DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 1003445 AGENDA ITEM NO: 03
Fountain Hills Plaza

SUBJECT: SIA Extension – 2 Year

ENGINEERING COMMENTS:

1. NMDOT previously requested that we do not grant a new extension and that the improvements be built as soon as possible.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION: 1 yr extension

APPROVED X; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: October 14, 2015

Revised: 10/13/15

(3)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION
Updated 4/16/15

Supplemental Form (SF)

		S	Z
SUBDIVISION			
___	Major subdivision action		
✓	Minor subdivision action		
___	Vacation	V	
___	Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN			
___	for Subdivision	P	
___	for Building Permit		
___	Administrative Amendment (AA)		
___	Administrative Approval (DRT, URT, etc.)		
___	IP Master Development Plan	D	
___	Cert. of Appropriateness (LUCC)		
STORM DRAINAGE (Form D)			
___	Storm Drainage Cost Allocation Plan		

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 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): Trula Howe, Custom Grading Inc PHONE: 505-897-4225
ADDRESS: P.O. Box 94088 FAX: 505-792-2379
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: trula@qwest.com
APPLICANT: Jason Shaffer, Fountain Hills LLC PHONE: 505-280-5771
ADDRESS: P.O. Box 66897 FAX: 505-344-3992
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: jashaffer3@hotmail.com
Proprietary interest in site: Managing Member List all owners:

DESCRIPTION OF REQUEST: 5th Extension, already received 2 year extension in October 2014. however, won't be able to complete Vista Grande because of work order - can't pull until DRB/SIA complete

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. A, B, C, D, E, F, G, H, I Block: Unit:
Subdiv/Addn/TBKA: Fountain Hills Plaza Subdivision
Existing Zoning: SU-1 Proposed zoning: No change MRGCD Map No
Zone Atlas page(s): C-12-Z UPC Code:

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB-1003445 CABQ Project 584480

CASE INFORMATION:

Within city limits? ✓Yes Within 1000FT of a landfill? No
No. of existing lots: 9 No. of proposed lots: 9 Total site area (acres): 31.9014
LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Ranch Rd NW
Between: Paseo del Norte and Paradise Blvd NW
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 9/29/2015
(Print Name) Trula Howe Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Revised: 11/2014

☐ INTERNAL ROUTING
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
15DRB-70369	ESIA		$ 50.00
	CMF		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date Oct. 14, 2015

10-9-15
Staff signature & Date

Project # 1003445

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☑ ~~MAJOR~~ MINOR **SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Plat or plan reduced to 8.5" x 11"
✓ Official D.R.B. Notice of the original approval
✓ Approved Infrastructure List. If not applicable, please initial. _____
✓ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
N/A Sign Posting Agreement
✓ List any original and/or related file numbers on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

Trula Howe
Applicant name (print)

Applicant signature / date

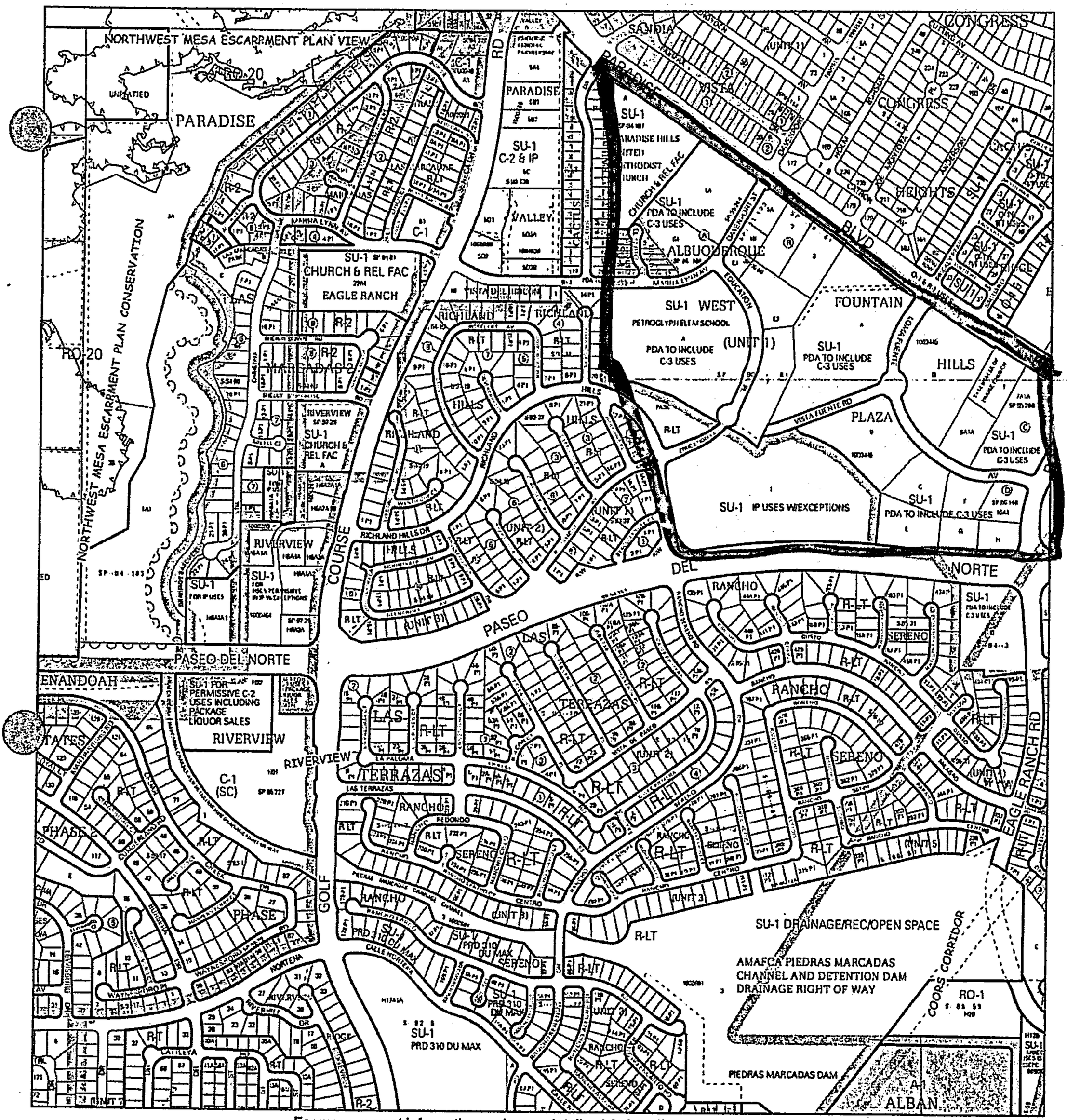
Form revised October 2007

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
15-DRB-70369
_____-_____-_____
_____-_____-_____

10-9-15
Planner signature / date

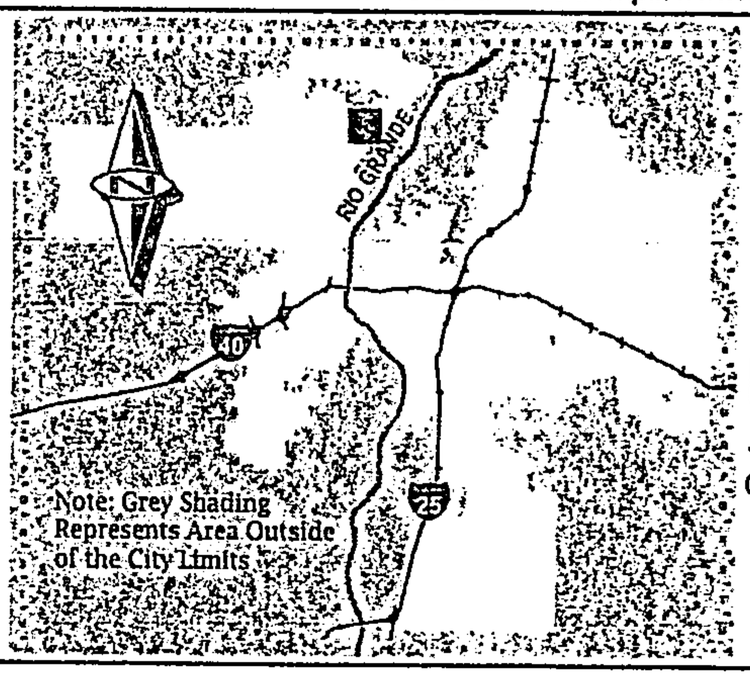
Project # 1003445



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

C-12-Z

Selected Symbols

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

0 750 1,500 Feet

September 29, 2015

City of Albuquerque
Planning Department
Design Review Board
1 Civic Plaza NW
Albuquerque, NM 87102

Re: Fountain Hills Plaza Subdivision, Phase/Unit #2, City Project 584480, DRB-1003445

To Whom It May Concern:

Phase 2 of Fountain Hills Plaza Subdivision has not yet been complete. The items required are as follows, according to the Engineers Opinion of Probably Costs on record:
-Traffic Signal at Loma Fuente Rd and Paradise Blvd NW
-On-site paving of Vista Fuente Rd
-Paseo del Norte//Eagle Ranch – Paving, striping, and signage and relocating traffic signal

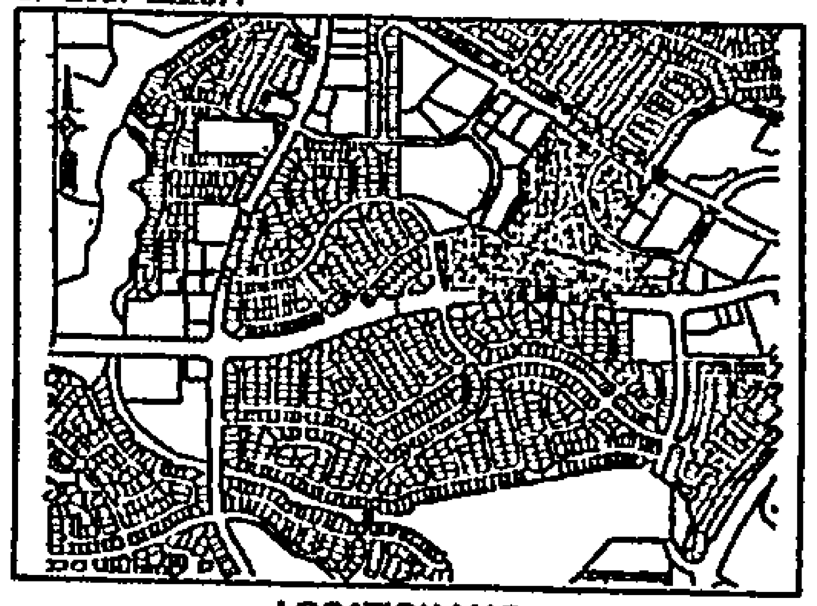
We received a two-year extension on October 1, 2014, on the condition that we complete Vista Fuente paving within the first year. We attempted to pull a work order on the existing SIA, but were denied. Someone at the City converted the existing SIA to a non-work-order SIA, preventing us from being able to pull the work order. The City has asked us to submit a new Procedure B, which we are working on, but this will not be in place by October 2015.

We are requesting a modification of the two-year extension of the Subdivision Improvement Agreement, to allow us to submit a new SIA and complete Vista Fuente.

Sincerely,

Jason A. Shaffer
Managing Member
Fountain Hills Plaza LLC

SP-2007-222677



LOCATION MAP
ZONE ATLAS INDEX MAP No. C12
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. C12
3. Gross Plat Acreage [illegible]
4. Total Number of Lots/Tracts created: [illegible] Tracts
5. Total Mileage of streets created: Full width=0.1373 Half width=0.1714
6. Date of Survey: April 2007
7. Plat is located within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide all of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, [illegible] Tract 10-A-2 Block D, Albuquerque West, [illegible] and Tract B, Richland Hills Unit 1, [illegible] into [illegible] Tracts, dedicate right of way, grant easements and vacate easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

[illegible]

Easements for electric transformer/switchgears, as installed shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico [illegible] Tracts B-1-A, C-1-A & D-1-A of the Plat of Albuquerque West, Unit One, [illegible] and Tract 10-A-2 Block D, [illegible] and Tract B of Richland Hills Unit 1, [illegible]

Contains [illegible] acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances.
3. All easements of record are shown that I am aware of.
4. Record bearings and distances are shown in parenthesis.
5. Tracts D, F & G are subject to a Twenty Five foot wide floating access, water, drainage, and sanitary sewer easement [illegible] This easement will be confined and defined with future platting.
6. [illegible] "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", [illegible]
7. Easement information shown on this survey was taken from TITLE COMMITMENT No. [illegible]
8. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capacity are based on NMU, Inc. Facilities, not the City of Albuquerque.
9. Public drainage enters the vacated drainage easement. Maintenance of these tracts with respect to drainage is the responsibility of the private property owners until fully developed.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, [illegible] and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 15469

Date: 6-11-07

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico [illegible]

THE FIRST BAPTIST CHURCH OF ALBUQUERQUE, owner of Tract B, Richland Hills

BY: [signature]
MICHAEL M. COOK
Pastor/President

State of New Mexico)
ss
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June, 2007 by MICHAEL M. COOK, Pastor/President

My Commission Expires 6-24-2011 Stephanie L. Walton
Notary Public

OFFICIAL SEAL STEPHANIE L. WALTON NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires: 6-24-2011

FOUNTAIN HILLS PLAZA LLC - Owner of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One and lot 10-A-2, Block D, Albuquerque West

BY: [signature]
Dwayne Pino
Managing Member

State of New Mexico)
ss
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June, 2007 by Dwayne Pino, Managing Member, Fountain Hills Plaza LLC

My Commission Expires 6-24-2011 Stephanie L. Walton
Notary Public

OFFICIAL SEAL STEPHANIE L. WALTON NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires: 6-24-2011

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico.

Robert Gromatzky
New Mexico Professional Surveyor 15469

Date: 6-11-07

DOC# 2007134847

PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE, LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

PROJECT NUMBER 1003449

APPLICATION NUMBER 07DRB-70054

PLAT APPROVAL

Approval	Date
UTILITY APPROVALS: PNM (signature)	6/21/07
QWEST TELECOMMUNICATIONS (signature)	6-20-07
COMCAST CABLE (signature)	6-19-07
PNM ELECTRIC SERVICES (signature)	6-19-07
PNM GAS SERVICES	
CITY APPROVALS: CITY SURVEYOR (signature)	6-12-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION (signature)	8-22-07
PARKS & RECREATION DEPARTMENT (signature: Christina Sandoval)	8/22/07
A.M.A.F.C.A. (signature)	6-20-07
CITY ENGINEER (signature: Bradley L. Bingham)	8/22/07
DRB CHAIRPERSON, PLANNING DEPARTMENT (signature)	9/17/07
REAL PROPERTY: N/A	
ENVIRONMENTAL HEALTH DEPARTMENT: N/A	
NMU (signature)	6-19-07

TAX CERTIFICATION

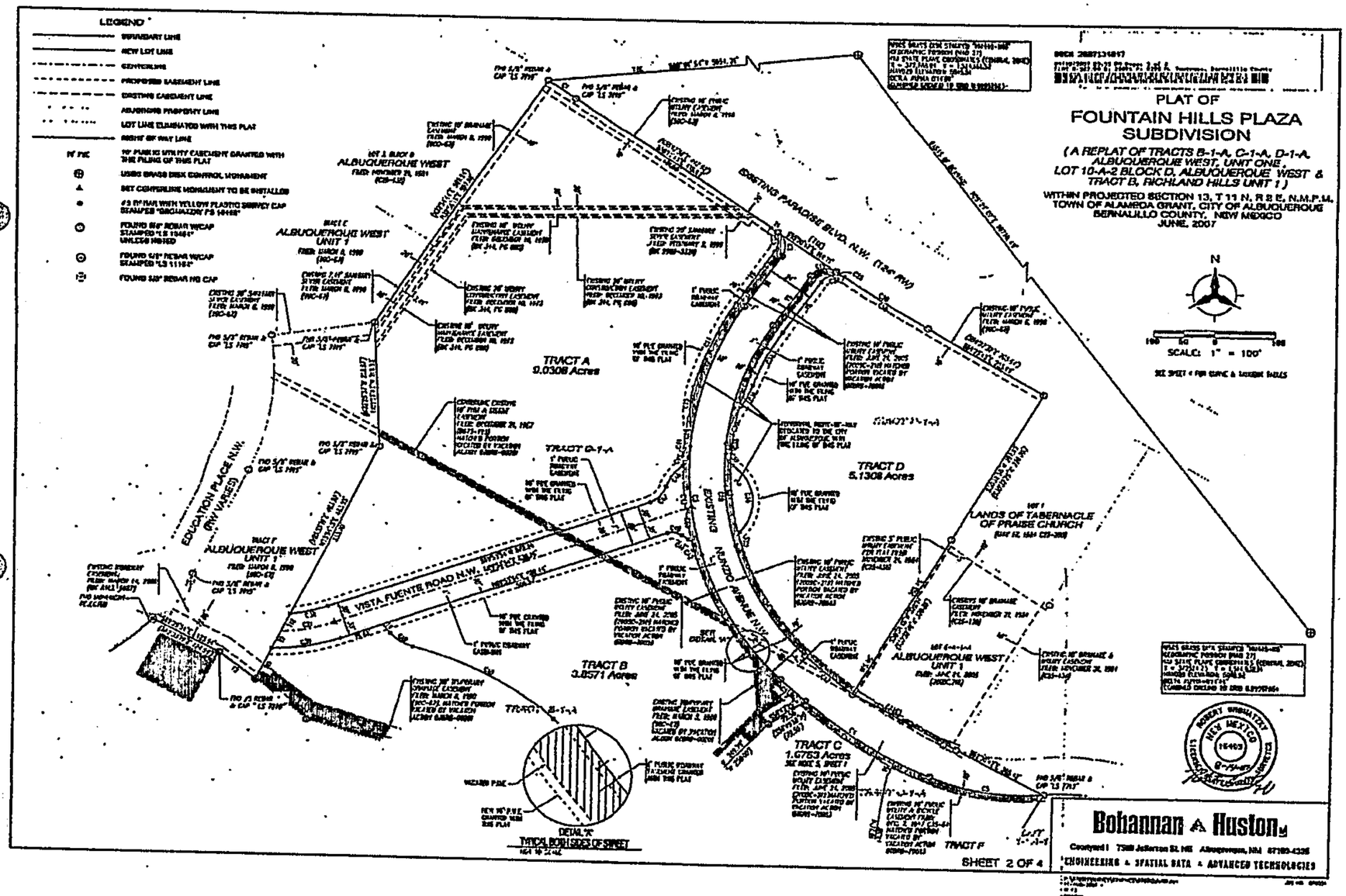
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
1-012-064-[illegible]-119-01

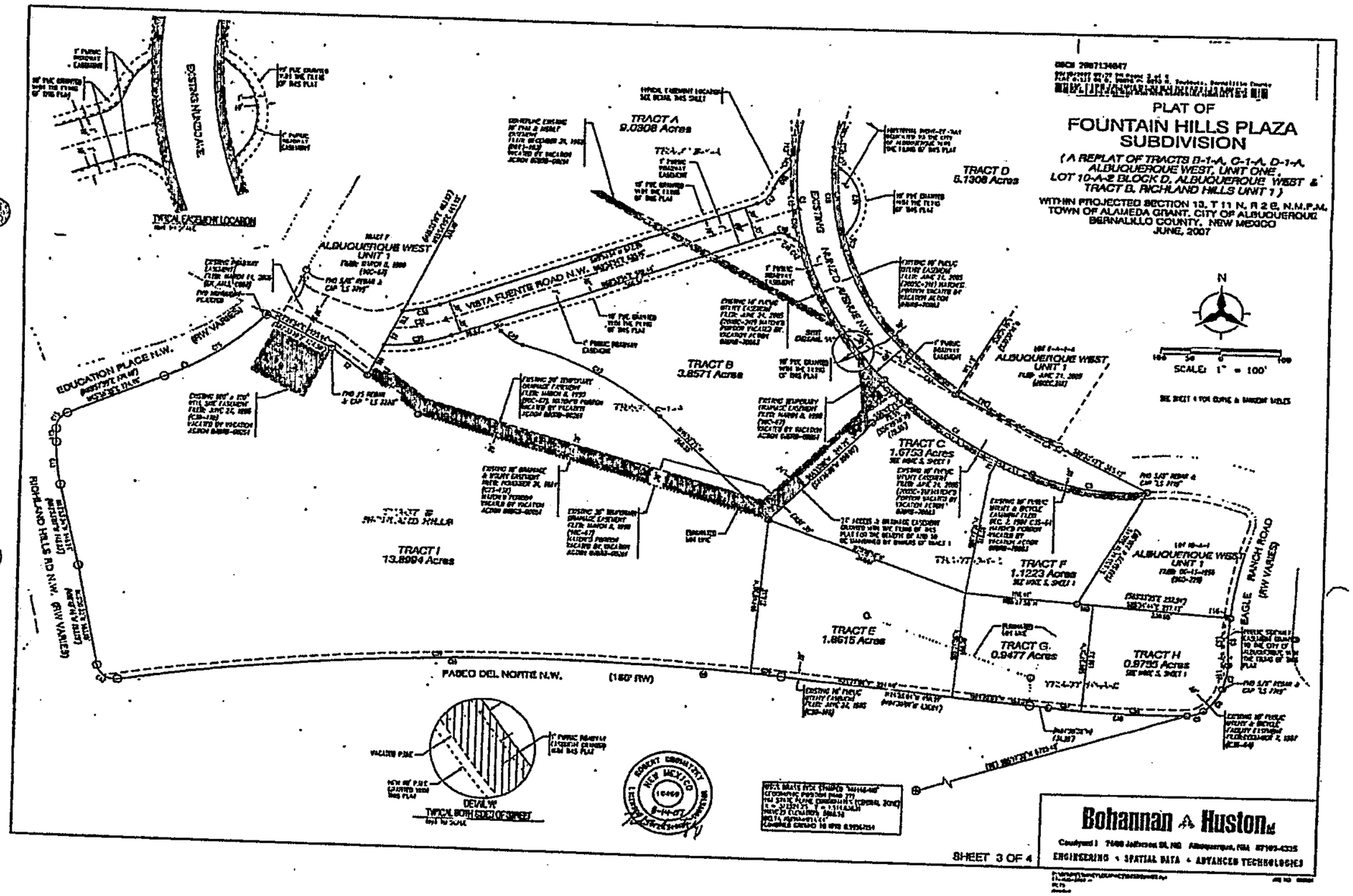
PROPERTY OWNER OF RECORD First Baptist Church

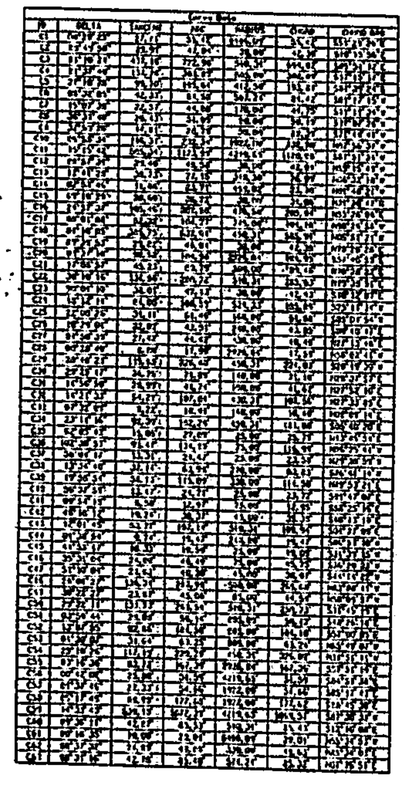
[signature] 9-19-2007
BERNALILLO COUNTY TREASURER'S OFFICE DATE

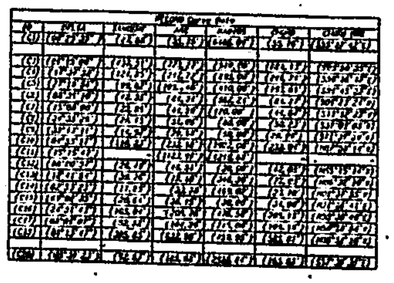
Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

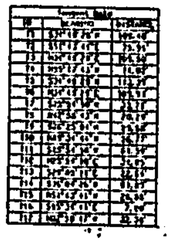
SHEET 1 OF 4

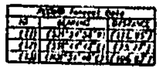

LEGEND
SUBDIVISION BOUNDARY LINE
NEW LOT LINE
CENTERLINE
PROPOSED EASEMENT LINE
EXISTING EASEMENT LINE
ADJOINING PROPERTY LINE
LOT LINE ELIMINATED WITH THIS PLAT
RIGHT OF WAY LINE
W PUE
W PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
USBLM BRASS DISK CONTROL MONUMENT
SET CENTERLINE MONUMENT TO BE INSTALLED
#3 (1/2" BAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "BOHANNAN PS 14449"
FOUND 5/8" REBAR W/CAP STAMPED "LS 10464" UNLESS NOTED
FOUND 1/2" REBAR W/CAP STAMPED "LS 11164"
FOUND 1/2" REBAR NO CAP
PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION
(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE, LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)
WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007
TRACT A 9.0308 Acres
TRACT B 3.8571 Acres
TRACT C 1.6753 Acres
TRACT D 5.1308 Acres
TRACT E-1-A
TRACT F
LOT 1 LANDS OF TABERNACLE OF PRAISE CHURCH
LOT 1 BLOCK D ALBUQUERQUE WEST
BLOCK C ALBUQUERQUE WEST UNIT 1
ALBUQUERQUE WEST UNIT 1
EXISTING PARADISE BLVD. N.W. (124' R/W)
EDUCATION PLACE N.W. (R/W VARIES)
VISTA FUENTE ROAD N.W. (60' R/W)
EXISTING FOUNTAIN AVENUE N.W. (60' R/W)
DETAIL "A"
TYPICAL BOTH SIDES OF STREET
SCALE: 1" = 100'
SEE SHEET 4 FOR CURVE & LINEAR TABLES
Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES
SHEET 2 OF 4


PLAT OF
FOUNTAIN HILLS PLAZA
SUBDIVISION
(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE, LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)
WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007
TRACT A
9.0308 Acres
TRACT B
3.8571 Acres
TRACT C
1.6753 Acres
TRACT D
5.1308 Acres
TRACT E
1.8615 Acres
TRACT F
1.1223 Acres
TRACT G
0.9477 Acres
TRACT H
0.9755 Acres
TRACT I
13.8994 Acres
ALBUQUERQUE WEST UNIT 1
VISTA FUENTE ROAD N.W.
EDUCATION PLACE N.W.
RICHLAND HILLS RD N.W. (RW VARIES)
PASEO DEL NORTE N.W.
EAGLE RANCH ROAD (RW VARIES)
EXISTING NUNZIO AVE.
TYPICAL EASEMENT LOCATION
SCALE: 1" = 100'
N
DEVIL W
TYPICAL BOTH SIDES OF STREET
SHEET 3 OF 4
Bohannan Huston
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES









DOC# 2007134047

[illegible]

PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SHEET 4 OF 4

EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 19, 2009

Project# 1003445
09DRB-70238 MAJOR - 1YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(2YR SIA)

At the August 19, 2009 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 3, 2009, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, AICP, DRB Chair

Cc: Bohannan Huston, Inc. – 7500 Jefferson St. – Albuquerque, NM 87109
Cc: Dwayne Pino – P.O. Box 56883 – Albuquerque, NM 87187
Marilyn Maldonado
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 28, 2011

Project# 1003445
11DRB-702 4 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HOUSTON INC agent(s) for JASON SHAFFER request(s) the referenced/ above action(s) for all or a portion of **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA/ C- / IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 9.9074 acre(s). (C-12)

At the September 28, 2011 Development Review Board meeting, an extension of the Subdivision Improvements Agreement was approved through September 30th, 2012.

If you wish to appeal this decision, you must do so by October 13, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc – 7500 Jefferson St. – Albuquerque, NM 87109
Cc: Jason Shaffer – P.O. Box 66897 – Albuquerque, NM 8719
Marilyn Maldonado
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 10, 2012

Project# 1003445
12DRB-70289 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

CUSTOM GRADING, INC. agent(s) for JASON SHAFFER request(s) the referenced/ above action(s) for all or a portion of **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA/ C-3/ IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 39.9074 acre(s). (C-12)

At the October 10, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by October 25, 2012, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: Custom Grading Inc.
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 1, 2014

Project# 1003445
14DRB-70308 - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA

CUSTOM GRADING INC agents for JASON SHAFFER request the referenced/ above action for all or a portion of **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA/ C-3/ IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 39.9074 acres. (C-12)

At the October 1, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved with the condition the improvements for Vista Fuente Rd NW be completed and accepted by the City within one year, otherwise the extension shall only be for one year.

If you wish to appeal this decision, you must do so by October 16, 2014, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: CUSTOM GRADING INC
Planning file

Detroit DRC Project No. _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

FOUNTAIN HILLS

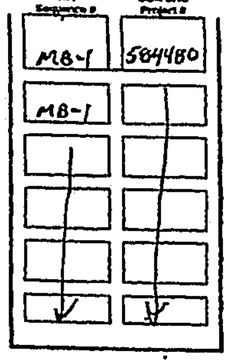
Date Submitted: June 5, 2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6-10-07
Date Preliminary Plat Expires: 6-20-08

DRB Project No. A01 * 1003448 07028-70054

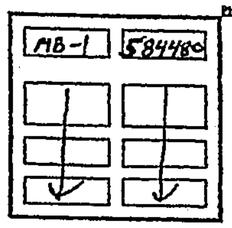
Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant 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 guarantee. 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
PHASE I INFRASTRUCTURE IMPROVEMENTS									
PHASE I OFFSITE PUBLIC ROADWAY IMPROVEMENTS									
B-1	584480	30' F-F 16' MEDIAN	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
B-1	584480	30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY	/	/	/
B-1	584480	30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/
PHASE I ONSITE PUBLIC ROADWAY IMPROVEMENTS									
B-1	584480	48' F-F	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	HUNZIO AVE	EAGLE RANCH RD	VISTA PUENTE ROAD	/	/	/
B-1	584480	VARIES 24' F-F MIN - 48' F-F MAX	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON EAST SIDE	HUNZIO AVE EAST HALF OF ROADWAY	VISTA PUENTE ROAD	PARADISE BLVD	/	/	/
B-1	584480		ROUNDABOUT	HUNZIO AVE	VISTA PUENTE	HUNZIO AVE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

EIA Sequence #	COA BRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS	PMUI					
		8" DIA	SANITARY SEWER LINE W/ MOD. MHS & SERVICES	NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		6" DIA	SANITARY SEWER LINE W/ MOD MHS & SERVICES	VISTA FUENTE ROAD	140' SOUTHWEST OF INTERSECTION OF VISTA FUENTE ROAD & NUNZIO AVE	NUNZIO AVE	/	/	/
			PHASE 1 PUBLIC WATERLINE IMPROVEMENTS	PMUI					
		8" DIA	WATERLINE W/ MOD. VALVES FHS, MJ'S & RJ'S	NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	WATERLINE W/ MOD. VALVES FHS, MJ'S & RJ'S	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE	/	/	/
			PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS						
B-1 58448C	[illegible]	161-42" DIA	RCP W/ MOD. MHS, LATERALS, & INLETS	NUNZIO AVE	PARADISE BLVD	EXISTING LOT 6-A-1	/	/	/
B-1	58448C	18'-09" DIA	RCP W/ MOD. MHS, LATERALS, & INLETS	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE	/	/	/
B-1	58448C	24" DIA	RCP W/ MOD. MHS, LATERALS, & INLETS	TRACT 6-A-1	TRACT G	DETENTION POND	/	/	/
B-1	58448C	2.5 AC-FT	DETENTION POND	EXISTING LOT 6-A-1			/	/	/
			PHASE 2 INTRASTRUCTURE IMPROVEMENTS						
			PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS						
MB-1	58448C		TRAFFIC SIGNAL	PARADISE BLVD/ PRICKLY PEAR ST			/	/	/
MB-1	58448C	12' WIDE	ADD 2ND LEFT TURN ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	PASEO DEL NORTE EAST BOUND LANE		RICHLAND HILLS RD	/	/	/
MB-1	58448C	12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	RICHLAND HILLS RD SOUTHBOUND LANE		PASEO DEL NORTE	/	/	/
MB-1	58448C	12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT	PASEO DEL NORTE WESTBOUND LANE	RICHLAND HILLS RD	150' EAST OF RICHLAND HILLS EAST CURB & GUTTER	/	/	/
MB-1	58448C	10' WIDE	TRAIL	PASEO DEL NORTE	WEST PROPERTY LINE	EAGLE RANCH RD	/	/	/



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
MB-1	584480	12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD	/	/	/
MB-1		11' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE EAST BOUND LANE	WEST OF EAGLE RANCH	EAST OF EAGLE RANCH	/	/	/
		12' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD	/	/	/
		12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 6' BIKELANE	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	RICHLAND ~~FOUNTAIN HILLS WEST BOUNDARY~~	/	/	/
		12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD. NORTHBOUND		EAGLE RANCH RD	/	/	/
		8' WIDE	BIKE LANE W/ PCC CURB & GUTTER W/ 6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT NM-1	PASEO DEL NORTE	/	/	/



PHASE 2 ONSITE PUBLIC ROADWAY IMPROVEMENTS

MB-1	584480	40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 8' WIDE SIDEWALK ON BOTH SIDES	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE	/	/	/
		VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 8' WIDE SIDEWALK ON WEST SIDE	NUNZIO AVE WEST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY				/	/	/

BRUCE STIDWORTHY, PE PREPARED BY: PRINT NAME	6/20/07	[signature] DRB CHAIR	6/20/07 DATE	Christina Sandoval PARKS & GENERAL SERVICES	6/20/07 DATE
BOHANNAN HUSTON INC. FIRM		[signature] TRANSPORTATION DEVELOPMENT	6-20-07 DATE	AMAFCA	DATE
[signature] SIGNATURE	6/5/07 DATE	[signature] UTILITY DEVELOPMENT	6/20/07 DATE	[signature] CITY ENGINEER	6/20/07 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		[signature] NMUI	6-19-07 DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Google Maps Google Maps

Imagery ©2015 Google, Map data ©2015 Google 200 ft

Google Maps Google Maps

Imagery ©2015 Google, Map data ©2015 Google 50 ft

Google Maps Eagle Ranch Rd NW

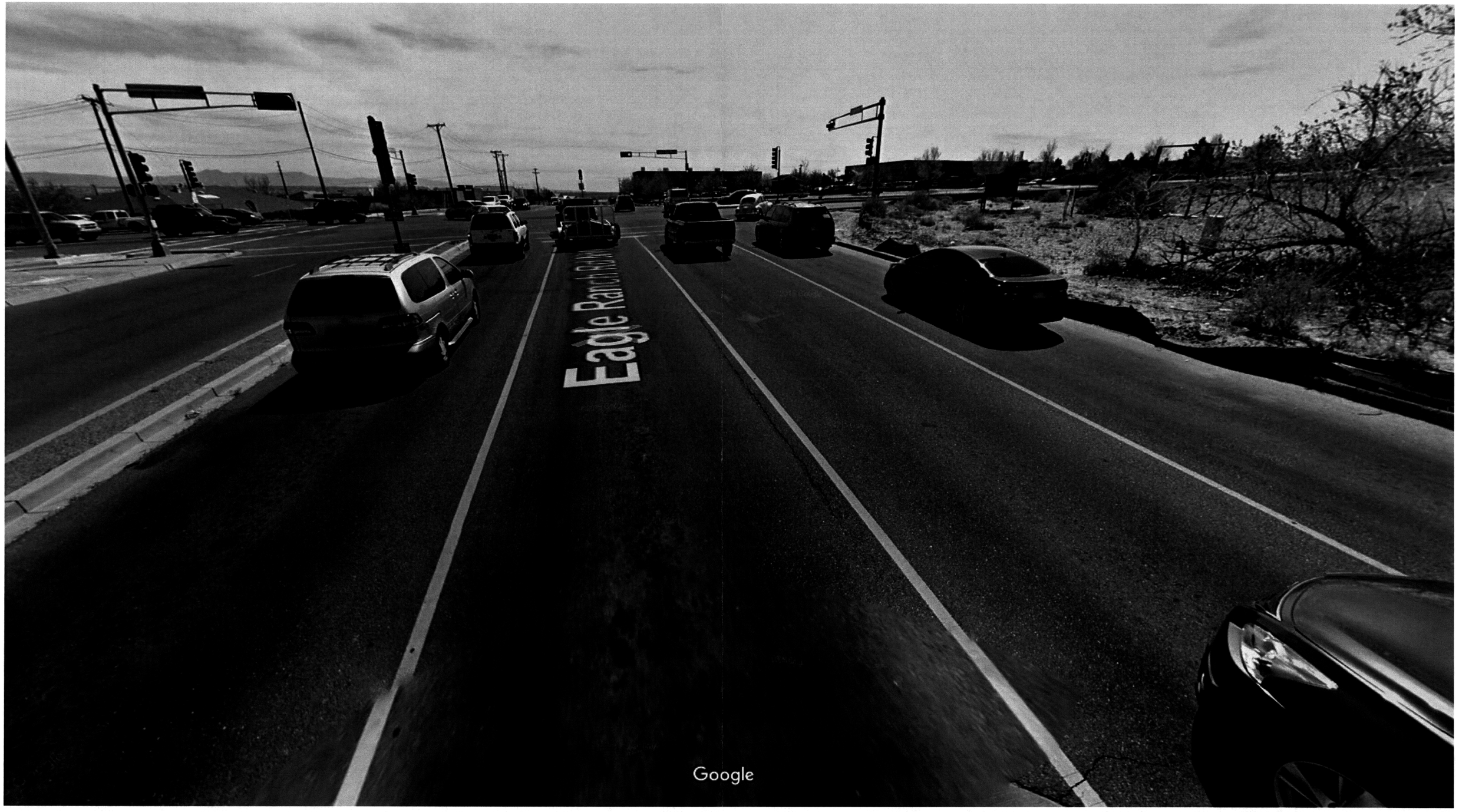
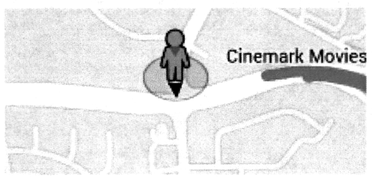


Image capture: Apr 2015 © 2015 Google

Albuquerque, New Mexico

Street View - Apr 2015



Current DRC Project No. _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

FOUNTAIN HILLS

Date Submitted: June 5, 2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6-20-07
Date Preliminary Plat Expires: 6-20-08

DRB Project No. 1003445
Appl # 07DRB-70054

1 5-2-08
2 01-20-09

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
			PHASE 1 OFFSITE PUBLIC ROADWAY IMPROVEMENTS						
		30' F-F 16' MEDIAN	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
		30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY	/	/	/
		30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/
			PHASE 1 ONSITE PUBLIC ROADWAY IMPROVEMENTS						
		40' F-F	PAVEMENT W/ PCC CURB & GUTTER ~~& PCC 6' WIDE SIDEWALK ON BOTH SIDES~~ 2	~~NUNZIO~~ LOMA FUENTE 2 AVE	EAGLE RANCH RD	VISTA FUENTE ROAD	/	/	/
		VARIES 24' F-F MIN - 48' F-F MAX	PAVEMENT W/ PCC CURB & GUTTER ~~& PCC 6' WIDE SIDEWALK ON EAST SIDE~~ 2	~~NUNZIO~~ LOMA FUENTE 2 AVE EAST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
			ROUNDABOUT	~~NUNZIO~~ LOMA FUENTE 2 AVE	VISTA FUENTE	~~NUNZIO~~ LOMA FUENTE 2 AVE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	LOMA FUENTE (2) ~~NUNZIO~~ AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VISTA FUENTE ROAD	140' SOUTHWEST OF INTERSECTION OF VISTA FUENTE ROAD & NUNZIO AVE	LOMA FUENTE (2) ~~NUNZIO~~ AVE	/	/	/
PHASE 1 PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	(2) LOMA FUENTE ~~NUNZIO~~ AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA FUENTE ROAD	EDUCATION PLACE	LOMA FUENTE (2) ~~NUNZIO~~ AVE	/	/	/
PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-42" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	(2) LOMA FUENTE ~~NUNZIO AVE~~	PARADISE BLVD	(2) EXISTING LOT 6-A-1	/	/	/
		18"-30" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	VISTA FUENTE ROAD	EDUCATION PLACE	LOMA FUENTE ~~NUNZIO~~ AVE	/	/	/
		24" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	TRACT 6-A-1	TRACT D	DETENTION POND	/	/	/
		2 5 AC-FT	DETENTION POND	EXISTING LOT 6-A-1			/	/	/
PHASE 2 INFRASTRUCTURE IMPROVEMENTS									
PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS									
			TRAFFIC SIGNAL	PARADISE BLVD/ PRICKLY PEAR ST			/	/	/
		12' WIDE	ADD 2ND LEFT TURN ARTERIAL PAVEMENT W/ ~~PCC~~ PCC CURB & GUTTER (1)	PASEO DEL NORTE EAST BOUND LANE		RICHLAND HILLS RD	/	/	/
		12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	RICHLAND HILLS RD SOUTHBOUND LANE		PASEO DEL NORTE	/	/	/
		12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT	PASEO DEL NORTE WESTBOUND LANE	RICHLAND HILLS RD	150' EAST OF RICHLAND HILLS EAST CURB & GUTTER	/	/	/
		10' WIDE	TRAIL	PASEO DEL NORTE	WEST PROPERTY LINE	EAGLE RANCH RD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD	/	/	/
		~~11' WIDE~~	~~ADD THIRD THRU LANE STRIPING MODIFICATION ONLY~~	~~PASEO DEL NORTE EAST BOUND LANE~~	~~WEST OF EAGLE RANCH~~	~~EAST OF EAGLE RANCH~~ 1	/	/	/
		12' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD	/	/	/
		12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 6' BIKELANE	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	RICHLAND ~~FOUNTAIN~~ HILLS ~~WEST BOUNDARY~~	/	/	/
		12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD. NORTHBOUND		EAGLE RANCH RD	/	/	/
		6' WIDE	BIKE LANE w/PCC CURB & GUTTER w/6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10-A-1	PASEO DEL NORTE	/	/	/

PHASE 2 ONSITE PUBLIC ROADWAY IMPROVEMENTS

		40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	VISTA FUENTE ROAD 2	EDUCATION PLACE	2 LOMA FUENTE ~~NUNZIO~~ AVE	/	/	/
		VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & ~~PCC 6' WIDE SIDEWALK ON WEST SIDE~~ 1	LOMA FUENTE ~~NUNZIO~~ AVE WEST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
		NOTE.	STREET LIGHTS AS PER COA DPM 2				/	/	/
		6' WIDE	PCC SIDEWALK (BOTH SIDES)	LOMA FUENTE	EAGLE RANCH	PARADISE (INCLUDES RND ABOUT)	/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

BRUCE STIDWORTHY, PE 06/05/07	[signature]	6/20/07	Christina Sandoval	6/20/07
PREPARED BY. PRINT NAME	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC.	[signature]	6-20-07		
FIRM	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
[signature] 6/5/07	[signature]	6/20/07	[signature]	6/20/07
SIGNATURE DATE	UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	[signature]	5-19-07		
	NMUI	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	5-2-08	[signature]	[signature]	Yolanda Morfor
2	01-20-09		[signature]	Yolanda Morfor

070312 mtra list rev xls

Current DRC
Project No. _____

ORIGINAL

Date Submitted: June 5, 2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6-20-07
Date Preliminary Plat Expires: 6-20-08

DRB Project No. 1003445
APN # 07DRB-70054

Figure 12

INFRASTRUCTURE LIST

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

FOUNTAIN HILLS

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.

1 5-2-08
2 01-20-09

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
			PHASE 1 OFFSITE PUBLIC ROADWAY IMPROVEMENTS						
		30' F-F 16' MEDIAN	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
		30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY	/	/	/
		30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/
			PHASE 1 ONSITE PUBLIC ROADWAY IMPROVEMENTS						
		40' F-F	PAVEMENT W/ PCC CURB & GUTTER ~~& PCC 6' WIDE SIDEWALK ON BOTH SIDES~~ 2	~~NUNZIO~~ AVE LOMA FUENTE 2	EAGLE RANCH RD	VISTA FUENTE ROAD	/	/	/
		VARIES 24' F-F MIN - 48' F-F MAX	PAVEMENT W/ PCC CURB & GUTTER ~~& PCC 6' WIDE SIDEWALK ON EAST SIDE~~ 2	~~NUNZIO~~ AVE LOMA FUENTE 2 EAST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
			ROUNDABOUT	~~NUNZIO~~ AVE LOMA FUENTE 2	VISTA FUENTE	LOMA FUENTE 2 ~~NUNZIO~~ AVE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

09/09/10
UNIT 1 COMPLETED & ACCEPTED

09/09/10
UNIT 1 COMPLETED/ACCEPTED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	LOMA FUENTE ~~NUNZIO~~ AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	VISTA FUENTE ROAD	140' SOUTHWEST OF INTERSECTION OF VISTA FUENTE ROAD & NUNZIO AVE	LOMA FUENTE ~~NUNZIO~~ AVE	/	/	/
			PHASE 1 PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOMA FUENTE ~~NUNZIO~~ AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA FUENTE ROAD	EDUCATION PLACE	LOMA FUENTE ~~NUNZIO~~ AVE	/	/	/
			PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS						
		18"-42" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	LOMA FUENTE ~~NUNZIO AVE~~	PARADISE BLVD	EXISTING LOT 6-A-1	/	/	/
		18"-30" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	VISTA FUENTE ROAD	EDUCATION PLACE	LOMA FUENTE ~~NUNZIO~~ AVE	/	/	/
		24" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	TRACT 6-A-1	TRACT D	DETENTION POND	/	/	/
		2.5 AC-FT	DETENTION POND	EXISTING LOT 6-A-1			/	/	/

PHASE 2 INFRASTRUCTURE IMPROVEMENTS

			PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS						
			TRAFFIC SIGNAL	PARADISE BLVD/ PRICKLY PEAR ST			/	/	/
		12' WIDE	ADD 2ND LEFT TURN ARTERIAL PAVEMENT W/ ~~PCC~~ ACC CURB & GUTTER (1)	PASEO DEL NORTE EAST BOUND LANE		RICHLAND HILLS RD	/	/	/
		12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	RICHLAND HILLS RD SOUTHBOUND LANE		PASEO DEL NORTE	/	/	/
MB-1	584480	12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT	PASEO DEL NORTE WESTBOUND LANE	RICHLAND HILLS RD	150' EAST OF RICHLAND HILLS EAST CURB & GUTTER	/	/	/
		10' WIDE	TRAIL	PASEO DEL NORTE	WEST PROPERTY LINE	EAGLE RANCH RD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD	/	/	/
		~~11' WIDE~~	~~ADD THIRD THRU LANE STRIPING MODIFICATION ONLY~~	~~PASEO DEL NORTE EAST BOUND LANE~~	~~WEST OF EAGLE RANCH~~	~~EAST OF EAGLE RANCH~~ 1	/	/	/
		12' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD	/	/	/
		12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 6' BIKELANE	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	RICHLAND ~~FOUNTAIN~~HILLS ~~WEST BOUNDARY~~	/	/	/
		12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD. NORTHBOUND		EAGLE RANCH RD	/	/	/
		6' WIDE	BIKE LANE W/PCC CURB & GUTTER W/6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10-A-1	PASEO DEL NORTE	/	/	/

PHASE 2 ONSITE PUBLIC ROADWAY IMPROVEMENTS

	40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	VISTA FUENTE ROAD	EDUCATION PLACE	2 LOMA FUENTE ~~NUNZIO~~ AVE	/	/	/
	VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & ~~PCC 6' WIDE SIDEWALK ON WEST SIDE~~ 1	LOMA FUENTE ~~NUNZIO~~ AVE WEST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
	NOTE:	STREET LIGHTS AS PER COA DPM	2			/	/	/
	6' WIDE	PCC SIDEWALK (BOTH SIDES)	LOMA FUENTE	EAGLE RANCH	PARADISE (INCLUDES RNDABOUT)	/	/	/
	NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

Built w/ Phase 1

BRUCE STIDWORTHY, PE 06/05/07		6/20/07	Christina Sandoval	6/20/07
PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC.		6-20-07		
FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
6/5/07	6/20/07		6/20/07	
SIGNATURE DATE	UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		6-19-07		
		DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	5-2-08			Yolanda Morfin
2	01-20-09			Yolanda Morfin

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445 AGENDA ITEM NO: 3

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

Provide additional information regarding existing conditions. Is the traffic signal warranted at this time?
How much of the development has been constructed at this point?

