



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Montano I-25 Beach Aquisition Property LLC PHONE: _____
 ADDRESS: P.O. Box 25123 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: _____
 APPLICANT: Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Prelim/Final Plat & Vacation of Public Easement

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Parcel B-1 Plat of Parcels C-1, C-2, C-3, C-4 & B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Renaissance Center III
 Existing Zoning: F-16-Z Proposed zoning: F-16-Z MRGCD Map No _____
 Zone Atlas page(s): F-16-Z UPC Code: 101606121412730119, 101606124107430118

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1000874
AA-97-42, DRB-97-8, Z-99-116, Z-866-66-1, ZA-86-74

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 23.8658 acres +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Desert Surf Circle NE
 Between: Alexander Blvd NE and Montano Rd NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Ronald R. Bohannon DATE 4/20/18
 (Print Name) Ronald R. Bohannon Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date _____			\$ _____

Project # _____

Staff signature & Date _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **10 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 X List number of easements to be vacated 2
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 X The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **10 copies.**
 (Not required for City owned public right-of-way.)
 N/A Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **10 copies**
 X Zone Atlas map with the entire property(ies) clearly outlined
 X Letter briefly describing, explaining, and justifying the request
 X Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 X Sign Posting Agreement
 X Fee (see schedule)
 X List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **10 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 ___ List number of easements to be vacated _____
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

 Ronald R. Bohannon
 Applicant name (print)
 _____ 4/29/18
 Applicant signature / date



Form revised January 2018

- Checklists complete Application case numbers
 Fees collected _____ - _____
 Case #s assigned _____ - _____
 Related #s listed _____ - _____

 Planner signature / date
 Project #: _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Proposed Infrastructure List (Figure 18)
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.
 - Grading and Drainage Plan/Drainage Report Submittal to Hydrology (**Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.**)


- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Proposed Infrastructure List (Figure 18)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R Bohannon
 Applicant name (print)

 Applicant signature / date



Form revised January 2018

- Checklists complete Application case numbers
- Fees collected _____
- Case #s assigned _____
- Related #s listed _____

Planner signature / date

Project # _____

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

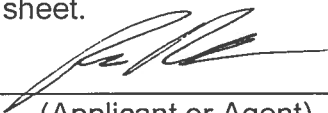
4. TIME

Signs must be posted from _____ To _____.

5. REMOVAL

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

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


_____, 4/20/18
(Applicant or Agent) (Date)

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



TIERRA WEST, LLC

April 5, 2018

Ms. Kym Dicome, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: REQUEST FOR MINOR SUBDIVISION
PRELIMINARY/FINAL PLAT APPROVAL
AND VACATION OF PUBLIC EASEMENT
PARCELS C-1-A, C-1-B, and B-1-A RENAISSANCE CENTER III
ZONE ATLAS PAGE F-16-Z**

Dear Ms. Dicome:

Tierra West LLC, on behalf of the Montano I-25 Beach Acquisition Property LLC, requests approval for a Minor Subdivision Preliminary/Final Plat approval and Vacation of Public Easement for the above-referenced project (the Old Beach Water Park). The zoning designation for the site is SU-1 for IP and Amusement Facility of a Permanent Character and will remain the same. The reason for this request is to adjust the property lines and to vacate easements no longer needed with the granting of new easements per this plat. This plat will document the revisions to the approved Site Plan for Subdivision for Parcels B1 and C1.

Proposed revisions to the Site Plan for Subdivision include reconfiguring the internal lot line between existing Parcels B-1 and C-1. The intent is to adjust the existing lot line to align with a new private road proposed for the development of a multiuse recreational facility. A new lot is being created to accommodate a future expansion of an existing parking lot adjacent to a retail store (starbucks). That land owner will purchase the new parcel and combine both parcels into one at a later date under a separate submittal. These new reconfigured lots will be labeled as Parcels C-1-A, C-1-B and B-1-A Renaissance Center III.

Should you have any questions or require additional information regarding this matter, please feel free to contact me at (505) 858-3100.

Sincerely,

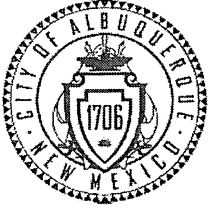
Ronald R. Bohannon, PE

Enclosure/s

cc: James K. Trump, Jr.

JN: 2017035
RRB/jn/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: March 15, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): 1000874
Agent: Tierra West, LLC
Applicant: Montano I-25 Property, LLC
Legal Description: Parcel B-1 Plat of Parcels C-1, C-2, C-3, C-4 & B-1
Zoning: SU-1 IP
Acreage: 23.8658
Zone Atlas Page(s): F-16-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Old Beach Water Park was present at this location and has since been torn down. Extensive disturbances are visible in historic Google Earth imagery

SITE VISIT: N/A

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(2): property has been disturbed through previous land use/development

