

DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 25, 2012 9:00 am
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development


Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Curtis Cherne, P.E., Hydrology

Carol Dumont, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004540**
11DRB-70366 MAJOR - AMENDMENT
TO PRELIMINARY PLAT 

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2** [approved and TBKA **BOCA NEGRA DETENTION DAM**], zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9&-10) **THE AMENDED PRELIMINARY PLAT APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

2. **Project# 1008265**
10DRB-70109 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT

CLAUDIO VIGIL ARCHITIECTS agent(s) for BRUNACINI DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Lots A-2-A and A-3-A, **JOURNAL CENTER PHASE 2, UNIT 2** zoned IP, located north of RUTLEDGE RD NE and west of SNAPROLL ST NE containing approximately 5.41 acre(s). (D-16, D-17) [Deferred from 5/5/10, 6/2/10, 8/25/10, 11/17/10, 2/23/11, 5/4/11, 8/24/1, 11/16/11] **DEFERRED TO 4/25/12 AT THE AGENT'S REQUEST.**



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 25, 2012

Project# 1004540

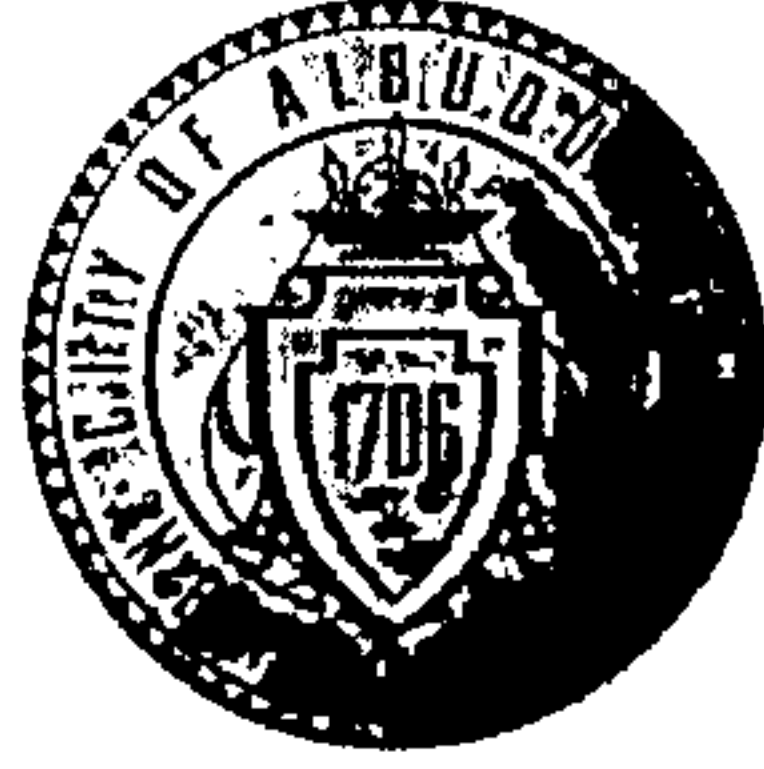
11DRB-70366 MAJOR - AMENDMENT TO PRELIMINARY PLAT

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<p>AMAFCA Vista Vieja Subdivision, Unit 2, Boca Negra Dam, (D-9/D-10) AMAFCA supports the Preliminary Plat Amendment.</p>
<p>COG No comments provided</p>
<p>TRANSIT No comments provided</p>
<p>ZONING ENFORCEMENT No comments provided</p>
<p>NEIGHBORHOOD COORDINATION : <i>Molten Rock NA (R) and Volcano Cliffs Property Owners Association</i></p>
<p>APS This will have no adverse impacts to the APS district.</p>
<p>POLICE DEPARTMENT No comments provided</p>
<p>FIRE DEPARTMENT No comments provided</p>
<p>PNM ELECTRIC & GAS No comments provided</p>
<p>COMCAST No comments provided</p>
<p>Centurlink No adverse comments</p>
<p>ENVIRONMENTAL HEALTH No comments provided</p>
<p>M.R.G.C.D No comments provided</p>

OPEN SPACE DIVISION No Adverse Comment
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION No comments
ABCWUA
PLANNING DEPARTMENT Refer to any public hearing comments regarding proposed amendment.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

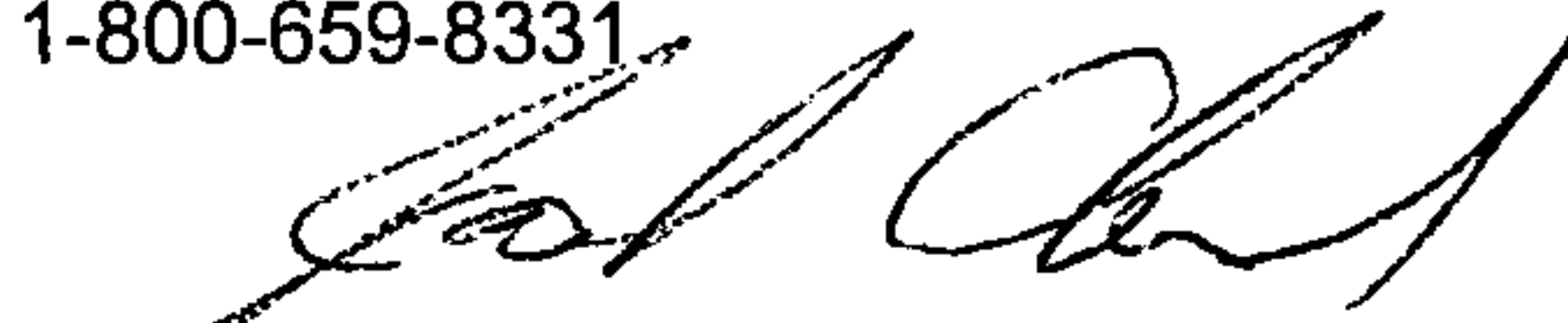
Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, January 25, 2012**, beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday, January 24, 2012**, beginning at **3:00 p.m.** for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1004540

**11DRB-70366 MAJOR - AMENDMENT TO
PRELIMINARY PLAT**

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2** [approved and TBKA **BOCA NEGRA DETENTION DAM**], zoned R-1 & R-D, located at the **81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW** containing approximately 26.9937 acre(s). (D-9&-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 9, 2012.

DATE December 16, 2011

Originating Department/Division Planning

Departments affected by this Legislation Development Review Board

Contact for Content Jack Cloud, Development Review Board Chair 924-3880

Contact for Routing Dora Henry Phone 924-3883

Legislation Type (circle one) Resolution Ordinance EC

Legislation Title (as per subject line from cover memo)

Project #1004540, 11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above
action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 VOLCANO CLIFFS
SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2, zoned R-1 & R-D, located at
the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing
approximately 26.9937 acre(s). (D-9 & D-10)

If requiring immediate action, please state reason _____

For Resolutions & Ordinances: Fiscal Impact Analysis _____ & Disk

For ALL Legislation: Cover Analysis _____

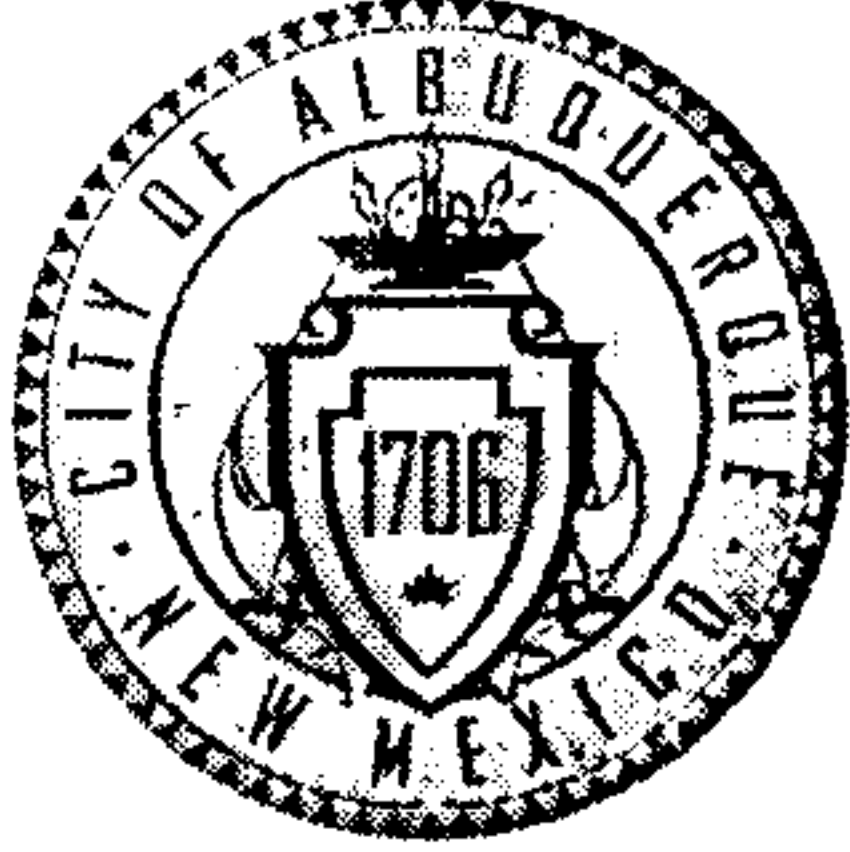
For Legislation with large attachments:

Duplicating & Supply Requisition with Activity No. and authorized signature _____

Please insure that the following departments/individuals have signed legislation before it reaches the Mayor's office for signature:

Originating department(s) director(s)
Budget Officer (if needed)
City Attorney's Office

For further information, call Gilbert Montano, 768-3317 or gmontano@cabq.gov



City of Albuquerque PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

December 27, 2011

To: Trudy Jones, President, City Council

From: Richard J. Berry, Mayor

Subject: Project #1004540, 11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2**, zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10)

Request: This is a request for vacation of public right of way for a full street section of Atrisco Drive NW, this segment of which is unbuilt and not needed for local access or part of the City's street network. The street is a remnant from antiquated platting on the northwest mesa. The applicants own the properties surrounding the street, which are all subject of the proposed subdivision to create a single parcel for of the flood control facility to be known as the Boca Negra Dam.

At an advertised public hearing, the Development Review Board voted to recommend APPROVAL to the City Council of the proposed vacation, based on the recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Per section 14-14-7-2(F)(3)(b) of the Subdivision Ordinance, this matter is being forwarded to the City Council to be placed on the consent agenda to determine if the vacation shall occur. Because there is an appeal of the subdivision action (AC-11-06), it is recommended that action on this vacation be deferred until a determination is made by the City Council on the appeal.

**Title/ Subject of Legislation: Atrisco Drive NW Vacation: Project 1004540 – 11-DRB-70257,
DRB RECOMMENDATION FOR APPROVAL**

Approved:

Approved as to Legal Form:

Robert J. Perry **Date**
Chief Administrative Officer

David Tourek **Date**
City Attorney

Recommended:

M. Conrad

FOR Deborah L. Stover **Date 12/16/11**
Planning Department Director



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2011

Project# 1004540

11DRB-70256 VACATION OF PUBLIC EASEMENT
11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70258 BULK LAND VARIANCE
11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2**, zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10) *[Deferred from 10/12/11]*

On October 12 and October 26, 2011, the Development Review Board held an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation of Atrisco Drive NW as shown on the "Vacation Exhibit" of the Boca Negra Detention Dam in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(2), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

(A)(1) The public road vacation and easement vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(2) There is a net benefit to the public welfare because the development of a significant community drainage facility made possible by the vacations is clearly more beneficial to the public welfare than any minor detriment resulting from the vacations. The vacations will not adversely impact traffic patterns in this area, and the City of Albuquerque does not need to utilize the platted right of way for roadway or other purposes based on the ownership and proposed replat.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacations were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacations and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
 2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
 3. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.
-

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY November 10, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest. You will receive notice if any other person files a protest.

In other actions taken by the Board, the Bulk Land Variance was approved and the preliminary/final plat was approved with final sign off delegated to Parks to amend Master Trails Agreement and to Planning for ABCWUA license to be recorded.

If you wish to appeal this decision, you must do so by November 10, 2011 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

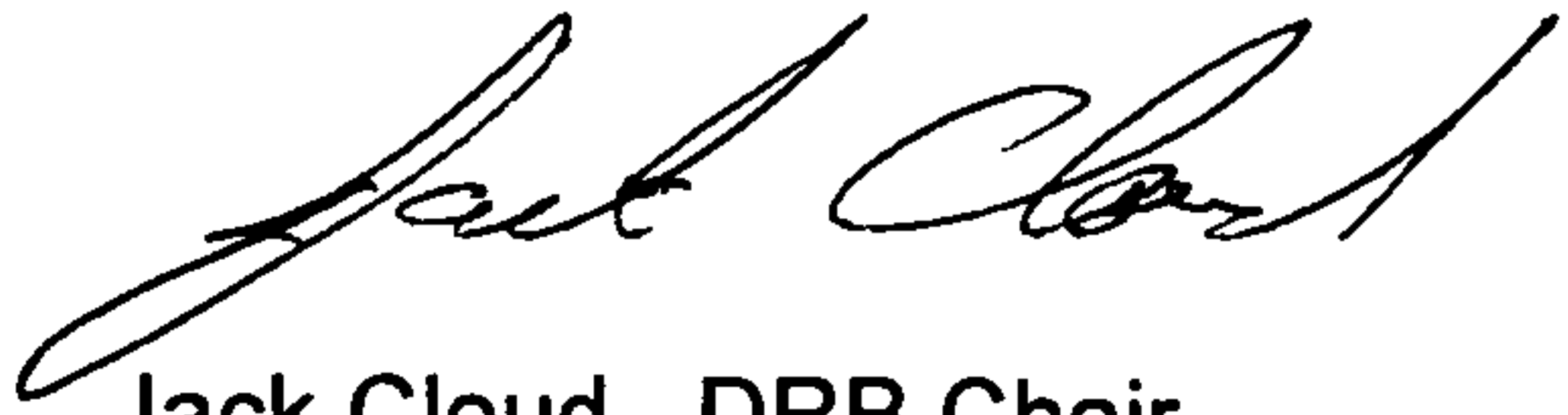
The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the

15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud". The signature is fluid and cursive, with the first name "Jack" being more prominent than the last name "Cloud".

Jack Cloud, DRB Chair

Cc: Wilson & Company Engineers & Architects (Kristine Susco) – 4900 Lang Ave NE – Albuquerque NM 87109

Cc: Albuquerque Metropolitan Flood Control Authority – 2600 Prospect NE – Albuquerque, NM 87107

Marilyn Maldonado

File



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

October 12, 2011

Project# 1004540
 11DRB-70256 VACATION OF PUBLIC EASEMENT
 11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
 11DRB-70258 BULK LAND VARIANCE
 11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

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UNIT 2, zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD
 NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10)

AMAFCA Boca Negra Dam Bulk Land Plat, (D-9/D-10) No objection to requested actions. AMAFCA has been deeded all property necessary for the dam per the agreement among the City, AMAFCA and developers, dated September 22, 2005. AMAFCA has signed the plat as owner and will sign the plat as reviewing agency.
COG No comments
TRANSIT No comments
ZONING ENFORCEMENT No comments
NEIGHBORHOOD COORDINATION Letters sent to: Molten Rock NA (R) and Volcano Cliffs Property Owners Assoc.
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments
FIRE DEPARTMENT No comments
PNM ELECTRIC & GAS No comments
COMCAST No comments
QWEST No comments

<p>ENVIRONMENTAL HEALTH No comments</p>
<p>M.R.G.C.D No comments</p>
<p>OPEN SPACE DIVISION No comments</p>
<p>CITY ENGINEER Hydrology has no objections to all of the requests.</p>
<p>TRANSPORTATION DEVELOPMENT It is unclear why a portion of the Unser frontage is being dedicated as public right of way, while another portion is being encumbered with a public roadway easement. Please clarify.</p> <p>Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.</p> <p>Define the width of all right of way.</p> <p>Clarify existing roadway conditions. Infrastructure improvements may be required</p>
<p>PARKS AND RECREATION Parks and Recreation is coordinating with AMAFCA for trail and other possible recreation uses. No objections to Vacation of Public Easement, Vacation of Public Right-of-Way, Bulk Land Variance or Minor-Preliminary/Final Plat Approval.</p>
<p>ABCWUA A license agreement will be required between AMAFCA and ABCWUA before the Atrisco roadway vacation action can be approved. No other objections to the other vacation actions, or the bulk land variance.</p>
<p>PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations. Regarding remaining easements, is there a physical difference between Keyed Easements L and O? For new easement T, please describe as a PUBLIC Roadway Easement. Proposed plat does not appear to qualify for a Bulk Land Variance, because the DRB does not expect further public agency review for this parcel. Please describe the status of adjacent infrastructure.</p>

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
Major subdivision action			Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input checked="" type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input checked="" type="checkbox"/> Variance (Non-Zoning)			Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN	P		Amendment to Sector, Area, Facility or Comprehensive Plan
for Subdivision			Text Amendment (Zoning Code/Sub Regs)
for Building Permit			Street Name Change (Local & Collector)
Administrative Amendment/Approval (AA)			
IP Master Development Plan	D		
Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L	A	APPEAL / PROTEST of...
Storm Drainage Cost Allocation Plan			Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Wilson & Company Engineers & Architects (Kristine Susco) PHONE: 505-348-4191
 ADDRESS: 4900 Lang Avenue NE FAX: 505-348-4055
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kisusco@wilsonco.com

APPLICANT: Albuquerque Metropolitan Flood Control Authority PHONE: 505-884-5124
 ADDRESS: 2600 Prospect NE FAX: 505-884-0214
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: lhines@amafca.org
 Proprietary interest in site: Owner List all owners: AMAFCA, COA

DESCRIPTION OF REQUEST: Approval of Preliminary/Final Plat, Bulk Land Variance, Vacation of Public Easements and Public ROW, Dedication of Public ROW

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.: LOTS 4, 5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25 AND COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2, LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14
 Existing Zoning: R-1/RD Proposed zoning: No Change MRGCD Map No _____
 Zone Atlas page(s): D-9,D-10 UPC Code: See attached

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
Project # 1004540

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 12 No. of proposed lots: 1 Total site area (acres): 26.9937
 LOCATION OF PROPERTY BY STREETS: On or Near: 81st Street NW
 Between: Unser Blvd. NW and Compass Dr. NW

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

SIGNATURE *Kristine Susco* DATE 9-11-2001
 (Print Name) Kristine Susco Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

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

Application case numbers
11DRB - 70256
11DRB - 70257
11DRB - 70258
11DRB - 70259

Action	S.F.	Fees
<u>VPE</u>		<u>\$ 225.00</u>
<u>VROW</u>		<u>\$ 300.00</u>
<u>BLY</u>		<u>\$ 145.00</u>
<u>P3F</u>		<u>\$ 215.00</u>
<u>ADV</u>		<u>\$ 75.00</u>
<u>CMF</u>		<u>20.00</u>
		<u>Total</u>
		<u>\$ 980.00</u>

Hearing date October 12, 2011

V. Coy 9.12.11
 Staff signature & Date

Project # 1004540

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.

Kristine Susco
 Applicant name (print)
KRISTINE 9-9-11
 Applicant signature / date



Form revised October 2007

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

Application case numbers
UDRB - 70259

Yusuf **9-12-11**
 Planner signature / date
 Project # **1004540**

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) 5

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) 1

- 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.

KRISTINE SUSCO
Applicant name (print)
[Signature] 9-9-11
Applicant signature / date



Form revised 4/07

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

Application case numbers
 11DRB - 70256
 11DRB - 70257
 11DRB - 70258

[Signature] 9-12-11
Planner signature / date
 Project # 1004540

**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

9 September 2011

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

RE: *Submittal of Boca Negra Detention Dam Bulk Land Plat*
Tract 1, Boca Negra Detention Dam within Sections 21 and 22, Township 11 North
Range 2 East, New Mexico Principal Meridian, Albuquerque, New Mexico.
Project # 1004540; WCI File # X3218078-02

Dear Mr. Cloud:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for AMAFCA, does hereby present for approval the attached Bulk Land Plat. The Bulk Land Plat combines eleven existing lots and one Tract into one Tract. The existing eleven lots include Lots 12-18, Block 2, Unit 14, Lots 4-6, Block 2, Unit 25, and Lot 1, Block 5, Unit 25, all within Volcano Cliffs Subdivision, along with Common Area Tract D, Vista Vieja Subdivision, Unit 2. Additionally, the Plat dedicates Public Right-of-Way to the City of Albuquerque and grants easements as required.

We request approval for the following actions: Preliminary and Final Plat Approval, Bulk Land Variance, Vacation of Public Easements and Vacation of Public Right-of-Way (portions of Atrisco Drive NW).

With the above described vacation and platting action, and working in conjunction with A.M.A.F.C.A. the newly created Tract 1 will be for drainage, recreation and utility purposes only.

If you have any questions or need any additional information, please do not hesitate to contact this office. You may call me at (505) 348-4191.

Thank you.