Vista Fuente improvements for Noah's Event Center
-need to be built sooner

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:
conditional on VistaFuente completion

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: OCTOBER 1, 2014

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z
SUBDIVISION			
✓	Major subdivision action		
___	Minor subdivision action		
___	Vacation	V	
___	Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN		P	
___	for Subdivision		
___	for Building Permit		
___	Administrative Amendment/Approval (AA)		
___	IP Master Development Plan	D	
___	Cert. of Appropriateness (LUCC)	L	A
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		
___	Street Name Change (Local & Collector)		
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): Custom Grading, Inc. PHONE: 897-4225
ADDRESS: P.O. Box 94088 FAX: 792-2399
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: truecgiam.com

APPLICANT: Jason Shaffer PHONE: 280-5771
ADDRESS: P.O. Box 66897 FAX: 344-3992
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: jshaffer3@comcast.net
Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: SIA Extension

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. A, B, C, D, E, F, G, H, I Block: _____ Unit: _____
Subdiv/Addn/TBKA: Fountain Hills Plaza Subdivision
Existing Zoning: SU-1 Proposed zoning: No change MRGCD Map No _____
Zone Atlas page(s): C-12-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _____
1003445, City Project 584480

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of existing lots: 9 No. of proposed lots: 9 Total site area (acres): 39.9074
LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Ranch Rd NW
Between: Paseo del Norte and Paradise Blvd.

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

SIGNATURE _____ DATE 8/25/2014
(Print Name) Trula M Howe Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

INTERNAL ROUTING

- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
14DRB-70308	SIA	___	$ 50.00
_____-_____	CMF	___	$ 20.00
_____-_____	ADV	___	$ 75.00
_____-_____	_____	___	$ _____
_____-_____	_____	___	$ _____
			Total $ 145.00

Hearing date Oct. 1, 2014

9-2-14
Staff signature & Date

Project # 1003445

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☑ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

✓ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
✓ Plat or plan reduced to 8.5" x 11"
✓ Official D.R.B. Notice of the original approval
✓ Approved Infrastructure List. If not applicable, please initial. _____
✓ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ List any original and/or related file numbers on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

Julia M Howe
Applicant name (print)

8/25/14
Applicant signature / date

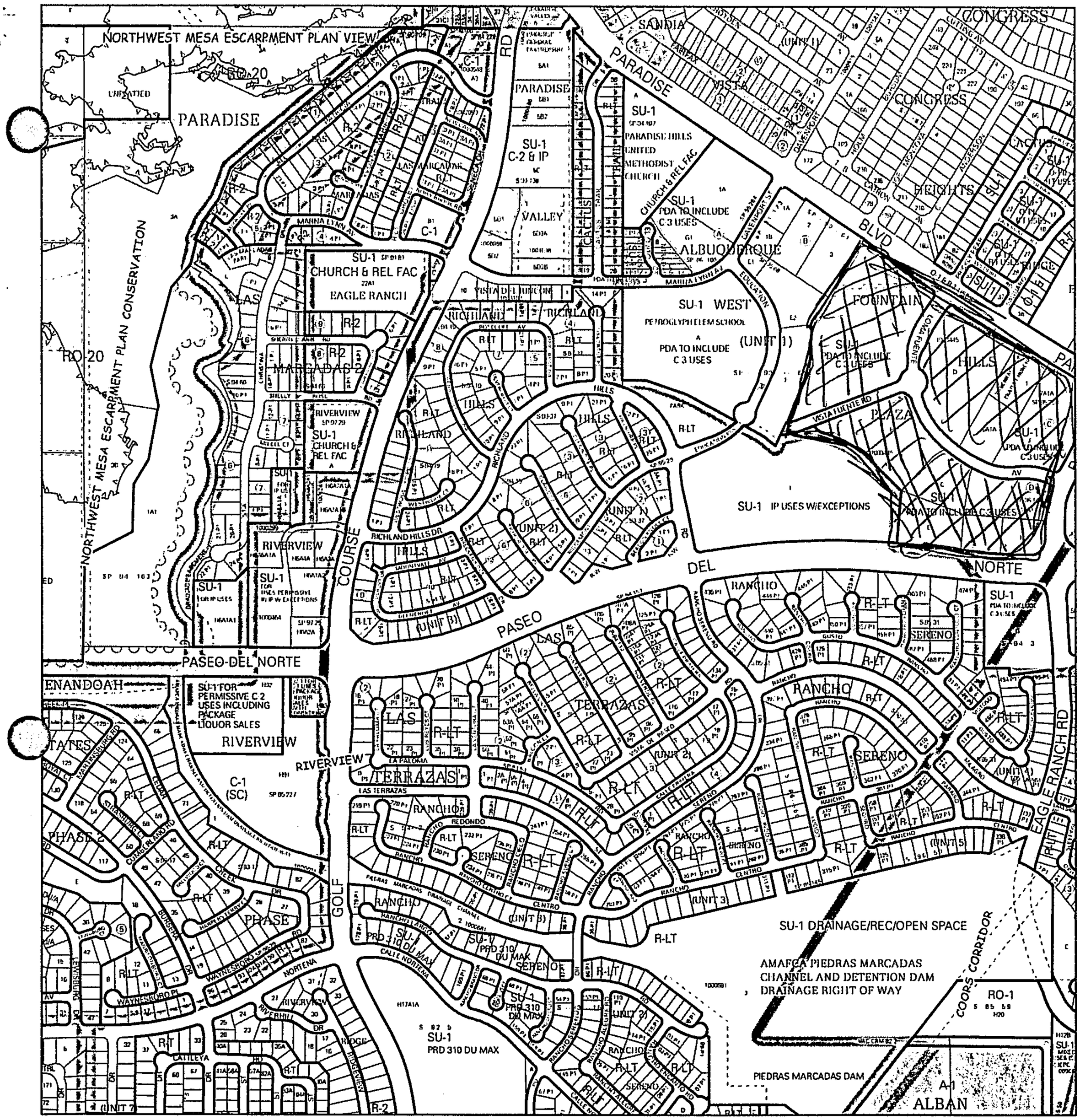
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers 14-DRB-70308

9-2-14
Planner signature / date

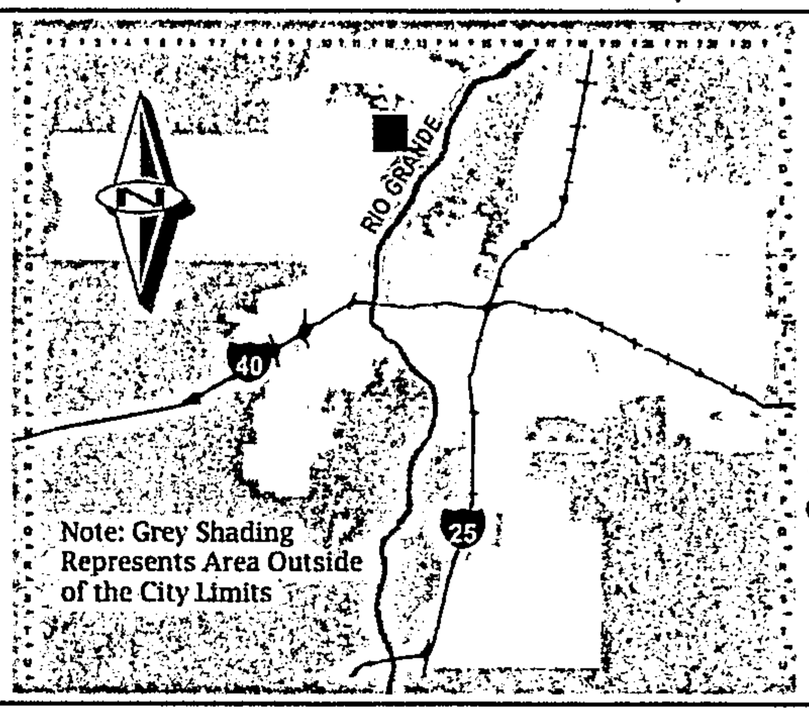
Project # 1003445



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

C-12-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

August 20, 2014

City of Albuquerque
Planning Department
Design Review Board
1 Civic Plaza NW
Albuquerque, NM 87102

Re: Fountain Hills Plaza Subdivision, Phase/Unit #2

To Whom It May Concern:

Phase 2 of Fountain Hills Plaza Subdivision has not yet been completed. The items required are as follows, according to the Engineers Opinion of Probably Costs on record:

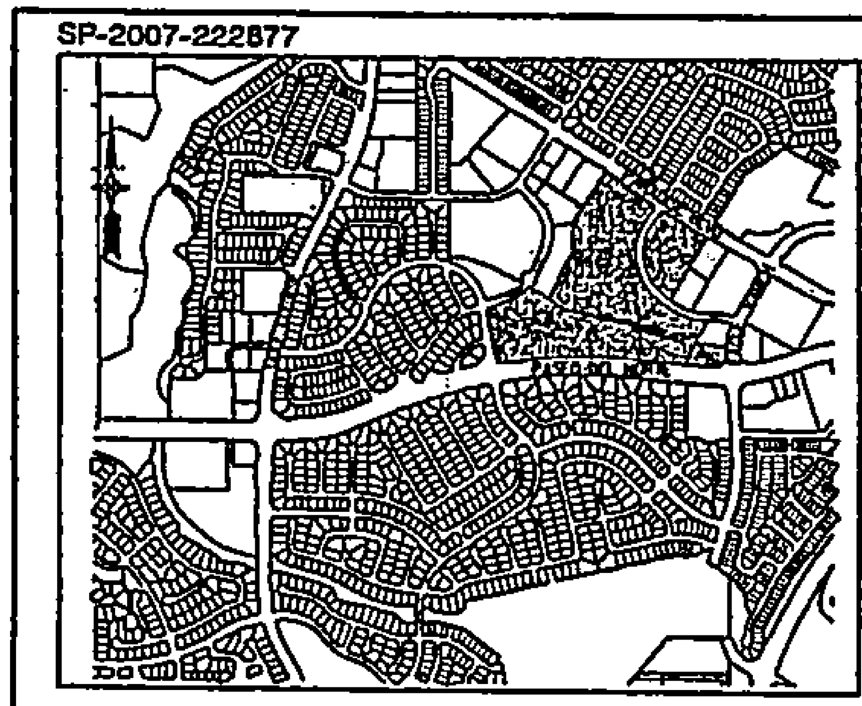
Traffic Signal at Loma Fuente Rd and Paradise Blvd NW
On-site paving of Vista Fuente Rd
Paseo del Norte//Eagle Ranch – Paving, striping, and signage and relocating traffic signal

We are requesting a two-year extension of the Subdivision Improvement Agreement, due to slow economic environment and lack of end users.

Sincerely,

Jason A. Shaffer
Managing Member
Fountain Hills Plaza LLC

SP-2007-222877



LOCATION MAP
ZONE ATLAS INDEX MAP No. C12
NOT TO SCALE

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being, and comprising all of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One,Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated of the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C Folio 148.

Containing 39.9704 acres more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C, Folio 259 and Tract B of the Plat of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public street rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

THE FIRST BAPTIST CHURCH OF ALBUQUERQUE- owner of Tract B, Richland Hills

BY: *[signature]*
MICHAEL M. COOK
Pastor/President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June, 2007 by MICHAEL M. COOK, Pastor/President

My Commission Expires 6-24-2011 *[signature: Stephanie L. Walton]* Notary Public

OFFICIAL SEAL STEPHANIE L. WALTON NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires 6-24-2011

FOUNTAIN HILLS PLAZA LLC - Owner of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One and lot 10-A-2, Block D Albuquerque West

BY: *[signature: Dwayne Pino]*
Dwayne Pino
Managing Member

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June 2007 by Dwayne Pino, Managing Member, Fountain Hills Plaza LLC

My Commission Expires 6-24-2011 *[signature: Stephanie L. Walton]* Notary Public

OFFICIAL SEAL STEPHANIE L. WALTON NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires 6-24-2011

DOC# 2007134847
09/19/2007 02:37 PM Page: 1 of 4 PLAT R:$22.00 B: 2007C P: 0278 M. Toulouse, Bernalillo County

PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

PROJECT NUMBER 1003445

APPLICATION NUMBER 07 DRB- 70054

PLAT APPROVAL

UTILITY APPROVALS:

Signature	Date
[signature] QWEST TELECOMMUNICATIONS	6/21/07
[signature] COMCAST CABLE	6-20-07
[signature] PNM ELECTRIC SERVICES	6-19-07
[signature] PNM GAS SERVICES	6-19-07

CITY APPROVALS:

Signature	Date
[signature] CITY SURVEYOR	6-12-07
[signature] TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	8-22-07
Christina Sandoval PARKS & RECREATION DEPARTMENT	8/22/07
[signature] A.M.A.F.C.A.	6-20-07
Bradley L. Bingham CITY ENGINEER	8/22/07
[signature] DRB CHAIRPERSON, PLANNING DEPARTMENT	9/17/07
N/A REAL PROPERTY	
N/A ENVIRONMENTAL HEALTH DEPARTMENT	
[signature] NMU	6-19-07

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. C12
3. Gross Plat Acreage 39.9704
4. Total Number of Lots/Tracts created: (9) Tracts
5. Total Mileage of streets created: Full width=0.1373 Half width=0.1714
6. Date of Survey: April 2007
7. Plat is located within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide all of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B, Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, into Nine (9) Tracts, dedicate right-of-way, grant easements and vacate easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10) in front of transformer/switchgear doors and five feet (5) on each side.

NOTES

1. Bearing are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances.
3. All easements of record are shown that I am aware of.
4. Record bearings and distances are shown in parenthesis.
5. Tracts C, F & G are subject to a Twenty Five foot wide floating access, water, drainage, and sanitary sewer easement for the benefit of and to be maintained by Tracts E, G & H granted with this plat. This easement will be confined and defined with future platting.
6. Centerline in (lieu of R/W monumentation) to be installed at centerline PCs, PTs, angle points and street intersections prior to acceptance of street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469"
7. Easement information shown on this survey was taken from TITLE COMMITMENT No. 6220000854, effective January 02, 2007 issued by LandAmerica Albuquerque Title.
8. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
9. Public drainage enters the vacated drainage esmt. Maintenance of these tracts with respect to drainage is the responsibility of the private property owners until fully developed.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

[signature]
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 6-11-07

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico.

[signature]
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 6-11-07

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

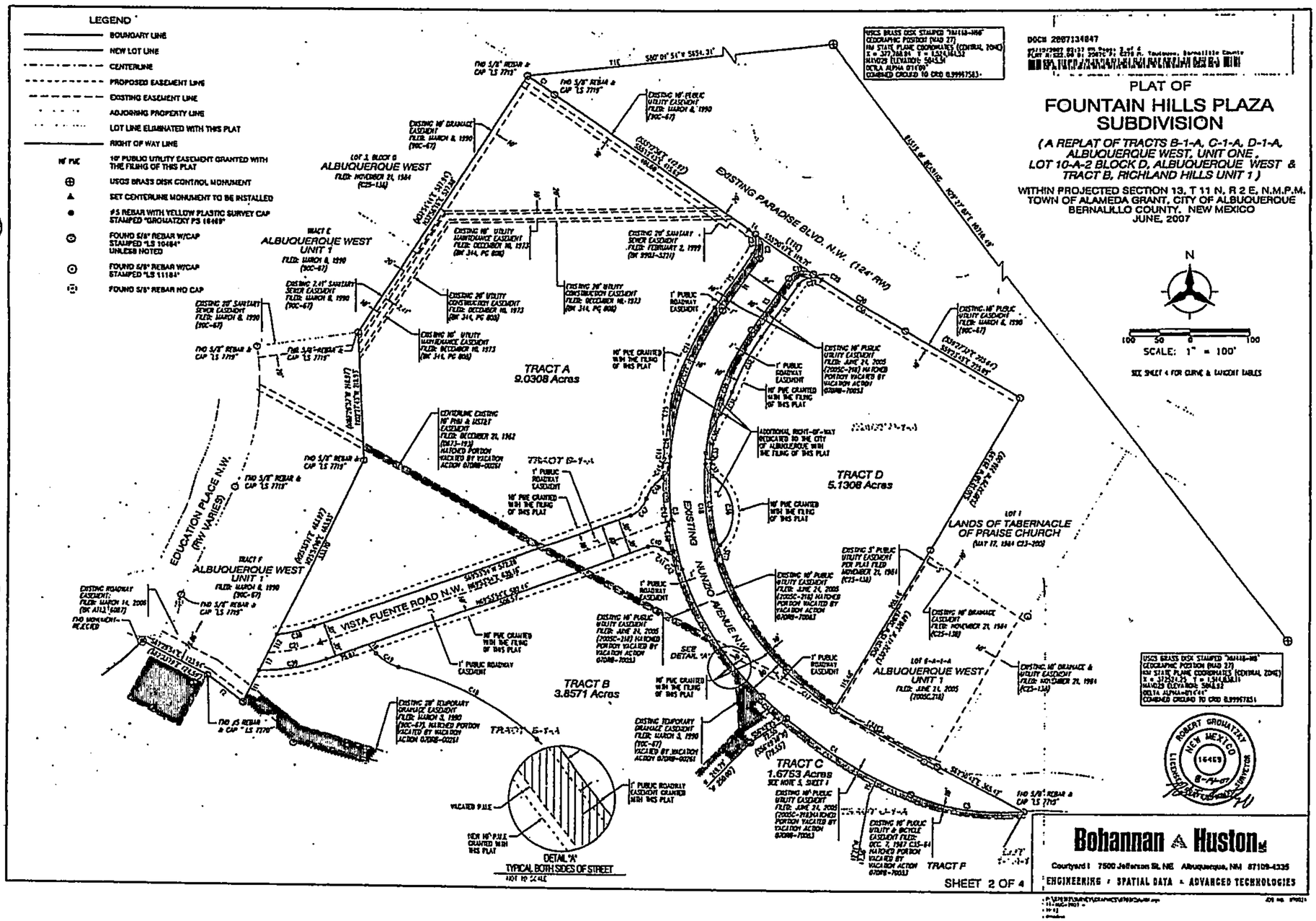
1-012-064-364387-119-01

PROPERTY OWNER OF RECORD First Baptist Church

[signature] BERNALILLO COUNTY TREASURER'S OFFICE — DATE 9-19-2007

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SHEET 1 OF 4

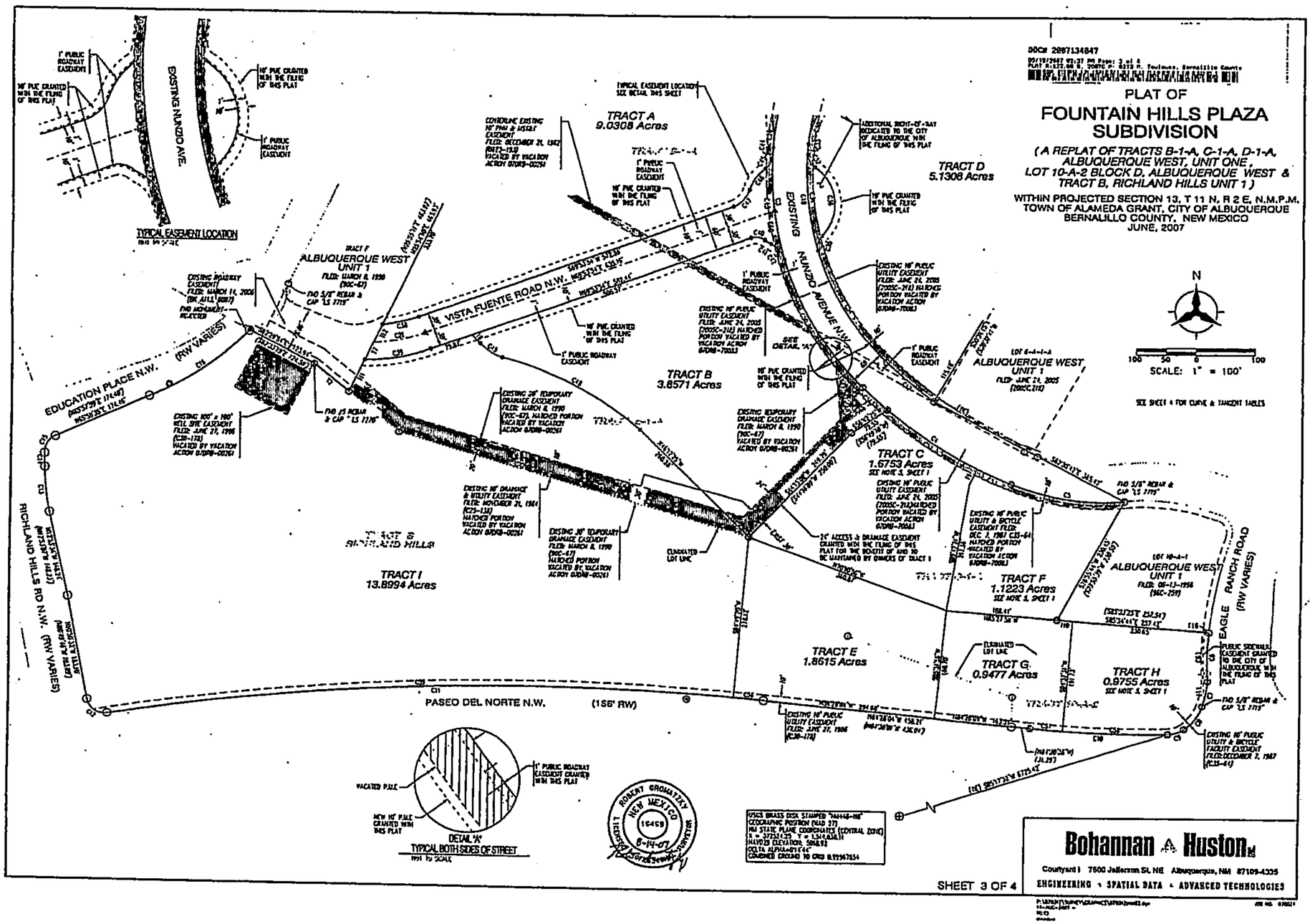

LEGEND
BOUNDARY LINE
NEW LOT LINE
CENTERLINE
PROPOSED EASEMENT LINE
EXISTING EASEMENT LINE
ADJOINING PROPERTY LINE
LOT LINE ELIMINATED WITH THIS PLAT
RIGHT OF WAY LINE
16' PUE
16' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
USGS BRASS DISK CONTROL MONUMENT
SET CENTERLINE MONUMENT TO BE INSTALLED
#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
FOUND 5/8" REBAR W/CAP STAMPED "LS 10484" UNLESS NOTED
FOUND 5/8" REBAR W/CAP STAMPED "LS 11184"
FOUND 5/8" REBAR NO CAP
PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION
(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)
WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007
DOC# 2007134847
TRACT A 9.0308 Acres
TRACT B 3.8571 Acres
TRACT C 1.6753 Acres
TRACT D 5.1308 Acres
TRACT E ALBUQUERQUE WEST UNIT 1
TRACT F ALBUQUERQUE WEST UNIT 1
LOT 1 BLOCK 6 ALBUQUERQUE WEST
LOT 1 LANDS OF TABERNACLE OF PRAISE CHURCH
LOT 6-A-1-A ALBUQUERQUE WEST UNIT 1
EXISTING PARADISE BLVD. N.W. (124' RW)
EDUCATION PLACE N.W. (RW VARIES)
VISTA FUENTE ROAD N.W.
EXISTING NUNZIO AVENUE N.W.
DETAIL "A"
TYPICAL BOTH SIDES OF STREET
N
SCALE: 1" = 100'
SEE SHEET 4 FOR CURVE & TANGENT TABLES
ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR
Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING / SPATIAL DATA / ADVANCED TECHNOLOGIES
SHEET 2 OF 4

DOC# 2007134847

PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE, LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007



SHEET 3 OF 4

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Curve Data						
NO	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	00°29'33"	27.78'	55.42'	6446.09'	55.42'	S55°29'26"E
C2	89°49'50"	29.91'	47.04'	30.00'	42.36'	S19°15'56"E
C3	81°19'23"	437.18'	772.90'	545.31'	664.62'	S65°51'12"E
C4	21°39'48"	133.78'	263.69'	685.00'	262.09'	S37°13'17"E
C5	27°16'23"	99.70'	195.64'	412.50'	193.81'	S81°35'24"E
C6	88°32'05"	42.23'	84.50'	547.21'	84.42'	S61°17'15"E
C7	15°07'38"	22.27'	44.08'	170.00'	43.75'	S11°11'24"W
C8	36°23'08"	26.43'	51.03'	80.00'	50.19'	S37°07'28"W
C9	32°59'28"	14.81'	28.77'	50.00'	28.38'	S71°08'41"W
C10	86°55'34"	114.31'	232.34'	1822.00'	232.38'	N87°58'39"W
C11	15°15'42"	565.34'	1123.98'	4218.65'	1120.66	S68°51'34"W
C12	88°57'31"	29.96'	46.56'	30.00'	42.04'	N55°15'49"W
C13	12°11'28"	36.73'	77.15'	348.38'	76.99'	N66°29'18"W
C14	02°53'44"	11.86'	23.71'	469.00'	23.70'	N81°48'21"W
C15	89°18'26"	28.69'	34.22'	30.00'	31.06'	N31°38'42"E
C16	21°37'37"	105.45'	207.58'	476.50'	206.01'	N53°26'00"E
C17	88°01'08"	53.32'	104.27'	272.00'	104.18'	N58°28'38"W
C18	81°19'20"	345.75'	637.54'	450.31'	585.91'	N25°51'21"W
C19	89°28'53"	29.82'	46.84'	30.00'	42.30'	N19°25'23"E
C20	03°27'16"	92.52'	184.98'	2928.81'	184.93'	S37°48'59"E
C21	17°06'57"	45.27'	89.79'	300.00'	89.46'	N18°28'22"E
C22	26°18'16"	137.56'	258.72'	518.31'	256.63'	N19°38'51"E
C23	90°01'10"	30.01'	47.13'	30.00'	42.43'	S18°12'07"E
C24	16°12'11"	84.09'	166.59'	521.33'	165.89'	S25°11'14"E
C25	22°00'36"	31.11'	61.45'	160.00'	61.06'	S45°04'54"E
C26	10°28'01"	22.02'	43.91'	240.00'	43.85'	S00°48'47"E
C27	91°54'29"	27.42'	44.42'	30.00'	48.48'	N17°13'48"E
C28	90°20'49"	8.98'	17.58'	29216.81'	17.58'	N55°08'41"W
C29	23°19'23"	115.65'	226.48'	456.31'	224.83'	S76°19'30"W
C30	28°23'17"	36.78'	71.83'	148.00'	71.14'	N09°27'57"E
C31	16°56'58"	20.99'	41.71'	186.00'	41.62'	N27°52'08"E
C32	16°21'33"	54.23'	107.84'	430.31'	107.56'	N07°33'03"E
C33	07°32'09"	9.22'	18.41'	140.00'	18.40'	N02°09'16"E
C34	23°11'16"	92.39'	182.24'	450.31'	181.00'	S65°10'29"E
C35	62°05'43"	15.03'	27.09'	25.00'	25.77'	N13°46'34"E
C36	102°36'53"	93.47'	134.19'	75.00'	116.99'	N66°23'41"W
C37	56°04'17"	13.31'	24.47'	25.00'	23.50'	N29°36'54"W
C38	17°36'48"	32.14'	63.96'	220.00'	63.73'	S26°41'16"W
C39	19°50'34"	58.13'	115.09'	330.00'	114.50'	N09°53'21"E
C40	56°39'59"	13.47'	24.71'	25.00'	23.72'	S31°47'09"E
C41	89°54'14"	6.56'	12.57'	75.00'	12.55'	S58°25'16"E
C42	46°18'12"	98.26'	34.33'	45.00'<	33.39'	S18°13'10"E
C43	12°01'45"	33.77'	107.14'	510.31'	106.94'	S61°27'09"E
C44	84°38'54"	8.74'	18.47'	250.00'	18.47'	S06°53'48"W
C45	44°53'17"	10.33'	19.59'	25.00'	19.09'	S31°09'15"W
C46	35°31'04"	24.00'	46.49'	75.00'	45.75'	S36°20'23"W
C47	51°19'04"	21.62'	40.38'	45.00'	38.97'	S41°14'22"W
C48	26°01'37"	136.31'	267.94'	590.00'	265.66'	N03°08'11"W
C49	38°22'27"	23.87'	43.66'	65.00'	44.54'	N58°09'57"W
C50	29°22'11"	133.72'	261.58'	510.31'	258.73'	S31°45'19"E
C51	03°59'45"	26.02'	52.17'	885.00'	52.12'	S16°26'18"E
C52	12°47'55"	82.68'	161.58'	685.00'	161.18'	S37°00'03"E
C53	01°38'02"	11.64'	23.28'	805.00'	23.27'	N65°49'07"W
C54	23°19'26"	117.19'	229.29'	450.31'	226.82'	N31°51'11"W
C55	83°16'36"	63.72'	107.39'	2928.81'	107.38'	S53°51'19"E
C56	00°42'08"	23.88'	51.59'	4219.65'	51.59'	S68°53'30"E
C57	01°33'48"	27.33'	54.66'	1922.00'	54.66'	S65°17'43"E
C58	05°17'48"	88.99'	177.68'	1922.00'	177.62'	S68°43'30"E
C59	14°33'48"	539.19'	1072.39'	4219.65'	1064.51'	S67°38'33"E
C60	09°35'11"	42.87'	85.53'	510.31'	85.43'	S12°16'06"E
C61	00°19'38"	10.99'	20.01'	6446.09'	20.01'	N55°31'53"W
C62	86°37'32"	24.69'	49.64'	330.00'	49.63'	N65°34'03"E
C63	08°31'16"	42.78'	85.18'	574.24'	85.32'	N01°16'51"E

RECORD Curve Data						
NO	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
(C1)	(00°29'33")	(27.68')	(55.36')	(6446.09')	(55.36')	(S55°27'42"E)
(C2)	(89°15'00")	(423.51')	(723.22')	(518.00')	(652.13')	(S65°36'25"E)
(C4)	(17°39'52")	(124.85')	(211.72')	(685.00')	(210.91')	(S58°18'17"E)
(C5)	(27°16'31")	(98.62')	(195.48')	(410.00')	(193.61')	(S81°13'32"E)
(C6)	(88°31'18")	(42.25')	(81.39')	(547.21')	(81.27')	(S61°23'24"E)
(C7)	(15°08'00")	(22.85')	(41.58')	(170.00')	(41.68')	(S11°18'23"E)
(C8)	(36°25'38")	(26.43')	(51.08')	(80.00')	(50.23')	(S37°03'08"E)
(C9)	(33°13'11")	(14.82')	(28.98')	(50.00')	(28.58')	(S71°37'28"E)
(C10)	(86°55'17")	(116.23')	(232.18')	(1822.00')	(232.04')	(N87°56'14"E)
(C11)	(15°15'42")			(1123.97')	(4218.65')	
(C12)	(88°00'52")	(26.48')	(46.21')	(30.00')	(42.03')	(N55°15'49"E)
(C13)	(12°47'54")	(36.76')	(77.18')	(345.00')	(77.03')	(N66°29'18"W)
(C14)	(02°53'03")	(11.85')	(23.70')	(469.00')	(23.70')	(N81°47'37"E)
(C15)	(89°02'35")	(28.64')	(34.15')	(30.00')	(31.08')	(N31°36'41"E)
(C16)	(21°31'43")	(105.84')	(206.76')	(476.50')	(205.15')	(N53°26'48"E)
(C17)	(88°01'07")	(53.27')	(104.36')	(272.00')	(105.18')	(N58°28'34"W)
(C18)	(81°13'47")	(345.85')	(622.90')	(439.00')	(585.81')	(N25°51'18"W)
(C19)	(89°37'23")	(29.87')	(46.88')	(30.00')	(42.30')	(S19°25'23"E)

Tangent Data		
NO	BEARING	DISTANCE
T1	S31°46'28"E	109.10'
T2	S31°43'41"E	75.91'
T3	N34°48'28"E	109.39'
T4	N55°12'43"W	14.00'
T5	S34°48'28"W	113.39'
T6	N34°48'28"E	109.93'
T7	S25°54'48"W	33.79'
T8	N42°38'43"W	88.29'
T9	S26°23'24"W	28.68'
T10	N63°31'41"W	34.77'
T11	S25°54'48"W	61.39'
T12	N25°54'48"E	34.83'
T13	S29°08'11"E	22.61'
T14	S36°44'36"E	83.09'
T15	N31°43'41"W	25.86'
T16	S85°24'44"E	7.00'
T17	N02°58'47"E	33.38'

RECORD Tangent Data		
NO	BEARING	DISTANCE
(T1)	(S31°31'58"E)	(112.85')
(T2)	(S31°14'42"E)	(75.77')
(T3)	(N31°53'42"E)	(106.83')

DOC# 2007134947

01/16/2007 02:12 PM Page: 4 of 4
Fee: $22.00 R: 2007R Doc: 0210 M. Toulouse, Bernalillo County

PLAT OF

FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

SHEET 4 OF 4

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

FOUNTAIN HILLS PLAZA

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445 AGENDA ITEM NO: 1

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

completed see attached email

What is the status of the right turn lane on Paseo del Norte at Richland Hills Road? Has this been completed, as agreed to within the agreement between Fountain Hills Plaza LLC and the First Baptist Church of Albuquerque (signed 09-27-2011)?

Please clearly define what items are not yet constructed and provide an approximate timeline.

- no clients, so no const yet

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: OCTOBER 10, 2012

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z
SUBDIVISION			
✓	Major subdivision action		
___	Minor subdivision action		
___	Vacation	V	
___	Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN			
___	for Subdivision	P	
___	for Building Permit		
___	Administrative Amendment/Approval (AA)		
___	IP Master Development Plan	D	
___	Cert. of Appropriateness (LUCC)	L	A
STORM DRAINAGE (Form D)			
___	Storm Drainage Cost Allocation Plan		

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)
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): Custom Grading, Inc PHONE: 897-4225
ADDRESS: P.O. Box 94088 FAX: 792-2399
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: true@cginm.com

APPLICANT: Jason Shaffer PHONE: 505-280-5771
ADDRESS: P.O. Box 66897 FAX: 505-344-3992
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: jshaffer3@comcast.net
Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: SIA Extension

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. A, B, C, D, E, F, G, H, I Block: _____ Unit: _____
Subdiv/Addn/TBKA: Fountain Hills Plaza Subdivision
Existing Zoning: SU-1 Proposed zoning: No Change MRGCD Map No _____
Zone Atlas page(s): C-12-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003445, 584480

CASE INFORMATION:

Within city limits? ✓Yes Within 1000FT of a landfill? No
No. of existing lots: 9 No. of proposed lots: 9 Total site area (acres): 39.9074
LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Ranch Rd
Between: Paseo del Norte and Paradise Blvd

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

SIGNATURE _____ DATE 9/13/2012
(Print Name) Tula M Howe Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

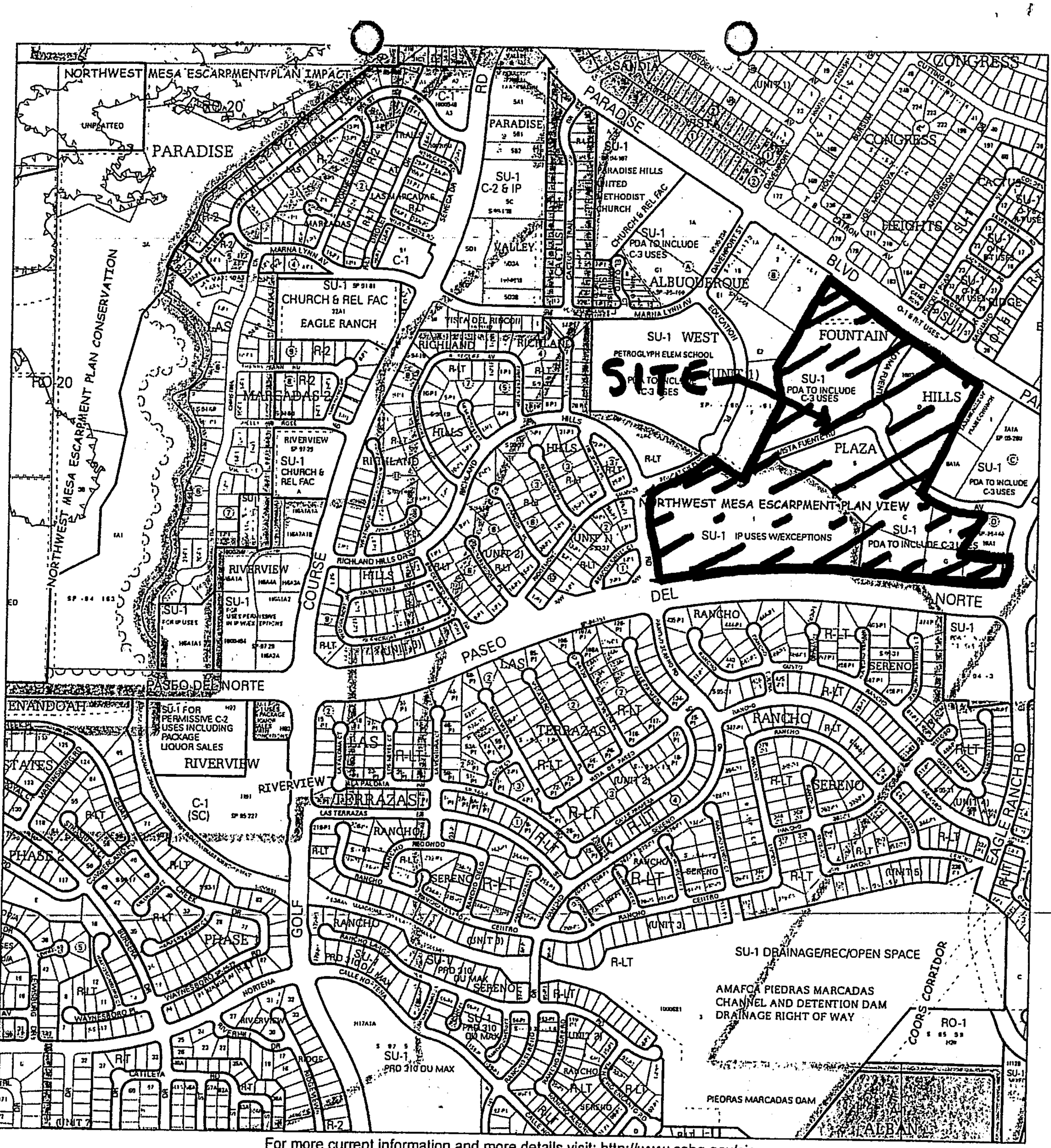
INTERNAL ROUTING

- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
12 DRB - 70289	ESIA	___	$ 50.00
_____ - _____	CMF	___	$ 20.00
_____ - _____	ADV	___	$ 75.00
_____ - _____	_____	___	$ _____
_____ - _____	_____	___	$ _____
			Total
Hearing date Oct. 10, 2012			$ 145.00

9-14-12
Staff signature & Date

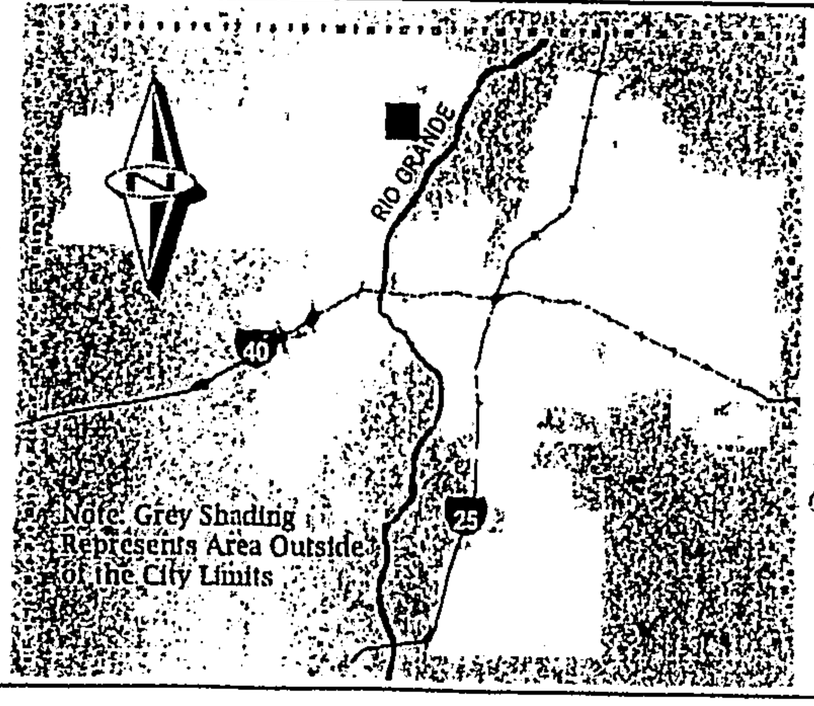
Project # 1003445



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

C-12-Z

Selected Symbols

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

0 . 750 1,500 Feet

September 13, 2012

City of Albuquerque
Planning Department
Design Review Board
1 Civic Plaza NW
Albuquerque, NM 87102

Re: Fountain Hills Plaza Subdivision, Phase/Unit #2

To Whom It May Concern:

Phase 2 of Fountain Hills Plaza Subdivision has not yet been complete, or even begun as of this date. The items required are as follows, according to the Engineers Opinion of Probably Costs on record:

Traffic Signal at Loma Fuente Rd and Paradise Blvd NW
On-site paving of Vista Fuente Rd

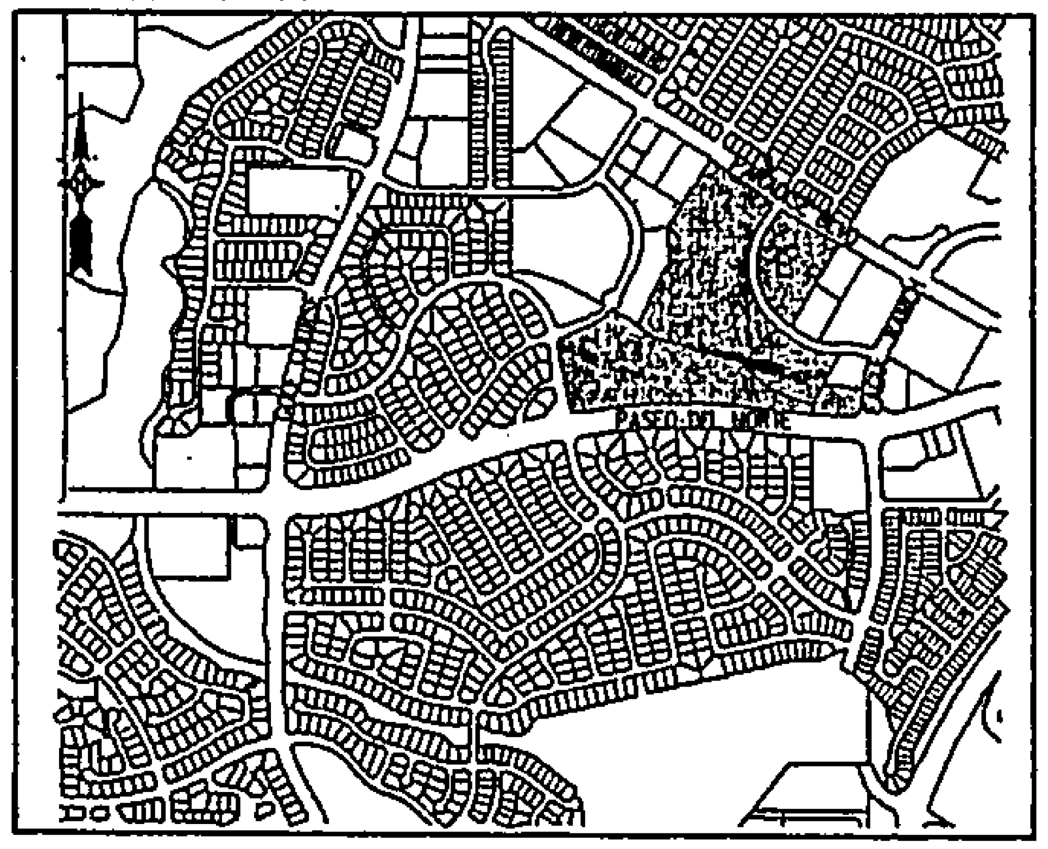
Paseo del Norte/Richland Hills/Eagle Ranch – Paving, striping, and signage and relocating traffic signal

We are requesting a two-year extension of the Subdivision Improvement Agreement, due to slow economic environment and lack of end users.

Sincerely,

Jason A. Shaffer
Managing Member
Fountain Hills Plaza LLC

SP-2007-222877



LOCATION MAP

ZONE ATLAS INDEX MAP No. C12

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. C12
3. Gross Plat Acreage 39.9074
4. Total Number of Lots/Tracts created: (9) Tracts
5. Total Mileage of streets created: Full width=0.1373 Half width=0.1714
6. Date of Survey: April 2007
7. Plat is located within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide all of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B, Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, into Nine (9) Tracts, dedicate right-of way, grant easements and vacate easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10) in front of transformer/switchgear doors and five feet (5) on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being, and comprising all of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated of the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C Folio 148.

Containing 39.9704 acres more or less.

NOTES

1. Bearing are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances.
3. All easements of record are shown that I am aware of.
4. Record bearings and distances are shown in parenthesis.
5. Tracts C, F & G are subject to a Twenty Five foot wide floating access, water, drainage, and sanitary sewer easement for the benefit of and to be maintained by Tracts E, G & H granted with this plat. This easement will be confined and defined with future platting.
6. Centerline in (lieu of RW monumentation) to be installed at centerline PCs, PT's, angle points and street intersections prior to acceptance of street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 15469"
7. Easement information shown on this survey was taken from TITLE COMMITMENT No. 6220000858, effective January 02, 2007 issued by LandAmerica Albuquerque Title.
8. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of ALbuquerque.
9. Public drainage enters the vacated drainage esmt. Maintenance of these tracts with respect to drainage is the responsibility of the private property owners until fully developed.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 15469

Date: 6-11-07

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C, Folio 259 and Tract B of the Plat of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public street rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

THE FIRST BAPTIST CHURCH OF ALBUQUERQUE- owner of Tract B, Richland Hills

BY: *[signature]*
MICHAEL M. COOK
Pastor/President

OFFICIAL SEAL
STEPHANIE L. WALTON
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 6-24-2011

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June, 2007 by MICHAEL M. COOK, Pastor/President

My Commission Expires 6-24-2011 *Stephanie L. Walton*
Notary Public

FOUNTAIN HILLS PLAZA LLC - Owner of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One and lot 10-A-2, Block D Albuquerque West

BY: *Dwayne Pino*
Dwayne Pino
Managing Member

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June 2007 by Dwayne Pino, Managing Member, Fountain Hills Plaza LLC

My Commission Expires 6-24-2011 *Stephanie L. Walton*
Notary Public

OFFICIAL SEAL
STEPHANIE L. WALTON
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 6-24-2011

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico.