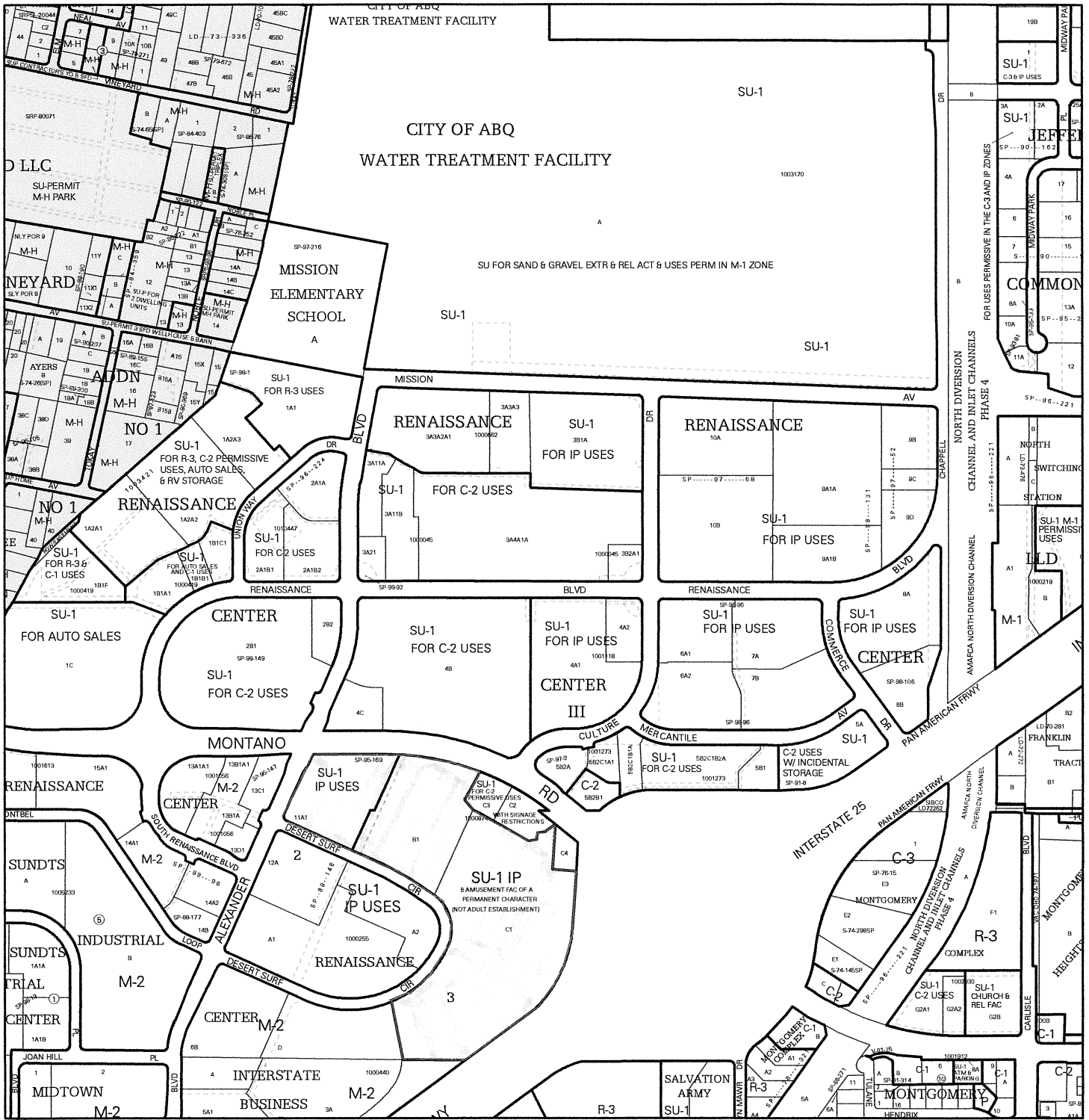
SUBMITTED BY:

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

3/15/18
Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-16-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Multi Use Recreational Facility

AGIS MAP # F-16-Z

LEGAL DESCRIPTIONS: Parcel B-1 Plat of Parcels C-1, C-2, C-3, C-4 & B-1

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 02/01/2018 (date).



Applicant/Agent Tierra West, LLC

4/20/18

Date

Hydrology Division Representative

Date

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 02/27/18 (date).



Applicant/Agent Tierra West, LLC

4/20/18

Date

Utilities Division Representative

Date

PROJECT # _____

February 27, 2018

Chair

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Pat Davis
City of Albuquerque
Councilor, District 6

Timothy M. Keller
City of Albuquerque
Mayor

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Lonnie Talbert
County of Bernalillo
Commissioner, District 4

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Jonathan Niski
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, New Mexico 87109

**RE: Water and Sanitary Sewer Availability Statement #180112
Multi Use Recreational Facility
1600 Desert Surf Cir. NE**

Dear Mr. Niski:

Project Description: The subject site is located on Desert Surf Cir. east of Alexander Blvd. within the City of Albuquerque. The proposed development consists of approximately 17.3 acres and the property is currently zoned SU-1 for open space/recreation/agricultural use. The property lies within the Pressure Zone 1E in the Montgomery trunk. The request for availability indicates plans to develop the site and construct a multiuse recreational facility.

Existing Conditions: Water infrastructure in the area consists of the following:

- Eight inch PVC distribution main (project #26-3134-87) along Desert Surf Cir.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch VCP collector line (project #26-3134-87) along Desert Surf Cir.

Water Service: New metered water service to the property can be provided via routine connection to the existing infrastructure mentioned. It is to be noted that the subject site is located at the top of the Pressure Zone 1E which serves finished floor elevations up to 5063 ft (NAV 27/29). This shall be considered for providing water service to the proposed three-story building. Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service can be provided via routine connection to the existing infrastructure mentioned. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 2500 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was taken at the distribution main along Desert Surf Cir. in close proximity to the locations indicated in the City Fire Marshal approved Fire One Plan. The indicated hydrants are to be

considered private and shall be served via private fire lines connecting to the distribution main along Desert Surf Cir. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Please note that the engineer responsible for the system design is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)

f/ Availability Statement 180112

180112



Legend

Pipe

SUBTYPE

-  Distribution Main
-  Hydrant Leg
-  In Zone Transmission
-  Hydrant
-  Valve

0 500 1,000 Feet



 --- Fire Flow Analysis Points

- 1. --- Analysis Location
- 2. --- Analysis Location

180112



Legend

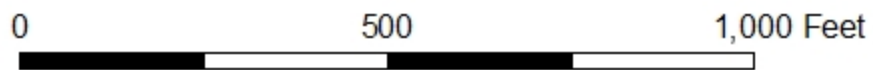
Sewer Pipe

— <all other values>

SUBTYPE

- COLLECTOR
- FORCE MAIN
- INTERCEPTOR
- VACUUM LINE

☼ Sewer Manhole



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	/	/
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	/	/
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	/	/

