



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

Supplemental Form (SF)

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

☐ 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 2<sup>nd</sup> 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): 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

APPLICANT: Foot Hills Partners LTD C/O Alliance TAV Advisors PHONE: 817-832-9664

ADDRESS: 11001 Menaul Blvd NE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: Rrubenkoenig@rtacq.com

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plat Review and Comment

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. \_\_\_\_\_ Block: 88 Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Snow Heights Subdivision

Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): H-21-Z UPC Code: 102105949430710307

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_

1002445, 1008823, 1009075, 1009407

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? N/A

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 8.6019

LOCATION OF PROPERTY BY STREETS: On or Near: Menaul

Between: Juan Tabo and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 06/27/17

(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 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

☐ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only

☐ Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 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

☐ 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.

☐ 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

☐ 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)

06/27/17

Applicant signature / date



Form revised October 2007

☐ Checklists complete

☐ Fees collected

☐ Case #s assigned

☐ Related #s listed

Application case numbers

-

-

-

-

Planner signature / date

Project #



# TIERRA WEST, LLC

June 26, 2017

Mr. Jack Cloud, Chair  
Development Review Board  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: SKETCH PLAT REVIEW  
PLAT OF TRACT 1 AND 2, BLOCK 88 SNOW HEIGHTS ADDITIONS  
11001 MENAUL BLVD NE ALBUQUERQUE NM 87112  
ZONE ATLAS PAGE H-21-Z**

Dear Mr. Chairman Cloud:

Tierra West LLC, on behalf of the Foothills Partners LTD, located at 11001 Menaul Blvd NE, Albuquerque, NM 87112, requests review of a Sketch Plat for the above reference site. We are applying for a Sketch Plat Review under the DPM Chapter 2 Subdivision requirements for the Non-Compliant Parcel/Non-Compliant Adjacent Parcel to subdivide Tract 1 of the Foothills Shopping Center into two parcels. The parcels for this site were created by deed and a formal plat was not recorded, the adjoining plat members at the time did not want to participate in the platting process. The applicant is intending to take the proper procedures in moving forward with the platting action and recording a plat. We have mailed a certified letter to the adjoining parcel owner informing them of the platting process.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

