



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000  
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 761-9911  
 ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922  
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary Plat Extension, Public Easement Vacation Request

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. Tract 10/Tract E Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Trails Unit 3A/Valle Prado Unit 2  
 Existing Zoning: SU-2 Volcano Trails Small Lot (VTSL) Proposed zoning: SU-2 VTSL MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C9 UPC Code: 100906413032322306

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1004404-14DRB-70131, 1004404-14DRB-70133

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 2 No. of proposed lots: 29 Total area of site (acres): 13.03

LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue  
 Between: West of Rainbow Boulevard and \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 5/28/15  
 (Print) SCOTT J STEFFEN Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Form revised 4/07

Project # \_\_\_\_\_

Planner signature / date \_\_\_\_\_

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
  - 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.

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

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

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

**Amended preliminary plat approval expires after one year**

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

  
 Applicant name (print)  
  
 Applicant signature / date



Form revised October 2007

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected      | _____ - _____ - _____    |
| <input type="checkbox"/> Case #s assigned    | _____ - _____ - _____    |
| <input type="checkbox"/> Related #s listed   | _____ - _____ - _____    |

Project # \_\_\_\_\_ Planner signature / date

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
    - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

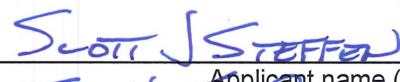

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

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

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

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

  
 Applicant name (print)  
  
 Applicant signature / date



Form revised 4/07

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected      | _____ - _____ - _____    |
| <input type="checkbox"/> Case #s assigned    | _____ - _____ - _____    |
| <input type="checkbox"/> Related #s listed   | _____ - _____ - _____    |

Project # \_\_\_\_\_  
 Planner signature / date \_\_\_\_\_

May 28, 2015

Mr. Jack Cloud, DRB Chair  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Valle Prado Unit 2 – Vacation of Public Easement and Preliminary Plat Extension (DRB 1008797)

Dear Mr. Cloud:

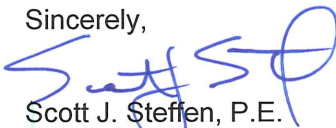
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of Vacation Action Exhibit (Exhibit C)
- Letter from the Office of Neighborhood Coordination
- Zone Atlas map
- Preliminary Plat
- Infrastructure List
- Submittal Fees

The Valle Prado Unit 2 Vacation request and preliminary plat were approved by the DRB on July 16, 2014. At this time it is not anticipated that the Valle Prado Unit 2 final plat will be approved by the DRB and recorded by the preliminary plat expiration date of July 16, 2015. Therefore, we are requesting review and approval of the attached Vacation request and a one-year extension of the preliminary plat. We request that the Vacation request and the preliminary plat extension be heard at the same DRB hearing.

Please place these items on the DRB Agenda to be heard on June 27, 2015. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.  
Vice President  
Community Development & Planning

Enclosures

cc: Rick Beltramo, Wexford Construction

PRELIMINARY PLAT FOR  
VALLE PRADO UNIT 2  
at the TRAILS UNIT 3A  
LOTS 1-29, TRACT A  
JUNE 2014

LEGAL DESCRIPTION

Tract 10, The Trails Unit 3A Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2007, in Plat Book 2007C, Page 352, as Document No. 2007171107 & Tract E, Valle Prado Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE PRADO UNIT 1 (LOTS 1-32 & TRACTS 1-6 & OS-3A), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

GENERAL NOTES

- EXISTING ZONING: SU-2, VLSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT  
PROPOSED ZONING: SU-2, VLSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT
- PROPOSED ACREAGE: 7.0 AC  
NUMBER OF LOTS: 29  
PROPOSED DENSITY: 4.14 DU/AC
- MIN. LOT DIMENSIONS: 55' X 105'  
MINIMUM LOT AREA: 5,775 SQFT
- SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STREET AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- TRACT A TO BE SUBDIVIDED AS PART OF A FUTURE DEVELOPMENT AND SUBJECT TO A BULK LAND VARIANCE REQUEST TO WAIVE INFRASTRUCTURE IN TREE LINE AVENUE.
- 8' AC PATH ALONG WOODMONT AVENUE TO BE MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.

SITE DATA

ZONING ATLAS NO.	C-09-Z
ZONING	SU-2, VLSL
MILES OF FULL WIDTH STREETS CREATED	0.38 MILES
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	29
NO. OF REMAINDER TRACTS CREATED	1

SURVEY NOTES:

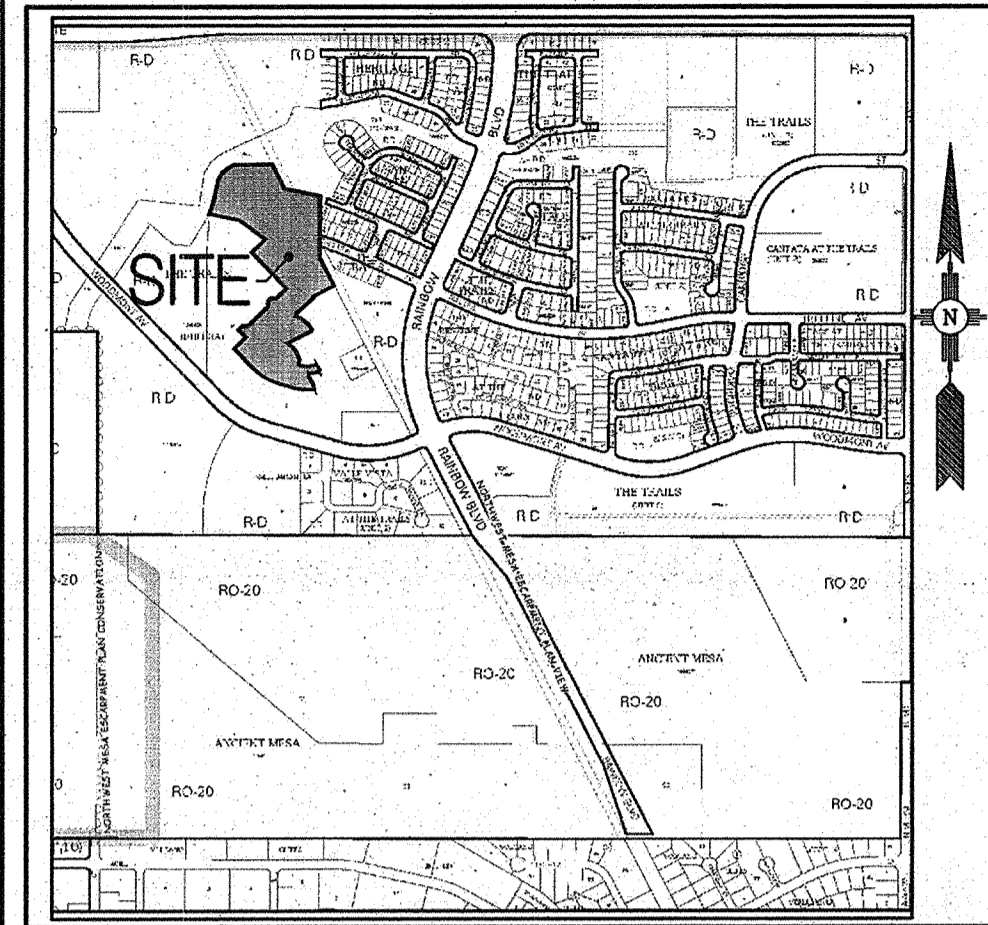
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