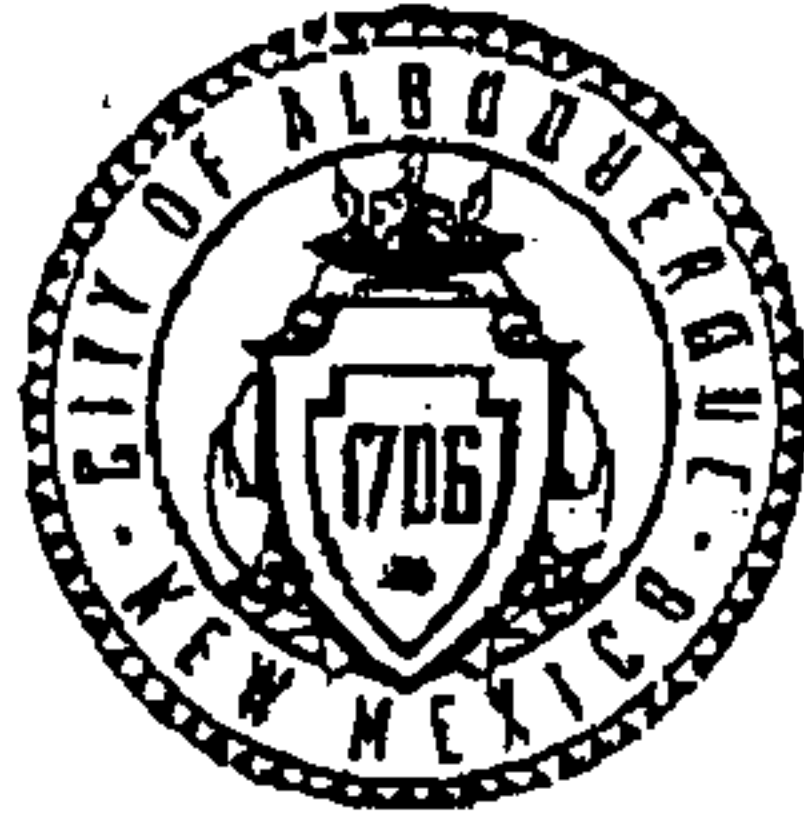
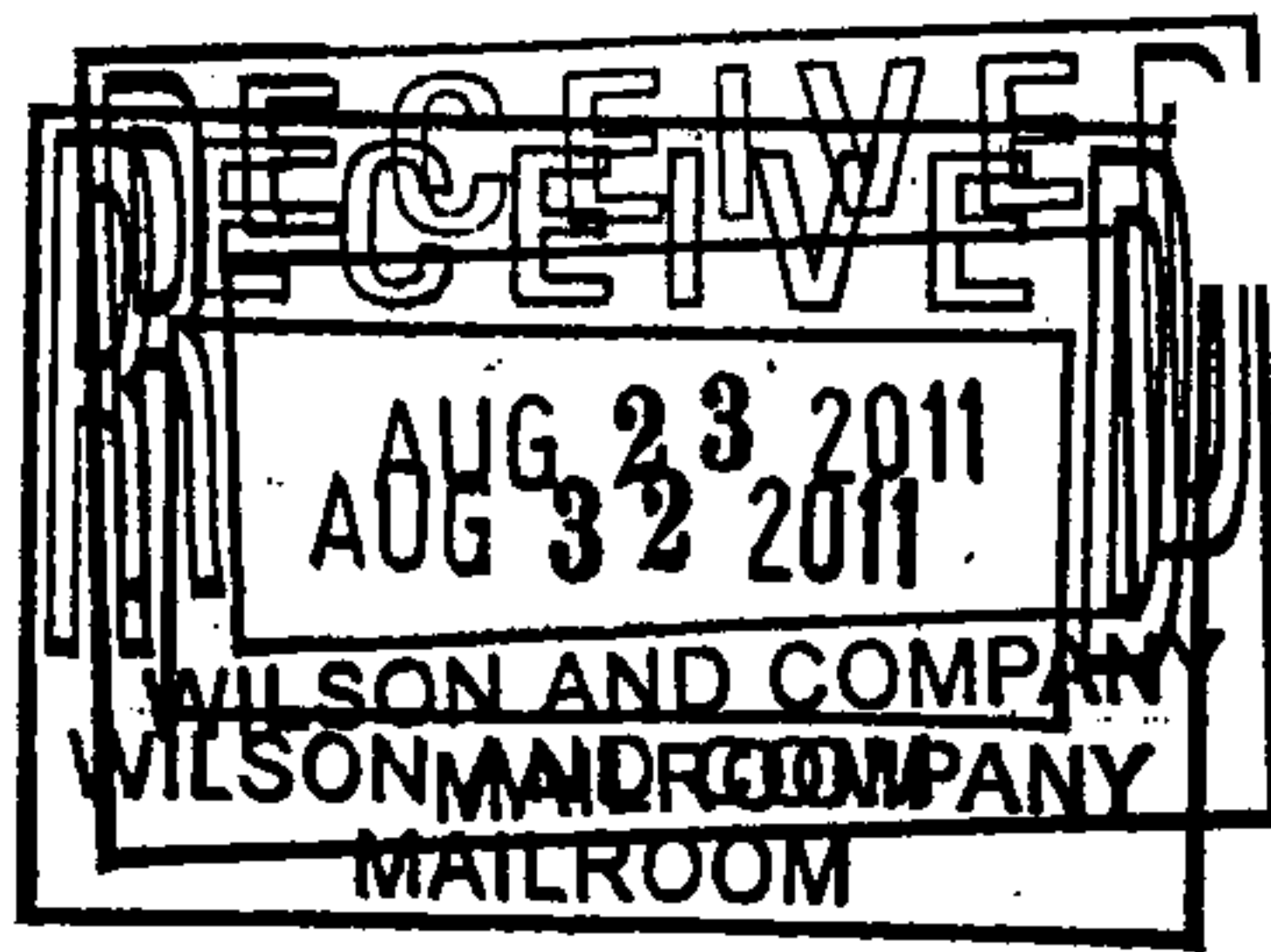
Sincerely,

WILSON & COMPANY, INC.


Kristine Susco
Project Manager

Wilson & Company, Inc. - Engineers & Architects


HIGHER
Relationships
SHARED OWNERSHIP • COLLABORATION
INTENSITY • DISCIPLINE • SOLUTIONS



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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 23, 2011

Shadi Hayati
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4185/FAX: 505-348-4055

Dear Shadi:

Thank you for your inquiry of August 23, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOTS 4,5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25, COMMON AREA, TRACT D, VISTA VIEJA SUBDIVISION, UNIT 2 AND LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14, LOCATED ON ATRISCO DRIVE NW BETWEEN UNSER BOULEVARD NW AND COMPASS DRIVE NW** zone map **D-9-10**.

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

MOLTEN ROCK N.A. (MRK) "R"

*Markku Koskela, 7916 Victoria Dr. NW/87120 898-7875 (h) 450-8352 (w)
Mel Lyerla, 5608 Popo Dr. NW/87120 899-2682 (h) 350-4545 (w)

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)

*Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)
Ralph Davis, 5612 Popo Dr. NW/87120 280-6512 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

planningrnaform(06/08/10)

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ALBUQUERQUE NM 87120 **OFFICIAL USE**

Postage	\$ 0.44
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

Postmark Here
 SEP 12 2011
 ALBUQUERQUE NM 87120

Sent To
 MR. MEL LYERLA
 Street, Apt. No.;
 or PO Box No. 5608 POPP DR NW
 City, State, ZIP+4
 ALBUQUERQUE, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

Postmark Here
 SEP 12 2011
 ALBUQUERQUE NM 87120

Sent To
 MR. RALPH DAVIS
 Street, Apt. No.;
 or PO Box No. 5612 POPP DR NW
 City, State, ZIP+4
 ALBUQUERQUE, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

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

RIO RANCHO NM 87124 **OFFICIAL USE**

Postage	\$ 0.44
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

Postmark Here
 SEP 12 2011
 ALBUQUERQUE NM 87120

Sent To
 MR. DAVE HEIL
 Street, Apt. No.;
 or PO Box No. 160 ITASCA RD SE
 City, State, ZIP+4
 RIO RANCHO, NM 87124

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
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For delivery information visit our website at www.usps.com

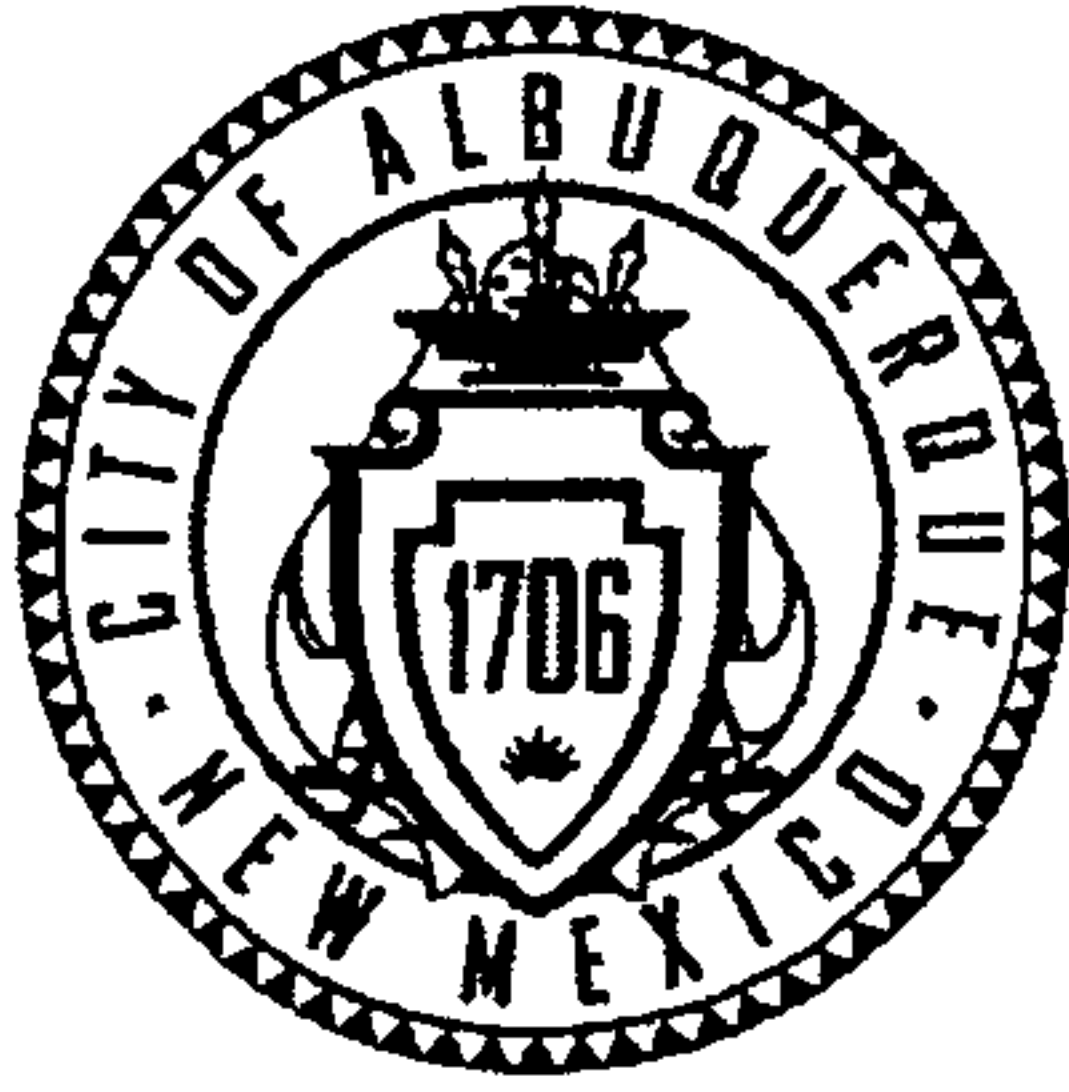
ALBUQUERQUE NM 87120 **OFFICIAL USE**

Postage	\$ 0.44
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

Postmark Here
 SEP 12 2011
 ALBUQUERQUE NM 87120

Sent To
 MR. MARKKU KOSKELA
 Street, Apt. No.;
 or PO Box No. 7916 VICTORIA DR NW
 City, State, ZIP+4
 ALBUQUERQUE, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions



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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 18, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Wilson & Company

Applicant: AMAFCA

Legal Description: Sections 21 and 22, T11N, R2E

Acreage: 25.7 acres

Zone Atlas Page: D-9, D-10

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

An Archeological Survey of 26 Acres of AMAFCA Land in T11N, R2E, Sections 21 and 22, along Boca Negra Arroyo adjacent to Petroglyph National Monument, Bernalillo County, New Mexico. by Carol J. Condie (Quivira Research Center Publications 478), July 2005. NMCRIS Activity #93874

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)-- no significant sites in project area).***

SUBMITTED:

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



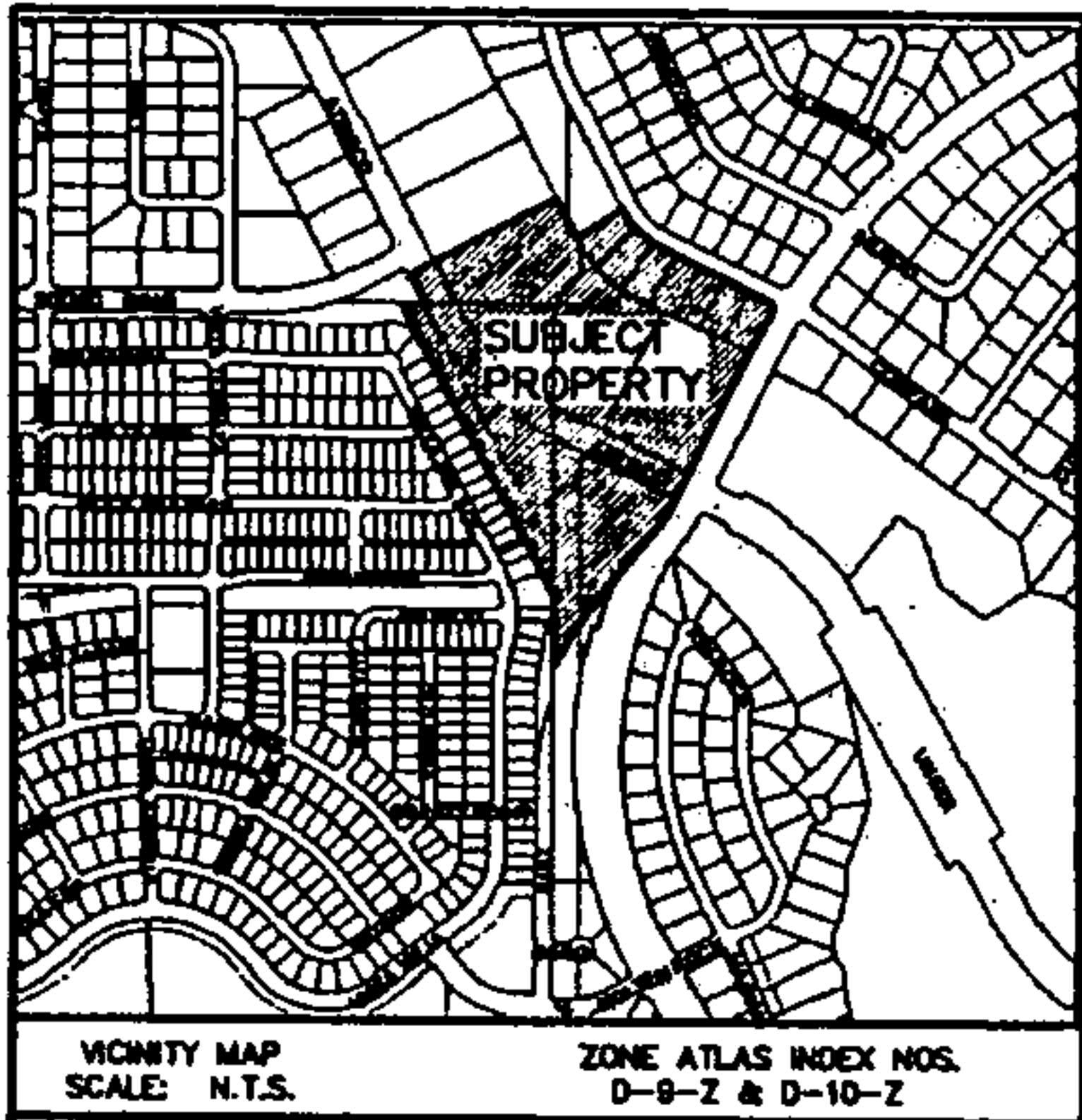
VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS INDEX NOS.
D-9-Z & D-10-Z

UNIFORM PROPERTY CODE # :

1-009-063-515-277-10734, 1-009-063-513-227-40350, 1-010-063-018-253-30801, 1-010-063-047-235-30810, 1-010-063-021-181-30710

1-010-063-070-252-20201, 1-010-063-060-254-20202, 1-010-063-051-264-20203, 1-010-063-044-267-20204, 1-010-063-035-269-20205, 1-010-063-025-278-20206, 1-010-063-019-284-20207



"NOTICE OF SUBDIVISION PLAT CONDITIONS"
(BOCA NEGRA DETENTION DAM)

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 OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

PROJECT NUMBER: 1004540
APPLICATION NUMBERS: 11DRB-70256 to 11DRB-70259

PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING: TWELVE
TOTAL NO. OF TRACTS CREATED: ONE
GROSS SUBDIVISION ACREAGE: 26.9937 ACRES
TOTAL MILES OF STREETS CREATED: ±0.2121
ZONE ATLAS INDEX NO.: D-9-Z & D-10-Z
DATE OF SURVEY: APRIL 2011
CURRENT ZONING: R-1 and R-D

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT ELEVEN EXISTING LOTS INCLUDING LOTS 12-18, BLOCK 2, UNIT 14, AND LOTS 4, 5, AND 6, BLOCK 2, UNIT 25, AND LOT 1, BLOCK 5, UNIT 25 OF VOLCANO CLIFFS SUBDIVISION; AND ONE COMMON AREA TRACT D, VISTA VIEJA SUBDIVISION, UNIT 2, INTO ONE TRACT, VACATE A PORTION OF ATRISCO DRIVE NW, VACATE AND GRANT EASEMENTS AND DEDICATE ADDITIONAL RIGHT OF WAY. TRACT 1, CREATED BY THIS PLAT, IS LIMITED TO DRAINAGE, RECREATION AND UTILITY PURPOSES ONLY.

GENERAL NOTES:

- FIELD SURVEY WAS PERFORMED IN SEPTEMBER 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83), BASED ON A LINE FROM "B_C10" TO "1_C11" BEARING = S.60°39'02"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE INDICATED.
- LOTS 5 AND 6, BLOCK 2, VOLCANO CLIFFS UNIT 25 WERE CONVEYED AS PARCEL 5 AND 6 ON WARRANTY DEED RECORDED ON 06-08-2011, DOC. #2011053296.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-009-083-515-777-10734, 1-009-083-511-227-40350,
1-010-083-018-253-30801, 1-010-083-047-235-30810, 1-010-083-021-181-30710
PROPERTY OWNER OF RECORD: A.M.A.F.C.A.

UNIFORM PROPERTY CODE # : 1-010-083-070-252-20201, 1-010-083-061-254-20202,
1-010-083-051-264-20203, 1-010-083-044-267-20204, 1-010-083-031-269-20205,
1-010-083-025-278-20206, 1-010-083-019-284-20207
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): A.M.A.F.C.A. AND CITY OF ALBUQUERQUE
SECTIONS 21 AND 22, T.11 N., R.2 E., N.M.P.M.
SUBDIVISION: Tract 1, Boca Negra Detention Dam

Drawing Name: X321807802-Dam Final Plat.dwg
NETWORK ADDRESS: X:\Public\Projects\X3218078-02\S\Plat Plot By: SH

FREE CONSENT AND DEDICATION:

THE PARCEL SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), SAID OWNER(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR UNSER BOULEVARD N.W. AND RAINBOW BOULEVARD N.W. AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; SAID OWNER(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE:

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL
AUTHORITY OWNER OF:
LOTS 4, 5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25 AND
COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2

DATE: 8/29/2011

JERRY M. LOVATO, P.E., EXECUTIVE ENGINEER
FOR: AMAFCA, A POLITICAL SUBDIVISION OF
STATE OF NEW MEXICO

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF
August, 2011, BY JERRY M. LOVATO, P.E., AS EXECUTIVE ENGINEER OF AMAFCA,
A POLITICAL SUBDIVISION OF STATE OF NEW MEXICO

NOTARY PUBLIC:
MY COMMISSION EXPIRES: July 25, 2015



CITY OF ALBUQUERQUE OWNER OF:
LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14

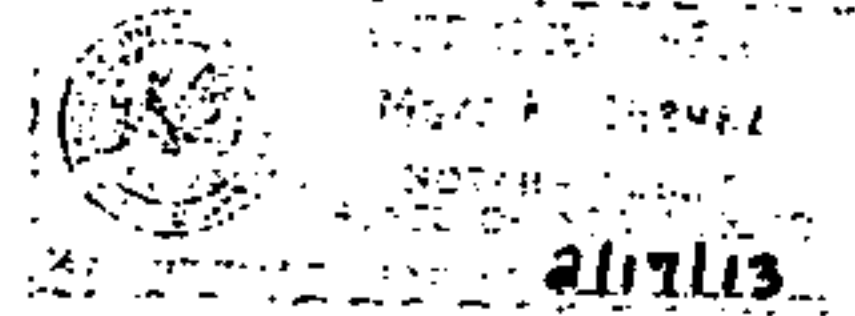
DATE: 8/31/11

ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
FOR: CITY OF ALBUQUERQUE, A NEW MEXICO
MUNICIPAL CORPORATION

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF
August, 2011, BY ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
FOR CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2/17/13



NEW MEXICO GAS COMPANY	DATE
	<u>9-29-11</u>
PNM ELECTRIC SERVICES	DATE
	<u>09/26/11</u>
WEST TELECOMMUNICATIONS	DATE
	<u>09-27-11</u>
COMCAST	DATE

CITY APPROVALS:

	DATE
<u>8-30-11</u>	
CITY SURVEYOR	DATE
	<u>11-08-11</u>
REAL PROPERTY DIVISION	DATE

ENVIRONMENTAL HEALTH DEPARTMENT	DATE
	<u>10-26-11</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	<u>10/26/11</u>

ABCWA	DATE
	<u>11-7-11</u>
PARKS AND RECREATION DEPARTMENT	DATE
	<u>10-26-11</u>

A.M.A.F.C.A.	DATE
	<u>10-26-11</u>
CITY ENGINEER	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
--------------------------------------	------

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

CHRISTOPHER S. CROSHAW
N.M.P.L.S. #14733



23 August 2011
DATE

WILSON & COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

PLAT OF TRACT 1 BOCA NEGRA DETENTION DAM

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

FLOOD NOTE:

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES." SAID PORTIONS ARE SUBJECT TO PENDING LOMR.

