



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <u>DBG Properties, LLC</u>		Phone: <u>(505) 816-4084</u>
Address: <u>2164 W. Park Place</u>		Email: <u>m banker@dbgpropertiesllc.com</u>
City: <u>Portland</u>	State: <u>OR</u>	Zip: <u>97024</u>
Professional/Agent (if any): <u>mark Goodwin + Associates PA</u>		Phone: <u>828-2200</u>
Address: <u>PO Box 90604</u>		Email:
City: <u>Alabergie</u>	State: <u>nm</u>	Zip: <u>87199</u>
Proprietary Interest in Site: <u>Future Buyer-In Progress</u>		List all owners: <u>Cega Vista, LLC</u>

**BRIEF DESCRIPTION OF REQUEST**

Final Plat Approval for westland South Tracts RR-3-A-1 and RR-3-A-2

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: <u>RR-3-A-1 + RR-3-A-2</u>	Block:	Unit:
Subdivision/Addition: <u>valle de Atrisco</u>	MRGCD Map No.:	UPC Code: <u>100905303931430145</u>
Zone Atlas Page(s): <u>P-9</u>	Existing Zoning: <u>R-2</u>	Proposed Zoning: <u>R-2</u>
# of Existing Lots: <u>1 Tract</u>	# of Proposed Lots: <u>2 Tracts</u>	Total Area of Site (acres): <u>14.8637</u>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Cega Vista Between: Dennis Chavez and: unincorporated areas

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

1004428

Signature: <u>[Signature]</u>	Date: <u>1/17/18</u>
Printed Name: <u>mark Goodwin</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

*Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.*

*A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.*

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing? no if yes, indicate language: n/a
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer


**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

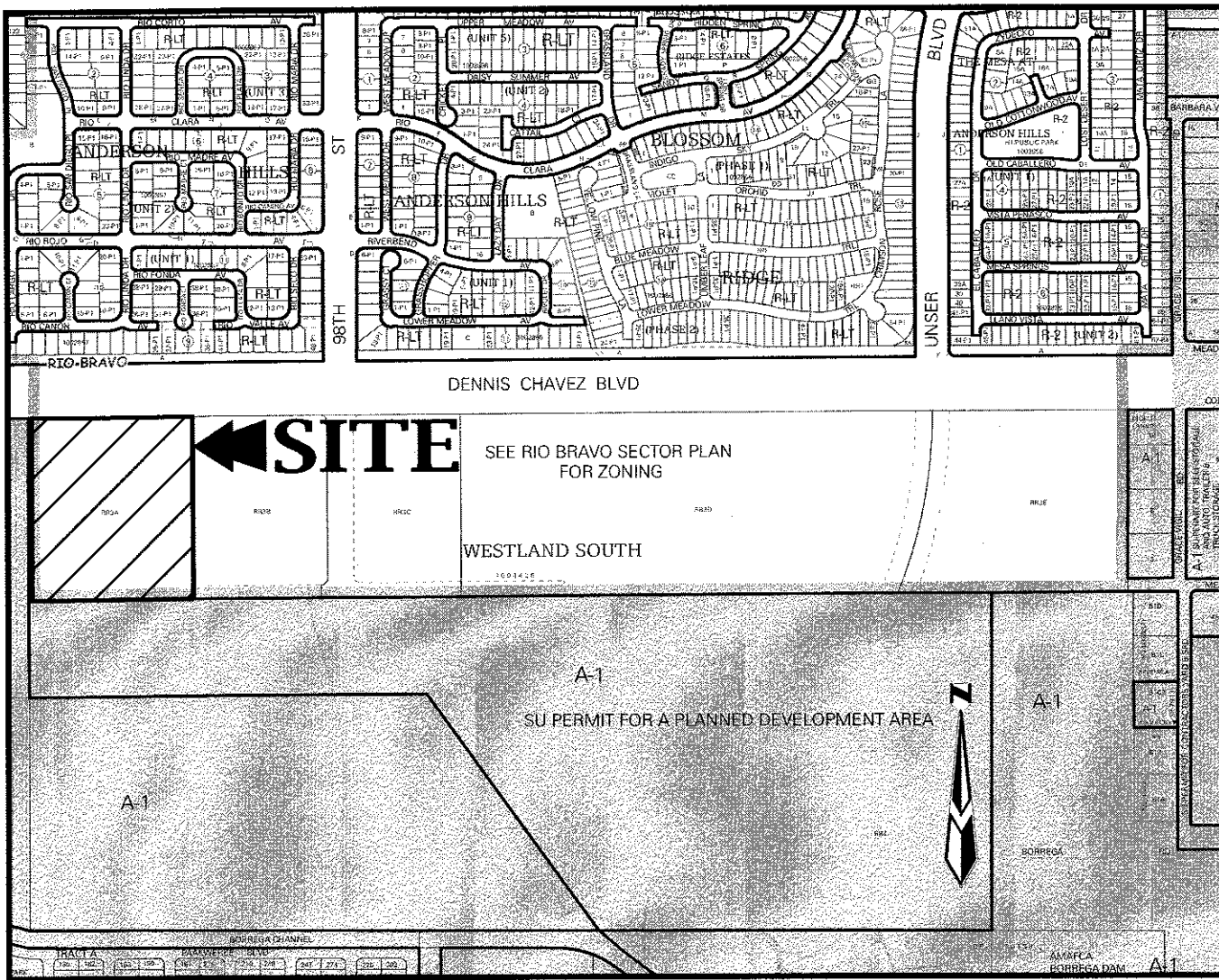
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT**

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting of hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Mark Goodwin</u></p>	<p>Date: <u>7-17-18</u></p>
<p>Printed Name: <u>Mark Goodwin</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p> </p>
<p> </p>	<p> </p>
<p>Staff Signature:</p>	
<p>Date:</p>	



VICINITY MAP SCALE: 1"=750' ZONE ATLAS MAP P-9-Z

**SUBDIVISION DATA**

GROSS ACREAGE	14.8637 AC
ZONE ATLAS NO.	P-9-Z
NO. OF EXISTING TRACTS/LOTS	1 TRACT
NO. OF TRACTS/LOTS CREATED	2 TRACTS
DATE OF SURVEY	NOVEMBER, 2004
MILES OF FULL WIDTH STREETS CREATED	0.00 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.0000 AC

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED 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 GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN 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, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**OWNER'S ACKNOWLEDGMENT:**

CEJA VISTA LLC  
  
 PATRICK N. SMITH, MANAGER  
 6/9/18  
 DATE

STATE OF COLORADO ) ss  
 COUNTY PITKIN )  
 ON THIS 4th DAY OF June, 2018, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICK N. SMITH, MANAGER OF CEJA VISTA, LLC.