*Daniel P. Acosta* 6-19-14  
CITY SURVEYOR DATE

*Kelly Calhoun* 6/19/14  
KELLY CALHOUN DATE  
MANAGER, WOODMONT-PASEO, LLC

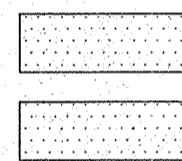
Bohannon & Huston



NOT TO SCALE VICINITY MAP ZONE ATLAS C-09-Z

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
- (B) EXISTING 50' SOUTHERN UNION GAS COMPANY RIGHT OF WAY EASEMENT.
- (C) EXISTING PUBLIC ROADWAY EASEMENT
- (D) PORTION OF EXISTING PUBLIC WATER EASEMENT TO BE VACATED WITH THIS PLAT
- (E) PORTION OF EXISTING BLANKET EASEMENT FOR PUBLIC ACCESS, PUBLIC STORM DRAIN, PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS TO BE VACATED WITH THIS PLAT
- (F) 36' RADUIS PUBLIC ROADWAY EASEMENT
- (G) PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE



ID	ARC	RADIUS	DELTA	TANGENT
C1	39.27'	25.00'	90°00'00"	25.00'
C2	39.27'	25.00'	90°00'00"	25.00'
C3	39.27'	25.00'	90°00'00"	25.00'
C4	205.51'	394.00'	29°53'10"	105.15'
C5	144.17'	328.50'	25°08'42"	73.26'
C6	86.08'	223.50'	22°03'59"	43.58'
C7	112.24'	176.50'	36°26'05"	58.09'
C8	158.11'	203.50'	44°30'54"	83.29'

ID	BEARING	LENGTH
T1	N04°54'44"E	399.19'
T2	N77°45'21"W	237.91'
T3	N27°16'30"W	174.90'
T4	S89°01'47"W	250.90'
T5	S64°57'37"W	33.00'
T6	S51°14'55"W	50.59'
T7	S32°26'33"W	57.66'
T8	S12°11'46"W	153.58'
T9	S17°42'46"W	77.52'
T10	S77°51'46"E	199.32'
T11	S54°40'32"E	207.44'
T12	S45°49'06"W	124.64'
T13	S44°10'54"E	325.79'
T14	S45°49'06"W	80.00'
T15	S45°49'06"W	47.00'
T16	S45°49'06"W	160.00'
T17	S45°49'06"W	47.00'
T18	S44°10'54"E	67.71'
T19	S45°49'06"W	105.00'
T20	S44°10'54"E	172.00'
T21	S74°04'05"E	95.78'
T22	N27°16'34"W	113.37'
T23	N34°10'31"W	48.33'
T24	N03°25'37"E	43.79'
T25	N27°16'34"W	60.69'
T26	N40°42'58"W	30.84'
T27	N54°32'40"W	34.44'
T28	N62°44'39"E	179.95'
T29	N47°55'41"E	168.99'
T30	N27°16'34"W	8.01'
T31	N62°43'26"E	152.00'
T32	N27°16'28"W	204.22'
T33	S62°43'32"W	0.01'

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT BOUNDARY
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

TRACT OS-2  
THE TRAILS UNIT 3A  
FILED: DECEMBER 21, 2007  
PLAT BOOK 2007C, PG. 0352

TRACT 6  
THE TRAILS UNIT 3A  
FILED: DECEMBER 21, 2007  
PLAT BOOK 2007C, PG. 0352

TRACT F  
VALLE PRADO  
UNIT 1

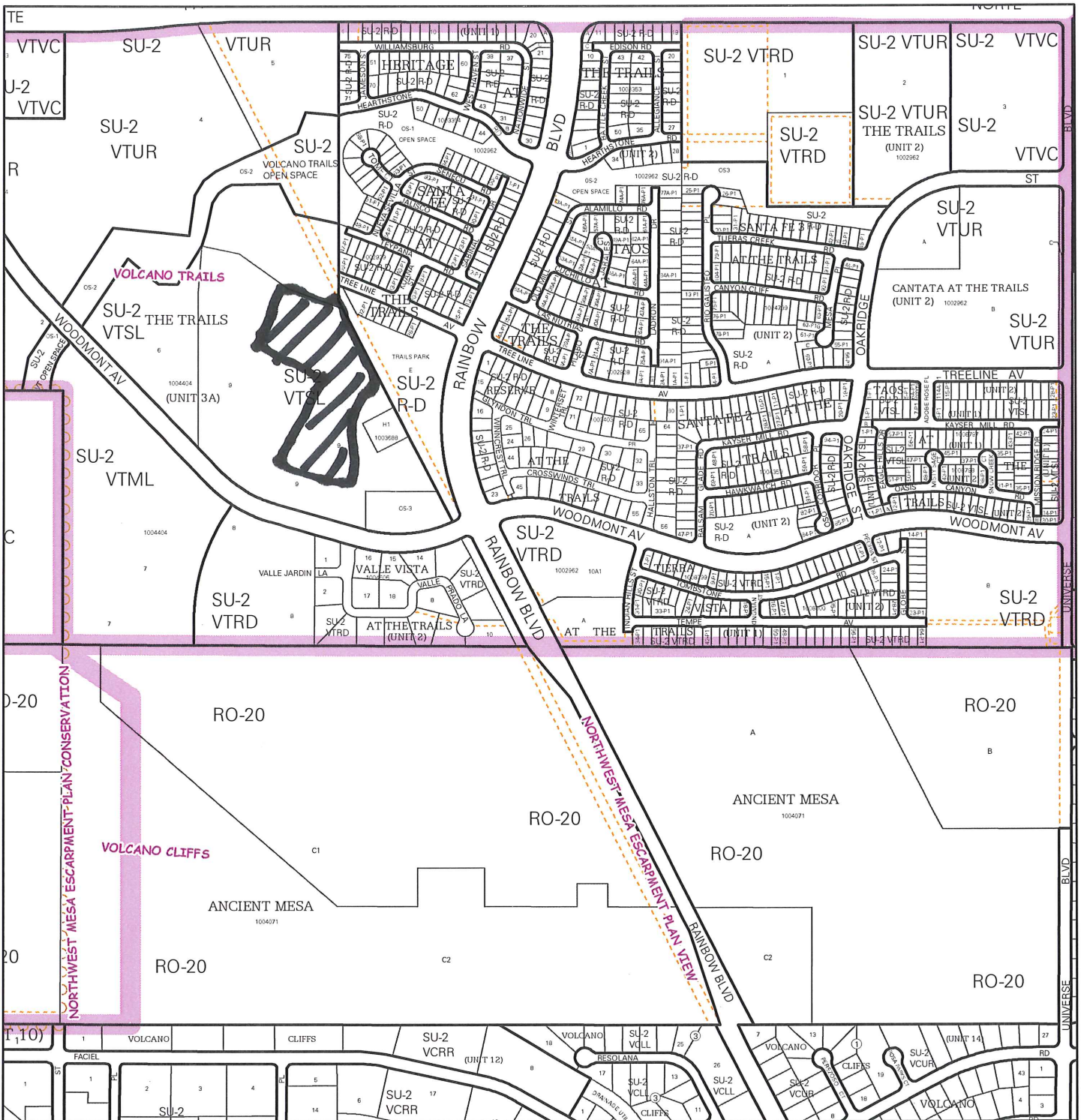
TRACT OS-2  
THE TRAILS UNIT 3A  
FILED: DECEMBER 21, 2007  
PLAT BOOK 2007C, PG. 0352