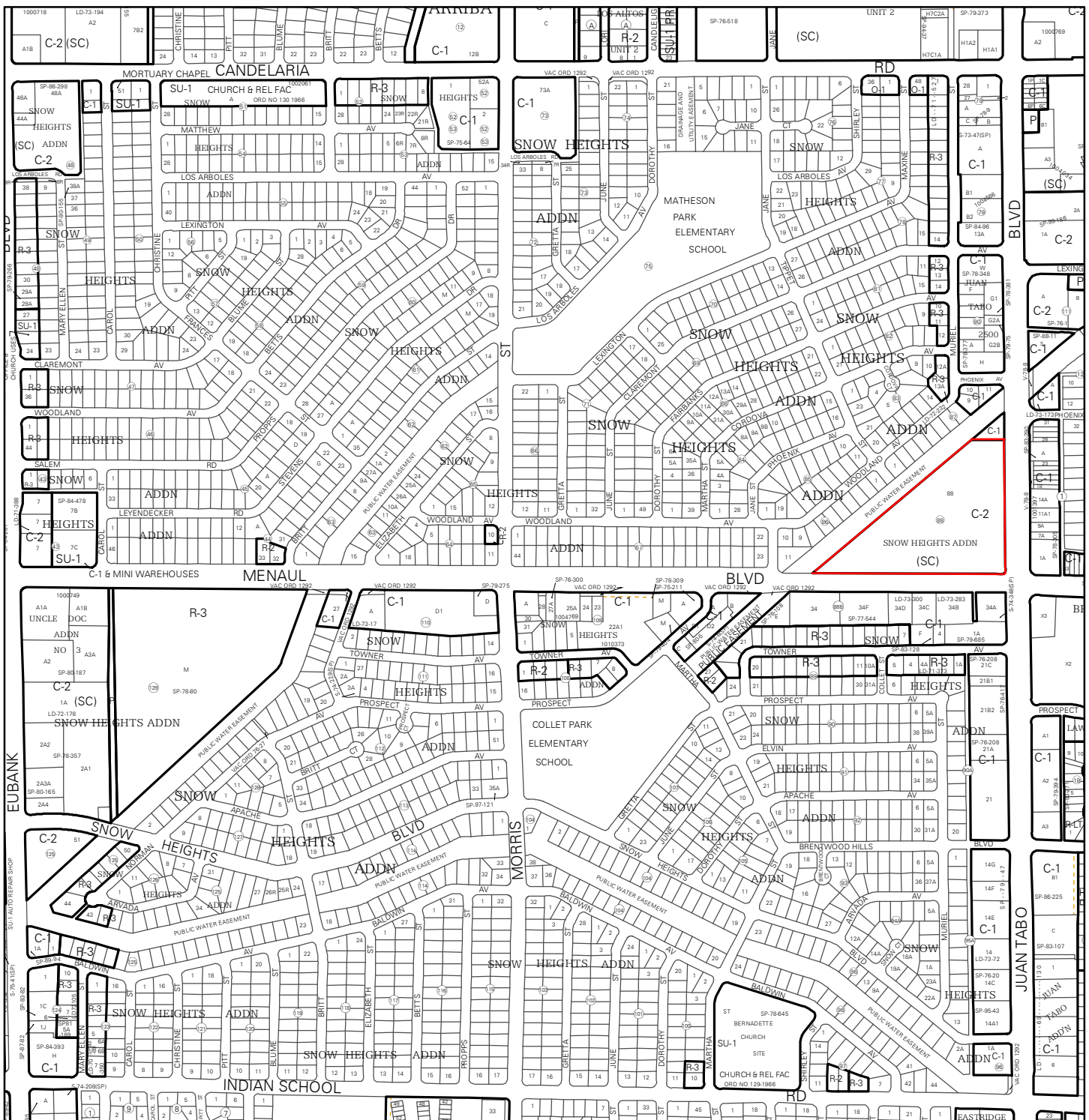
  
Ronald R. Bohannon, P.E.