NOTARY PUBLIC, MY COMMISSION EXPIRES



**LEGAL DESCRIPTION**

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk: 2005C, Pg. 365 and containing 14.8637 acres more or less

**PURPOSE OF PLAT**

1. SUBDIVIDE TRACTS RR-3-A INTO 2 TRACTS.
2. GRANT NEW EASEMENTS AS SHOWN.

**NOTES**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:  
 "BULK LAND PLAT WESTLAND SOUTH, TRACTS RR-3-A, THROUGH RR-3-E", (11-14-05, 2005C-365)  
 "LANDS OF CECELIA LANNING", (10-24-79, B17-42)  
 "LAND OF DAMACIO APODACA", (11-08-74, A5-116)  
 "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)  
 "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)  
 "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)  
 "PAKKREWE", (01-29-01, 01C-38)  
 "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)  
 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. DATE OF SURVEY: JUNE, 2018
6. TITLE REPORT: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.SP000003886 (EFFECTIVE DATE: JUNE 8, 2018)
7. ADDRESS OF PROPERTY: NONE PROVIDED.
8. THIS PROPERTY LIES WITHIN ZONE (X) AS SHOWN ON PANEL 338 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, DATED AUGUST 16, 2012.
10. THESE TRACTS ARE AFFECTED BY A RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, FILED MAY 17, 1930 RECORDED IN BOOK 112, PAGE 290, SAID EASEMENT AMENDED BY A MODIFICATION EASEMENT, FILED FEBRUARY 13, 1973 RECORDED IN BOOK MISC. 298, PAGE 635, SAID EASEMENT ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY ASSIGNMENT FILED DECEMBER 19, 1977, RECORDED IN BOOK MISC. 575, PAGE 928 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
11. SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALL ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**PLAT FOR  
 WESTLAND SOUTH  
 TRACTS RR-3-A-1 AND RR-3-A-2  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2018**

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS**

PUBLIC SERVICE COMPANY OF NEW MEXICO 7-13-18  
  
 NEW MEXICO GAS COMPANY 7/13/18  
  
 QWEST CORPORATION D/B/A CENTURYLINK QC 7/13/18  
  
 COMCAST B/B/A XFINITY 7/13/18

**CITY APPROVALS:**

Loren N. Rinkbeaver P.S. 7/13/18  
 CITY SURVEYOR

REAL PROPERTY DIVISION

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY

PARKS AND RECREATION DEPARTMENT

AMAFCA

CITY ENGINEER

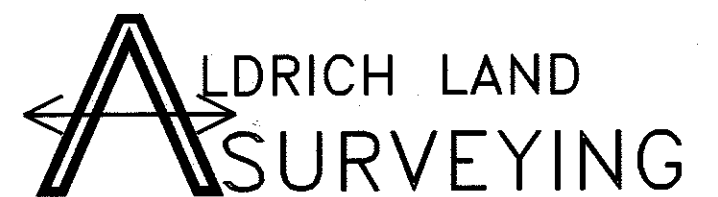
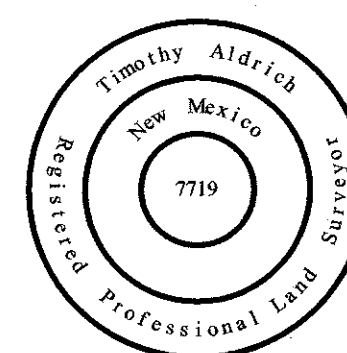
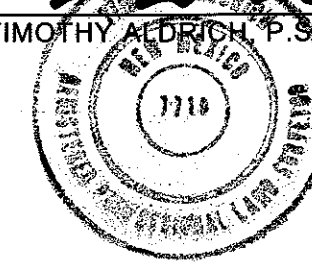
CODE ENFORCEMENT

DRB CHAIRPERSON, PLANNING DEPARTMENT

**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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

TIMOTHY ALDRICH, P.S. NO. 7719 07/12/18  
 DATE



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

PLAT FOR  
**WESTLAND SOUTH**  
**TRACTS RR-3-A-1 AND RR-3-A-2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2018

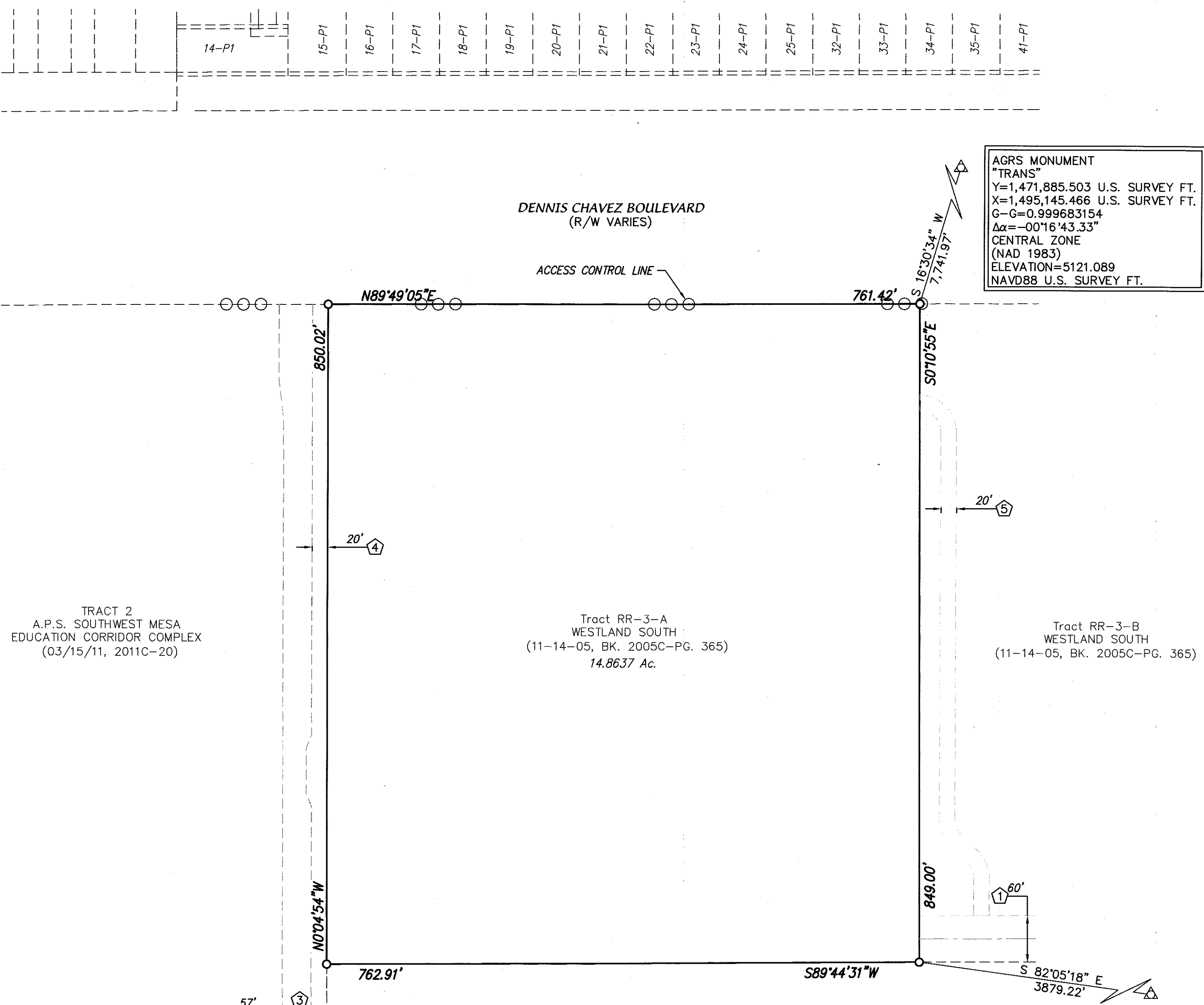
PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
 New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
 Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
 Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.



