITY POLE
	UNDERGROUND UTILITY VAULT
	PULL BOX
	LIGHT POLE
	SIGNAL BOX
	TRANSFORMER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	MAILBOX
	MANHOLE
	IRRIGATION BOX
	MANHOLE
	STORM DRAIN INLET
	SIGN

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

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: Amrestor Driscoll 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 3, 2018, 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.

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

Revisions: 5/7/2024 – Original

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

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.

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

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

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

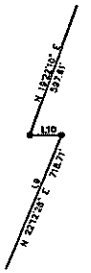
240644

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

BAR SCALE
0 10' 20'
SCALE: 1" = 10'

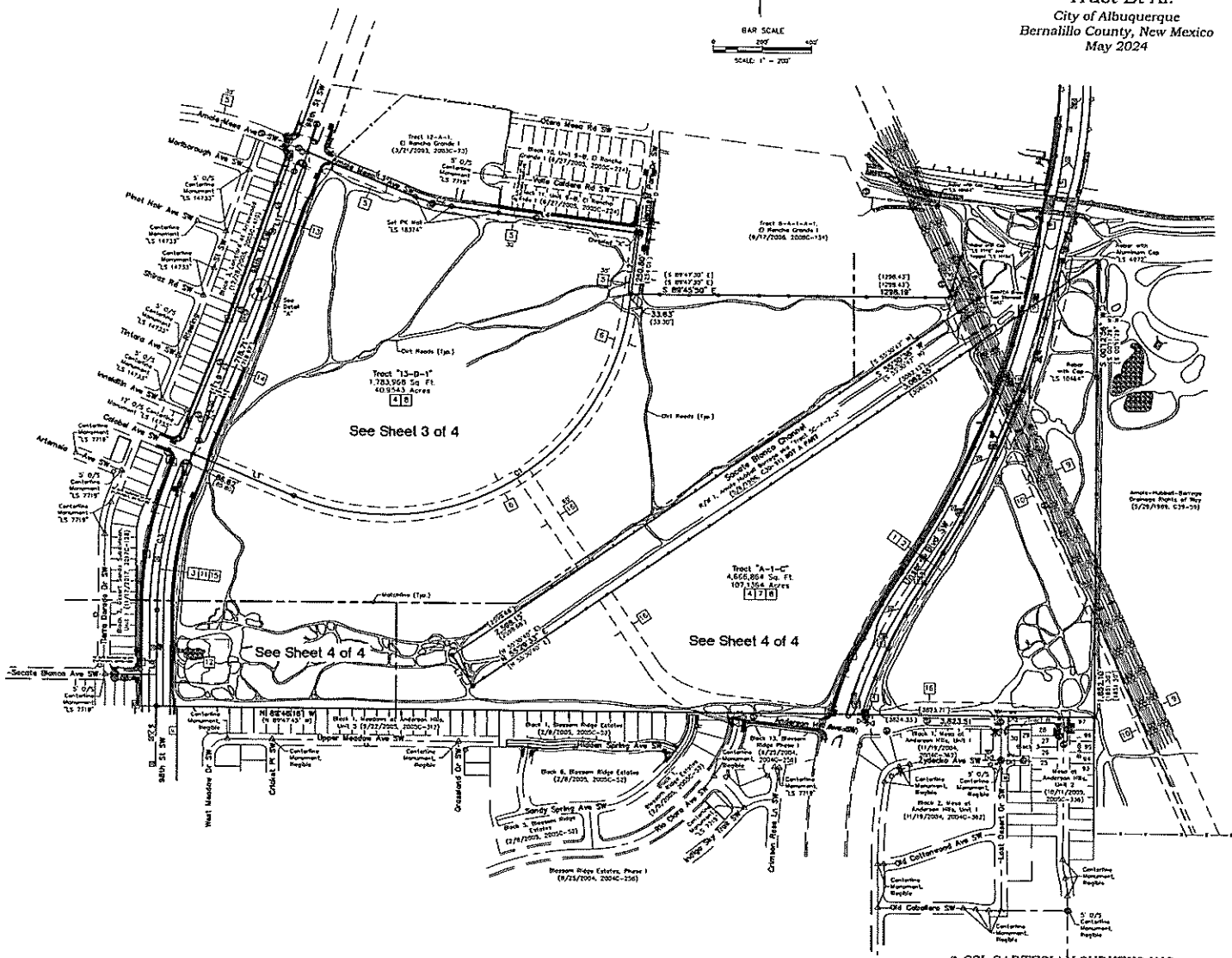
Detail "A"