A.M.A.F.C.A. DRAINAGE EASEMENT DEDICATION LANGUAGE:

DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED HEREIN AS "FLOOD PLAIN EASEMENT" OR "DRAINAGE EASEMENT" IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE AND STORAGE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, MAINTENANCE, RECONSTRUCTION OR REPLACEMENT OF, AND ACCESS TO, SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF GRANTEE, NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED ON ANY PROPERTY DEDICATED TO GRANTEE HEREBY, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SUCH PROPERTY. THIS DEDICATION SHALL NOT OBLIGATE GRANTEE TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS OR OTHER FACILITIES THAT DO NOT MEET THE STANDARDS OF THE GRANTEE FOR DESIGN AND CONSTRUCTION, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE AREA DEDICATED. GRANTEE SHALL ONLY MAINTAIN PROPERTY AND/OR IMPROVEMENTS THAT IT SPECIFICALLY AGREES, IN WRITING, TO MAINTAIN. ABSENT A WRITTEN MAINTENANCE AGREEMENT, SUCH RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. LANDSCAPING OR MAINTENANCE WORK BY THE GRANTOR WITHIN THE PROPERTY HEREBY DEDICATED SHALL NOT ALTER THE PRESENT FLOWLINE, CAPACITY OR PERMEABILITY OF THE PRESENT FLOOD WAY AREA EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY GRANTEE AS SOON AS PRACTICAL THEREAFTER. GRANTEE WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE PROPERTY DEDICATED HEREBY MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED. GRANTOR COVENANTS AND WARRANTS THAT IT IS THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT IT HAS A GOOD AND LAWFUL RIGHT TO DEDICATE THE RIGHT OF WAY OR EASEMENT INTERESTS DESCRIBED HEREIN. ANY PORTION OF ANY LAND, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED. VACATION APPROVAL CONSISTENT WITH THE CITY OF ALBUQUERQUE OR BERNALILLO COUNTY SUBDIVISION ORDINANCES WILL ALSO BE REQUIRED.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS 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.
- QUEST 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 ERRECTED 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.

SOLAR NOTE:

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN AN AREA FOR WHICH DRB APPROVAL IS SOUGHT. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING COMPRISED OF LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON JULY 29, 1970, IN VOLUME: D4, FOLIO: 88;

TOGETHER WITH, LOTS 4, 5 AND 8, BLOCK 2; LOT 1, BLOCK 5; AND A PORTION OF ATRISCO DRIVE N.W., WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON DECEMBER 15, 1970, IN VOLUME: D4, FOLIO: 100;

TOGETHER WITH, COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON OCTOBER 3, 2006, IN BOOK: 2006C, PAGE: 298; SAID COMPRISED TRACT LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE ON THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; WHENCE, THE ALBUQUERQUE CONTROL SURVEY MONUMENT IDENTIFIED AS "1.C11", A STANDARD A.C.S. BRASS CAP MONUMENT IN PLACE BEARS N.89°59'28"E., 8408.25 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING, ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTHWESTERLY 52.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°08'04", A RADIUS OF 2754.70 FEET AND A CHORD OF 52.94 FEET WHICH BEARS S 28°47'58" W TO A POINT; THENCE,

S 28°18'41" W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 558.78 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE,

104.84 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 12°37'49", A RADIUS OF 474.87 FEET, AND A CHORD OF 104.42 FEET WHICH BEARS S 32°35'35" W TO A POINT OF TANGENCY; THENCE,

S 38°54'29" W, A DISTANCE OF 436.78 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE,

223.64 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 12°25'45", A RADIUS OF 1030.83 FEET AND A CHORD OF 223.20 FEET WHICH BEARS S 32°41'37" W TO A POINT ON THE EASTERLY LINE OF COMMON AREA TRACT "C" AS THE SAME IS SHOWN IN RECORDED PLAT OF VISTA VIEJA UNIT 1, FILED ON OCTOBER 06, 2005, BOOK 2005C, PAGE 328 ; THENCE,

N 00°16'58" E ALONG SAID EASTERLY LINE A DISTANCE OF 270.25 FEET TO THE MOST SOUTHERLY CORNER OF TRACT D, VISTA VIEJA UNIT 2; AS SHOWN IN PLAT FILED ON OCTOBER 3, 2006, BOOK: 2006C, PAGE: 298; THENCE,

N 27°43'30" W ALONG THE WESTERLY LINE OF SAID TRACT D A DISTANCE OF 1201.53 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 89°53'38" E ALONG SAID SOUTH LINE A DISTANCE OF 80.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 6; THENCE,

N 27°43'30" W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 116.21 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE,

12.21 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°19'22", A RADIUS OF 30.00 FEET AND A CHORD OF 12.13 FEET WHICH BEARS N 39°23'11" W TO A POINT ON A NON-TANGENTIAL LINE; THENCE,

N 82°15'04" E A DISTANCE OF 609.11 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 27°23'18" E A DISTANCE OF 178.38 FEET TO A POINT; THENCE,

N 58°46'14" E A DISTANCE OF 201.15 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT AND THE EASTERLY CORNER OF LOT 19, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 14 AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF COMPASS DRIVE N.W.; THENCE,

190.74 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 32.42°45", A RADIUS OF 337.04 FEET AND A CHORD OF 188.20 FEET WHICH BEARS S 47°30'04" E TO A POINT; THENCE,

S 83°41'22" E A DISTANCE OF 435.58 FEET TO A POINT ON A CURVE TO THE RIGHT AND ALSO BEING THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE,

49.55 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 94°38'30", A RADIUS OF 30.00 FEET AND A CHORD OF 44.11 FEET WHICH BEARS S 16°28'47" E TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; THENCE,

187.88 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 04°59'36", A RADIUS OF 1828.14 FEET AND A CHORD OF 187.81 FEET WHICH BEARS S 29°05'45" W TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 28.9937 ACRES (1,175,848 SQUARE FEET) MORE OR LESS.

WILSON
& COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 2 OF 4

EASEMENTS TO REMAIN KEY:

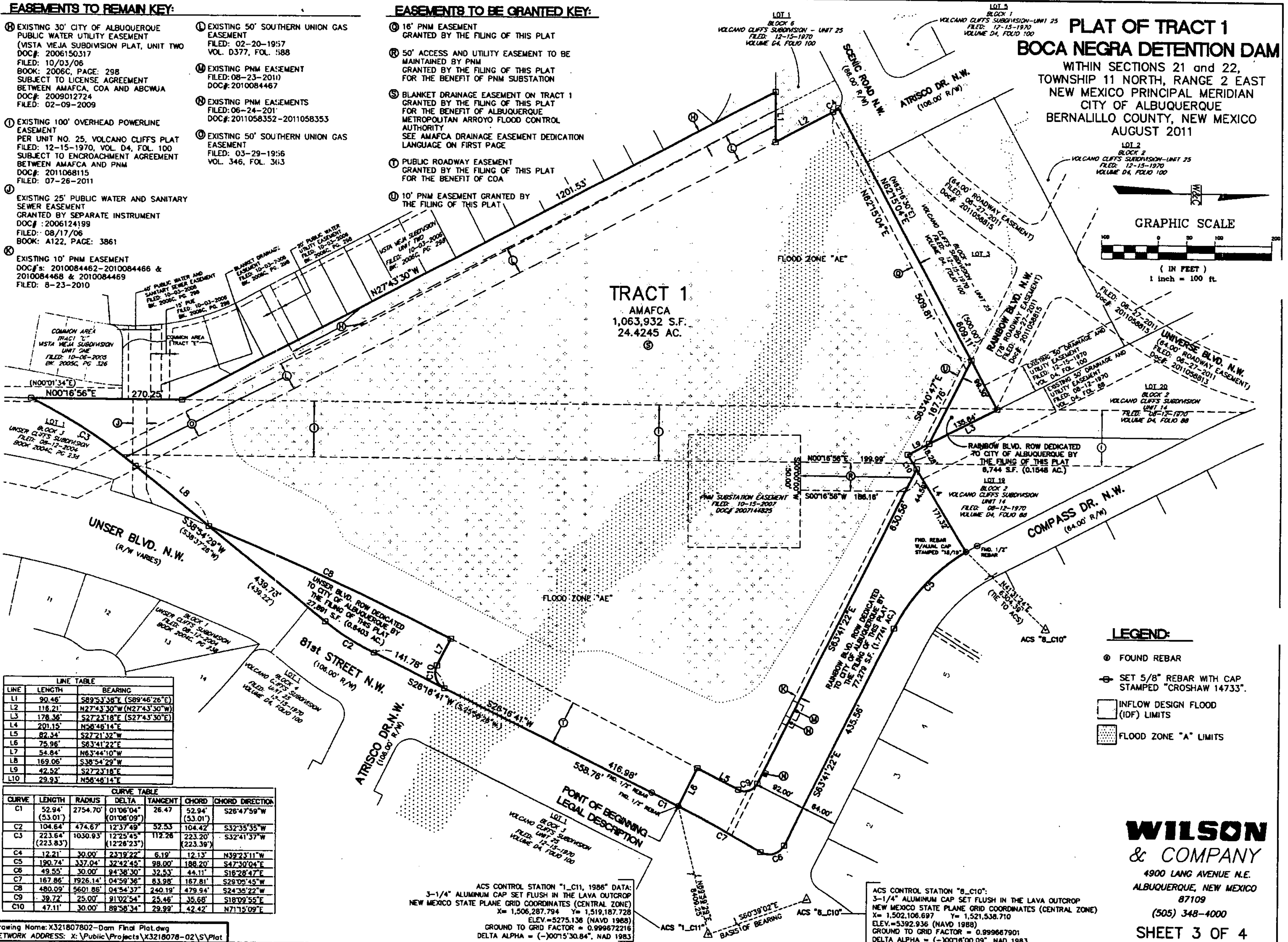
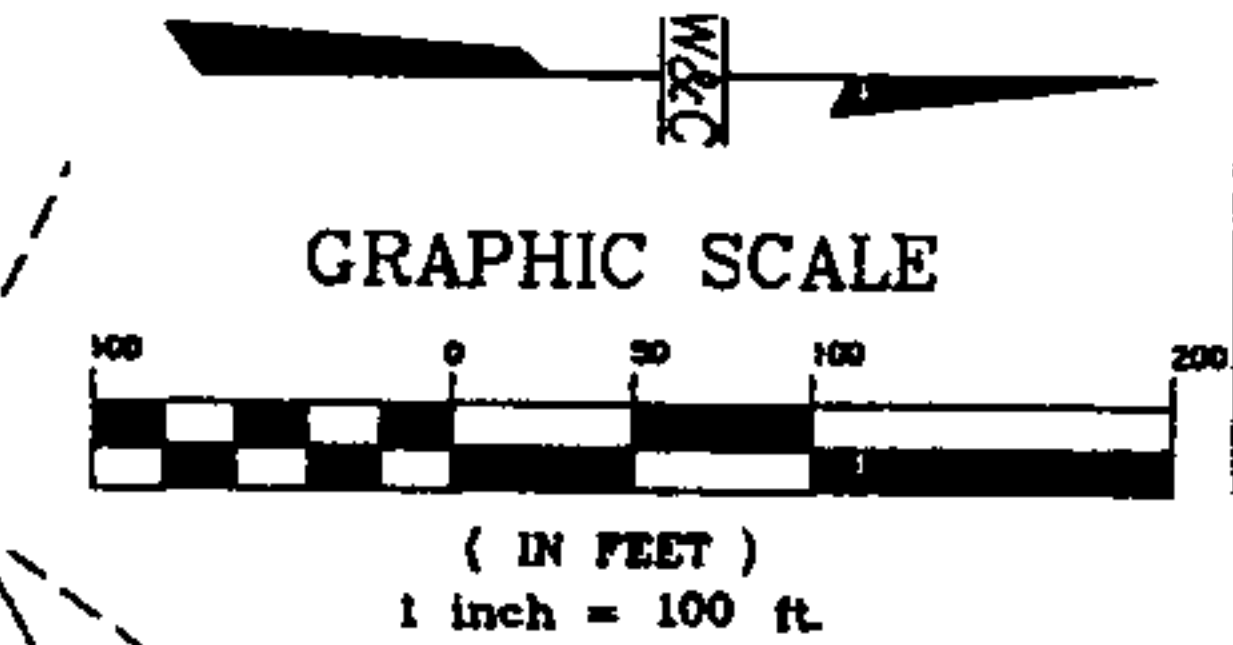
- Ⓚ EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VIEJA SUBDIVISION PLAT, UNIT TWO DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298 SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWJA DOC#: 2009012724 FILED: 02-09-2009
- Ⓛ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 02-20-1957 VOL. D377, FOL. 588
- Ⓛ EXISTING PNM EASEMENT FILED: 08-23-2011 DOC#: 2010084467
- Ⓛ EXISTING PNM EASEMENTS FILED: 06-24-2011 DOC#: 2011058352-2011058353
- Ⓛ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 03-29-1956 VOL. 346, FOL. 363
- Ⓛ EXISTING 100' OVERHEAD POWERLINE EASEMENT PER UNIT NO. 25, VOLCANO CLIFFS PLAT FILED: 12-15-1970, VOL. D4, FOL. 100 SUBJECT TO ENCROACHMENT AGREEMENT BETWEEN AMAFCA AND PNM DOC#: 2011088115 FILED: 07-26-2011
- Ⓛ EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124199 FILED: 08/17/06 BOOK: A122, PAGE: 3861
- Ⓚ EXISTING 10' PNM EASEMENT DOC#: 2010084462-2010084466 & 2010084468 & 2010084469 FILED: 8-23-2010

EASEMENTS TO BE GRANTED KEY:

- Ⓚ 15' PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT
- Ⓚ 50' ACCESS AND UTILITY EASEMENT TO BE MAINTAINED BY PNM GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF PNM SUBSTATION
- Ⓚ BLANKET DRAINAGE EASEMENT ON TRACT 1 GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY SEE AMAFCA DRAINAGE EASEMENT DEDICATION LANGUAGE ON FIRST PAGE
- Ⓚ PUBLIC ROADWAY EASEMENT GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF COA
- Ⓚ 10' PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT

PLAT OF TRACT 1 BOCA NEGRA DETENTION DAM

WITHIN SECTIONS 21 and 22, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST 2011



LINE TABLE

LINE	LENGTH	BEARING
L1	90.45'	S89°53'38"E (S89°46'26"E)
L2	118.21'	N27°43'30"W (N27°43'30"W)
L3	178.36'	S27°23'18"E (S27°43'30"E)
L4	201.15'	N58°48'14"E
L5	82.34'	S27°21'32"W
L6	75.96'	S63°41'22"E
L7	54.84'	N63°44'10"W
L8	169.06'	S38°54'29"W
L9	42.52'	S27°23'18"E
L10	29.93'	N58°48'14"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	52.94' (53.01')	2754.70'	01°06'04" (01°08'09")	26.47'	52.94' (53.01')	S26°47'59"W
C2	104.84'	474.67'	12°37'49"	52.53'	104.42'	S32°35'35"W
C3	223.64' (223.83')	1030.93'	12°25'45" (12°28'23")	112.28'	223.20' (223.39')	S32°41'37"W
C4	12.21'	30.00'	23°19'22"	6.19'	12.13'	N39°23'11"W
C5	190.74'	337.04'	32°42'45"	98.00'	188.20'	S47°30'04"E
C6	49.55'	30.00'	84°38'30"	32.53'	44.11'	S19°28'47"E
C7	167.86'	1926.14'	04°59'36"	83.98'	167.81'	S29°09'45"W
C8	480.09'	5601.86'	04°54'37"	240.19'	479.94'	S24°35'22"W
C9	39.72'	25.00'	91°02'54"	25.46'	35.68'	S18°09'55"E
C10	47.11'	30.00'	89°58'34"	29.99'	42.42'	N71°15'09"E

ACS CONTROL STATION "I_C11, 1986" DATA:
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X = 1,506,287.794 Y = 1,519,187.728
 ELEV = 5275.138 (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999672216
 DELTA ALPHA = (-)00°15'30.84", NAD 1983

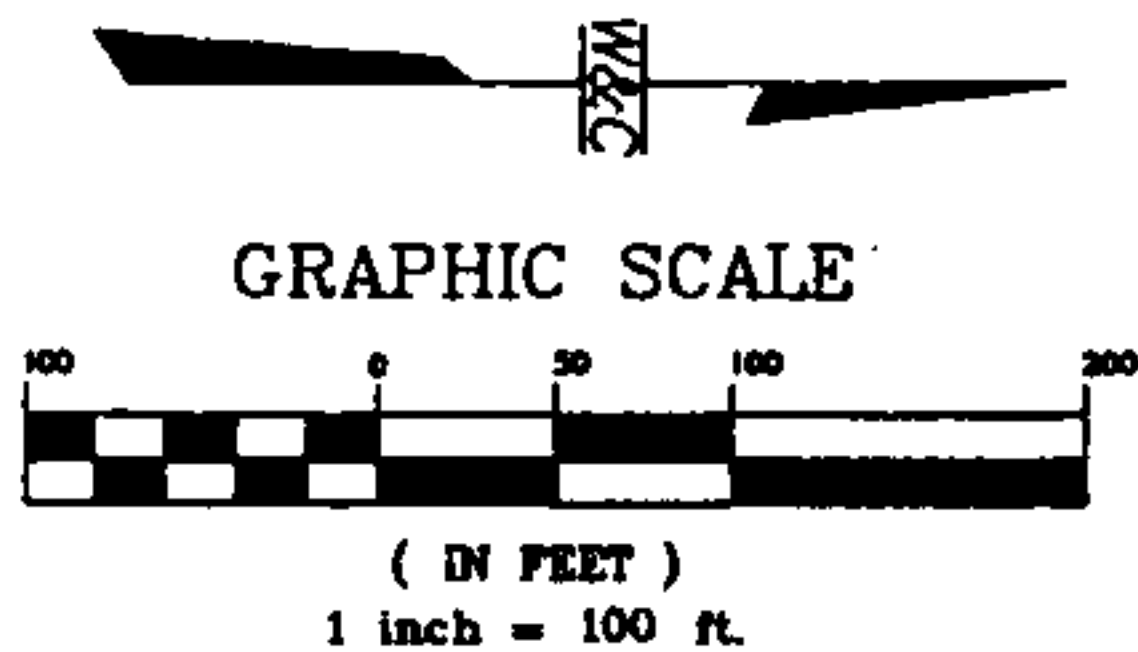
ACS CONTROL STATION "B_C10":
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X = 1,502,106.697 Y = 1,521,538.710
 ELEV = 5392.936 (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999667901
 DELTA ALPHA = (-)00°16'00.09", NAD 1983

- LEGEND:**
- ⊙ FOUND REBAR
 - ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".
 - ▭ INFLOW DESIGN FLOOD (IDF) LIMITS
 - ▨ FLOOD ZONE "A" LIMITS

WILSON & COMPANY
 4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 348-4000
SHEET 3 OF 4

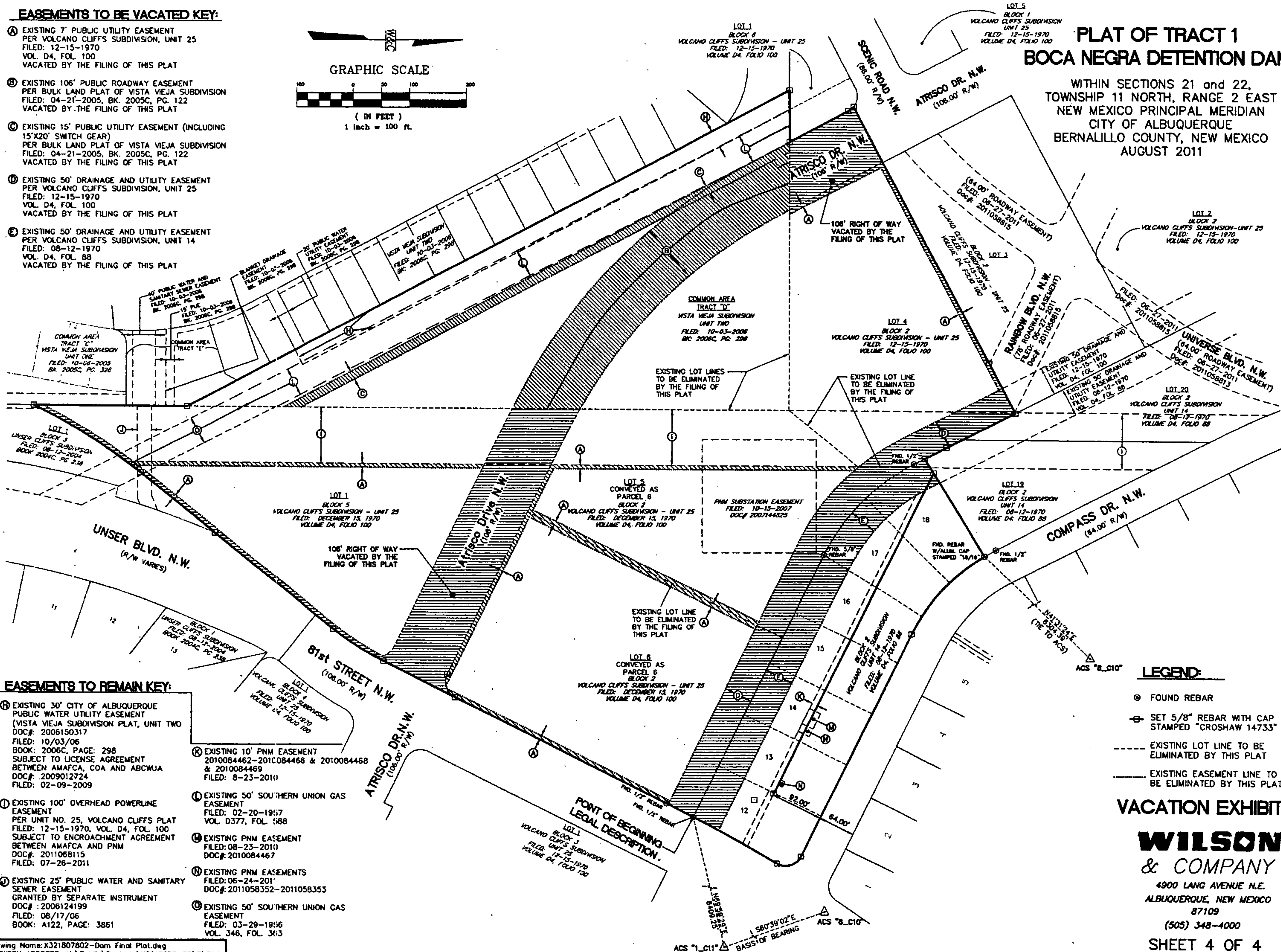
EASEMENTS TO BE VACATED KEY:

- Ⓐ EXISTING 7' PUBLIC UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- Ⓑ EXISTING 106' PUBLIC ROADWAY EASEMENT PER BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- Ⓒ EXISTING 15' PUBLIC UTILITY EASEMENT (INCLUDING 15'X20' SWITCH GEAR) PER BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- Ⓓ EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- Ⓔ EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 14 FILED: 08-12-1970 VOL. D4, FOL. 88 VACATED BY THE FILING OF THIS PLAT



**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011



EASEMENTS TO REMAIN KEY:

- Ⓐ EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VIEJA SUBDIVISION PLAT, UNIT TWO DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298 SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWJA DOC#: 2009012724 FILED: 02-09-2009
- Ⓑ EXISTING 100' OVERHEAD POWERLINE EASEMENT PER UNIT NO. 25, VOLCANO CLIFFS PLAT FILED: 12-15-1970, VOL. D4, FOL. 100 SUBJECT TO ENCROACHMENT AGREEMENT BETWEEN AMAFCA AND PNM DOC#: 2011068115 FILED: 07-26-2011
- Ⓒ EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124199 FILED: 08/17/06 BOOK: A122, PAGE: 3861
- Ⓓ EXISTING 10' PNM EASEMENT 2010084462-2010084466 & 2010084469 FILED: 8-23-2010
- Ⓔ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 02-20-1957 VOL. D377, FOL. 588
- Ⓕ EXISTING PNM EASEMENT FILED: 08-23-2010 DOC#: 2010084467
- Ⓖ EXISTING PNM EASEMENTS FILED: 06-24-2011 DOC#: 2011058352-2011058353
- Ⓗ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 03-29-1956 VOL. 346, FOL. 363

LEGEND:

- ⊙ FOUND REBAR
- ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733"
- - - EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
- - - EXISTING EASEMENT LINE TO BE ELIMINATED BY THIS PLAT

VACATION EXHIBIT

WILSON & COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

Drawing Name: X321807802-Dam Final Plat.dwg
NETWORK ADDRESS: X:\Public\Projects\X3218078-02\S\Plat

**Notice of Decision
City Council
City of Albuquerque
January 24, 2012**

AC-11-6 New Mexico Gas Company Inc. appeals the Development Review Board's (DRB's) Approval of Minor - Preliminary/Final Plat Approval of all or a portion of Blocks 2 & 5, Unit 25 and Block 2, Unit 14 Volcano Cliffs Subdivision & Tract D, Vista Vieja Subdivision Unit 2, zoned R-1 & R-D, located at the 81st St NW Between Unser Blvd NW And Compass Dr NW, containing approximately 26 acres

Decision

On January 18, 2012, by a vote of 9 FOR, 0 AGAINST, the City Council voted to accept the Land Use Hearing Officer's findings and recommendation to remand the matter to the DRB.

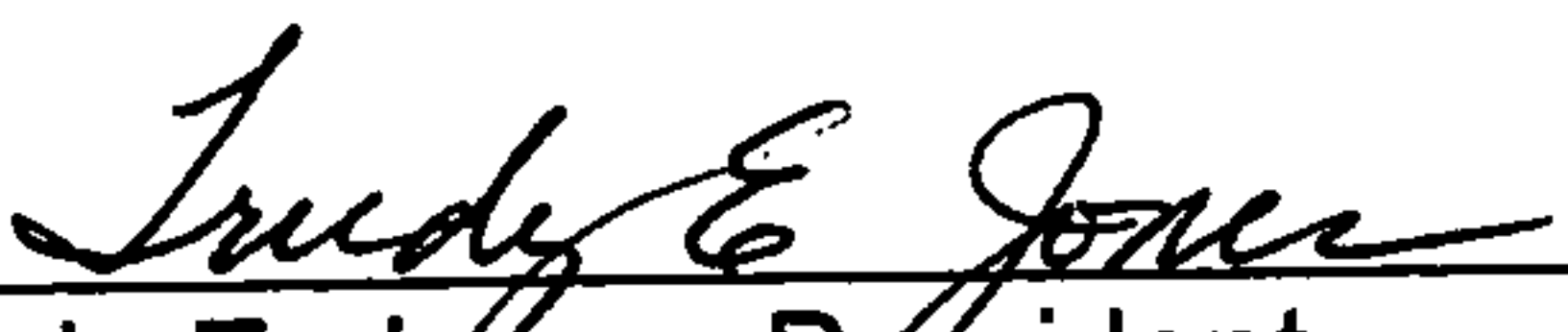
IT IS THEREFORE ORDERED THAT THE APPEAL IS REMANDED.

Attachments

1. Land Use Hearing Officer's Recommendation
2. Action Summary from the January 18, 2012 City Council meeting

Appeal of Final Decision

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.



Trudy E. Jones, President
City Council

Date: 1-25-12

Received by: 

City Clerk's Office

Date: 1.25.12

X:\SHARE\Reports\LUPZ\DAC-11-6.mmh.doc

RECEIVED
ALBUQUERQUE CITY CLERK

2012 JAN 25 PM 12:49

LAND USE HEARING OFFICER'S RECOMMENDATION

APPEAL NO. AC-11-06

11DRB-70259

Project No. 1005440

New Mexico Gas Company, Inc., Appellants,

Albuquerque Metropolitan Arroyo & Flood Control Authority (AMAFCA), Party Opponents.

1 I. PROCEDURAL BACKGROUND

2 This is an appeal by the New Mexico Gas Company, Inc. (NMGC) from a decision of the
3 Development Review Board (DRB). On October 12, 2011, the DRB held a public hearing regarding
4 a proposed preliminary and final plat that reconfigures a tract encompassing several lots, vacates a
5 portion of a road easement, and dedicates land for storm-water retention and drainage. The proposed
6 bulk land plat combines 11 existing lots all within the Volcano Cliffs subdivision and vacates a
7 portion of Atrisco Drive, N.W., combining land for dedication to AMAFCA for flood control
8 purposes. The plat is entitled the "*Boca Negra Bulk Land Plat, (D-9/D-10).*"

9 The record reflects that the public hearing on the proposed bulk land plat was originally
10 scheduled for October 12, 2011. Apparently, the proposed plat needed additional clarification
11 regarding easements and other technical aspects of the plat so the DRB deferred and rescheduled the
12 hearing to October 26, 2011.

13 At the October 26, 2011 public hearing, the DRB finally approved the proposed plat,
14 proposed vacations and uses. At the time, no objections were raised by the Appellants.
15 Notwithstanding, on November 9, 2011, the NMGC filed its timely appeal of the DRB decision to

1 the City Council. Pursuant to Albuquerque City Ordinance § 14-16-4-4, the City Council referred
2 this appeal to this Land Use Hearing Officer (LUHO).

3 4 **II. STANDARD OF REVIEW**

5 A review of an appeal is a whole record review to determine if there is error:

- 6 1. In applying adopted city plans, policies, and ordinances in arriving at the decision;
- 7 2. In the appealed action or decision, including its stated facts;
- 8 3. In acting arbitrary, capriciously or manifestly abusive of discretion.

9 The decision and record must be supported by a preponderance of the evidence to be upheld. The
10 Land Use Hearing Officer may not substitute his judgment for that of the reviewing Body below. The
11 Land Use Hearing Officer's opinion is advisory to the City Council. The Land Use Hearing Officer
12 may recommend that the Council "grant, in whole or in part, an appeal, deny, in whole or in part, an
13 appeal, or remand an appeal for reconsideration if the remand is necessary to clarify or supplement
14 the record, or if the remand would expeditiously dispose of the matter."¹

15 16 **III. DISCUSSION**

17 The bedrock of the appeal concerns how the proposed use of the newly created tract (for
18 storm-water/ flood control) affects the property rights of the Appellants. Appellants have included
19 in the record with their appeal of the DRB decision two easement agreements in which purports to
20 designate the NMGC as the dominate estate holder of easement(s) that may likely be affected by the

¹ See Rules of the Land Use Hearing Officer adopted by the City Council, February 18, 2004. Bill No. F/S OC-04-6.


1 proposed flood control uses stated in the preliminary and final plat. The record demonstrates that
2 when the DRB approved the bulk land plat, the two easement agreements were not in the record.
3 Thus, the DRB did not evaluate or consider the NMGC easements in reaching its decision on the
4 bulk land plat. The purported NMGC easement agreements appear to be material evidence that the
5 DRB did not review. Accordingly, the record begs for a remand to the DRB so that it may
6 reconsider its plat approval, taking into its consideration the easement agreements produced by the
7 NMGC.

8 On December 20, 2011, an appeal Land Use Hearing was held. On the record, before
9 testimony and evidence was taken, NMGC's through its legal counsel and AMAFCA through its
10 respective agent agreed to a remand to the DRB so that the DRB may properly evaluate the easement
11 agreements and arguments of the NMGC regarding if and how the proposed dedication to AMAFCA
12 affects the property rights of the NMGC.

13 The precise issues to be remanded and resolved by the DRB triggers the analysis in §14-7-
14 2(B)(3) of the City Zoning Ordinance and includes resolving the following issues: (1) Whether or
15 not the NMGC easement agreements are convincing evidence of substantial property right(s), and,
16 if so; (2) whether or not the substantial property right(s) is/are being abridged against the will of the
17 owner of the right(s). If the DRB does not determine that the uses in the easement agreements is/are
18 substantial property right(s) it need not resolve the second question of the analysis. If, however, it
19 resolves the first question in the affirmative, it must decide the second question too. If the DRB
20 finds that there is convincing evidence that a substantial property right is being abridged against the
21 will of NMGC, the DRB must either deny the application or delay approval of the application until
22 the plat is reformed so that the property rights of NMGC are not abridged. The parties have also

1 agreed on the record to work in good faith on a resolution to this dispute before the DRB rehears the
2 application.

3 As stated above, I respectfully believe that a remand is appropriate under the circumstances
4 of this appeal because the DRB, for whatever reason, did not have the opportunity to consider the
5 NMGC easement agreements of which, on their face, are material evidence in the analysis of the
6 proposed plat. Therefore, I respectfully recommend that the City Council remand this appeal to the
7 DRB with the instructions I have laid out above.

8
9 
10 _____
11 Steven M. Chavez
12 Land Use Hearing Officer

12-28-2011
Date



City of Albuquerque

Action Summary

City Council

Albuquerque/Bernalillo
County
Government Center
One Civic Plaza
Albuquerque, NM 87102

Council President, Trudy E. Jones, District 8
Vice-President, Debbie O'Malley, District 2

Ken Sanchez, District 1; Isaac Benton, District 3
Brad Winter, District 4; Dan Lewis, District 5
Rey Garduño, District 6; Michael D. Cook, District 7
Don Harris, District 9

Wednesday, January 18, 2012

5:10 PM

Vincent E. Griego Chambers
One Civic Plaza
Albuquerque/Bernalillo County
Government Center

EC-11-515 Approval of Employment Agreement for IRO

Motion: *Postpone, due back on February 6, 2012*

Status: Passed

Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris

EC-11-558 Independent Review Office 2011 Second Quarter Report

Motion: *Postpone, due back on February 6, 2012*

Status: Passed

Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris

EC-11-580 Recommendation of Award to Genuine Parts Company/NAPA to Provide "Parts Room Management Services"

Motion: *Postpone, due back on April 16, 2012*

Status: Passed

Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris

EC-11-6 Approval of a First Supplemental Contract with Dr. Nils Rosenbaum

Motion: *Withdrawn by Administration*

Status: Passed

Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris

EC-11-7 Recommendation of Award to "Design, Develop and Operate Retail Concessions at Albuquerque International Sunport"

Motion: *Withdrawn by Administration*

Status: Passed

Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris

-
- EC-12-17** Mayor's Appointment of Mr. Christopher J. Couls to the Urban Enhancement Trust Fund
Motion: *Confirm*
Status: Passed
Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- EC-12-18** Mayor's Appointment of Ms. Valerie St. John to the Police Oversight Commission
Motion: *Confirm*
Status: Passed
Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- EC-12-19** Mayor's Recommendation of Bohannan-Huston, Inc. for Engineering Consultants for Unser Boulevard Widening from Bandelier to McMahan
Motion: *Approve*
Status: Passed
Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- EC-12-21** Mayor's Reappointment of Ms. Mary J. Jaramillo to the Senior Affairs Advisory Board
Motion: *Confirm*
Status: Passed
Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- EC-12-22** Mayor's Reappointment of Mr. Dan Jaco to the Indicators Progress Commission
Motion: *Confirm*
Status: Passed
Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- EC-12-24** Mayor's Reappointment of Mr. Orlando F. Esparza to the Airport Advisory Board
Motion: *Confirm*
Status: Passed
Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- RA-12-1** Amending The City Council Rules Of Procedure To Remove The Public Safety Committee As A Standing Committee Of The City Council (Jones)
Motion: *Do Pass*
Status: Passed
Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris

- AC-11-4** John David Pearson appeals the Environmental Planning Commission's approval of requests for a Sector Plan Map Amendment and a Site Development Plan for Building Permit for Lot 25, the eastern ½ of Lot 26, and adjacent remnant lot, Block 21, Unit A, North Albuquerque Acres, zoned SU-2/O-1 to SU-2/SU-1/O-1 and Storage, located on Palomas Ave. between Wyoming Blvd. and Barstow St., containing approximately 1.6 acres
- Motion:** *Adoption of Findings*
- Status:** Passed
- Votes:** For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- AC-11-5** Garcia/Kraemer and Association, Agent for James Sutton Appeal the Zoning Board of Appeals' decision to uphold the Zoning Hearing Examiner's approval of a special exception to Section 14-16-2-6-(D)(1): a Variance of 8' to the 50' minimum lot width requirement to allow a proposed lot on all or a portion of Lot 38, Candelaria Village, Zoned R-1, located at 1459 Valle Lane NW
- Motion:** *To Accept the Land Use Hearing Officer Recommendation*
- Status:** Passed
- Votes:** For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- AC-11-6** New Mexico Gas Company Inc. appeals the Development Review Board's (DRB's) Approval of Minor - Preliminary/Final Plat Approval of all or a portion of Blocks 2 & 5, Unit 25 and Block 2, Unit 14 Volcano Cliffs Subdivision & Tract D, Vista Vieja Subdivision Unit 2, zoned R-1 & R-D, located at the 81st St NW Between Unser Blvd NW And Compass Dr NW, containing approximately 26 acres
- Motion:** *To Accept the Land Use Hearing Officer Recommendation*
- Status:** Passed
- Votes:** For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- EC-11-4** Approval of the First Supplemental Legal Services Agreement between Stelzner, Winter, Warburton, Flores, Sanchez & Dawes, P.A.
- Motion:** *Approve*
- Status:** Passed
- Votes:** For: 8 - Council Members: Jones, O'Malley, Sanchez, Benton, Lewis, Garduño, Cook and Harris
Abstain: 1 - Council Members: Winter
- EC-11-14** Recommendation of Award to SCS Field Services for "Cerro Colorado Landfill Gas - To-Energy Project"
- Motion:** *Approve*
- Status:** Passed
- Votes:** For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris

- EC-12-23** Development Agreement with Casitas De Colores, LLC Utilizing Workforce Housing Trust Funds (WHTF) in the Amount of \$2,750,000 and HOME Funds in the Amount of \$1,500,000.00 for the Construction of a 71 Unit Mixed Income Apartment Complex
- Motion:** *Approve*
- Status:** Passed
- Votes:** For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- EC-12-25** Approval of a First Supplemental Contract with Dr. Nils Rosenbaum
- Motion:** *Approve*
- Status:** Passed
- Votes:** For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- O-11-2** Amending Subsection J Of Chapter 2, Article 12, Section 1 ROA 1994 To Remove Sunset Language (Benton)
- Motion:** *Do Pass*
- Status:** Passed
- Votes:** For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- R-11-312** Establishing Priorities For The 2013 Capital Improvements Plan; Defining The Criteria To Be Used In Rating Project Proposals; Assigning Weights To The Criteria; Allocating Amounts For Different Purposes Within The 2013 General Obligation Bond Program (Sanchez, by request)
- Motion:** *Do Pass as Amended*
- Status:** Passed
- Votes:** For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris
- O-11-3** Amending Sections 14-19-1-12(J) And (K) ROA 1994; 14-19-2-12(J) And (K) ROA 1994; 14-19-3-12(J) And (K) ROA 1994; 14-19-1-12(J) And (K) ROA 1994 To Expand From Twelve To Eighteen Months The Time Between Issuance Of A Building Permit And The Project Being Deemed Complete In Order To Have The Benefit Of Reduced Impact Fees (Jones, Winter)
- Motion:** *Do Pass*
- Status:** Passed
- Votes:** For: 7 - Council Members: Jones, Sanchez, Benton, Winter, Lewis, Cook and Harris
Against: 2 - Council Members: O'Malley and Garduño
- R-11-2** Adjusting Fiscal Year 2011 Appropriation For Certain Funds In Program Strategies To Provide For Actual (Sanchez, by request)
- Motion:** *Do Pass*
- Status:** Passed
- Votes:** For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris

R-11-15 Authorizing The Mayor To Execute An Intergovernmental Agreement With The Albuquerque Bernalillo County Water Utility Authority And The Parks And Recreation Department, Open Space Division To Assist In The Operation Of The Southwestern Willow Flycatcher Habitat Restoration Project, And Providing An Appropriation To The Parks And Recreation Department (Sanchez, by request)

Motion: *Do Pass*

Status: Passed

Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris

R-12-19 Establishing A Legislative Policy For The City Of Albuquerque For The 2012 Legislative Session Of The New Mexico Legislature (Garduño)

Motion: *Do Pass*

Status: Passed

Votes: For: 9 - Council Members: Jones, O'Malley, Sanchez, Benton, Winter, Lewis, Garduño, Cook and Harris



CITY OF ALBUQUERQUE

City Council

P.O. Box 1293
Albuquerque, NM 87103
Tel: (505) 768-3100
Fax: (505) 768-3227
www.cabq.gov/council

President Trudy E. Jones
District 8

Vice President Debbie O'Malley
District 2

Ken Sanchez
District 1

Isaac Benton
District 3

Brad Winter
District 4

Dan Lewis
District 5

Rey Garduño
District 6

Michael D. Cook
District 7

Don Harris
District 9

Laura Mason
Council Director

December 30, 2011

To all interested parties:

The following appeal is on the agenda of the **Wednesday, January 18, 2012** City Council meeting, which will begin at 5:00 p.m. in the Vincent E. Griego Chambers, Basement Level, 1 Civic Plaza NW:

AC-11-6 New Mexico Gas Company Inc. appeals the Development Review Board's (DRB's) Approval of Minor - Preliminary/Final Plat Approval of all or a portion of Blocks 2 & 5, Unit 25 and Block 2, Unit 14 Volcano Cliffs Subdivision & Tract D, Vista Vieja Subdivision Unit 2, zoned R-1 & R-D, located at the 81st St NW Between Unser Blvd NW And Compass Dr NW, containing approximately 26 acres

The City Council will be voting to either "Accept" or "Reject" the Land Use Hearing Officer's recommended Decision, therefore, public testimony is generally not taken at this time. Should the City Council reject the Land Use Hearing Officer's recommended Decision, the appeal will then be scheduled for a full hearing before the City Council at a date no earlier than the next regular meeting of the full Council.

If you have any questions, I can be reached at 768-3100.

Sincerely,


Crystal Ortega
Clerk of the Council

Attachments:

Land Use Hearing Officer's Recommendation
Excerpt from the Council's Rules of Procedure
Staff Comments

LAND USE HEARING OFFICER'S RECOMMENDATION

APPEAL NO. AC-11-06

11DRB-70259

Project No. 1005440

New Mexico Gas Company, Inc., Appellants,

Albuquerque Metropolitan Arroyo & Flood Control Authority (AMAFCA), Party Opponents.