AGRS MONUMENT  
 "TRANS"  
 Y=1,471,885.503 U.S. SURVEY FT.  
 X=1,495,145.466 U.S. SURVEY FT.  
 G-G=0.999683154  
 $\Delta\alpha=-00^{\circ}16'43.33''$   
 CENTRAL ZONE  
 (NAD 1983)  
 ELEVATION=5121.089  
 NAVD88 U.S. SURVEY FT.

AGRS MONUMENT  
 "3\_P10"  
 Y=1,462,500.31 U.S. SURVEY FT.  
 X=1,500,979.613 U.S. SURVEY FT.  
 G-G=0.99968997  
 $\Delta\alpha=-00^{\circ}16'02.11''$   
 CENTRAL ZONE  
 (NAD 1983)  
 ELEVATION=4938.411  
 (NAVD88) U.S. SURVEY FT.

TRACT 2  
 A.P.S. SOUTHWEST MESA  
 EDUCATION CORRIDOR COMPLEX  
 (03/15/11, 2011C-20)

Tract RR-3-A  
 WESTLAND SOUTH  
 (11-14-05, BK. 2005C-PG. 365)  
 14.8637 Ac.

Tract RR-3-B  
 WESTLAND SOUTH  
 (11-14-05, BK. 2005C-PG. 365)

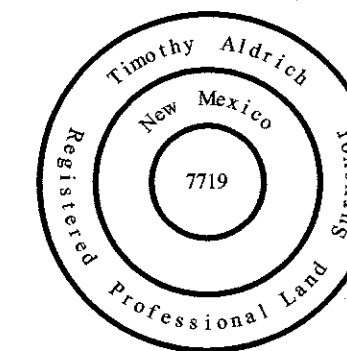
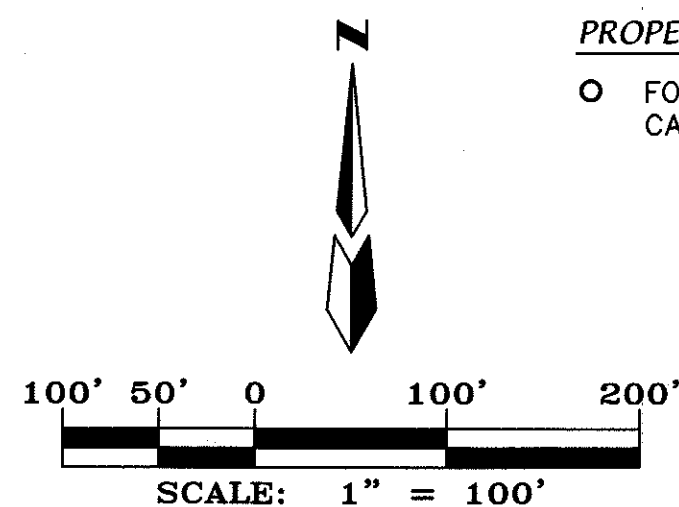
TRACT RR-4  
 WESTLAND SOUTH  
 (04-25-91, BK. 91-7, PG. 830-831)

**EXISTING EASEMENTS**

- ① EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365)
- ③ EXIST. PRIVATE ACCESS EASEMENT (03-15-11, 2011C-20)
- ④ EXIST. 20' A.B.C.W.U.A. EASEMENT (09-18-08, 2008103542)
- ⑤ EXIST. 20' PRIVATE EMERGENCY ACCESS EASEMENT (BY SEPARATE DOCUMENT)

**PROPERTY CORNERS**

- FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"



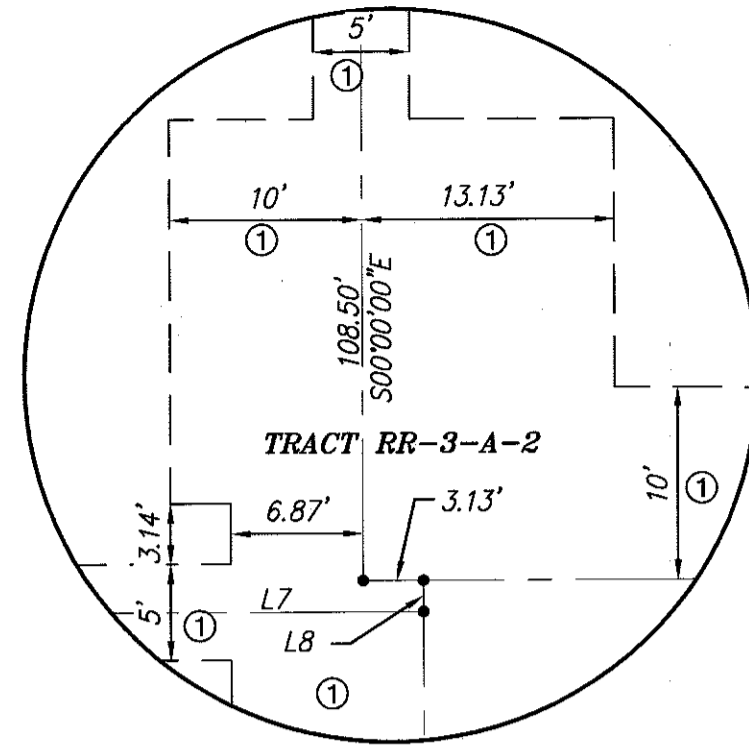
**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

A17005 FP-RR-3-A.dwg	Drawn: SPS	Checked: TA	Sheet 2 of 3
Scale: AS SHOWN	Date: 4/26/2015	Job: A1705	

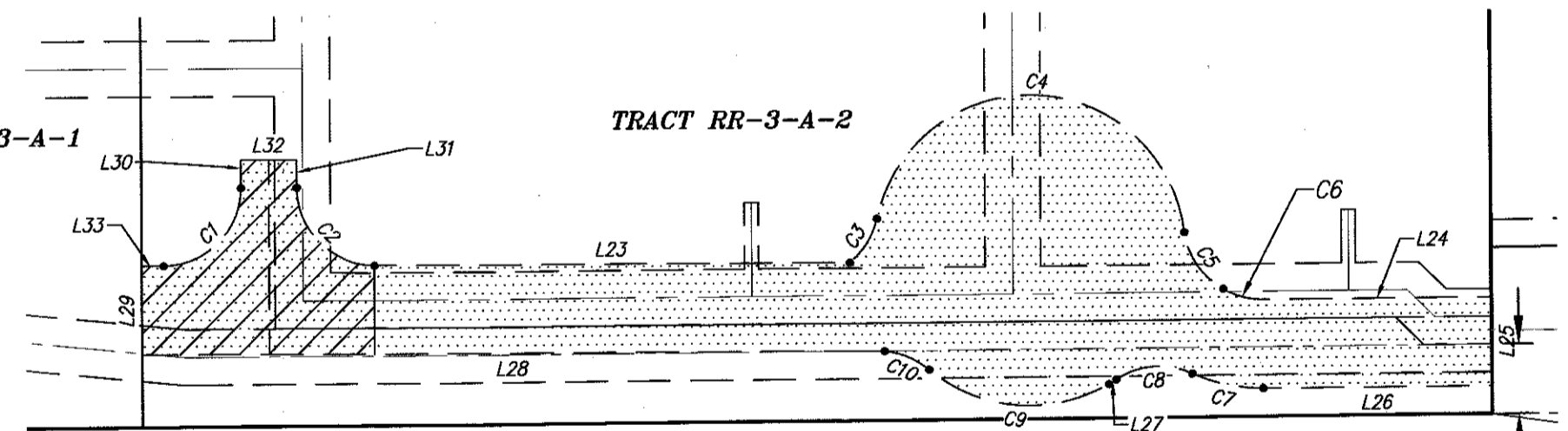
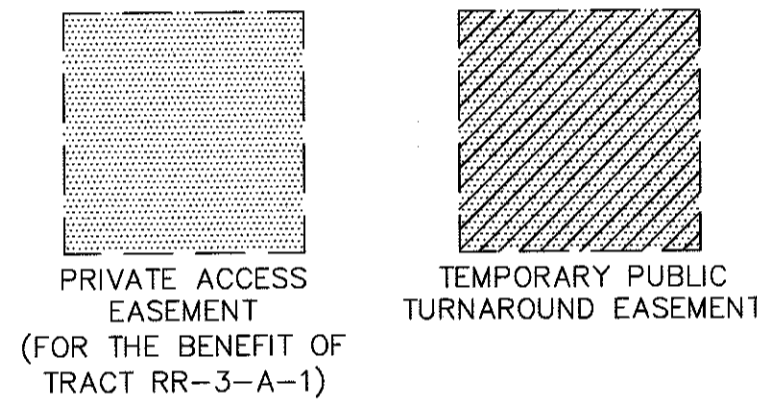
PLAT FOR  
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 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2018