Albuquerque Control Survey Monument "JUNION"  
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
N=1,523,503.475  
E=1,493,655.030  
Ground to grid factor= 0.999664360  
Delta Alpha= -00'16"58.96  
Elevation= 5524.950

SANTA FE  
AT THE TRAILS  
FILED: SEPTEMBER 29, 2004  
PLAT BOOK 2004C, PG. 309

THE TRAILS  
H-1  
FILED: DECEMBER 16, 2004  
PLAT BOOK 2004C, PG. 301

Albuquerque Control Survey Monument "7-C10"  
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
Y= 1,521,838.43  
X= 1,499,200.29  
Ground to grid factor= 0.999667290  
Delta Alpha= -00'16"20"  
Elevation= 5425.21 (NGVD88)



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-09-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

Current DRC  
Project No. \_\_\_\_\_

ORIGINAL

Figure 12  
INFRASTRUCTURE LIST  
EXHIBIT 'A'  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**VALLE PRADO UNIT 2**  
**(REPLAT OF TRACT 10, UNIT 3A AT THE TRAILS UNIT 2 AND TRACT 6 VALLE PRADO UNIT 2)**

Date Submitted: July 7, 2014  
Date Site Plan for Bldg Permit Approved: \_\_\_\_\_  
Date Site Plan for Sub. Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 7-16-14  
Date Preliminary Plat Expires: 7-16-15  
DRB Project No. 1004404

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
<b>PAVING</b>									
<input type="checkbox"/>	<input type="checkbox"/>	52' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES*	SOUTH SKY STREET	WOODMONT AVENUE	REDBLOOM ROAD	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	30' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	REDBLOOM ROAD	SANDMARK ROAD	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	SANDMARK ROAD	LOT 24	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAINSPOT STREET	SANDMARK ROAD	TWO ROCK ROAD	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	LOT 25	SOUTH STUB TERMINUS	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	36' RADIUS	TEMPORARY TURNAROUND	TRACT A, UNIT 2 TRACT F, UNIT 1	NORTH END OF TWO ROCK ROAD		/	/	/

\* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>									
		24" - 60" DIA	RCP W/ MH & INLETS	SOUTH SKY STREET	WOODMONT AVENUE	60' NORTH OF SANDMARK ROAD	/	/	/
		24" DIA	RCP W/ MH & INLETS	SANDMARK ROAD	SOUTH SKY STREET	60' WEST OF SOUTH SKY ROAD	/	/	/
		24" DIA	RCP W/ MH & INLETS	TWO ROCK ROAD	LOT 25/26	FUTURE LONGWALK STREET	/	/	/
		24" DIA	RCP W/ MH & INLETS	FUTURE LONGWALK STREET	TWO ROCK ROAD	FUTURE TREE LINE AVENUE	/	/	/
			REMOVE EXISTING ORIFICE PLATE	WOODMONT AVENUE	EXISTING SD MANHOLE AP-E TRAILS 1-3 DMP		/	/	/
			PLUG EXISTING 48" STORM DRAIN OUTFALL TO EAST	WOODMONT AVENUE	EXISTING SD MANHOLE AT SOUTH SKY STREET INTERSECTION		/	/	/
		5.9 AC-FT	POND E W/AGREEMENT AND COVENANT	TRACT 0S-3			/	/	/
		0.49 AC-FT	POND W/AGREEMENT AND COVENANT AND DRAINAGE EASEMENT	TRACT D VALLE PRADO UNIT 1			/	/	/
			TEMPORARY POND W/AGREEMENT AND COVENANT AND DRAINAGE EASEMENT	TRACT A VALLE PRADO UNIT 2			/	/	/
			MODIFY POND H INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP	POND H	WEST END OF TEMPE AVENUE		/	/	/
		48"	75 LF RCP STORM DRAIN	UNIVERSE BLVD	SDMH STA 11+40.47 CPN 730084	SDMH STA 12+19.66 CPN 730084	/	/	/
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b><u>PUBLIC WATERLINE IMPROVEMENTS</u></b>									
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	RAINSPOT STREET	SANDMARK ROAD	TWO ROCK ROAD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TWO ROCK ROAD	LOT 25	RAINSPOT STREET	/	/	/
<input type="text"/>	<input type="text"/>	4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TWO ROCK ROAD	RAINSPOT STREET	SOUTH STUB TERMINUS	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	FUTURE LONGWALK STREET	TWO ROCK ROAD	FUTURE TREE LINE AVENUE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	FUTURE TREE LINE AVENUE	FUTURE LONGWALK STREET	EX 8" WATERLINE AT WEST TERMINUS SANTA FE AT THE TRAILS	/	/	/

<b><u>PUBLIC SANITARY SEWER IMPROVEMENTS</u></b>									
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANDMARK ROAD	RAINSPOT STREET	SOUTH SKY STREET	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SOUTH SKY STREET	RAINSPOT STREET	LOT 15	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RAINSPOT STREET	SOUTH SKY STREET	TWO ROCK ROAD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TWO ROCK ROAD	LOT 25	SOUTH STUB TERMINUS	/	/	/

**AGENT/OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

CHRISTIAN J. SHOLTIS 7/7/2014  
 PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.  
 FIRM 7.14.14  
 SIGNATURE

*Pat Clark* 7-15-14  
 DRB CHAIR DATE

*[Signature]* 07-16-14  
 TRANSPORTATION DEVELOPMENT DATE  
*A. Porter* 07/16/14  
 ABCWUA DATE

*Carol S. Dumont* 7-16-14  
 PARKS & GENERAL SERVICES *Recreation* DATE

*Arto C. Chen* 7-16-14  
 AMAFCA DATE  
 CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building  
Basement Hearing Room

July 16, 2014

MEMBERS:

Jack Cloud..... DRB Chair  
Kristal Metro..... Transportation Development  
Allan Porter..... ABCWUA  
Curtis Cherne.....City Engineer  
Carol Dumont..... Parks & Recreation

*Angela Gomez ~ Administrative Assistant*

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CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project# 1006008**  
14DRB-70119 MAJOR - PRELIMINARY  
PLAT APPROVAL  
14DRB-70120 MINOR - TEMPORARY  
DEFERRAL SIDEWALK  
CONSTRUCTION

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 6.7708 acres. (R-16 & S-16) [Deferred from 5/21/14, 6/4/14, 6/18/14, 6/25/1, 7/9/14] **WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 6/6/14 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/16/14, THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

2. **Project# 1006008**  
14DRB-70126 VACATION/PUBLIC  
EASEMENT  
14DRB-70134 SUBDIVISION DESIGN  
VARIANCE FROM MIN DPM STDS  
14DRB-70135 MINOR - TEMPORARY  
DEFERRAL SIDEWALK  
CONSTRUCTION 14DRB-70136 MAJOR  
- PRELIMINARY PLAT