Enclosure/s

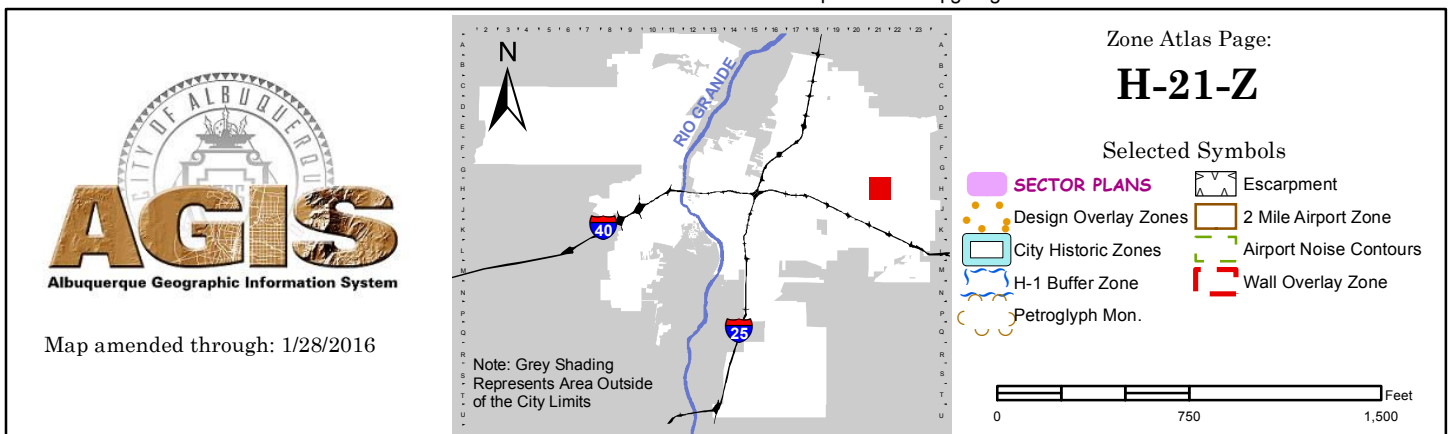
cc: Larry Wells  
Ryan Rubenkoenig

JN: 2016068  
RRB/jg

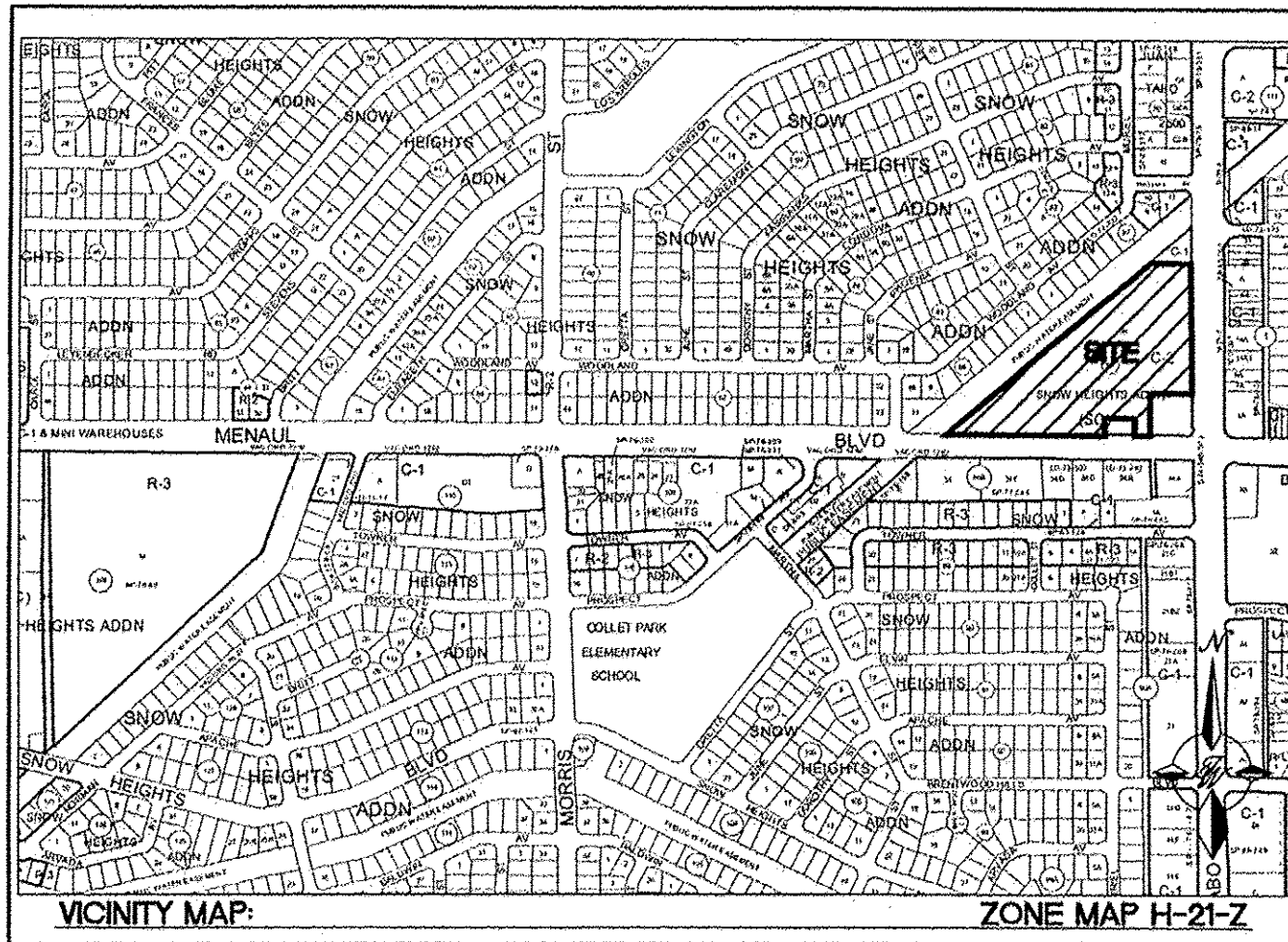
5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