1. All waterline and sanitary sewer easements are granted to A.B.C.W.U.A.
2. All drainage easements are granted to the City of Albuquerque



**DETAIL A**  
**NEW PUBLIC WATERLINE EASEMENT - 1**  
 SCALE: 1" = 10'

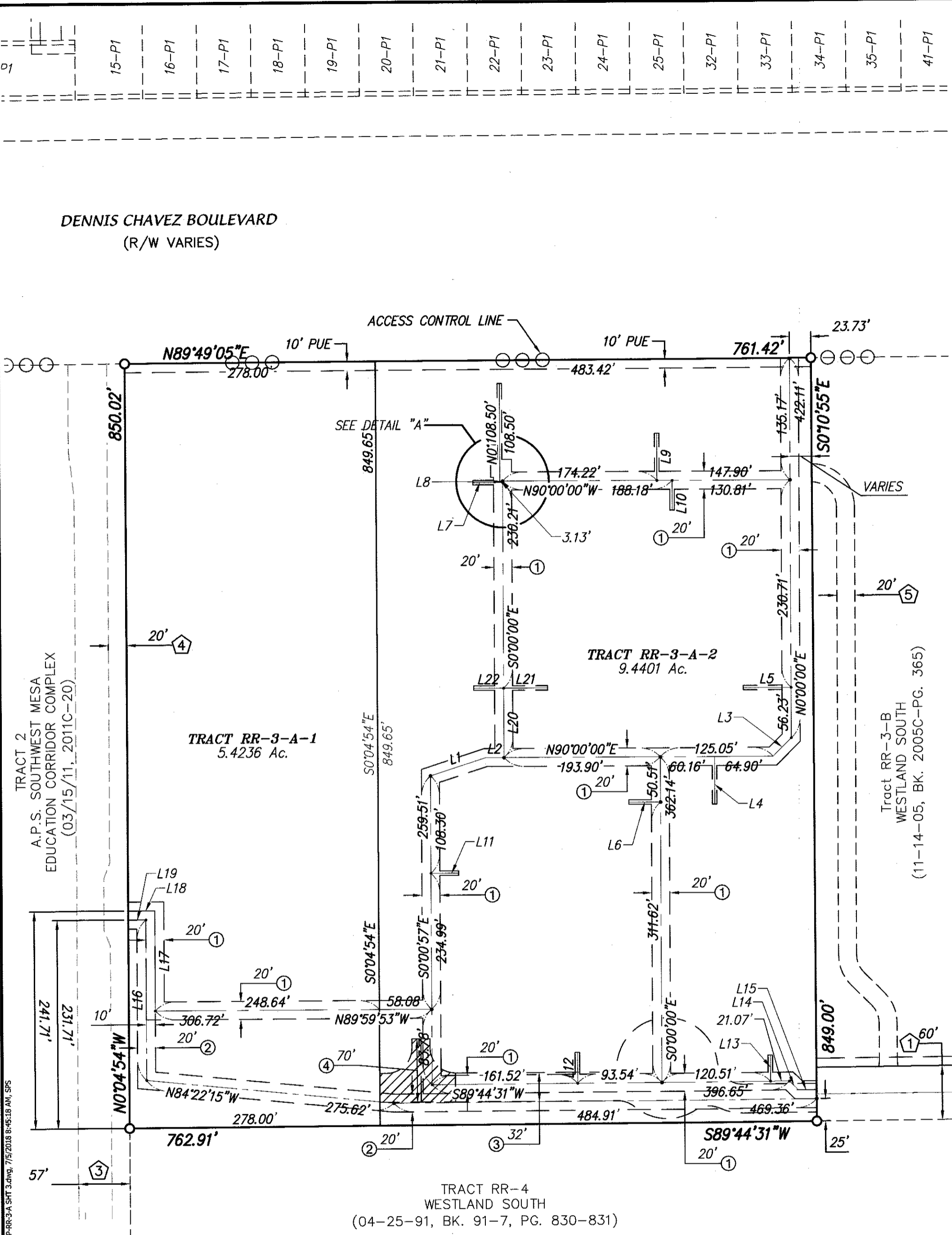
Line Table			Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length
L1	N71°55'14"E	64.45	L12	N00°15'29"W	34.11	L23	S89°57'50"W	170.58
L2	N90°00'00"E	20.41	L13	N00°00'00"E	29.15	L24	S89°44'31"W	82.22
L3	N45°00'04"E	28.92	L14	N45°15'29"W	14.14	L25	N00°10'53"W	32.00
L4	S00°00'00"E	53.05	L15	S89°44'31"W	20.18	L26	N89°44'31"E	82.18
L5	S90°00'00"E	53.00	L16	N00°00'00"E	178.41	L27	N58°06'27"E	3.04
L6	N90°00'00"W	35.00	L17	N00°00'00"E	111.50	L28	N89°57'50"E	266.82
L7	N90°00'00"W	33.02	L18	S89°49'05"W	29.50	L29	S00°04'54"E	32.00
L8	S00°00'00"E	1.63	L19	S89°49'05"W	19.47	L30	N00°02'10"W	10.00
L9	S00°00'00"E	52.15	L20	S00°00'00"E	77.18	L31	S00°02'10"E	10.00
L10	S00°00'00"E	33.01	L21	N90°00'00"E	49.00	L32	N89°57'50"E	20.00
L11	N90°00'00"W	30.85	L22	N90°00'00"E	33.00	L33	S89°57'50"W	7.91