Robert Gromatzky
New Mexico Professional Surveyor 15469

Date: 6-11-07

DOC# 2007134847
09/19/2007 02 37 PM Page 1 of 4
PLAT R 22.00 B 2007C P 0270 M. Toulouse. Bernalillo County

PLAT OF

FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

PROJECT NUMBER 1003445

APPLICATION NUMBER 07 DRB- 70054

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	DATE 6/21/07
COMCAST CABLE	DATE 6-20-07
PNM ELECTRIC SERVICES	DATE 6-19-07
PNM GAS SERVICES	DATE 6-19-07

CITY APPROVALS:

CITY SURVEYOR	DATE 6-12-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 8-22-07
PARKS & RECREATION DEPARTMENT	DATE 8/22/07
A.M.A.F.C.A.	DATE 6-20-07
CITY ENGINEER	DATE 8/22/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 9/17/07
N/A — REAL PROPERTY	DATE
N/A — ENVIRONMENTAL HEALTH DEPARTMENT	DATE
NMUI	DATE 6-19-07

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

1-012-064-364387-119-01

PROPERTY OWNER OF RECORD First Baptist Church

BERNALILLO COUNTY TREASURER'S OFFICE — DATE 9-19-2007

SHEET 1 OF 4

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

DOCM 2007134047
09/19/2007 02:37 PM Page: 2 of 4
PLAT R 522.00 B: 39075 P: 0270 M Toulouse, Bernalillo County

PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

LEGEND

- BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- LOT LINE ELIMINATED WITH THIS PLAT
- RIGHT OF WAY LINE
- 10' PUE — 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- USGS BRASS DISK CONTROL MONUMENT
- SET CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- FOUND 5/8" REBAR W/CAP STAMPED "LS 10464" UNLESS NOTED
- FOUND 5/8" REBAR W/CAP STAMPED "LS 11184"
- FOUND 5/8" REBAR NO CAP

USGS BRASS DISK STAMPED "NM448-N10"
GEOGRAPHIC POSITION (NAD 27)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 377,788.84 Y = 1,524,461.52
NAVD29 ELEVATION: 5043.51
DELTA ALPHA 0°14'09"
COMBINED GROUND TO GRID 0.99957583

N
100 50 0 100
SCALE: 1" = 100'

SEE SHEET 4 FOR CURVE & TANGENT TABLES

USGS BRASS DISK STAMPED "NM448-N8"
GEOGRAPHIC POSITION (NAD 27)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 379524.23 Y = 1,514,838.11
NAVD29 ELEVATION: 5018.92
DELTA ALPHA=0°14'44"
COMBINED GROUND TO GRID 0.99967854

ROBERT GROMATZKY NEW MEXICO 16469 8-14-07 LICENSED PROFESSIONAL SURVEYOR

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

JOB NO. 970024

DOC# 2007134047

09/10/2007 02:37 PM Page 3 of 4
PLAT R 322 86 0 20070 P 0270 M Valencia, Bernalillo County

PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

TRACT A
9.0308 Acres

TRACT B
3.8571 Acres

TRACT C
1.6753 Acres
SEE NOTE 5, SHEET 1

TRACT D
5.1308 Acres

TRACT E
1.8615 Acres

TRACT F
1.1223 Acres
SEE NOTE 5, SHEET 1

TRACT G
0.9477 Acres

TRACT H
0.9755 Acres
SEE NOTE 5, SHEET 1

TRACT I
13.8994 Acres

VISTA FUENTE ROAD N.W.

EXISTING NUNZIO AVE.

NUNZIO AVENUE N.W.

EDUCATION PLACE N.W. (RW VARIES)

RICHLAND HILLS RD N.W. (RW VARIES)

PASEO DEL NORTE N.W. (156' RW)

EAGLE RANCH ROAD (RW VARIES)

ALBUQUERQUE WEST UNIT 1
FILED: MARCH 8, 1990 (90C-67)

ALBUQUERQUE WEST UNIT 1
FILED: JUNE 24, 2005 (2005C-218)

ALBUQUERQUE WEST UNIT 1
FILED: 06-13-1996 (96C-259)

LOT 6-A-1-A
ALBUQUERQUE WEST UNIT 1
FILED: JUNE 24, 2005 (2005C-218)

LOT 10-A-1
ALBUQUERQUE WEST UNIT 1
FILED: 06-13-1996 (96C-259)

TYPICAL EASEMENT LOCATION

TYPICAL EASEMENT LOCATION
SEE DETAIL THIS SHEET

SEE DETAIL

1' PUBLIC ROADWAY EASEMENT

10' PUE GRANTED WITH THE FILING OF THIS PLAT

ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: JUNE 24, 2005 (2005C-218) HATCHED PORTION VACATED BY VACATION ACTION 07DRB-70083

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: JUNE 24, 2005 (2005C-212) HATCHED PORTION VACATED BY VACATION ACTION 07DRB-70083

EXISTING ROADWAY EASEMENT FILED: MARCH 14, 2006 (BK. A113, 6087)

EXISTING 100' x 100' WELL SITE EASEMENT FILED: JUNE 27, 1996 (C30-178) VACATED BY VACATION ACTION 07DRB-00261

EXISTING 20' TEMPORARY DRAINAGE EASEMENT FILED: MARCH 8, 1990 (90C-67), HATCHED PORTION VACATED BY VACATION ACTION 07DRB-00261

EXISTING TEMPORARY DRAINAGE EASEMENT FILED: MARCH 8, 1990 (90C-67) VACATED BY VACATION ACTION 07DRB-00261

EXISTING 10' DRAINAGE & UTILITY EASEMENT FILED: NOVEMBER 21, 1984 (C25-138) HATCHED PORTION VACATED BY VACATION ACTION 07DRB-00261

EXISTING 30' TEMPORARY DRAINAGE EASEMENT FILED: MARCH 8, 1990 (90C-67) HATCHED PORTION VACATED BY VACATION ACTION 07DRB-00261

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: JUNE 27, 1986 (C30-178)

EXISTING 10' PUBLIC UTILITY & BICYCLE EASEMENT FILED: DEC. 7, 1987 (C35-64) HATCHED PORTION VACATED BY VACATION ACTION 07DRB-70083

EXISTING 10' PUBLIC UTILITY & BICYCLE FACILITY EASEMENT FILED: DECEMBER 7, 1987 (C35-64)

PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

24' ACCESS & DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF AND TO BE MAINTAINED BY OWNERS OF TRACT 1

ELIMINATED LOT LINE

CENTERLINE EXISTING 10' PNM & NMGT EASEMENT FILED: DECEMBER 21, 1967 (D673-193) VACATED BY VACATION ACTION 07DRB-00261

FND 5/8" REBAR & CAP "LS 7719"

FND MONUMENT - REJECTED

FND #5 REBAR & CAP "LS 7220"

SCALE: 1" = 100'

SEE SHEET 4 FOR CURVE & TANGENT TABLES

DETAIL 'A'
TYPICAL BOTH SIDES OF STREET
NOT TO SCALE

VACATED P.U.E.

NEW 10' P.U.E. GRANTED WITH THIS PLAT

1' PUBLIC ROADWAY EASEMENT GRANTED WITH THIS PLAT

ROBERT GROMATZKY
NEW MEXICO
15469
8-14-07
LICENSED PROFESSIONAL SURVEYOR

USGS BRASS DISK STAMPED "NM448-H8"
GEOGRAPHIC POSITION (NAD 27)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 372524.25 Y = 1,514,836.11
NAVD29 ELEVATION: 5018.92
DELTA ALPHA=07°14'44"
COMBINED GROUND TO GRID 0.99967854

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

DOC# 2007134847

07/19/2007 03:37:20 Page: 4 of 4
PLAT R 222.00 D: 2007C P: 0276 M: Toulouse, Bernalillo County

PLAT OF

FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N. R 2 E. N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	00°29'23"	27.71'	55.42'	6486.09'	55.42'	S55°29'26"E
C2	89°49'50"	29.91'	47.04'	30.00'	42.36'	S10°15'56"E
C3	81°10'24"	437.18'	722.98'	510.31'	664.02'	S05°51'12"E
C4	21°37'48"	153.78'	303.89'	805.00'	302.09'	S57°15'17"E
C5	27°10'28"	99.78'	195.64'	412.50'	193.81'	S81°39'24"E
C6	98°32'05"	42.33'	84.50'	567.24'	84.42'	S01°17'15"W
C7	15°07'36"	22.57'	44.88'	170.00'	44.75'	S11°11'34"W
C8	36°33'40"	26.43'	51.05'	80.00'	50.19'	S37°07'26"W
C9	32°59'26"	14.81'	28.79'	50.00'	28.39'	S71°48'41"W
C10	66°55'34"	116.31'	232.34'	1922.00'	232.20'	N87°56'37"W
C11	15°15'42"	565.34'	1123.98'	4219.65'	1120.66'	S87°51'34"W
C12	88°57'31"	29.46'	46.58'	30.00'	42.04'	N55°15'49"W
C13	12°41'28"	38.73'	77.15'	348.30'	76.99'	N06°32'18"W
C14	02°53'46"	11.86'	23.71'	469.02'	23.70'	N01°48'21"W
C15	69°10'26"	20.69'	36.22'	30.00'	34.06'	N31°30'42"E
C16	24°57'37"	105.46'	207.58'	476.58'	205.94'	N55°26'06"E
C17	08°01'08"	52.22'	104.27'	745.00'	104.18'	N50°28'58"W
C18	81°10'05"	385.75'	637.94'	450.31'	585.91'	N05°51'21"W
C19	89°36'53"	29.82'	46.94'	30.00'	42.30'	N78°26'28"E
C20	03°37'16"	92.52'	184.96'	2926.84'	184.95'	S57°40'59"E
C21	17°08'57"	45.23'	89.79'	300.00'	89.48'	N78°28'22"E
C22	30°10'16"	137.56'	268.72'	510.31'	265.63'	N19°38'51"E
C23	90°01'10"	30.01'	47.13'	30.00'	42.43'	S10°12'07"E
C24	18°12'14"	84.00'	168.59'	524.33'	165.89'	S25°11'14"W
C25	22°00'26"	31.11'	61.46'	160.00'	61.08'	S85°04'54"W
C26	10°29'01"	22.02'	43.91'	240.00'	43.85'	S00°40'47"E
C27	84°56'39"	27.42'	44.42'	30.00'	40.48'	N77°13'48"E
C28	00°20'40"	8.00'	17.59'	2926.84'	17.59'	N56°02'41"W
C29	28°48'23"	115.65'	226.40'	450.31'	224.03'	S20°19'39"W
C30	29°25'17"	36.76'	71.89'	140.00'	71.10'	N20°37'57"E
C31	14°56'50"	20.99'	41.74'	160.00'	41.62'	N27°52'10"E
C32	14°21'33"	54.21'	107.84'	430.31'	107.56'	N27°33'05"E
C33	07°32'09"	9.22'	18.41'	140.00'	18.40'	N02°09'14"E
C34	23°11'16"	92.39'	182.24'	450.31'	181.00'	S05°40'20"E
C35	62°05'43"	15.05'	27.09'	25.00'	25.79'	N13°46'54"E
C36	102°39'53"	93.47'	134.19'	75.00'	116.99'	N06°25'41"W
C37	56°04'17"	13.31'	24.47'	25.00'	23.50'	N29°38'59"W
C38	13°34'40"	32.14'	63.98'	270.00'	63.83'	S76°41'14"W
C39	19°58'54"	58.13'	115.09'	330.00'	114.50'	N79°53'21"E
C40	56°37'59"	13.47'	24.71'	25.00'	23.72'	S81°47'07"E
C41	89°54'18"	8.50'	12.97'	75.00'	12.95'	S58°25'16"E
C42	46°18'12"	19.24'	36.37'	45.00'	35.38'	S40°13'19"E
C43	12°01'45"	53.77'	107.14'	510.31'	106.94'	S01°27'09"E
C44	04°38'54"	9.74'	19.47'	240.00'	19.47'	S06°53'10"W
C45	44°53'17"	10.33'	19.59'	25.00'	19.09'	S31°39'15"W
C46	35°31'04"	24.02'	46.49'	75.00'	45.75'	S36°20'22"W
C47	51°19'04"	21.62'	40.30'	45.00'	38.97'	S44°14'22"W
C48	28°01'27"	136.34'	267.98'	580.00'	265.68'	N83°00'11"W
C49	30°22'27"	23.07'	45.06'	85.00'	44.54'	N58°09'57"W
C50	29°22'11"	133.73'	261.58'	510.31'	258.73'	S31°45'19"E
C51	03°59'44"	28.08'	56.14'	805.00'	56.12'	S48°26'16"E
C52	13°07'55"	82.66'	184.58'	805.00'	184.10'	S57°00'05"E
C53	04°30'07"	31.64'	63.25'	805.00'	63.24'	N65°49'07"W
C54	29°18'26"	117.19'	229.29'	450.31'	226.82'	N31°51'11"W
C55	03°16'36"	83.72'	167.39'	2926.84'	167.36'	S57°51'19"E
C56	00°42'02"	25.80'	51.59'	4219.65'	51.59'	S84°51'36"E
C57	01°37'46"	27.33'	54.66'	1922.00'	54.66'	S85°17'43"E
C58	05°17'48"	88.90'	177.68'	1922.00'	177.62'	S88°45'30"E
C59	14°33'40"	539.10'	1072.39'	4219.65'	1069.51'	S87°30'33"W
C60	09°36'11"	42.87'	85.53'	510.31'	85.43'	S12°16'08"E
C61	00°10'36"	10.00'	20.01'	6486.09'	20.01'	N55°34'53"W
C62	08°37'32"	24.09'	49.68'	330.00'	49.63'	N85°34'03"E
C63	08°31'16"	42.78'	85.40'	574.24'	85.32'	N01°16'51"E

RECORD Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
(C1)	(00°29'33")	(27.88')	(55.76')	(6486.09')	(55.76')	(S55°27'42"E)
(C3)	(81°15'00")	(437.51')	(723.22')	(510.00')	(664.13')	(S05°50'25"E)
(C4)	(17°37'52")	(124.85')	(247.72')	(805.00')	(246.74')	(S59°16'47"E)
(C5)	(27°18'51")	(98.62')	(195..46')	(410.00')	(193.61')	(S81°45'22"E)
(C6)	(98°31'10")	(42.25')	(84.31')	(567.24')	(84.27')	(S01°23'24"W)
(C7)	(15°08'00")	(22.85')	(44.50')	(170.00')	(44.67')	(S11°12'22"W)
(C8)	(34°35'28")	(26.45')	(51.06')	(80.00')	(50.23')	(S37°03'08"W)
(C9)	(33°13'11")	(14.92')	(28.98')	(50.00')	(28.99')	(S71°37'28"W)
(C10)	(04°55'17")	(116.23')	(232.18')	(1922.00')	(232.04')	(N87°58'14"W)
(C11)	(15°15'42")	-	(1123.97')	(4219.68')	-	-
(C12)	(88°00'57")	(26.19')	(46.51')	(30.00')	(42.08')	(N55°15'14"W)
(C13)	(12°41'54")	(38.76')	(77.19')	(348.30')	(77.03')	(N06°32'19"W)
(C14)	(02°53'23")	(11.85')	(23.70')	(469.02')	(23.70')	(N01°37'55"W)
(C15)	(69°02'35")	(20.64')	(36.15')	(30.00')	(34.00')	(N31°26'41"E)
(C16)	(24°51'43")	(105.04')	(208.76')	(476.50')	(205.15')	(N55°30'40"E)
(C17)	(08°01'07")	(52.22')	(104.26')	(745.00')	(104.18')	(N50°28'58"W)
(C18)	(81°13'47")	(385.85')	(637.90')	(459.95')	(585.81')	(N05°51'10"W)
(C20)	(03°37'23")	(92.57')	(185.08')	(2926.84')	(185.08')	(S57°39'31"E)

Tangent Data		
ID	BEARING	DISTANCE
T1	S34°48'28"W	109.40'
T2	S51°43'41"E	75.94'
T3	N34°48'28"E	109.50'
T4	N55°12'43"W	14.02'
T5	S34°48'28"W	113.39'
T6	N34°48'28"E	109.93'
T7	S25°54'10"W	33.79'
T8	N42°58'43"W	20.29'
T9	S26°25'04"W	29.68'
T10	N85°34'44"W	26.77'
T11	S25°54'10"W	61.59'
T12	N25°54'10"E	34.85'
T13	S29°08'11"E	22.64'
T14	S36°04'26"W	93.89'
T15	N51°43'41"W	26.88'
T16	S85°34'44"E	7.00'
T17	N02°58'47"W	32.38'

RECORD Tangent Data		
ID	BEARING	DISTANCE
(T1)	(S31°54'58"W)	(111.95')
(T2)	(S51°44'42"E)	(75.77')
(T3)	(N31°54'40"E)	(106.83')

SHEET 4 OF 4

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\ALMS\SURVEY\GRAPHICS\6780Xplat4.dgn
11-JUN-2007
12:44
smadsen

JOB NO. 630824

Current DRC Project No. _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

FOUNTAIN HILLS

Date Submitted: June 5, 2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6-20-07
Date Preliminary Plat Expires 6-20-08

DRB Project No. 1003445
APN # 07DRB-70054

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 guarantee. 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
PHASE 1 INFRASTRUCTURE IMPROVEMENTS									
PHASE 1 OFFSITE PUBLIC ROADWAY IMPROVEMENTS									
B-1	584480	30' F-F 16' MEDIAN	ARTERIAL PAVEMENT W/ MEDIAN & STD. CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
B-1	584480	30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY	/	/	/
B-1	584480	30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/
PHASE 1 ONSITE PUBLIC ROADWAY IMPROVEMENTS									
B-1	584480	40' F-F	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	NUNZIO AVE	EAGLE RANCH RD	VISTA FUENTE ROAD	/	/	/
B-1	584480	VARIES 24' F-F MIN - 48' F-F MAX	PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON EAST SIDE	NUNZIO AVE EAST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
B-1	584480		ROUNDABOUT	NUNZIO AVE	VISTA FUENTE	NUNZIO AVE	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS	NMUI					
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC MH'S & SERVICES	VISTA FUENTE ROAD	140' SOUTH-WEST OF INTERSECTION OF VISTA FUENTE ROAD & NUNZIO AVE	NUNZIO AVE	/	/	/
			PHASE 1 PUBLIC WATERLINE IMPROVEMENTS	NMUI					
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & PJ'S	NUNZIO AVE	EAGLE RANCH RD	PARADISE BLVD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & PJ'S	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE	/	/	/
			PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS						
B-1	584480	18"-42" DIA	RCP W\ NEC MH'S, LATERALS, & INLETS	NUNZIO AVE	PARADISE BLVD	EXISTING LOT 6-A-1	/	/	/
B-1	584480	18"-30" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE	/	/	/
B-1	584480	24" DIA	RCP W\ NEC. MH'S, LATERALS, & INLETS	TRACT 6-A-1	TRACT D	DETENTION POND	/	/	/
B-1	584480	2.5 AC-FT	DETENTION POND	EXISTING LOT 6-A-1			/	/	/

PHASE 2 INFRASTRUCTURE IMPROVEMENTS

			PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS						
MB-1	584480		TRAFFIC SIGNAL	PARADISE BLVD/ PRICKLY PEAR ST			/	/	/
MB-1	584480	12' WIDE	ADD 2ND LEFT TURN ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	PASEO DEL NORTE EAST BOUND LANE		RICHLAND HILLS RD	/	/	/
MB-1	584480	12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	RICHLAND HILLS RD SOUTHBOUND LANE		PASEO DEL NORTE	/	/	/
MB-1	584480	12' WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT	PASEO DEL NORTE WESTBOUND LANE	RICHLAND HILLS RD	150' EAST OF RICHLAND HILLS EAST CURB & GUTTER	/	/	/
MB-1	584480	10' WIDE	TRAIL	PASEO DEL NORTE	WEST PROPERTY LINE	EAGLE RANCH RD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
MB-1	584480	12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD	/	/	/
MB-1		11' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE EAST BOUND LANE	WEST OF EAGLE RANCH	EAST OF EAGLE RANCH	/	/	/
		12' WIDE	ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD	/	/	/
		12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 6' BIKELANE	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	BOCHARD ~~FOUNTAINHILLS WEST BOUNDARY~~	/	/	/
		12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD. NORTHBOUND		EAGLE RANCH RD	/	/	/
		6' WIDE	BIKE LANE w/ PCC CURB & GUTTER w/ 6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10-A-1	PASEO DEL NORTE	/	/	/
			PHASE 2 ONSITE PUBLIC ROADWAY IMPROVEMENTS						
MB-1	584480	40' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	VISTA FUENTE ROAD	EDUCATION PLACE	NUNZIO AVE	/	/	/
		VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	NUNZIO AVE WEST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	/	/	/
		NOTE:	STREET LIGHTS AS PER COA DPM				/	/	/
		NOTE:	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTY IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				/	/	/
							/	/	/

BRUCE STIDWORTHY, PE 06/05/07
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

SIGNATURE DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR — DATE 6/20/07

TRANSPORTATION DEVELOPMENT — DATE 6-20-07

UTILITY DEVELOPMENT — DATE 6/20/07

DATE 6-19-07

PARKS & GENERAL SERVICES — Christina Sandoval — DATE 6/20/07

AMAFCA — DATE

CITY ENGINEER — DATE 6/20/07

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Metro, Kristal D.

From: Rael, Jane E.

Sent: Tuesday, October 09, 2012 11:20 AM

To: Metro, Kristal D.

Subject: First Baptist Church, 584482

Attachments: Scanned from a Xerox multifunction device.pdf; Scanned from a Xerox multifunction device.pdf

The Certificate of Completion and Acceptance is a Partial because the B-modified has not been built. If EPC agrees to delete the pork chop, then we will issue a Final Certificate of Completion and Acceptance.

Jane Rael, PE
Principal Engineer
Design Review & Construction Manager
City of Albuquerque
924-3992

CITY OF ALBUQUERQUE

August 30, 2012

PARTIAL CERTIFICATE OF COMPLETION AND ACCEPTANCE

Kevin Linthicum, Minister of Evangelism
THE FIRST BAPTIST CHURCH OF ALBUQUERQUE
4601 Paradise Blvd. Suite B
Albuquerque, NM 87114

RE: FIRST BAPTIST CHURCH
Project Number: 584482

Dear: Mr. Linthicum:

This is to certify that the City of Albuquerque partially accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. **584482**. The work was completed pursuant to the required infrastructure listed in the Subdivision Improvements Agreement (SIA) Procedure B, between **The First Baptist Church of Albuquerque** and the City of Albuquerque executed on **October 23, 2007**.

Having satisfied the requirements referenced above, the SIA and any associated Financial Guaranty, held by the City, can now be partially released. Any performance/warranty bond and the indemnity and hold harmless provisions of the SIA in favor of the City shall remain in effect. The contractor's warranty period will begin **August 30, 2012** and is effective for a period of one (1) year.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3996.

Sincerely,

Richard Dourte, P.E.
City Engineer
Development & Building Services
Planning Department

8-31-2012

9-5-12

cc: **Isaacson & Arfman** (e-mail)
Sundance Mechanical (e-mail)
Vincent Paul, DMD Maps & Records (e-mail)
David Zamora, DMD Street Maintenance (e-mail)
Phillip Romo, DMD Street Maintenance (e-mail)
David Rodriquez, ABCWUA Maps & Records (e-mail)
Martin Sanchez, ABCWUA Maps & Records (e-mail)
SIA File, City Project Number **584482**

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

RELEASE OF AGREEMENT

TITLE OF PROJECT: **FIRST BAPTIST CHURCH**
SUBDIVIDER: **THE FIRST BAPTIST CHURCH OF ALBUQUERQUE**
CITY PROJECT NO: **584482**

THIS RELEASE IS EXECUTED THIS 5th DAY OF September 2012

WHEREAS, the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of subdivider/developer:] **The First Baptist Church of Albuquerque** ("Subdivider"), entered into a (name of agreement:) **Subdivision Improvements Agreement, Procedure B** ("Agreement"), dated the **23rd** day of **October 2007** recorded on **October 24, 2007**, in the records of the Clerk of Bernalillo County, New Mexico at Doc#: **2007148849**, pages **1** through **6** whereby the Subdivider agreed to complete certain infrastructure improvements; and

WHEREAS, the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of subdivider/developer:] **The First Baptist Church of Albuquerque** ("Subdivider"), entered into a (name of agreement:) **1st Extension to Subdivision Improvements Agreement, Procedure B** ("Agreement"), dated the **27th** day of **July 2009** recorded on **July 28, 2009**, in the records of the Clerk of Bernalillo County, New Mexico at Doc#: **2009084863**, pages **1** through **4** whereby the Subdivider agreed to complete certain infrastructure improvements; and

WHEREAS, the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of subdivider/developer:] **The First Baptist Church of Albuquerque** ("Subdivider"), entered into a (name of agreement:) **2nd Extension to Subdivision Improvements Agreement, Procedure B** ("Agreement"), dated the **12th** day of **January 2011** recorded on **January 12, 2011**, in the records of the Clerk of Bernalillo County, New Mexico at Doc#: **2011004106**, pages **1** through **4** whereby the Subdivider agreed to complete certain infrastructure improvements; and

WHEREAS, the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of subdivider/developer:] **The First Baptist Church of Albuquerque** ("Subdivider"), entered into a (name of agreement:) **3rd Extension to Subdivision Improvements Agreement, Procedure B** ("Agreement"), dated the **2nd** day of **December 2011** recorded on **December 13, 2011**, in the records of the Clerk of Bernalillo County, New Mexico at Doc#: **2011114552**, pages **1** through **6** whereby the Subdivider agreed to complete certain infrastructure improvements; and

WHEREAS, the Subdivider has completed the improvements to the satisfaction of the City and has otherwise fully performed all of its obligations under the above-mentioned Agreement.

NOW THEREFORE, in consideration of the above, the City does hereby release and discharge Subdivider from all obligations and covenants contained in the above-mentioned Agreement. The indemnity provisions of the Subdivision Improvements Agreement in favor of the City shall remain in effect. Any performance/warranty bond or labor and material payment bond provided by the Subdivider shall remain in effect according to the terms of those bonds.

Doc# 2012092512
09/06/2012 02:48 PM Page: 1 of 2
REL R:$25.00 M Toulouse Oliver, Bernalillo County

APPROVED BY:

City Engineer
Development & Building Services

Dated: 9-5-12

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 5 day of September 2012,
by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2014

Notary Public

Figure 24-3 5-94 Rev. 07/02

FOUNTAIN HILLS PLAZA

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445 AGENDA ITEM NO: 3

SUBJECT:

SIA EXTENSION ~~2 YEAR~~ to Sept 30, 2012

ENGINEERING COMMENTS:

✓ This project must be coordinated with the First Baptist Church (DRB 1000762, CPN 584482, SIA expires 10/23/2011). - see attached agreement

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro DATE: SEPTEMBER 28, 2011
Transportation Development 505-924-3991

FOUNTAIN HILLS PLAZA

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445 AGENDA ITEM NO: 1

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

This project must be coordinated with the First Baptist Church (DRB 1000762, CPN 584482, SIA expires 10/23/2011).

Per Applicant,
Phase 1 - improvements completed & accepted by CoA

Phase 2 - improvements outstanding

RESOLUTION: 09-28-11

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: SEPTEMBER 21, 2011

REC'D
09-28-11

AGREEMENT

This Agreement is entered into this 27TH day of September, 2011 by and between Fountain Hills Plaza, LLC, a New Mexico limited liability company (hereinafter "Fountain Hills") and First Baptist Church of Albuquerque, New Mexico, a New Mexico non-profit corporation (hereinafter "FBC"), which recite and agree as follows:

RECITALS

1. Both of the parties own property near Paseo Del Norte and Richland Hills Road in Albuquerque, New Mexico.

2. The City of Albuquerque requires that a deceleration lane be constructed on westbound Paseo Del Norte at Richland Hills Road and related work which is included in City Project No. 584482.

3. City Project No. 584482 includes a Richland Hills project that is the obligation of FBC and the remainder of City Project No. 584482 is the deceleration land and work related to the construction of the deceleration land which is the joint obligation of Fountain Hills and FBC.

4. City Project No. 584482 excluding the Richland Hills portion that is the obligation of FBC is herein referred to as "the Project".

5. Fountain Hills and FBC enter this Agreement to jointly construct the Project.

6. A good faith estimate of the cost of the Project is $120,000 but the parties understand the actual cost could be more or less.

FOR GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE:

1. The parties will jointly complete the Project with each party paying one-half (½) of the actual cost.

2. Within 90 days of the date of this Agreement, the parties will enter into a contract with a mutually agreed upon builder to construct the Project.

3. Prior to signing the contract with the builder, Fountain Hills and FBC will each pay one-half (½) of the total contract price into an escrow account with an agent acceptable to both parties. Payments to the builder will be paid from the account when due.

4. The parties agree that if additional funds are required to complete the Project, each party will pay one-half (½) of all amounts when due.

5. The parties agree that the Project will be completed within 180 days of the date of this Agreement unless circumstances beyond their control arise in which case the Project will be completed as soon as possible thereafter.

FOUNTAIN HILLS PLAZA, LLC	FIRST BAPTIST CHURCH OF ALBUQUERQUE, NEW MEXICO
By _____	By _____
Managing Member	9.27.11

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445 AGENDA ITEM NO: 3

SUBJECT:

SIA EXTENSION – X 2 YEAR

ENGINEERING COMMENTS:

No objection to X 2 -year extension.

As of
08-15-11,
SIA expired
08-12-11
(MB-1, $1,130,591.90)
CPN 584480

RESOLUTION:

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro DATE: AUGUST 19, 2009
Transportation Development 505-924-3991

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445 AGENDA ITEM NO: 2

SUBJECT:

MAJOR - 1 YR EXTENSION OF SIA

ENGINEERING COMMENTS:

No objection to 1 year extension.

RESOLUTION: 19 Aug 09

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: August 5, 2009

Doc# 2009[illegible]391
02/04/2009 02:18 PM Page: 1 of 14
AGRE R:$35.00 M. Toulouse Oliver, Bernalillo County

584480
Re-Recording due to not all documents were recorded previously

AGREEMENT REGARDING ACCESS TO LOMA FUENTE AVE

This Agreement Regarding Access to Loma Fuente Ave ("Agreement") is made and executed as of the 15th day of June 2008, by and between Fountain Hills Plaza, LLC company ("Fountain"), whose address is 4301 The 25 Way, NE, c/o Jason Shaffer, Albuquerque, New Mexico 87109 and the City of Albuquerque, a municipal corporation (the "City"), whose address is Post Office Box 1293, Albuquerque, New Mexico 87103.

RECITALS

A. WHEREAS, Fountain is the fee simple owner of those certain tracts of land located at the northwest corner of Paseo del Norte and Eagle Ranch Road, legally described as follows (the "Property"):

Lots A through H, inclusive, Fountain Hills Plaza Subdivision, as the same are shown and described on the Plat for Fountain Hills Plaza Subdivision recorded the Bernalillo County, New Mexico real estate records on the 19th day of September 2007, in Book 2007C, Page 0270.

B. WHEREAS, a Site Development Plan has been approved for the Property by the City's Environmental Planning Commission (the"EPC") in City action number 1003445 ("Site Plan"). A reduced copy of the Site Plan is attached hereto as Exhibit A.

C. WHEREAS, the Site Plan identifies the Intersection of Eagle Ranch Road and Loma Fuente Ave (Fountain Hills Blvd on Site Plan) (the" Intersection"), as permitting a right turn in and a right turn out movement only (the "Intersection Improvements"), The Intersection Improvements are more particularly identified and shown on Exhibit B attached hereto and made a part hereof.

D. WHEREAS, Fountain has been advised by the City that the current left-in and the left-out turning movements at the Intersection (the "Left-Turn Movements") might become undesirable for safety reasons or impair the design and construction of any future Eagle Ranch Road project.

E. WHEREAS, Fountain and the City have agreed upon the nature of the conditions related to the granting of access at the Intersection and desire to memorialize them herein.

NOW THEREFORE, in consideration of the above premises and the following mutual agreements and covenants of the parties it is agreed between the parties as follows:

Doc# 2009009839
01/30/2009 01:29 PM Page: 1 of 5
AGRE R:$17.00 M. Toulouse Oliver, Bernalillo County

1. LIMITATIONS OF THE GRANTING OF ACCESS.

A. Application and Release in Full. Fountain agrees that the City will not be liable in damages to Fountain or liable for damages to the Property, or Fountain's successors, assigns and grantees if the City, acting through the City Traffic Engineer, determines in its sole discretion hereafter that the Left-Turn Movements must be eliminated. Therefore, the City and Fountain do hereby agree as follows:

1. The Property will have an interim full-unrestricted left-turn-in/left-turn-out access and a median opening with a "left-turn" bay at the Intersection of Eagle Ranch Road and Loma Fuente Ave as shown on Exhibit C. Design and construction of the Intersection has been or will be at the expense of Fountain, pursuant to a design approved by the City's Design Review Committee (the "DRC") and at a cost of construction approved by the City.

2. Fountain recognizes, acknowledges and agrees that, if the City determines in its sole discretion that the Left-Turn Movements or any portion thereof, must be eliminated due to traffic conditions, or the impairment of the design and construction of any future Eagle Ranch Road project, the City reserves the right to eliminate such turns, subject to Paragraph A(3) below, without recourse by Fountain, after providing Fountain or its successor owner of the Property with at least 60 days' prior written notice.

3. The City agrees that if it determines that the Left-Turn Movements must be eliminated due to traffic conditions or the impairment of the design and construction of any future Eagle Ranch Road project, the City will first consider the elimination of the left turn out from the Property onto northbound Eagle Ranch Road, leaving the remaining three (3) turning movements, that is, right turns into Loma Fuente Ave. from southbound Eagle Ranch Road traffic, right turns from eastbound Loma Fuente Ave. turning south on Eagle Ranch Road, and left turns onto Loma Fuente Ave. from northbound Eagle Ranch Road. Traffic conditions or the design and construction of any future Eagle Ranch Road project may require the left turn onto Loma Fuente Ave. from northbound Eagle Ranch Road be eliminated.

4. This Agreement is intended to neither enlarge nor diminish the rights of either the City or Fountain in the event of a future decision to close the left-in and/or left-out turning movements at the Intersection.

5. In the event of the elimination of any portion of the Left-Turn Movements pursuant to the provisions hereof, and as partial consideration for entering into the Agreement, Fountain, on behalf of itself, its successors, assigns, and grantees, does hereby agree to waive, relinquish and release the City from any and all claims for damages including any claim for damages in the nature of inverse condemnation whether ascertained now or in the future and further agrees that the City, its employees, agents, successors and assigns, and related persons, firms, or corporations will have no liability to the owners of the Property, including their successors or assigns, by reason of the elimination of the Left-Turn Movement or any portion thereof

6. The terms and conditions of the Agreement shall constitute covenants running with the title to the Property until released by the City.

7. Any and all design and construction costs associated with the elimination of the Left-Turn Movements or elimination of any portion of the Left-Turn Movements shall be borne by Fountain. Fountain shall complete construction of the elimination of the Left-Turn Movements within 150 days after notice as provided in paragraph 1(A)(2). All construction shall substantially comply with the design as shown on Exhibit B.

8. To guarantee Fountain's obligation to design and construct the elimination of the Left-Turn Movements, Fountain shall submit with the execution of this Agreement a Cashier's Check to the City in the amount of $23,516.59 which amount is based on the engineers estimate prepared by Fountain and is attached as Exhibit D. The City agrees to refund the amount of the Cashier's Check without interest upon satisfactory completion of the elimination of the Left-Turn Movements.

9. Fountain covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right, with all requisite authority to enter into and perform the obligations and terms of the Agreement and further represent that the terms of the agreement have been completely read, fully understood and voluntarily accepted after independent review and consultation with counsel.

2. GENERAL PROVISIONS.

1. Compliance with Law. This Agreement shall be governed by, enforced and constructed in accordance with the laws of the State Of New Mexico. If any term, provision or condition contained in this Agreement (or the application of any such term, provision or condition) shall to any extent be invalid or unenforceable, the remainder of the Agreement shall be valid and enforceable to the fullest extent permitted by law. The Exhibits

attached hereto are hereby incorporated by this reference for all purposes. Fountain shall comply with all applicable laws, ordinances, rules, and regulations and requirements of all appropriate governmental authorities in connection with the use of the Property affected by this Agreement.

2. Agreement Binding on Successors and Assigns. This Agreement and the terms, rights, conditions, restrictions and limitations contained herein shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

3. Complete Understanding. This Agreement represents the complete understanding between the parties hereto as to the subject matter hereof or the rights and obligations of the parties hereto as to the same, and supersedes all prior negotiations, representations, guaranties, warranties, promises, statements or agreements, either written or oral, between the parties hereto as to the same. This Agreement may be amended by and only by an instrument executed and delivered by all parties hereto.

Fountain Hills Plaza, LLC

By: _____
Jason A. Shaffer & Dwayne Pino
Co-Managing Members)

Date: January 27, 2009

State of New Mexico)
) ss.
County of Bernalillo)

This instrument was acknowledged before me on the 27TH day of JANUARY, 2009, by JASON A. SHAFFER & DWAYNE PINO (Name), CO-MANAGING MEMBERS (Title) FOUNTAIN HILLS PLAZA LLC (Business Name)

_____
Notary Public

My commission expires:
09.26.09

OFFICIAL SEAL
Joy M. Maez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 09.26.09

This instrument was acknowledged before me on 29th day of January, 2009 by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:

10-07-12

City of Albuquerque

By: City Engineer

Date: 1-29-09 11/29/09

City Acknowledgement

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 1003445 AGENDA ITEM NO: 01
Fountain Hills Plaza – Presbyterian Clinic

SUBJECT: Site Plan for Building Permit

ENGINEERING COMMENTS:

1. No objection to the request.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED X; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: SP TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: July 29, 2015

Revised: 7/28/15

Agenda Item #1

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 1003445 AGENDA ITEM NO: 02
Fountain Hills Plaza – Presbyterian Clinic

SUBJECT: Site Plan for Building Permit

ENGINEERING COMMENTS:

1. It appears that most of the general notes are for a different project. Please revise.
2. Please provide an exhibit showing the proposed turn lane. Is this already included on the infrastructure list?
3. Please list the width and length for all parking spaces.
4. The handicap accessible spaces must be a minimum of 8.5 feet in width.
5. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
6. Design delivery vehicle route needs to be shown.
7. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress.
8. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
9. The proposed sign may interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*) for all entances.
10. Work within the public right of way requires a work order with DRC approved plans.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

7/29

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3630 or rmichel@cabq.gov

DATE: July 22, 2015

__X__ 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

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): Dekker/Perich/Sabatini, Chris Gunning or Daren Pocus PHONE: 761-9700
ADDRESS: 7601 Jefferson Street NE Suite 100 FAX: 761-4222
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisg@dpsdesign.org

APPLICANT: Presbyterian Health Services, Jim Jeppson PHONE: 841-1769
ADDRESS: PO Box 26666 FAX:
CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: JJeppson@phs.org
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Approval of a Site Development Plan for Building Permit.

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

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

Lot or Tract No. Tract D Block: Unit:
Subdiv/Addn/TBKA: Plat of Fountain Hills Subdivision
Existing Zoning: SU-1, PDA to include C-3 Uses Proposed zoning: no change MRGCD Map No
Zone Atlas page(s): C-12-Z UPC Code: 101206447634910707

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1003445, 05EPC-00022, 07DRB-70053, AA #07-10066

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 5.13 acres
LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Hills NW
Between: Nunzio and Eagle Ranch
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 6/26/15
(Print Name) Christopher R. Gunning Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 11/2014**

☐ **INTERNAL ROUTING**
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
ISDRB - 70238	SDP	___	$ 385.00
-	ADV	___	$ 75.00
-	CMF	___	$ 20.00
-		___	$
-		___	$
			Total $ 460.00

Hearing date July 22, 2015

6-26-15
Staff signature & Date

Project # 1003445

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"**

✓ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
✓ Solid Waste Management Department signature on Site Plan
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of the document delegating approval authority to the DRB (SPS attached)
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
~~NA~~ 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

SIGN POSTING AGREEMENT

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) als require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of $3.75 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 at leas two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be 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 a 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.

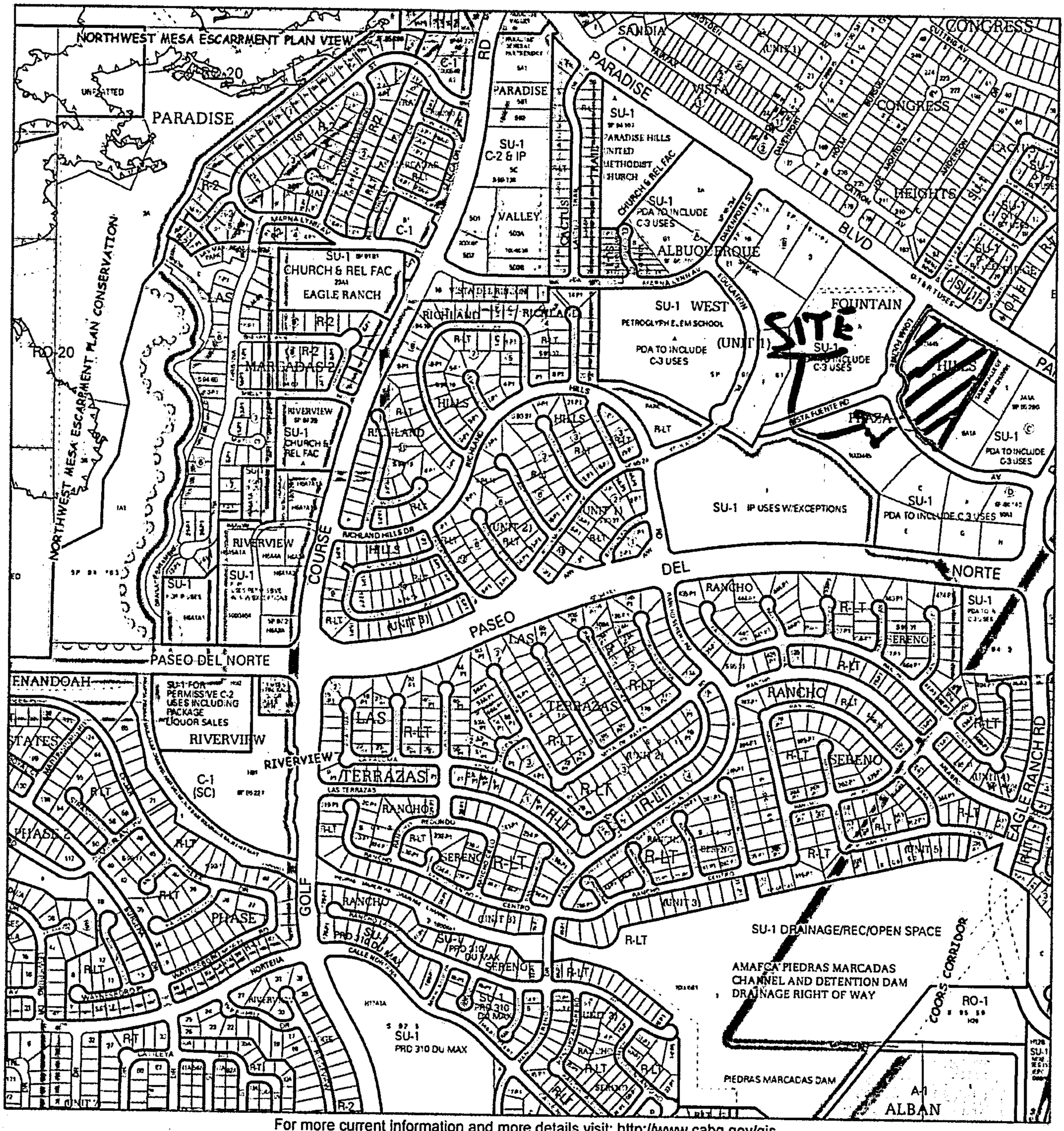
4. TIME

Signs must be posted from July 7 2015 To July 22, 2015

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 Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-12-Z

Selected Symbols

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

0 750 1,500 Feet

CONCRETE CROSSWALK

RAMP(ARROW POINTS DOWN)

.E LIGHT, FULL CUT-OFF WITH (2) LED LIGHT

RTMENT ACCESS PATH

ANT (2 NEW AND 4 EXISTING)

	54	55	26	49
URGENT CARE	10	12	15	15
TRICORE LABS	13	13	10	10
TOTAL	57	80	51	74

BASIC PARKING
PHASE 1
28 PROVIDERS AT 5 SPACES/ PROVIDER = 140 SPACES
+10% + 14 SPACES
TOTAL MAX PARKING PHASE 1 = 154 SPACES

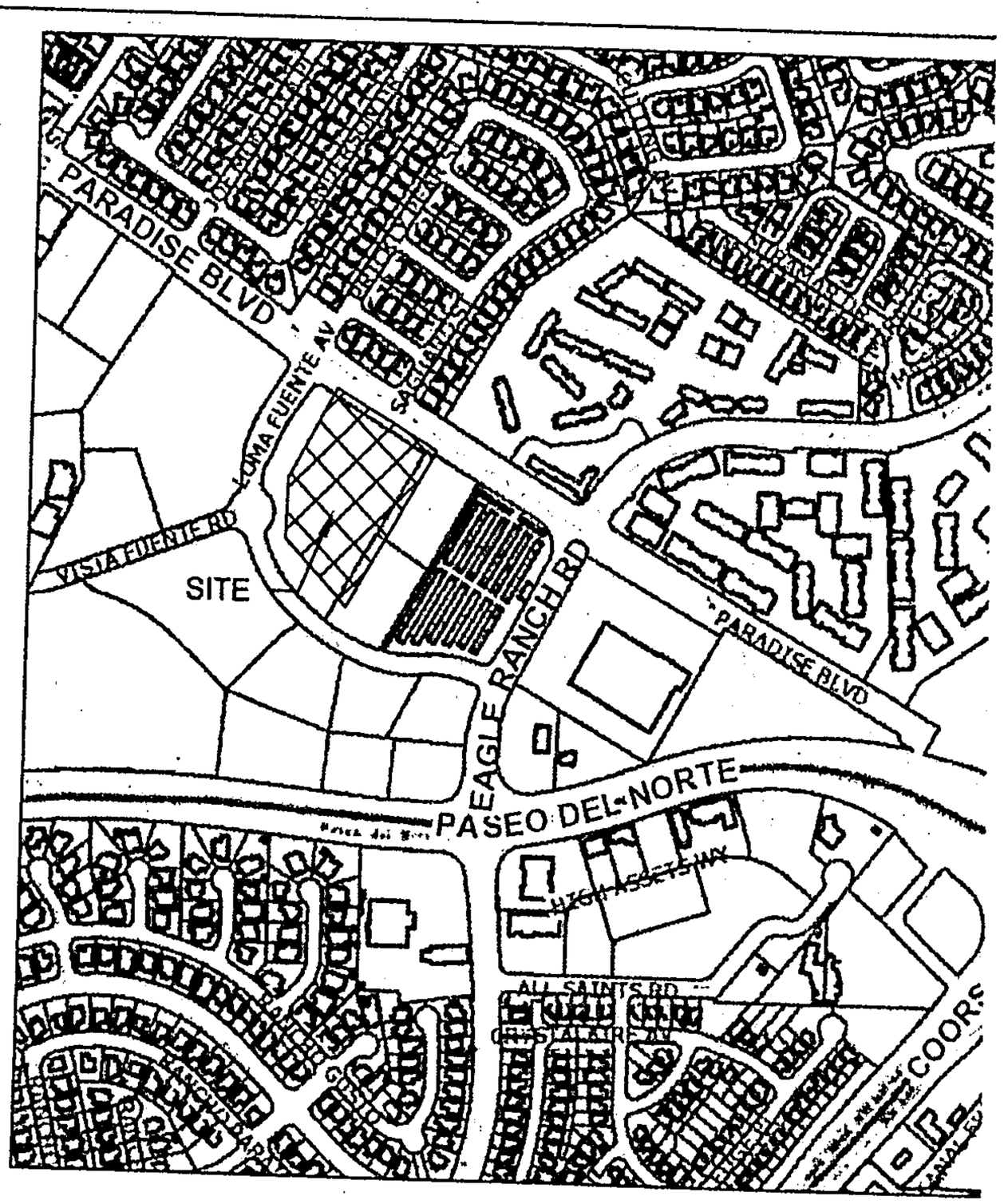
FULL BUILD OUT
38 PROVIDERS AT 5 SPACES/ PROVIDER = 190 SPACES
+10% + 19 SPACES
TOTAL MAX PARKING FULL BUILD OUT = 209 SPACES

ACCESSIBLE PARKING:
PHASE 1: 154 SPACES, 10% (16) REQUIRED
16 SPACES PROVIDED:12 ACCESSIBLE SPACES / 4 VAN SPACES

FULL BUILD OUT = TOTAL 208 SPACES, 10% (21) REQUIRED
21 SPACES PROVIDED:17 ACCESSIBLE SPACES / 4 VAN SPACES

MOTORCYCLE SPACES
5 REQUIRED FOR 151-300 SPACES (BOTH PHASE ONE AND FULL BUILD
5 PROVIDED AT PHASE ONE

BICYCLE PARKING
1 PER 20 PARKING SPACES REQUIRED FOR AUTOMOBILES.
208 SPACES AT FULL BUILD OUT = 11 BICYCLE SPACES REQUIRED AT
12 PROVIDED AT PHASE ONE



NORTH

VICINITY MAP

Case # 3435-15
[illegible] OFFICE
[illegible]
Laura Lavad 6-25-15
[illegible]

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION — DATE

UTILITIES DIVISION — DATE

PARKS AND RECREATION DEPARTMENT — DATE

CITY ENGINEER — DATE

Darla Wilkins — 6-25-15

SOLID WASTE MANAGEMENT — DATE

Laurel Lovett — 6-25-15

FIRE MARSHALL — DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

PROJECT DATA

BUILDING AREA

PHASE 1: 25,762 SF (INCLUDING TRICORE AREA 3,505 SF)
PHASE 2: 9,050 SF

FULL BUILD OUT AREA: 34,812 SF

CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: B

AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE AUTHORITY HAVING JURISTICTION. FIRE ALARM SYSTEM TO BE PROVIDED.