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

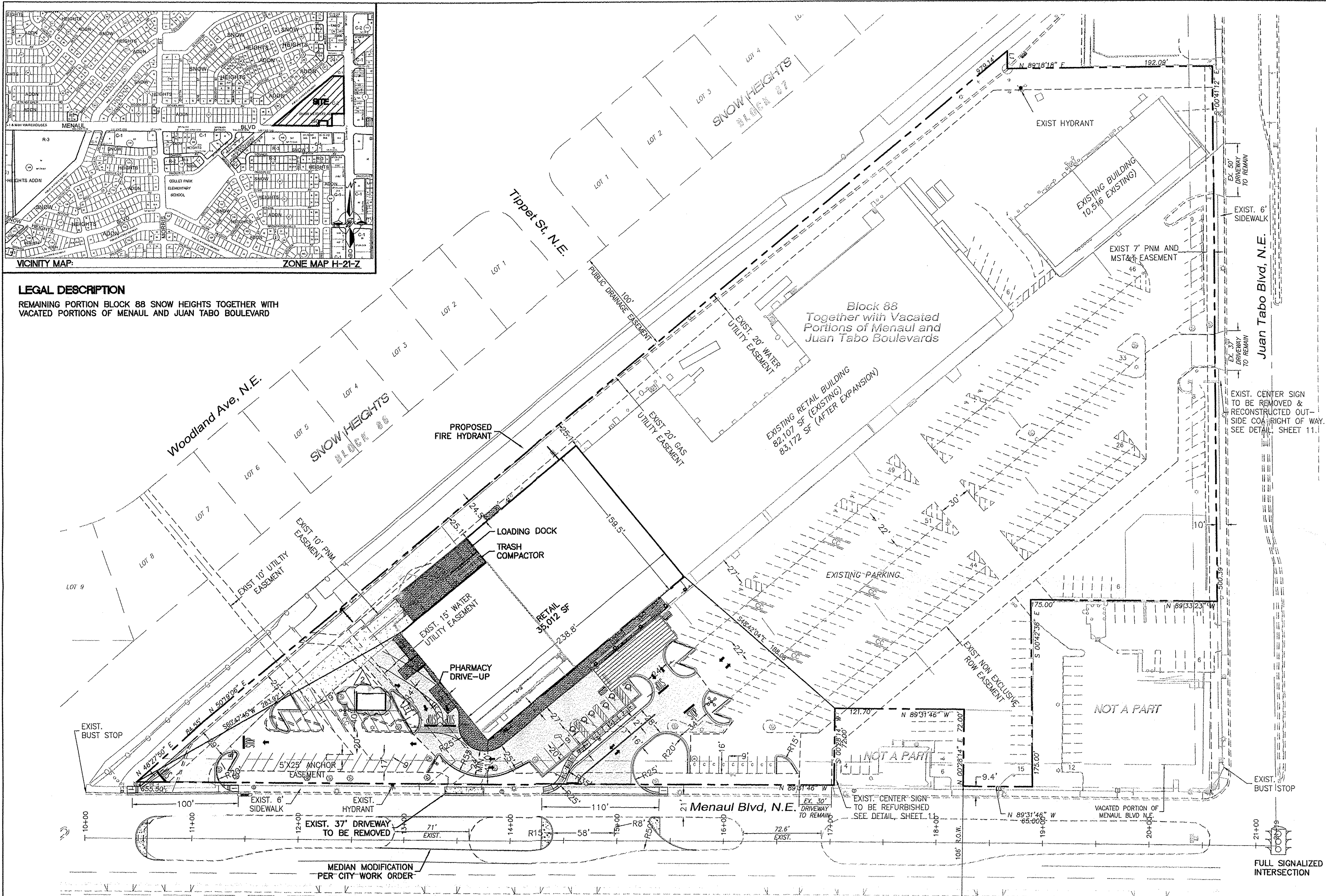






# LEGAL DESCRIPTION

REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH VACATED PORTIONS OF MENAUL AND JUAN TABO BOULEVARD



## LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING STREET LIGHTS
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SAWCUT
- STANDARD DUTY ASPHALT
- ADA ACCESSIBLE ROUTE
- PROPOSED PARKING SPACES
- CART CORRAL
- SITE LIGHTING (SEE LIGHTING PLAN)

## INDEX TO DRAWINGS

1. SITE PLAN FOR BUILDING PERMIT
2. SITE PLAN
3. L1-LANDSCAPING PLAN
4. GRADING PLAN
5. MASTER UTILITY PLAN
6. DETAILS
7. DETAILS
8. BUILDING ELEVATIONS
9. BUILDING ELEVATIONS
10. AA SITE PLAN (PREVIOUSLY APPROVED)

## SITE DATA

LEGAL DESCRIPTION: PORTION OF BLOCK 88 SNOW HEIGHTS

ZONING: C-2 (SC)

SITE AREA: 8.61 ACRES

PROPOSED USE/EXISTING USE:  
COMMERCIAL RETAIL

## PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

EXISTING INGRESS AND EGRESS IS PROVIDED DIRECTLY TO MENAUL BLVD AT FOUR DRIVEWAY APRONS AND DIRECTLY TO JUABO BLVD AT THREE DRIVEWAY APRONS.

THE PROPOSED BUILDING ADDITION WILL REQUIRE THE TWO MOST SOUTHWESTERLY DRIVEWAY APRONS RECONFIGURED AS SHOWN TO CONTINUE TO MAINTAIN INGRESS AND EGRESS FOR VEHICULAR TRAFFIC AT THESE LOCATIONS. PEDESTRIAN INGRESS AND EGRESS WILL BE ENHANCED WITH A DIRECT PEDESTRIAN CONNECTION TO MENAUL BLVD WHICH IS ADA COMPLIANT.

## INTERNAL CIRCULATION REQUIREMENTS:

AN EXISTING NON-EXCLUSIVE RIGHT OF WAY EASEMENT IS IN PLACE TO PROVIDE ACCESS TO THE TWO SEPARATE RESTAURANT PADS ALONG MENAUL BOULEVARD WHICH ARE "NOT A PART" OF THIS SITE DEVELOPMENT PLAN.

## MAXIMUM BUILDING HEIGHT ALLOWED:

26 FEET AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGEWAY RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE.

PROPOSED BUILDING HEIGHT: 32' MAXIMUM

## MINIMUM BUILDING SETBACK:

THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

## MAXIMUM TOTAL DWELLING UNITS:

N/A. RESIDENTIAL USE NOT PERMITTED PER ZONING

## NONRESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO:

NO REQUIREMENT. (0.247 F.A.R. EXISTING/0.250 F.A.R. PROPOSED)

## PHASING

NONE.