**Curve Table**

Curve #	Radius	Length	Delta	Tangent	Ch Direction	Length
C1	28.00'	43.98'	090°00'00"	28.00'	N44°57'51"E	39.60'
C2	28.00'	43.98'	090°00'00"	28.00'	S45°02'10"E	39.60'
C3	28.00'	19.07'	039°01'24"	9.92'	S31°49'28"W	18.70'
C4	56.00'	157.53'	161°10'27"	337.80'	N87°05'18"W	110.49'
C5	28.00'	25.76'	052°42'26"	13.87'	N33°49'57"W	24.86'
C6	25.31'	14.86'	033°38'14"	7.65'	N74°06'23"W	14.64'
C7	60.00'	26.27'	025°05'08"	13.35'	S77°42'55"E	26.06'
C8	28.00'	28.69'	058°41'50"	15.75'	N85°54'01"E	27.45'
C9	56.00'	69.01'	070°36'42"	39.66'	S85°01'48"E	64.73'
C10	30.63'	17.63'	032°58'35"	9.07'	S66°57'25"E	17.39'

**NEW PRIVATE ACCESS EASEMENT - 3**  
 SCALE: 1" = 100'

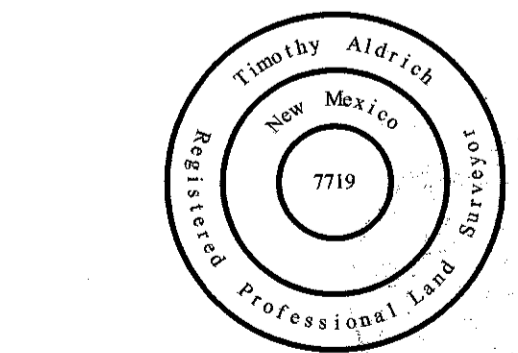
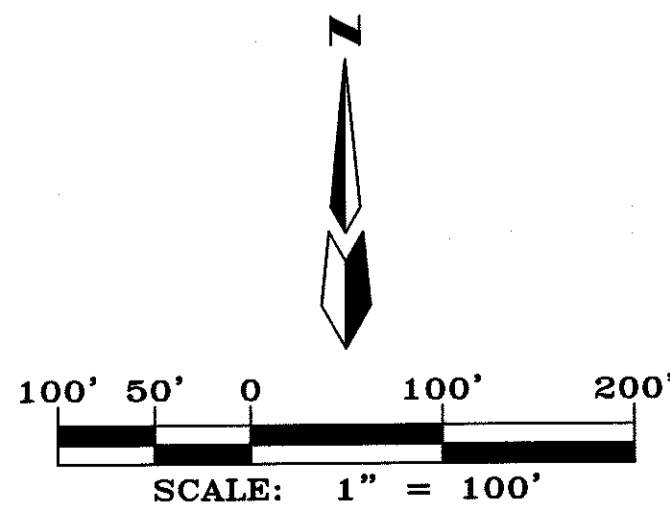


**EXISTING EASEMENTS**

**NEW EASEMENTS**

- ① EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365)
- ③ EXIST. PRIVATE ACCESS EASEMENT (03-15-11, 2011C-20)
- ④ EXIST. 20' A.B.C.W.U.A. EASEMENT (09-18-08, 2008103542)
- ⑤ EXIST. 20' PUBLIC EMERGENCY ACCESS EASEMENT (BY SEPARATE DOCUMENT)

- ① NEW PUBLIC WATER LINE EASEMENT GRANTED TO A.B.C.W.U.A. WITH THIS PLAT.
- ② NEW PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
- ③ NEW PRIVATE ACCESS EASEMENT GRANTED TO TRACTS RR-3-A-1, WITH THIS PLAT.
- ④ NEW TEMPORARY PUBLIC TURNAROUND EASEMENT WITH THIS PLAT.



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

# Design Elevations of Perimeter Walls Exhibit

**E1 CONCRETE JOINT and EXPANSION JOINT**  
 1'-0" x 1'-0"

**D1 CONCRETE VALLEY GUTTER**  
 1'-0" x 1'-0"

**E2 SEAT WALL SECTION**  
 1'-0" x 1'-0"

**E3 SEAT WALL ELEVATION**  
 1'-0" x 1'-0"

**D2 SIDEWALK WITH TURNDOWN EDGE**  
 1'-0" x 1'-0"

**D3 FLUSH CONCRETE SIDEWALK**  
 1'-0" x 1'-0"

**D4 CONCRETE SIDEWALK**  
 1'-0" x 1'-0"

**D5 CONCRETE CURB**  
 1'-0" x 1'-0"

**D6 TYP CONSTRUCTION JOINT @ RAMP LANDING EDGES**  
 1'-0" x 1'-0"

**C1 CMU RETAINING WALL**  
 1'-0" x 1'-0"

**C2 CONCRETE CURB RAMP**  
 1'-0" x 1'-0"

**C3 ACCESSIBLE RAMP**  
 1'-0" x 1'-0"

**C4 FIRELANE STRIPING AND SIGNAGE**  
 1'-0" x 1'-0"

**C5 STOP LINE PAVEMENT STRIPING**  
 1'-0" x 1'-0"

**C6 ACCESSIBLE MARKING**  
 1'-0" x 1'-0"

**B1 CMU RETAINING WALL**  
 1'-0" x 1'-0"

**B2 SITE WALL @ POOL EQUIPMENT**  
 1'-0" x 1'-0"

**B3 PARKING BUMPER**  
 1'-0" x 1'-0"

**B4 ACCESSIBLE PARKING**  
 1'-0" x 1'-0"

**B5 ACCESSIBLE PARKING**  
 1'-0" x 1'-0"

**B6 ACCESSIBLE PARKING RAMP**  
 1'-0" x 1'-0"

**A1 STEEL DRAIN PIPE**  
 1'-0" x 1'-0"

**A2 CONCRETE CURB & GUTTER**  
 1'-0" x 1'-0"

**A3 RAISED COMMUNITY GARDEN PLANTER**  
 1'-0" x 1'-0"

**A4 WEST RETAINING WALL**  
 1'-0" x 1'-0"

**A5 WEST RETAINING WALL**  
 1'-0" x 1'-0"

**A6 ACCESSIBLE PARKING RAMP**  
 1'-0" x 1'-0"

**SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE**  
**(Procedure B)**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 13<sup>th</sup> day of July, 2018, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Ceja Vista, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], Arizona Limited Liability Corporation, whose address is 6330 Riverside Plaza Lane, Suite 220, Albuquerque, NM 87120 and whose telephone number is (505) 440-7262, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D, RR-3-E, recorded on November 14, 2005 in Book 2005C, pages 365 through \_\_\_\_\_, in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Ceja Vista, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Westland South describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the May 9, 2020, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 614192.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a



final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:



Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by ALS, Inc., and construction surveying of the private Improvements shall be performed by ALS, Inc. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, PA and inspection of the private Improvements shall be performed by Mark Goodwin & Associates, PA, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Western Technologies, and field testing of the private Improvements shall be performed by Western Technologies both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Subdivision Bond Number SAIFSU 0709081  
Amount: \$ 3,054,237.28  
Name of Financial Institution or Surety providing Guaranty: International Fidelity Insurance Company  
Date City first able to call Guaranty (Construction Completion Deadline): May, 9 2020  
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: August 9, 2020  
Additional information: \_\_\_\_\_

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents,

representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

22. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

**SUBDIVIDER: CEJA VISTA, LLC**

**CITY OF ALBUQUERQUE:** 

By [signature]: 

By: 

Name [print]: Patrick N. Smith

Shahab Biazar, P.E., City engineer

Title: Manager

Dated: 7/13/18

Dated: 6/7/18

**OWNER'S ACKNOWLEDGMENT**

STATE OF COLORADO )

)ss

COUNTY OF PITKIN )

This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2018, by Patrick N. Smith (name of person signing permit), Manager (title of person signing permit) of Ceja Vista, LLC (Owner).