1 I. PROCEDURAL BACKGROUND

2 This is an appeal by the New Mexico Gas Company, Inc. (NMGC) from a decision of the
3 Development Review Board (DRB). On October 12, 2011, the DRB held a public hearing regarding
4 a proposed preliminary and final plat that reconfigures a tract encompassing several lots, vacates a
5 portion of a road easement, and dedicates land for storm-water retention and drainage. The proposed
6 bulk land plat combines 11 existing lots all within the Volcano Cliffs subdivision and vacates a
7 portion of Atrisco Drive, N.W., combining land for dedication to AMAFCA for flood control
8 purposes. The plat is entitled the "*Boca Negra Bulk Land Plat, (D-9/D-10).*"

9 The record reflects that the public hearing on the proposed bulk land plat was originally
10 scheduled for October 12, 2011. Apparently, the proposed plat needed additional clarification
11 regarding easements and other technical aspects of the plat so the DRB deferred and rescheduled the
12 hearing to October 26, 2011.

13 At the October 26, 2011 public hearing, the DRB finally approved the proposed plat,
14 proposed vacations and uses. At the time, no objections were raised by the Appellants.
15 Notwithstanding, on November 9, 2011, the NMGC filed its timely appeal of the DRB decision to

1 the City Council. Pursuant to Albuquerque City Ordinance § 14-16-4-4, the City Council referred
2 this appeal to this Land Use Hearing Officer (LUHO).

3
4 **II. STANDARD OF REVIEW**

5 A review of an appeal is a whole record review to determine if there is error:

- 6 1. In applying adopted city plans, policies, and ordinances in arriving at the decision;
7 2. In the appealed action or decision, including its stated facts;
8 3. In acting arbitrary, capriciously or manifestly abusive of discretion.

9 The decision and record must be supported by a preponderance of the evidence to be upheld. The
10 Land Use Hearing Officer may not substitute his judgment for that of the reviewing Body below. The
11 Land Use Hearing Officer's opinion is advisory to the City Council. The Land Use Hearing Officer
12 may recommend that the Council "grant, in whole or in part, an appeal, deny, in whole or in part, an
13 appeal, or remand an appeal for reconsideration if the remand is necessary to clarify or supplement
14 the record, or if the remand would expeditiously dispose of the matter."¹

15
16 **III. DISCUSSION**

17 The bedrock of the appeal concerns how the proposed use of the newly created tract (for
18 storm-water/ flood control) affects the property rights of the Appellants. Appellants have included
19 in the record with their appeal of the DRB decision two easement agreements in which purports to
20 designate the NMGC as the dominate estate holder of easement(s) that may likely be affected by the

¹ See Rules of the Land Use Hearing Officer adopted by the City Council, February 18, 2004. Bill No. F/S OC-04-6.

1 proposed flood control uses stated in the preliminary and final plat. The record demonstrates that
2 when the DRB approved the bulk land plat, the two easement agreements were not in the record.
3 Thus, the DRB did not evaluate or consider the NMGC easements in reaching its decision on the
4 bulk land plat. The purported NMGC easement agreements appear to be material evidence that the
5 DRB did not review. Accordingly, the record begs for a remand to the DRB so that it may
6 reconsider its plat approval, taking into its consideration the easement agreements produced by the
7 NMGC.


8 On December 20, 2011, an appeal Land Use Hearing was held. On the record, before
9 testimony and evidence was taken, NMGC's through its legal counsel and AMAFCA through its
10 respective agent agreed to a remand to the DRB so that the DRB may properly evaluate the easement
11 agreements and arguments of the NMGC regarding if and how the proposed dedication to AMAFCA
12 affects the property rights of the NMGC.

13 The precise issues to be remanded and resolved by the DRB triggers the analysis in §14-7-
14 2(B)(3) of the City Zoning Ordinance and includes resolving the following issues: (1) Whether or
15 not the NMGC easement agreements are convincing evidence of substantial property right(s), and,
16 if so; (2) whether or not the substantial property right(s) is/are being abridged against the will of the
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18 substantial property right(s) it need not resolve the second question of the analysis. If, however, it
19 resolves the first question in the affirmative, it must decide the second question too. If the DRB
20 finds that there is convincing evidence that a substantial property right is being abridged against the
21 will of NMGC, the DRB must either deny the application or delay approval of the application until
22 the plat is reformed so that the property rights of NMGC are not abridged. The parties have also

1 agreed on the record to work in good faith on a resolution to this dispute before the DRB rehears the
2 application.

3 As stated above, I respectfully believe that a remand is appropriate under the circumstances
4 of this appeal because the DRB, for whatever reason, did not have the opportunity to consider the
5 NMGC easement agreements of which, on their face, are material evidence in the analysis of the
6 proposed plat. Therefore, I respectfully recommend that the City Council remand this appeal to the
7 DRB with the instructions I have laid out above.

8

9  _____

10 Steven M. Chavez
11 Land Use Hearing Officer
12

12-28-2011
Date

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**Excerpt from the City Council's Rules of Procedure (8/2011)
Regarding the Hearing of the Land Use Hearing Officer's
Recommended Decision by the City Council***

The Hearing Officer shall enter his or her findings and recommended decision ("decision") within 5 days after the close of the hearing and shall forward the decision and findings to the parties and the Council within 5 days of entering the decision.

When the Council receives the Hearing Officer's findings and decision, the Council shall place the decision on the agenda of the next regular full Council meeting provided that there is a period of at least 7 days between the receipt of the decision and the Council meeting. The parties may submit comments to the Council regarding the Hearing Officer's decision and findings provided such comments are in writing and received by the Council and the other parties of record four days prior to the Council meeting.

The Council shall vote whether to accept or reject the Hearing Officer's decision and findings. A motion to reject or accept the Hearing Officer's decision and findings must be approved by a majority of the membership of the Council.

The Council may accept the decision and amend the findings of the Hearing Officer if such an amendment is consistent with the decision of the Hearing Officer.

If the Hearing Officer's decision is rejected, the appeal shall be scheduled to be heard by the full Council no earlier than the next regular meeting of the full Council.

If the Hearing Officer rules are in conflict with the Zoning Code, the Zoning Code shall prevail. If the Hearing Officer rules are silent regarding an area that is addressed by the Zoning Code, the Zoning Code shall apply.

*For the complete set of rules that apply to land use appeals, see the City Council Rules of Procedure, which can be viewed on the Council's website at <http://www.cabq.gov/council>

December 30, 2011

The following comments were provided to the City Council by Council staff for the January 18, 2012 Council meeting.

AC-11-6 Appeal of a Decision of the Development Review Board Vacating a Portion of a Road Easement

{ACCEPT OR REJECT}

SUMMARY: Both parties in this case agree that when the DRB approved this vacation and corresponding plat that it was unaware of certain Gas Company easements that needed to be considered. The parties are working cooperatively to clarify the impact of those Gas Company easements.

At the LUHO hearing the parties agreed that this matter should be remanded so that the DRB can consider the Gas Company easements. The LUHO recommends remand with specific issues to be considered by the DRB.

COUNCIL OPTIONS:

- 1.) A vote to accept the LUHO's Findings and Recommendation will remand this matter to the DRB.
- 2.) A vote to reject the Findings and Recommendation of the LUHO means the matter will be set for hearing before the City Council.

LAND USE HEARING OFFICER'S RECOMMENDATION

**APPEAL NO. AC-11-06
11DRB-70259
Project No. 1005440**

New Mexico Gas Company, Inc., Appellants,

Albuquerque Metropolitan Arroyo & Flood Control Authority (AMAFCA), Party Opponents.

1 **I. PROCEDURAL BACKGROUND**

2 This is an appeal by the New Mexico Gas Company, Inc. (NMGC) from a decision of the
3 Development Review Board (DRB). On October 12, 2011, the DRB held a public hearing regarding
4 a proposed preliminary and final plat that reconfigures a tract encompassing several lots, vacates a
5 portion of a road easement, and dedicates land for storm-water retention and drainage. The proposed
6 bulk land plat combines 11 existing lots all within the Volcano Cliffs subdivision and vacates a
7 portion of Atrisco Drive, N.W., combining land for dedication to AMAFCA for flood control
8 purposes. The plat is entitled the "*Boca Negra Bulk Land Plat, (D-9/D-10).*"

9 The record reflects that the public hearing on the proposed bulk land plat was originally
10 scheduled for October 12, 2011. Apparently, the proposed plat needed additional clarification
11 regarding easements and other technical aspects of the plat so the DRB deferred and rescheduled the
12 hearing to October 26, 2011.

13 At the October 26, 2011 public hearing, the DRB finally approved the proposed plat,
14 proposed vacations and uses. At the time, no objections were raised by the Appellants.
15 Notwithstanding, on November 9, 2011, the NMGC filed its timely appeal of the DRB decision to

1 the City Council. Pursuant to Albuquerque City Ordinance § 14-16-4-4, the City Council referred
2 this appeal to this Land Use Hearing Officer (LUHO).

3
4 **II. STANDARD OF REVIEW**

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17 The bedrock of the appeal concerns how the proposed use of the newly created tract (for
18 storm-water/ flood control) affects the property rights of the Appellants. Appellants have included
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1 proposed flood control uses stated in the preliminary and final plat. The record demonstrates that
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3 Thus, the DRB did not evaluate or consider the NMGC easements in reaching its decision on the
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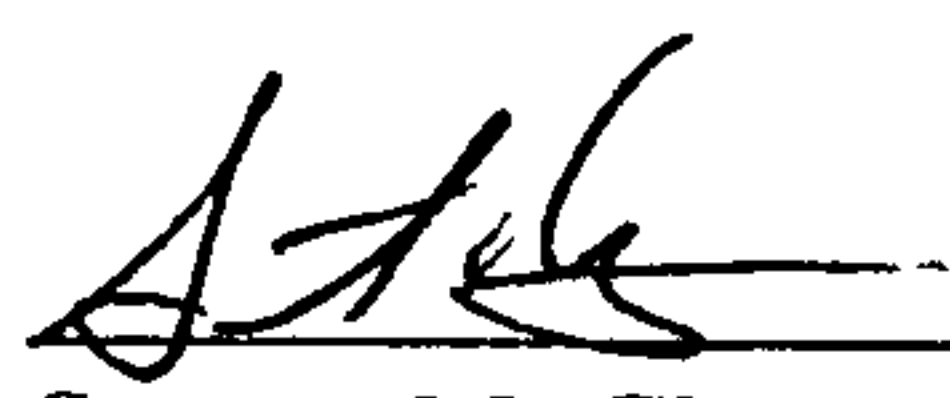
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7 DRB with the instructions I have laid out above.

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Steven M. Chavez
Land Use Hearing Officer

12-28-2011
Date



City of Albuquerque

PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

November 30, 2011

To: Don Harris, President, City Council

From: Deborah L. Stover, Planning Department Director

Subject: AC-11-06 – Project #1004540, Case 11DRB-70259 - NEW MEXICO GAS COMPANY, INC., a Delaware Corp., appeals the Development Review Board's (DRB's) Approval of Minor – Preliminary/Final Plat Approval of the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2, zoned R-1 & R-D, located at the 81st St NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10)

This is an appeal of a decision of the Development Review Board (DRB) to approve a Subdivision Plat for property which has been acquired for drainage facility, the Boca Negra Dam. Section 14-14-8-2(A) of the Subdivision Ordinance gives standing for appeal to owners of a property interest within 300 feet of the subject site, and that appears to be the case in this appeal; the New Mexico Gas Company is the beneficiary of several easements within the platted property. Section 14-14-8-3 of the Subdivision Ordinance allows for one or more of the following alleged errors as a basis of appeal:

- (A) Error in applying adopted city plans, policies, and ordinances in arriving at the decision;
- (B) Error in the appealed action or decision, including its stated facts;
- (C) Error in acting arbitrarily or capriciously or being manifestly abusive of discretion.

This appeal appears to argue the second error as a basis for denying the subject application.

BASIS OF APPEAL

The subdivider whose project is being appealed is AMAFCA, the Albuquerque Metropolitan Arroyo & Flood Control Authority. The property that is being subdivided was acquired to create a flood control, or drainage facility, and the entire property is essentially overlaid with a Drainage Easement. The appellant is the New Mexico Gas Company (NMGC), which has gas lines transversing the subject property. The appellant's argument is essentially as follows **in bold text**.

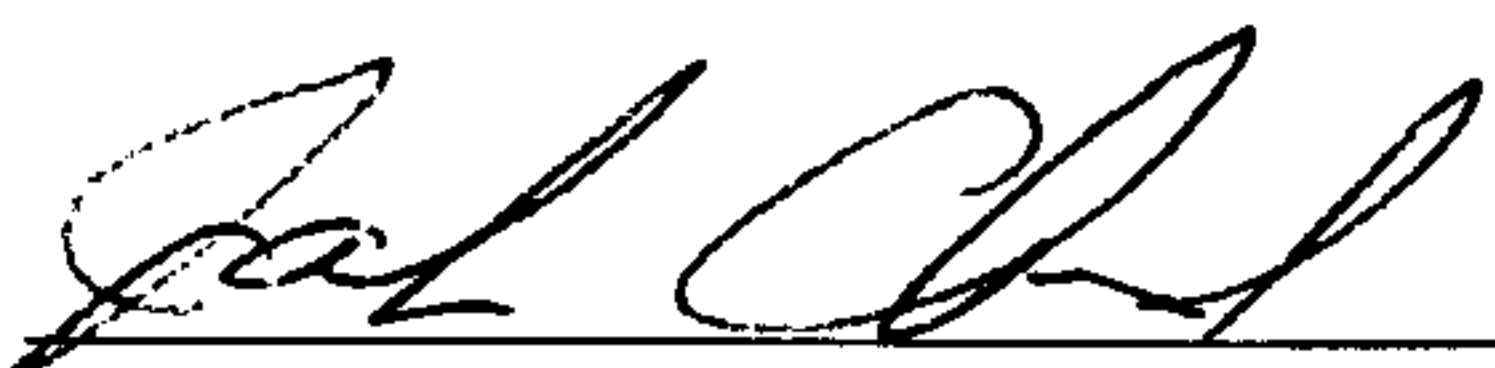
The DRB has approved [the subject] Plat [which] improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights.

The appellant has submitted copies of several easements which benefit NMGC. The appellant does not identify or elaborate the extent of their property right, but a review of the submitted easements indicates a repeating clause in the 2nd (1955) and 3rd (1957) easement documents which states "Owners are to fully use and enjoy the lands hereinbefore described, subject only to the rights of way, easements and rights above granted; Owners agree that no building, reservoir or other structure shall be constructed on said land within 25 ft of any of said facilities without the Company's written consent." (top of page 3 of 4/ 365, recorded Vol. D346 Folio 363 – 366 and middle of page 2 of 3/ 589, Vol.D-377 Folio 588 - 590)

If indeed the previously referenced easements are the basis for the appeal, it appears that a determination is needed as to whether or not a flood control/ drainage facility is a 'reservoir.' Most definitions refer to a reservoir as a facility for storage; this is clearly the intent of the Boca Negra Dam, but the storage of flood waters is extremely temporary. Additionally, the dam is built over a naturally occurring flood area, so that any denial of access would be a minor extension of time over the denial of access during a natural flooding event.

Without additional detail as to how the temporary storage of flood waters is more harmful to the public health, safety, or general welfare than the existing condition of natural flooding, the proposed subdivision does not appear to be in conflict with the City's Subdivision Ordinance.

APPROVED:



Jack Cloud, Chair

Development Review Board

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11DRB-70259 (Project #1004540)

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SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- P** Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: NEW MEXICO GAS COMPANY, INC., A DELAWARE CORP. PHONE: (505) 798-3397
 ADDRESS: P.O. Box 97500, MS BC 2.2 FAX: (505) 697-4481
 CITY: ALBUQUERQUE STATE NM ZIP 87199-7500 E-MAIL: joseph.rice@nmgco.com

Proprietary interest in site: EASEMENTS List all owners: CITY OF ALBUQUERQUE, AMAECA

DESCRIPTION OF REQUEST: SEE ADDENDUM "A", ATTACHED HERETO AND MADE A PART HEREOF.

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 1 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: BOCA NEGRA DETENTION DAM
 Existing Zoning: R-1 AND R-D Proposed zoning: _____ MRGCD Map No N/A
 Zone Atlas page(s): D-9-Z AND D-10-Z UPC Code: SEE ADDENDUM "B", ATTACHED HERETO AND MADE A PART HEREOF.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
PROJECT NUMBER: 1004540 APPLICATION NUMBER: 11 DRB

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 12 No. of proposed lots: 1 Total site area (acres): 26.9937
 LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD. NW AND RAINBOW BLVD. NW
 Between: _____ and _____

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

SIGNATURE Joseph A. Rice DATE 11/9/2011
 (Print Name) JOSEPH A. RICE Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>11CC - 30007</u>	<u>Appeal</u>		<u>\$140.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" 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				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				<u>\$290.00</u>

Hearing date _____
 Staff signature & Date 11-10-11 Project # 1004540

Appeal to the Zoning Board of Appeals (BOA) regarding:

- DECISION OF THE ZONING HEARING EXAMINER (ZHE)** (BOA01)
- ___ Project number of case being appealed: _____
- ___ Application number of case being appealed: _____
- ___ Letter explaining the reason(s) for the appeal *
- ___ Appellant's basis of standing as an appellant *
- ___ Letter of authorization from the appellant if this appeal application is submitted by an agent
- ___ Copy of the Official Notification of Decision regarding the matter being appealed
- ___ Fee (see schedule)

Appeal to the Landmarks and Urban Conservation Commission (LUCC) regarding:

- CERTIFICATE OF APPROPRIATENESS**
- DECISION OF THE PLANNING DIRECTOR OR STAFF** (LUCCAPP)
- ___ Project number of case being appealed: _____
- ___ Application number of case being appealed: _____
- ___ Letter explaining the reason(s) for the appeal *
- ___ Appellant's basis of standing as an appellant *
- ___ Letter of authorization from the appellant if this appeal application is submitted by an agent
- ___ Copy of the Official Notification of Decision regarding the matter being appealed
- ___ Fee (see schedule)

Appeal to the Environmental Planning Commission (EPC) regarding:

- DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER** (EPC09)
- DETERMINATION OF THE IMPACT FEE ADMINISTRATOR** (EPC10)
- ___ Project number of case being appealed: _____
- ___ Application number of case being appealed: _____
- ___ Letter explaining the reason(s) for the appeal *
- ___ Appellant's basis of standing as an appellant *
- ___ Letter of authorization from the appellant if this appeal application is submitted by an agent
- ___ Copy of the Official Notification of Decision regarding the matter being appealed
- ___ Fee (see schedule)

Appeal/ Protest to the City Council and/ or the Land Use Hearing Officer regarding:

- ADMINISTRATIVE AMENDMENT/DECISION OF PLANNING DIRECTOR/STAFF (CCSTAFF)**
- DETERMINATION OR ACTION OF THE EPC** (CCEPC)
- DETERMINATION OR ACTION OF THE DRB RE: SUBDIVISION ORD** (CCDRB)
- ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL** (CCBOA)
- DECISION OF THE LANDMARKS URBAN CONSERVATION COMMISSION** (CCLUCC)
- ✓ Project number of case being appealed: 1004540
- ✓ Application number of case being appealed: 11DRB 70259
- ✓ Reason for the appeal * SEE ADDENDUM "C", ATTACHED HERETO AND MADE A PART HEREOF
- ✓ Appellant's basis of standing as an appellant * SECTION 14-16-4-4(B)(2)(d)-NMGC HAS A PROPERTY RIGHT
- ___ Letter of authorization from the appellant if this appeal application is submitted by an agent
- ✓ Copy of the Official Notification of Decision regarding the matter being appealed
- ✓ Fee (see schedule) SECTION 14-16-4-4(D) STATES THE FILING FEE FOR THE APPEAL IS \$55.00

* Criteria for reasonable appeals and criteria for standing as an appellant are found in Zoning Code §14-16-4-4. An appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an appeal application.

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

JOSEPH A. RICE
Applicant's Name (please print!)

[Signature]
Applicant's Signature

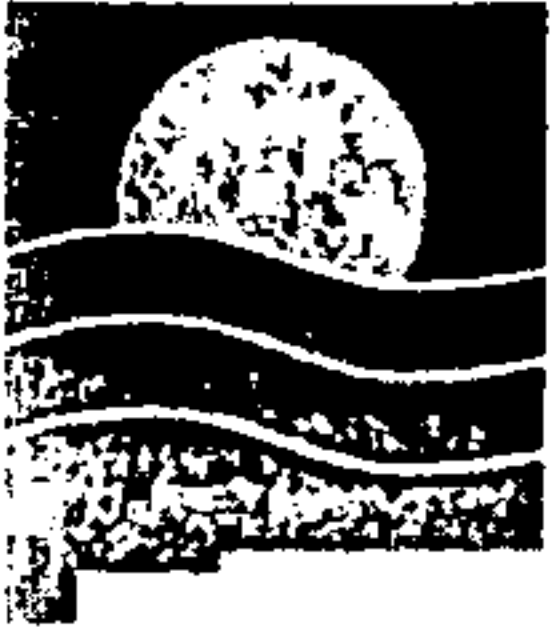
11/9/2011
Date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers:
11CC - 30007

[Signature] 11-10-11
Planner's Signature / Date

Project #: 1004540



New Mexico GAS COMPANY

Joseph A. Rice
NMGC Land Services
(Right of Way Section)
MS BC22
Office: (505) 798-3397
Fax: (505) 697-4481
E-mail: joseph.rice@nmgco.com

November 10, 2011

City of Albuquerque
Planning Department
Development Services Center
600 2nd Street NW
Albuquerque, NM 87120

Subject: Appeal of Project Number: 1004540, Application Number: 11DRB

Dear Development Review Board:

Pursuant to the City of Albuquerque Comprehensive City Zoning Code, NMGC appeals the Development Review Board's approval of Plat of Tract 1 Boca Negra Detention Dam ("Plat"). The basis for the appeal is that the Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

In support of this appeal, NMGC submits the enclosed City of Albuquerque Development/Plan Review Application, Form A: Appeal/Protest and attachments (Appeal Application Package). Also, enclosed is payment of \$240.00 for the appeal application fee.