BOHANNAN HUSTON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-B and a portion of Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located south of UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 32.30 acres. (R-16 & S-16) ) [Deferred from 6/4/14, 6/18/14, 6/25/14, 7/9/14] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT 'B' IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. UTILITY COMPANIES MUST ACKNOWLEDGE THE VACATION VIA SIGNATURE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 6/6/14, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/16/14, THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project# 1004404**  
14DRB-70125 VACATION OF PUBLIC  
& PRIVATE EASEMENTS  
14DRB-70127 BULK LAND VARIANCE  
14DRB-70128 SUBDN DESIGN  
VARIANCE FROM MINIMUM DPM  
STANDARDS  
14DRB-70129 TEMPORARY  
DEFERRAL OF SIDEWALK  
CONSTRUCTION  
14DRB-70130 MAJOR - PRELIMINARY  
PLAT APPROVAL  
14DRB-70173 - SDP FOR SUBDIVISION

BOHANNAN HUSTON INC and CONSENSUS PLANNING agents for WOODMONT PASEO, LLC request the referenced/ above actions for Tracts 9 & OS-3, **TRAILS UNIT 3A [TBKA VALLE PRADO UNIT 1]** zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 27.2463 acres. (C-9) [Deferred from 5/28/14, 6/11/14, 6/25/14, 7/9/14] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/10/14, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/10/14, THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AND TRANSPORTATION FOR ADEQUATE ACCESS.**



4. **Project# 1004404**  
14DRB-70131 VACATION OF PUBLIC EASEMENTS  
14DRB-70132 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
14DRB-70133 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Tracts 9 & 10, **TRAILS UNIT 3A TBKA VALLE PRADO UNIT 2]** zoned SU-2/ VTSL, located on the north side of WOODMONT AVE NW just west of RAINBOW BLVD NW containing approximately 13.2180 acres. (C-9) *[Deferred from 5/28/1, 6/11/14, 6/25/14, 7/9/14]*

**THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AND TRANSPORTATION FOR ADEQUATE ACCESS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/10/14 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/16/14, THE PRELIMINARY PLAT WAS APPROVED.**





5. **Project# 1004245**  
14DRB-70218 VACATION OF PUBLIC EASEMENTS  
14DRB-70219 VACATION OF PUBLIC RIGHTS-OF-WAY  
14DRB-70220 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION  
14DRB-70221 PRELIMINARY PLAT


MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the refeedrenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.7631 acres. (A-10) **DEFERRED TO 8/6/14.**

6. **Project# 1002739**  
14DRB-70216 VACATION OF PUBLIC EASEMENTS  
14DRB-70217 VACATION OF PUBLIC RIGHTS-OF-WAY

MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME NEW MEXICO INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISON** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118<sup>th</sup> St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8) **THE VACATIONS WERE RECOMMENDED FOR APPROVAL BASED ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

7. **Project# 1010161**  
14DRB-70232 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  CARTESIAN SURVEYS INC agent(s) for DAVID ATER request(s) the above action(s) for all or a portion of Tract(s) 93-B, zoned RA-2, located on CANDELARIA RD NW BETWEEN RIO GRANDE BLVD NW AND AMBER DR NW containing approximately .5577 acre(s). (G-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR MRGCD APPROVAL AND AGIS DXF.**
8. **Project# 1009506**  
14DRB-70238 MAJOR - FINAL PLAT  
APPROVAL  BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 15-21, **VOLCANO CLIFFS UNIT 6** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC containing approximately 29.54 acre(s). (D-9) **DEFERRED TO 7/23/14.**
9. **Project# 1000875**  
14DRB-70237 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  BOHANNAN HUSTON INC agent(s) for INLAND GROUP request(s) the above action(s) for all or a portion of Lot(s) B-1 & D-1 & 13 & 14, **FINELAND DEVELOPMENT & MONTEREY PARK SUBDIVISION** zoned SU-1 C-1 & R-2, located on MCMAHON BLVD BETWEEN UNSER BLVD AND MONTEREY PARK DR containing approximately 6.97 acre(s). (A-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UTILITY COMPANY SIGNATURES AND APS DEVELOPMENT AGREEMENT.**
10. **Project# 1002478**  
14DRB-70235 EXT OF SIA FOR TEMP  
DEFR SDWK CONST  PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, **BLUE SKY BUSINESS PARK** zoned M-2, located on JACS LANE BETWEEN JEFFERSON AND EDITH (D-16) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project# 1003364**  
14DRB-70236 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

JACKS HIGH COUNTRY INC agent(s) for WENDY'S INTERNATIONAL INC. request(s) the above action(s) for all or a portion of Lot(s) 1A2A, Block(s) 10, **NORTH ALBUQUERQUE ACRES Tr. 2 Unit 3**, zoned SU-1, located on PASEO DEL NORTE BETWEEN LOUISIANA AND WYOMING containing approximately 1.3506 acre(s). (C-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR EASEMENT INFORMATION AND TO PLANNING FOR AGIS DXF, UTILITY COMPANY SIGNATURES AND SOLID WASTE APPROVAL.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

12. **Project# 1010162**  
14DRB-70234 SKETCH PLAT REVIEW  
AND COMMENT 

DIGREGORY BROTHERS, INC. / LIFELINE BUILDING SCIENCES request(s) the above action(s) for all or a portion of Block 9, **HUNNING HIGHLANDS** zoned SU-2/CRZ & MR, located on CENTRAL BETWEEN ARNO AND GOLD containing approximately 2.06 acre(s). (K-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. **Project# 1010155**  
14DRB-70230 SKETCH PLAT REVIEW  
AND COMMENT 

528 & ELLISON, LLC request(s) the above action(s) for all or a portion of Tract(s) C-6A-1 & C-6A-2, **SEVEN BAR RANCH** zoned SU-1 IP, located on NM 528 & ELLISON DR containing approximately 1.83 acre(s). (A-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. **Project# 1010010**  
14DRB-70239 SKETCH PLAT REVIEW  
AND COMMENT 

BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, Block(s) 4, Tract(s) 3, **NAA Unit(s) 3**, zoned RD 5 DYA, located on SIGNAL BETWEEN BARSTOW AND VENTURA (C-20) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. **Project# 1010148**  
14DRB-70229 SKETCH PLAT REVIEW  
AND COMMENT 

SURV-TEK, INC agent(s) for BLACK DEVELOPMENT ONE request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED ABANDONED OLD COORS, **ROAD RIGHT OF WAY TRACTS A AND B, LANDS OF BLACK DEVELOPMENT ONE** located on COORS ROAD BETWEEN COORS BY PASS AND CITA ROAD containing approximately 2.3522 acre(s). (B-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

16. **Project# 1008656**  
14DRB-70233 SKETCH PLAT REVIEW  
AND COMMENT 

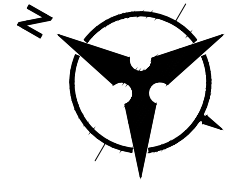
RIO GRANDE ENGINEERING agent(s) for ASHTON HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ESTATES AT GLENDALE** zoned SU-1 FOR RD-5DU/AC, located on GLENDALE RD NW BETWEEN WYOMING AND BARSTOW containing approximately 3.5 acre(s). (B-19) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

17. **Project# 1000034**  
14DRB-70231 SKETCH PLAT REVIEW  
AND COMMENT 

THE SURVEY OFFICE agent(s) for ALFRED JARRETT request(s) the above action(s) for all or a portion of Tract A-1 and Tract A **LANDS OF AL JARRETT AND TOBIAS J. GRIEGO** zoned R-1, located on BERYL CT NW BETWEEN MILTON CT AND MEADOW VIEW PLACE containing approximately 2.1255 acre(s). (H-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

18. Other Matters: None  
ADJOURNED: 11:57





NOT TO SCALE



PORTION OF EXISTING WATER EASEMENT FOR A FUTURE WELL SITE GRANTED TO NEW MEXICO UTILITIES. (THE TRAILS BULK PLAT DOCUMENT D) THE EASEMENT IS NO LONGER REQUIRED AS THE WELL SITE IS ON TRACT H-1 THE TRAILS.