(SEAL)



Notary Public  
My Commission Expires:



**CITY'S NOTARY**

STATE OF NEW MEXICO )

) ss.

COUNTY OF BERNALILLO )

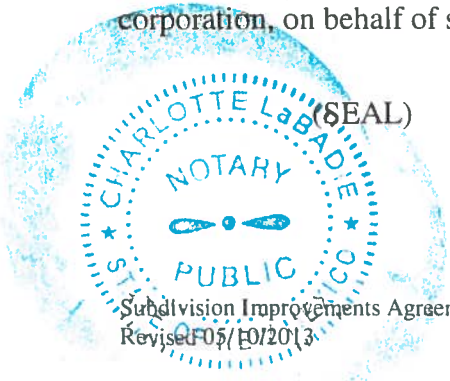
This instrument was acknowledged before me on this 13<sup>th</sup> day of July, 2018, by Shahab Biazar, PE, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)



Notary Public

My Commission Expires: March 15, 2021



ORIGINAL



Current DRC  
Project Number:

FIGURE 12

Date Submitted: 05/9/2018

Date Site Plan Approved:

Date Preliminary Plat Approved: 5-9-18

Date Preliminary Plat Expires: 5-14-19

DRB Project No.: 1004428

DRB Application No.:

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Ceja Vista Units 1, 2A, 2B, 3

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

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.

Note: Unit 1 shall develop before Unit 2A & 2B. Unit 2A & 2B shall develop before Unit 3. MODIFIED DLH 5-9-18  
OR THE INFRASTRUCTURE LIST WILL NEED TO BE

Financially Guaranteed	Constructed Under	Size
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

Type of Improvement	Location	From	To	Inspector	P. E.	City Cnst Engineer
<b>Offsite Paving (UNIT 1)</b> New signal mastarms for reconfiguration of 98th Street & Dennis Chavez of the signalized intersection NB & SB directions: new signal timing plan (7)				/	/	/
<b>Offsite (NMDOT) (UNIT 1)</b> EB Left Turn Lane Lengthen to 400' plus 150' taper EB Redirection Lane plus taper	Dennis Chavez	at 98th Street		/	/	/
WB Left Turn Lane Lengthen to 400' plus 150' taper	Dennis Chavez	at 98th Street		/	/	/
EB Right Turn Lane Lengthen to 400' plus 150' taper Include Bike Lane	Dennis Chavez	at 98th Street		/	/	/
WB Bike Lane at Right Turn Lane	Dennis Chavez	at 98th Street		/	/	/
12' 3" AC Trail (9)	Dennis Chavez	West P.L.	98th Street	/	/	/
30' Storm Drain Inlets/Sidewalk culverts Concrete channel (8)	S. Dennis Chavez & D Chavez & 98th St. S. Dennis Chavez	at 98th Street West P.L.	98th Street	/	/	/





12,197 CF	Temporary Pond A With Agreement & Covenant	E. Boundary	RR-3-A-1	/	/	/
21,257 CF	Temporary Pond B With Agreement & Covenant	E. Boundary	RR-3-A-2	/	/	/
25,177 CF	Temporary Pond C With Agreement & Covenant	E. Boundary	RR-3-B-1	/	/	/
8"	<b>Sanitary Sewer (Unit 1)</b> SAS	98th Street	Exist 15" SAS in D.Chavez ROW	/	/	/
	<b>Paving (Unit 2A)</b> TIA (5)		South ROW line near Ceja Vista Rd	/	/	/
70'	Temp Turnaround	Tr. RR-3-C-1 Driveway Entrance		/	/	/
40' FF	Res Pvmnt C&G (Both Sides)	Ceja Vista Rd	98th Street	/	/	/
6'	Sidewalk (both sides)		Unit 2A/2B Bndry Tr.RR-3-C-1 East PL	/	/	/
12'	3" AC Trail (NMDOT)(9) Concrete channel (NMDOT) (8)	S. Dennis Chavez S. Dennis Chavez	98th Street 98th Street	/	/	/
10"	<b>Water (Unit 2A)</b> WL(2WR)	Ceja Vista Rd	98th Street	/	/	/
8"	<b>Sanitary Sewer (Unit 2A)</b> SAS (Private)	Dennis Chavez	Exist 15" SAS	/	/	/
(0.231AF)	<b>Storm Drain (Unit 2A)</b> First Flush Pond With Agreement and Covenant		Stub to Tr. RR-3-C-1	/	/	/

**Paving (Unit 2B)**

New signal mastarms for reconfiguration of Unser Blvd & Dennis Chavez of the signalized intersection  
 NB & SB directions; new signal timing plan (7)

**Off-Site Paving (NMDOT)**

TIA (5)

Dennis Chavez at Unser Blvd

EB Left Turn Lane  
 Lengthen to 400' plus 150' taper  
 EB Redirect lane plus taper

Dennis Chavez at Unser Blvd

WB Left Turn Lane  
 Lengthen to 400' plus 150' taper  
 EB Redirect lane plus taper

Dennis Chavez at Unser Blvd

EB Right Turn Lane  
 Lengthen to 400' plus 150' taper  
 Include Bike Lane

Dennis Chavez at Unser Blvd.  
 S. Dennis Chavez West PL of Unit 2B Unser Blvd.

WB Bike Lane (at RT turn lane)  
 Concrete channel (NMDOT) (8)

S Dennis Chavez at Unser Blvd.  
 @ D Chavez / Unser Blvd  
 S Dennis Chavez East Propline RR-3-C-1 Unser Blvd.

30"  
 Storm Drain (NMDOT)  
 Inlets or sidewalk culverts  
 3" AC Trail (NMDOT) (9)

**Paving (Unit 2B)**

30' FF Art. Pvmnt W. Half of Unser Blvd South PL Dennis Chavez Blvd

6' C & G (West Side Only), Median Curb

28' FF Res. Pvmnt Pita Verde Rd. Berbenis St. Potrero Dr.

4' (\*) C & G (Both Sides)

4' (\*) Sidewalk (Both Sides)

4' (\*) Sidewalk (North side)

4' (\*) Sidewalk (North side)

26' FF Res. Pvmnt Pita Verde Stub Potrero Dr. Tract L

4' (\*) C & G (Both Sides)

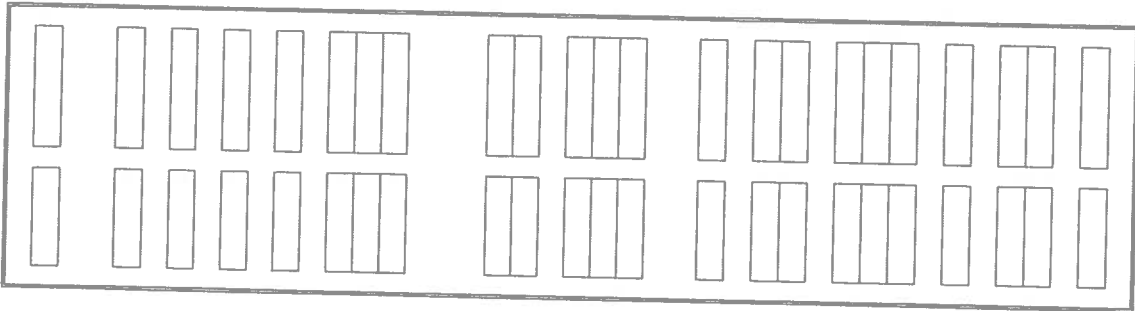
28' FF Sidewalk (North Side Only)

Res. Pvmnt

4' (\*) C & G (Both Sides)

Sidewalk (Both Sides)

Campanula Rd. Paraje St. Potrero Dr.