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald Bohannon
 NAME (print) _____ DRB CHAIR - date _____ PARKS & RECREATION - date _____
Terna Best LLC.
 FIRM _____ TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
[Signature]
 SIGNATURE - date 4/22/18 UTILITY DEVELOPMENT - date _____ CODE ENFORCEMENT - date _____
 CITY ENGINEER - date _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

Parcel B-1-A and C-1-A, Renaissance Center III
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel B-1 and C-1, Renaissance Center III
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	DRC #	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
									Private Inspector	P. E.	City Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18"	Storm Sewer	Parcel C-1-A	Interstate 25	Desert Surf Circle	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24"	Storm Sewer	Parcel B-1-A	Parcel C-3	Retention Pond	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36"	Storm Sewer	Parcel B-1-A	Ex. 42" Storm Sewer	Retention Pond	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8"	Waterline	Desert Surf Circle	Desert Surf Circle	Parcel C-1-A	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3"	Domestic Water Service	Desert Surf Circle	Desert Surf Circle	Parcel C-1-A	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1/2"	Irrigation Service	Desert Surf Circle	Desert Surf Circle	Parcel C-1-A	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						/	/	/

Jaimie Garcia

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Thursday, March 15, 2018 9:30 AM
To: Jaimie Garcia
Subject: Notification Inquiry_Desert Surf Circle NE, Between Alexander Blvd NE and Montano Rd NE_DRB
Attachments: Page_F-16-Z.PDF

Jaimie,

Good morning. The purpose of this email is to confirm that as of today, **Thursday March 15, 2018**, there are no recognized or registered neighborhood or homeowner associations affected by your upcoming DRB submittal per the criteria set out by the City of Albuquerque's Neighborhood Recognition Ordinance. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, March 14, 2018 10:45 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Development Review Board Submittal

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

Contact Name

Jaimie Garcia

Company Name

Tierra West LLC

Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Telephone Number

505-858-3100

Email Address

jgarcia@tierrawestllc.com

Anticipated Date of Public Hearing (if applicable):

April 11, 2017

Describe the legal description of the subject site for this project:

Parcel B-1 Plat of Parcels C-1, C-2, C-3, C-4 & B-1 Renaissance Center III

Located on/between (physical address, street name or other identifying mark):

Located on Desert Surf Circle NE, Between Alexander Blvd NE and Montano Rd NE

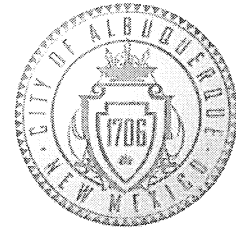
This site is located on the following zone atlas page:

F-16-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

If this email is spam, report it to www.OnlyMyEmail.com

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

February 1, 2018

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: Multi-Use Recreational Facility
Grading and Drainage Plan
Stamp Date: 01/25/18
Hydrology File: F16D003E1**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your re-submittal received 01/26/2018, the Grading Plan is approved for Grading Permit.

Albuquerque

Please remember that the following comments need to be addressed for approval for Building Permit on the above referenced project:

NM 87103

1. Need to record the proposed 20 feet Public Drainage Easement.
2. Need to build the proposed Public storm sewer system which must be accepted by the City.
3. A DRB submittal may be required for an approval of an Infrastructure List for the Proposed Public Storm Sewer System and an SIA must be recorded. If there is not going to be an approved Infrastructure List, then add a note that states, "Prior to Certificate of Occupancy the public infrastructure must be constructed and accepted by the City." and also list the public infrastructure.
4. DRC Work Construction documents for the Proposed Public storm sewer system needs to be submitted and approved. These drawings must include a profile of this Public storm sewer system with both EGL and HGL along with the calculations for them. This construction documents must be submitted to the DRC for approval.
5. Need to vacate the portion of the existing 20 feet Public Drainage Easement once the City has accepted the installation of the proposed Public storm sewer system.

www.cabq.gov

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

6. An Agreement and Covenant for the Public Drainage Easement for the proposed retention pond will have to be recorded prior to Hydrology's approval for Building Permit. Please include the recording information for the Agreement and Covenant on the Grading Plan.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

A handwritten signature in cursive script that reads 'Renée C. Brissette'.

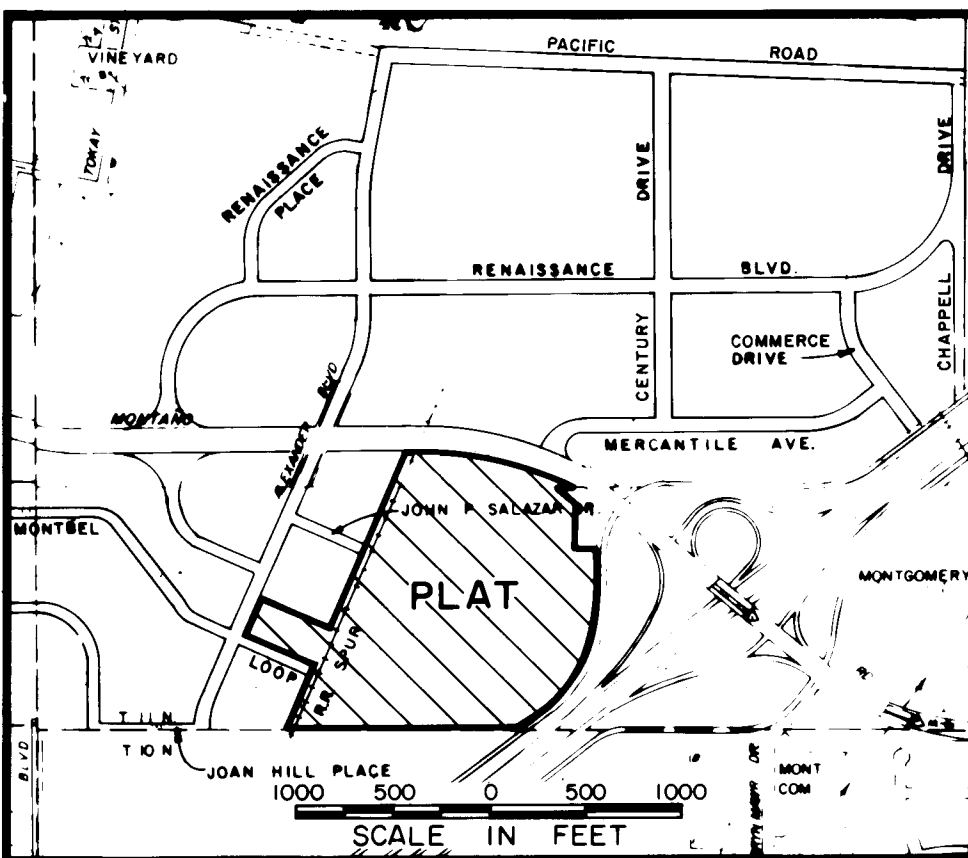
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