If you have any questions or need additional information, please let me know. I can be reached by telephone at (505) 798-3397 or by e-mail at joseph.rice@nmgco.com.

Best regards,

Joseph A. Rice
Senior Right of Way Agent

Enclosures: Appeal Application Package including payment of \$240.00 for the appeal application fee

cc: Brandon Kauffman – NMGC (ROW)
Kirk Allen – Miller Stratvert Law Firm (via e-mail)

Addendum "A"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Description of Request: The DRB has approved Plat of **TRACT 1, BOCA NEGRA DETENTION DAM** ("Plat"). The Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.

Addendum "B"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Site Information (UPC Code): **Project Number:** 1004540
Application Number: 11DRB

Uniform Property Code #s:

- 1-009-063-515-277-10734
- 1-009-063-513-227-40350
- 1-010-063-018-253-30801
- 1-010-063-047-235-30810
- 1-010-063-021-181-30710

Property Owner of Record: A.M.A.F.C.A.

Uniform Property Code #s:

- 1-010-063-070-252-20201
- 1-010-063-060-254-20202
- 1-010-063-051-264-20203
- 1-010-063-044-267-20204
- 1-010-063-035-269-20205
- 1-010-063-025-278-20206
- 1-010-063-019-284-20207

Property Owner of Record: City of Albuquerque

Legal Description: Sections 21 and 22, Township 11 North, Range 02 East, N.M.P.M

Subdivision: Tract 1, Boca Negra Detention Dam

Zone Atlas Pages: D-9-Z and D-10-Z

Addendum "C"

Appeal of Plat of Tract 1, Boca Negra Detention Dam

Reason for appeal: (Same as Description of Request noted in Addendum "A") The DRB has approved Plat of **TRACT 1, BOCA NEGRA DETENTION DAM** ("Plat"). The Plat improperly attempts to grant AMAFCA an easement which encroaches upon NMGC's property rights. Specifically, NMGC has valid, perpetual easements granted in 1935 and 1957 for the construction, maintenance and operation of high-pressure natural gas transmission pipelines and related facilities. NMGC has not consented to AMAFC's encroachment upon NMGC's property rights and therefore the attempted grant of an easement to AMAFCA is invalid.



New Mexico GAS COMPANY

Joseph A. Rice
NMGC Land Services
(Right of Way Section)
MS BC22
Office: (505) 798-3397
Fax: (505) 697-4481
E-mail: joseph.rice@nmgco.com

November 10, 2011

City of Albuquerque
Planning Department
Development Services Center
600 2nd Street NW
Albuquerque, NM 87120

Subject: Supplemental Letter (Copies of Perpetual Easements)
Appeal of Project Number: 1004540, Application Number: 11DRB

Dear Development Review Board:

In reference to the subject appeal and per Mr. Jack Cloud's request of November 10, 2011, enclosed please find copies of New Mexico Gas Company's (NMGC's) perpetual easements that encumber the proposed Plat of Tract 1 Boca Negra Detention Dam ("Plat"). NMGC is the owner of the following perpetual Easements in the vicinity of the northwesterly edge of said Tract 1:

- An unrecorded Gas Easement granted by Santa Fe, Pacific Railroad Company on December 3, 1935, known as NMGC R/W 665-044; situate within Section 21, Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico; and
- Further defined in a Gas Easement granted by R. E. Hughes and Bessie L. Huges, his wife on October 17, 1955, as filed for record in the office of the Bernalillo County Clerk on March 29, 1956 in Volume D346, Folio 363, known as NMGC R/W 665-050; lying and being situate within Section 21 (Tract No. 1) and Section 22 (Tract No. 2), Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico; and
- Further defined in a Gas Easement granted by A.E. Fielder and Ann Fielder, his wife, on February 20, 1957, as filed for record in the office of the Bernalillo County Clerk on February 20, 1957 in Volume D-377, Folio 588, known as NMGC R/W 665-048; situate within Section 21, Township 11 North, Range 02 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico.

Also, enclosed is a copy of Sheet 3 of 4 of this Plat with the location of these Gas Easements highlighted in "yellow".

NMGC currently owns and operates two very high pressure natural gas transmission pipelines within these Gas Easements. These transmission pipelines are critical for NMGC natural gas system and they are a major source of natural gas supply for the City of Albuquerque and surrounding communities.

12 1935

AGREEMENT, Made this third day of December, 1935, between SANTA FE PACIFIC RAILROAD COMPANY, a corporation created by Act of Congress approved March 3, 1897, with its principal offices in Topeka, Kansas, (hereinafter referred to as the "Railroad Company"), party of the first part and the ALBUQUERQUE NATURAL GAS COMPANY, a Delaware Corporation, (hereinafter referred to as the "Gas Company"), party of the second part.

R E C I T A L S :

In connection with its natural gas pipe line the Gas Company desires the right, privilege and authority to construct, operate and maintain its pipe line for the conduct of natural gas over and across certain lands of the Railroad Company in Bernalillo and Sandoval Counties, New Mexico, in the location hereinafter more specifically described:

The Railroad Company is willing to grant the desired right upon the terms and conditions hereinafter set forth.

A G R E E M E N T :

ARTICLE I.

IN CONSIDERATION of the sum of One Dollar (\$1.00) in hand paid by the Gas Company to the Railroad Company and of the covenants and agreements of the Gas Company hereinafter contained, and the faithful performance hereof, the Railroad Company hereby grants to the Gas Company the right, privilege and authority to construct, operate and maintain its natural gas pipe line

Kauder
CARDINEER
CARD MADE

Ad. B. ...

11-20-44
800 N/W NO. 665-44 P. 1 of 9
8

and the appurtenances thereto, and to construct, maintain and operate telegraph and telephone wires in connection therewith, together with the necessary poles, guy wires and anchors over and crossing the property of the Railroad Company described as follows:

NEW MEXICO MERIDIAN, NEW MEXICO.

Beginning at a point in the north line of section twenty-one, township eleven north, range two east, Bernalillo County, New Mexico, at a point 1872 feet west of the northeast corner of said section, thence south 27 degrees, 14 minutes east, a distance of 4091 feet, to intersection with the east line of said section twenty-one.

Beginning at a point in the west line of section twenty-seven, township thirteen north, range one east, Sandoval County, New Mexico, at a point 430 feet north of the southwest corner of said section, thence south 28 degrees, 14 minutes east, a distance of 488 feet, to intersection with the south line of said section twenty-seven.

The location of said natural gas pipe line over and across the said sections of land is shown upon the prints attached hereto which are hereby made a part of this agreement.

The Gas Company, so long as such pipe line, telegraph and telephone lines and the appurtenances shall be maintained shall have ingress to and egress from the above described premises for the purpose of constructing, inspecting, repairing, maintaining and replacing its property above described, and the removal of such at will in whole or in part.

ARTICLE II.

IN CONSIDERATION of the foregoing grant, the Gas Company covenants and agrees with the Railroad Company as follows:

1. That it will pay to the Railroad Company upon the execution of this agreement, for the perpetual grant herein given, the sum of forty-one and 63/100 Dollars, (\$41.63) which is computed at the rate of 15¢ per rod on an estimated length of two hundred seventy-seven and fifty hundredths (277.50) rods of pipe line on the Railroad Company's property.

2. That it will bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil and that it will so construct and maintain its poles, wires, anchors, guy poles and wires and other fixtures and appurtenances that the same shall not unnecessarily interfere with the use and enjoyment of the Railroad Company's premises, either by the Railroad Company or by its licensees, assigns or grantees, and in the event that the Railroad Company or The Atchison, Topeka and Santa Fe Railway Company, a Kansas corporation, or the subsidiaries or successors of either of them, shall at any time construct any tracks or other facilities on said premises with which said pipe or pole lines shall interfere, that it will at its sole expense, make whatever changes are necessary in said pipe line, pole lines

*Santa Fe
Pacific R.R.
Albuquerque
N.M.*

and appurtenances to avoid such interference and in the case of a track, that it will provide a clearance of not less than twenty-five (25) feet above the rails, the poles supporting the crossing wires to be double armed, one arm on each side of poles, arms being bolted together with block between, or such other type of construction as may then be permitted by statute or the order of competent public authority. If the Gas Company shall fail for a period of sixty (60) days after notice thereof to make any change required to be made by it under the provisions of this paragraph, the Railroad Company may make such change or cause it to be made and in such event the Gas Company agrees promptly to reimburse the Railroad Company for all expenses incurred in the work.

**3*

3. That it will at all times indemnify and save harmless the Railroad Company, and its subsidiaries and said The Atchison, Topeka and Santa Fe Railway Company and its subsidiaries, and successors and assigns, against all claims, demands, actions or causes of action arising out of loss or damage to property or injury to or death of persons resulting in any manner from the construction, maintenance, use, state of repair or presence of the said pipe line, pole lines and appurtenances upon the Railroad Company's premises and shall promptly pay to the Railroad

Company or said The Atchison, Topeka and Santa Fe Railway Company or their respective subsidiaries and successors and assigns, the full amount of any loss or damage which they or either of them may sustain, incur or become liable for, and all sums which they or either of them, may pay or be compelled to pay in settlement for any claim on account thereof.

4. Should more than one pipe line be laid under the provisions of this agreement at any time the sum of 25¢ per lineal rod for each additional line shall be paid, beside any damages which may arise to growing crops or fences in connection with the construction, maintenance or operation of said additional line.

5. That it will promptly pay or discharge all taxes, rates, charges and assessments levied upon, in respect to, or on account of said pipe lines or telephone or telegraph lines, so as to prevent the same becoming a charge or lien upon said lands or property of the Railroad Company and so that the taxes, charges and assessments levied upon or in respect to said lands or property of the Railroad Company shall not be increased by the location, construction or maintenance of said pipe lines or any improvement, appliance or fixture connected therewith, placed upon the said lands or on account of the Gas Company's interest therein.

REC'D BY THE CO. 665-44 *gus* *Ag 5 29*

6. That if it shall at any time fail or refuse to comply with or carry out any of the covenants herein contained, and such failure shall continue for a period of sixty (60) days after written demand for such performance or compliance shall have been made upon the Gas Company by the Railroad Company, the Railroad Company may at its election without notice forthwith revoke this license and in case of such election the Gas Company shall, upon request, forthwith remove its said pipe line and pole lines and appurtenances and restore the Railroad Company's premises to the condition in which they were prior to the construction of said pipe line, pole lines and appurtenances. In case the Gas Company shall fail to make such removal or restoration within sixty (60) days after such request, the Railroad Company may proceed with such work and the Gas Company will promptly repay to the Railroad Company the cost thereof. No termination hereof shall release the Gas Company from any liability or obligation (whether of indemnity or otherwise) which may have attached or accrued previous to or which may be accruing at the time of such termination.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in duplicate by their respective

officers thereunto duly authorized the day and year first
hereinaabove written.

SANTA FE PACIFIC RAILROAD COMPANY,

By

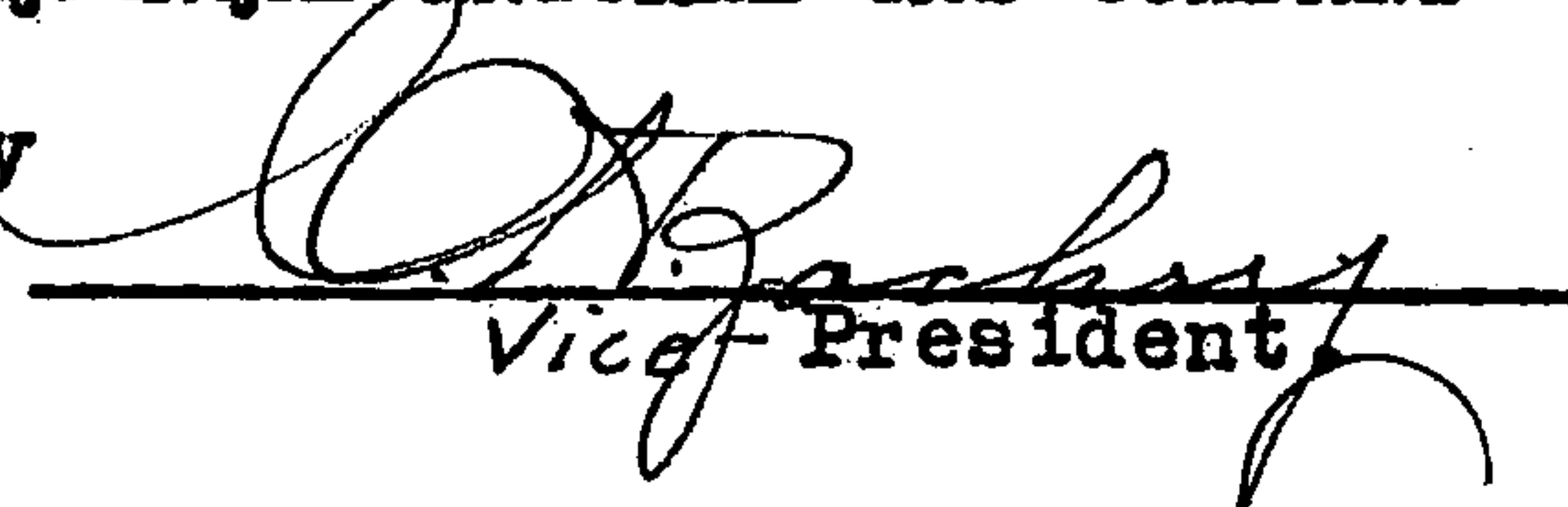


Vice President.

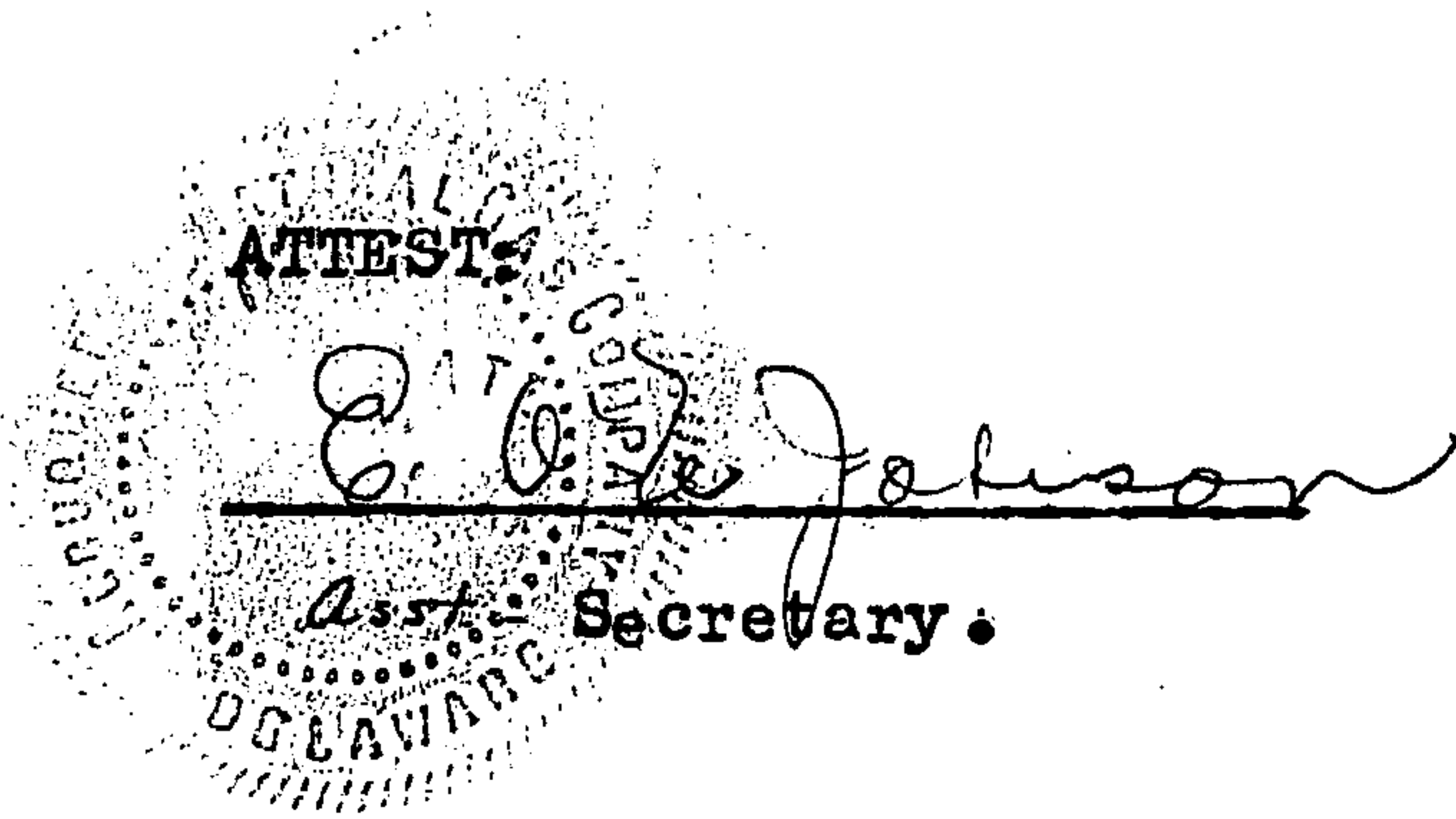


ALBUQUERQUE NATURAL GAS COMPANY

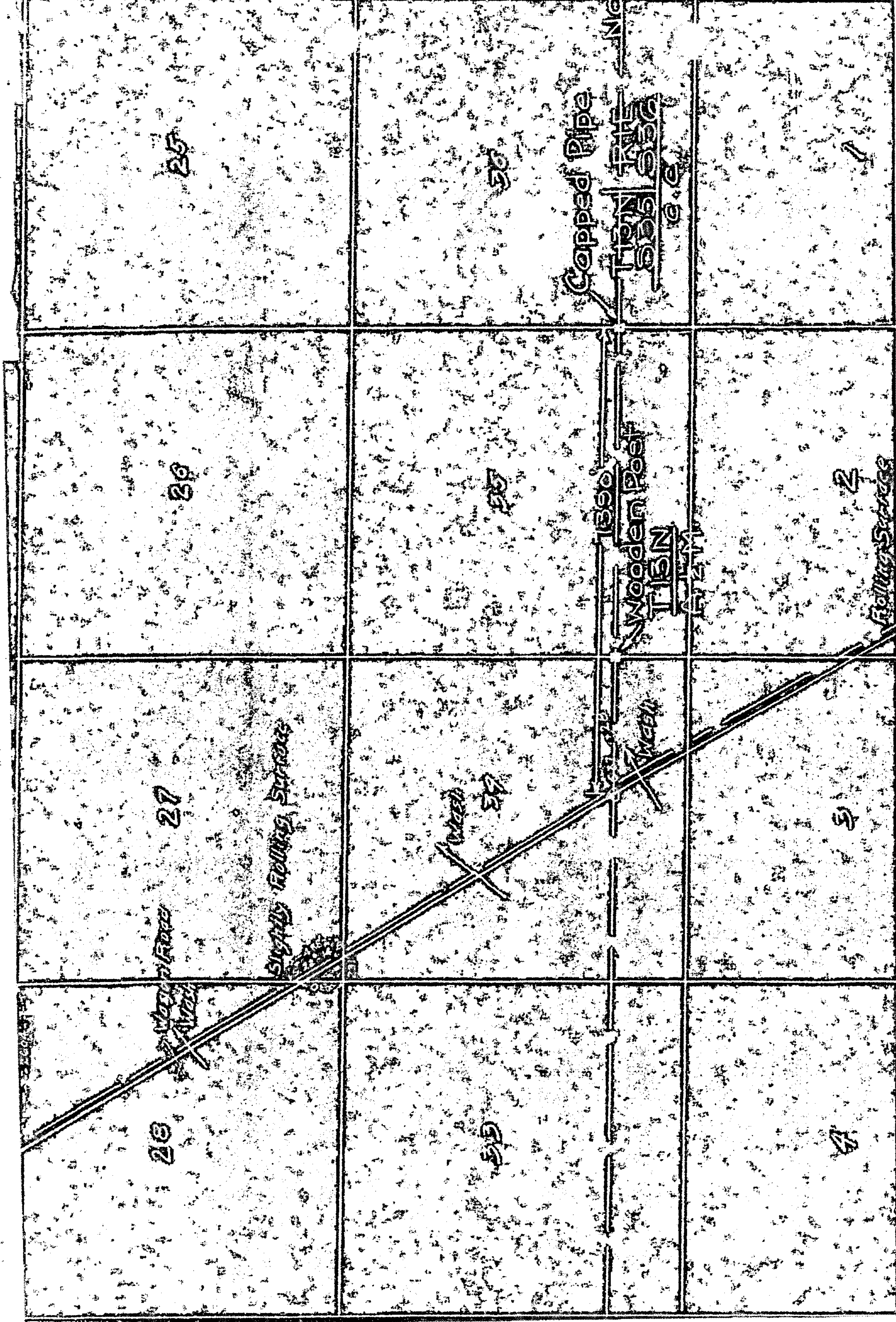
By



Vice President



SEE R/W NO. 665-44 Pg 7 of 9



Maryland Southern City
Santa Fe

90570

363

Albuquerque
Travis
Law

RIGHT OF WAY GRANT AND RELEASE OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, Southern Union Gas Company, a corporation, hereinafter referred to as the Company, has been since the year 1930 and is now the owner and user of easements for rights of way for its gas pipelines and telephone lines on, across, over and through the following described tracts of land situate in the County of Bernalillo, State of New Mexico:

Tract No. 1

A tract of land in Section 21 in Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at the north section line of said Section 21 whence the Northeast corner of said Section 21 bears East 1884 feet; thence S. 27° 42' E. 2974 feet or 180.2 linear rods.