40' FF	Res. Pvmt C & G (Both Sides)	Ceja Vista Rd	98th Street	Fumana St.	/	/	/
6'	Sidewalk (Both Sides)	Ceja Vista Rd	Unit 2A/2B Boundary	Paraje St.	/	/	/
6'	Sidewalk (N. Side)	Ceja Vista Rd	Paraje St	Fumana St.	/	/	/
6' (*)	Sidewalk (S. Side)	Ceja Vista Rd	Paraje St	Fumana St.	/	/	/
28' FF	Res. Pvmt C & G (Both Sides)	Ceja Vista Rd	Fumana St.	Potrero Dr.	/	/	/
4' (*)	Sidewalk (Both Sides)	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
32' FF	Res. Pvmt C & G (Both Sides)	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
4' (*)	Sidewalk (East Side)	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
4'	Sidewalk (West Side)	Paraje St.	Ceja Vista Rd	Campanula Rd.	/	/	/
28' FF	Res. Pvmt C & G (Both Sides)	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
4'	Sidewalk (East side)	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
4' (*)	Sidewalk (West Sides)	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/	/
28' FF	Res. Pvmt C & G (Both Sides)	Fumana St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
4' (*)	Sidewalk (West side)	Fumana St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
4	Sidewalk (East side)	Fumana St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
4'	Sidewalk (Both Sides)	Fumana St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
28' FF	Res. Pvmt C & G (Both Sides)	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
4'	Sidewalk (Both Sides)	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
38' FF	Res. Pvmt C & G (Both sides)	Cuscula St.	S. Property Line	Ceja Vista Rd.	/	/	/
6'	Sidewalk (Both Sides)	Cuscula St.	S. Property Line	Ceja Vista Rd.	/	/	/
26'	Temp. Emergency Access (Gravel) (w/Temp. Paper Easement)	RR-4 Westland South County Property	Cuscula St. (South PL)	Unser Blvd.	/	/	/
28' FF	Res. Pvmt C & G (Both sides)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
4' (*)	Sidewalk (East Side)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
4'	Sidewalk (West side)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
28' FF	Res. Pvmt C & G (Both Sides)	Berbers St.	96' diameter culdesac ⊙ Tract H	Pita Verde Rd.	/	/	/
4' (*)	Sidewalk (Both sides)	Berbers St.	96' diameter culdesac ⊙ Tract H	Pita Verde Rd.	/	/	/
4'	Sidewalk	Tract H	96' diameter culdesac ⊙ Tract H	Pita Verde Rd.	/	/	/



**Storm Drain (Unit 2B)**

- 30" - 48" Storm Drain
- 24" - 30" Storm Drain
- 18" - 36" Storm Drain
- 18" - 24" Storm Drain
- 48" Storm Drain
- 54" Storm Drain
- 54" Storm Drain

9.0 Ac-Ft Temp Retention Pond w/ A & C  
(0.535 AF)  
First Flush Pond  
With Agreement & Covenant  
(7,380 CF)

**Paving (Unit 3)**

- 30' FF Art. Pvmt
- 10' C & G (East Side Only), Median Curb  
Asphalt Trail (East side)
- 12' 3" AC Trail (NMDOT)(9)
- 26' FF Res. Pvmt
- 4' (\*) C & G (Both Sides)
- 4' (\*) 4' Sidewalk (Both Sides)
- 26' FF Res. Pvmt
- 4' (\*) C & G (Both Sides)
- 26' FF Sidewalk (Both Sides)
- 4' (\*) Res. Pvmt
- 4' (\*) C & G (Both Sides)
- 26' FF Sidewalk (East side)
- 4' (\*) Sidewalk (West Side)
- 28' FF Res. Pvmt
- 4' (\*) C & G (Both Sides)
- 26' FF Sidewalk (West side)
- 4' (\*) Sidewalk (East Side)
- 28' FF Res. Pvmt
- 4' (\*) C & G (Both Sides)

(with Type III Barcades)

- Ceja Vista Rd
- Cuscula St.
- Potrero Dr.
- Pita Verde Rd
- Tract M
- Tract M
- Unser Blvd.
- Tract M
- Tract M
- RR-3-C-1
- Ceja Vista Rd.
- Ceja Vista Rd.
- Lot 7, Blk 12
- Potrero St.
- Unser Blvd
- Tract M
- Potrero Dr.
- Pita Verde Rd.
- Cuscula St.
- S. Property Line

South PL

Unit 3 East P.L.

Lunana Dr.

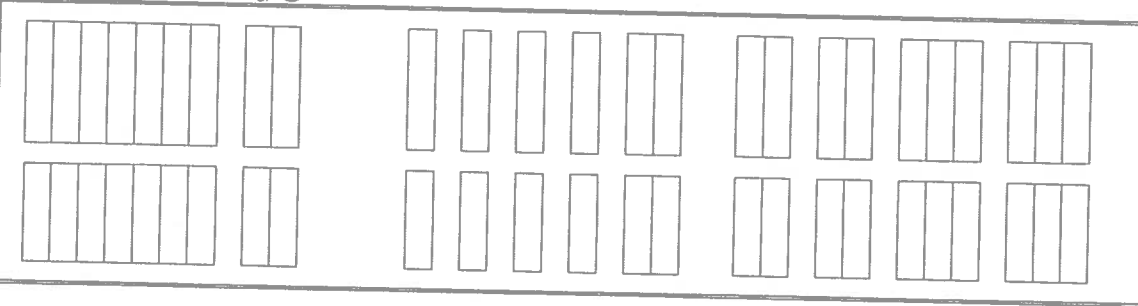
Lunana Dr.

Lunana Dr

Pita Verde Rd.

Pita Verde Rd.

East PL





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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:  
 Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_  
 City User Dept. Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTES**

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

Street lights per City requirements.

- (\*) Sidewalks are deferred in these areas. All others are built with Unit construction plans
- 1 Landscaping Maintenance Agreement for landscaping in the public right-of-way
- 2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
- 3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plats
- 4 Engineers certification of the grading plan required for release of SIA for each Unit.
- 5 Updated TIA. The next Tract: either RR-3-A-1 or RR-3-B-1 or RR-3-C-1 or Unit 2A, 2B, or 3 to develop shall require an updated TIA which may result in additional offsite improvements.
- 6 Storm Drain sizes may change in accordance with final HGL calculations, pending Hydrology approval
- 7 City of Albuquerque maintains signal at 98th Street and Unser Blvd. on Dennis Chavez through an agreement between City and NMDOT
- 8 Alternate channel lining material may be approved and designed at a later date
- 9 NMDOT Pavement Section shall give final recommendation and adjacent land owner to maintain.
- 10 All storm drain items include inlets and manhole as required in design.