LOCATION MAP
ZONE ATLAS MAP F-16

SCALE IN FEET

CURVE DATA		
DELTA	RADIUS	LENGTH
① 35°22'36"	1,371.40'	846.76'
② 41°12'40"	669.18'	481.32'
③ 90°00'00"	25.00'	39.27'
④ 90°00'00"	530.00'	832.52'
⑤ 78°00'00"	190.00'	258.66'
⑥ 12°00'00"	1,758.57'	368.31'
⑦ 25°54'36"	25.00'	11.31'
⑧ 32°55'02"	30.00'	17.23'
⑨ 22°00'00"	227.00'	87.16'
⑩ 32°54'57"	30.00'	17.23'
⑪ 25°54'36"	25.00'	11.31'

SUBDIVISION DATA
S-86-71

SUBDIVISION CASE NUMBER: Z-86-66, DRB-86-788
GROSS SUBDIVISION ACREAGE: 40.3729
NUMBER OF EXISTING TRACTS: 3
NUMBER OF TRACTS CREATED: 5
MILES OF FULL-WIDTH STREETS CREATED: 0.3169
DATE OF SURVEY: DECEMBER, 1986

FREE CONSENT AND DEDICATION STATEMENT

THE SUBDIVISION DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON WITH THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; INCLUDED ARE EASEMENTS FOR JOINT POWER AND COMMUNICATION SERVICE LINES; AND DO ALSO GRANT TO THE CITY OF ALBUQUERQUE THE DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNERS AND/OR PROPRIETORS DO HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT WE ARE AUTHORIZED TO DO SO ACT.

MONTBEL, INC., A NEW MEXICO CORPORATION
BY: *Ray E. Montgomery*
RAY E. MONTGOMERY, VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

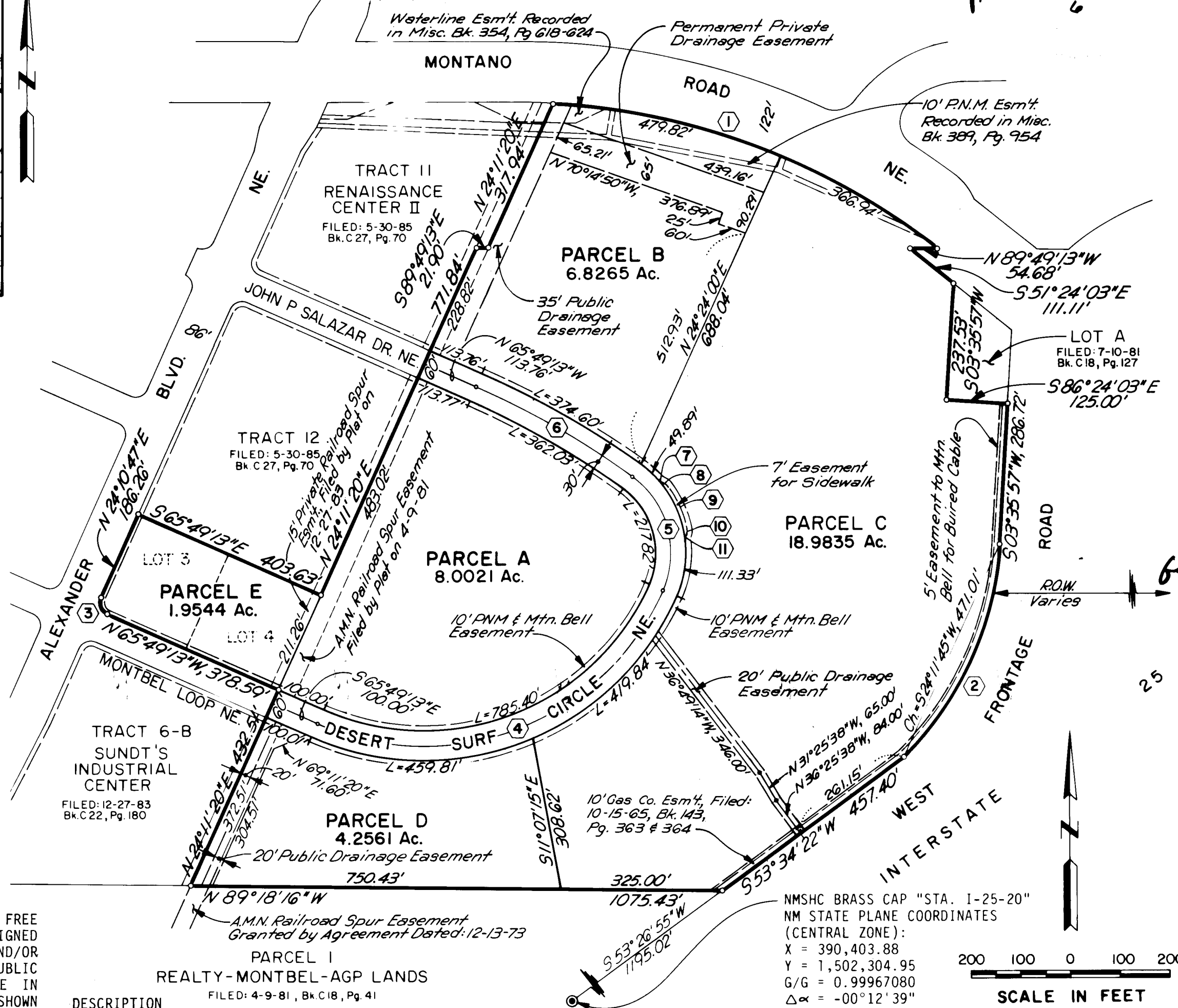
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF December, 1986, BY *Ray E. Montgomery*, VICE PRESIDENT OF MONTBEL, INC., A NEW MEXICO CORPORATION.