BAR SCALE
0 200' 400'
SCALE: 1" = 200'

Line Table		
Line #	Direction	Length (ft)
L1	N 67°49'00" W (N 67°46'03" W) [N 67°46'03" W]	444.85' (444.70') [440.70']
L2	N 07°35'46" E (S 07°23'28" W)	284.43' (287.31')
L3	S 67°44'51" E (S 67°48'03" E)	472.06' (473.98')
L4	S 82°09'02" E (S 82°30'39" E)	773.89' (773.29')
L5	N 15°12'39" E (N 15°14'35" E) [N 15°14'35" E]	166.95' (166.31') [166.31']
L6	S 24°25'13" E (S 24°32'49" E) [S 24°32'49" E]	177.87' (177.83') [177.83']
L7	S 24°29'04" E (S 24°30'07" E) [S 24°30'07" E]	150.04' (149.99') [149.99']
L8	N 65°13'04" E (N 65°13'31" E)	382.07' (381.61')
L9	N 22°12'28" E (N 22°13'31" E)	805.32' (804.77')
L10	S 89°39'12" W (S 89°49'38" W)	5.46' (5.55')
L11	S 19°22'10" W (N 19°23'12" E)	597.61' (599.83')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1828.83' (1828.08') [1828.08']	1000.00' (1000.00') [1000.00']	104°48'14"	1583.20'	N 09°30'53" E
C2	154.32' (154.39')	500.00' (500.00')	14°44'31"	153.89'	S 75°08'37" E
C3	378.79' (378.70')	1500.00' (1500.00')	21°38'24"	372.19'	S 11°12'46" W


See Sheet 3 of 4
See Sheet 4 of 4
See Sheet 4 of 4
Tract "13-D-1"
1,783,908 Sq. Ft.
40.9543 Acres
Tract "A-1-C"
4,666,864 Sq. Ft.
107.1364 Acres
Secate Blanco Arroyo
Secate Blanco Drainage Right of Way (D-20/PM-2005-5)
Vista Colinas Rd SW
Vista Mesa Rd SW
Shiraz Rd SW
Tintera Ave SW
Cobalt Ave SW
Artemia Ave SW
Secate Blanco Ave SW
Upper Meadow Ave SW
Hidden Spring Ave SW
Sandy Spring Ave SW
Old Cottonwood Ave SW
Old Caballero SW
Jacaranda Ave SW
Anderson Hills Unit 1 (11/19/2004, 2004C-362)
Anderson Hills Unit 2 (10/21/2005, 2005C-336)
Blossom Ridge Estates (8/8/2005, 2005C-321)
Blossom Ridge Estates, Phase I (8/23/2004, 2004C-256)
Tract 13-A-1-A-1, El Rancho Grande I (6/27/2006, 2006C-134)
Tract 13-A-1-A-1, El Rancho Grande I (3/21/2003, 2003C-73)
Block 10, Unit 5 of El Rancho Grande I (6/27/2006, 2006C-134)
Block 1, Meadows at Anderson Hills, Unit 3 (5/22/2005, 2005C-317)
Block 1, Blossom Ridge Estates (2/8/2005, 2005C-321)
Block 13, Blossom Ridge Phase I (8/23/2004, 2004C-256)
Block 2, Area of Anderson Hills, Unit 1 (11/19/2004, 2004C-362)
Block 2, Area of Anderson Hills, Unit 2 (10/21/2005, 2005C-336)
Block 1, Area of Anderson Hills, Unit 2 (10/21/2005, 2005C-336)
Block 1, Area of Anderson Hills, Unit 1 (11/19/2004, 2004C-362)
Block 2, Blossom Ridge Estates (8/8/2005, 2005C-321)
Block 3, Blossom Ridge Estates (2/8/2005, 2005C-321)
Block 1, Meadows at Anderson Hills, Unit 1 (11/19/2004, 2004C-362)
Tract 13-A-1-A-1, El Rancho Grande I (3/21/2003, 2003C-73)
Set PK Nail "LS 18374"
Set PK Nail "LS 14732"
Set PK Nail "LS 14733"
Set PK Nail "LS 14734"
Set PK Nail "LS 14735"
Set PK Nail "LS 14736"
Set PK Nail "LS 14737"
Set PK Nail "LS 14738"
Set PK Nail "LS 14739"
Set PK Nail "LS