## STRUCTURE LOCATIONS:

EXISTING STRUCTURES WILL REMAIN IN PLACE, EXCEPT FOR THE SOUTHWESTERLY TENANT SPACE TO BE DEMOLISHED AND REBUILT AS INDICATED ON THE PLAN.

## STRUCTURE ELEVATIONS AND DIMENSIONS:

### BUILDING AREA:

WEST BLDG:	82,107 SF (EXISTING) + 1,065 SF (PROPOSED EXPANSION)
	83,172 SF (AFTER EXPANSION)
EXISTING EAST BLDG:	10,516 SF
TOTAL:	93,688 SF (AFTER EXPANSION)
SEE SHEETS 8 THROUGH 9 FOR STRUCTURE ELEVATIONS	

## PARKING FACILITIES

### PARKING CALCULATIONS:

1 SPACE/200 SF (FIRST 15,000 SF):	75 SPACES
1 SPACE/250 SF (15,000 TO 60,000 SF):	180 SPACES
1 SPACE/300 SF (> 60,000 SF):	112 SPACES
REQUIRED (GROSS):	367 SPACES
10% TRANSIT REDUCTION:	-37 SPACES
TOTAL REQUIRED:	330 SPACES
TOTAL PROVIDED:	341 SPACES
CART CORRALS PROVIDED:	8 SPACES
HC PARKING REQUIRED:	12 SPACES (2 VAN ACCESSIBLE)
NOTE: BUILDING ADDITION DOES NOT EXCEED 2500 SQUARE FEET, THEREFORE ONLY GENERAL REQUIREMENTS OF § 14-16-3-1 OFF-STREET PARKING REGULATIONS APPLY.	

## LOADING FACILITIES

DELIVERY DOCK IS LOCATED AT THE REAR (NORTH SIDE) OF BUILDING.

## NON AUTO TRANSPORTATION

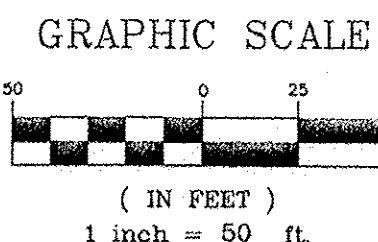
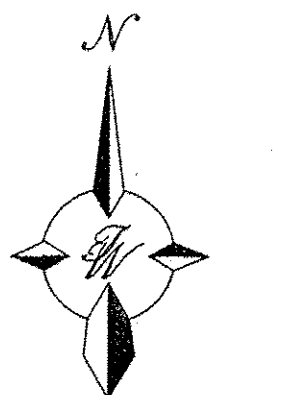
PUBLIC TRANSPORTATION IS AVAILABLE TO AN EXISTING TRANSIT STOPS AT THE SITE SERVICED WITH ROUTES 1 AND 8.

## NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
4. PEDESTRIAN CROSSWALKS, INCLUDING PEDESTRIAN PATHWAYS AND DRIVE AISLE CROSSINGS SHALL BE CONSTRUCTED OF A MATERIAL OTHER THAN ASPHALT, SUCH AS TEXTURED (SCORED) COLORED CONCRETE OR THERMOPLASTIC.
5. 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PROPOSES.

ADMINISTRATIVE AMENDMENT	DATE
FILE # 12-1082 PROJECT # 1022045	9/14/12
10' light pallet enclosure	
448 ft	
APPROVED BY	