Raouel L. Lopez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-22-90

TALOS LOG No.:
SP-II-14-1149

DRAINAGE NOTE:
THE PERMANENT, PRIVATE DRAINAGE EASEMENT WITHIN PARCEL "B" IS TO ACCEPT AND POND THE DRAINAGE RUN-OFF FROM PARCEL "C". THE OWNERS AND/OR PROPRIETORS OF PARCEL "C" WILL REMAIN RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES IN THIS EASEMENT IN ACCORDANCE WITH ORDINANCES AND STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE.



DESCRIPTION
FILED: 4-9-81, Bk C18, Pg 41

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 6-A AND LOTS 3 AND 4 IN BLOCK 4 OF SUNDT'S INDUSTRIAL CENTER AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1983 IN VOLUME C22, FOLIO 180, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 FROM WHENCE THE MONUMENT "STA. 1-25-20" MARKED BY A N.M.S.H.C. BRASS CAP BEARS S 53°26'55" W, 1,195.02 FEET DISTANCE; THENCE, FROM SAID POINT OF BEGINNING,

N 89°18'16" W, 1,075.43 FEET ALONG THE SOUTH LINE OF SAID TRACT 6-A TO THE SOUTHWEST CORNER OF SAID TRACT 6-A; THENCE, N 24°11'20" E, 432.51 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 4; THENCE, N 65°49'13" W, 378.59 FEET ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 4, BLOCK 4 TO A POINT OF CURVATURE; THENCE, NORTHERLY, 39.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE, N 24°10'47" E, 186.26 FEET ALONG THE WESTERLY LINE OF LOT 3, BLOCK 4 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE, S 65°49'13" E, 403.63 FEET ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 4 TO THE NORTHEAST CORNER OF LOT 4, ON THE WESTERLY LINE OF SAID TRACT 6-A; THENCE,

N 24°11'20" E, 771.84 FEET ALONG THE WESTERLY LINE OF TRACT 6-A TO A POINT; THENCE, S 89°49'13" E, 21.90 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO A POINT; THENCE, N 24°11'20" E, 317.94 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO THE NORTHWEST CORNER OF SAID TRACT 6-A, A POINT ON CURVE ON THE SOUTH LINE OF MONTANO ROAD, NE; THENCE, SOUTHEASTERLY, 846.76 FEET ALONG THE SAID SOUTH LINE OF MONTANO ROAD, NE, ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 1,371.40 FEET AND A CHORD WHICH BEARS S 69°25'27" E, 833.37 FEET TO A POINT; THENCE, N 89°49'13" W, 54.68 FEET TO A POINT; THENCE, S 51°24'03" E, 111.11 FEET CONTINUING ALONG THE SAID SOUTH LINE OF MONTANO ROAD, NE, TO A POINT; THENCE, S 03°35'57" W, 237.53 FEET TO A POINT; THENCE, S 86°24'03" E, 125.00 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE, S 03°35'57" W, 286.72 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 481.32 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 669.18 FEET AND A CHORD WHICH BEARS S 24°11'45" W, 471.01 FEET TO A NON-TANGENT POINT; THENCE, S 53°34'22" W, 457.40 FEET CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 42.3273 ACRES, MORE OR LESS.

08767205

RENAISSANCE III

A REPLAT OF
LOTS 3 & 4, BLOCK 4 & TRACT 6-A OF
SUNDT'S INDUSTRIAL CENTER
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 1986

APPROVALS

<i>John A. Urban</i> CHIEF CITY SURVEYOR	12/11/86
<i>Rene Jewell</i> PROPERTY MANAGER	12/15/86
<i>Adrian A. Hancock</i> TRAFFIC ENGINEER	12-16-86
<i>Donet Salero</i> Parks and Recreation Director	12-16-86
<i>Donald Langit</i> WATER RESOURCES DEPARTMENT	12-16-86
<i>Paul Quinn</i> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	6-19-87
<i>Paul Quinn</i> CITY ENGINEER, ENGINEERING DIVISION	6-19-87
<i>Jack Cloud</i> PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION	6-25-87

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID AS SHOWN ON PREVIOUSLY RECORDED PLATS.
2. DISTANCES ARE GROUND DISTANCE AS SHOWN ON PREVIOUSLY RECORDED PLATS.
3. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PARCELS AND DEDICATE THE STREET RIGHT-OF-WAY IN COMPLIANCE WITH ZONING REQUEST NUMBER Z-86-66, APPROVED.
4. ALL BOUNDARY CORNERS WERE FOUND TO BE 1/8 INCH REBAR WITH ALUMINUM CAP MARKED "AARR" # 1817, UNLESS OTHERWISE INDICATED HEREON.
5. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO ALL PARCELS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

SURVEYOR'S CERTIFICATE

I, GAYLE D. JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gayle D. Jewell
GAYLE D. JEWELL, L.S. NO. 4071

DATE: 12/16/86

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF December, 1986 BY GAYLE D. JEWELL, REGISTERED NEW MEXICO LAND SURVEYOR NO. 4071.