Tract No. 2

A tract of land in Section 22, Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at a point on the south line of said Section 22 whence the Southwest corner of said Section 22 bears S. 89° 58' W. 852 feet; thence N. 22° 57' W. 181 feet; thence N. 25° 42' W. 243 feet; thence N. 27° 35' W. 1458 feet to a point on the west section line of said Section 22 whence the Southwest corner of said Section 22 bears South 1680 feet, the length of said line being 1882 feet or 114.1 linear rods.

Tract No. 3

A tract of land in Section 16, Twp. 11 N., R. 2 E., N.M.P.M., said tract being 50 ft in width, that is 25 ft on each side of the following described centerline, to-wit: Beginning at a point on the south line of said Section 16 whence the Southeast corner of said Section 16 bears East 1884 feet; thence N. 27° 42' W. 2236 feet or 135.5 linear rods.

and on which land the Company constructed and has operated a gas pipeline and a telephone line in connection therewith since the time of acquiring said rights of way; and,

WHEREAS, said Company has, subsequent to the construction of the gas pipeline in the previous paragraph mentioned and prior to the date hereof, constructed an additional gas pipeline for the transportation of natural gas on said right of way and land above described, and,

WHEREAS, the undersigned are the owners of Tracts 1 and 2 above described and hold a lease from the State of New Mexico for Tract 3 above described, and,

SEE R/W NO. 66-50 Pgs 1 2 4

WHEREAS, said Company and the undersigned, hereinafter referred to as Owners, have reached an agreement for compensation for the use of said right of way for said additional pipeline and for compensation to said Owners for all damages in connection with the construction thereof, and the Owners have agreed that said Company continue to use said land and right of way for said additional pipeline,

NOW, THEREFORE, for and in consideration of the sum of \$399.00, to them in hand paid by said Company, receipt of which is hereby acknowledged, said owners hereby do:

1. Grant to said Company, its successors and assigns, the right to maintain, operate, repair, replace and/or remove said additional pipeline with appurtenances thereto on, across, over and through the lands above described, subject, however, to the rights of the State of New Mexico as to Tract 3 above described.
2. Grant to said Company, its successors and assigns, rights of ingress and egress from said right of way area and easement including the right to use existing roads for the purpose of constructing, inspecting, maintaining, operating, replacing and/or removing said additional pipeline or telephone line, either in part or in whole, at the will of said Company, subject, however, to the rights of the State of New Mexico as to Tract 3 above described.
3. Release said Company as of the date hereof from any and all claims for damages of whatsoever nature, and for all compensation for rights of way, to which the Owners are or may be entitled to arising out of or in connection with the construction of said additional pipeline, together with all appurtenances thereto.

To Have and to Hold the above described rights of way, easements and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the rights of way and easements hereby granted unto the Company, its successors and assigns, subject, however, to the rights of the State of New Mexico as to Tract 3 above described.

Owners are to fully use and enjoy the lands hereinbefore described, subject only to the rights of way, easements and other rights above granted; Owners agree that no building, reservoir or other structure shall be constructed on said land within 25 ft of any of said facilities without the Company's written consent.

Provided, however, that the Company shall pay all damages occurring after the date hereof to growing crops, fences and/or any other improvements located on said above described area, which are caused by the exercise of the rights hereinabove granted. If any dispute arises relative to the amount of damages caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Company and one by the Owners, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive upon both parties, subject, however, to the rights of the State of New Mexico as to Tract 3 above described.

Owners represent and warrant that they are the owners in fee simple of the land hereinbefore described, subject only to any valid and outstanding mortgages of record in said county, except that as to said Tract 3 Owners represent that they are the holders of a grazing lease on said tract from the State of New Mexico.

All rights herein granted to the Company are in addition to the original rights which said Company has by virtue of its former right of way grants.

IN WITNESS WHEREOF, this instrument is executed this 17 day of ~~January~~ ^{October}, 1955, so as to be binding upon the parties hereto, their heirs, administrators, successors, and/or assigns.

R. E. Hughes

R. E. Hughes

Bessie L. Hughes

Bessie L. Hughes, his wife

SEE R/W NO. 166550 Pg 374

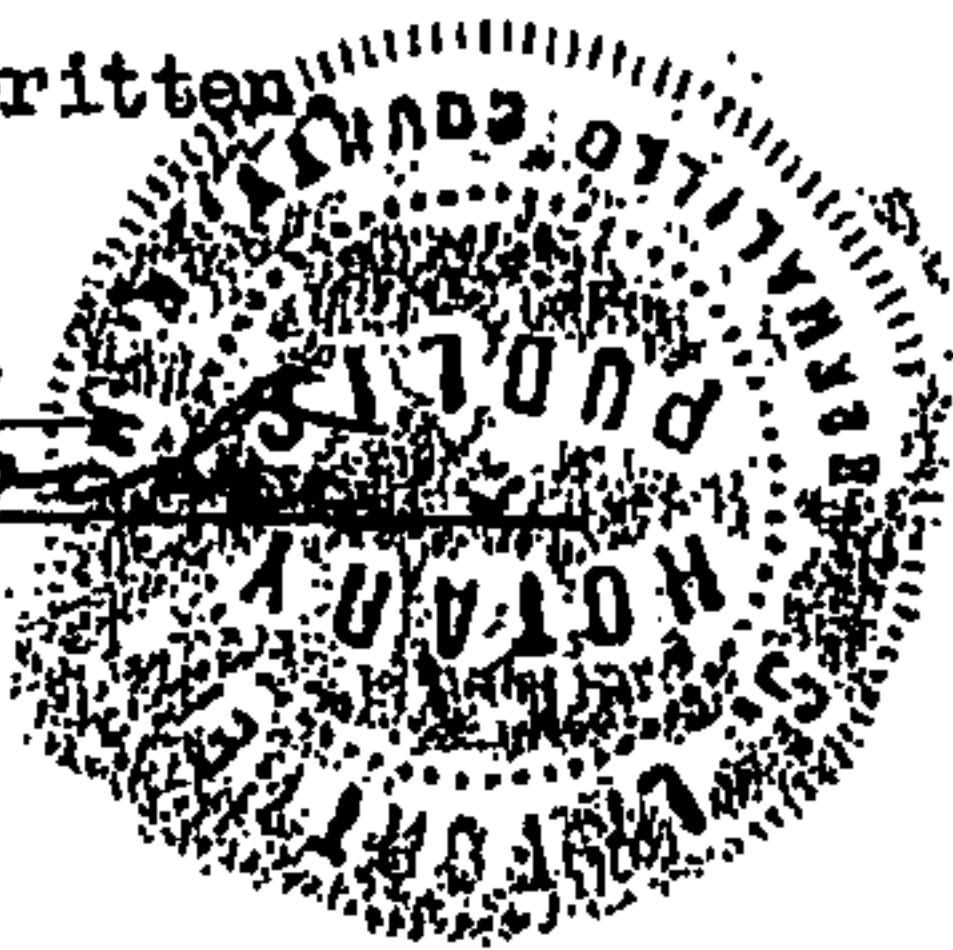
366

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

On this 17 day of ^{October} ~~January~~, 1955, before me personally appeared R. E. Hughes and Bessie L. Hughes, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed same as their free act and deed.

Witness my hand and seal the day and year last above written

S. L. Jackson
Notary Public



My commission expires:

Oct. 5, 1959

State of New Mexico }
County of Bernalillo, } SS
This instrument was filed for record on

12:32 MAR 29 1956
At 12:32 o'clock Pm. Recorded in Vol. 346
of records of said County Folio 363
MAY CLESHORN Clerk & Recorder
Thomas J. ... Deputy Clerk
3-29-56

SUG R/W NO. 665-50
P474

Indexed

*Albuquerque
New Mexico
June 21st*

*See also the other two
Ref 16743*

RIGHT OF WAY GRANT AND RELEASE OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, Southern Union Gas Company, a corporation, hereinafter referred to as the Company, has been since the year 1930 and is now the owner and user of an easement for right of way for its gas pipelines and telephone lines on, across, over and through the following described tract of land situate in the County of Bernalillo, State of New Mexico:

A tract of land 50 ft in width, 25 ft on each side of the following described centerline, to-wit:
Beginning at a point whence the Southeast corner of Section 21, Twp. 11 N., R. 2 E., N.M.P.M. bears South 1680 feet, thence N. 27° 42' W. 1084 feet, said tract of land containing one acre, more or less.

and on which land the Company constructed and has operated a gas pipeline and a telephone line in connection therewith since the time of acquiring said right of way; and,

WHEREAS, said Company has, subsequent to the construction of the gas pipeline in the previous paragraph mentioned and prior to the date hereof, constructed an additional gas pipeline for the transportation of natural gas on said right of way and land above described, and,

WHEREAS, said Company and the undersigned, hereinafter referred to as Owners, have reached an agreement for compensation for the use of said right of way for said additional pipeline and for compensation to said Owners for all damages in connection with the construction thereof, and the Owners have agreed that said Company continue to use said land and right of way for said additional pipeline,

NOW, THEREFORE, for and in consideration of the sum of \$2500, to them in hand paid by said Company, receipt of which is hereby acknowledged, said Owners hereby do:

- 1. Grant to said Company, its successors and assigns, the right to maintain, operate, repair, replace and/or remove said additional pipeline with appurtenances thereto on, across, over and through the lands above described.

SEE R/W NO. 665-48 Pg 1 of 3

2. Grant to said Company, its successors and assigns, rights of ingress and egress from said right of way area and easement including the right to use existing roads for the purpose of constructing, inspecting, maintaining, operating, replacing and/or removing said additional pipeline or telephone line, either in part or in whole, at the will of said Company.

3. Release said Company as of the date hereof from any and all claims for damages of whatsoever nature to which the Owners are or may be entitled to arising out of or in connection with the construction of said additional pipeline, together with all appurtenances thereto.

To Have and to Hold the above described rights of way, easements and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the rights of way and easements hereby granted unto the Company, its successors and assigns.

Owners are to fully use and enjoy the lands hereinbefore described, subject only to the rights of way, easements and other rights above granted; Owners agree that no building, reservoir or other structure shall be constructed on said land within 25 ft of any of said facilities without the Company's written consent.

Provided, however, that the Company shall pay all damages occurring after the date hereof to growing crops, fences and/or any other improvements located on said above described area, which are caused by the exercise of the rights hereinabove granted. If any dispute arises relative to the amount of damages caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Company and one by the Owners, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive upon both parties.

Owners represent and warrant that they are the owners in fee simple of the land hereinbefore described, subject only to any valid and outstanding mortgages of record in said county.

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All rights herein granted to the Company are in addition to the original rights which said Company has by virtue of its former right of way grant.

IN WITNESS WHEREOF, this instrument is executed this 20 day of ~~January, 1955,~~ February 1957 so as to be binding upon the parties hereto, their heirs, administrators, successors, and/or assigns.

A. E. Fielder
A. E. Fielder


Ann Fielder
Ann Fielder, his wife

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

On this 20 day of ~~January, 1955,~~ February 1957 before me personally appeared A. E. Fielder and Ann Fielder, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed same as their free act and deed.

Witness my hand and seal the day and year last above written.

L. L. Fortney
Notary Public



My commission expires:

October 5, 1959

State of New Mexico }
County of Bernalillo. } SS

This instrument was filed for record on

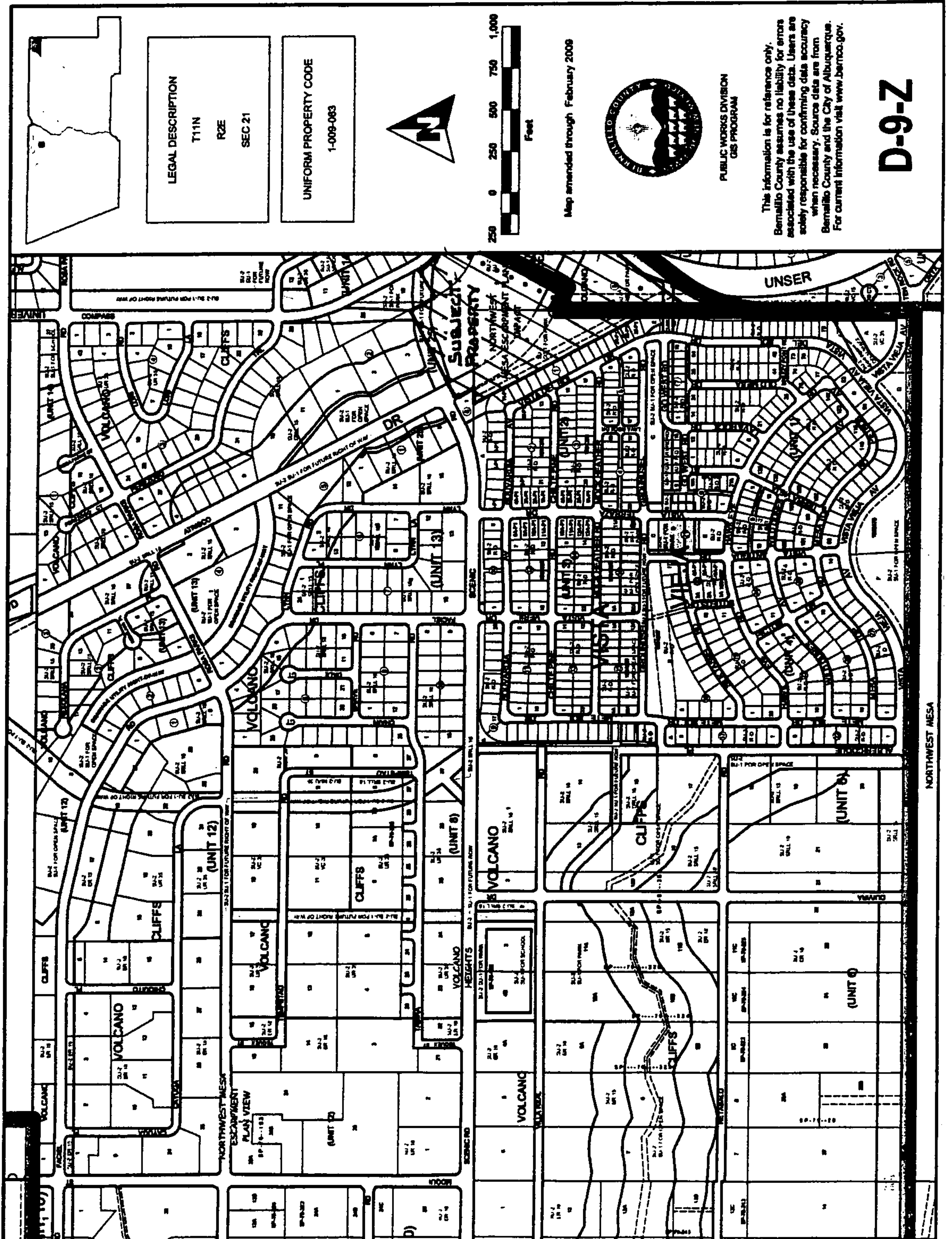
FEB 20 1957
At 3:11 o'clock P.m. Recorded in Vol. D-377
of records of said County Folio 528
LUCY JARAMILLO Clerk & Recorder
Pauline Lowrey Deputy Clerk
2-20-57

Indexed

CCG R/W NO. 665-48 Pg 3 of 3

Zone Atlas Page D-9-Z

Appeal of Plat of Tract 1, Boca Negra Detention Dam



D-9-Z



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2011

Project# 1004540

11DRB-70256 VACATION OF PUBLIC EASEMENT
11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70258 BULK LAND VARIANCE
11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2**, zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10) *[Deferred from 10/12/11]*

On October 12 and October 26, 2011, the Development Review Board held an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation of Atrisco Drive NW as shown on the "Vacation Exhibit" of the Boca Negra Detention Dam in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(2), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

(A)(1) The public road vacation and easement vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(2) There is a net benefit to the public welfare because the development of a significant community drainage facility made possible by the vacations is clearly more beneficial to the public welfare than any minor detriment resulting from the vacations. The vacations will not adversely impact traffic patterns in this area, and the City of Albuquerque does not need to utilize the platted right of way for roadway or other purposes based on the ownership and proposed replat.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacations were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacations and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
 2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
 3. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.
-

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY November 10, 2011.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest. You will receive notice if any other person files a protest.

In other actions taken by the Board, the Bulk Land Variance was approved and the preliminary/final plat was approved with final sign off delegated to Parks to amend Master Trails Agreement and to Planning for ABCWUA license to be recorded.

If you wish to appeal this decision, you must do so by November 10, 2011 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

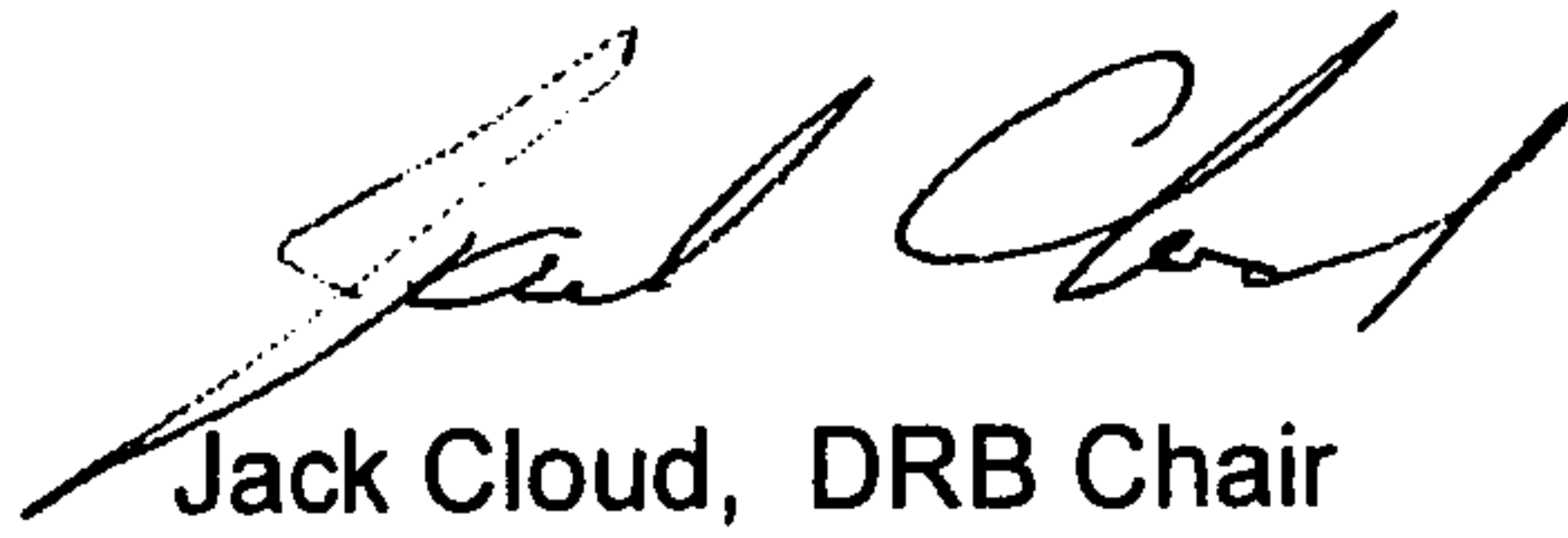
The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The

effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Wilson & Company Engineers & Architects (Kristine Susco) – 4900 Lang Ave NE – Albuquerque NM 87109

Cc: Albuquerque Metropolitan Flood Control Authority – 2600 Prospect NE – Albuquerque, NM 87107

Marilyn Maldonado

File



VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS INDEX NOS.
D-9-Z & D-10-Z

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

(BOCA NEGRA DETENTION DAM)

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 OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

PROJECT NUMBER: 1004540

APPLICATION NUMBERS: 11DRB-70256 to 11DRB-70259

PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING: TWELVE
TOTAL NO. OF TRACTS CREATED: ONE
GROSS SUBDIVISION ACREAGE: 26.9937 ACRES
TOTAL MILES OF STREETS CREATED: ±0.2121
ZONE ATLAS INDEX NO: D-9-Z & D-10-Z
DATE OF SURVEY: APRIL 2011
CURRENT ZONING: R-1 and R-0

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT ELEVEN EXISTING LOTS INCLUDING LOTS 12-18, BLOCK 2, UNIT 14, AND LOTS 4, 5, AND 6, BLOCK 2, UNIT 25, AND LOT 1, BLOCK 5, UNIT 25 OF VOLCANO CLIFFS SUBDIVISION; AND ONE COMMON AREA TRACT D, VISTA VIEJA SUBDIVISION, UNIT 2, INTO ONE TRACT, VACATE A PORTION OF ATRISCO DRIVE NW, VACATE AND GRANT EASEMENTS AND DEDICATE ADDITIONAL RIGHT OF WAY. TRACT 1, CREATED BY THIS PLAT, IS LIMITED TO DRAINAGE, RECREATION AND UTILITY PURPOSES ONLY.