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City of Albuquerque
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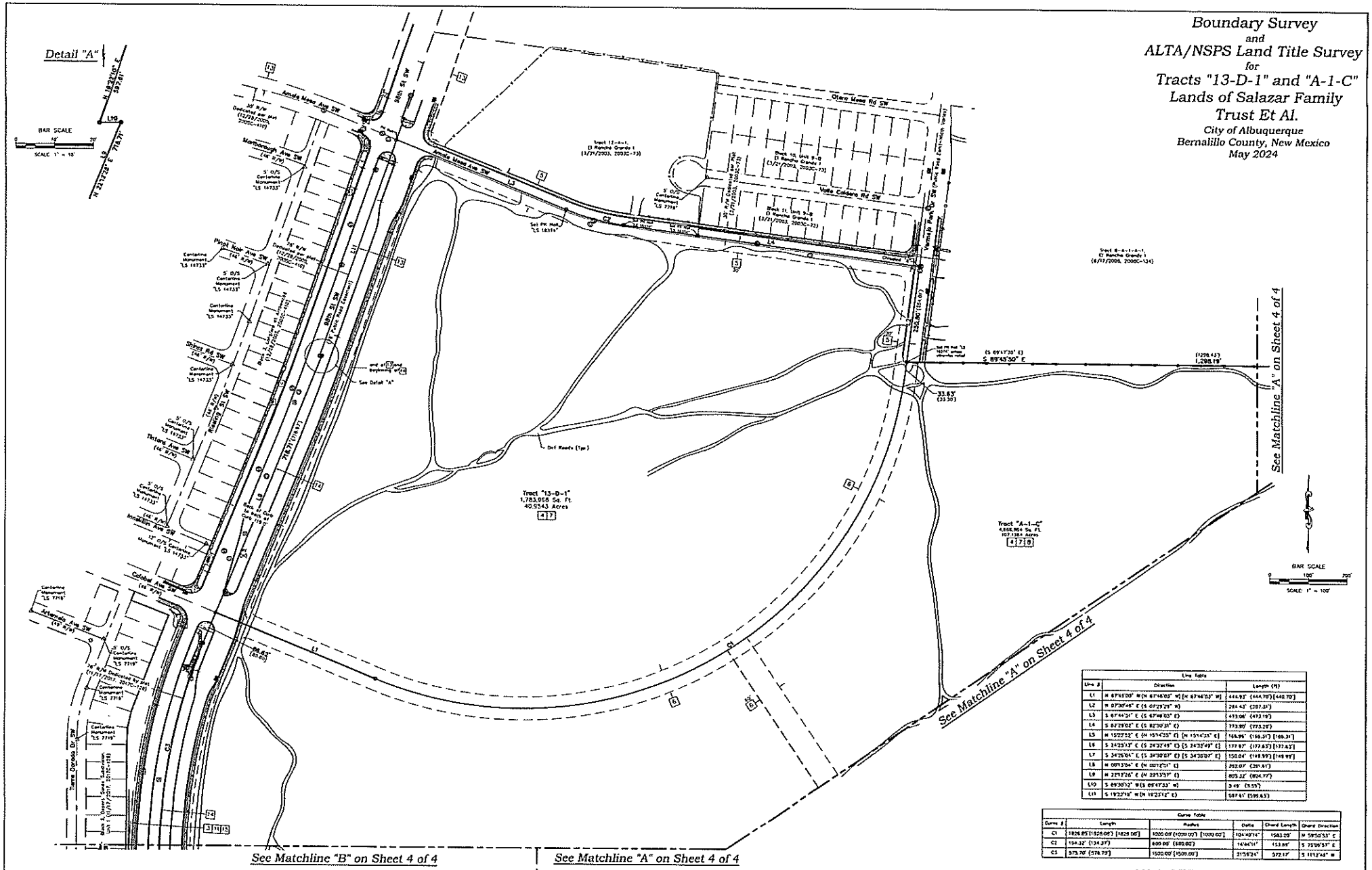
May 2024