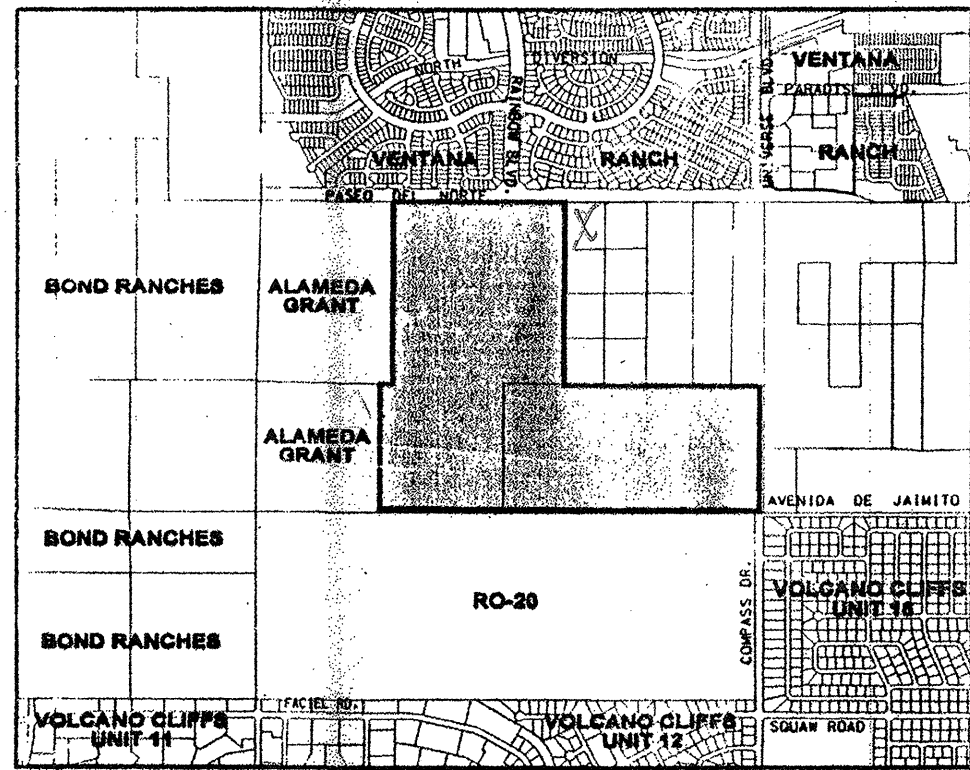


PORTION OF EXISTING BLANKET PUBLIC ACCESS, PUBLIC STORM DRAIN, PUBLIC WATER, AND PUBLIC SANITARY SEWER EASEMENT FOR A FUTURE WELL SITE GRANTED TO THE CITY OF ALBUQUERQUE. (THE TRAILS BULK PLAT DOCUMENT D) THE EASEMENT IS NO LONGER REQUIRED AS THE WELL SITE IS ON TRACT H-1 THE TRAILS.

**EXHIBIT "C"**  
**VALLE PRADO UNIT 2**  
**VACATION EXHIBIT**  
**05/28/2015**

**Bohannon  Huston**

SP-2003352308



LOCATION MAP

ZONE ATLAS INDEX MAP No. C-9-Z  
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No. 1002962.
2. Zone Atlas Index No. C-9.
3. Gross Subdivision Acreage: 200.9486 Acres.
4. Total Number of Tracts created: Eleven (11) Tracts.
5. Total Mileage of full width Streets created: 0.062 mile
6. Date of Survey: August, 2003.
7. Plat is located within the Town of Alameda Grant, within projected Section 16, T11N, R2E, N48W.
8. Tract OS-1 and Tract OS-2 are Private Open Space areas that will be owned and maintained by the Trails HOA. There shall be no direct vehicular access from adjacent tracts, parcels, or lots.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide 3 tracts into Eleven (11) Tracts, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements, and to vacate a RW easement.

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/overhead 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 transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being a portion of Tract 4, Black Ranch, comprising a tract of land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, together with tract of land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887, together with Parcel A as the same is described in the Real Estate Contract recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 2000 in Book A8, Page 6196, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, whence the City of Albuquerque survey monument "2-810", having New Mexico State Plane Grid Coordinates for the Central Zone: X=357,543.73; Y=1,527,976.48, bears N30°11'05"E a distance of 4254.21 feet; thence along the easterly boundary line of the tract herein described, S00°05'59"W a distance of 1955.79 feet; thence, S89°38'20"E a distance of 2052.71 feet; thence, S00°16'09"W a distance of 1315.57 feet to the southeast corner of the tract herein described, said point being a point on the south boundary of the Town Of Alameda Grant, thence along said Grant boundary, N89°40'58"W a distance of 1064.88 feet to a BLM survey monument marking the 6-1/2 mile corner on said Grant; thence, N89°44'34"W a distance of 2642.13 feet to a BLM survey monument marking the 7 mile corner on said Grant; thence, N89°40'32"W a distance of 266.59 feet to the southwest corner of said Parcel A; thence along the westerly boundary line of the tract herein described, N00°15'19"E a distance of 1320.61 feet to a 1/2" rebar with a 1" survey cap marked "Grisco 8686" at the northwest corner of said Parcel A; thence, S89°39'17"E a distance of 121.33 feet; thence, N00°05'59"E a distance of 1951.06 feet to the northwest corner of the tract herein described; thence along the northerly boundary line of the tract herein described, S89°48'48"E a distance of 1799.86 to the point and place of beginning.

This tract contains 200.9486 acres, more or less.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. 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.
5. Tracts A through J and OS-1 and OS-2 are subject to blanket easements, see sheets 2 and 3.
6. No direct access to Paseo Del Norte allowed.

DOCUMENT NOTE

Additional documents used in the preparation of this plat:

- 1. Warranty Deed from Horizon-Albuquerque Propertied Corp. to Morris J. Winokur recorded May 19, 1960 in Volume D 543, folio 143.
2. Warranty Deed from Horizon-Albuquerque Propertied Corp. to Joan K. Buck recorded May 9, 1960 in Volume D541, folio 281.
3. Warranty Deed from Horizon-Albuquerque Propertied Corp. to Arnold Kesten and Benjamin Cohen recorded August 29, 1960.

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, 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.

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 AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION 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:

- 1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within the Town of Alameda Grant, in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being a portion of Tract 4, Black Ranch, comprising a tract of land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, together with tract of land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887, together with Parcel A as the same is described in the Real Estate Contract recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 2000 in Book A8, Page 6196 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) 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 hereon 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/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. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City. If work affects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or Encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

Owner of the land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, and the land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887,

Acknowledged:

THE TRAILS LLC  
Longford Group Inc., its Manager

By: John K. Murtagh, President

STATE OF NEVADA) SS  
COUNTY OF CLARK)

This instrument was acknowledged before me on November 7, 2003 by John K. Murtagh, President of The Trails LLC.