PARKING CALCULATIONS

PARKING PROVIDED PER PROVIDER. CLINICAL PROVIDERS INCLUDE: DOCTORS OF MEDICINE, MEDICAL/PHYSICIAN ASSISTANTS, NURSE PRACTITIONERS, PHLEBOTOMISTS OR LAB TECHNICIANS, NUTRITIONISTS AND BEHAVIOR HEALTH PROFESSIONALS.

SPACE	ALL STAFF		EXAM ROOMS		PROVIDERS	
	PHASE 1	PHASE 2	PHASE 1	PHASE 2	PHASE 1	PHASE 2
PRIMARY CARE	34	55	26	49	15	25
URGENT CARE	10	12	15	15	8	8
TRICORE LABS	13	13	10	10	5	5
TOTAL	57	80	51	74	28	38

PERIC SABAT

7601 JEFFERSON ALBUQUERQ

505.761.9700 / DPS

ARCHITECT

ENGINEER

PROJECT

ADISE CLINIC

BLVD

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
Date: June 24, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE--Compliance Documentation
Project Number(s): 1003445?
Case Number(s):
Agent: Dekker/Perich/Sabatini, Chris Gunning

Applicant: Presbyterian Healthcare Services
Legal Description: Tract D Plat of Fountain Hills Subdivision
Zoning: SU-1, PDA to include C-3 Uses
Acreage: 5.13 acres
Zone Atlas Page: C-12

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow platting process to continue.***
- ***Archaeological survey required prior to issuance of building permit.***

MFSchmader
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

Dekker/Perich/Sabatini
architecture interiors landscape planning engineering

June 26, 2015

Mr. Jack Cloud, AICP
Chair, Development Review Board
Plaza Del Sol Building
600 2nd St. NW
Albuquerque, NM 87102

RE: Proposed Presbyterian Paradise Clinic – Project #1003445
4588 Paradise Blvd NW, Albuquerque NM, 87114
Acreage: 5.13 acres
Legal Desciption: TRACT D PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION (A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT 1, LOT 10-A-2, BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

Dear Mr. Cloud:

Dekker/Perich/Sabatini is acting on behalf of Presbyterian Healthcare Services as their agent during the entitlement and permitting process of this project. We are submitting the attached application for a Site Development Plan for Building Permit, dated June 26, 2015, to the Development Review Board for review and consideration. The project is zoned under the current "SU-1, PDA to include C-3 Uses" designation and shall not seek a zoning change.

We have attached the previously approved Site Development Plan for Subdivision of the site dating back to August 8, 2005.

The main specifics of the project are as follows:

- Construct a new 34,812 s.f. healthcare clinic in two phases. The first phase will comprise 25,762 s.f., and the second phase will be 9,050 s.f.
- Required parking will be constructed in two phases to meet the requirements for parking provision.

Additional project specifics include the following:

- A freestanding monument sign that compliments the architecture of the building as dictated by Presbyterian standards along with two directory signs.
- Landscaping coverage as required for the newly developed parking and building areas.

Presbyterian Healthcare would like to construct a new healthcare clinic at the aforementioned site to provide convenient services to the growing population in this area. The site has always been vacant and having a new clinic at this location will help to continue with infill development and generate jobs on the westside. The new construction shall adhere to the approved Site Development Plan for Subdivision and current City zone code, and complements the existing scale, proportion, and architectural character of the area. The traffic flow calculated to be produced by the clinic does not meet the thresholds that would require a traffic impact analysis.

7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

Dekker/Perich Sabatini
architecture interiors landscape planning engineering

Thank you for your consideration of this application. If you have questions about this submittal, please feel free to call Will Gleason or me at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning, AIA, LEED AP
Principal

7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

PRESBYTERIAN

Presbyterian Healthcare Services
P.O. Box 26666
Albuquerque, NM 87125-6666
Phone: (505) 841-1234
www.phs.org

June 25, 2015

Mr. Christopher R. Gunning
Dekker/Perich/Sabatini LLC
7601 Jefferson Street NE, Suite 100
Albuquerque, NM 87109

Re: Owner's Authorization
Application for Site Development Plan for Building Permit
TRACT D PLAT OF FOUNTAIN HILLS PLAZA SUBD

Dear Chris:

Presbyterian Healthcare Services, owners of the subject property, authorizes Dekker/Perich/Sabatini to act as it's agent with the City of Albuquerque, with regard to the above referenced property both for the entitlements process through the Development Review Board and with the permitting process.

Please contact me at 563-6641 if there are any questions.

Sincerely,
Presbyterian Healthcare Services

James R. Jeppson
Administrative Director

CC: Diana Lamb, PHS Project Manager
John Laur, DPS

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office

June 23, 2015

Tim Trujillo or Chris Gunning
Dekker Perich Sabatini
7601 Jefferson NE, Suite 100/87109
Phone: 505-761-9700/Fax: 505-761-4222
E-mail: timt@dpsdesign.org or chrisg@dosdesign.org

Dear Tim or Chris:

Thank you for your inquiry of **June 23, 2015**requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACT D PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION (A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT 1, LOT 10-A-, BLOCK D, ALBUQUERQUE WEST AND TRACT B, RICHLAND HILLS, UNIT 1 LOCATED ON PARADISE BOULEVARD NW BETWEEN NUNZIO AVENUE NW AND EAGLE RANCH ROAD NW** Zone Map: **C-12.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS DRB SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA.

Planningrnaform (03/20/14)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **06/23/15** Time Entered: **11:50 a.m.** ONC Rep. Initials: **siw**

"ATTACHMENT A"

(DRB SUBMITTAL) – TRACT D PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION (A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT 1, LOT 10-A-, BLOCK D, ALBUQUERQUE WEST AND TRACT B, RICHLAND HILLS, UNIT 1 LOCATED ON PARADISE BOULEVARD NW BETWEEN NUNZIO AVENUE NW AND EAGLE RANCH ROAD NW Zone Map: **C-12** for Tim Trujillo or Chris Gunning, Dekker/Perich/Sabatini.

PARADISE HILLS CIVIC ASSOC. "R"
***Tom Anderson**
10013 Plunkett Dr. NW/87114 304-0106 (c)
Maria Warren
5020 Russell NW/87114 440-2240 (c)

PIEDRAS MARCADAS N.A. "R"
Lawrence Fendall
8600 Tia Christina Dr. NW/87114
Karen Daniel
4815 Sherry Ann Rd. NW/87114 293-3614 (h)

***President of NA/HOA**

7013 1090 0002 4279 6573

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.74

RECEIVED
Postmark Here
JUN 25 2015

Sent To: Tom Anderson Paradise Hills CA
Street, Apt. No.; or PO Box No.: 4809 Plunkett Dr. nw
City, State, ZIP+4: Albuq Nm 87114

PS Form 3800, August 2006 — See Reverse for Instructions

7013 1090 0002 4279 6597

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.74

RECEIVED
Postmark Here
JUN 25 2015

Sent To: Lawrence Fendall, Piedras Marcados NA
Street, Apt. No.; or PO Box No.: 5600 Tia Christina Dr. nw
City, State, ZIP+4: Albuq Nm 87114

PS Form 3800, August 2006 — See Reverse for Instructions

7013 1090 0002 4279 6566

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.74

RECEIVED
Postmark Here
JUN 25 2015

Sent To: Karen Daniel, Piedras Mercadas NA
Street, Apt. No.; or PO Box No.: 4815 Sherry Ann Rd. nw
City, State, ZIP+4: Albuq NM 87114

PS Form 3800, August 2006 — See Reverse for Instructions

7013 1090 0002 4279 6580

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

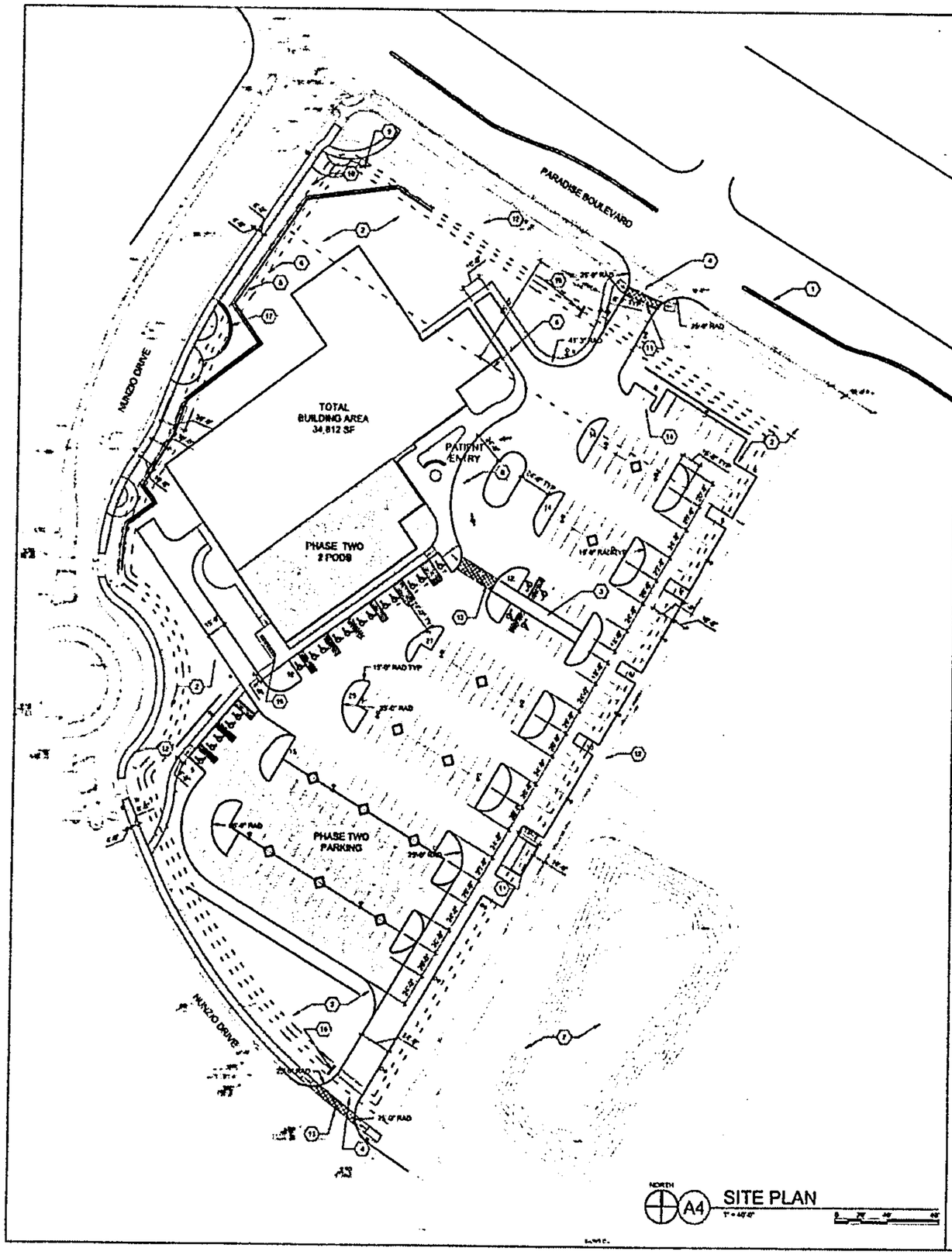
OFFICIAL USE

Postage	$ 0.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.74

RECEIVED
Postmark Here
JUN 25 2015

Sent To: Maria Warren, Paradise Hills CA
Street, Apt. No.; or PO Box No.: 5820 Russell NW
City, State, ZIP+4: Albuq NM 87114

PS Form 3800, August 2006 — See Reverse for Instructions



GENERAL SHEET NOTES

1. THESE PLANS HAVE BEEN DEVELOPED BASED ON THE GUIDELINES ESTABLISHED IN THE SUBDIVISION PLAN FOR FOUNTAIN HILLS PLAZA DATED SEPT 4, 2007
1. THIS SUBMITTAL ILLUSTRATES THE DESIGN INTENT FOR A NEW HOTEL TO BE CONSTRUCTED ON TRACT D OF THE SHERATON OLD TOWN INN COMPLEX (# 1000318), ALONG WITH ASSOCIATED SITE, LANDSCAPE, GRADING, AND UTILITIES IMPROVEMENTS.
2. IN A SEPARATE EPC SUBMITTAL, TRACT D WILL BE REMOVED FROM THE OVERALL SITE DEVELOPMENT PLAN ASSOCIATED WITH THE EXISTING HOTEL ALBUQUERQUE. THE PRIMARY REASON FOR REMOVING TRACT D IS TO ESTABLISH SEPARATE ZONING THAT IS MORE ALIGNED WITH THE NEW HOTEL OBJECTIVES.
3. SEE SHEET SDP-1.2 FOR NEW DESIGN STANDARDS THAT WILL APPLY TO TRACT D.
4. IT IS ANTICIPATED THAT THERE WILL BE A SHARED PARKING AGREEMENT BETWEEN THE EXISTING HOTEL (TRACTS A & B) AND TRACT D TO SUPPORT PARKING DEMAND FOR THE NEW HOTEL. BE YOND WHAT IS PROVIDED ON THIS TRACT.
5. PHASES OF DEVELOPMENT: THE PROPOSED MODIFICATIONS TO THE POOL AREA WILL BE MADE IN A FUTURE PHASE. SEE PHASING DIAGRAM ON SDP-1.2.
6. COURTYARD WALL (KEYNOTE 4.33) MAY NOT BE ONE CONTINUOUS MATERIAL. BREAKS WITH OTHER MATERIALS OR ARTISTIC ELEMENTS MAY BE INCORPORATED.
7. SITE LIGHTING SHALL CONSIST OF A COMBINATION OF BUILDING MOUNTED LIGHT FIXTURES AND POLE MOUNTED LIGHT FIXTURES. SEE PHOTOMETRIC PLAN FOR LOCATIONS.
8. MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE SCREENED FROM VIEW WITHIN THE ENCLOSED SERVICE YARD AREA. GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF EQUIPMENT DOOR, AND 3'-6" OF CLEARANCE ON REMAINING THREE SIDES.

SHEET KEYED NOTES

1. NEW TURN LANE
2. LANDSCAPE AREA
3. PEDESTRIAN PATHWAY
4. NEW CURB CUT
5. BUILDING SETBACK, MINIMUM
6. BUILDING SETBACK, MAXIMUM
7. EXISTING RETENTION POND
8. PATIENT DROP OFF
9. FREESTANDING MONUMENT SIGN
10. PARKING SETBACK
11. DUMPSTER ENCLOSURE
12. PROPERTY LINE
13. CROSSWALK
14. MOTORCYCLE PARKING
15. BIKE RACKS
16. DIRECTORY SIGN
17. SITE BENCH

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT (ALL EASEMENTS ARE EXISTING)
- RETAINING WALL
- 30" PARKING SCREEN WALLS
- 72" PLAZA WALLS
- 42" GUARD RAILS
- 6'-0" WIDE CONCRETE CROSSWALK
- SIDEWALK RAMP(ARROW POINTS DOWN)
- 20'-0" POLE LIGHT - FULL CUT-OFF WITH (2) LED LIGHT ENGINES
- FIRE DEPARTMENT ACCESS PATH
- FIRE HYDRANT (2 NEW AND 4 EXISTING)

PROJECT NUMBER: 1000318

APPLICATION NUMBER: DRB Site Development Plan-Building Permit

Is an Infrastructure List Required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEER- TRANSPORTATION DIVISION	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
FIRE MARSHALL	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PROJECT DATA

BUILDING AREA
PHASE 1 SUBTOTAL (INCLUDING TRIDORE AREA: 3,805 SF)
PHASE 2: 6,969 SF

FULL BUILD OUT AREA: 34,812 SF

CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: B

AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION. FIRE ALARM SYSTEM TO BE PROVIDED.

PARKING CALCULATIONS

PARKING PROVIDED PER PROVIDER. CLINICAL PROVIDERS INCLUDE: DOCTORS OF MEDICINE, MEDICAL PHYSICIAN ASSISTANTS, NURSE PRACTITIONERS, PHLEBOTOMISTS OR LAB TECHNICIANS, NUTRITIONISTS AND BEHAVIOR HEALTH PROFESSIONALS.

SPACE	ALL STAFF PHASE 1	ALL STAFF PHASE 2	EXAM ROOMS PHASE 1	EXAM ROOMS PHASE 2	PROVIDERS PHASE 1	PROVIDERS PHASE 2
PRIMARY CARE	24	36	24	48	16	24
URGENT CARE	16	16	16	16	8	8
TRIDORE LABS	12	12	12	12	6	6
TOTAL	52	64	52	76	30	38

BASIC PARKING
PHASE 1
26 PROVIDERS AT 5 SPACES/ PROVIDER = 140 SPACES
+ 10% = 14 SPACES
TOTAL MAX PARKING PHASE 1 = 154 SPACES

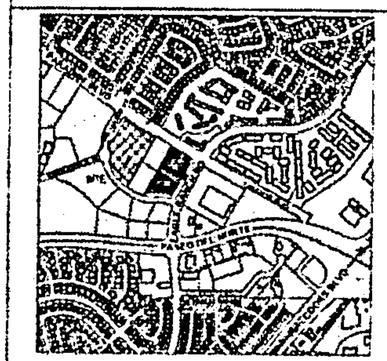
FULL BUILD OUT
38 PROVIDERS AT 5 SPACES/PROVIDER = 190 SPACES
+ 10% = 19 SPACES
TOTAL MAX PARKING FULL BUILD OUT = 209 SPACES

ACCESSIBLE PARKING:
PHASE 1: 154 SPACES, 2% - (4) REQUIRED
16 SPACES PROVIDED: 12 ACCESSIBLE SPACES / 4 VAN SPACES

FULL BUILD OUT = TOTAL 209 SPACES, 2% (5) REQUIRED
21 SPACES PROVIDED: 17 ACCESSIBLE SPACES, 4 VAN SPACES

MOTORCYCLE PARKING
5 REQUIRED FOR 151-200 SPACES (WITH PHASE ONE AND FULL BUILD OUT)
5 PROVIDED AT PHASE ONE

BICYCLE PARKING
1 PER 20 PARKING SPACES REQUIRED FOR AUTOMOBILES
209 SPACES AT FULL BUILD OUT = 11 BICYCLE SPACES REQUIRED AT FULL BUILD OUT
12 PROVIDED AT PHASE ONE



ARCHITECTURE / DESIGN / EXPLORATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

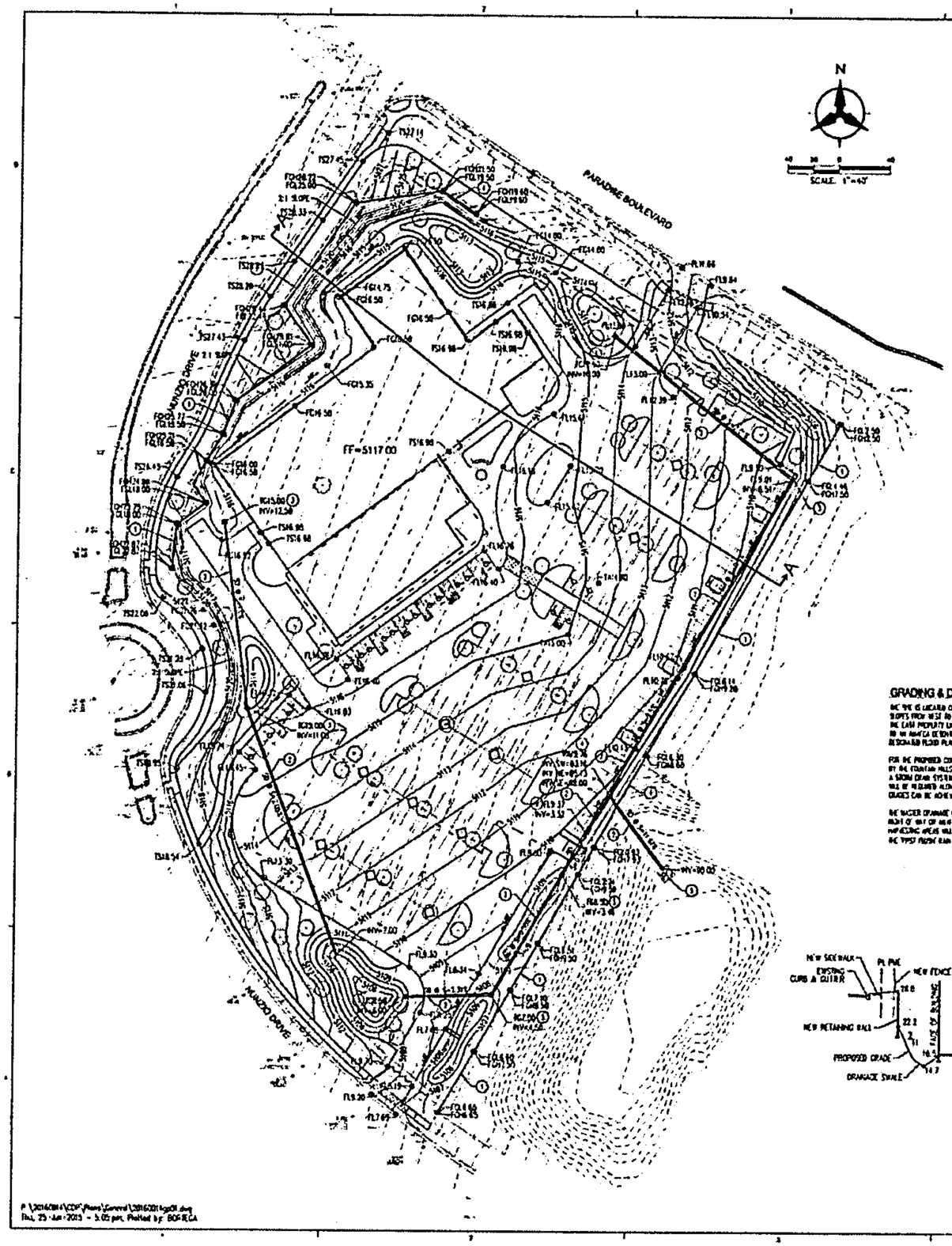
PROJECT

PRESBYTERIAN PARADISE CLINIC
4588 PARADISE BLVD
ALBUQUERQUE, NM

REVISIONS	
DRAWN BY	
REVIEWED BY	
DATE	08/25/2015
PROJECT NO	15-0028

DRAWING NAME
SITE PLAN

SHEET NO.
SDP-1.1



KEYED NOTES

1. RETAINING WALL
2. STORM DRAIN PIPE
3. STORM DRAIN INLET
4. STORM DRAIN MANHOLE
5. RIP-RAP PAD

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING GROUND SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED BOUNDARY
- PROPOSED CONTOURS
- PROPOSED WATER CONTOURS
- PROPOSED CURB & GUTTER
- CASE WALL
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND CONSTRUCTIONS, INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OVERSEER OR ENGINEER TO HAVE THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CONDUITS, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION SHALL REMAIN UNLESS NOTED, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE ALLOWED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES within THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OVERSEER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. ENCROACHMENT OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR INTERRUPT TRAFFIC FLOWS. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL within THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, REPAIR INSURANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS OTHERWISE NOTED, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATING TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL GRADE WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. CUT/FILL SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL, AND FOR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE, AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05 FROM BUILDING PLAN ELEVATION.

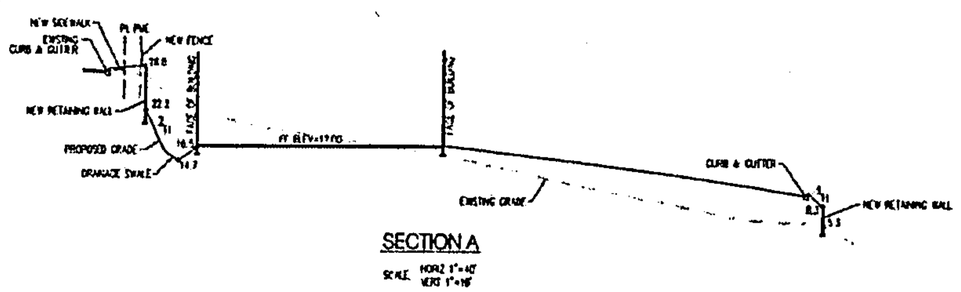
9. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL SURVEY PRIOR TO BEGINNING CONSTRUCTION.

GRADING & DRAINAGE NARRATIVE

THE SITE IS LOCATED ON TRACT B OF FOUNTAIN HILLS PLAZA AND IS APPROXIMATELY 3.1 ACRES. THE SLOPES FROM WEST TO EAST AT AN AVERAGE SLOPE OF ROUGHLY 5%. ELEVATIONS RANGE FROM 5000 AT THE EAST PROPERTY LINE, TO 5037 AT MUNDO DRIVE. NEAR PARADISE BLVD. THE SITE CURRENTLY DRAINS TO AN ARROYO DETENTION POND ADJACENT TO THE PROJECT SITE. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD PLAIN AS SHOWN ON FIRM PANEL NO. 0348C, MAP NUMBER 35001C0361C.

FOR THE PROPOSED CONDITIONS, THE BUILDING WILL BE LOCATED ADJACENT TO MUNDO DRIVE. IT IS PLANNED BY THE FOUNTAIN HILLS DESIGN STANDARDS, THE SITE WILL DRAIN TO THE EAST AS IT INCREMENTALLY HITS A STORM DRAIN SYSTEM WILL CONVEY SITE DRAINAGE TO THE ARROYO DETENTION POND. RETAINING WALLS WILL BE REQUIRED ALONG THE EASTERN AND WESTERN SIDES OF THE SITE. TO ENSURE THE REASONABLE GRADES CAN BE ACHIEVED IN THE PARKING LOT AND TO ACCOMMODATE PEDESTRIAN ACCESSIBILITY.

THE MASTER DRAINAGE REPORT OF THE SUBDIVISION ALLOWS FOR THIS SITE TO FREE DISCHARGE TO THE ARROYO OF 100 YEAR ARROYO DETENTION POND NO. 5. DETENTION PONDS ARE REQUIRED, AS REQUIRED. ON-SITE PONDING AREAS WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN AND WILL BE SIZED TO MITIGATE THE FIRST FLUSH RAIN FALL EVENT.



SECTION A

SCALE: HORIZ 1"=10'
VERT 1"=10'

Bohannan Huston
www.bhinc.com
800.877.5332

P:\2014\BH\CDP\Plans\General\20162011gpDR.dwg
Fri, 25-Jun-2015 - 3:05 pm, Plotted by: BOB RICA

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

PRESBYTERIAN PARADISE CLINIC

4588 PARADISE BLVD
ALBUQUERQUE, NM

REVISIONS

DRAWN BY	BO
REVIEWED BY	GSB
DATE	06/25/2015
PROJECT NO.	15-0028

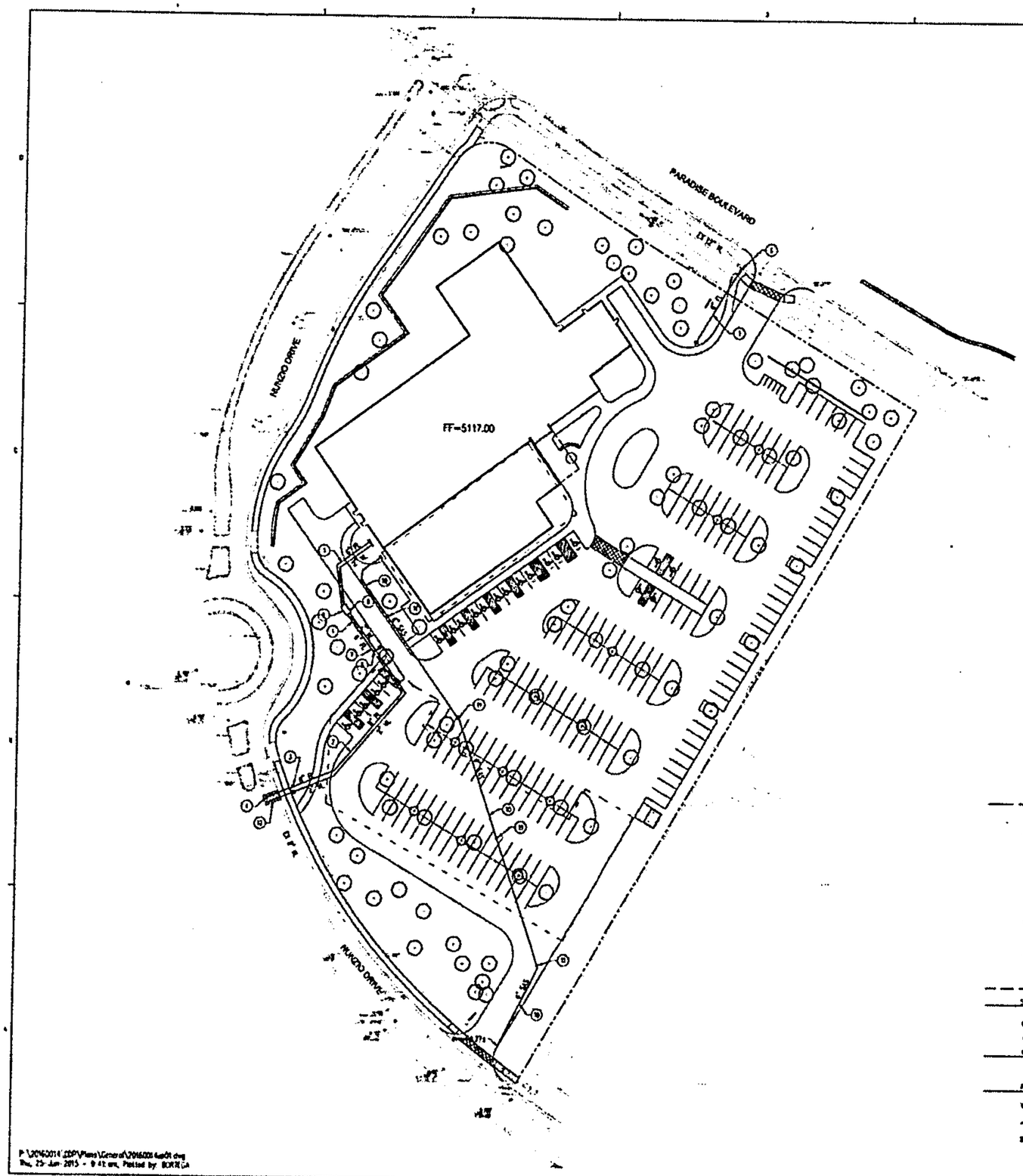
DRAWING NAME:

GRADING & DRAINAGE PLAN

SHEET NO

C-100

OF



UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CONCRETE PADS, REPAIR STEPS AND BENCHES, SERVICE LINES, TESTING, CLEANING, AND DISINFECTING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTOR.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NEWEST EDITION PLUMBING CODE OR NFPA 24, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING OF ALL LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER CCA STANDARD DWG. 2356.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE AND SEWER HOOK-UP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PERMITS AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY DEPTH AND LOCATIONS OF EXISTING WATER/GAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO ACCEPTANCE OF ALL WATERLINES CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.

○ KEYED NOTES

1. 6" FIRE LINE
2. 8" FIRE LINE
3. 8" GATE VALVE WITH POST INDICATOR
4. 8"x6"x6" TEE & 6" GATE VALVE WITH BOX & LID.
5. 8"x6"x6" TEE, 6" GATE VALVE WITH BOX & LID AND 1 FIRE HYDRANT
6. 12"x12"x6" TEE, 6" GATE VALVE WITH BOX AND LID AND 1 FIRE HYDRANT
7. 8"x6" REDUCER
8. 6" FIRE PROTECTION REDUCED PRESSURE BACKFLOW PREVENTER AND 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER IN SINGLE HEATED ENCLOSURE
9. ALBUQUERQUE FIRE DEPARTMENT CONNECTION (FDC) AND CHECK VALVE TO BE INSTALLED DOWNSTREAM OF 6" REDUCED PRESSURE BACKFLOW PREVENTER AND MOUNTED TO THE HEATED ENCLOSURE.
10. 6" SANITARY SEWER SERVICE LINE
11. SANITARY SEWER CLEANOUT
12. REMOVE & REPLACE EXISTING ASPHALT PAVEMENT AND CONCRETE CURB & GUTTER PER UTILITY PROVIDER MATCH EXISTING.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING CAP
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING INLET
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE
- PROPOSED FIRE LINE
- PROPOSED HYDRANT
- PROPOSED CAP
- PROPOSED WATER METER

N

SCALE: 1"=40'

Bohannan Huston
www.bhinc.com 505.823.1000

P:\2016\2016008\CDP\Plans\General\2016008-topo01.dwg
Thu, 25-Jun-2015 - 9:42 am, Plotted by BOWEN

ARCHITECTURE / DESIGN / RESPONSIBILITY

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

PRESBYTERIAN PARADISE CLINIC

4586 PARADISE BLVD
ALBUQUERQUE, NM

REVISIONS

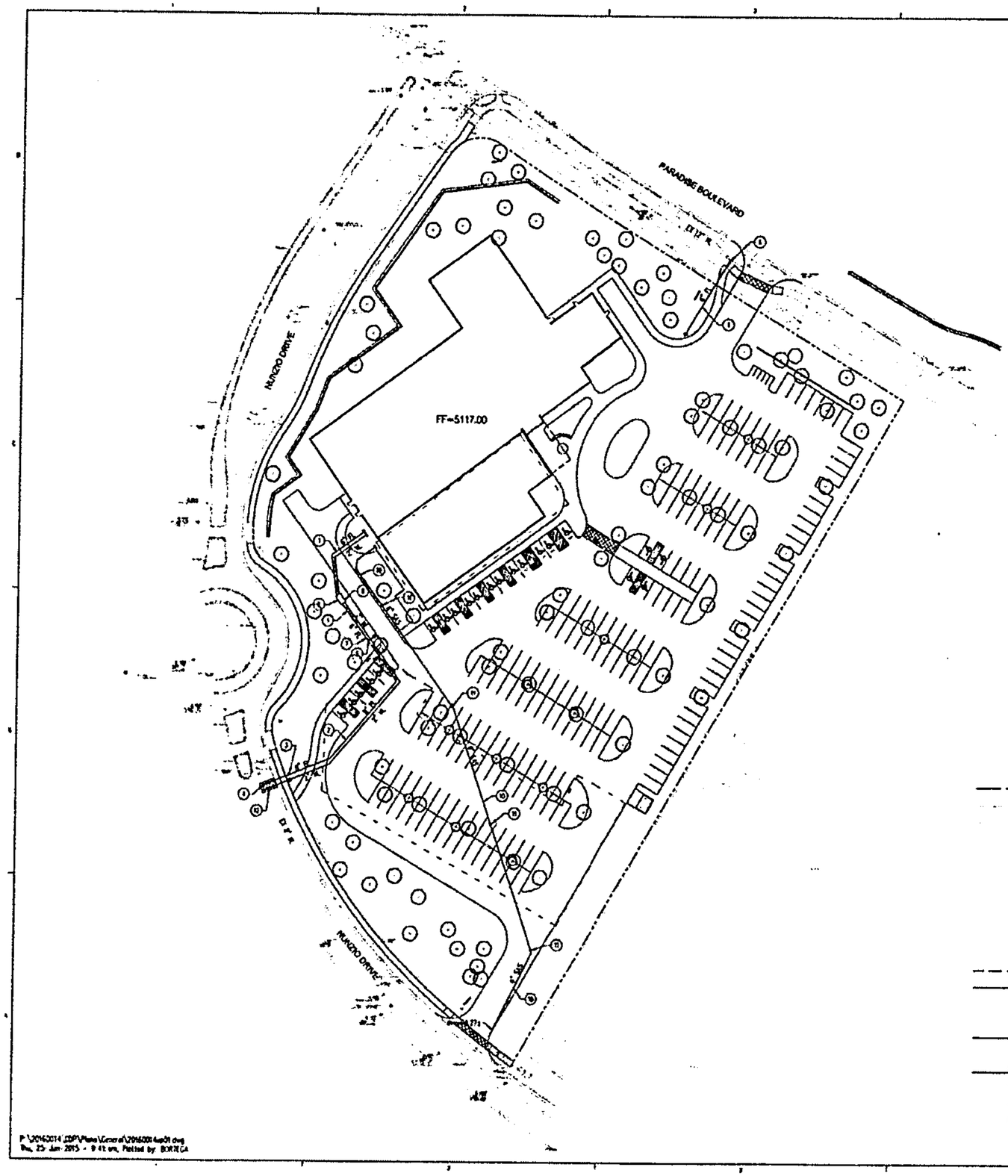
DRAWN BY	BD
REVIEWED BY	GSB
DATE	06/25/2015
PROJECT NO	15.0026

DRAWING NAME

SITE UTILITY PLAN

SHEET NO

C-200



UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL SYSTEMS AS SHOWN ON THIS PLAN INCLUDING: REMOVING, BACKFILL, THRUSTBLOCKS, GRAVEL PADS, REPLACE STEPS AND BENDS, SERVICE LINES, TESTING, CLEANING, AND DISINFECTING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO PLUMBING CODE, & NFPA 24 LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING UTILITY LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER CCA STANDARD DRC 2350.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, IMPACT AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/GAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.

○ KEYED NOTES

1. 6" FIRE LINE
2. 8" FIRE LINE
3. 8" GATE VALVE WITH POST INDICATOR
4. 8"x8"x8" TEE & 8" GATE VALVE WITH BOX & LID.
5. 8"x8"x6" TEE, 6" GATE VALVE WITH BOX & LID AND 1 FIRE HYDRANT
6. 12"x12"x6" TEE, 6" GATE VALVE WITH BOX AND LID AND 1 FIRE HYDRANT
7. 8"x6" REDUCER
8. 6" FIRE PROTECTION REDUCED PRESSURE BACKFLOW PREVENTER AND 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER IN SINGLE HEATED ENCLOSURE
9. REMOTE FIRE DEPARTMENT CONNECTION (FDC) AND CHECK VALVE TO BE INSTALLED DOWNSTREAM OF 6" REDUCED PRESSURE BACKFLOW PREVENTER AND MOUNTED IN ONE HEATED ENCLOSURE
10. 6" SANITARY SEWER SERVICE LINE
11. SANITARY SEWER CLEANOUT
12. REMOVE & REPLACE EXISTING ASPHALT PAVEMENT AND CONCRETE CURB & GUTTER FOR UTILITY TRENCH. MATCH EXISTING.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING CAP
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING INLET
- PROPOSED EASEMENT
- SAS — PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED VALVE
- FL — PROPOSED FIRE LINE
- PROPOSED HYDRANT
- PROPOSED CAP
- PROPOSED METER

N

SCALE: 1"=40'

Bohannan Huston
www.bhinc.com 505.823.1232

P:\2016\2016 DSP\Plans\General\2016004sp01.dwg
Thu, 22 Jan 2015 - 9:41 am, Plotted by BORREGA

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

PRESBYTERIAN PARADISE CLINIC

4586 PARADISE BLVD
ALBUQUERQUE, NM

REVISIONS

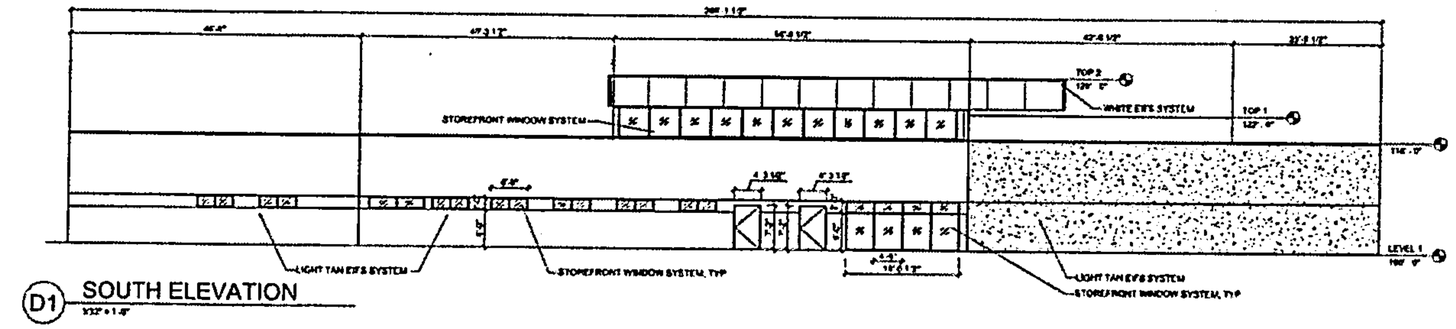
DRAWN BY	BD
REVIEWED BY	GSB
DATE	05/25/2016
PROJECT NO.	15-0026

DRAWING NAME

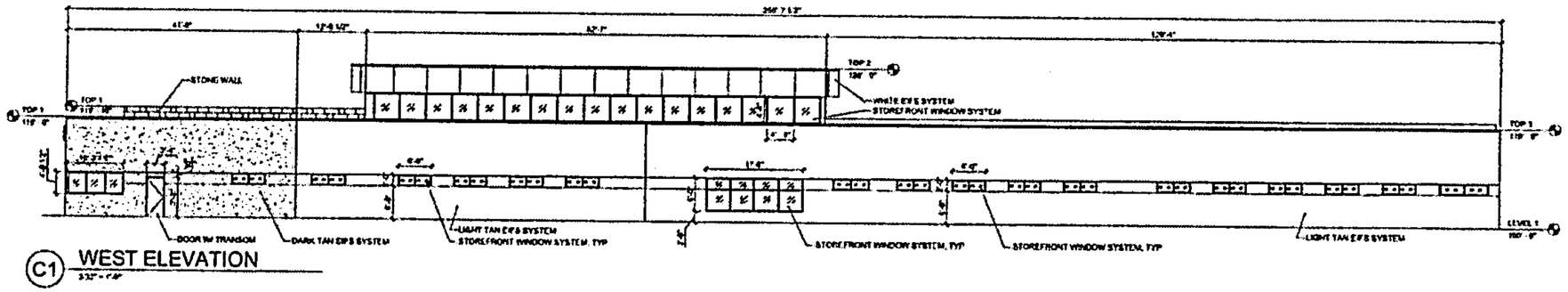
SITE UTILITY PLAN

SHEET NO.