Line Table		
Line #	Direction	Length (ft)
L1	N 67°45'03" W (N 67°46'03" W) [N 67°46'03" W]	444.93' (444.70') [442.70']
L2	N 07°28'48" E (S 07°29'29" W)	284.42' (287.31')
L3	S 67°44'31" E (S 67°46'03" E)	413.06' (412.16')
L4	S 82°28'02" E (S 82°30'31" E)	773.80' (773.29')
L5	N 15°22'52" E (N 15°14'25" E) [N 15°14'25" E]	168.98' (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°30'03" E) [S 34°30'03" E]	150.04' (149.99') [149.99']
L8	N 00°13'04" E (N 00°15'51" E)	392.07' (391.61')
L9	N 23°37'26" E (N 23°35'59" E)	805.22' (804.77')
L10	S 69°30'12" W (S 69°47'33" W)	3.49' (5.55')
L11	S 19°22'10" W (N 19°23'12" E)	587.61' (589.63')

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"	1582.28'	N 59°50'33" E
C2	134.32' (134.37')	600.00' (600.00')	12°49'51"	133.99'	S 75°09'57" E
C3	575.70' (576.79')	1500.00' (1500.00')	21°59'24"	572.17'	S 11°12'46" W

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

Boundary Survey
and
ALTA/NSPS Land Title Survey
for
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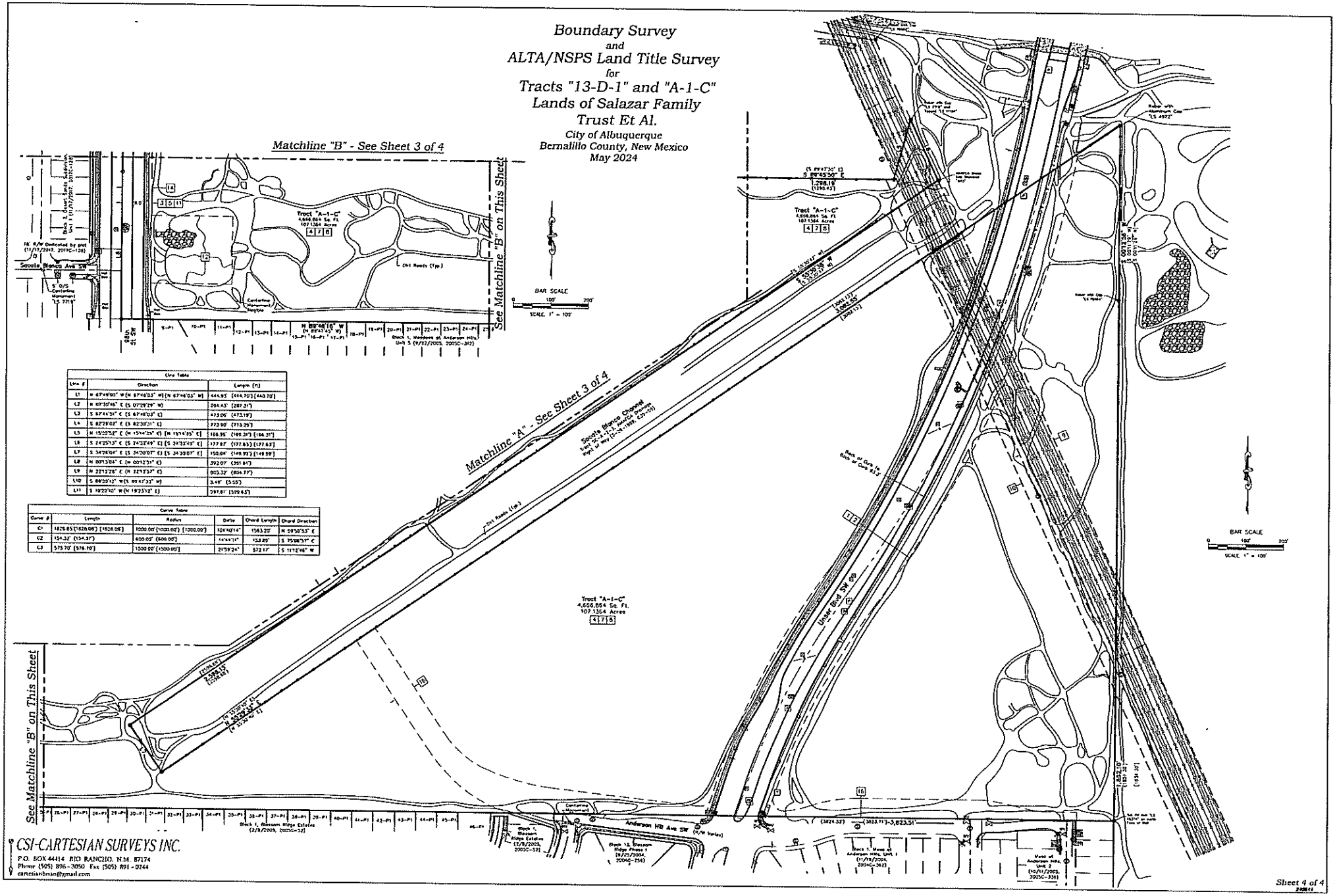