My Commission Expires: 5/6/07

Owner of Parcel A

By: Tafazzul Hussain, General Secretary, Indus Development, Ltd. C.

STATE OF NEW MEXICO)  
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on November 5, 2003 by Tafazzul Hussain, General Secretary, Indus Development, Ltd. C.

My Commission Expires: May 10, 2004

THE TRAILS COMMUNITY ASSOCIATION, INC.

By: Frank Beck, President

STATE OF NEW MEXICO)  
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on November 7, 2003 by Frank Beck, President of The Trails Community Association, Inc.

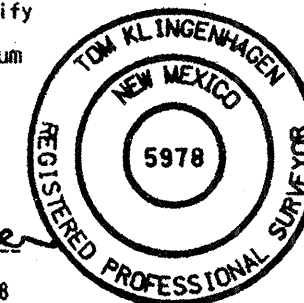
My Commission Expires: 5/6/07

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, 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 in October, 2000 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.

Bohannon-Huston, Inc.  
Courtyard I  
7500 Jefferson Street, N.E.  
Albuquerque, New Mexico 87109  
(505) 823-1000

Thomas G. Klingenhagen  
New Mexico Professional Surveyor 5978  
Date: 9-8-03



Dennis

Barcode with text: 2003222308, Page: 1 of 3, 12/15/2003 02:21P, Bk-2883C Pg-375, Mary Herrera, Bern. Co., PLRT, R 17.09

BULK PLAT OF THE TRAILS (A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH) ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2003

PROJECT NUMBER: 1002962  
APPLICATION NUMBER: 03 DRB-01528  
PLAT APPROVAL

Table with columns: UTILITY APPROVALS, NAME, DATE. Includes entries for QWEST, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES, CITY APPROVAL, CITY SURVEYOR, ENGINEERING, PARKS & RECREATION DEPARTMENT, CITY ENGINEER, DRB CHAIRPERSON, REAL PROPERTY DIVISION.

TAX CERTIFICATION

PROPERTY OWNER OF RECORD: SEE ATTACHED  
BERNALILLO COUNTY TREASURER'S OFFICE  
DATE: 12/15/03

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

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

A, B, F

**LEGEND**

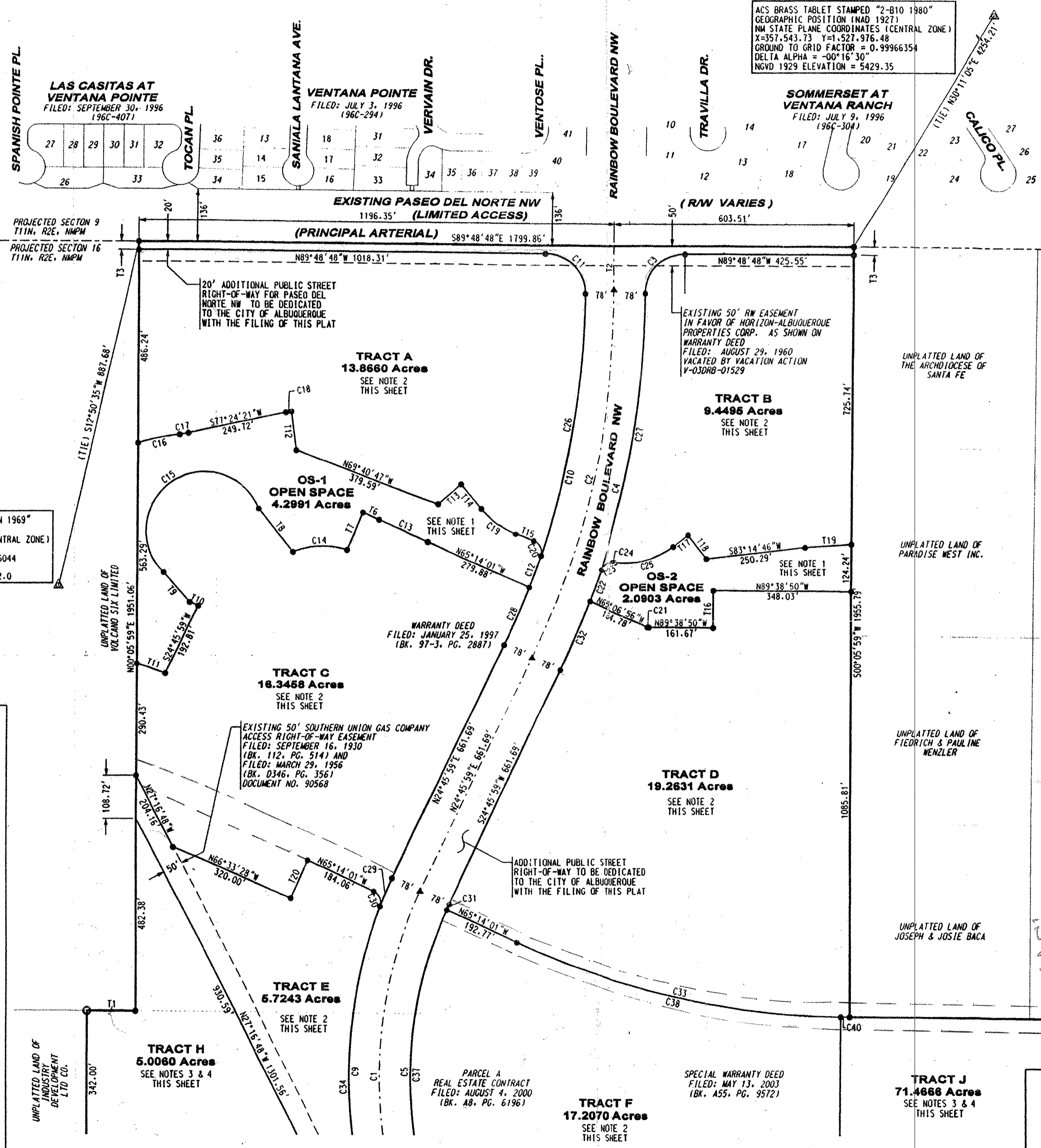
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (ORIGINAL) TRACT LINE
- SECTION LINE
- RIGHT OF WAY
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" REBAR WITH 1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978"
- FOUND 1/2" REBAR W/YELLOW CAP STAMPED "G. GRITSKO 8686" IN ROCK MOUND
- FOUND USGLD BRASS CAP STAMPED "TA. CC. 516, 515, 1911"
- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

**TANGENT DATA**

ID	BEARING	DISTANCE
T1	S89°38'17"E	121.33'
T2	N00°10'51"E	110.61'
T3	S00°05'59"W	20.00'
T4	S63°55'34"W	8.64'
T5	S63°55'34"W	106.94'
T6	N66°32'14"W	45.00'
T7	S23°27'56"W	101.23'
T8	N38°49'52"W	136.90'
T9	N38°49'52"W	102.95'
T10	N65°14'01"W	22.79'
T11	N70°30'08"W	75.91'
T12	N07°32'45"W	98.18'
T13	S49°04'00"W	76.99'
T14	N39°31'52"W	79.73'
T15	N69°40'47"W	49.86'
T16	S00°21'10"W	100.00'
T17	S52°22'50"W	48.21'
T18	N57°31'10"W	76.44'
T19	S86°05'49"W	118.01'
T20	S24°45'59"W	104.47'
T21	S63°55'34"W	10.97'
T22	S63°55'34"W	126.54'

**CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	49°19'15"	505.02'	946.89'	1100.00'	917.93'	N00°06'22"E
C2	24°35'08"	490.28'	965.47'	2250.00'	958.08'	N12°28'25"E
C3	89°47'02"	99.62'	156.70'	100.00'	141.15'	S45°17'41"W
C4	24°21'49"	502.56'	989.92'	2328.00'	982.48'	S12°35'05"W
C5	47°51'57"	453.59'	853.79'	1022.00'	829.18'	S00°50'01"W
C6	84°12'22"	27.11'	44.09'	30.00'	40.23'	S65°12'08"E
C7	08°46'07"	48.15'	96.11'	628.00'	96.02'	S68°18'37"W
C8	81°11'33"	28.56'	45.65'	30.00'	41.37'	N20°19'47"E
C9	48°01'58"	524.88'	987.55'	1178.00'	958.89'	N00°45'00"E
C10	24°19'35"	468.14'	922.18'	2172.00'	915.27'	N12°36'11"E
C11	90°15'12"	100.44'	157.52'	100.00'	141.73'	N44°41'12"W
C12	02°21'30"	44.71'	89.40'	2172.00'	89.40'	S19°14'35"W
C13	01°18'04"	66.32'	132.63'	5841.00'	132.62'	N65°53'03"W
C14	39°28'24"	72.83'	139.86'	203.00'	137.11'	S87°33'04"W
C15	203°35'05"	520.55'	146.50'	286.82'	555°36'23"W	
C16	09°49'03"	53.42'	106.58'	622.00'	106.45'	N78°37'58"E
C17	06°08'08"	10.86'	21.74'	203.00'	21.73'	N80°28'25"E
C18	05°02'54"	6.92'	13.83'	157.00'	13.83'	N79°55'48"E
C19	30°08'55"	54.68'	106.82'	203.00'	105.59'	S54°36'18"E
C20	87°44'37"	28.84'	45.94'	30.00'	41.58'	S25°48'28"E
C21	02°51'03"	2.44'	4.88'	98.00'	4.88'	S88°55'38"W
C22	02°12'24"	44.84'	89.66'	2328.00'	89.66'	N18°53'34"E
C23	80°21'37"	25.33'	42.08'	30.00'	38.71'	N57°58'08"E
C24	00°30'10"	2.77'	5.55'	632.00'	5.55'	S81°35'59"E
C25	43°59'04"	81.99'	155.84'	203.00'	152.04'	N74°22'22"E
C26	17°33'27"	336.71'	668.10'	2172.00'	665.47'	S09°15'07"W
C27	17°23'09"	355.94'	706.41'	2328.00'	703.70'	N09°05'45"E
C28	04°20'39"	82.38'	164.68'	2172.00'	164.64'	S22°35'40"W
C29	03°44'23"	38.46'	76.89'	1178.00'	76.88'	S22°53'47"W
C30	86°15'37"	28.10'	45.17'	30.00'	41.02'	N22°06'13"W
C31	00°49'45"	7.40'	14.79'	1022.00'	14.79'	N24°21'06"E
C32	04°46'16"	96.98'	193.85'	2328.00'	193.79'	N22°22'50"E
C33	24°57'59"	442.78'	871.49'	2000.00'	864.62'	N77°43'01"W
C34	44°17'35"	479.45'	910.66'	1178.00'	888.16'	S01°07'12"E
C35	00°58'11"	5.69'	11.37'	672.00'	11.37'	S64°23'31"W
C36	34°29'59"	195.00'	378.14'	628.00'	372.45'	S89°56'40"W
C37	47°02'11"	444.76'	839.00'	1022.00'	815.64'	N00°25'08"E
C38	24°18'44"	430.81'	848.66'	2000.00'	842.31'	S77°23'23"E
C39	43°16'06"	249.08'	474.25'	628.00'	463.06'	N85°33'37"E
C40	00°39'15"	11.44'	22.83'	2000.00'	22.83'	S89°52'23"E
C41	02°43'32"	26.17'	52.33'	1100.00'	52.32'	S25°05'02"E

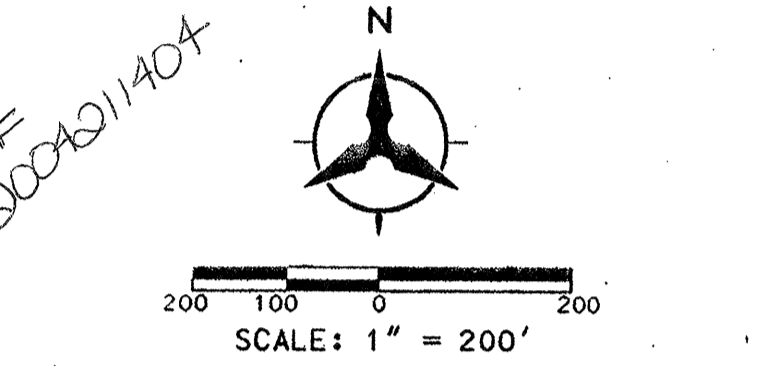


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Page: 2 of 3  
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Bk-2883C Pg-375

Mary Herrera Bern. Co. PLRT R 17.08

**BULK PLAT OF THE TRAILS**  
(A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH)  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2003



- BLANKET EASEMENT NOTES**
- Tracts OS-1 and OS-2 are subject to a blanket easement for public access, public open space and public storm drain easements to be granted to the City of Albuquerque with the filing of this plat. Tracts OS-1 and OS-2 are also subject to a blanket easement for public water and public sanitary sewer to be granted to the City of Albuquerque and New Mexico Utilities with the filing of this plat.
  - Tracts A, B, C, D, E, & F are subject to a blanket easement for public cross-lot storm drain, public water, and public sanitary sewer easements to be granted to the City of Albuquerque with the filing of this plat.
  - Tracts G, H, and J are subject to a blanket easement for public access, public storm drain, public water and public sanitary sewer easements to be granted to the City of Albuquerque with the filing of this plat.
  - Tracts G, H, and J are subject to a public water easement for a future well site to be granted to the New Mexico Utilities, Inc. with the filing of this plat.