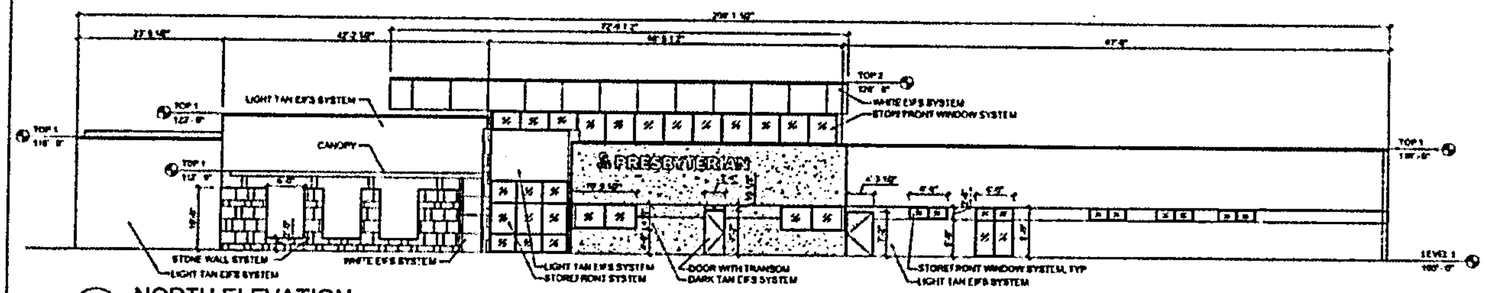
C-200



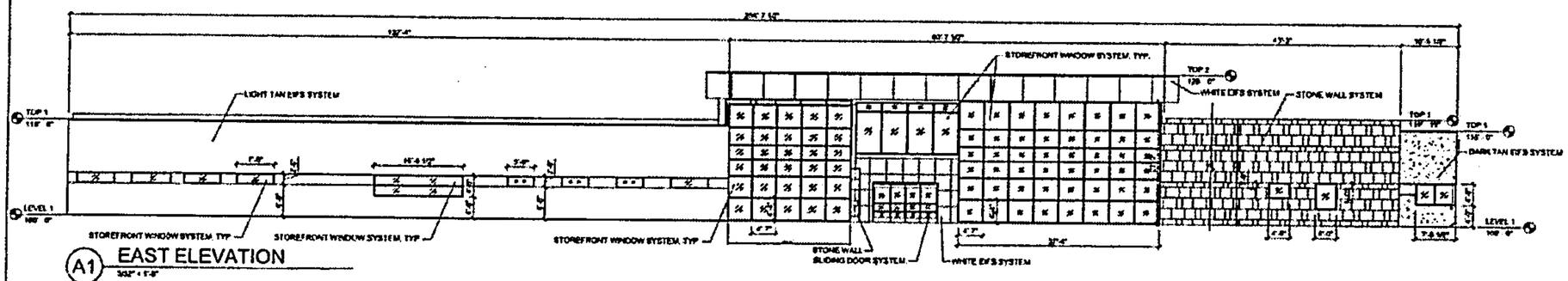
D1 SOUTH ELEVATION



C1 WEST ELEVATION



B1 NORTH ELEVATION



A1 EAST ELEVATION

ARCHITECTURE / DESIGN / DEVELOPMENT

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

PRESBYTERIAN PARADISE CLINIC
4588 PARADISE BLVD
ALBUQUERQUE, NM

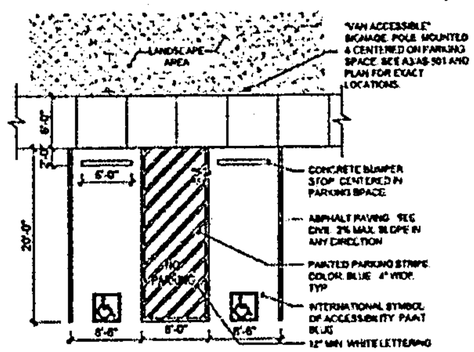
REVISIONS

DRAWN BY	
REVIEWED BY	
DATE	06/25/2015
PROJECT NO.	15-0029
DRAWING NAME	

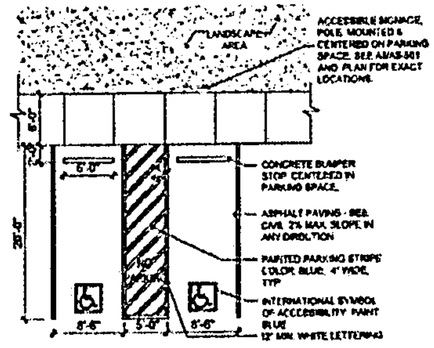
EXTERIOR ELEVATIONS

SHEET NO.

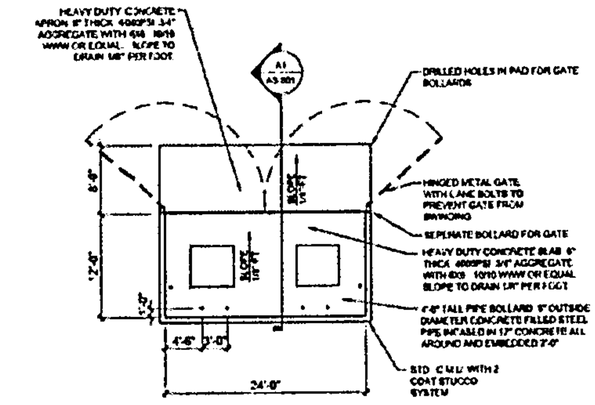
AE-201



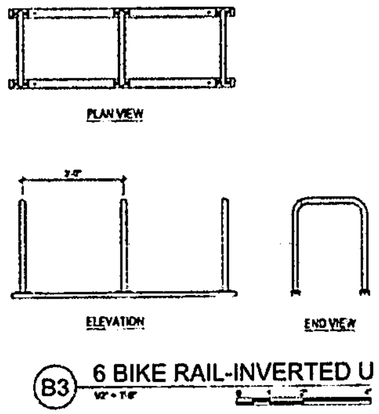
D3 ACCESSIBLE PARKING, VAN TYP.



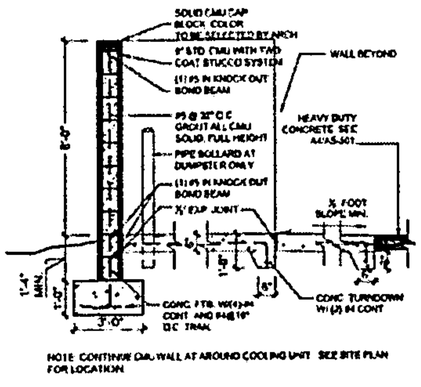
D5 ACCESSIBLE PARKING, CAR TYP.



B1 DUMPSTER ENCLOSURE PLAN

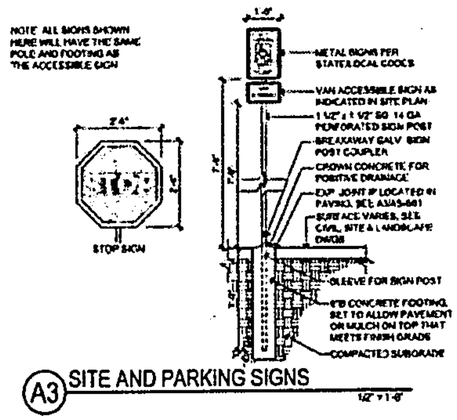


B3 6 BIKE RAIL-INVERTED U

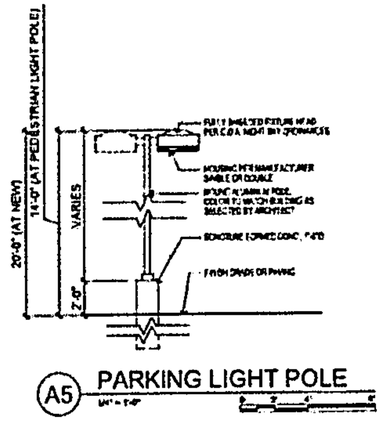


NOTE: CONTINUE CMU WALL AT AROUND COOLING UNIT. SEE SITE PLAN FOR LOCATION

A1 DUMPSTER / UTILITY ENCLOSURE SECTION



A3 SITE AND PARKING SIGNS



A5 PARKING LIGHT POLE

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

PRESBYTERIAN PARADISE CLINIC

4588 PARADISE BLVD
ALBUQUERQUE, NM

REVISIONS

DRAWN BY	
REVIEWED BY	
DATE	06/25/2015
PROJECT NO	15-0028

DRAWING NAME:

SITE DETAILS

SHEET NO

AS-501

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Presbyterian Healthcare Services **DATE OF REQUEST:** 6/24/15 **ZONE ATLAS PAGE(S):** C-12

CURRENT:

ZONING SU-1, PDA to include C-3 uses

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # D BLOCK # _____

SUBDIVISION NAME Fountain Hills Plaza

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From_____ To_____

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [ ] AMENDMENT [ ]

BUILDING PERMIT [X] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____

BUILDING SIZE: 34,000 (sq. ft.) medical building

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Glen Burnett DATE 6/24/15

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

39,000 SF Medical Office Building (720)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER _____ DATE 6-24-15

Required **TIS** **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___

-FINALIZED ___/___/___ _____ TRAFFIC ENGINEER _____ DATE

Revised January 20, 2011

DEKKER
PERICH
SABATINI

RECEIVED
JUN 24 2015

July 24, 2015

Mr. Jack Cloud, AICP
Chair, Development Review Board
Plaza Del Sol Building
600 2nd St. NW
Albuquerque, NM 87102

RE: Proposed Presbyterian Paradise Clinic – Project #1003445, 15DRB-70235
4588 Paradise Blvd NW, Albuquerque NM, 87114
Acreage: 5.13 acres
Legal Desciption: TRACT D PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION (A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT 1, LOT 10-A-2, BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

Dear Mr. Cloud:

The purpose of this letter is to provide written responses to the comments received at the DRB hearing this past Wednesday, and also transmit revised drawings which respond to those comments. Please refer to the attached copy of the comments and below for our responses.

Police Department:

- We have reviewed the light pole and tree locations to confirm there are not conflicts.
- Regarding low level landscaping, opaque shrubs will be maintained to limit their height to three feet.
- Presbyterian will provide security cameras per their corporate standards.

Transportation Planning (DMD):

- We have contacted DMD regarding the anticipated improvements to Paradise Boulevard to begin coordination of improvements along that frontage.
- Per the discussion at the DRB hearing, the desired location for the future bike trail is the west side of Nunzio Avenue rather than adjacent to this site. Therefore, no changes were made to the site plan along the Nunzio frontage.

Planning Department:

1. Details of the internal focus areas have been added to the plans on a new sheet, SDP-2.2
2. To clarify the existing grade elevations, a new sheet that shows the existing topo information has been added to the drawing set. The line weight of the existing topo on the grading and drainage plan has also been darkened.
3. The building elevations have been revised to introduce an accent color between the windows along the west façade, and the building mass at the northeast corner of the building has been changed to the accent color. See updated elevations, as well as perspective views on new sheet SDP-2.2.
4. Notes and labels have been corrected per the redline set dated 7/15/2015 by Kym Dicome.
5. See the remaining notes above and below for responses to agency comments and public hearing comments.

ABCWUA:

1. A Water Authority Board Approved Service Connection Agreement is in process.
2. A new keyed note (12) has been added to Sheet C200, Utility Plan, indicating the hydrant will be painted safety orange.

Hydrology:

- The license agreement with AMAFCA is in process and will be completed prior to Building Permit approval.

Transportation Development:

1. The General Notes have been updated to be specific to this project.
2. An exhibit showing the proposed turn lane has been provided via email.
3. All parking spaces have been noted as 9' x 20', typical, with exceptions dimensioned.
4. All handicap accessible spaces are noted as 8.5' wide.
5. All van accessible spaces have an 8' wide aisle, and the remainder have 5' wide aisles.
6. The design delivery vehicle route is the same as the fire department access route, which is shown hatched and called out on the legend.
7. Pavement arrows and a do-not-enter sign have been added at the one way patient drop off area.
8. General Notes have been added that call out all vehicular paved areas are to be asphalt, and all sidewalks are to be concrete, unless noted otherwise.
9. Site distance exhibits have been provided via email.
10. It is noted that work within the public right of way requires a work order with DRC approved plans.
11. An infrastructure list has been provided via email.

Parks & Recreation:

- The requested note "...including landscaping within the City ROW" has been added to Planting Note 1.
- The pending requirement to install and irrigate landscaping installed within the ROW per City Standards is noted.
- The direction on the future location of the multi-use trail on the west side of Nunzio Avenue is noted.

Thank you for your consideration of this application. If you have questions about this letter or the revised submittal, please feel free to call Daren Pocus or me at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning, AIA, LEED AP
Principal

CC: John Laur, DPS
Jim Jeppson, PHS

#2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 22, 2015

Project# 1003445
15DRB-70235 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER PERICH SABATINI agents for PRESBYTERIAN HEALTHCARE SERVICES request the referenced/ above action for Tract D, **FOUNTAIN HILLS PLAZA** zoned SU-1/ PDA, located on the south side of PARADISE BLVD NW between NUNZIO AVE NW and EAGLE RANCH RD NW containing approximately 5.13 acres. (C-12)

PUBLIC AGENCY COMMENTS

AMAFCA *Lynn Mazur* lmazur@amafca.org	
MRCOG *Kendra Watkins* kwatkins@mrcog-nm.gov *Andrew Gingerich* AGingerich@mrcog-nm.gov *Maida Rubin* mrubin@mrcog-nm.gov	
TRANSIT *Shabih Rizvi* srizvi@cabq.gov	
ZONING ENFORCEMENT *Vince Montano* VMontano@cabq.gov	
NEIGHBORHOOD COORDINATION *Stephani Winklepleck* SWinklepleck@cabq.gov	Affected NA/HOA's: Paradise Hills Civic Assoc. (R), Piedras Marcadas NA (R)
APS *April Winters* winters_a@aps.edu	This will have no adverse impacts to the APS district.
POLICE DEPARTMENT *Steve Sink* SSink@cabq.gov	This project is in the Northwest Area Command. - I appears the proposed parking lot pole lights are positioned to conflict with tree planting locations. Once the trees become mature, they will reduce the available illumination and therefore, reduce natural surveillance. Recommend the trees not be placed in the parking lot islands immediately adjacent to pole lights. - All low-level bush variety landscaping should be kept at a height no

	high than 3' from the ground to promote optimal natural surveillance. - Suggest a video surveillance system be incorporated into the plans. Cameras should be positioned to view all vehicle & pedestrian access points, parking lot stalls, walkways, building approaches, common & maintenance areas. Each camera should be monitored and recorded for real-time and historical use.
FIRE DEPARTMENT *Antonio Chinchilla* achinchilla@cabq.gov	Reviewed with No Comments. Site Plan was reviewed and officially approved.
PNM ELECTRIC *Daniel Aragon* Daniel.Aragon@pnm.com	
NEW MEXICO GAS COMPANY *Robert Gomez* Robert.gomez@nmgco.com	
COMCAST *Mike Mortus* Mike_Mortus@cable.comcast.com	
CENTURYLINK	
ENVIRONMENTAL HEALTH *Paul Olson* polson@cabq.gov	
M.R.G.C.D *Ray Gomez* michael@mrgcd.us	No Adverse Comments.
OPEN SPACE DIVISION *Kent Reed Swanson* kswanson@cabq.gov *Sarah Brown* *sbrowne@cabq.gov*	OSD has reviewed and has no comments.
TRANSPORTATION PLANNING (DMD) *John MacKenzie* jmackenzie@cabq.gov	Per MRCOG's 2040 Long Range Roadway System Map, Paradise Blvd. is identified as a Minor Arterial. DMD is in the process of scoping a design with its consultant to reconstruct the roadway, which will include new improvements along the subject property's frontage. The applicant should Contact DMD, at 768-2680, before initiating plans to design or modify any of the Paradise Blvd. frontage. Per MRCOG's 2040 Long Range Bike System Map, Paradise Blvd. is identified as having both bike lanes and a proposed multi-use trail between Golf Course and Eagle Ranch Road. The Map also identifies a proposed multi-use trail along Nunzio Ave. between Paradise Blvd. and Eagle Ranch Road. In lieu of the 6-foot sidewalk currently shown on the Site Development Plan to be installed with this project, a new multi-use trail should be installed instead. Assuming the trail is 12' wide per DPM standards, an additional 6 feet of R/W dedication would be needed to install it, given the existing R/W line is typically located at the back of proposed sidewalk.
PARKS AND RECREATION *Carol Dumont* cdumont@cabq.gov	

CITY ENGINEER/ HYDROLOGY *Rita Harmon* RHarmon@cabq.gov	
ABCWUA *Kris Cadenda* KCadena@abcwua.org	
TRANSPORTATION DEVELOPMENT *Racquel Michel* *RMichel@cabq.gov*	
PLANNING DEPARTMENT *Jack Cloud* jcloud@cabq.gov	1. Details of the internal focus area must be added to the plans. 2. Existing grade elevations (Index) must be added to the G + D plan. Currently, they are unreadable. 3. Must add articulation or change in color or materials along the west building elevation per Design Standards. 4. Minor corrections and additions to notes and labeling of elements must be completed (see redlined set dated 7-15-15 by Kym Dicome) 5. Refer to agency comments plus any public hearing comments regarding proposed site plan.

Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB)
Review Comments

Utility Development Section
Reviewer: Kristopher Cadena P.E.
Phone: 505.289.3301

D.R.B. Case No:	Date:	Item No:
1003445	07/22/15	#2
Zone Atlas Page: C-12	LOCATION: Tract D, Fountain Hills Plaza South side of Paradise Blvd. NW between Nunzio Ave. NW and Eagle Ranch Rd. NW	
Request For: 15DRB-70235 SDP for Building Permit		

ABCWUA Comment:

1. A Water Authority Board Approved Service Connection Agreement must be executed prior to service.
2. Fire hydrant from Paradise Blvd. shall be deemed private and painted safety orange

UTILITY DEVELOPMENT

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expiers: _____

DRB Project No. 1003445

Figure 12

INFRASTRUCTURE LIST

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TRACT D FOUNTAIN HILLS PLAZA

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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS							
		12' WIDE	75' LONG WB LEFT TURN LANE	PARADISE BLVD NW	SITE ENTRANCE / SAGUARO ST. NW	120' EAST OF SITE ENTRANCE	/	/	/
		6' WIDE	SIDEWALK	NUNZIO AVE. NW	PARADISE BLVD NW	ADJACENT TO TRACT D	/	/	/
		6' HT AVG	PRIVATE RETAINING WALL	NUNZIO	ROUNDABOUT	PARADISE	/	/	/

AGENT/OWNER

GLENN BROUGHTON, P.E.
PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
FIRM:

Glenn Broughton 7/29/15
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

RECEIVED
JUL 29 2015

RECEIVED
JUN 24 2015

38.00'
NEW CURB & GUTTER
PARADISE BOULEVARD
38.00'
75.25'
22'±
R150'
R300'
NEW CURB & GUTTER
APPARENT PROPERTY LINE
PMG Paradise Hills Clinic
P:\2016001A\CDP\Exhibits\Left Turn Lane.dwg
Thu, 23-Jul-2015 - 1:15:pm, Plotted by: BORTEGA

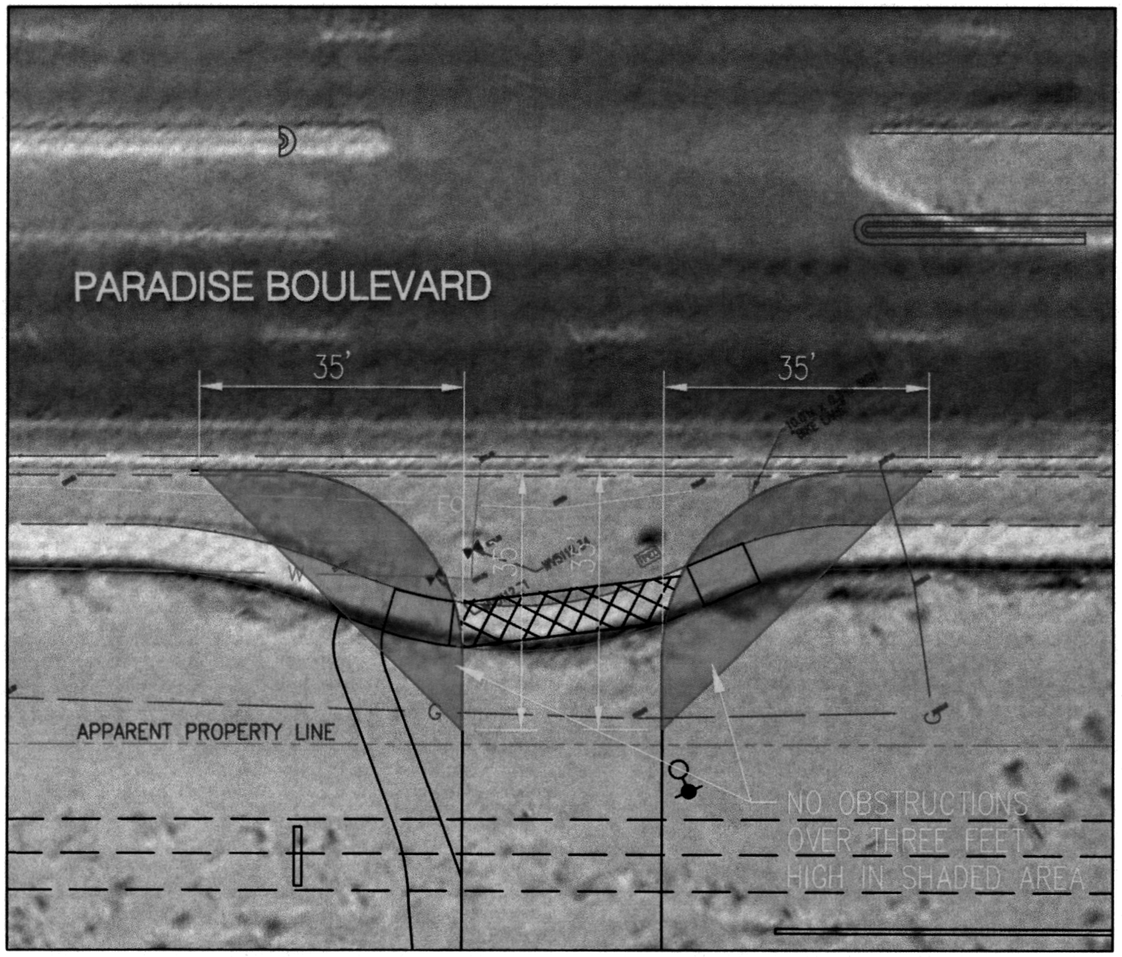
PMG Paradise Hills Clinic
Westbound
Left Turn Lane Exhibit

DRB# 1003445

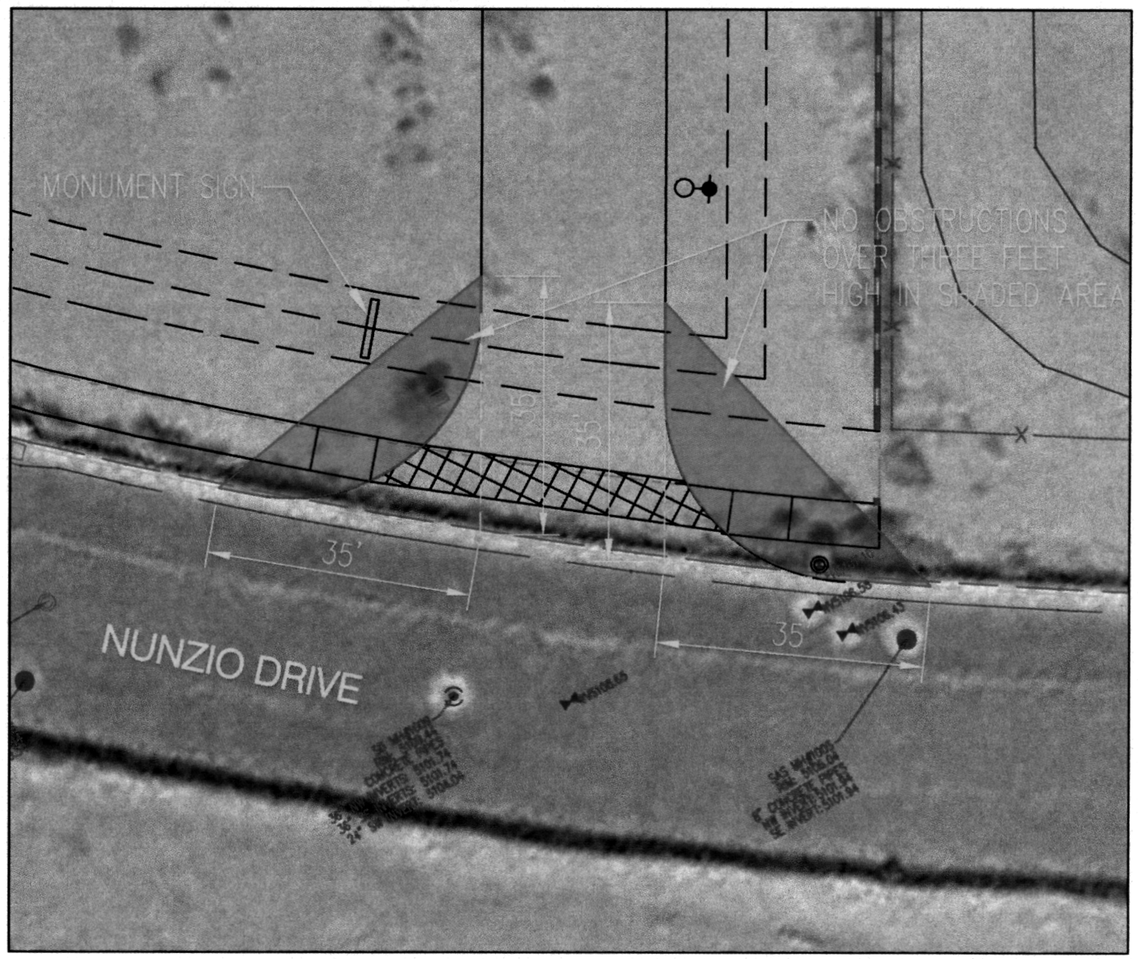
N

40 20 0 40
SCALE: 1"=40'

Bohannan Huston
www.bhinc.com 800.877.5332



NORTH ENTRANCE



SOUTH ENTRANCE

RECEIVED
JUN 24 2015

PMG Paradise Hills Clinic
Sight Distance Exhibit
DRB# 1003445

N

20 10 0 20

SCALE: 1"=20'

Bohannan Huston
www.bhinc.com 800.877.5332

P:\20160014\CDP\Exhibits\Site Distance.dwg
Thu, 23-Jul-2015 - 2:09:pm, Plotted by: BORTEGA

RECEIVED
JUN 24 2015

PARADISE / NUNZIO VIEW TOWARDS THE SOUTHWEST

DEKKER
PERICH
SABATINI

RECEIVED
JUN 24 2015

NUNZIO VIEW TOWARDS THE NORTHEAST

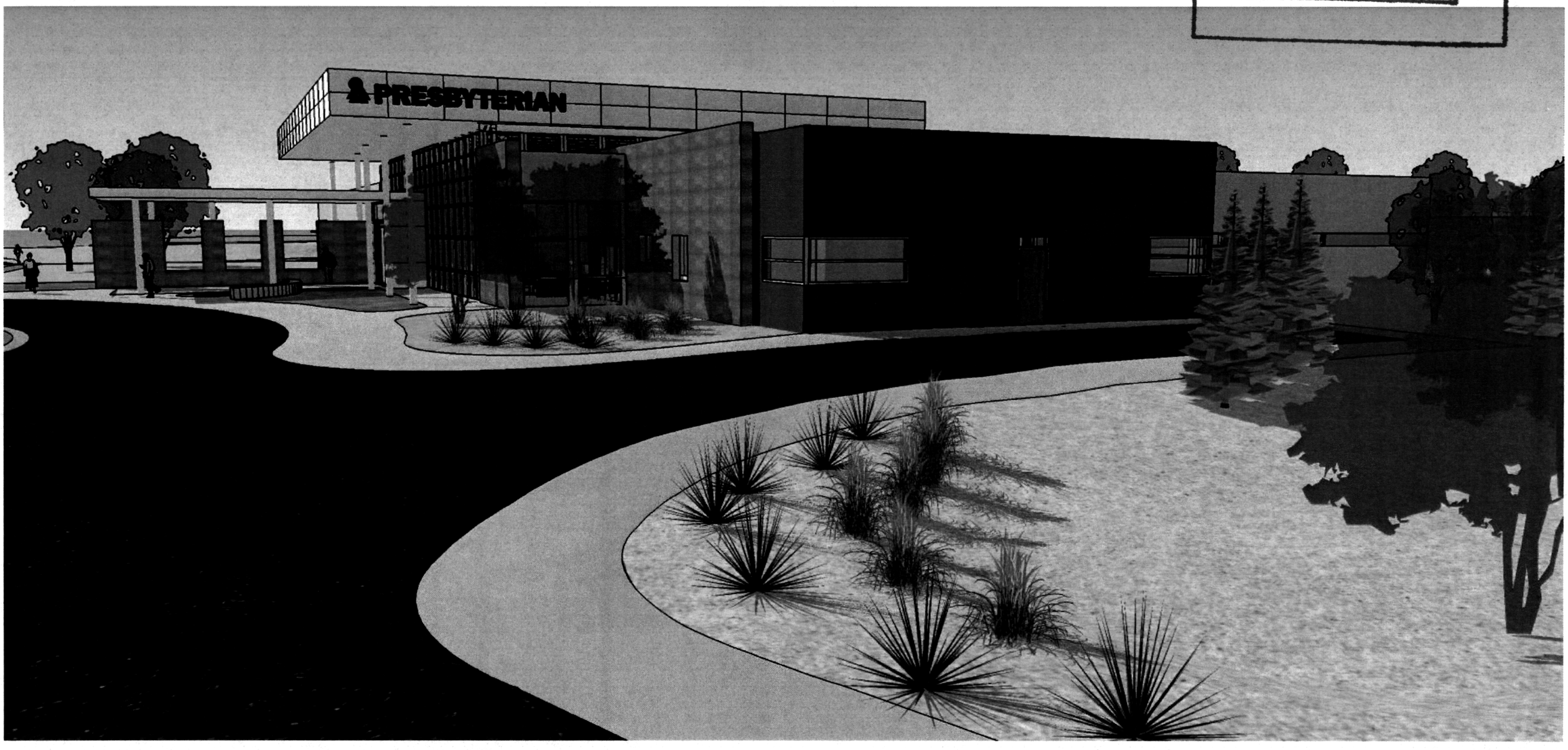
DEKKER
PERICH
SABATINI

RECEIVED
JUN 24 2015

PATIENT ENTRY

DEKKER
PERICH
SABATINI

RECEIVED
JUN 24 2015



MAIN ENTRY FROM PARADISE BULEVARD

DEKKER
PERICH
SABATINI

RECEIVED
JUN 24 2015

VIEW FROM NUNZIO DRIVE ENTRY

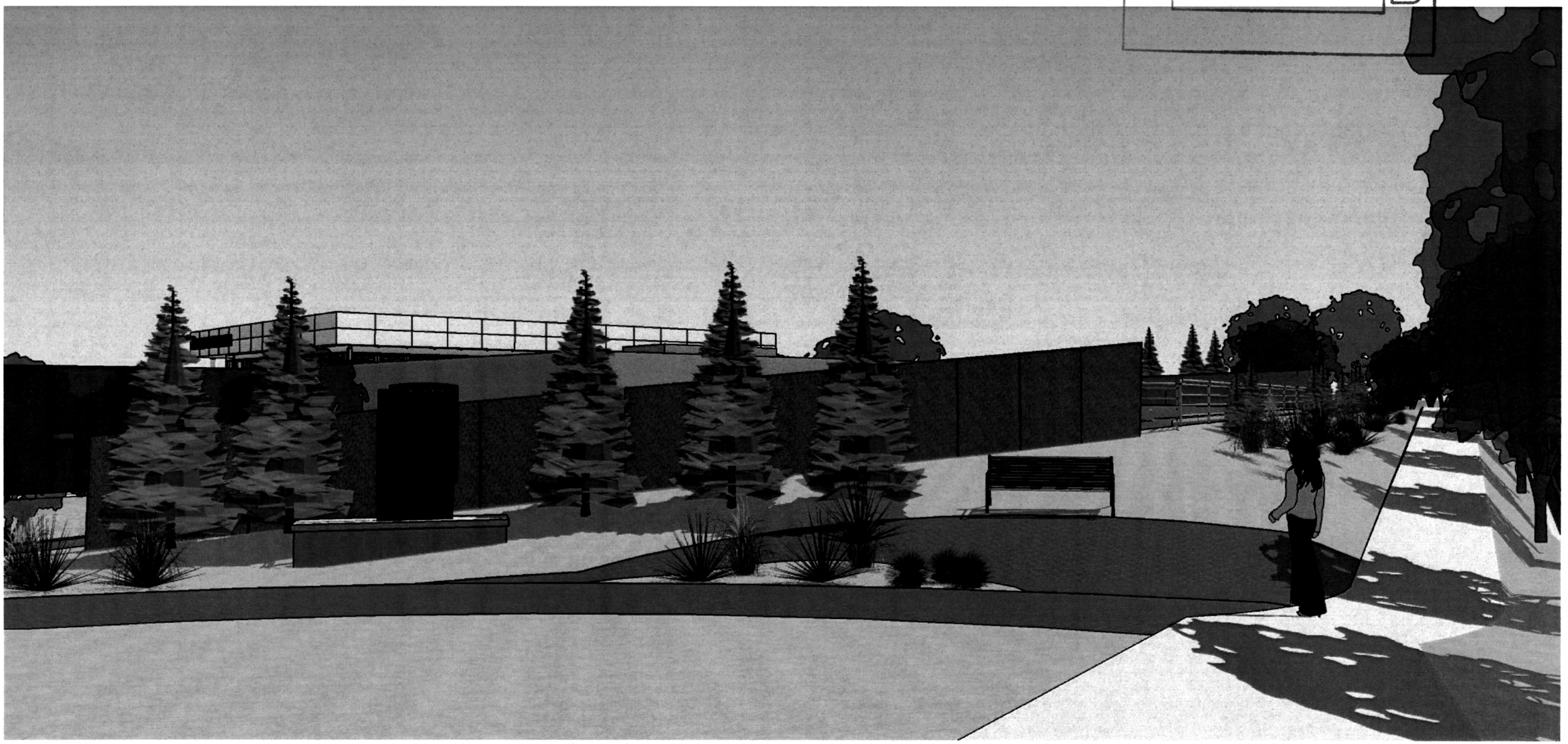
DEKKER
PERICH
SABATINI

RECEIVED
JUN 24 2015

CLINIC PATIENT ENTRY

DEKKER
PERICH
SABATINI

RECEIVED
JUN 24 2015



URBAN PLAZA A

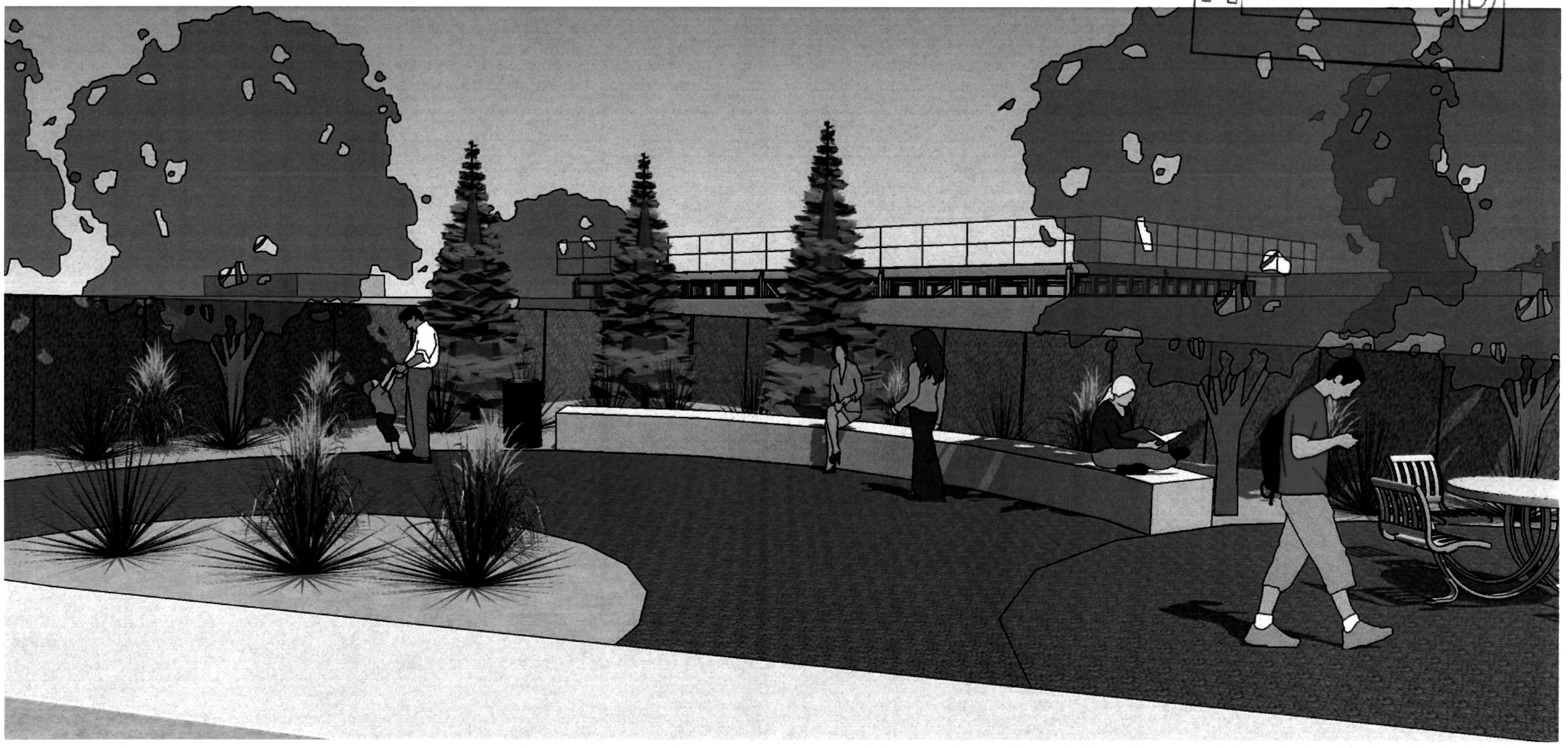
DEKKER
PERICH
SABATINI

RECEIVED
JUN 24 2015

VIEW WALKING ALONG NUNZIO DRIVE

DEKKER
PERICH
SABATINI

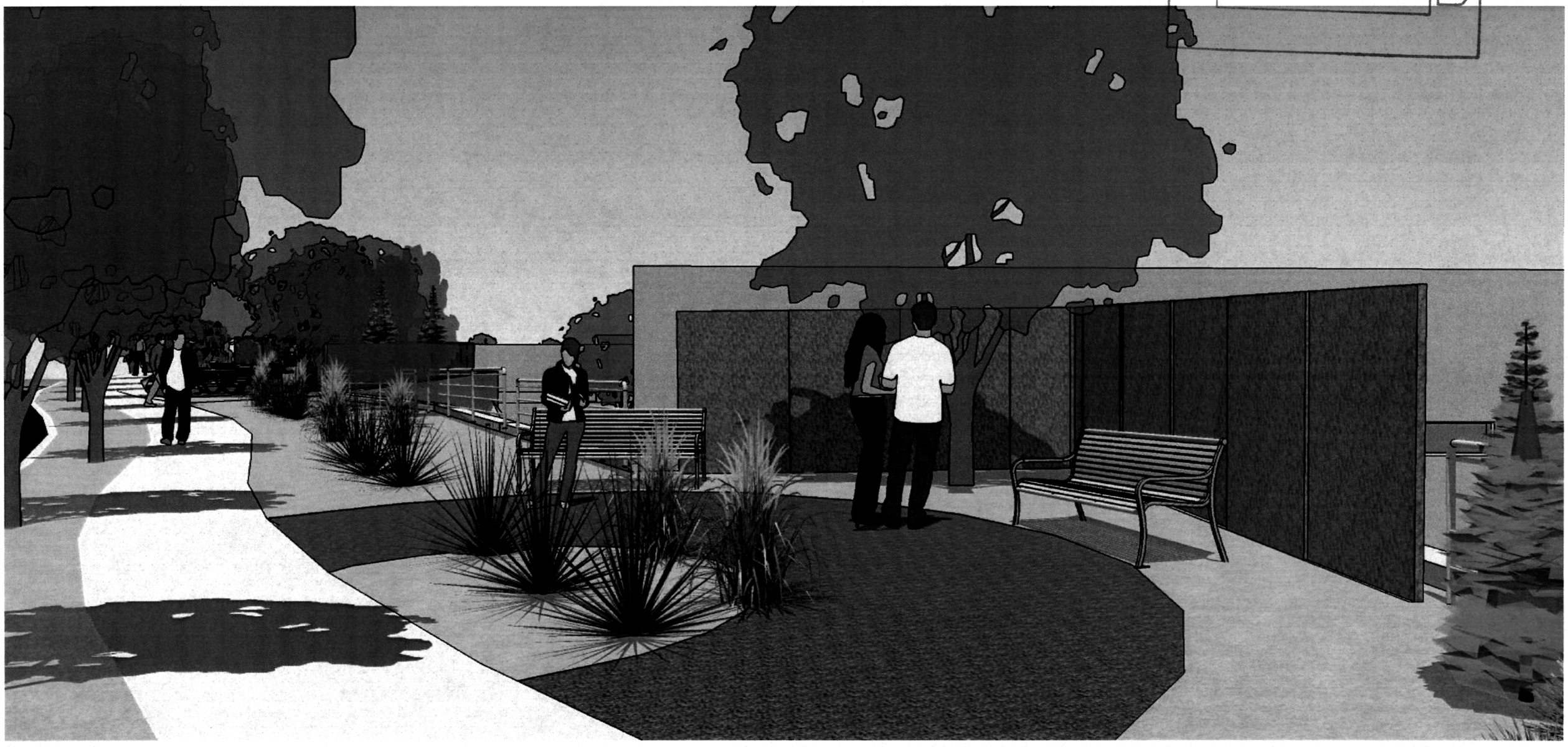
RECEIVED
JUN 24 2015



URBAN PLAZA B

DEKKER
PERICH
SABATINI

RECEIVED
JUN 24 2015



URBAN PLAZA C

DEKKER
PERICH
SABATINI

CITY OF ALBUQUERQUE
DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 1003445 AGENDA ITEM NO: 3
Fountain Hills Dental Office

SUBJECT: Site Plan for Building Permit

ENGINEERING COMMENTS:

1. No objection to the request.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED X; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: Planning TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)
& access easement

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3630 or rmichel@cabq.gov

DATE: March 25, 2015

CITY OF ALBUQUERQUE
DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 1003445 AGENDA ITEM NO: 1
Fountain Hills Dental Office

SUBJECT: Site Plan for Building Permit

ENGINEERING COMMENTS:

1. Provide the dimension from the back of curb to the property line.
2. ~~Infrastructure list is required for the access road and the pavement and curb and gutter along Eagle Ranch and Paseo del Norte.~~
3. Provide access easement information for road from Nunzio (Loma Fuente?)

→ included on previous IL

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

3/25/15

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3630 or rmichel@cabq.gov

DATE: March 18, 2015

Got DOT

Email from

Jack

3/11/15

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445 AGENDA ITEM NO: 4

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.
Define all access easements and provide recording information.
Sidewalk and/or trail requirements must be included on the infrastructure list.
A free right on Eagle Ranch (SB to WB Paseo del Norte) needs to be constructed.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

03-18-15

APPROVED ___; DENIED ___; DEFERRED _X_; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Racquel M. Michel
Transportation Development 505-924-3630

DATE: MARCH 11, 2015

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445 AGENDA ITEM NO: 4

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.
Define all access easements and provide recording information.
Need SW and/or trail on IL – too long for BP.
NMDOT has concerns regarding future capacity and the need for an additional lane along Paseo del Norte (see attached email). Please contact Gilbert Sanchez (Gilbert.Sanchez@state.nm.us) or Nancy Perea (nancy.perea@state.nm.us) to discuss this issue.
A free right on Eagle Ranch (SB to WB Paseo del Norte) needs to be constructed.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION: 03-11-15

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

SIGNED: Kristal D. Metro DATE: FEBRUARY 25, 2015
Transportation Development 505-924-3991

4

___ ...
X for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
___ Storm Drainage Cost Allocation Plan

___ ...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): Mullen Heller Architecture , PC. PHONE: 505-268-4144
ADDRESS: 924 Park Avenue SW Suite B FAX: 505-268-4244
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com

APPLICANT: THR Properties LLC. PHONE: 505-892-9010
ADDRESS: 8201 Golf Course Road NW Suite C-3 FAX:
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Obtain Design Review Board (DRB) Approval - See attached letter of explanation

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

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

Lot or Tract No. Tract H Block: Unit:
Subdiv/Addn/TBKA: Fountain Hills Plaza Subdivision
Existing Zoning: SU-1 FOR PDA TO INCLUDE C-3 USES Proposed zoning: N/A MRGCD Map No N/A
Zone Atlas page(s): C-12-Z UPC Code: 101206451026111904

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Z-94-31, Z-96-30, DRB-96-83, 05EPC-00022, 07DRB-70053, Prj. #:1000762 and 1003445

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.9755 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: Physical Address: 9201 Eagle Ranch Road,NW.
Between: Paseo Del Norte NW. and Nunzio Avenue NW.

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 9/24/14

SIGNATURE D. Heller DATE 01/20/2015
(Print Name) Douglas Heller Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
15DRB - 70020	SBP	___	$ 385.00
-	CMF	___	$ 20.00
-	___	___	$ 75.00
-	___	___	$ ___
-	___	___	$ ___
			Total
			$ ~~405.00~~ 480.00

Hearing date February 25, 2015

1-20-15
Staff signature & Date

Project # 1003445

__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"**

N/A-less then 5 Ac. 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
√ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
√ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
√ Solid Waste Management Department signature on Site Plan
√ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
√ Letter briefly describing, explaining, and justifying the request
√ Letter of authorization from the property owner if application is submitted by an agent
on SPSD Copy of the document delegating approval authority to the DRB
√ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
√ Completed Site Plan for Building Permit Checklist
N/A 6 copies of the Infrastructure List, if relevant to the site plan
√ TIS/AQIA Traffic Impact Study form with required signature
√ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
√ List any original and/or related file numbers on the cover application
D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
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.