City of Albuquerque
Bernalillo County, New Mexico
May 2024



Line Table		
Line #	Direction	Length (ft)
L1	N 67°48'03" W (N 67°48'03" W)	444.85' (444.70') [440.70']
L2	N 07°30'46" E (S 07°29'29" W)	284.43' (287.31')
L3	S 87°41'31" E (S 87°48'03" E)	473.06' (473.19')
L4	S 82°39'03" E (S 82°39'31" E)	772.90' (773.29')
L5	N 15°22'52" E (N 15°14'25" E)	166.36' (166.31') [166.31']
L6	S 24°25'13" E (S 24°32'49" E)	127.87' (127.83') [127.83']
L7	S 34°28'04" E (S 34°20'07" E)	150.04' (149.95') [149.99']
L8	N 00°13'04" E (N 00°12'31" E)	392.07' (391.91')
L9	N 23°13'28" E (N 23°13'53" E)	903.32' (904.17')
L10	S 89°20'42" W (S 89°47'33" W)	3.49' (5.55')
L11	S 19°22'10" W (N 19°23'12" E)	589.61' (599.63')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1828.85'(1828.08') [1828.08']	1000.00'(1000.00') [1000.00']	104°46'14"	1583.20'	N 59°58'53" E
C2	154.32' (154.31')	600.00' (600.00')	14°44'11"	153.89'	S 75°08'37" E
C3	573.70' (576.70')	1500.00'(1500.00')	21°55'24"	572.11'	S 11°12'46" W

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