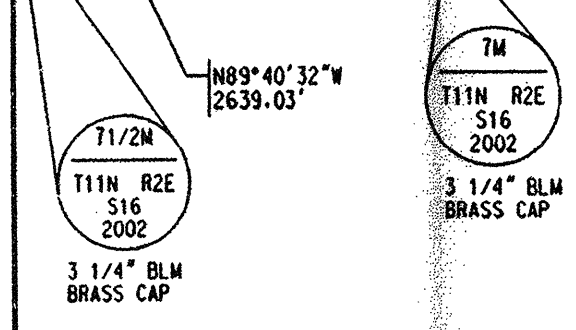
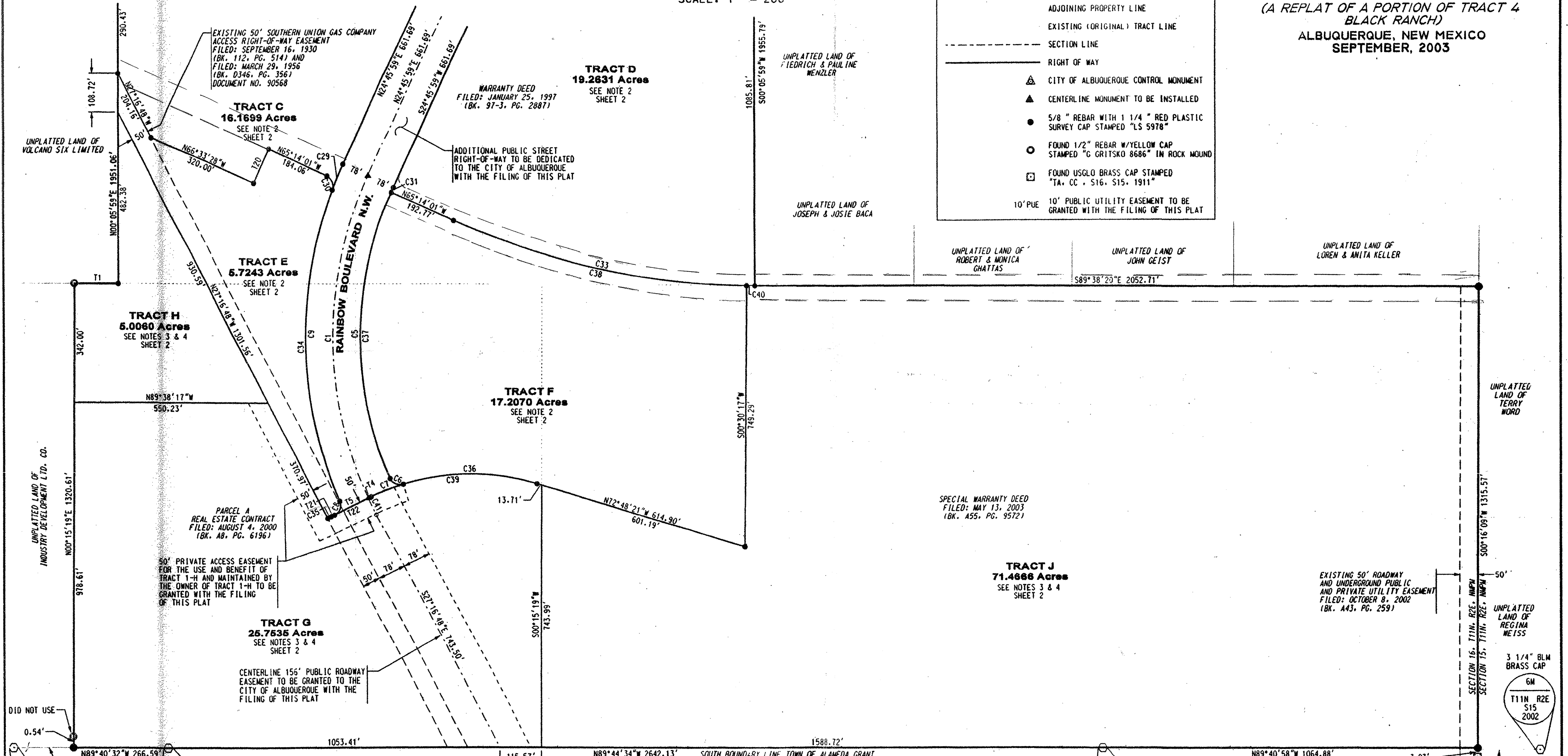
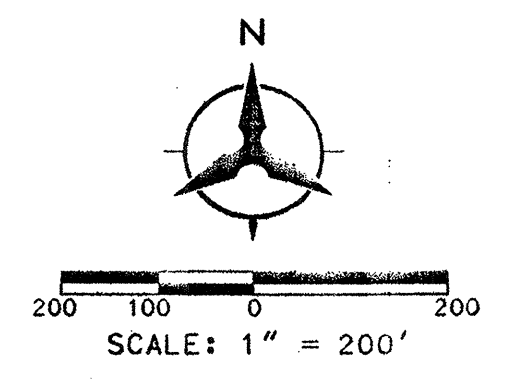
TOM KLINGENHAGEN  
NEW MEXICO  
REGISTERED PROFESSIONAL SURVEYOR  
5978  
LOWE  
11-13-03

SHEET 2  
SHEET 3

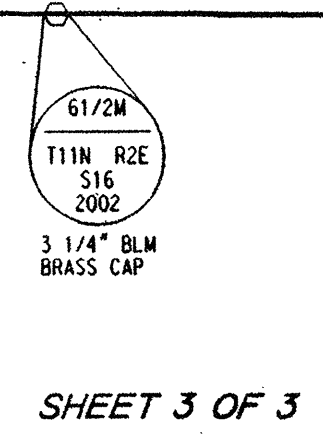
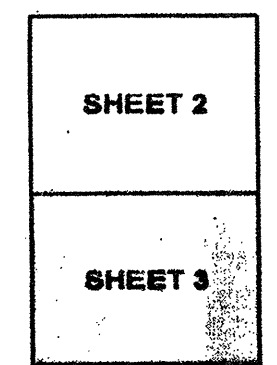
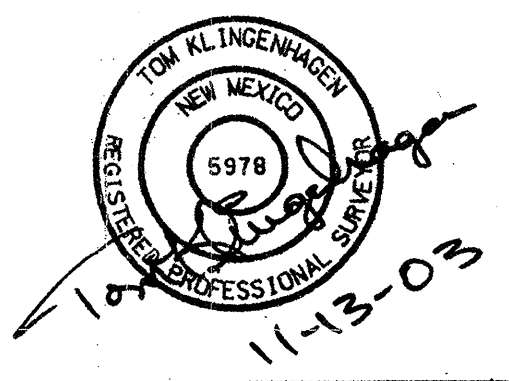
**Bohannon & Huston**  
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**BULK PLAT OF  
 THE TRAILS**  
 (A REPLAT OF A PORTION OF TRACT 4  
 BLACK RANCH)  
 ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER, 2003

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (ORIGINAL) TRACT LINE
	SECTION LINE
	RIGHT OF WAY
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	5/8" REBAR WITH 1 1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978"
	FOUND 1/2" REBAR W/YELLOW CAP STAMPED "G GRITSKO 8686" IN ROCK MOUND
	FOUND USGLO BRASS CAP STAMPED "TA, CC, S16, S15, 1911"
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT



NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA



**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

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 12-15-2003  
 15:25  
 mcole



## 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 ONC Letter – you will need  
to get an updated ONC Letter from  
our office.

May 27, 2015

Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on **May 27, 2015:**

Contact Name: SCOTT STEFFEN  
Company or Agency: BOHANNAN HUSTON, INC.  
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335  
PHONE: 505-823-1000/FAX: 505-798-7988  
E-mail: [ssteffen@bhinc.com](mailto:ssteffen@bhinc.com)

contacted the Office of Neighborhood Coordination 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 E, VALLE PRADO, UNIT 1 LOCATED ON WOODMONT AVENUE NW WEST OF RAINBOW BOULEVARD NW AND NORTH OF THE VALLE PRADO, UNIT 1 SUBDIVISION** zone map zone map **C-9**.

***Our records indicate that as of May 27, 2015, there were no Neighborhood and/or Homeowner Associations in this area.***

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningnrnaform(02/20/14)