NO.	DATE	REVISIONS	BY
1	08-09-12	ADD BALE AND PALLET RECYCLING ENCLOSURE	JOH

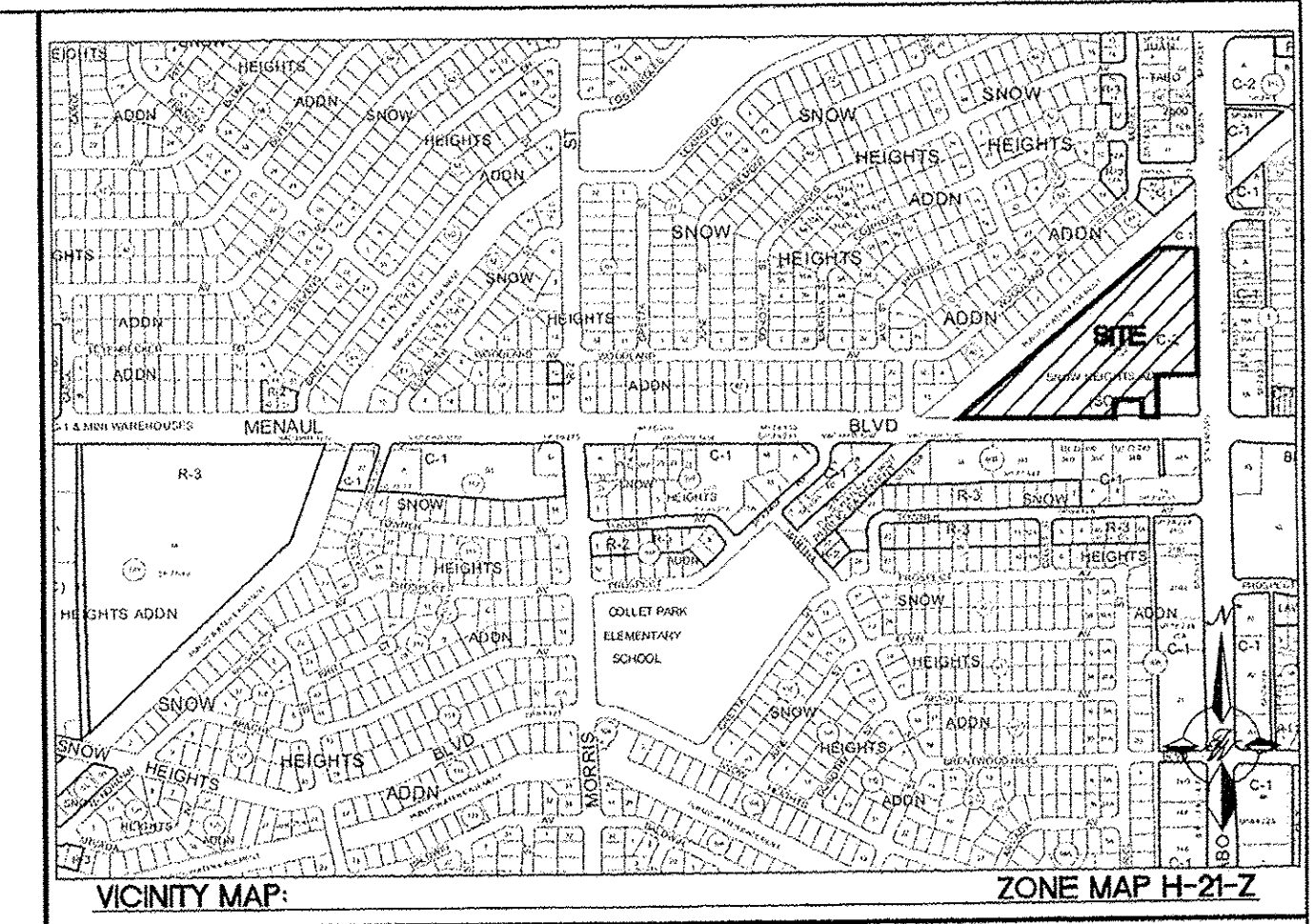


## FIRE MARSHALL APPROVAL

DATE

ENGINEER'S SEAL	FOOTHILLS, S.C.	DRAWN BY
	MENAU AND JUAN TABO	DY
	AA - SITE PLAN FOR BUILDING PERMIT (OVERALL)	DATE 9-02-11
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2010077-SPB DELTA2
		SHEET # 1
		JOB # 2010077