Douglas Heller 01/20/2015
Applicant name (print)
Applicant signature / date

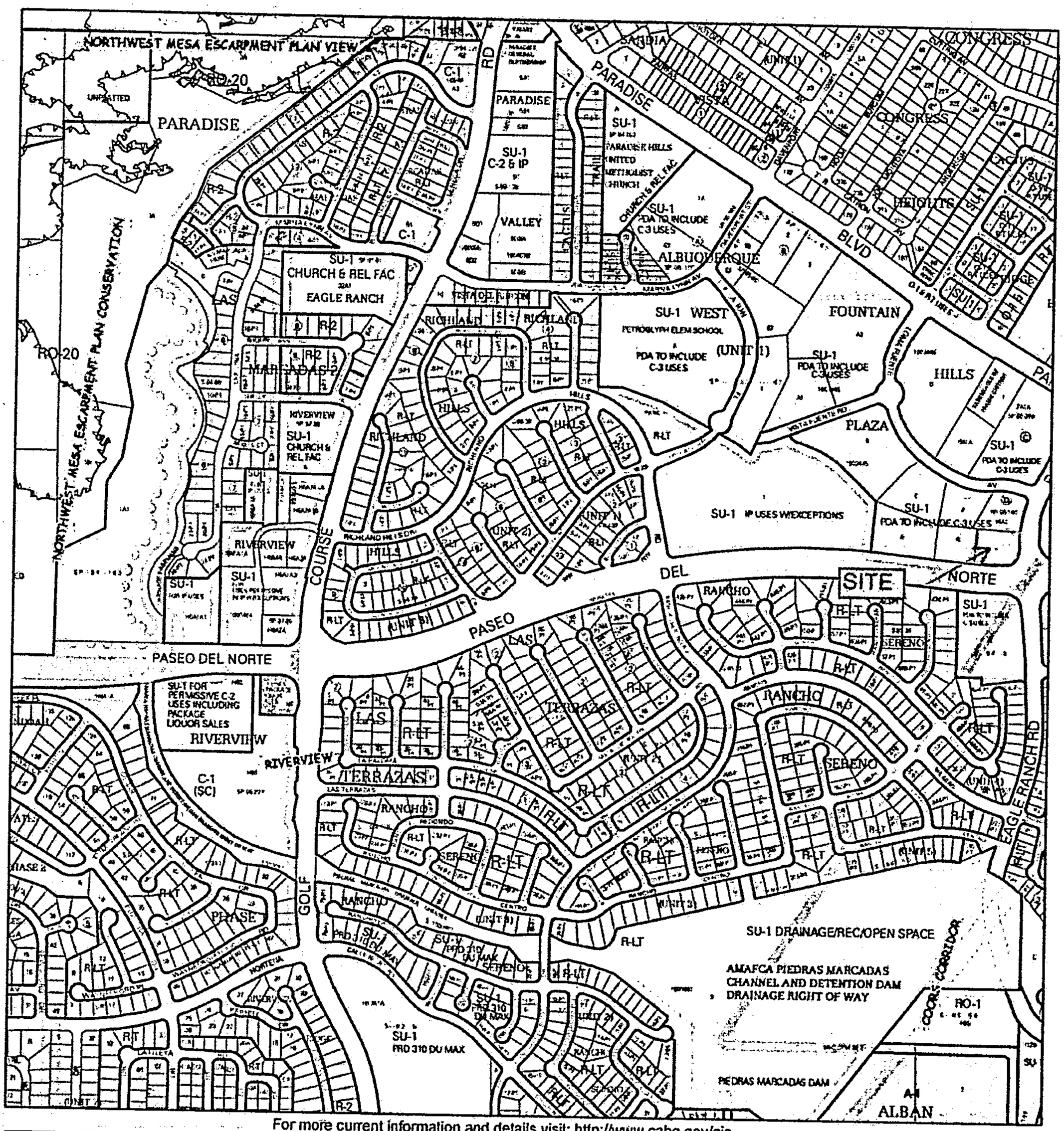
Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

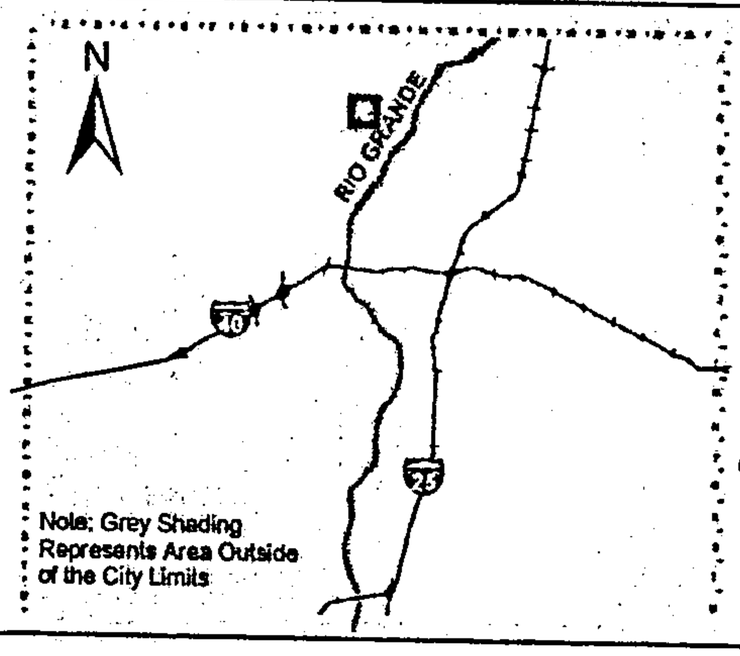
Application case numbers
15DRB-70020
_____
_____

1-20-15
Planner signature / date

Project # 1003145



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



Note: Grey Shading Represents Area Outside of the City Limits

Albuquerque Geographic Information System

Map amended through: 9/2/2014

Zone Atlas Page:

C-12-Z

Selected Symbols

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

0 750 1,500 Feet

January 19, 2015

Jack Cloud, Chairman
Development Review Board
Planning Department, City of Albuquerque
600 Second NW
Albuquerque, NM 87102

Re: Request for Development Review Board Approval for Fountain Hills Plaza, Tract H
Legal Description: Tract H, Fountain Hills Plaza Subdivision

Dear Mr. Cloud;

With this letter, we are submitting a proposed ±one-acre development at the northwest corner of Paseo del Norte NW and Eagle Ranch Road NW to the DRB for review and approval. The project includes a ±10,674sf dental office, with an underground parking structure, which will allows for 20 parking spaces. A future 3,000sf office/retail building is planned, as well. This building will be submitted to the DRB once the exact scope is determined.

This project is part of the Fountain Hills Plaza Subdivision and is subject to the Design Guidelines & Standards as approved by the Environmental Planning Commission. We will address the major components of the Design Guidelines & Standards below.

Land Use
Concurrent with this submittal, we submitted an Administrative Amendment requesting that 'Office' be added as an approved use to Tract H in addition to Restaurant/Retail. We believe that the addition of the 'Office' use to Tract H is consistent with the *Land Use Concept* as outlined in the Subdivision's Design Guidelines & Standards. This statement reads in part: "The land use concept is an integrated, Mixed-use Office/Commercial/ Retail & Service Center, adjacent to a Designated Community Activity Center per the City of Albuquerque Comprehensive Plan."

Floor Area Ratio
Additionally, as part of the Administrative Amendment submittal we requested that the Floor Area Ratio for Tract H be increased to be consistent with the other properties in the subdivision. All other tracts have a maximum FAR of .35, while Tract H is the only property limited to a maximum .25 FAR. This is especially burdensome as the property was reduced between the time of the DRB approved Subdivision (1.26 acres) and the latest Administrative Amendment (0.9755 acre), dated 9/14/07.

The FAR for the proposed development is .32.

Landscaping
The proposed landscaping is consistent with the Design Guidelines; notably street trees along Paseo del Norte and Eagle Ranch Road are at 30'oc, and a minimum of 20% of the net land area is landscaped. Additional landscaping requirements related to the parking area are noted below.

Vehicular Access and Utilities
Access to this landlocked property will be through the adjacent lot to the north, per the approved Subdivision. An asphalt drive will be constructed on Lot 10-A-1 (north of Tract

H) for the benefit of Tract H. Utilities will run along the north property line and make connections in Eagle Ranch Blvd.

Parking Area
Parking areas are set back from the internal property lines the required 10'. The parking lot is broken up by landscape islands, per the Design Standards & Guidelines. The total number of parking spaces required vs. provided will be determined when the future office/retail building is submitted for the DRB review and approval. At that time, we will ensure that the total number of spaces provided does not exceed the number required plus ten percent.

As noted in the Off-Street Parking Guidelines, a pedestrian connection is provided through the parking lot as well to a new sidewalk along Paseo del Norte.

Building Setbacks
The Design Guidelines require setback follow the C-3 zone. This requires a 10' building setback along Paseo del Norte and Eagle Ranch Road. Setbacks for the parking lot are noted above per the Off-Street Parking Guidelines.

Site Lighting
Notes complying with the maximum height of light poles, shielding, etc. are provided on the DRB submittal.

Architectural Expression
The Design Guidelines & Standards note that buildings should incorporate "Southwestern Characteristics with a Contemporary Southwestern Expression." The massing of the proposed design follows a traditional southwestern style; structural forms fused together for varied facades along each side of the building. Windows are located on each façade, and the fenestration varies to express the interior function; i.e. punched windows at private rooms and ribbon windows at the more open areas.

Material selections follow the Guidelines, as well, with the majority of the building being stucco with accents of stone and cementious panels, all within the 'earth tones' color range.

The proposed dental office is a two-story building, with a height of 32'-0". The maximum height allowed in the Design Guidelines & Standards is 52'.

Drainage
The proposed drainage concept for this site allows for storm water to sheet flow to the north (low end of the site) then be captured in the concrete channel along the north property line then discharged along Eagle Ranch Road.

Jack, thank you for your consideration, and do not hesitate to contact me if you have any questions regarding this submittal.

Sincerely,
Mullen Heller Architecture, PC

Douglas Heller, AIA, LEED AP

January 14, 2015

To Whom It May Concern:

This letter serves as authorization that Mullen Heller Architecture is the agent for THR Properties LLC., owner of the property being "TRACT H, FOUNTAIN HILLS PLAZA SUBDIVISION" in all matters for the City of Albuquerque's Site Development Process.

Sincerely,

R. Gavon Rowan DMD

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: THR Properties LLC. **DATE OF REQUEST:** 01/26/15 **ZONE ATLAS PAGE(S):** C-12-Z

CURRENT:
ZONING SU-1 FOR PDA TO INCLUDE C-3 USES
PARCEL SIZE (AC/SQ. FT.) 0.9755 AC.

LEGAL DESCRIPTION:
LOT OR TRACT # Tract H BLOCK #_____
SUBDIVISION NAME Fountain Hills Plaza Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION [ ]
ZONE CHANGE [ ]: From_____ To_____
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION*	[ ]	AMENDMENT	[ ]
BUILDING PERMIT	[X]	ACCESS PERMIT	[ ]
BUILDING PURPOSES	[ ]	OTHER	[ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:
OF UNITS: N/A
BUILDING SIZE: 13,674 SF. (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE _____ DATE 1-26-15

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes: Dental office - 10,674 square feet
Retail Building - 3,000 square feet

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

_____ 01-26-15
TRAFFIC ENGINEER DATE

Required **TIS** **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___
-FINALIZED ___/___/___

_____ _____
TRAFFIC ENGINEER DATE

Revised January 20, 2011

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

January 27, 2015

Michael Salvador
Mullen Heller Architecture, P.C.
924 Park Avenue SW, Ste. B/87102
Phone: 505-268-4144 Fax: 505-268-4244

Dear Michael:

Thank you for your inquiry of **January 27, 2015** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT H OF FOUNTAIN HILLS PLAZA SUBDIVISION LOCATED ON 9201 EAGLE RANCH ROAD NW BETWEEN PASEO DEL NORTE NW AND NUNZIO AVENUE NW** zone map **C-12.**

Our records indicate that the **ALL Neighborhood and/or Homeowners Associations** affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

Metro, Kristal D.

From: Sanchez, Gilbert, NMDOT <Gilbert.Sanchez@state.nm.us>
Sent: Monday, February 23, 2015 5:08 PM
To: Metro, Kristal D.
Cc: Perea, Nancy, NMDOT
Subject: DRB Meeting - Feb 2015

Hello Kristal. We received an email from John MacKenzie related to the February DRB submissions for a development on the corner of PDN Blvd and Eagle Ranch Rd. He was just giving us a heads up because of the frontage along PDN. Curiously, due you, as a representative to the DRB identify transportation issues i.e. ADA compliance, landscape permitting, concrete curb and gutter, drainage or access issues to the board. In part are you acting as the de facto NMDOT rep prior to seeking our comments through the EPC if the package even goes to the EPC? Just asking the question because it seems like an occasional project does come through the DRB that might interest the staff here.

For instance, we have a scoping report from a consultant indicating we would like to add capacity to the intersection by expanding the number of through lanes heading west in the future, basically in front of the development. Does the current site plan have an offset in consideration of the proposed future roadway widening of PDN?

The project number is 1003445. We understand because it is just a building development without a request for access to PDN or Eagle Ranch Rd we most probably would not see the package unless we request to be on the DRB review list. The question becomes, Do you think we should be on the DRB review list? If so, Could we informally respond via email through Angela or yourself just to keep a finger in the DRB project review pie?

Would this email suffice to ensure the concerns of NMDOT/D3 staff are addressed for this particular project. Or...Would you prefer a letter addressing the concerns? Thanks for your attention.

V,r
Gilbert

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico, 87103

Department of Municipal Development

1

Richard J. Berry, Mayor
Interoffice Memorandum

February 23, 2015

To: **Jack Cloud, DRB Chairman, Planning Department**

From: **John MacKenzie, Engineering Division, DMD**

Subject: **COMMENTS BY THE ENGINEERING DIVISION OF THE DEPARTMENT OF MUNICIPAL DEVELOPMENT FOR THE DRB HEARING ON FEBRUAY 4, 2015**

The Engineering Division of the Department of Municipal Development has reviewed new applications for the upcoming hearing and submits the following comments:

Project #1002202 Vacation of Public Waterline Easement at Winrock Center
Transportation Section:
Reviewed, but there are no comments provided because the agent's easement vacation document identifying where the vacation is located was not distributed with the request for comments.

Project #1010265 Vacation of Silver Ave. and Morningside Dr. Right-of-Way
Transportation Section:
Reviewed, but specific comments cannot be provided because the agent's easement vacation document, their site sketch, and preliminary/final plat identifying where the vacation is located was not distributed with the request for comments.

DMD objects to any vacation of Silver Ave. that would materially impact or otherwise narrow the existing Silver Ave. Bike Blvd. running along the south side of this request.

Project #1003445 Site Development Plan for Building Permit on NW Corner of Paseo del Norte and Eagle Ranch Road
Transportation Section:
Per MRCOG's Interim Long Range Roadway System Map, Eagle Ranch Road is designated as a Minor Arterial and Paseo Del Norte is designated as a Principal Arterial. Per the MRCOG's proposed Long Range Bikeway Systems Map, both of these roadways are proposed to contain bike lanes and a paved trail, which appear to be currently missing along the frontage of the subject property.

100 3445

Michel, Racquel M.

From: Cloud, Jack W.
Sent: Monday, March 16, 2015 1:16 PM
To: Michel, Racquel M.
Subject: FW: PDN & Eagle Ranch

Another one – still not clear to me who/ when the call is made for continuous right turn lane –

From: Metro, Kristal D.
Sent: Thursday, March 05, 2015 10:51 AM
To: Cloud, Jack W.
Subject: FW: PDN & Eagle Ranch

From: Perea, Nancy, NMDOT [mailto:Nancy.Perea@state.nm.us]
Sent: Thursday, March 05, 2015 10:18 AM
To: Metro, Kristal D.; 'Bruce Stidworthy'; Sanchez, Gilbert, NMDOT
Cc: Glenn Broughton; Douglas Heller
Subject: RE: PDN & Eagle Ranch

Correct. It appears in the plans that the needed roadway width had been accounted for previously.

Nancy R. Perea, P.E.
Traffic Engineer | NMDOT District Three
505.798.6625 Office | 505.206.1069 Mobile

From: Metro, Kristal D. [mailto:KMetro@cabq.gov]
Sent: Thursday, March 05, 2015 9:43 AM
To: Perea, Nancy, NMDOT; 'Bruce Stidworthy'; Sanchez, Gilbert, NMDOT
Cc: Glenn Broughton; Douglas Heller
Subject: RE: PDN & Eagle Ranch

Thank you Nancy; I'll get this information into our files. Just to clarify: this means you do not require a right of way dedication at this time, correct?
-Kristal

From: Perea, Nancy, NMDOT [mailto:Nancy.Perea@state.nm.us]
Sent: Thursday, March 05, 2015 9:23 AM
To: 'Bruce Stidworthy'; Sanchez, Gilbert, NMDOT; Metro, Kristal D.
Cc: Glenn Broughton; Douglas Heller
Subject: RE: PDN & Eagle Ranch

Kristal,
Based on the information provided below, the offsite improvements associated with the one parcel development in the NW quadrant should be addressed in the future.

That being said, the NMDOT would not be in favor of any additional onsite buildings and/or extensions of the agreement between the COA and developer until the offsite improvements are built according to the previous plans associated with the financial guarantees. Let me know if additional discussion is needed.

Thank you,

Nancy R. Perea, P.E.
Traffic Engineer | NMDOT District Three
505.798.6625 Office | 505.206.1069 Mobile

From: Bruce Stidworthy [mailto:bstidwor@bhinc.com]
Sent: Tuesday, March 03, 2015 8:11 PM
To: Sanchez, Gilbert, NMDOT; Perea, Nancy, NMDOT
Cc: Glenn Broughton; Douglas Heller
Subject: PDN & Eagle Ranch

Gilbert & Nancy: Thanks for meeting with me today. I had two items that I promised to check into.

1. DOT Drainage Review – we have reviewed our records for the project and we do not believe that a formal drainage submittal was made to the DOT. To the best of our recollection, this is because the site does not drain to the DOT R/W, and because the roadway improvements being proposed do not impact the roadway drainage in any substantive manner. The improvements east of Eagle Ranch are striping only, and the improvements west of Eagle Ranch are roadway widening only. Furthermore, the roadway widening (3 thru lanes) was always planned for, and therefore, the minor additional runoff generated by the additional pavement width would have been accounted for in the original design.
2. Financial Guarantees – the approved infrastructure list for the original Fountain Hills project does not differentiate between DOT improvements and city improvements. Accordingly, the financial guarantee that was provided to the city included both city and DOT improvements.

Please let me know if you have any questions. Also, please confirm to Kristal that the original design is acceptable and that you do not require additional right-of-way. If you could cc me on your email to Kristal, I would appreciate it.

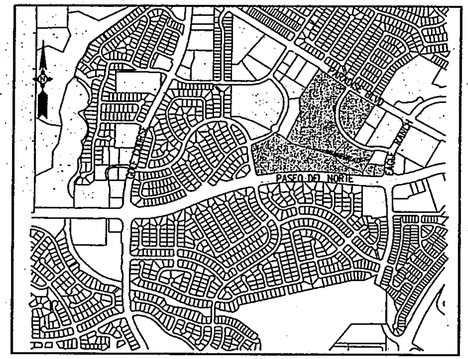
I didn't get an email address for Pete, so please forward this to him if he needs it.

Thanks again,

Bruce Stidworthy, P.E.
Senior Vice President
Community Development & Planning
Bohannan Huston
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

DISCLAIMER: This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure or dissemination is strictly prohibited. If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately.

SP-2007-222877



LOCATION MAP
ZONE ATLAS INDEX MAP No. C12
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. C12
3. Gross Plat Acreage: 39.9074
4. Total Number of Lots/Tracts created: (9) Tracts
5. Total Mileage of streets created: Full width=0.1373 Half width=0.1714
6. Date of Survey: April 2007
7. Plat is located within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide all of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B, Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, into Nine (9) Tracts, dedicate right-of way, grant easements and vacate easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any wall be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10) in front of transformer/switchgear doors and five feet (5) on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising all of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C Folio 148.

Containing 39.9704 acres more or less.

NOTES

1. Bearing are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances.
3. All easements of record are shown that I am aware of.
4. Record bearings and distances are shown in parenthesis.
5. Tracts C, F & G are subject to a Twenty Five foot wide floating access, water, drainage, and sanitary sewer easement for the benefit of and to be maintained by Tracts E, G & H granted with this plat. This easement will be confined and defined with future platting.
6. Centerline in (lieu of R/W monumentation) to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469"
7. Easement information shown on this survey was taken from TITLE COMMITMENT No. 6220000858, effective January 02, 2007 issued by LandAmerica Albuquerque Title.
8. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of ALbuquerque.
9. Public drainage enters the vacated drainage esmt. Maintenance of these tracts with respect to drainage is the responsibility of the Private property owners until fully developed.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 6-11-07

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C, Folio 259 and Tract B of the Plat of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public street rights-of-wey shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

THE FIRST BAPTIST CHURCH OF ALBUQUERQUE- owner of Tract B, Richland Hills

BY: [signature]
MICHAEL M. COOK
Pastor/President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June, 2007
by MICHAEL M. COOK, Pastor/President

My Commission Expires 6-24-2011 [signature] Notary Public

OFFICIAL SEAL
STEPHANIE L. WALTON
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 6-24-2011

FOUNTAIN HILLS PLAZA LLC - Owner of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One and lot 10-A-2, Block D Albuquerque West

BY: [signature]
Dwayne Pino
Managing Member

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 11 day of June, 2007
by Dwayne Pino, Managing Member, Fountain Hills Plaza LLC

My Commission Expires 6-24-2011 [signature] Notary Public

OFFICIAL SEAL
STEPHANIE L. WALTON
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 6-24-2011

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 6-11-07

DOC# 2007134047
09/19/2007 02:37 PM Page: 1 of 4
PLAT R:522.00 B: 2007C P: 0276 M. Toulouse, Bernalillo County

PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE, LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

PROJECT NUMBER 1003445

APPLICATION NUMBER 07 DRB- 70054

PLAT APPROVAL

UTILITY APPROVALS:	
QWEST TELECOMMUNICATIONS [signature]	DATE 6/21/07
COMCAST CABLE [signature]	DATE 6-20-07
PNM ELECTRIC SERVICES [signature]	DATE 6-19-07
PNM GAS SERVICES [signature]	DATE 6-19-07
CITY APPROVALS:	
CITY SURVEYOR [signature]	DATE 6-12-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION [signature]	DATE 8-22-07
PARKS & RECREATION DEPARTMENT [signature]	DATE 8/22/07
A.M.A.F.C.A. [signature]	DATE 6-20-07
CITY ENGINEER [signature]	DATE 8/22/07
DRB CHAIRPERSON, PLANNING DEPARTMENT [signature]	DATE 9/17/07
REAL PROPERTY N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT N/A	DATE
NMU [signature]	DATE 6-19-07

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

1-012-064-344287-119-01

PROPERTY OWNER OF RECORD First Baptist Church

[signature] 9-19-2007
BERNALILLO COUNTY TREASURER'S OFFICE DATE

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\070312\SURVEY\GRAPHICS\070312plat01.dgn
11-JUN-2007
12:07
dmedina

JOB NO. 070024

DOCH 2007134047
09/19/2007 02:37 PM Page: 2 of 4
PLAT R:$22.00 B: 2007C P: 0270 M. Toulouse, Bernalillo County

PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

LEGEND

- BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- LOT LINE ELIMINATED WITH THIS PLAT
- RIGHT OF WAY LINE
- 10' PUE — 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- USGS BRASS DISK CONTROL MONUMENT
- SET CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- FOUND 5/8" REBAR W/CAP STAMPED "LS 10464" UNLESS NOTED
- FOUND 5/8" REBAR W/CAP STAMPED "LS 11164"
- FOUND 5/8" REBAR NO CAP

USGS BRASS DISK STAMPED "NM448-N10"
GEOGRAPHIC POSITION (NAD 27)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 377,788.84 Y = 1,524,161.52
NAVD29 ELEVATION: 5045.51
DETLA ALPHA 0°14'09"
COMBINED GROUND TO GRID 0.99967583

BASIS OF BEARING N29°27'07"E 10710.49'

TIE S80°01'54"W 5654.31'

EXISTING PARADISE BLVD. N.W. (124' RW)

TRACT A
9.0308 Acres

TRACT B
3.8571 Acres

TRACT C
1.6753 Acres
SEE NOTE 5, SHEET 1

TRACT D
5.1308 Acres

TRACT B-1-A

TRACT C-1-A

TRACT D-1-A

TRACT E
ALBUQUERQUE WEST
UNIT 1
FILED: MARCH 8, 1990
(90C-67)

TRACT F
ALBUQUERQUE WEST
UNIT 1
FILED: MARCH 8, 1990
(90C-67)

LOT 3, BLOCK D
ALBUQUERQUE WEST
FILED: NOVEMBER 21, 1984
(C25-138)

LOT 1
LANDS OF TABERNACLE
OF PRAISE CHURCH
(MAY 17, 1984 C23-200)

LOT 6-A-1-A
ALBUQUERQUE WEST
UNIT 1
FILED: JUNE 24, 2005
(2005C,218)

LOT 10-A-1

EDUCATION PLACE N.W. (RW VARIES)

VISTA FUENTE ROAD N.W.

EXISTING NUNZIO AVENUE N.W.

EXISTING 10' DRAINAGE EASEMENT FILED: MARCH 8, 1990 (90C-67)

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: MARCH 8, 1990 (90C-67)

EXISTING 10' UTILITY MAINTENANCE EASEMENT FILED: DECEMBER 10, 1973 (BK 344, PG 808)

EXISTING 20' SANITARY SEWER EASEMENT FILED: FEBRUARY 2, 1999 (BK 9903-5221)

EXISTING 7.41' SANITARY SEWER EASEMENT FILED: MARCH 8, 1990 (90C-67)

EXISTING 20' UTILITY CONSTRUCTION EASEMENT FILED: DECEMBER 10, 1973 (BK 344, PG 808)

EXISTING 20' SANITARY SEWER EASEMENT FILED: MARCH 8, 1990 (90C-67)

1' PUBLIC ROADWAY EASEMENT

10' PUE GRANTED WITH THE FILING OF THIS PLAT

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: JUNE 24, 2005 (2005C-218) HATCHED PORTION VACATED BY VACATION ACTION 07DRB-70083

CENTERLINE EXISTING 10' PNM & MST&T EASEMENT FILED: DECEMBER 21, 1962 (0673-193) HATCHED PORTION VACATED BY VACATION ACTION 07DRB-00261

ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 5' PUBLIC UTILITY EASEMENT PER PLAT FILED NOVEMBER 21, 1984 (C25-138)

EXISTING 10' DRAINAGE EASEMENT FILED: NOVEMBER 21, 1984 (C25-138)

EXISTING 10' PUBLIC UTILITY & BICYCLE EASEMENT FILED: DEC. 7, 1987 C35-64 HATCHED PORTION VACATED BY VACATION ACTION 07DRB-70083

EXISTING 10' DRAINAGE & UTILITY EASEMENT FILED: NOVEMBER 21, 1984 (C25-138)

EXISTING ROADWAY EASEMENT FILED: MARCH 14, 2006 (BK A11L 'G087)

FND MONUMENT-REJECTED

EXISTING 20' TEMPORARY DRAINAGE EASEMENT FILED: MARCH 8, 1990 (90C-67), HATCHED PORTION VACATED BY VACATION ACTION 07DRB-00261

EXISTING TEMPORARY DRAINAGE EASEMENT FILED: MARCH 8, 1990 (90C-67) VACATED BY VACATION ACTION 07DRB-00261

SEE DETAIL "A"

DETAIL "A"
TYPICAL BOTH SIDES OF STREET
NOT TO SCALE

VACATED P.U.E

NEW 10' P.U.E GRANTED WITH THIS PLAT

1' PUBLIC ROADWAY EASEMENT GRANTED WITH THIS PLAT

FND 5/8" REBAR & CAP "LS 7719"

FND #5 REBAR & CAP "LS 7270"

N

100 50 0 100
SCALE: 1" = 100'

SEE SHEET 4 FOR CURVE & TANGENT TABLES

USGS BRASS DISK STAMPED "NM448-N8"
GEOGRAPHIC POSITION (NAD 27)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 372524.25 Y = 1,514,838.11
NAVD29 ELEVATION: 5018.92
DELTA ALPHA=0°14'44"
COMBINED GROUND TO GRID 0.99967854

ROBERT GROMATZKY NEW MEXICO 16469 8-14-07 LICENSED PROFESSIONAL SURVEYOR

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\070312\SURVEY\GRAPHICS\070312plat01.dgn
14-AUG-2007 11:43
dmedina

JOB NO. 070024

DOC# 2007134047
09/19/2007 02:37 PM Page: 3 of 4
PLAT R:$22.00 B: 2007C P: 0270 M. Toulouse, Bernalillo County

PLAT OF
FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

TYPICAL EASEMENT LOCATION
NOT TO SCALE

DETAIL "A"
TYPICAL BOTH SIDES OF STREET
NOT TO SCALE

SCALE: 1" = 100'

SEE SHEET 4 FOR CURVE & TANGENT TABLES

USGS BRASS DISK STAMPED "NM448-N8"
GEOGRAPHIC POSITION (NAD 27)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 372524.25 Y = 1,514,838.11
NAVD29 ELEVATION: 5018.92
DELTA ALPHA=0°14'44"
COMBINED GROUND TO GRID 0.99967854

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR 8-14-07

SHEET 3 OF 4

Bohannan Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

P:\070312\SURVEY\GRAPHICS\070312plat02.dgn
14-AUG-2007 11:45
dmcdine

JOB NO. 070024

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	00°29'23"	27.71'	55.42'	6486.09'	55.42'	S55°29'26"E
C2	89°49'50"	29.91'	47.04'	30.00'	42.36'	S10°15'56"E
C3	81°10'24"	437.18'	722.98'	510.31'	664.02'	S05°51'12"E
C4	21°37'46"	153.78'	303.89'	805.00'	302.09'	S57°15'17"E
C5	27°10'28"	99.70'	195.64'	412.50'	193.81'	S81°39'24"E
C6	08°32'05"	42.33'	84.50'	567.24'	84.42'	S01°17'15"W
C7	15°07'38"	22.57'	44.88'	170.00'	44.75'	S11°11'34"W
C8	36°33'40"	26.43'	51.05'	80.00'	50.19'	S37°07'26"W
C9	32°59'26"	14.81'	28.79'	50.00'	28.39'	S71°48'41"W
C10	06°55'34"	116.31'	232.34'	1922.00'	232.20'	N87°56'37"W
C11	15°15'42"	565.34'	1123.98'	4219.65'	1120.66'	S87°51'34"W
C12	88°57'31"	29.46'	46.58'	30.00'	42.04'	N55°15'49"W
C13	12°41'28"	38.73'	77.15'	348.30'	76.99'	N06°32'18"W
C14	02°53'46"	11.86'	23.71'	469.02'	23.70'	N01°48'21"W
C15	69°10'28"	20.69'	36.22'	30.00'	34.06'	N31°30'42"E
C16	24°57'37"	105.46'	207.58'	476.50'	205.94'	N55°26'06"E
C17	08°01'08"	52.22'	104.27'	745.00'	104.18'	N50°26'58"W
C18	81°10'05"	385.75'	637.94'	450.31'	585.91'	N05°51'21"W
C19	89°38'53"	29.82'	46.94'	30.00'	42.30'	N79°26'28"E
C20	03°37'16"	92.52'	184.98'	2926.84'	184.95'	S57°40'59"E
C21	17°08'57"	45.23'	89.79'	300.00'	89.46'	N78°28'22"E
C22	30°10'16"	137.56'	268.72'	510.31'	265.63'	N19°38'51"E
C23	90°01'10"	30.01'	47.13'	30.00'	42.43'	S10°12'07"E
C24	18°12'14"	84.00'	166.59'	524.33'	165.89'	S25°11'14"W
C25	22°00'26"	31.11'	61.46'	160.00'	61.08'	S05°04'54"W
C26	10°29'01"	22.02'	43.91'	240.00'	43.85'	S00°40'47"E
C27	84°50'39"	27.42'	44.42'	30.00'	40.48'	N77°13'48"E
C28	00°20'40"	8.80'	17.59'	2926.84'	17.59'	N56°02'41"W
C29	28°48'23"	115.65'	226.40'	450.31'	224.03'	S20°19'30"W
C30	29°25'17"	36.76'	71.89'	140.00'	71.10'	N20°37'57"E
C31	14°56'50"	20.99'	41.74'	160.00'	41.62'	N27°52'10"E
C32	14°21'33"	54.21'	107.84'	430.31'	107.56'	N27°33'05"E
C33	07°32'09"	9.22'	18.41'	140.00'	18.40'	N02°09'14"E
C34	23°11'16"	92.39'	182.24'	450.31'	181.00'	S05°40'20"E
C35	62°05'43"	15.05'	27.09'	25.00'	25.79'	N13°46'54"E
C36	102°30'53"	93.47'	134.19'	75.00'	116.99'	N06°25'41"W
C37	56°04'17"	13.31'	24.47'	25.00'	23.50'	N29°38'59"W
C38	13°34'40"	32.14'	63.98'	270.00'	63.83'	S76°41'14"W
C39	19°58'54"	58.13'	115.09'	330.00'	114.50'	N79°53'21"E
C40	56°37'59"	13.47'	24.71'	25.00'	23.72'	S81°47'07"E
C41	09°54'18"	6.50'	12.97'	75.00'	12.95'	S58°25'16"E
C42	46°18'12"	19.24'	36.37'	45.00'	35.38'	S40°13'19"E
C43	12°01'45"	53.77'	107.14'	510.31'	106.94'	S01°27'09"E
C44	04°38'54"	9.74'	19.47'	240.00'	19.47'	S06°53'10"W
C45	44°53'17"	10.33'	19.59'	25.00'	19.09'	S31°39'15"W
C46	35°31'04"	24.02'	46.49'	75.00'	45.75'	S36°20'22"W
C47	51°19'04"	21.62'	40.30'	45.00'	38.97'	S44°14'22"W
C48	26°01'27"	136.34'	267.98'	590.00'	265.68'	N63°00'11"W
C49	30°22'27"	23.07'	45.06'	85.00'	44.54'	N58°09'57"W
C50	29°22'11"	133.73'	261.58'	510.31'	258.73'	S31°45'19"E
C51	03°59'44"	28.08'	56.14'	805.00'	56.12'	S48°26'16"E
C52	13°07'55"	92.66'	184.50'	805.00'	184.10'	S57°00'05"E
C53	04°30'07"	31.64'	63.25'	805.00'	63.24'	N65°49'07"W
C54	29°10'26"	117.19'	229.29'	450.31'	226.82'	N31°51'11"W
C55	03°16'36"	83.72'	167.39'	2926.84'	167.36'	S57°51'19"E
C56	00°42'02"	25.80'	51.59'	4219.65'	51.59'	S84°51'36"E
C57	01°37'46"	27.33'	54.66'	1922.00'	54.66'	S85°17'43"E
C58	05°17'48"	88.90'	177.68'	1922.00'	177.62'	S88°45'30"E
C59	14°33'40"	539.10'	1072.39'	4219.65'	1069.51'	S87°30'33"W
C60	09°36'11"	42.87'	85.53'	510.31'	85.43'	S12°16'08"E
C61	00°10'36"	10.00'	20.01'	6486.09'	20.01'	N55°34'53"W
C62	08°37'32"	24.89'	49.68'	330.00'	49.63'	N85°34'03"E
C63	08°31'16"	42.78'	85.40'	574.24'	85.32'	N01°16'51"E

RECORD Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
(C1)	(00°29'33")	(27.88')	(55.76')	(6486.09')	(55.76')	(S55°27'42"E)
(C3)	(81°15'00")	(437.51')	(723.22')	(510.00')	(664.13')	(S05°50'25"E)
(C4)	(17°37'52")	(124.85')	(247.72')	(805.00')	(246.74')	(S59°16'47"E)
(C5)	(27°18'51")	(99.62')	(195.46')	(410.00')	(193.61')	(S81°45'22"E)
(C6)	(08°31'10")	(42.25')	(84.34')	(567.24')	(84.27')	(S01°23'24"W)
(C7)	(15°08'00")	(22.85')	(44.50')	(170.00')	(44.67')	(S11°12'22"W)
(C8)	(34°35'28")	(26.45')	(51.06')	(80.00')	(50.23')	(S37°03'08"W)
(C9)	(33°13'11")	(14.92')	(28.98')	(50.00')	(28.99')	(S71°37'28"W)
(C10)	(04°55'17")	(116.23')	(232.18')	(1922.00')	(232.04')	(N87°58'14"W)
(C11)	(15°15'42")	-	(1123.97')	(4219.68')	-	-
(C12)	(88°00'57")	(26.49')	(46.51')	(30.00')	(42.08')	(N55°15'14"W)
(C13)	(12°41'54")	(38.76')	(77.19')	(348.30')	(77.03')	(N06°32'10"W)
(C14)	(02°53'23")	(11.85')	(23.70')	(469.02')	(23.70')	(N01°37'55"W)
(C15)	(69°02'35")	(20.64')	(36.15')	(30.00')	(34.00')	(N31°26'41"E)
(C16)	(24°51'43")	(105.04')	(206.76')	(476.50')	(205.15')	(N55°30'40"E)
(C17)	(08°01'07")	(52.22')	(104.26')	(745.00')	(104.18')	(N50°28'58"W)
(C18)	(81°13'47")	(385.85')	(637.90')	(459.95')	(585.81')	(N05°51'10"W)
(C20)	(03°37'23")	(92.57')	(185.08')	(2926.84')	(185.08')	(S57°39'31"E)

Tangent Data		
ID	BEARING	DISTANCE
T1	S34°48'28"W	109.40'
T2	S51°43'41"E	75.94'
T3	N34°48'28"E	109.50'
T4	N55°12'43"W	14.02'
T5	S34°48'28"W	113.39'
T6	N34°48'28"E	109.93'
T7	S25°54'10"W	33.79'
T8	N42°58'43"W	20.29'
T9	S26°25'04"W	29.68'
T10	N85°34'44"W	26.77'
T11	S25°54'10"W	61.59'
T12	N25°54'10"E	34.85'
T13	S29°08'11"E	22.64'
T14	S36°04'26"W	93.89'
T15	N51°43'41"W	26.88'
T16	S85°34'44"E	7.00'
T17	N02°58'47"W	32.38'

RECORD Tangent Data		
ID	BEARING	DISTANCE
(T1)	(S31°54'58"W)	(111.95')
(T2)	(S51°44'42"E)	(75.77')
(T3)	(N31°54'40"E)	(106.83')

DOC# 2007134047

09/19/2007 02:37 PM Page: 4 of 4
PLAT R:322.00 B: 2007C P: 0276 M. Toulouse, Bernalillo County

PLAT OF

FOUNTAIN HILLS PLAZA SUBDIVISION

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE , LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007

ROBERT GRCHAMYER
NEW MEXICO
9-19-07
PROFESSIONAL SURVEYOR

SHEET 4 OF 4

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\070312\SURVEY\GRAPHICS\070312plat02.dgn
11-JAN-2007 -
15:44
dmedina

JOB NO. 070024

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445

AGENDA ITEM NO: 6
Fountain Hills Plaza

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Delegated to Planning

1. Remove shading on entrance notes.
2. Define all radii at entrances.
3. Sidewalk from the ROW to the building goes over a berm. Show max slopes on sidewalk in this area.
4. Wheelchair accessible parking access aisle shall have the words "NO PARKING" per ADA regulations. ADA access aisles must be 5' wide or 8' wide for van accessible.
5. All compact spaces must be labeled as such.
6. Add the following note to the Landscaping Plan: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Approved Changes will be checked By Jack.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Racquel Michel
Transportation Development 505-924-3630

DATE: JUNE 25, 2014

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003445

AGENDA ITEM NO: 1
Fountain Hills Plaza

SUBJECT:

MINOR PRELIMINARY/ FINAL PLAT
SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Prelim/ Final Plat:

1. Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line (and roadway easement). Right of way dedication may be required.

Site Development Plan for Building Permit:

2. The build notes for the entrances define a width of 45 feet and 30 or 24 foot driveway; please revise these notes to indicate the access width. → Needs to be 25'
3. Define all radii; a 15-foot minimum turning radius is required for passenger vehicles.
4. Provide details for all ramps; define the maximum slope.
5. Wheelchair accessible parking access aisle shall have the words "NO PARKING" per ADA regulations.
6. Revise the vicinity map for clarity.
7. Add the following note to the Landscaping Plan: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." → Added
8. Provide additional information regarding construction of Vista Fuente Road.
   → Working on work order & will finish before SAS

IL required for SAS

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED X Plat; DENIED ___; DEFERRED X June 25, 2014; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Racquel Michel
Transportation Development 505-924-3630

DATE: JUNE 18, 2014

(1)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z
SUBDIVISION			
___	Major subdivision action		
X	Minor subdivision action		
___	Vacation	V	
___	Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN			
___	for Subdivision	P	
___	for Building Permit		
___	Administrative Amendment/Approval (AA)		
___	IP Master Development Plan	D	
___	Cert. of Appropriateness (LUCC)		
STORM DRAINAGE (Form D)			
___	Storm Drainage Cost Allocation Plan		

		L	A
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)		
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): RIO GRANDE ENGINEERING PHONE: 505.321.9099

ADDRESS: PO BOX 93924 FAX:

CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineeering.com

APPLICANT: FOUNTAIN HILLS PLAZA LLC PHONE:

ADDRESS: PO BOX 920798 FAX:

CITY: EL PASO STATE TX ZIP 79902 E-MAIL:

Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: minor subdivsiion

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

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

Lot or Tract No. Tract A Block: Unit:

Subdiv/Addn/TBKA: FOUNTAIN HILLS

Existing Zoning: SU1-PDA W/C3 USES Proposed zoning: SU1-PDA W/C3 USES MRGCD Map No

Zone Atlas page(s): C12 UPC Code: 101206442237010607

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):

PROJECT#1003445

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 9

LOCATION OF PROPERTY BY STREETS: On or Near: VISTA FUENTE

Between: EDUCATION PLACE and LOMA FUENTE

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

SIGNATURE DM DATE 6/9/14

(Print Name) DAVID SOULE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **INTERNAL ROUTING**
☒ All checklists are complete
☒ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
14DRB - 70213	P3F		$ 285.00
-	EMF		$ 20.00
-			$
-			$
-			$
			Total $ 305.00

Hearing date June 18, 2014

6-10-14
Staff signature & Date

Project # 1003445

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
- NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only Commercial
- NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies** (commercial - no walls)
- ✓ 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** (on Site Plan Packet)
- ✓ 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
- NA 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.

David Sauk
Applicant name (print)

[signature] 6/9/14
Applicant signature / date

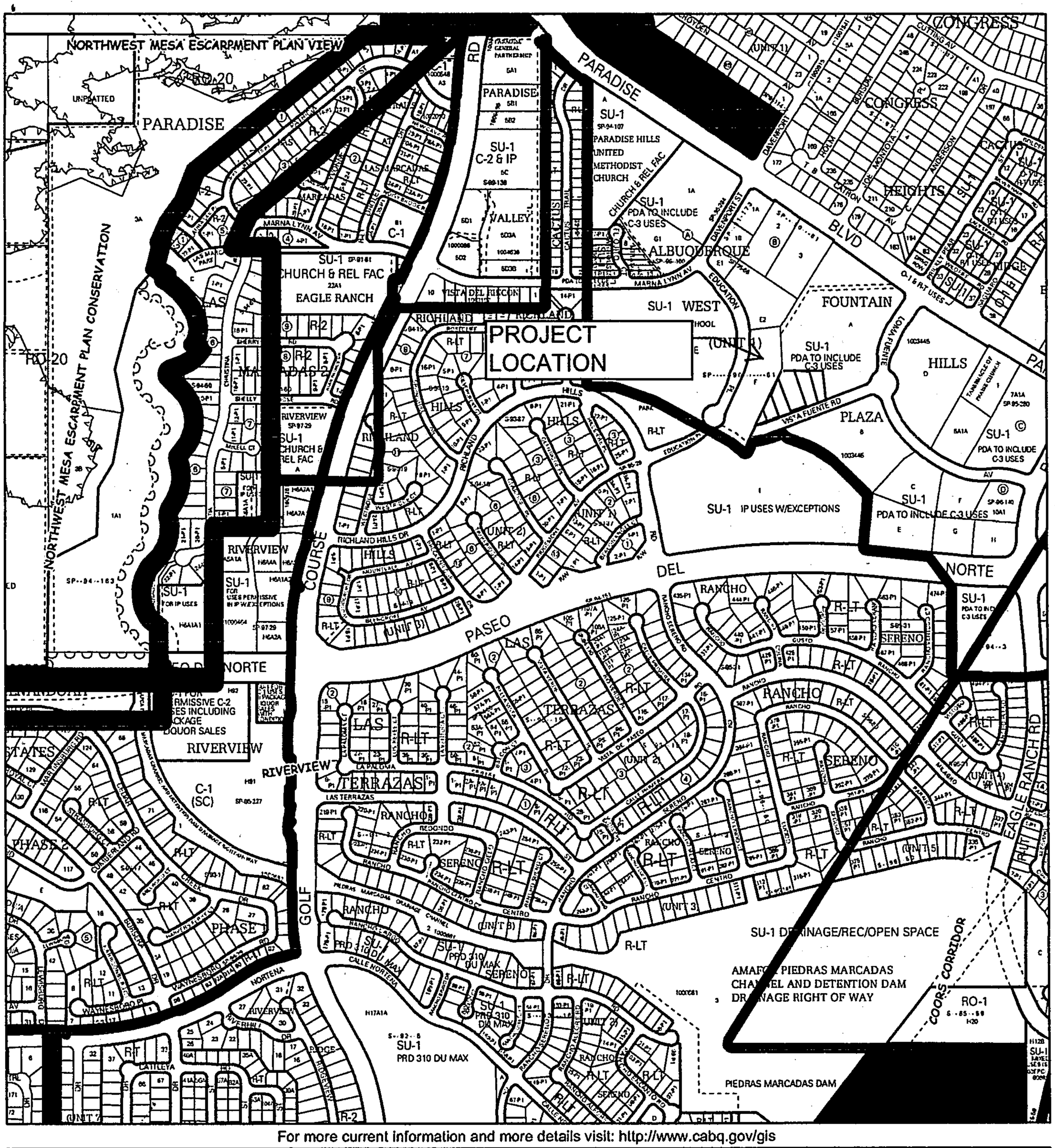
Form revised **October 2007**

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers
14DRB - 70213
- -
- -

[signature] 6-10-14
Planner signature / date

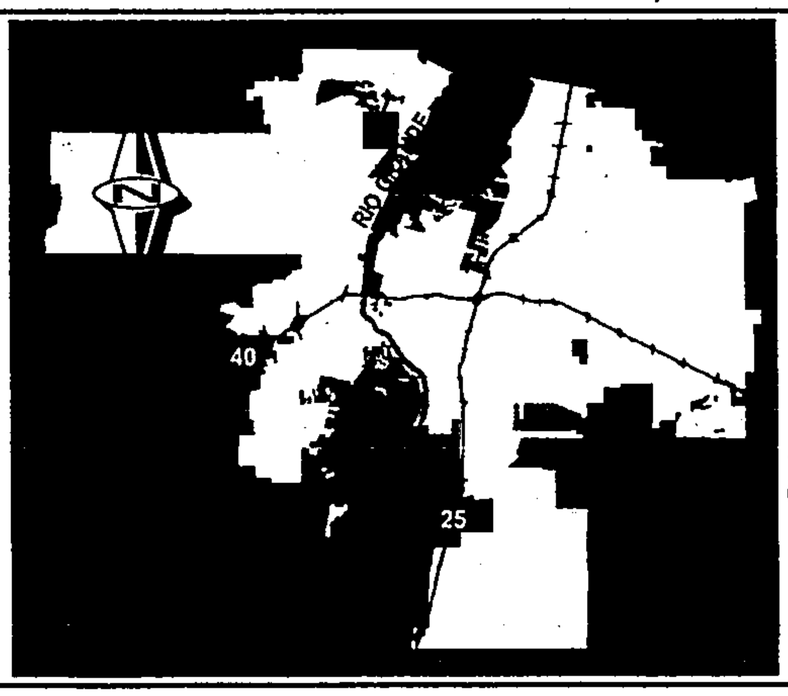
Project # 1003445



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

C-12-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

June 9, 2014

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Preliminary Plat Approval
Tract A- Fountain Hills
Project # 1003445
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the enclosed minor subdivision. The purpose of this plat is to create a 2 acre and 7 acre parcel from the existing 9 acre parcel. The improvements that support the overall development have been financially guaranteed. The improvements identified as phase 2 onsite roadway improvements will be constructed with the development of the 2 acre parcel. We have attached the approved administrative amendment supporting this replat

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

May 23, 2014

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Preliminary Plat Approval
Noahs at Fountain Hills
Project # 1003445
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the enclosed site plan for building permit. The proposed development is consistent with the site plan for subdivision submitted 6/20/07. The site plan for subdivision delegated approval to the DRB. The enclosed site plan was prepared to conform to the design regulations within the approved site plan. The site is currently a portion of a larger tract at the time of approval.