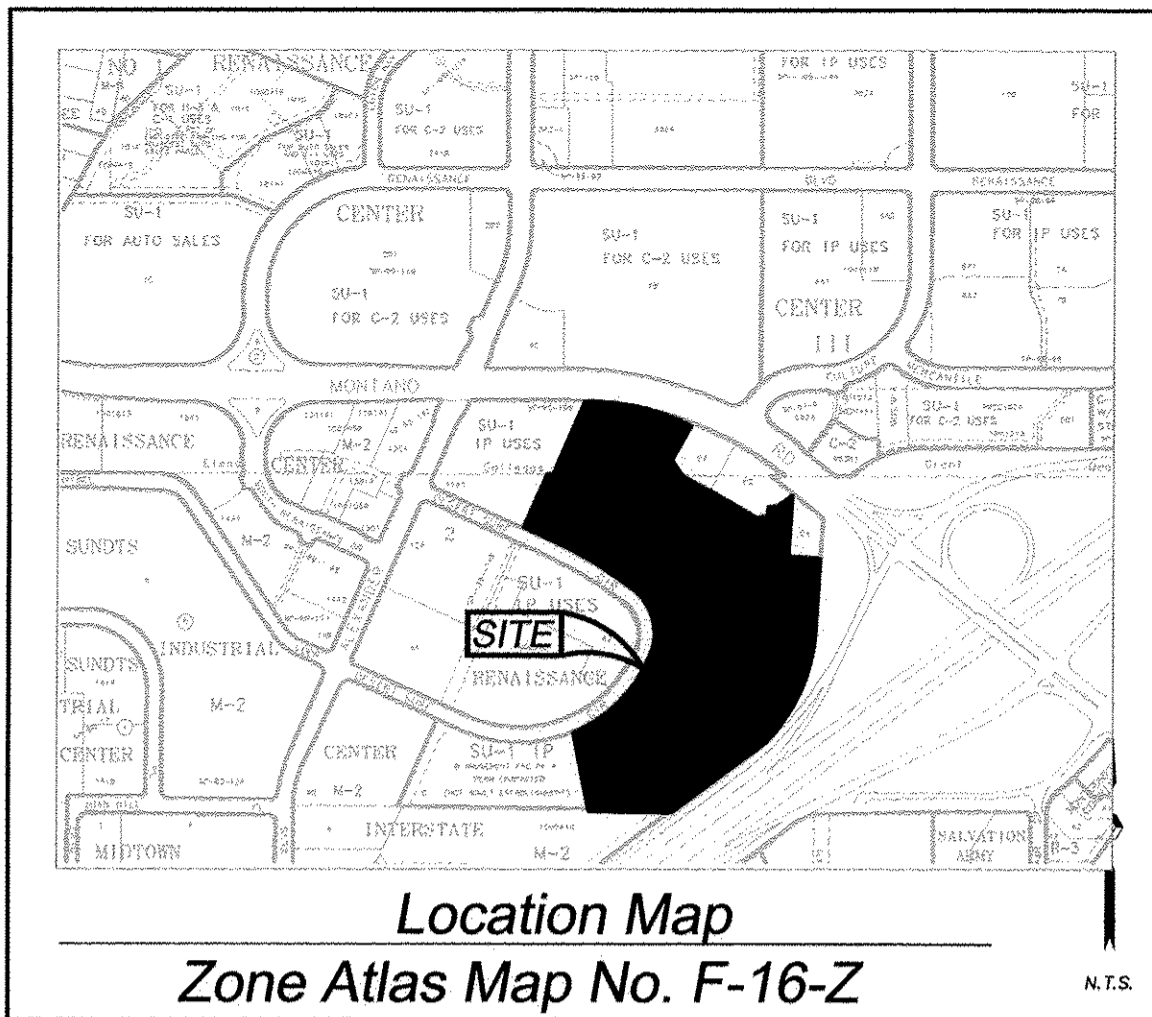
Gayle D. Jewell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/89

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 86-475 NEW MEXICO

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	UNIVERSAL CONST.	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK BY	A.A.F.R.								
INSPECTORS	R.S.R.								
ACCEPTANCE BY	R.S.R.								
FIELD VALIDATION BY	A.A.F.R.								
DRAWINGS	A.A.F.R.								
SUBMITTALS	A.A.F.R.								
RECORDED BY	DATE								
RECORDED BY	DATE								
DESIGNED BY	DATE	RSF	DEC 1986						
DRAWN BY	DATE	JLV	DEC 1986						
CHECKED BY	DATE	JA	DEC 1986						
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT									
RENAISSANCE III INFRASTRUCTURE IMPROVEMENTS									
SUBDIVISION PLAT									
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE				
City Engineer	<i>Andrew</i>	11/11/87	Liquid Waste	UW	3-4-87				
A.C.E.-Design			Traffic	SADW H	11/11/87				
A.C.E.-Hydrology	<i>Monty</i>	1-1-87	Water	UW	3-4-87				
DRAWING NO.	3134	MAP NO.	F-16	SHEET	2	OF 12			

26 31340287



RECORDING STAMP

Plat of
 Parcels C-1-A, C-1-B and B-1-A
Renaissance Center III
 Elena Gallegos Grant
 Projected Section 34, Township 11, Range 3, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 March 2018

Legal Description
 SEE SHEET TWO OF THREE FOR LEGAL DESCRIPTION

Project No. _____
 Application No. 18DRB-
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals
Soren M. Risenhoover P.S. 4/18/18
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CODE ENFORCEMENT DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 23.8656 ACRES ±
 ZONE ATLAS INDEX NO: F-16-Z
 NO. OF TRACTS CREATED: 3
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: OCTOBER 20, 2015, FIELD VERIFIED OCTOBER 17, 2017

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO PARCELS INTO THREE NEW PARCELS, TO VACATE PRIVATE AND PUBLIC EASEMENTS AND TO GRANT NEW EASEMENTS

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

TREASURY'S CERTIFICATE

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER MONTANO I-25 PROPERTY LLC./
 MONTANO I-25 BEACH ACQUISITION LLC.
 SECTION 34, TOWNSHIP 10 N, RANGE 3 E,
 SUBDIVISION RENAISSANCE CENTER III
 UPC "C-1" 101606124107430118
 UPC "C-4" 101606128711130106
 UPC "B-1" 101606121412730119