**AGENT / OWNER**

**Diane Hoelzer, PE**  
 NAME (print) \_\_\_\_\_  
 SIGNATURE - date *Diane Hoelzer* 5-9-18

**Mark Goodwin & Associates, PA**  
 FIRM  
 SIGNATURE - date *Mark Goodwin* 5-9-18

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*[Signature]* 5-9-18  
 DRB CHAIR - date  
 PARKS & GENERAL RECREATION - date

*[Signature]* 5/9/18  
 TRANSPORTATION DEVELOPMENT - date  
 UTILITY DEVELOPMENT - date

*[Signature]* 5/9/18  
 CITY ENGINEER - date

*[Signature]* 5/9/18  
 AMAFCA - date  
 CODE ENFORCEMENT - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

**Kay Brashear**

---

**From:** Ochoa, Alex <aochoa@cabq.gov>  
**Sent:** Tuesday, July 17, 2018 10:48 AM  
**To:** Stephen Stasiewicz; Planning Plat Approval  
**Cc:** Diane Hoelzer; Kay Brashear; Dicome, Kym  
**Subject:** RE: PROJECT NUMBER 1004428

Hi Stephen,

Thanks for taking another look. Your DXF for Project #1004428, Westland South Tracts RR-3-A-1 & RR-3-A-2 has been approved. This email will notify the DRB office.

- Alex

=====  
Alex Ochoa  
GIS Coordinator  
City of Albuquerque  
Planning Department-AGIS Division  
505-924-3805  
[aochoa@cabq.gov](mailto:aochoa@cabq.gov)  
[AGIS Maps](#)

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**From:** Stephen Stasiewicz [mailto:stephen@goodwinengineers.com]  
**Sent:** Tuesday, July 17, 2018 10:07 AM  
**To:** Ochoa, Alex; Planning Plat Approval  
**Cc:** Diane Hoelzer; Kay Brashear  
**Subject:** RE: PROJECT NUMBER 1004428

Good catch I have fixed the tie and replotted.

Stephen Stasiewicz  
Mark Goodwin and Associates

---

**From:** Ochoa, Alex <aochoa@cabq.gov>  
**Sent:** Tuesday, July 17, 2018 9:46 AM  
**To:** Stephen Stasiewicz <stephen@goodwinengineers.com>; Planning Plat Approval <platgisreview@cabq.gov>  
**Cc:** Diane Hoelzer <diane@goodwinengineers.com>; Kay Brashear <kay@goodwinengineers.com>  
**Subject:** RE: PROJECT NUMBER 1004428

Hi Stephen,

After reviewing your DXF it looks like your angle and length from monument "3\_P10" is off. If you can please double check for me that would be great.





Thanks,  
Alex

=====  
Alex Ochoa  
GIS Coordinator  
City of Albuquerque  
Planning Department-AGIS Division  
505-924-3805  
[aochoa@cabq.gov](mailto:aochoa@cabq.gov)  
[AGIS Maps](#)

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**From:** Stephen Stasiewicz [<mailto:stephen@goodwinengineers.com>]  
**Sent:** Tuesday, July 17, 2018 8:39 AM  
**To:** Planning Plat Approval  
**Cc:** Diane Hoelzer; Kay Brashear  
**Subject:** PROJECT NUMBER 1004428

Westland South Tracts RR-3-A-1 and RR-3-A-2 (A.K.A. CEJA VISTA)

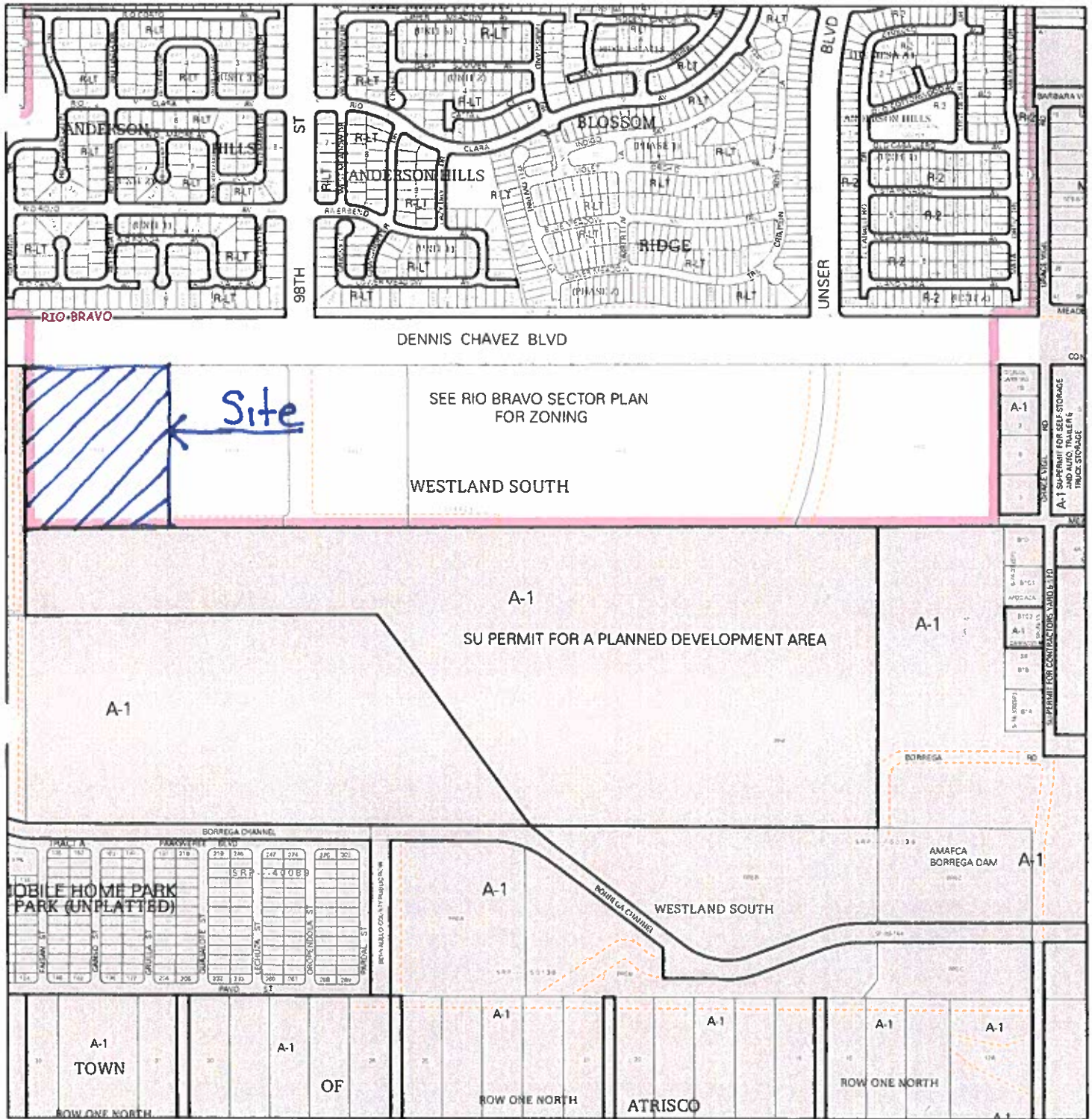
DXF file rotated and Scaled to new Mexico state plane coordinates grid system NAD 83, Central Zone.

For your approval

Stephen Stasiewicz  
Mark Goodwin and Associates

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

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



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

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**P-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

0 750 1,500 Feet