Noah is an event center that will be used for weddings, meeting and other related functions. The site is adjacent to a platted roadway that has not been completed, but is financially guaranteed. This roadway will be constructed by the overall developer in association with this project. This letter is also being sent the neighborhood associations with a copy of the proposed preliminary plat.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

Cc;

Tom Anderson
10013 Plunkett Dr. NW
Albuquerque NM 87114

Maria Warren
5020 Russell N
Albuquerque NM 87114

Tony Paiz
4905 Sherry Ann NW
Albuquerque NM 87114

Zora Gordley
8615 Tia Christina NW
Albuquerque NM 87114

Letter of Authorization

I, Jason Shaffer, Managing Member of Fountain Hills,LLC, owner of LOT 1,FOUNTAIN HILLS hereby authorize Rio Grande Engineering of New Mexico, LLC to act as our agent regarding the submittal and approval process for the site plan and platting actions required within City of Albuquerque NM for the subject property

Property Owners: Jason Shaffer Date 5/23/14

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: FOUNTAIN HILLS LLC **DATE OF REQUEST:** 5/23/14 **ZONE ATLAS PAGE(S):** C12

CURRENT:

ZONING SU-1 PRD W/C3 USE

PARCEL SIZE (AC/SQ. FT.) 2AC

LEGAL DESCRIPTION:

LOT OR TRACT # 1A BLOCK #

SUBDIVISION NAME FOUNTAIN HILLS

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From_____ To_____

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [ ] AMENDMENT [ ]

BUILDING PERMIT [X] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1

BUILDING SIZE: 10,300 (sq. ft.) EVENT CENTER

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE_____ DATE 5/23/14

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: FOUNTAIN HILLS TIS

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Loyd

TRAFFIC ENGINEER

5-23-14

DATE

Required **TIS must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/____ _____ _____

-FINALIZED ___/___/____ TRAFFIC ENGINEER DATE

Revised January 20, 2011

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

5/23/14

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

✓ ___ A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision
✓ 2. Scale:
1.0 acre or less 1" = 10' Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'
[other scales, if approved by staff]
✓ 3. Bar scale
✓ 4. North arrow
✓ 5. Vicinity map
✓ 6. Signature Block (for DRB site dev. plans)
✓ 7. Property lines (clearly identify)
✓ 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
___ 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
___ 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

January 27, 2006

City of Albuquerque Transportation
Mr. Wilfred Gallegos
600 Second Street NW
Albuquerque, NM 87102

RE: Understanding of maintenance and construction of roadway through Tract F Albuquerque West Unit 1 as part of the Fountain Hills project

Dear Mr. Gallegos:

CV Land and Development LLC as owners of the Fountain Hills Project agree to improve and maintain the Public Roadway through Tract F Albuquerque West Unit 1 until such time as the city assumes full ownership and maintenance. CV Land and Development LLC also understand that the roadway construction will be in accordance with City of Albuquerque requirements and that the roadway shall be constructed concurrent with the development of the Fountain Hills Project.

The Fountain Hills project is bounded by Paradise Boulevard on the North, Eagle Ranch road on the East, Tract E-2, Tract F Albuquerque West unit 1, and Lot 3 block B Albuquerque West Unit One on the West, and Parcel H-4 Riverview Subdivision on the South.

The undersigned owners understand that the responsibility to construct the improvements will carry with the development of the land unless the improvements are deemed not necessary by the City of Albuquerque, upon which time the easement on Tract F will be terminated and released by the City of Albuquerque

Terryl D. Corlis, Managing Partner

State of New Mexico
)ss
County of Bernalillo

This instrument was acknowledged before me on the 27th day of January , 2006, by Terryl. D. Corlis, Managing Partner, of CV Land and Development LLC, A Limited Liability Corporation , on behalf of the corporation.

Notary Public

My Commission Expires:
August 8, 2009

9018009

PLAT OF

ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

TOWN OF ALAMEDA GRANT

ALBUQUERQUE NEW MEXICO

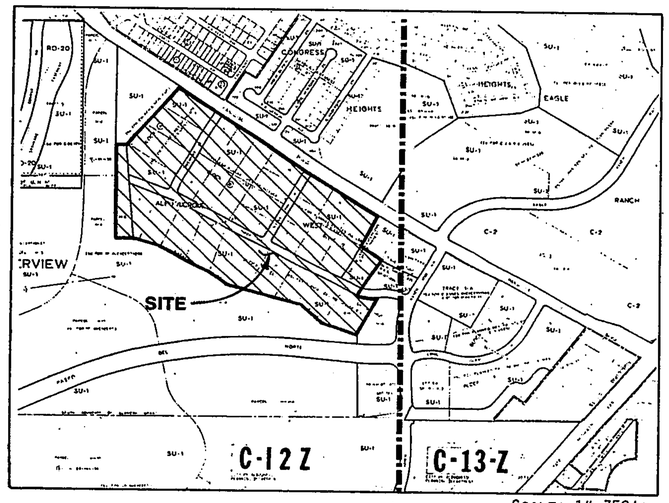
JANUARY 1990

397-1

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
9:23 MAR 31990
A.M. o'clock P.M. Recorded in Vol. C 90
of records of said County Folio 67
Stanley A. Sanchez Clerk & Recorder
Deputy Clerk

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 27 Lots 89-Codes
PROPERTY OWNER OF RECORD: Grant Alliance I + II Joint Venture
BERNALILLO COUNTY TREASURER'S OFFICE
Chase Simpson 3-7-90

SUBDIVISION CASE NO.: SP-90-61



VICINITY MAP (C-12,13)

SUBDIVISION DATA

1. Gross parcel area: 49.3335 ac.
2. Number of existing lots: 27
3. Number of tracts/lots created: 8
4. Length of roadways vacated: 2,705 LF
5. Length of roadways dedicated: 1,915 LF
6. Bearing base used to prepare this plat is from the plat entitled "A Subdivision of RIVERVIEW and including the vacation and relocation of prior easements and right-of-way", filed in the Bernalillo County Clerk's office, NM on June 27, 1986 in Book C30, Page 178.
7. Distances shown are horizontal ground distances
8. Curved lines are addressed numerically in curve tables where applicable
9. Field survey was performed during January 1990

NOTES

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. Details of the variance or waver were filed in the Office of the County Clerk of Bernalillo County, New Mexico, on 3-8-, 1990, in Book ~~Misc.~~ 90-4, page 5574-5575

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved.

By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTION 13) T. 11 N., R. 2 E., N.M.P.M. AND BEING COMPRISED OF THE FOLLOWING TRACTS:

LOTS 3 AND 4, BLOCK A; LOTS 4 THROUGH 10, BLOCK B; LOTS 1 THROUGH 6, 8 AND 9, BLOCK C; LOTS 1 THROUGH 8, BLOCK D; ALL OR PORTIONS OF NUNZIO AVENUE AND DAVENPORT STREET AND MARNA LYNN DRIVE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 21, 1984, IN BOOK C25, PAGE 138.

TRACT 24B, EAGLE RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE "REPLAT OF TRACTS 21, 24 AND 26, EAGLE RANCH, TO TRACTS 21A, 24A, 24B AND 26A, EAGLE RANCH," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1985, IN BOOK C27, PAGE 4.

LOT 9-A, BLOCK D, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF LOT 7-A-3, BLOCK C AND LOTS 9 AND 10, BLOCK D, ALBUQUERQUE WEST, TOGETHER WITH A VACATED PORTION OF NUNZIO AVENUE, NW, ALBUQUERQUE, NEW MEXICO, JUNE 1987, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 1987, IN BOOK C35, PAGE 64.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9-A, BLOCK D, ALBUQUERQUE WEST, FROM WHENCE THE CORPS OF ENGINEERS METAL TABLET STAMPED R. ALAMEDA D. No. 2 BEARS S 23°31'40" E, A DISTANCE OF 1,584.70 FEET;
THENCE, N 69°44'41" W, A DISTANCE OF 300.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 9-A, BEING THE SAME AS THE NORTHERLY BOUNDARY OF PARCEL H-4, RIVERVIEW SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 9-A, BLOCK D;
THENCE, N 45°44'41" W, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE, N 74°14'41" W, A DISTANCE OF 625.00 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 5;
THENCE, N 51°44'41" W, A DISTANCE OF 185.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE, N 62°29'21" W, A DISTANCE OF 473.25 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 2;
THENCE, N 71°15'07" W, A DISTANCE OF 231.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK D AND BEING COMMON WITH THE SOUTHEAST CORNER OF SAID TRACT 24B, EAGLE RANCH;
THENCE, N 89°24'29" W, A DISTANCE OF 132.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 24B;
THENCE, N 00°20'12" E, A DISTANCE OF 798.38 FEET TO THE NORTHWEST CORNER OF SAID TRACT 24B;
THENCE, S 89°39'48" E, A DISTANCE OF 91.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 24B ALSO BEING COMMON WITH THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A;
THENCE, N 41°25'48" E, A DISTANCE OF 210.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;
THENCE, S 57°32'20" E, A DISTANCE OF 502.56 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4, BLOCK B;
THENCE, N 32°27'40" E, A DISTANCE OF 35.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;
THENCE, S 57°32'20" E, A DISTANCE OF 518.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;
THENCE, S 32°53'54" E, A DISTANCE OF 363.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD;
THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 56.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°29'40", A RADIUS OF 6,495.09 FEET, A CHORD BEARING OF S 55°28'40" E AND A CHORD LENGTH OF 56.06 FEET;
THENCE, S 55°13'50" E, A DISTANCE OF 503.05 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 9, BLOCK C, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°14'36" AND A RADIUS OF 2,917.79 FEET;
THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 216.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 9;
THENCE, S 59°28'26" E, A DISTANCE OF 226.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;
THENCE, S 30°31'35" W, A DISTANCE OF 307.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;
THENCE, S 55°33'08" E, A DISTANCE OF 200.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;
THENCE, S 30°31'35" W, A DISTANCE OF 355.79 FEET TO A POINT OF NON-TANGENCY AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°18'50", A RADIUS OF 410.00 FEET, A CHORD BEARING OF S 82°52'45" E, AND A CHORD LENGTH OF 179.67 FEET;
THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 181.14 FEET, SAID ARC BEING ALONG A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NUNZIO AVENUE;
THENCE, S 28°54'49" W, A DISTANCE OF 383.91 FEET ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 9-A, BLOCK D, TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 49.3335 ACRES MORE OR LESS.

ACKNOWLEDGEMENT

ON THIS 29th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS O. ISAACSON, N.M.P.E & L.S. No. 3895 FOR ISAACSON & ARFMAN, P.A.

OFFICIAL SEAL
NANCY ANNE ALLEN
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8.29.92

Nancy Anne Allen
NOTARY PUBLIC

APPROVALS

NEW MEXICO UTILITIES, INC.	DATE 1-19-90
PUBLIC SERVICE CO. OF NEW MEXICO	DATE 1-23-90
GAS CO. OF NEW MEXICO	DATE 1-11-90
U.S. WEST COMMUNICATIONS	DATE 1-16-90
JONES INTERCABLE	DATE 1-11-90
TRAFFIC ENGINEER, TRANSPORTATION DEV. DIV.	DATE 2/6/90
PARK AND RECREATION DEPT.	DATE 02/6/90
CHIEF CITY SURVEYOR, ENGINEERING DIV.	DATE 2-6-90
UTILITY DEVELOPMENT DIV., PUBLIC WORKS DEPT.	DATE 2-6-90
REAL PROPERTY DIV.	DATE 2-21-90
A.M.A.F.C.A.	DATE 2-21-90
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIV.	DATE 3/8/90

CERTIFICATION

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND 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 NOTED IN A TITLE REPORT PREPARED BY ALBUQUERQUE TITLE CO., INC. DATED DECEMBER 5, 1989, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY SURVEY USED FOR THE PREPARATION OF THIS PLAT WAS ACCOMPLISHED BY SKIP CARLTON, OF COMMUNITY SCIENCES CORP., LS #7270, SEE CERTIFICATION ON SHEET 2.

Thomas O. Isaacson
THOMAS O. ISAACSON
N.M.P.E & L.S. #3895
FOR ISAACSON & ARFMAN, P.A.

1/29/90
DATE

C12 Z26 DRB 89-188

9018009

PLAT OF

ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

TOWN OF ALAMEDA GRANT

ALBUQUERQUE NEW MEXICO

JANUARY 1990

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
9:23 MAR 31990
At o'clock A.M. Recorded in Vol. C90
of records of said County Folio 67
Clerk & Recorder
Deputy Clerk

397-2

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

WATER & SANITARY SEWER

THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

PNM EASEMENT RELEASE

PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS SHOWN TO BE VACATED ON THIS PLAT.

PUBLIC SERVICE COMPANY OF NEW MEXICO

BY: Rob Roberts

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 1990, BY Rob Roberts OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

OFFICIAL SEAL
RUBIN PHILLIPS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires

Rubin Phillips
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-9-93

FREE CONSENT & DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC THOROUGHFARES AS INDICATED AND GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION STATEMENTS AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

TR. 24B, EAGLE RANCH; & A PORTION OF ALBUQUERQUE WEST EXCLUDING LOT 6, BLK C:
OWNERS: GRAND ALLIANCE I, A NEW MEXICO GENERAL PARTNERSHIP,
R.J. SCHAEFER, MANAGING GENERAL PARTNER
GRAND ALLIANCE II, A NEW MEXICO GENERAL PARTNERSHIP,
R.J. SCHAEFER, MANAGING GENERAL PARTNER

R.J. Schaefer — 1/8/90
R.J. SCHAEFER, MANAGING GENERAL PARTNER — DATE

LOT 6, BLOCK C, ALBUQUERQUE WEST:
OWNER: ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Larry A. Blair — 30 January 1990
EXECUTIVE ENGINEER — DATE

ACKNOWLEDGEMENTS

ON THIS 8th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY R.J. SCHAEFER, KNOWN TO ME TO BE THE MANAGING GENERAL PARTNER OF GRAND ALLIANCE I & GRAND ALLIANCE II, NEW MEXICO GENERAL PARTNERSHIPS.

NOTARIAL SEAL
KRISTINE ALLEN
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission expires 8/29/92

Kristine Allen
NOTARY PUBLIC

ON THIS 30 DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LARRY A. BLAIR KNOWN TO ME TO BE THE EXECUTIVE ENGINEER OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF NEW MEXICO.

My Commission Expires
24 May 1992

Angie Flegal
NOTARY PUBLIC

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO VACATE PORTIONS OF NUNZIO AVE., DAVENPORT ST., AND MARNA LYNN DR., A PORTION OF THE NORTHWEST MESA SEWER EASEMENT, A PORTION OF N.M.U.I.'S 30 FOOT SANITARY SEWER EASEMENT, TEMPORARY PONDING EASEMENTS, DRAINAGE, AND UTILITY EASEMENTS. LOT LINES ARE BEING ELIMINATED TO CREATE LARGER TRACTS, AND RIGHTS-OF-WAY ARE BEING DEDICATED. TRACT 24B OF EAGLE RANCH IS BEING INCORPORATED INTO ALBUQUERQUE WEST BY THIS PLAT.

SURVEYOR'S CERTIFICATE

I, L.A. CARLETON, JR., HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L.A. CARLETON, JR. NEW MEXICO 7270 REGISTERED PROFESSIONAL LAND SURVEYOR

L.A. CARLETON, JR. — 2/6/90
N.M.L.S. No. 7270 — DATE

ACKNOWLEDGEMENT

ON THIS 6th DAY OF February, 1990, THE FOREGOING INSTRUMET WAS ACKNOWLEDGED BEFORE ME BY L.A. CARLETON, JR.

NOTARY PUBLIC

5-3-93

9018009

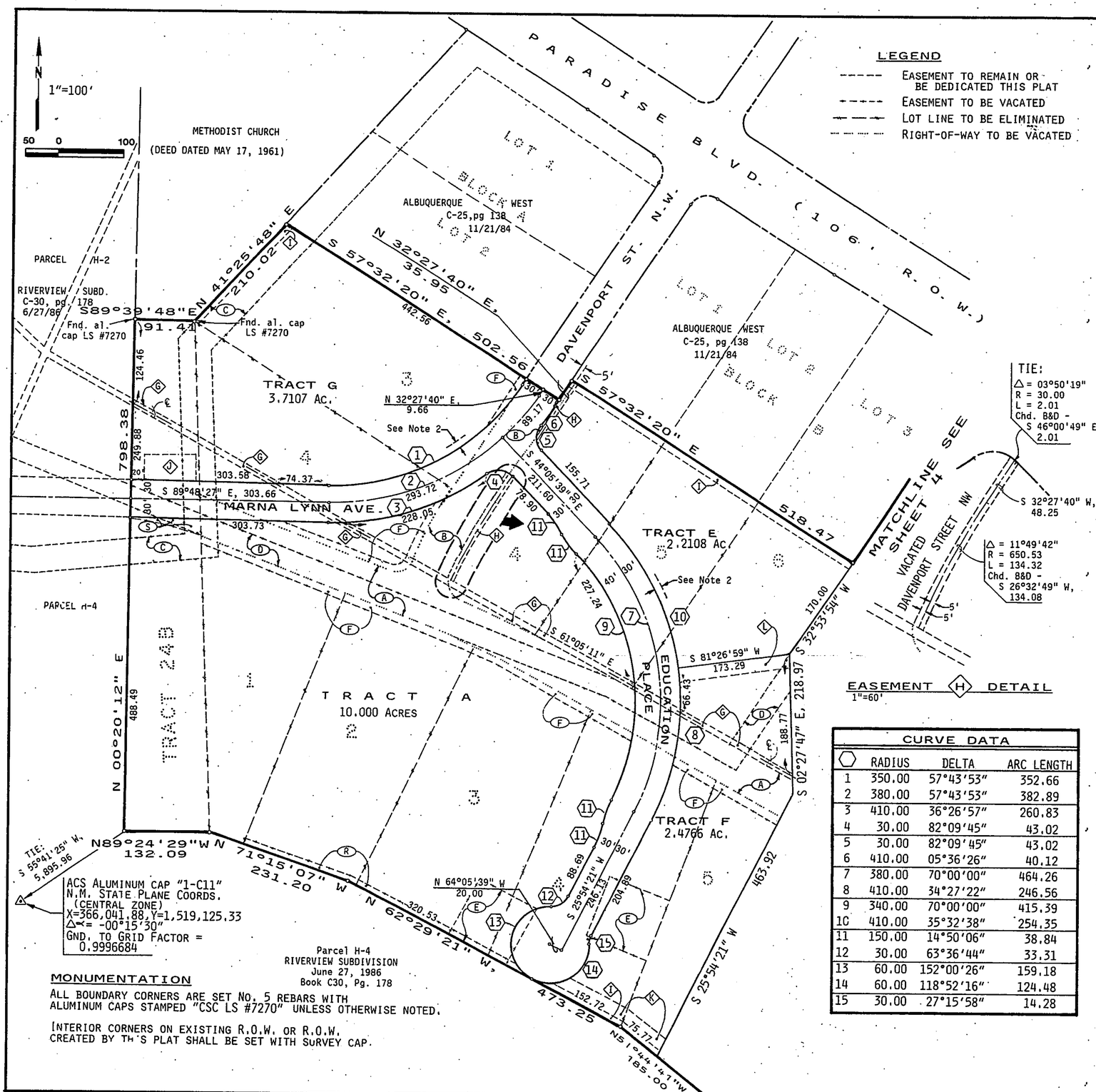
PLAT OF

ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT
ALBUQUERQUE NEW MEXICO
JANUARY 1990

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
MAR 8 1990
9:23 o'clock A.M. Recorded in Vol. C90
of records of said County Folio 67
Clerk & Recorder
Deputy Clerk

397-3



LEGEND

- EASEMENT TO REMAIN OR BE DEDICATED THIS PLAT
- EASEMENT TO BE VACATED
- LOT LINE TO BE ELIMINATED
- RIGHT-OF-WAY TO BE VACATED

⬡ KEYED VACATION NOTES

A. PORTIONS OF NUNZIO AVE. NW TO BE VACATED BY THIS PLAT. VACATION NO. V-90-4.

B. PORTIONS OF DAVENPORT ST. NW TO BE VACATED BY THIS PLAT. VACATION NO. V-90-4.

C. PORTION OF NORTHWEST MESA SEWER EASEMENT (GRANTED ON "REPLAT OF TR. A-2, EAGLE RANCH", REC. 6-6-83, BK. C-21, P. 94) TO BE VACATED BY THIS PLAT.

D. PORTIONS OF NEW MEXICO UTILITY, INC. 30' SANITARY SEWER EASEMENT (FILED DEC. 10, 1973 IN MISC. BK. 344, P. 808) VACATED BY THIS PLAT.

E. TEMPORARY 100'x100' PONDING EASEMENTS VACATED BY THIS PLAT (FILED ON 6-6-83 IN BK. C21, P. 94).

F. 10' WIDE UTILITY EASEMENTS (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT" REC. NOV. 21, 1984, BK C25, P. 138) TO BE VACATED WHERE INDICATED BY THIS PLAT.

R. 10' DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE F ABOVE) TO BE VACATED WHERE INDICATED BY THIS PLAT.

S. PORTION OF 60' ACCESS DRAINAGE AND PUBLIC UTILITY EASEMENT TO BE VACATED BY THIS PLAT (FILED ON 4-17-85 IN BK C27, P. 4)

◇ KEYED EASEMENT NOTES

G. EXT. 10' PNM & MTN. STATES T. & T. CO. (GRANTED BY DOC. NO. 15415, REC. DEC. 21, 1962, VOL. D 673, P. 193)

H. EXT. 10' WIDE UTILITY EASEMENT ADJACENT TO NUNZIO AVE., DAVENPORT ST. AND MARNA LYNN DR. (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT," REC. NOV. 21, 1984, BK. C25, P. 138)

I. EXT. 10' DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE H).

J. TEMPORARY 40'x80' PUBLIC ROADWAY EASEMENT. DELETION OF THIS EASEMENT IS DEPENDENT UPON THE EXTENSION OF MARNA LYNN DR. & CITY ENGINEER'S CONCURRANCE.

K. 20' TEMPORARY DRAINAGE EASEMENT GRANTED BY THIS PLAT.

L. 20' SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.

EASEMENT ◇H DETAIL
1"=60'

CURVE DATA			
⬡	RADIUS	DELTA	ARC LENGTH
1	350.00	57°43'53"	352.66
2	380.00	57°43'53"	382.89
3	410.00	36°26'57"	260.83
4	30.00	82°09'45"	43.02
5	30.00	82°09'45"	43.02
6	410.00	05°36'26"	40.12
7	380.00	70°00'00"	464.26
8	410.00	34°27'22"	246.56
9	340.00	70°00'00"	415.39
10	410.00	35°32'38"	254.35
11	150.00	14°50'06"	38.84
12	30.00	63°36'44"	33.31
13	60.00	152°00'26"	159.18
14	60.00	118°52'16"	124.48
15	30.00	27°15'58"	14.28

GENERAL NOTES

1. SEE BULK LAND VARIANCE NOTE, SHEET 1 OF 4.
2. A 10' WIDE UTILITY EASEMENT IS ESTABLISHED ALONG AND IMMEDIATELY ADJACENT TO THE STREET RIGHT-OF-WAY LINES ON ALL LOTS OF THIS PLAT, GRANTED BY THIS PLAT.
3. FIELD SURVEY RETRACED RECORD BEARINGS AND DISTANCES AND CORNERS SET, WHERE NOT FOUND, CREATING A RECORD EQUAL MEASURED SURVEY.

MONUMENTATION

ALL BOUNDARY CORNERS ARE SET NO. 5 REBARS WITH ALUMINUM CAPS STAMPED "CSC LS #7270" UNLESS OTHERWISE NOTED.

INTERIOR CORNERS ON EXISTING R.O.W. OR R.O.W. CREATED BY THIS PLAT SHALL BE SET WITH SURVEY CAP.

Parcel H-4
RIVERVIEW SUBDIVISION
June 27, 1986
Book C30, Pg. 178

9018009

PLAT OF

ALBUQUERQUE WEST, UNIT 1

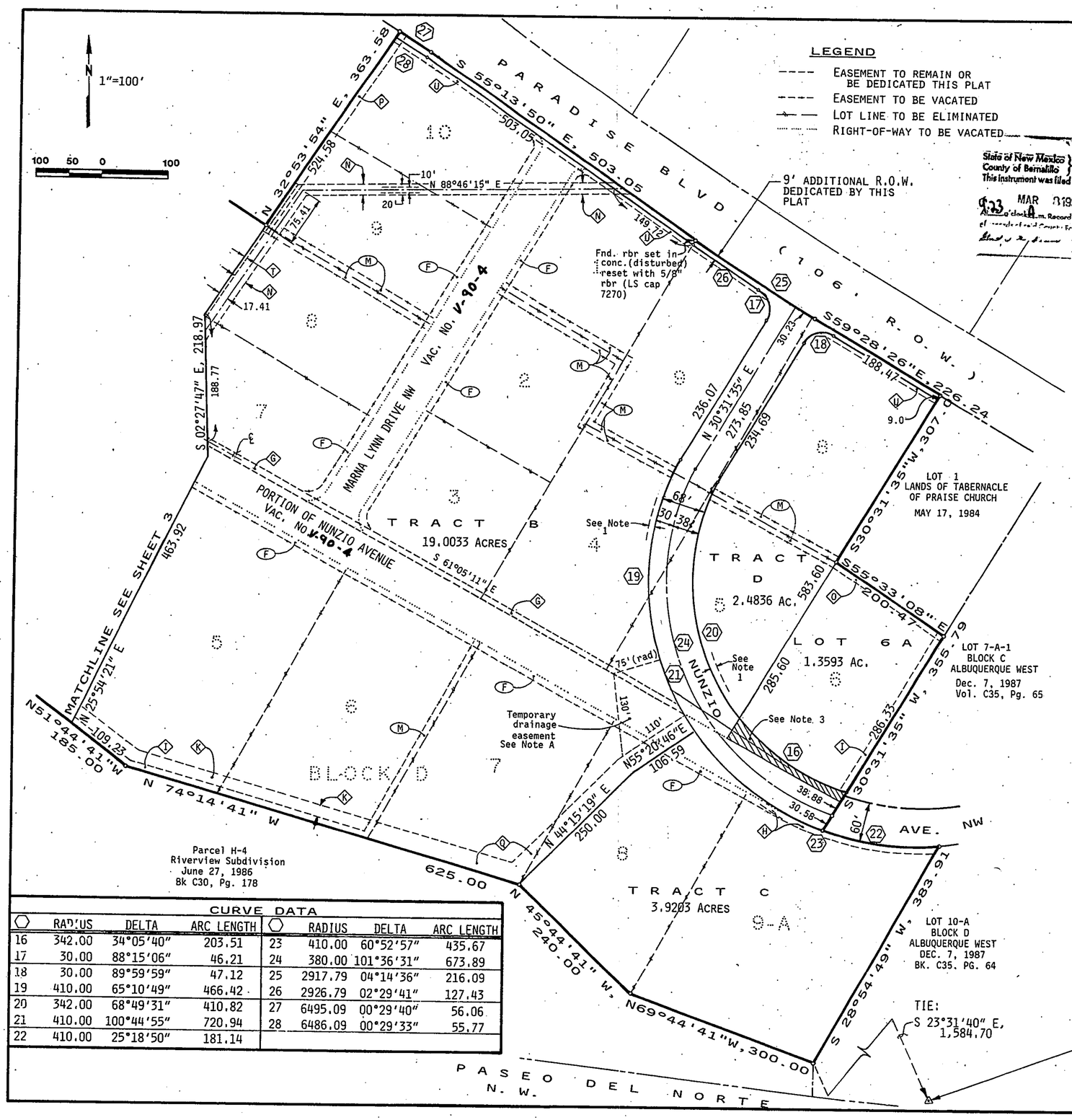
WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

TOWN OF ALAMEDA GRANT

ALBUQUERQUE NEW MEXICO

JANUARY 1990

397-4



CURVE DATA							
◯	RADIUS	DELTA	ARC LENGTH	◯	RADIUS	DELTA	ARC LENGTH
16	342.00	34°05'40"	203.51	23	410.00	60°52'57"	435.67
17	30.00	88°15'06"	46.21	24	380.00	101°36'31"	673.89
18	30.00	89°59'59"	47.12	25	2917.79	04°14'36"	216.09
19	410.00	65°10'49"	466.42	26	2926.79	02°29'41"	127.43
20	342.00	68°49'31"	410.82	27	6495.09	00°29'40"	56.06
21	410.00	100°44'55"	720.94	28	6486.09	00°29'33"	55.77
22	410.00	25°18'50"	181.14				

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
MAR 8 1990
at 9:23 o'clock a.m. Recorded in V-1 C90
of records of said County, Fol. 67
Clerk

◯ KEYED VACATION NOTES

F. 10' WIDE UTILITY EASEMENTS (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT", REC. NOV. 21, 1984, BK. C25, PG. 138) TO BE VACATED WHERE INDICATED BY THIS PLAT.

M. 10' WIDE DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE F ABOVE) TO BE VACATED BY THIS PLAT.

◇ KEYED EASEMENT NOTES

FOR NOTES G-K SEE SHEET 3 OF 4

N. EXISTING UTILITY CONSTRUCTION EASEMENT 20' IN WIDTH AND A UTILITY MAINTENANCE EASEMENT 10' IN WIDTH, BEING 10' AND 5' RESPECTIVELY ON EACH SIDE OF A COMMON CENTER-LINE (FILED DEC. 10, 1973, IN BK. 344, PG. 808).

O. EXISTING 10' DRAINAGE EASEMENT AS SHOWN ON PLAT NOTED IN NOTE F ABOVE.

P. NEW 10' DRAINAGE EASEMENT GRANTED BY THIS PLAT.

Q. NEW 30' TEMPORARY DRAINAGE EASEMENT GRANTED BY THIS PLAT.

T. NEW 7.41' SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.

U. EXT. 1' REMNANT OF A UTILITY ESM'T(GRANTED ON PLAT NOTED IN NOTE H) ALONG WITH A NEW 9' UTILITY ESM'T GRANTED BY THIS PLAT CREATING A TOTAL OF 10' P.U.E.

GENERAL NOTES

1. A 10' WIDE UTILITY EASEMENT IS ESTABLISHED ALONG AND IMMEDIATELY ADJACENT TO THE STREET RIGHT-OF-WAY LINES ON ALL LOTS OF THIS PLAT, GRANTED BY THIS PLAT.
2. SEE BULK LAND VARIANCE NOTE, SHEET 1 OF 4.
3. SOUTHWESTERLY 0.0824 ACRES (SHOWN BY DIAGONAL LINES) DEEDED FROM A.M.A.F.C.A. TO THE CITY OF ALBUQUERQUE ON JANUARY 29, 1990 AS FOUND ON DOCUMENT NO. 907318 REC. IN BK. 90-2 PG. 4296-4297.
4. MONUMENTATION - ALL BOUNDARY CORNERS ARE SET NO. 5 REBARS WITH ALUMINUM CAPS STAMPED "CSC LS #7270".

   INTERIOR CORNERS ON EXISTING R.O.W. OR R.O.W. CREATED BY THIS PLAT SHALL BE SET WITH SURVEY CAP.

ACS/CORPS OF ENGINEERS METAL TABLET: R. ALAMEDA B. NO. 2
N.M. STATE PLANE COORDS(CENTRAL ZONE)
X=373,513.20, Y=1,520,142.81
△<= -00°14'38"
GND. TO GRID FACTOR 0.99967638

NOTE A

"TEMPORARY" DRAINAGE EASEMENTS ARE SUBJECT TO ADJUSTMENT IN SIZE, DIMENSION AND LOCATION AS PLANS AND DESIGNS BECOME MORE FIRM. DELETION OF ANY TEMPORARY EASEMENT SHALL DEPEND ON THE CITY AND AMAFCA BOTH BEING CONVINCED THAT SUCH EASEMENT IS NO LONGER NEEDED.

C-25-138 (1)

(1)

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

WITHIN

THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 13, T11N, R2E, NMPM, & PROJECTED SECTION 18, T11N, R3E, NMPM

BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1984 ZONE ATLAS C12 & C13

DESCRIPTION

That certain tract of land situate within the Town of Alameda Grant (Projected Section 13, T11N, R2E and Projected Section 18, T11N, R3E, N.M.P.M.) and being comprised of the following Tracts:

Tracts B-1, C-1, and D-1 as the same is shown and designated on the Plat entitled "Replat, Tracts A-1 through D-1, EAGLE RANCH, Town of Alameda Grant, Bernalillo County, New Mexico" filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on September 2, 1982, in Book C-20, Page 37.

Tract E as the same is shown and designated on the Plat entitled "Replat of Tract A-1, EAGLE RANCH to Tracts A-2 and E, EAGLE RANCH, Town of Alameda Grant, Bernalillo County, New Mexico, filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on November 24, 1982, in Book C-20, Page 101.

Tract A-2-1 as the same is shown and designated on the Plat entitled "Replat of Tract A-2, EAGLE RANCH to Tracts A-2-1 and A-2-2, EAGLE RANCH, Town of Alameda Grant, Bernalillo County, New Mexico," filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on June 6, 1983 in Book C-21, Page 94.

That certain 6 acre parcel of land being the same property as described in the Warranty Deed of Record filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 17, 1980, in Book 133A Pages 974-975.

Lot 2 as the same is shown and designated on the Plat entitled "Plat, Lands of Tabernacle of Praise Church, Town of Alameda Grant, Bernalillo County, New Mexico," filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on May 17, 1984, in Book C-23, Page 200.

And more particularly described by metes and bounds as follows:

Beginning at the U.S.G.L.O. Brass Cap marking the closing corner common to Section 13, T11N, R2E, and Section 18, T11N, R3E, N.M.P.M. with the South Boundary of the Town of Alameda Grant (from which the N.M.S.H.C. Brass Cap "NM448-N9A" bears North 79°23'27" East, 2082.65 feet), thence North 89°55'00" West, 64.80 feet along the South boundary of the Town of Alameda Grant to a point on the westerly Right-of-Way of Eagle Ranch Road NW and true Point of Beginning; thence, continuing along the South boundary of the Town of Alameda Grant North 89°55'00" West, 315.20 feet; thence, leaving the South boundary of the Town of Alameda Grant, North 00°05'00" East, 669.97 feet; thence, North 70°00'00" West, 300.00 feet; thence, North 46°00'00" West, 240.00 feet; thence, North 74°30'00" West, 625.00 feet; thence, North 52°00'00" West 185.00 feet; thence, North 62°44'40" West, 473.25 feet; thence, North 71°30'26" West, 231.20 feet; thence, North 02°50'00" West, 800.00 feet; thence, North 41°10'29" East, 621.60 feet to a point on the southerly Right-of-Way of Paradise Boulevard NW; thence, along the southerly Right-of-Way of Paradise Boulevard NW in successive courses as follows: South 57°23'05" East, 225.37 feet to a Point of Curvature; 458.70 feet along the arc of a curve to the left (said curve having a radius of 25612.77 feet) to a Point of Reverse Curvature; 331.58 feet along the arc of a curve to the right (said curve having a radius of 6495.09 feet) to a Point of Tangency; South 55°29'09" East, 503.05 feet to a Point of Curvature; 216.09 feet along the arc of a curve to the left (said curve having a radius of 2917.79 feet) to a Point of Tangency; South 59°43'45" East, 226.24 feet; thence, leaving the southerly Right-of-Way of Paradise Boulevard NW, South 30°16'16" West, 307.00 feet; thence, South 55°48'27" East, 200.47 feet; thence, South 61°07'24" East, 346.50 feet to a point on the westerly Right-of-way of Eagle Ranch Road NW; thence, along the westerly Right-of-Way of Eagle Ranch Road NW in successive courses as follows: South 28°52'36" West, 162.54 feet to a Point of Curvature; 319.49 feet along the arc of a curve to the left (said curve having a radius of 618.00 feet) to a Point of Reverse Curvature; 561.31 feet along the arc of a curve to the right (said curve having a radius of 707.00 feet) to the South boundary of the Town of Alameda Grant and Point of Beginning.

And:

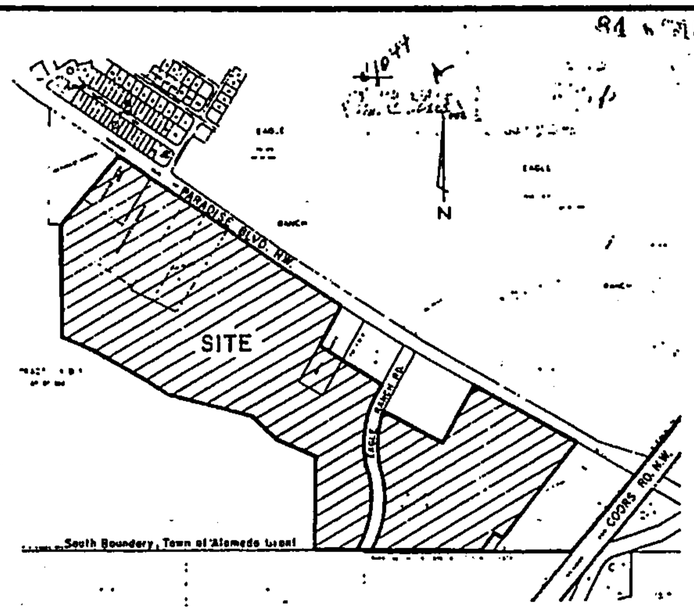
Beginning at the aforesaid U.S.G.L.O. Brass Cap marking the closing corner common to Section 13, T11N, R2E, and Section 18, T11N, R3E, N.M.P.M. with the South boundary of the Town of Alameda Grant (from which the N.M.S.H.C Brass Cap "NM448-N9A" bears North 79°23'27" East, 2082.65 feet), thence, along the South boundary of the Town of Alameda Grant East 31.05 feet to a point on the easterly Right-of-Way of Eagle Ranch Road NW and true Point of Beginning; thence, along the easterly Right-of-Way of Eagle Ranch Road NW in successive courses as follows: 584.74 feet along the arc of a curve to the left (said curve having a radius of 793.00 feet) to a Point of Reverse Curvature; 431.14 feet along the arc of a curve to the right (said curve having a radius of 532.00 feet) to a Point of Tangency; thence, leaving the easterly Right-of-Way of Eagle Ranch Road NW, South 61°07'24" East, 500.00 feet; thence, North 28°52'36" East, 479.16 feet to a point on the southerly Right-of-Way of Paradise Boulevard NW; thence, along the southerly Right-of-Way of Paradise Boulevard NW, South 61°07'24" East, 843.02 feet; thence, leaving the southerly Right-of-Way of Paradise Boulevard NW, South 18°30'00" West, 837.91 feet; thence, North 51°30'00" west, 100.00 feet; thence, South 38°30'00" West, 211.30 feet to the South boundary of the Town of Alameda Grant; thence, along the South boundary of the Town of Alameda Grant, West, 752.96 feet to the Point of Beginning.

Containing 91.3975 acres, more or less.

SUBDIVISION DATA

CASE NO.:
ZONE ATLAS NO. C-12 & C-13
TOTAL # OF LOTS : 44
TOTAL MILEAGE OF PUBLIC ROADS CREATED: 0.988
GROSS SUBDIVISION ACRES: 91.3975

TALOS LOG NO 08-15-1093



VICINITY MAP

Zone Map C12 & C13

NOTE: THIS SUBDIVISION IS WITHIN THE NEW MEXICO UTILITIES, INC. FRANCHISE AREA. WATER AND SAN. SEWER SERVICE CAPABILITIES ARE BASED ON N.M.U., INC. FACILITIES, NOT CITY OF ALBUQUERQUE FACILITIES.

APPROVALS: SCS-84-43

Lanton Mabry, Chairman, County Commission	11/19/84
Ford J. Cuqui, City Engineer	11/19/84
Richard E. Leonard, AMAFCA	11/17/84
Rick M. Tomaja, City Traffic Engineer	
Barbara A. Seward, Chairman, County Planning Commission	11-20-84
R.L.T., City Planning Director	11/13/84
D. Wade Cubran, City Surveyor	11/19/84
Paula Y. Miller, El Company of New Mexico	11-16-84
Dave Alard, Plant Service Co. of New Mexico	11/16/84
Wayne Deming, Mountain States Telephone & Telegraph Co.	11-15-84
[illegible], New Mexico Utilities	

OWNER: R.J. SCHAEFER ENTERPRISES, INC.

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo SS

The Foregoing Instrument was Acknowledged Before Me This 31 Day of August 1984, by R.J. Schaefer.

Notary Public
My Commission Expires:

NOTES

Bearing base used to prepare this plat is the same as shown on the "Replat of Tract 1-B Eagle Ranch" prepared by Maurer, Serafini and Maurer, Inc., and recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 14, 1980 in Volume C-17, Folio 101; together with plats prepared by Community Sciences Corp., filed for record on May 6, 1982 in Volume C-20, Folio 37 and on November 24, 1982 in Volume C-20, Folio 101.

To obtain State Plane Grid Bearings, rotate bearings shown clockwise 00°17'02".

Distances are ground.

DEDICATION STATEMENTS

The Subdivision hereon described is with free consent and in accordance with the wishes and desires of the undersigned owner thereof, and said owner does hereby dedicate all streets and public right-of-way shown hereon to the County of Bernalillo for the public use forever. And, said owners do hereby dedicate the public utility easements shown hereon as noted, including the right of ingress and egress and the right to trim interfering trees and bushes.

Dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), its successors and assigns, of Lot 6, Block C is with the full and free consent and in accordance with the desire of the owner. This dedication is for drainage; flood control; and the construction, operation and maintenance of related facilities. Any portion of Lot 6, Block C dedicated herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of AMAFCA.

SURVEYORS CERTIFICATION

This is to certify that this Subdivision Plat was prepared under my direct supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

John G. Leverton
N.M. PE & LS No. 1874

STATE OF NEW MEXICO — JOHN G. LEVERTON No. 1874 — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo SS

The Foregoing Instrument was Acknowledged Before Me This 13 Day of November, 1984, by John G. Leverton.

Notary Public
My Commission Expires:

C-25-138 (1)

C-25-138 (1)

(2)881-527

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

WITHIN

THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 13, T11N, R2E, NMPM, &
PROJECTED SECTION 18, T11N, R3E, NMPM

BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1984 ZONE ATLAS C12 & C13

SCALE: 1" = 200'

UTILITY EASEMENTS
A 10' wide utility easement is established along and immediately adjacent to the street right of way line (including along Paradise Blvd.) on all lots of this plat

KEYED EASEMENT NOTES *(SEE SHEET 3 ALSO)*

- A Existing 30' Sanitary Sewer Easement (Filed Dec. 10, 1973 in Bk. 344, P 808)
- B Existing Northwest Mesa Sewer Easement (GRANTED ON "REPLAT OF TR. A-2, EAGLE RANCH" REC. 6-6-83, BK. C-21, P. 94)
- C Existing 10' PNM Easement (GRANTED BY DOC. # 15415, RECORDED DEC. 21, 1962, VOL. 673, P. 193)
- D Existing 100' PNM Easement
- F Existing 10' Drainage Easement
- F Existing 20' Roadway Easement (VACATED BY THIS PLAT)
- G Existing 5' Public Utility Easement
- H New 10' Drainage and Utility Easement (DEDICATED BY THIS PLAT)
- J Future additional 9' Paradise Blvd. R-O-W to be dedicated to appropriate public agency if necessary.
- K Existing 100'x100' temporary ponding easement

CURVE DATA

	RAD.	DELTA	ARC L.
1	410.00	5°41'16"	40.70
2	350.00	2°30'13"	15.29
3	30.00	90°00'00"	47.12
4	655.63	11°32'51"	132.14
5	30.00	87°29'46"	45.81
6	2030.00	3°32'56"	125.74
7	30.00	88°23'14"	46.28
8	30.00	91°36'46"	47.97
9	618.00	5°18'46"	57.30
10	1316.22	11°16'53"	259.16
11	1286.22	11°16'53"	253.25
12	1346.22	11°16'53"	265.07
13	30.00	84°41'14"	44.34
14	618.00	6°11'13"	66.73
15	618.00	29°37'14"	319.49
16	575.00	46°25'59"	465.99
17	532.00	46°25'59"	431.14
18	707.00	45°29'20"	561.31
19	750.00	43°46'00"	572.90
20	793.00	32°38'42"	451.82
21	30.00	89°51'57.4"	47.05
22	30.00	85°45'25"	44.90
23	30.00	94°14'35"	49.35
24	30.00	90°00'00"	47.12
25	793.00	1°14'32"	17.19
26	30.00	85°49'09"	44.93
27	793.00	4°10'51"	57.86
28	500.00	30°40'02"	267.62
29	530.00	23°29'54"	217.37
30	530.00	7°10'08"	66.31
31	470.00	30°40'02"	251.56
32	530.00	25°42'07"	237.75
33	530.00	18°12'51"	168.49
34	530.00	29°10'17"	269.84
35	470.00	33°18'11"	273.19
36	470.00	46°21'15"	380.25
37	500.00	79°39'26"	695.14
38	470.00	79°39'26"	653.43
39	530.00	79°39'26"	736.85
40	715.63	0°56'02"	11.66
41	715.63	10°36'49"	132.57
42	685.63	11°32'51"	138.18
43	2000.00	0°51'34"	30.00
44	1970.00	4°00'00"	137.53
45	2000.00	7°08'26"	249.25
46	380.00	4°13'45"	28.05
47	2030.00	1°56'50"	68.99
48	350.00	37°54'55"	231.61
49	618.00	24°30'53"	264.42
50	618.00	5°06'21"	55.07
51	25612.77	0°16'31.4"	123.11
52	25612.77	0°19'08"	142.55
53	25612.77	0°09'49.4"	73.19
54	6495.09	0°52'50"	99.82
55	25612.77	0°24'34"	183.03
56	25612.77	0°37'00"	275.67
57	11521.16	1°23'39"	280.34
58	2926.79	4°14'36"	216.76
59	530.00	6°34'11"	60.77
60	350.00	5°43'11"	34.94
61	707.00	17°45'23"	219.10
62	707.00	27°43'57"	342.20
63	6495.09	1°33'04"	175.84
64	6495.09	0°29'36"	55.93
65	1346.22	7°02'29"	165.44
66	1346.22	4°14'24"	99.62

ACS Brass Cap
NM 448 · NSA
N. Mex. State Plane Coor.
Central Zone
Y = 1,321,296.79
X = 375,305.62
Δ α = -0°14'26"
* Comb. Grid to Grid Factor 0.99967846
Elev. = 5004.15

NOTES:
This plat is based upon the "GRADING AND DRAINAGE PLAN FOR ALBUQUERQUE WEST" prepared by Leverton-Easterling, Inc. in Sept. 1984 revised 10/17/84 and all development shall conform to this PLAN.

Ingress and egress to drainage and utility easements is hereby granted for maintenance purposes to the Albuquerque Metropolitan Arroyo Flood Control Authority and Bernalillo County and their assigns.

All boundary corners are #5 rebars with aluminum caps stamped "LSC LS # 7270" found in place.

Interior corners on existing ROW or ROW created by this plat shall be set with a #5 rebar and cap stamped LS # 1674.