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

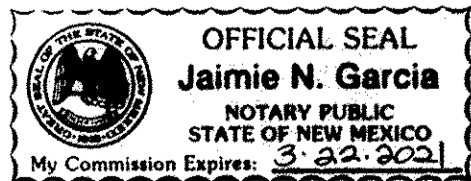
SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Steve Abraham 4-4-18
 STEVE ABRAHAM
 MANAGER
 MONTANO I-25 PROPERTY LLC./MONTANO I-25 BEACH ACQUISITION LLC. DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2018 BY
 STEVE ABRAHAM, MANAGER, MONTANO I-25 PROPERTY LLC./MONTANO I-25 BEACH ACQUISITION



BY *Jaimie N. Garcia* MY COMMISSION EXPIRES: 3-22-2021
 NOTARY PUBLIC

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 3/22/18
 LARRY W. MEDRANO
 N.M.P.S. No. 11993 DATE



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"
CONTROL USED: NATIONAL GEODETIC SURVEY OR ALBUQUERQUE GEODETIC REFERENCE SYSTEM		MATCHES DRAWING UNITS: YES
BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003292289	DISTANCE ANNOTATION: GROUND	
GROUND TO GRID: 0.9996708795	BEARING ANNOTATION: GRID	ELEVATIONS VALID: NO
	ELEVATION TRANSLATION: ±0.00'	

RECORDING STAMP

Plat of
Parcels C-1-A, C-1-B and B-1-A
Renaissance Center III

Elena Gallegos Grant
Projected Section 34, Township 11, Range 3, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
March 2018

Legal Description

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, S 03°35'57" W, A DISTANCE OF 286.72 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 481.32 FEET, A RADIUS OF 669.18 FEET, A DELTA ANGLE OF 41°12'39", A CHORD BEARING OF S 24°11'45" W, AND A CHORD LENGTH OF 471.01 FEET, TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 53°34'22" W, A DISTANCE OF 457.40 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°18'16" W, A DISTANCE OF 325.00 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°07'15" W, A DISTANCE OF 308.62 FEET TO A POINT OF NON-TANGENT CURVATURE, LYING ON THE EAST RIGHT OF WAY LINE OF DESERT SURF CIRCLE, N.E., MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 419.84 FEET, A RADIUS OF 560.00 FEET, A DELTA ANGLE OF 42°57'20", A CHORD BEARING OF N 45°39'27" E, AND A CHORD LENGTH OF 410.08 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 299.50 FEET, A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 78°00'08", A CHORD BEARING OF N 14°49'10" W, AND A CHORD LENGTH OF 276.90 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 374.60 FEET, A RADIUS OF 1788.57 FEET, A DELTA ANGLE OF 12°00'00", A CHORD BEARING OF N 59°49'13" W, AND A CHORD LENGTH OF 373.92 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND CHISELED "X";

THENCE N 65°48'40" W, A DISTANCE OF 113.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND CHISELED "X";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 24°11'20" E, A DISTANCE OF 228.82 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°49'13" E, A DISTANCE OF 21.90 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 24°11'20" E, A DISTANCE OF 317.94 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF MONTANO ROAD, N.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 431.44 FEET, A RADIUS OF 1369.08 FEET, A DELTA ANGLE OF 18°03'20", A CHORD BEARING OF S 78°06'56" E, AND A CHORD LENGTH OF 429.65 FEET, TO AN ANGLE POINT;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 28°33'18" W, A DISTANCE OF 167.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 38°41'46" E, A DISTANCE OF 67.81 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 65°55'01" E, A DISTANCE OF 42.56 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 60°18'45" E, A DISTANCE OF 290.88 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 81°18'21" E, A DISTANCE OF 42.98 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 03°37'03" E, A DISTANCE OF 35.96 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 82°19'30" E, A DISTANCE OF 39.13 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 53°40'59" E, A DISTANCE OF 67.33 FEET TO AN ANGLE POINT, LYING ON THE SOUTH RIGHT OF WAY LINE OF MONTANO ROAD, N.E., MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 4071";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S 03°35'57" W, A DISTANCE OF 237.53 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

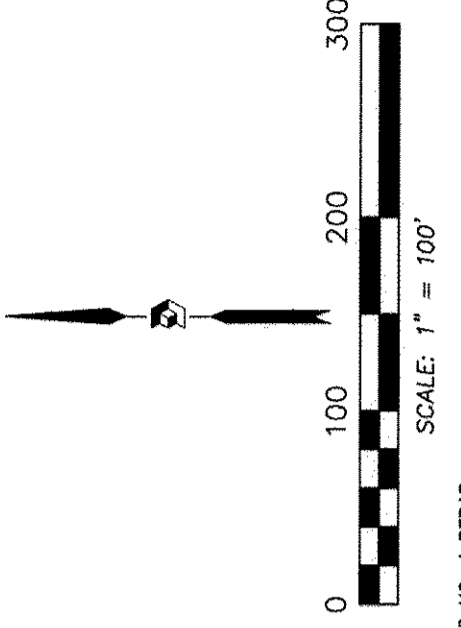
THENCE S 86°24'03" E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23.8656 ACRES± (1,039,585 SQ. FT.±) MORE OR LESS, NOW COMPRISING OF PARCELS C-1-A, B-1-A AND C-4-A, RENAISSANCE CENTER III.

PRECISION
SURVEYS, INC.