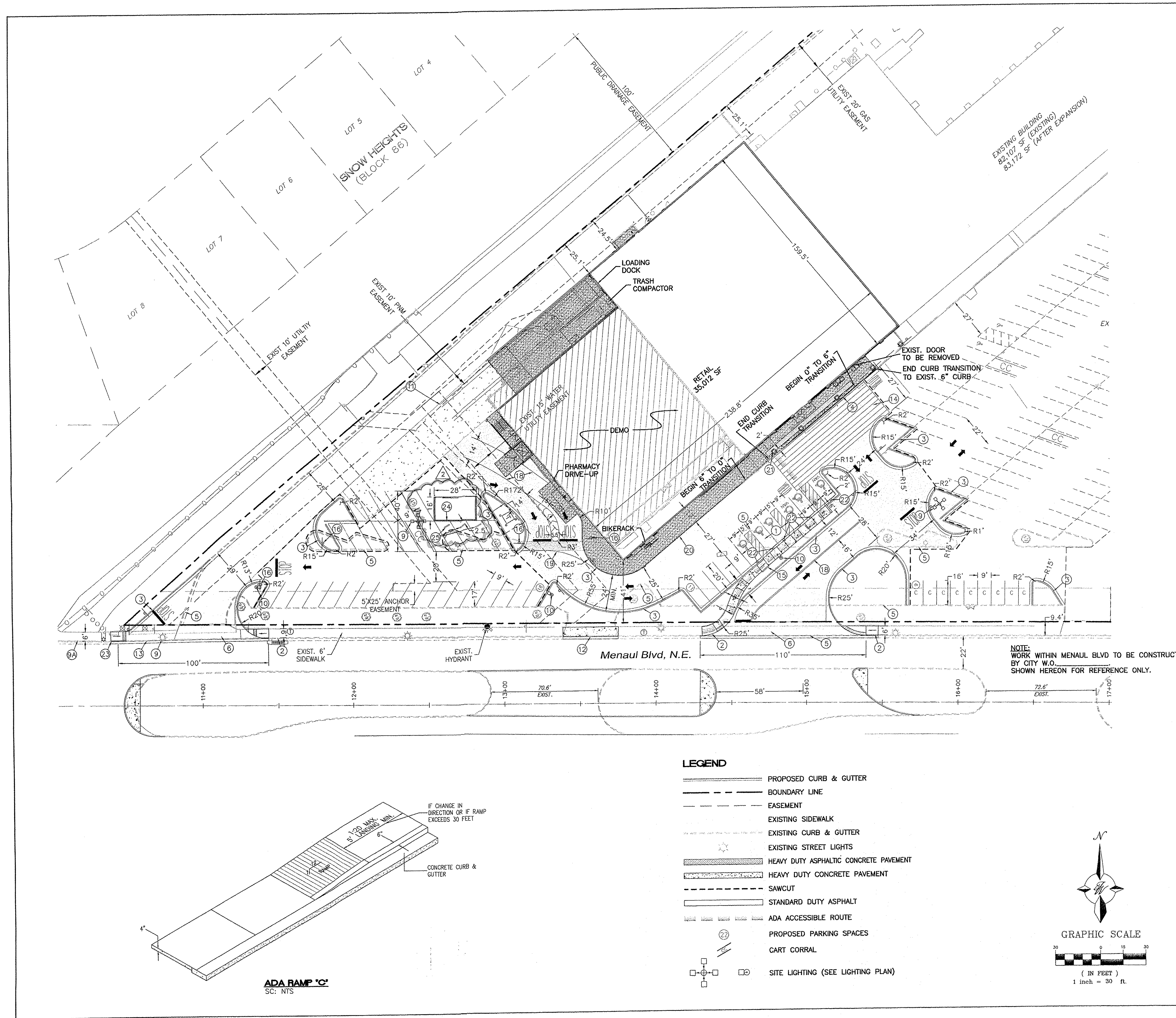


**LEGAL DESCRIPTION**  
 REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH  
 VACATED PORTIONS OF MENAUL AND JUAN TABO BOULEVARD

- KEYED NOTES**
- ① ACCESSIBLE PARKING SEE DETAIL SHEET 8
  - ② ACCESSIBLE RAMP W/ TRUNCATED DOMES PER COA STD DWG #2426
  - ③ 6" CURB AND GUTTER PER COA STD DWG 2415B
  - ④ SIDEWALK FLUSH WITH ASPHALT
  - ⑤ REMOVE AND DISPOSE EXIST CURB
  - ⑥ 6" VALLEY GUTTER PER COA STD DWG 2420
  - ⑦ 6" MIN CROSSWALK
  - ⑧ NEW MEDIAN CURB PER COA STD DWG 2415B
  - ⑨ REMOVE & RELOCATE POLE AND LAMP BY CONTRACTOR (SEE LIGHTING PLAN)
  - ⑩ REMOVE & RELOCATE POLE AND LAMP BY PNM (SEE LIGHTING PLAN)
  - ⑪ NEW POLE AND LAMP (SEE LIGHTING PLAN)
  - ⑫ 4" WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL
  - ⑬ REMOVE EXIST. DRIVEWAY ACCESS. CONSTRUCT 37 LF OF CURB, GUTTER, & 6' SIDEWALK PER COA STD DWG #2415A & #2430
  - ⑭ ENTRANCE TO BE WIDENED
  - ⑮ PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE.
  - ⑯ ACCESSIBLE RAMP "B" SEE DETAIL SHEET 9
  - ⑰ R5-1 30"x30" ("DO NOT ENTER") SIGN
  - ⑱ PAINT MEDIAN NOSE YELLOW
  - ⑲ 4" SOLID YELLOW STRIPE
  - ⑳ 4" SOLID WHITE STRIPE
  - ㉑ 6" CURB
  - ㉒ SIDEWALK FLUSH WITH PAVEMENT. SEE ARCHITECTURAL PLAN FOR DETECTABLE WARNING DETAILS.
  - ㉓ BOLLARD MOUNTED SIGN PER DETAIL ON SHEET 7
  - ㉔ DRIVEPAD PER COA STD DWG #2425
  - ㉕ BALE/PALLET RECYCLING ENCLOSURE. SEE SHEET 11 FOR DETAILS.
  - ㉖ WHEEL STOP

NO.	DATE	REVISIONS	BY
1	08-09-12	ADD BALE AND PALLET RECYCLING ENCLOSURE	JOH

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	FOOTHILLS, S.C. MENAU AND JUAN TABO	DRAWN BY DY
	AA - SITE PLAN FOR BUILDING PERMIT	DATE 9-02-11
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2010077-SFB-30' DELTA2 SHEET #
		2
		JOB # 2010077











### Subdivision Data:

ZONING:  
GROSS SUBDIVISION ACREAGE: 8.6106 ACRES±  
ZONE ATLAS INDEX NO: H-21-Z  
NO. OF TRACTS CREATED: 1  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: May 2017

### Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS..

### Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES—US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE SECTION 09, TOWNSHIP 10 NORTH, RANGE 04 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- 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 GRANTOR 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 ERECTED 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.

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE:	GRID/GROUND COORDINATES:	TYPE:	
NM-C	GROUND	STANDARD	
HORIZONTAL DATUM:	VERTICAL DATUM:	ROTATION ANGLE:	MATCHES DRAWING UNITS
NAD83	NAVD88	0° 00' 00.00"	YES
CONTROL USED:		BASE POINT FOR SCALING AND/OR ROTATION:	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM		N = 0 E = 0	
COMBINED SCALE FACTOR:		DISTANCE ANNOTATION:	
GRID TO GROUND: 1.0003590236		GROUND	
GROUND TO GRID: 0.9996411052		BEARING ANNOTATION:	
		GRID	ELEVATION TRANSLATION: ±0.00'
			ELEVATIONS VALID: NO

RECORDING STAMP

### Legal Description

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN SECTION 9, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND IDENTIFIED AS A PORTION OF BLOCK EIGHTY-EIGHT (88), IN SNOW HEIGHTS, AS SAID BLOCK 88 IS SHOWN AND DESIGNATED ON PLAT OF "BLOCKS 43 TO 88, INCLUSIVE, OF SNOW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 4, 1953, IN PLAT BOOK DT, PAGE 105; TOGETHER WITH THE VACATED PORTION OF MENAUL BLVD. NE, AND JUAN TABO BLVD. NE (VACATION ORDINANCE NO. 1292), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOW:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MENAUL BLVD NE, THENCE THE ACS CONTROL STATION "2\_H21 A", BEARS S. 83°17'56" E., 1,074.30 FEET DISTANCE;  
THENCE, N. 48°19'30" E., 84.54 FEET DISTANCE TO THE POINT ON THE SOUTHEASTERLY LINE OF A 100 FOOT WIDE PUBLIC EASEMENT;  
THENCE, N. 50°11'00"E., 979.07 FEET DISTANCE TO THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED;  
THENCE, S. 00°49'00" E., 16.53 FEET DISTANCE TO A POINT;  
THENCE, N. 89°11'00" E. 192.09 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JUAN TABO BLVD. NE;  
THENCE, S. 00°49'00" 500.39 FEET DISTANCE TO A POINT;  
THENCE, N. 89°39'50" W., 175.00 FEET DISTANCE TO A POINT;  
THENCE, S. 00°49'00" E., 175.00 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MENAUL BLVD NE;  
THENCE, N. 89°39'50" W., 65.00 FEET DISTANCE TO A POINT;  
THENCE, N. 00°20'10" E., 72.00 FEET DISTANCE TO A POINT;  
THENCE, N. 89°39'50" W., 121.70 FEET DISTANCE TO A POINT;  
THENCE, S. 00°20'10" W., 72.00 FEET DISTANCE TO A POINT; ON THE NORTHERLY RIGHT-OF-WAY LINE OF MENAUL BLVD. NE;  
THENCE, N. 89°39'50" W., 655.42 FEET DISTANCE TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

### 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 ERECTED 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.

BY: MICHAEL B. EARL, MANAGER DATE  
FPA FOOTHILLS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

### Acknowledgment

STATE OF CALIFORNIA ) SS  
COUNTY OF ORANGE )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BY MICHAEL B. EARL, MANAGER, FPA FOOTHILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

Plat of  
Tract 1 and 2, Block 88  
**Snow Heights Addition**  
Section 09, Township 10 North, Range 04 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
June 2017

Project No. \_\_\_\_\_

Application No. **17DRB-**\_\_\_\_\_

### Utility Approvals

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

TREASURER CERTIFICATE

### 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 DATE  
N.M.P.S. No. 11993



INDEXING INFORMATION FOR COUNTY CLERK  
OWNER FPA FOOTHILLS, LLC  
SECTION 09, TOWNSHIP 10 N, RANGE 04 E,  
SUBDIVISION SNOW HEIGHTS ADDITION  
UPC 102105949430710307

Sheet 1 of 2

17906BP



Plat of  
Tracts 1 and 2, Block 88  
**Snow Heights Addition**

Section 09, Township 10 North, Range 04 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
June 2017

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES  
(N 90°00'00" E)
- 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
  - ▲ FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED
  - ▲ FOUND RIGHT OF WAY T-RAIL AS DESIGNATED
  - ⊙ SET TBM AS DESIGNATED