SHEET 2 OF 3

(25-138(2)

C25-138(3)

84 89100

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

WITHIN

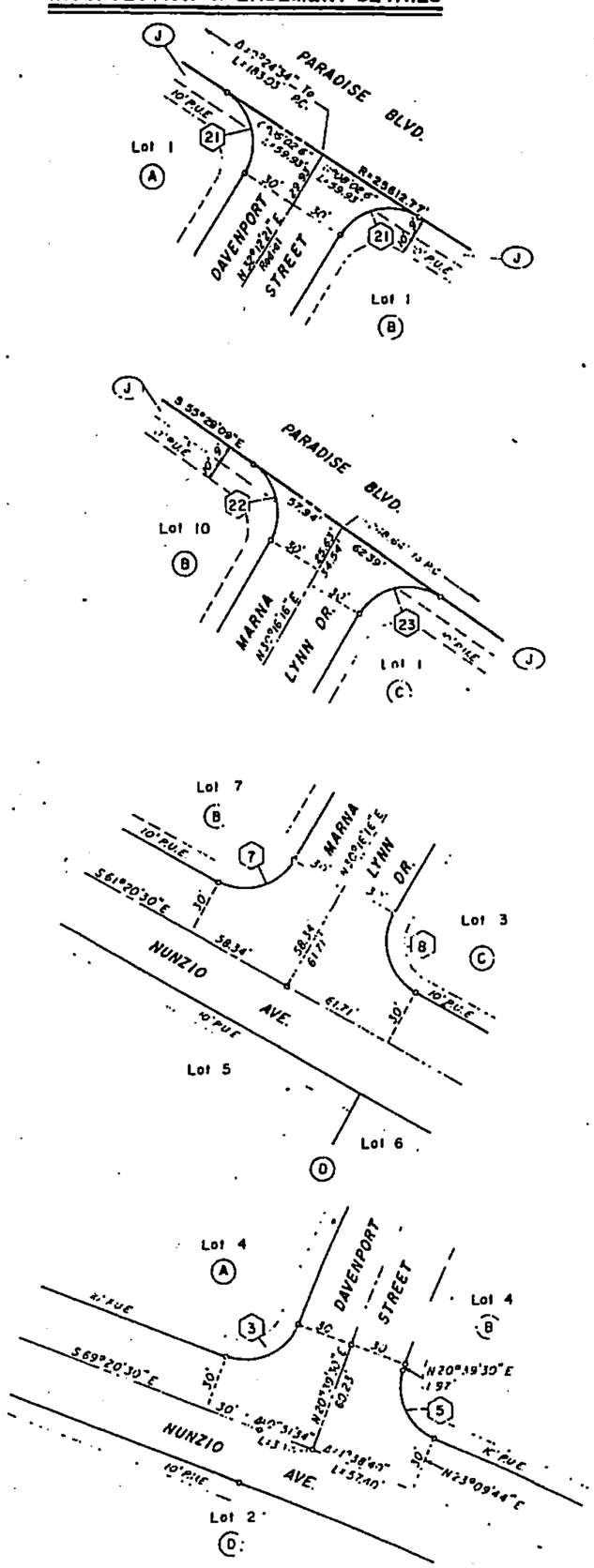
THE TOWN OF ALAMEDA GRANT

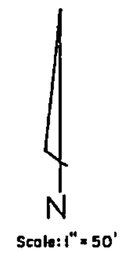
PROJECTED SECTION 13, T11N, R2E, NMPM, &
PROJECTED SECTION 18, T11N, R3E, NMPM

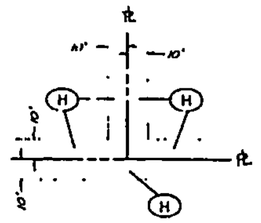
BERNALILLO COUNTY, NEW MEXICO

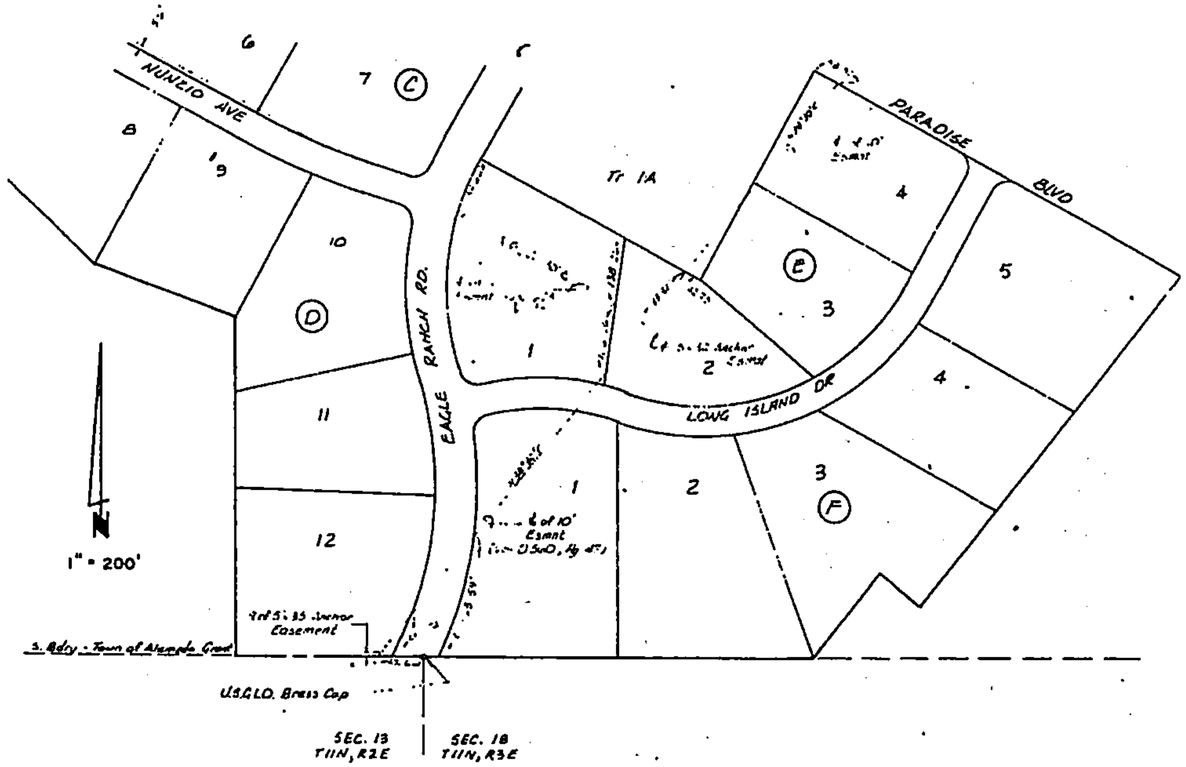
AUGUST, 1984 ZONE ATLAS C12 & C13

INTERSECTION & EASEMENT DETAILS









EXISTING 10' ELECTRIC & TELEPHONE EASEMENTS

SHEET 3 OF 3

C25-138(3)

90C-67(1)

(2)

90C-67(1)

9018009

PLAT OF

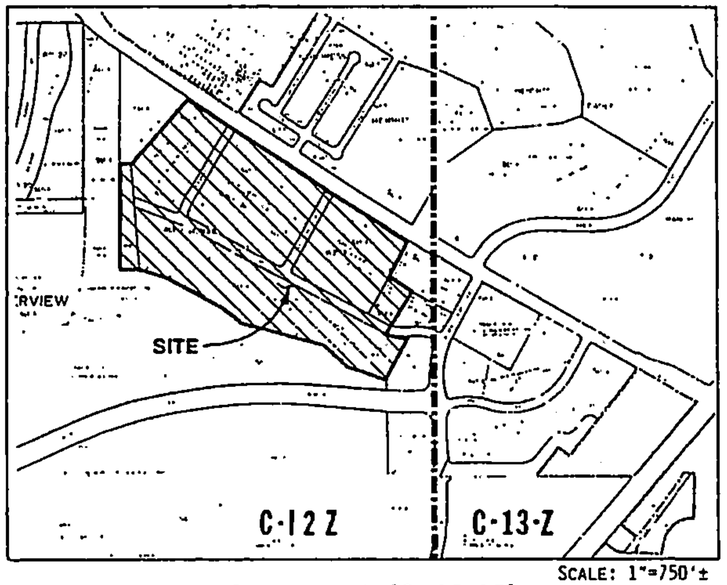
ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT
ALBUQUERQUE NEW MEXICO
JANUARY 1990

89-Codes
27 Lots
Grad Alliance I+II Joint Venture
Chris Simpson 3-7-90

Q:23 A B 90C M PG 1

SUBDIVISION CASE NO. SD-90-51



SCALE: 1"=750'±

VICINITY MAP (C-12,13)

SUBDIVISION DATA

1. Gross parcel area: 49.3335 ac.
2. Number of existing lots: 27
3. Number of tracts/lots created: 8
4. Length of roadways vacated: 2,705 LF
5. Length of roadways dedicated: 1,915 LF
6. Bearing base used to prepare this plat is from the plat entitled "A Subdivision of RIVERVIEW and including the vacation and relocation of prior easements and right-of-way", filed in the Bernalillo County Clerk's office, NM on June 27, 1986 in Book C30, Page 176.
7. Distances shown are horizontal ground distances
8. Curved lines are addressed numerically in curve tables where applicable
9. Field survey was performed during January 1990

NOTES

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. Details of the variance or waver were filed in the office of the County Clerk of Bernalillo County, New Mexico, on 3-8-, 1990, in Book Misc. 90-4, page 5574-5575

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved.

By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTION 13) T. 11 N., R. 2 E., N.M.P.M. AND BEING COMPRISED OF THE FOLLOWING TRACTS:

LOTS 3 AND 4, BLOCK A; LOTS 4 THROUGH 10, BLOCK B; LOTS 1 THROUGH 6, 8 AND 9, BLOCK C; LOTS 1 THROUGH 8, BLOCK D; ALL OR PORTIONS OF NUMIZO AVENUE AND RAVENPORT STREET AND MARNA LYNN DRIVE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 21, 1989, IN BOOK C75, PAGE 138.

TRACT 28B, EAGLE RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE "REPLAT OF TRACTS 21, 24 AND 26, EAGLE RANCH, IN TRACTS 21A, 24A, 24B AND 26A, EAGLE RANCH," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1985, IN BOOK C27, PAGE 9.

LOT 9-A, BLOCK D, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF LOT 7-A-3, BLOCK C AND LOTS 9 AND 10, BLOCK D, ALBUQUERQUE WEST, TOGETHER WITH A VACATED PORTION OF NUMIZO AVENUE, NW, ALBUQUERQUE, NEW MEXICO, JUNE 1987, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 1987, IN BOOK C35, PAGE 69.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9-A, BLOCK D, ALBUQUERQUE WEST, FROM WHENCE THE CORPS OF ENGINEERS METAL TABLET STAMPED B. ALAMEDA B. No. 2 BEARS S 29°31'40" E, A DISTANCE OF 1,584.20 FEET;
THENCE, N 69°44'41" W, A DISTANCE OF 300.01 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 9-A, BEING THE SAME AS THE NORTHERLY BOUNDARY OF PARCEL H-A, RIVERVIEW SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 9-A, BLOCK D;
THENCE, N 45°44'41" W, A DISTANCE OF 280.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE, N 74°18'41" W, A DISTANCE OF 675.00 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 5;
THENCE, N 51°44'41" W, A DISTANCE OF 185.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE, N 62°29'21" W, A DISTANCE OF 473.25 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 2;
THENCE, N 71°35'07" W, A DISTANCE OF 231.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK B AND BEING COMMON WITH THE SOUTHEAST CORNER OF SAID TRACT 28B, EAGLE RANCH;
THENCE, N 89°24'29" W, A DISTANCE OF 132.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 28B;
THENCE, N 00°20'12" E, A DISTANCE OF 798.38 FEET TO THE NORTHWEST CORNER OF SAID TRACT 28B;
THENCE, S 89°39'48" E, A DISTANCE OF 91.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 28B ALSO BEING COMMON WITH THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A;
THENCE, N 41°25'48" E, A DISTANCE OF 210.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;
THENCE, S 57°32'20" E, A DISTANCE OF 502.56 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4, BLOCK B;
THENCE, N 32°27'40" E, A DISTANCE OF 35.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;
THENCE, S 57°32'20" E, A DISTANCE OF 518.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;
THENCE, N32°53'54" E, A DISTANCE OF 363.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD;
THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 56.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°29'40", A RADIUS OF 6,495.09 FEET, A CHORD BEARING OF S 55°28'40" E AND A CHORD LENGTH OF 56.06 FEET;
THENCE, S 55°13'50" E, A DISTANCE OF 503.05 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 9, BLOCK C, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°18'36" AND A RADIUS OF 2,917.79 FEET;
THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 216.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 9;
THENCE, S 59°28'26" E, A DISTANCE OF 226.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;
THENCE, S 30°31'35" W, A DISTANCE OF 307.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;
THENCE, S 55°33'08" E, A DISTANCE OF 200.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;
THENCE, S 30°31'35" W, A DISTANCE OF 355.79 FEET TO A POINT OF NON-TANGENCY AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°18'50", A RADIUS OF 410.00 FEET, A CHORD BEARING OF S 82°52'45" E, AND A CHORD LENGTH OF 179.67 FEET;
THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 181.14 FEET, SAID ARC BEING ALONG A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NUMIZO AVENUE;
THENCE, S 28°54'49" W, A DISTANCE OF 383.91 FEET ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 9-A, BLOCK B, TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 49.3335 ACRES MORE OR LESS.

ACKNOWLEDGEMENT

ON THIS 29th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS O. ISAACSON, N.M.P.E & L.S. NO. 3895 FOR ISAACSON & ARFMAN, P.A.

Maryann A Clen
NOTARY PUBLIC

8-29-92

APPROVALS

NEW MEXICO UTILITIES, INC.	DATE 1-19-90
PUBLIC SERVICE CO. OF NEW MEXICO	DATE 1-23-90
GAS CO. OF NEW MEXICO	DATE 1-11-90
U.S. WEST COMMUNICATIONS	DATE 1-16-90
JONES INTERCABLE	DATE 1-11-90
TRAFFIC ENGINEER, TRANSPORTATION DEV. DIV.	DATE 2/6/90
PARK AND RECREATION DEPT.	DATE 02/4/90
CHIEF CITY SURVEYOR, ENGINEERING DIV.	DATE 2-6-90
UTILITY DEVELOPMENT DIV., PUBLIC WORKS DEPT.	DATE 2-5-90
REAL PROPERTY DIV.	DATE 2-21-90
A.M.A.F.C.A.	DATE 2-21-90
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

3.8.90
CITY PLANNER, ALBUQUERQUE PLANNING DIV. DATE

CERTIFICATION

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND 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 NOTED IN A TITLE REPORT PREPARED BY ALBUQUERQUE TITLE CO., INC. DATED DECEMBER 5, 1989, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY SURVEY USED FOR THE PREPARATION OF THIS PLAT WAS ACCOMPLISHED BY SKIP CARLTON, OF COMMUNITY SCIENCES CORP., LS #7270. SEE CERTIFICATION ON SHEET 2.

Thomas O. Isaacson — 1/29/90
THOMAS O. ISAACSON
N.M.P.E & L.S. #3895
FOR ISAACSON & ARFMAN, P.A.

90C-67(1)

90C-67(1)

C12 Z13 DRB 89-188

90C-67(2)

90C-67(2)

9018009

PLAT OF

ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.
TOWN OF ALAMEDA GRANT
ALBUQUERQUE NEW MEXICO
JANUARY 1990

1:23 D 8 90C 67 P2

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

WATER & SANITARY SEWER

THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

PNM EASEMENT RELEASE

PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS SHOWN TO BE VACATED ON THIS PLAT.

PUBLIC SERVICE COMPANY OF NEW MEXICO

BY: Rob Roberts

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 1990, BY Rob Roberts OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

OFFICIAL SEAL
RUBIN PHILLIPS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires

Rubin Phillips
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-9-93

FREE CONSENT & DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC THOROUGHFARES AS INDICATED AND GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION STATEMENTS AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

TR. 24B, EAGLE RANCH; & A PORTION OF ALBUQUERQUE WEST EXCLUDING LOT 6, BLK C:
OWNERS: GRAND ALLIANCE I, A NEW MEXICO GENERAL PARTNERSHIP,
R.J. SCHAEFER, MANAGING GENERAL PARTNER
GRAND ALLIANCE II, A NEW MEXICO GENERAL PARTNERSHIP,
R.J. SCHAEFER, MANAGING GENERAL PARTNER

R.J. Schaefer — 1/8/90
R.J. SCHAEFER, MANAGING GENERAL PARTNER — DATE

LOT 6, BLOCK C, ALBUQUERQUE WEST:
OWNER: ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

EXECUTIVE ENGINEER — 30 January 1990 DATE

ACKNOWLEDGEMENTS

ON THIS 8th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY R.J. SCHAEFER, KNOWN TO ME TO BE THE MANAGING GENERAL PARTNER OF GRAND ALLIANCE I & GRAND ALLIANCE II, NEW MEXICO GENERAL PARTNERSHIPS.

Nancyann Allen
NOTARY PUBLIC
8/29/92

ON THIS 30 DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: LARRY A. BLAIR KNOWN TO ME TO BE THE EXECUTIVE ENGINEER OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF NEW MEXICO.

My Commission Expires
24 May 1992

NOTARY PUBLIC

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO VACATE PORTIONS OF NUNZIO AVE., DAVENPORT ST., AND MARNA LYNN DR., A PORTION OF THE NORTHWEST MESA SEWER EASEMENT, A PORTION OF N.M.U.I.'S 30 FOOT SANITARY SEWER EASEMENT, TEMPORARY PONDING EASEMENTS, DRAINAGE, AND UTILITY EASEMENTS. LOT LINES ARE BEING ELIMINATED TO CREATE LARGER TRACTS, AND RIGHTS-OF-WAY ARE BEING DEDICATED. TRACT 24B OF EAGLE RANCH IS BEING INCORPORATED INTO ALBUQUERQUE WEST BY THIS PLAT.

SURVEYOR'S CERTIFICATE

I, L.A. CARLETON, JR., HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L.A. CARLETON, JR. 7270 NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR

L.A. CARLETON, JR.
N.M.L.S. No. 7270 — 2/6/90 DATE

ACKNOWLEDGEMENT

ON THIS 6th DAY OF February, 1990 THE FOREGOING INSTRUMET WAS ACKNOWLEDGED BEFORE ME BY L.A. CARLETON, JR.

NOTARY PUBLIC

5-2-93

90C-677

90C-67(2)

90C-67(3)

90C-67(3)

9018009

PLAT OF

ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

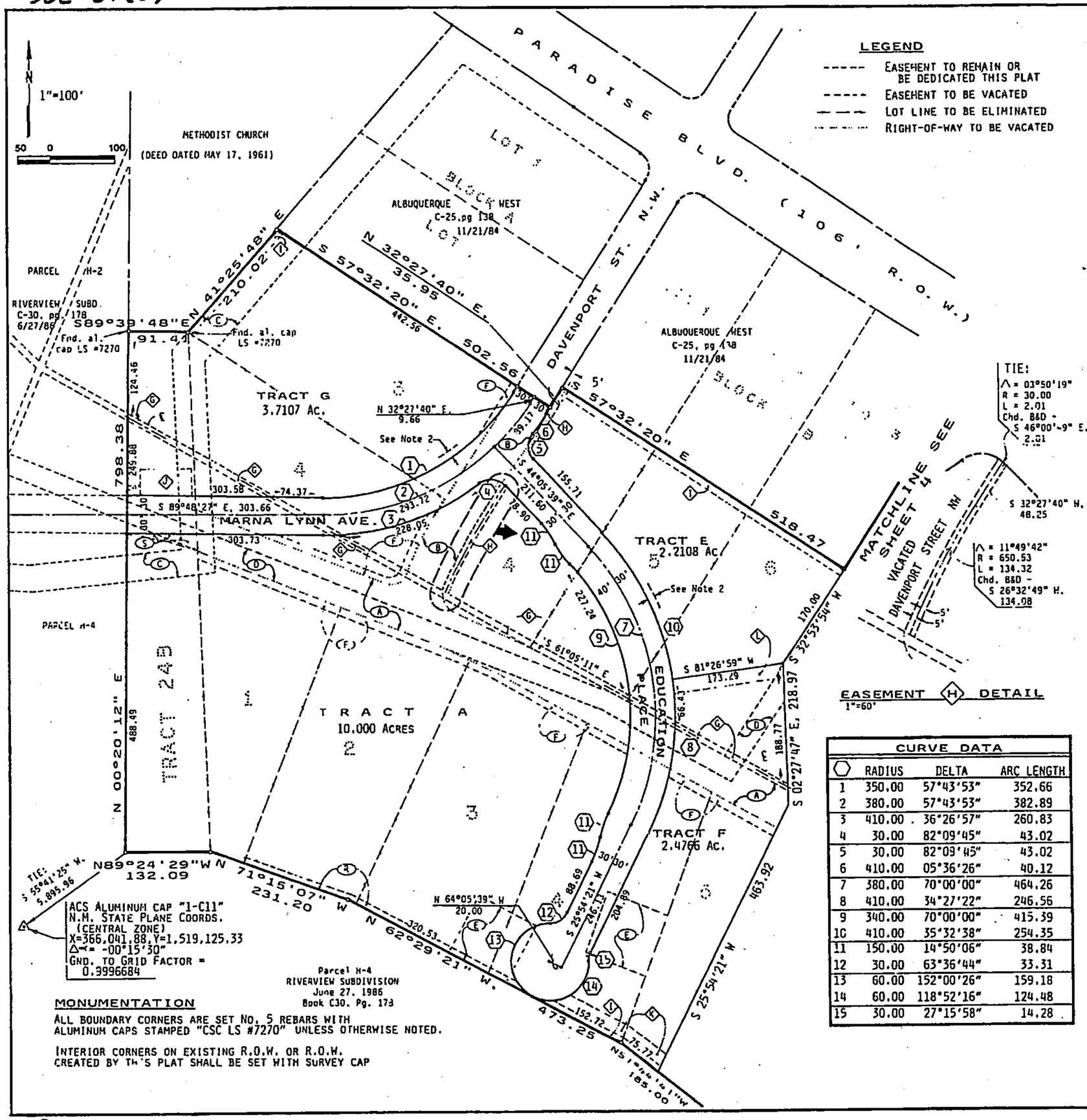
TOWN OF ALAMEDA GRANT

ALBUQUERQUE NEW MEXICO

JANUARY 1990

9:23 A 8

90C 67 pg 3



LEGEND

- EASEMENT TO REMAIN OR BE DEDICATED THIS PLAT
- EASEMENT TO BE VACATED
- LOT LINE TO BE ELIMINATED
- RIGHT-OF-WAY TO BE VACATED

⬡ KEYED VACATION NOTES

A. PORTIONS OF NUNZIO AVE. NW TO BE VACATED BY THIS PLAT. VACATION NO. V-90-4.

B. PORTIONS OF DAVENPORT ST. NW TO BE VACATED BY THIS PLAT. VACATION NO. V-90-4.

C. PORTION OF NORTHWEST MESA SEWER EASEMENT (GRANTED ON "REPLAT OF TR. A-2, EAGLE RANCH", REC. 6-6-83, BK. C-21, P. 94) TO BE VACATED BY THIS PLAT.

D. PORTIONS OF NEW MEXICO UTILITY, INC. 30' SANITARY SEWER EASEMENT (FILED DEC. 10, 1973 IN MISC. BK. 344, P. 808) VACATED BY THIS PLAT.

E. TEMPORARY 100'x100' PONDING EASEMENTS VACATED BY THIS PLAT (FILED ON 6-6-83 IN BK. C21, P. 94).

F. 10' WIDE UTILITY EASEMENTS (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT" REC. NOV. 21, 1984, BK C25, P. 138) TO BE VACATED WHERE INDICATED BY THIS PLAT.

R. 10' DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE F ABOVE) TO BE VACATED WHERE INDICATED BY THIS PLAT.

S. PORTION OF 60' ACCESS DRAINAGE AND PUBLIC UTILITY EASEMENT TO BE VACATED BY THIS PLAT (FILED ON 4-17-85 IN BK C27, P. 4)

⬡ EASEMENT DETAIL

1"=60'

CURVE DATA			
⬡	RADIUS	DELTA	ARC LENGTH
1	350.00	57°43'53"	352.66
2	380.00	57°43'53"	382.89
3	410.00	36°26'57"	260.83
4	30.00	82°09'45"	43.02
5	30.00	82°09'45"	43.02
6	410.00	05°36'26"	40.12
7	380.00	70°00'00"	464.26
8	410.00	34°27'22"	246.56
9	340.00	70°00'00"	415.39
10	410.00	35°32'38"	254.35
11	150.00	14°50'06"	38.84
12	30.00	63°36'44"	33.31
13	60.00	152°00'26"	159.18
14	60.00	118°52'16"	124.48
15	30.00	27°15'58"	14.28

◇ KEYED EASEMENT NOTES

G. EXT. 10' PNM & MTN. STATES T. & T. CO. (GRANTED BY DOC. NO. 15415, REC. DEC. 21, 1962, VOL. D 673, P. 195)

H. EXT. 10' WIDE UTILITY EASEMENT ADJACENT TO NUNZIO AVE., DAVENPORT ST. AND MARNA LYNN DR. (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT," REC: NOV. 21, 1984, BK. C25, P. 138)

I. EXT. 10' DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE H).

J. TEMPORARY 40'x80' PUBLIC ROADWAY EASEMENT. DELETION OF THIS EASEMENT IS DEPENDENT UPON THE EXTENSION OF MARNA LYNN DR. & CITY ENGINEER'S CONCURRANCE.

K. 20' TEMPORARY DRAINAGE EASEMENT GRANTED BY THIS PLAT.

L. 20' SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.

MONUMENTATION

ALL BOUNDARY CORNERS ARE SET NO. 5 REBARS WITH ALUMINUM CAPS STAMPED "CSC LS #7270" UNLESS OTHERWISE NOTED.

INTERIOR CORNERS ON EXISTING R.O.W. OR R.O.W. CREATED BY THIS PLAT SHALL BE SET WITH SURVEY CAP

GENERAL NOTES

1. SEE BULK LAND VARIANCE NOTE, SHEET 1 OF 4.
2. A 10' WIDE UTILITY EASEMENT IS ESTABLISHED ALONG AND IMMEDIATELY ADJACENT TO THE STREET RIGHT-OF-WAY LINES ON ALL LOTS OF THIS PLAT, GRANTED BY THIS PLAT.
3. FIELD SURVEY RETRACED RECORD BEARINGS AND DISTANCES AND CORNERS SET, WHERE NOT FOUND, CREATING A RECORD EQUAL MEASURED SURVEY.

90C-67(3)

90C-67(4)

90C-67(4)

9018009

PLAT OF

ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

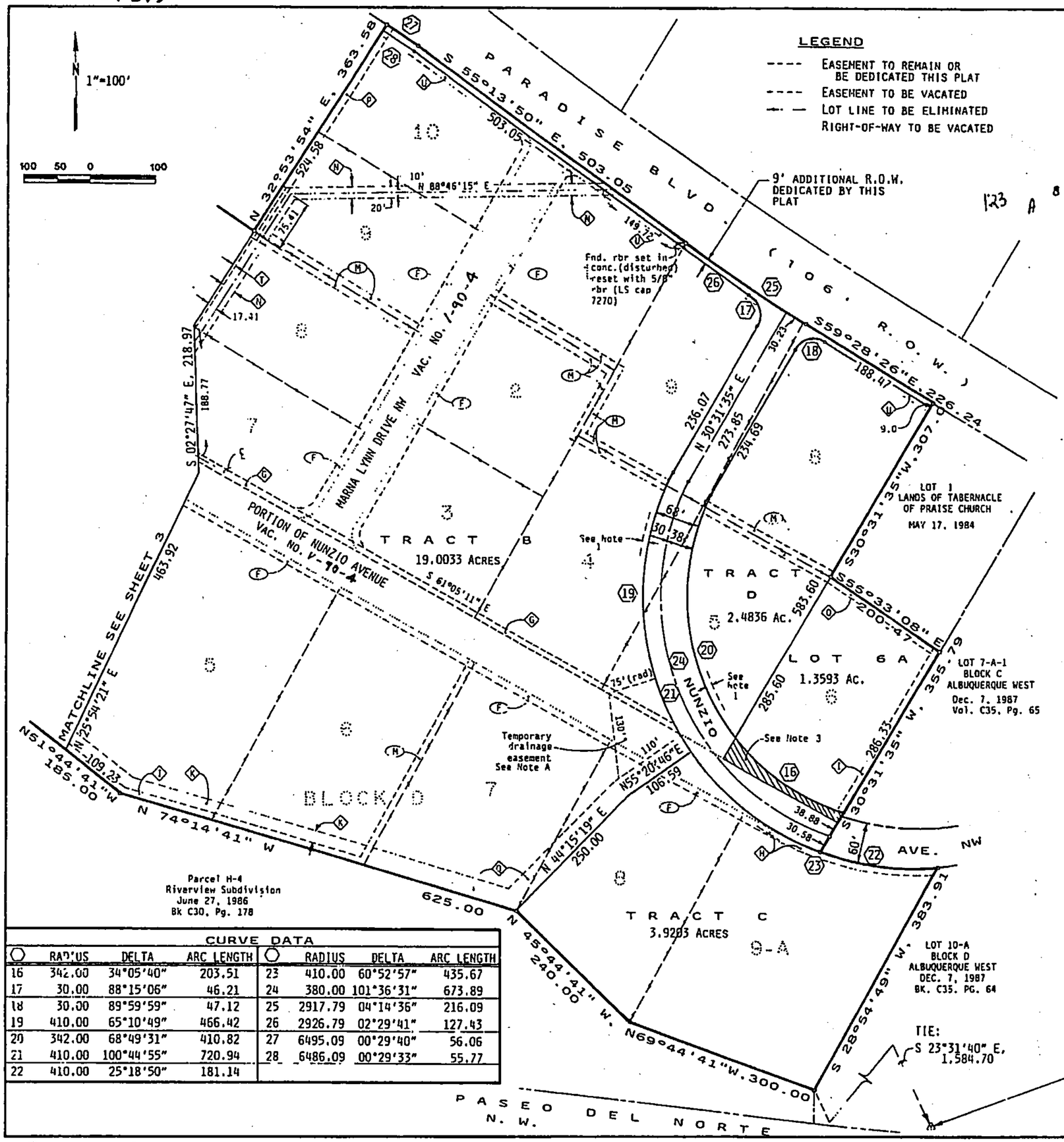
TOWN OF ALAMEDA GRANT

ALBUQUERQUE NEW MEXICO

JANUARY 1990

90C 67 P4

123 A 8



CURVE DATA

○	RADIUS	DELTA	ARC LENGTH	○	RADIUS	DELTA	ARC LENGTH
16	342.00	34°05'40"	203.51	23	410.00	60°52'57"	435.67
17	30.00	88°15'06"	46.21	24	380.00	101°36'31"	673.89
18	30.00	89°59'59"	47.12	25	2917.79	04°14'36"	216.09
19	410.00	65°10'49"	466.42	26	2926.79	02°29'41"	127.43
20	342.00	68°49'31"	410.82	27	6495.09	00°29'40"	56.06
21	410.00	100°44'55"	720.94	28	6486.09	00°29'33"	55.77
22	410.00	25°18'50"	181.14				

○ KEYED VACATION NOTES

F. 10' WIDE UTILITY EASEMENTS (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT", REC. NOV. 21, 1984, BK. C25, PG. 138) TO BE VACATED WHERE INDICATED BY THIS PLAT.

H. 10' WIDE DRAINAGE AND UTILITY EASEMENT (GRANTED ON PLAT NOTED IN NOTE F ABOVE) TO BE VACATED BY THIS PLAT.

◇ KEYED EASEMENT NOTES

FOR NOTES G-K SEE SHEET 3 OF 4

N. EXISTING UTILITY CONSTRUCTION EASEMENT 20' IN WIDTH AND A UTILITY MAINTENANCE EASEMENT 10' IN WIDTH, BEING 10' AND 5' RESPECTIVELY ON EACH SIDE OF A COMMON CENTER-LINE (FILED DEC. 10, 1973, IN BK. 344, PG. 808).

O. EXISTING 10' DRAINAGE EASEMENT AS SHOWN ON PLAT NOTED IN NOTE F ABOVE.

P. NEW 10' DRAINAGE EASEMENT GRANTED BY THIS PLAT.

Q. NEW 30' TEMPORARY DRAINAGE EASEMENT GRANTED BY THIS PLAT.

T. NEW 7.41' SANITARY SEWER EASEMENT GRANTED BY THIS PLAT.

U. EXT. 1' REMNANT OF A UTILITY ESM'T (GRANTED ON PLAT NOTED IN NOTE H) ALONG WITH A NEW 9' UTILITY ESM'T GRANTED BY THIS PLAT CREATING A TOTAL OF 10' P.U.E.

NOTE A

"TEMPORARY" DRAINAGE EASEMENTS ARE SUBJECT TO ADJUSTMENT IN SIZE, DIMENSION AND LOCATION AS PLANS AND DESIGNS BECOME MORE FIRM. DELETION OF ANY TEMPORARY EASEMENT SHALL DEPEND ON THE CITY AND AMAFCA BOTH BEING CONVINCED THAT SUCH EASEMENT IS NO LONGER NEEDED.

GENERAL NOTES

1. A 10' WIDE UTILITY EASEMENT IS ESTABLISHED ALONG AND IMMEDIATELY ADJACENT TO THE STREET RIGHT-OF-WAY LINES ON ALL LOTS OF THIS PLAT, GRANTED BY THIS PLAT.
2. SEE BULK LAND VARIANCE NOTE, SHEET 1 OF 4.
3. SOUTHWESTERLY 0.0824 ACRES (SHOWN BY DIAGONAL LINES) DEEDED FROM A.M.A.F.C.A. TO THE CITY OF ALBUQUERQUE ON JANUARY 29, 1990 AS FOUND ON DOCUMENT NO. 907318 REC. IN BK. 90-2 PG. 4296-4297.
4. MONUMENTATION - ALL BOUNDARY CORNERS ARE SET NO. 5 REBARS WITH ALUMINUM CAPS STAMPED "CSC LS #7270".

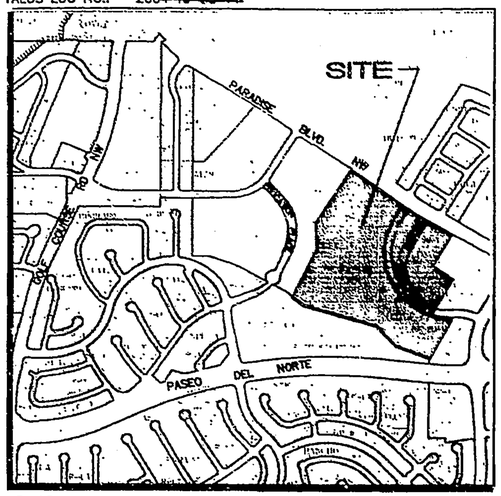
   INTERIOR CORNERS ON EXISTING R.O.W. OR R.O.W. CREATED BY THIS PLAT SHALL BE SET WITH SURVEY CAP.

ACS/CORPS OF ENGINEERS METAL TABLET: R. ALAMEDA B. NO. 2
N.M. STATE PLANE COORDS (CENTRAL ZONE)
X=373,513.20 Y=1,520,142.81
Δ<= -00°14'38"
GND. TO GRID FACTOR 0.99967638

90C-67(4)

90C-67(4)

TALOS LOG NO.: ~~2004 10 25 21~~ 2005 10 28 39



C-12 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 3
2. Total Number of Existing Lots: 1
3. Total Number of Tracts created: : 3
4. Total Number of Lots created: 1
5. Gross Subdivision Acreage: 26.7603 Ac.
6. Total Mileage of Full Width Streets Created: 0.2061
7. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
8. Distances are ground distances.
9. Basis of boundary are the following plats (and documents) of record entitled:

   "A SUBDIVISION OF REVIEW": [illegible] JUNE 27, 1986 IN BOOK C30, PAGE 178.
   "PLAT OF ALBUQUERQUR WEST UNIT 1", REC.: MARCH 8, 1990, VOLUME C90, FOLIO 67
   "PLAT OF ALBUQUERQUR WEST UNIT 1", REC.: AUGUST 13, 2004, BK-2004c, PG. 239
   all being records of Bernalillo County, New Mexico.
10. Field Survey performed March 2003 & April 2005
11. Title Report: N/A
12. Address of Property: None provided.
13. City of Albuquerque, New Mexico Zone: SU-1 PDA TO INCLUDE C- USES
14. 100 Year Flood Zone Designation:
15. Encroachments: None apparent.

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 6/24 200 5, IN BK A-99 PAGE 3041

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

1317PT2.DWG:fh 04/26/05

LEGAL DESCRIPTION

A certain tract of land situate within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Town of Alameda Grant, Bernalillo County, New Mexico, being and comprising ALL OF TRACTS B-1, C-1 & D-1, AND LOT 6-A-1 of ALBUQUERQUE WEST, UNIT ONE, as the same is shown and designated upon the Plat of said ALBUQUERQUE WEST, UNIT ONE, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 13, 2004 in BK-2004C, Page 239, and a portion of NUNZIO AVE. N.W. A CITY OF ALBUQUERQUE PUBLIC RIGHT-OF-WAY as found on said plat of ALBUQUERQUE WEST, UNIT ONE, and containing an area of 26.7603 Acres (1,165,679 square feet) more or less.

DISCLOSURE STATEMENT

The intent of this plat is to realign Nunzio Ave. NE by vacating and dedicating a public right-of-way, and to grant those easements necessary to serve the commercial development and to vacate easements along the vacated right-of-way.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility ecsements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

and said owners (TRACTS B-1, C-1 & D-1) warrenty that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNERS

AMERICAN EAGLE, L.P. (TRACTS B-1-A, C-1-A & D-1-A)

R. J. SCHAEFER REALTY & INVESTMENT, INC. — Date 4/27/05
IT'S MANAGING AND GENERAL PARTNER
BY ROBERT J. SCHAEFER, PRESIDENT

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (LOT 6-A-1)

EXECUTIVE ENGINEER — Date 4-28-05

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on April 27 2005 by R.J. Schaefer of, R. J. SCHAEFER REALTY & INVESTMENT, INC. MANAGING AND GENERAL PARTNER OF AMERICAN EAGLE, L.P. on behalf of said company.

My Commission Expires: 4/22/07

Notary Public

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/07

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 101206 [illegible] PROPERTY OWNER OF RECORD: [illegible]
BERNALILLO COUNTY TREASURER'S OFFICE — 6/24/05

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT
FOR
TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A
ALBUQUERQUE WEST, UNIT ONE

TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM
ALBUQ., BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

2005090528
Page: 1 of 3
06/24/2005 03:23P
Bk-2005C Pg-218
Mary Herrera Bernalillo Co PLAT R 17.00

APPROVALS

DRB PROJECT NO. 1003445
APPLICATION NO. 05DRB00724 + 05DRB00725 + 05DRB-00726

Utility Approvals

PNM ELECTRIC SERVICES DIVISION — DATE 5-11-05
PNM GAS SERVICES DIVISION — DATE 5-11-05
QWEST — DATE 5-23-05
COMCAST — DATE 5.11.05
NEW [illegible] UTILITIES INC. — DATE 5.13.05

City Approvals

CITY SURVEYOR — DATE 4-29-05
REAL PROPERTY DIVISION — DATE 5-27-05
ENVIRONMENTAL HEALTH DEPARTMENT — DATE 5/25/05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE 5-25-05
UTILITIES DEVELOPMENT — DATE 5-25-05
PARKS AND RECREATION DEPARTMENT — DATE 5/25/05
AMAFCA — DATE 4-28-05
CITY ENGINEER — DATE 5/25/05
DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE 6/24/05

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

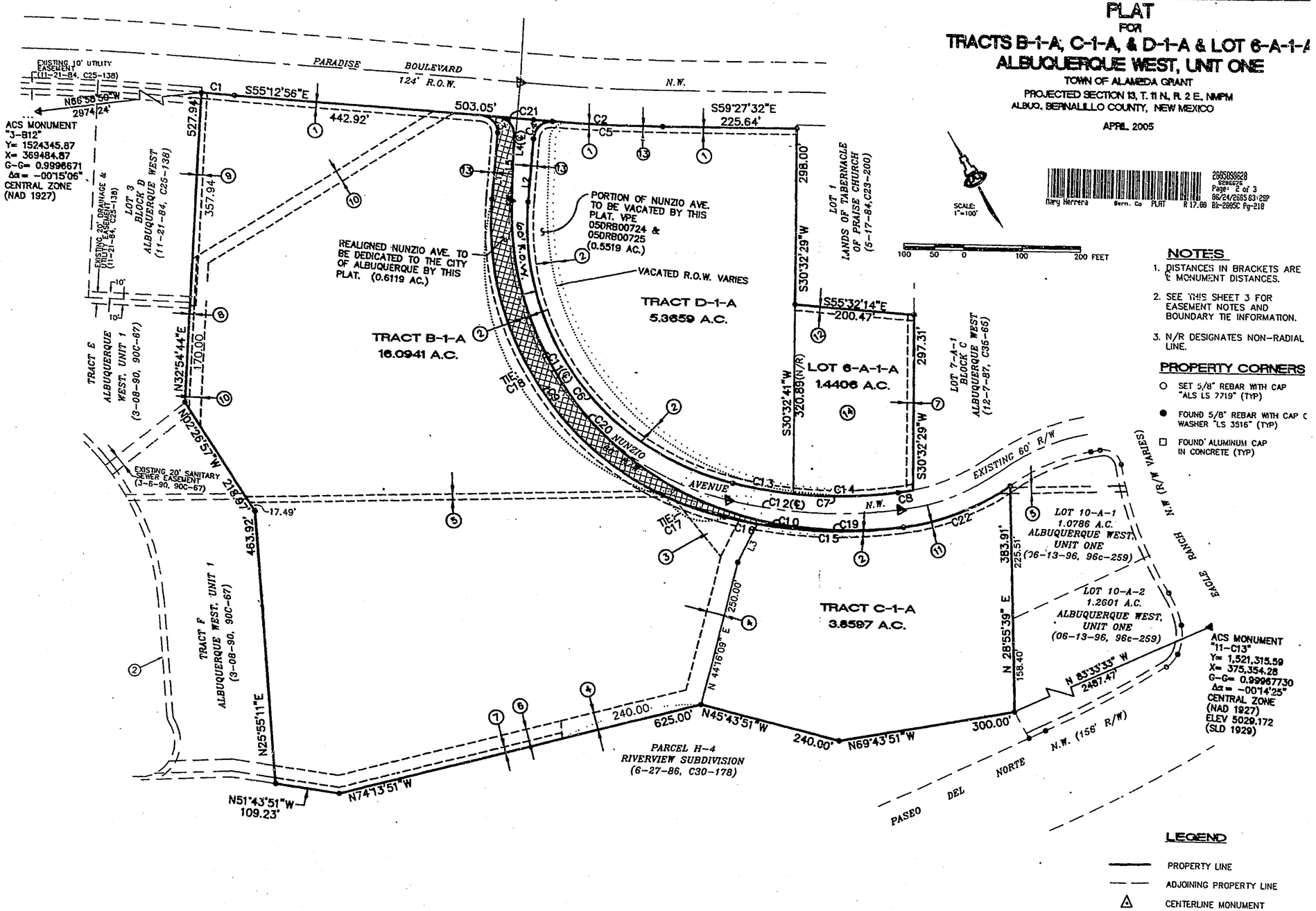
Timothy Aldrich, P.E. No. 9719 — Date 04-28-05

PLAT
FOR
TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A
ALBUQUERQUE WEST, UNIT ONE

TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM
ALBUQ. BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

2005089628
6286626
Page: 2 of 3
06/24/2005 03:29P
Mary Herrera Bern. Co PLAT R 17.00 BK-2005C Pg-218



NOTES

1. DISTANCES IN BRACKETS ARE ℄ MONUMENT DISTANCES.
2. SEE THIS SHEET 3 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
3. N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

- ○ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ● FOUND 5/8" REBAR WITH CAP C WASHER "LS 3516" (TYP)
- □ FOUND ALUMINUM CAP IN CONCRETE (TYP)

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

1317PT2.DWGrth 04/26/05

PLAT
FOR
TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1, ALBUQUERQUE WEST, UNIT ONE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM
ALBUQ., BERNALILLO COUNTY, NEW MEXICO
APRIL 2005

2005099828
Page: 3 of 3
05/24/2005 03:2^PM
Bk-2005C Pg-218
Mary Herrera Bern. Co. PLAT R 17.00

EASEMENTS

(1) EXISTING 10' UTILITY EASEMENT (3-8-90, 90C-67)

(2) EXISTING 10' UTILITY EASEMENT, PORTION ADJACENT TO VACATED NUNZIO AVENUE TO BE VACATED BY THIS PLAT. ~~(3-8-90, 90C-67)~~ (B-15-04, 2004C-239)

(3) EXISTING TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)

(4) EXISTING 30' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)

(5) EXISTING 10' PNM & MTN. STATES T.& T CO. EASEMENT (12-21-62, D673-193)

(6) EXISTING 20' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)

(7) EXISTING 10' DRAINAGE AND UTILITY EASEMENT (11-21-84, C25-138)

(8) EXISTING 7.41' SANITARY SEWER EASEMENT (3-8-90, 90C-67)

(9) EXISTING 10' DRAINAGE EASEMENT (3-8-90, 90C-67)

(10) EXISTING 20' CONSTRUCTION EASEMENT & EXISTING 10' UTILITY MAINTENANCE EASEMENT (12-10-73, BK.344-PG.808)

(11) EXISTING 10' PUBLIC UTILITY & BICYCLE FACILITY EASEMENT (12-7-87, C35-64)

(12) EXISTING 10' DRAINAGE EASEMENT (11-21-84, C25-138)

(13) 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

(14) EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT (03-08-90, 90C-67)

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6486.09	55.76	27.88	55.76	N 55°27'42" W	0°29'33"
C2	2926.79	217.35	108.73	217.30	S 57°20'35" E	4°15'18"
C5	2926.84	185.08	92.57	185.05	S 57°39'31" E	3°37'23"
C6	449.95	637.90	385.85	585.81	S 05°51'10" E	81°13'47"
C7	745.00	281.25	142.32	279.58	S 57°16'49" E	21°37'48"
C8	350.00	23.91	11.96	23.90	S 70°03'09" E	3°54'51"
C9	510.00	723.22	437.51	664.13	S 05°50'25" E	81°15'00"
C10	805.00	303.90	153.78	302.10	S 57°16'49" E	21°37'48"
C11	480.00	680.68	411.77	625.06	S 05°50'25" E	81°15'00"
C12	775.00	292.58	148.05	290.84	S 57°16'49" E	21°37'48"
C13	745.00	104.26	52.22	104.18	S 50°28'28" E	8°01'07"
C14	745.00	176.99	88.91	176.57	S 61°17'23" E	13°36'42"
C15	805.00	247.72	124.85	246.74	S 59°16'47" E	17°37'52"
C16	805.00	56.18	28.10	56.17	S 48°27'53" E	3°59'56"
C17	510.00	103.71	52.04	103.53	S 40°38'22" E	11°39'06"
C18	510.00	619.51	354.45	582.11	S 00°00'52" E	69°35'54"
C19	784.00	189.34	95.13	188.88	S 59°58'39" E	13°50'14"
C20	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C21	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C22	410.00	195.96	99.62	193.61	S 81°45'22" E	27°18'51"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 31°54'58" W	111.95
L2	S 31°54'40" W	106.83
L3	N 56°49'18" E	79.55
L4	S 31°54'58" W	138.98

OWNER (LOT 6-A)

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on April 28, 2005 by John Kelly known to me to be the EXECUTIVE ENGINEER of ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A Political Subdivision of the State of New Mexico.

My Commission Expires: July 8, 2008

Martin Eckert Jr
Notary Public

OFFICIAL SEAL
Martin Eckert, Jr.
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7-8-08

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: Leonard G. Martinez

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/07

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2005, BY Leonard G. Martinez OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth T. Lozano
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/07

04-28-05

1317PT2.DWG:fh 04/26/05

DRB Project #: 1003445 Zone Map: C-12

CROSS REFERENCES

Associated DRB #:	Hydrology #:
1000762	

TRANSPORTATION DEVELOPMENT NOTES

Fountain Hills
Paseo del Norte & Eagle Ranch Rd

CASE TRACKING INFORMATION

DATE	ACTION REQUESTED	ACTION TAKEN	BY	SIGNED
6/20/07	Prelim Plat Fountain Hills Plaza	+ SPSUB	WG	
8/22/07	Final Plat - Fountain Hills Plaza		WG	
6/18/14	PP/FP - Event center tract A	Appr	KDM	
6/25/14	SP BP - Event Center	Appr	KDM	
10/1/14	SIA Extension - 2yrs		KDM	
3/25/15	SP BP - Dental Office		RMM	