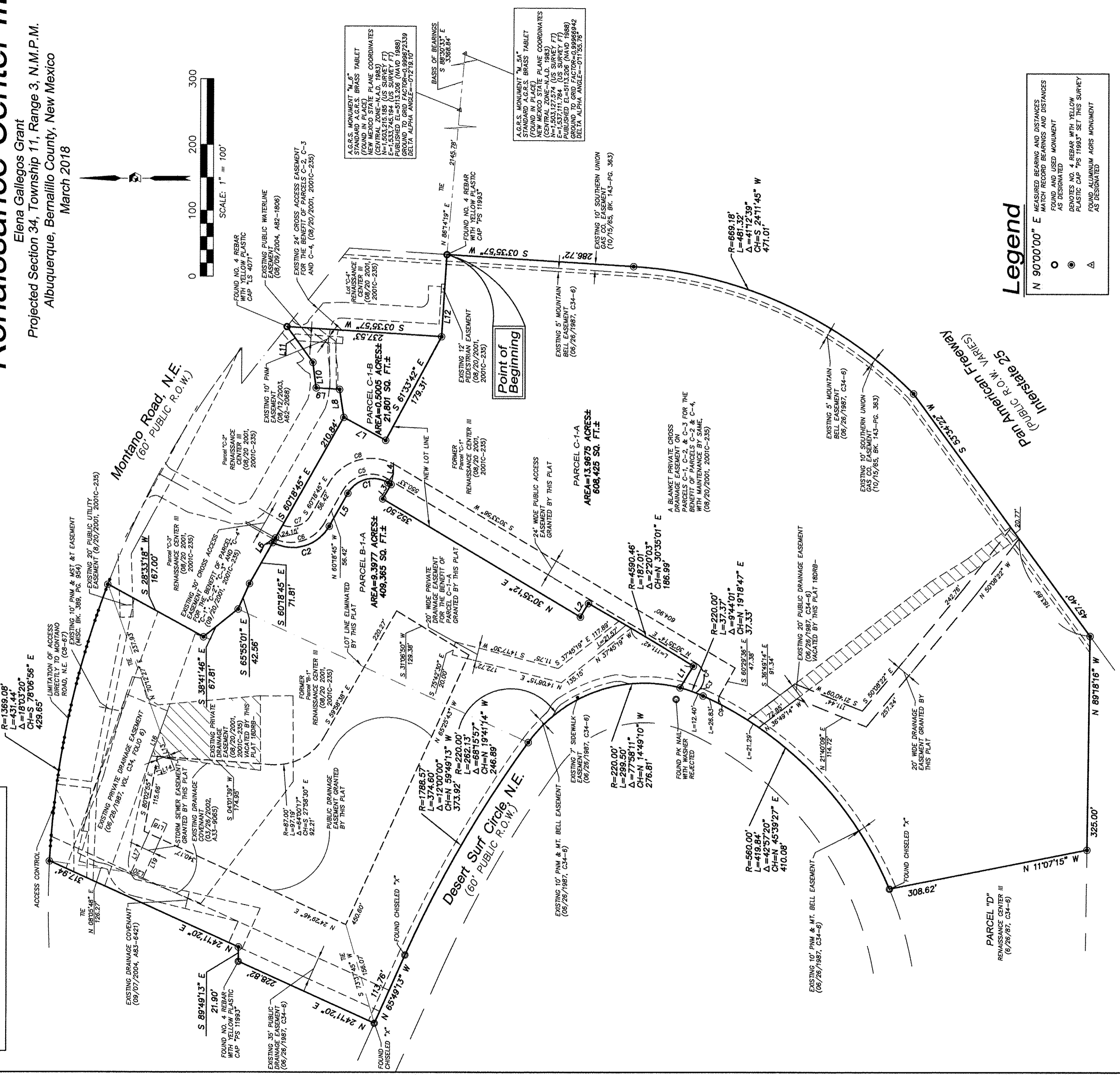
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

Plat of
Parcels C-1-A, C-1-B and B-1-A
Renaissance Center III
 Elena Gallegos Grant
 Projected Section 34, Township 11, Range 3, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 March 2018



RECORDING STAMP



Legend

- MEASURED BEARING AND DISTANCES
- MATCH RECORD BEARINGS AND DISTANCES
- △ FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	44.49'	70.58'	63.40'	N 14°51'46" W	90°53'57"
C2	64.48'	99.48'	89.90'	N 16°06'51" W	88°23'48"
C3	25.82'	17.02'	16.71'	S 50°10'42" E	37°46'18"
C4	35.00'	29.32'	33.25'	N 23°29'26" E	83°22'45"
C5	60.00'	29.32'	71.26'	N 14°51'46" W	90°53'57"
C6	59.00'	87.63'	79.80'	N 17°45'38" W	85°06'13"
C7	35.00'	49.92'	105.47'	S 19°26'55" E	81°43'39"
C8	74.00'	117.40'	133.00'	S 14°51'46" E	90°53'57"
C9	19.45'	13.26'	13.00'	N 83°03'38" W	39°03'00"

Line Table

LINE	BEARING	DISTANCE
L1	S 58°14'58" E	38.68'
L2	N 59°24'48" W	24.08'
L3	S 59°24'48" E	25.20'
L4	N 30°35'12" F	5.68'
L5	N 60°18'45" W	57.61'
L6	S 60°18'45" E	8.24'
L7	S 28°27'41" W	72.98'
L8	N 81°18'21" E	42.98'
L9	N 03°37'03" E	35.96'
L10	N 82°19'30" E	39.13'
L11	N 53°40'59" E	67.33'
L12	S 86°24'03" E	125.00'
L13	S 68°47'22" W	67.99'
L14	S 21°12'38" E	20.00'
L15	S 68°47'22" W	38.85'
L16	S 70°14'50" E	30.51'
L17	N 65°47'10" W	89.93'
L18	N 24°12'50" F	20.00'
L19	N 65°47'10" W	89.93'
L20	S 24°12'50" W	20.00'

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER MONTANO I-25 PROPERTY LLC./
 MONTANO I-25 BEACH ACQUISITION LLC.
 SECTION 34, TOWNSHIP 10, N, RANGE 3, E.
 SUBDIVISION RENAISSANCE CENTER III
 UPC "C-1" 101606124107430118
 UPC "C-4" 101606128711130108
 UPC "B-1" 101606121412130119

PRECISION SURVEYS, INC.
 OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 PHONE 505.856.5700
 FAX 505.856.7900