GENERAL NOTES:

- FIELD SURVEY WAS PERFORMED IN SEPTEMBER 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS; (CENTRAL ZONE NAD 83). BASED ON A LINE FROM "B_C10" TO "1_C11" BEARING = S.60°39'02"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE INDICATED.
- LOTS 5 AND 6, BLOCK 2, VOLCANO CLIFFS UNIT 25 WERE CONVEYED AS PARCEL 5 AND 6 ON WARRANTY DEED RECORDED ON 06-08-2011, DOC #2011053296.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-009-063-515-277-10734, 1-009-063-511-227-40350, 1-010-063-018-253-30801, 1-010-063-047-239-30810, 1-010-063-021-181-30719
PROPERTY OWNER OF RECORD: AMAFCA

UNIFORM PROPERTY CODE # : 1-010-063-070-252-20201, 1-010-063-081-254-20202, 1-010-063-051-284-20203, 1-010-063-044-287-20204, 1-010-063-031-269-20205, 1-010-063-025-278-20206, 1-010-063-019-284-20207
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): A.M.A.F.C.A. AND CITY OF ALBUQUERQUE
SECTIONS 21 AND 22, T.11 N., R.2 E., N.M.P.M.
SUBDIVISION: Tract 1, Boca Negra Detention Dam

FREE CONSENT AND DEDICATION:

THE PARCEL SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), SAID OWNER(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR UNSER BOULEVARD N.W. AND RAINBOW BOULEVARD N.W. AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; SAID OWNER(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE:

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL
AUTHORITY OWNER OF:
LOTS 4, 5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25 AND
COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2

DATE: 8/29/2011

JERRY M. LOVATO, P.E., EXECUTIVE ENGINEER
FOR: AMAFCA, A POLITICAL SUBDIVISION OF
STATE OF NEW MEXICO

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF
August, 2011, BY JERRY M. LOVATO, P.E., AS EXECUTIVE ENGINEER OF AMAFCA,
A POLITICAL SUBDIVISION OF STATE OF NEW MEXICO

NOTARY PUBLIC:
MY COMMISSION EXPIRES: July 25, 2015



CITY OF ALBUQUERQUE OWNER OF:
LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14

DATE: 8/31/11

ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
FOR: CITY OF ALBUQUERQUE, A NEW MEXICO
MUNICIPAL CORPORATION

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF
August, 2011, BY ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
FOR CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2/17/13

NEW MEXICO GAS COMPANY DATE
 9-29-11
PNM ELECTRIC SERVICES DATE
 09/26/11
WEST TELECOMMUNICATIONS DATE
 09-29-11
COMCAST DATE

CITY APPROVALS:

8-30-11
CITY SURVEYOR DATE
 11-08-11
REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE
 10-26-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

10/26/11
ABCWUA DATE
 11-7-11

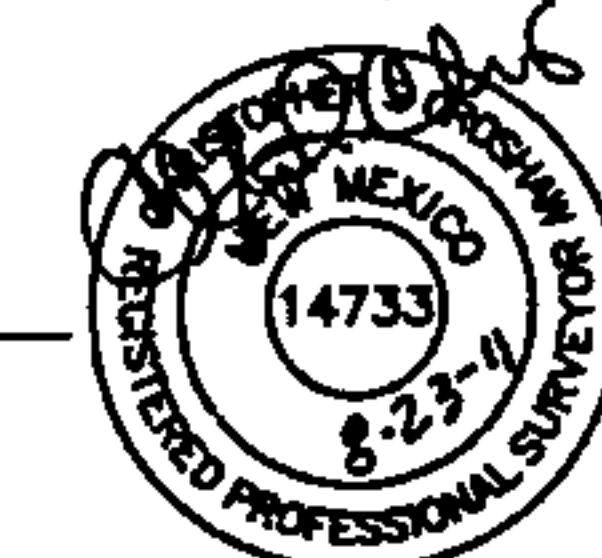
PARKS AND RECREATION DEPARTMENT DATE
 10-26-11
A.M.A.F.C.A. DATE
 10-26-11
CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

CHRISTOPHER S. CROSHAW
N.M.P.L.S. #14733



23 AUGUST 2011
DATE

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000
SHEET 1 OF 4

PLAT OF TRACT 1 BOCA NEGRA DETENTION DAM

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

FLOOD NOTE:

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES." SAID PORTIONS ARE SUBJECT TO PENDING LOMR.

A.M.A.F.C.A. DRAINAGE EASEMENT DEDICATION LANGUAGE:

DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED HEREIN AS "FLOOD PLAIN EASEMENT" OR "DRAINAGE EASEMENT" IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE AND STORAGE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, MAINTENANCE, RECONSTRUCTION OR REPLACEMENT OF, AND ACCESS TO, SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF GRANTEE, NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED ON ANY PROPERTY DEDICATED TO GRANTEE HEREBY, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SUCH PROPERTY. THIS DEDICATION SHALL NOT OBLIGATE GRANTEE TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS OR OTHER FACILITIES THAT DO NOT MEET THE STANDARDS OF THE GRANTEE FOR DESIGN AND CONSTRUCTION, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE AREA DEDICATED. GRANTEE SHALL ONLY MAINTAIN PROPERTY AND/OR IMPROVEMENTS THAT IT SPECIFICALLY AGREES, IN WRITING, TO MAINTAIN. ABSENT A WRITTEN MAINTENANCE AGREEMENT, SUCH RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. LANDSCAPING OR MAINTENANCE WORK BY THE GRANTOR WITHIN THE PROPERTY HEREBY DEDICATED SHALL NOT ALTER THE PRESENT FLOWLINE, CAPACITY OR PERMEABILITY OF THE PRESENT FLOOD WAY AREA EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY GRANTEE AS SOON AS PRACTICAL THEREAFTER. GRANTEE WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE PROPERTY DEDICATED HEREBY MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED. GRANTOR COVENANTS AND WARRANTS THAT IT IS THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT IT HAS A GOOD AND LAWFUL RIGHT TO DEDICATE THE RIGHT OF WAY OR EASEMENT INTERESTS DESCRIBED HEREIN. ANY PORTION OF ANY LAND, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED. VACATION APPROVAL CONSISTENT WITH THE CITY OF ALBUQUERQUE OR BERNALILLO COUNTY SUBDIVISION ORDINANCES WILL ALSO BE REQUIRED.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS 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.
- QUEST 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 ERRECTED 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.

SOLAR NOTE:

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN AN AREA FOR WHICH DRB APPROVAL IS SOUGHT. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING COMPRISED OF LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON JULY 29, 1970, IN VOLUME: D4, FOLIO: 88;

TOGETHER WITH, LOTS 4, 5 AND 6, BLOCK 2; LOT 1, BLOCK 5; AND A PORTION OF ATRISCO DRIVE N.W., WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON DECEMBER 15, 1970, IN VOLUME: D4, FOLIO: 100;

TOGETHER WITH, COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON OCTOBER 3, 2006, IN BOOK: 2006C, PAGE: 298; SAID COMPRISED TRACT LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE ON THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; WHENCE, THE ALBUQUERQUE CONTROL SURVEY MONUMENT IDENTIFIED AS "1_C11", A STANDARD A.C.S. BRASS CAP MONUMENT IN PLACE BEARS N.69°59'29"E., 8409.25 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING, ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTHWESTERLY 52.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°06'04", A RADIUS OF 2754.70 FEET AND A CHORD OF 52.94 FEET WHICH BEARS S 26°47'59" W TO A POINT; THENCE,

S 28°16'41" W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 558.76 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE,

104.84 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 12°37'49", A RADIUS OF 474.67 FEET, AND A CHORD OF 104.42 FEET WHICH BEARS S 32°35'35" W TO A POINT OF TANGENCY; THENCE,

S 38°54'29" W A DISTANCE OF 439.78 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE,

223.84 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 12°25'45", A RADIUS OF 1030.93 FEET AND A CHORD OF 223.20 FEET WHICH BEARS S 32°41'37" W TO A POINT ON THE EASTERLY LINE OF COMMON AREA TRACT "C" AS THE SAME IS SHOWN IN RECORDED PLAT OF VISTA VIEJA UNIT 1, FILED ON OCTOBER 06, 2005, BOOK 2005C, PAGE 328; THENCE,

N 00°16'56" E ALONG SAID EASTERLY LINE A DISTANCE OF 270.25 FEET TO THE MOST SOUTHERLY CORNER OF TRACT D, VISTA VIEJA UNIT 2, AS SHOWN IN PLAT FILED ON OCTOBER 3, 2006, BOOK: 2006C, PAGE: 298; THENCE,

N 27°43'30" W ALONG THE WESTERLY LINE OF SAID TRACT D A DISTANCE OF 1201.53 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 89°53'38" E ALONG SAID SOUTH LINE A DISTANCE OF 90.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 6; THENCE,

N 27°43'30" W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 116.21 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE,

12.21 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°19'22", A RADIUS OF 30.00 FEET AND A CHORD OF 12.13 FEET WHICH BEARS N 39°23'11" W TO A POINT ON A NON-TANGENTIAL LINE; THENCE,

N 62°15'04" E A DISTANCE OF 609.11 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 27°23'18" E A DISTANCE OF 178.36 FEET TO A POINT; THENCE,

N 58°46'14" E A DISTANCE OF 201.15 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT AND THE EASTERLY CORNER OF LOT 19, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 14 AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF COMPASS DRIVE N.W.; THENCE,

190.74 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 32.42'45", A RADIUS OF 337.04 FEET AND A CHORD OF 188.20 FEET WHICH BEARS S 47°30'04" E TO A POINT; THENCE,

S 63°41'22" E A DISTANCE OF 435.56 FEET TO A POINT ON A CURVE TO THE RIGHT AND ALSO BEING THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE,

49.55 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 94°38'30", A RADIUS OF 30.00 FEET AND A CHORD OF 44.11 FEET WHICH BEARS S 16°28'47" E TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; THENCE,

187.88 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 04°59'36", A RADIUS OF 1926.14 FEET AND A CHORD OF 187.81 FEET WHICH BEARS S 29°05'45" W TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 28.9937 ACRES (1,175,846 SQUARE FEET) MORE OR LESS.

WILSON
& COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 2 OF 4

EASEMENTS TO REMAIN KEY:

- ⓐ EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VEJA SUBDIVISION PLAT, UNIT TWO DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298. SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWJA DOC#: 2009012724 FILED: 02-09-2009
- ⓑ EXISTING 100' OVERHEAD POWERLINE EASEMENT PER UNIT NO. 25, VOLCANO CLIFFS PLAT FILED: 12-15-1970, VOL. D4, FOL. 100 SUBJECT TO ENCROACHMENT AGREEMENT BETWEEN AMAFCA AND PNM DOC#: 2011068115 FILED: 07-26-2011
- ⓒ EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124199 FILED: 08/17/06 BOOK: A122, PAGE: 3861
- ⓓ EXISTING 10' PNM EASEMENT DOC#: 2010084462-2010084466 & 2010084468 & 2010084469 FILED: 8-23-2010
- ⓔ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 02-20-1957 VOL. D377, FOL. 588
- ⓕ EXISTING PNM EASEMENT FILED: 08-23-2010 DOC#: 2010084467
- ⓖ EXISTING PNM EASEMENTS FILED: 06-24-2011 DOC#: 2011058352-2011058353
- ⓗ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 03-29-1956 VOL. 346, FOL. 363

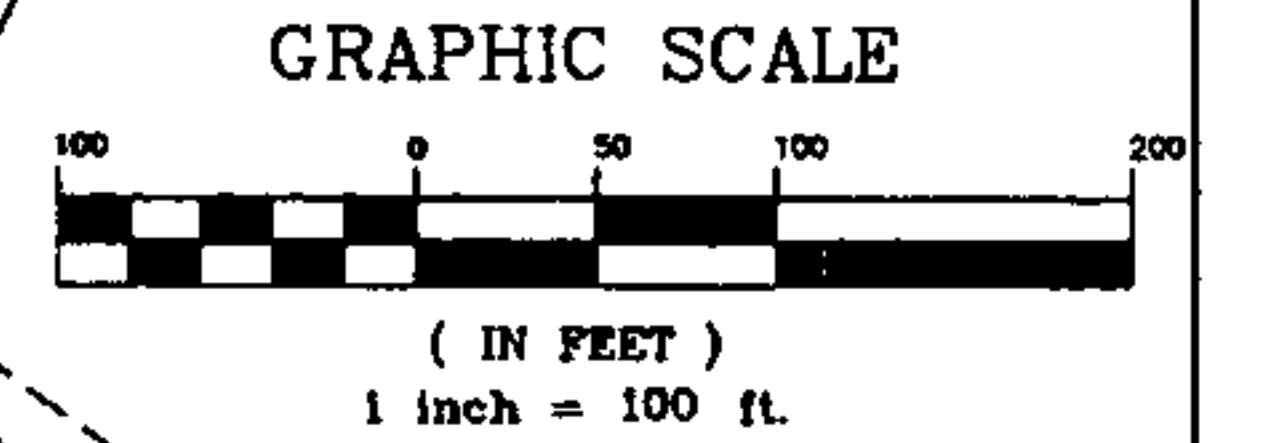
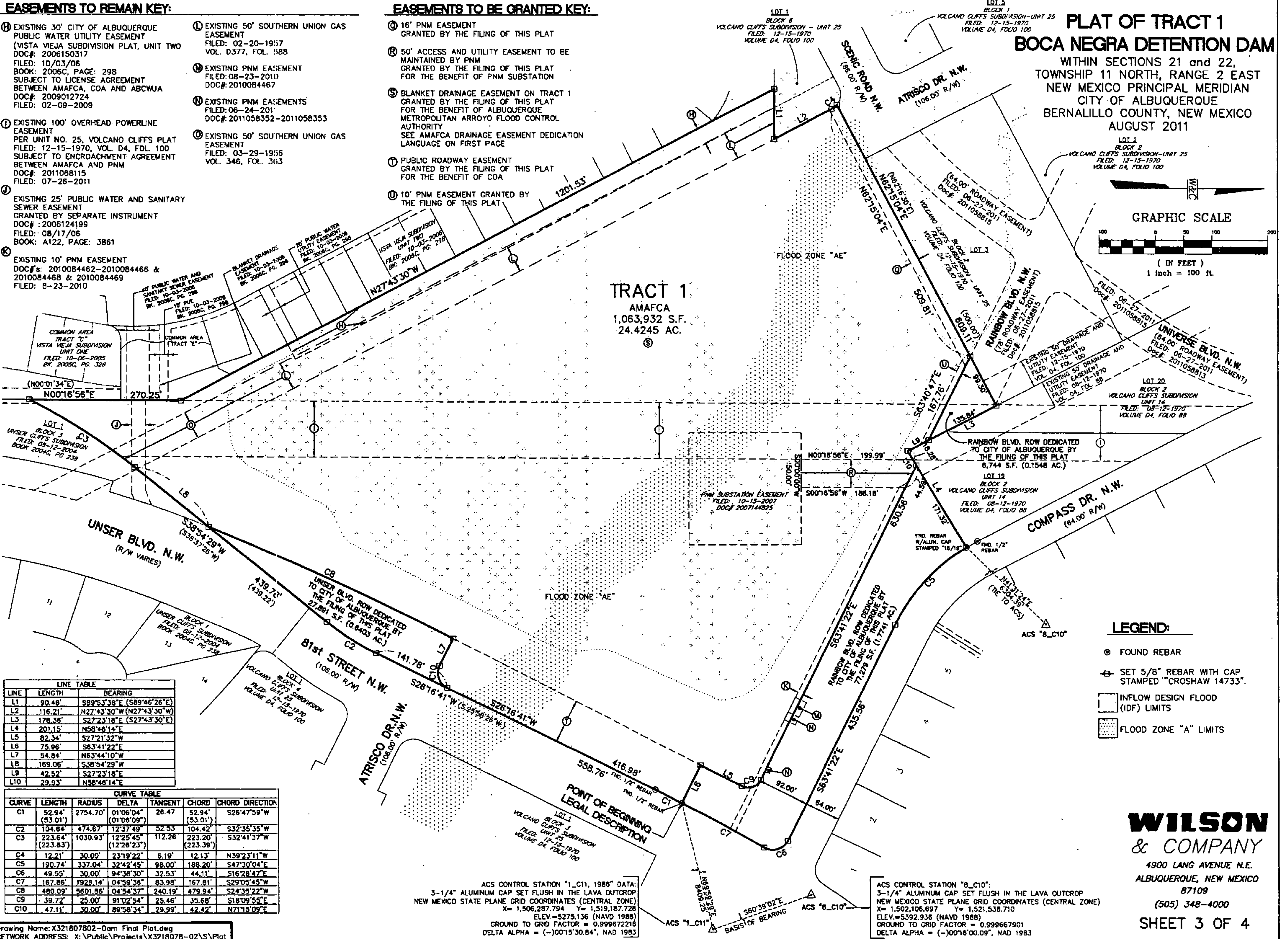
EASEMENTS TO BE GRANTED KEY:

- ⓐ 16' PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT
- ⓑ 50' ACCESS AND UTILITY EASEMENT TO BE MAINTAINED BY PNM GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF PNM SUBSTATION
- ⓒ BLANKET DRAINAGE EASEMENT ON TRACT 1 GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY SEE AMAFCA DRAINAGE EASEMENT DEDICATION LANGUAGE ON FIRST PAGE
- ⓓ PUBLIC ROADWAY EASEMENT GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF COA
- ⓔ 10' PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT

**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

TRACT 1
AMAFCA
1,063,932 S.F.
24.4245 AC.



LEGEND:

- ⊙ FOUND REBAR
- ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733"
- INFLOW DESIGN FLOOD (IDF) LIMITS
- ▨ FLOOD ZONE "A" LIMITS

LINE TABLE

LINE	LENGTH	BEARING
L1	90.46'	S89°33'38"E (S89°46'26"E)
L2	116.21'	N27°43'30"W (N27°43'30"W)
L3	178.36'	S27°23'18"E (S27°43'30"E)
L4	201.15'	N58°46'14"E
L5	82.34'	S27°21'32"W
L6	75.96'	S63°41'22"E
L7	54.84'	N63°44'10"W
L8	169.06'	S38°54'29"W
L9	42.52'	S27°23'18"E
L10	29.93'	N58°46'14"E

CURVE TABLE

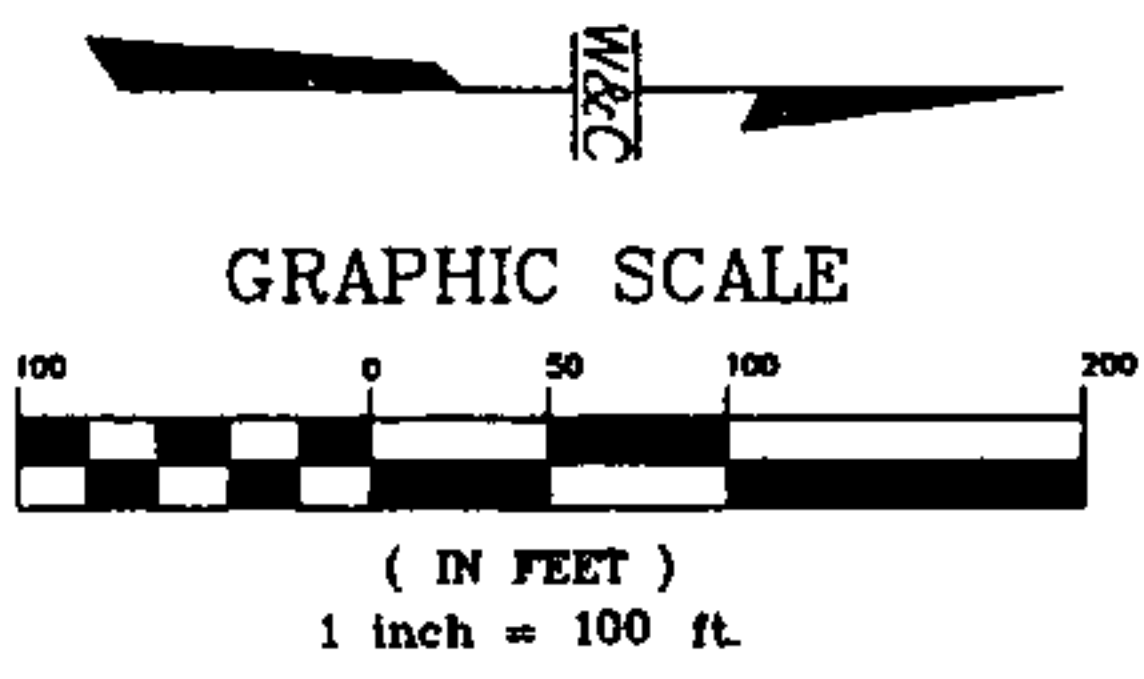
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	52.94' (53.01')	2754.70'	01°06'04" (01°08'09")	26.47'	52.94' (53.01')	S26°47'59"W
C2	104.64' (223.83')	474.67'	12°37'49" (12°26'23")	52.53'	104.42' (223.39')	S32°35'35"W
C3	223.64' (223.83')	1030.93'	12°25'45" (12°26'23")	112.26'	223.20' (223.39')	S32°41'37"W
C4	12.21'	30.00'	23°19'22"	6.19'	12.13'	N39°23'11"W
C5	190.74'	337.04'	32°42'45"	98.00'	188.20'	S47°30'04"E
C6	49.55'	30.00'	94°38'30"	32.53'	44.11'	S16°28'47"E
C7	167.86'	1928.14'	04°59'36"	83.98'	167.81'	S28°05'45"W
C8	480.09'	5601.86'	04°54'37"	240.19'	479.94'	S24°35'22"E
C9	39.72'	25.00'	91°02'54"	25.46'	35.68'	S18°09'55"E
C10	47.11'	30.00'	89°58'34"	29.99'	42.42'	N71°15'09"E

ACS CONTROL STATION "1_C11, 1986" DATA:
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X= 1,506,287.794 Y= 1,519,187.728
ELEV.=5275.136 (NAVD 1988)
GROUND TO GRID FACTOR = 0.999672216
DELTA ALPHA = (-)00°15'30.84", NAD 1983

ACS CONTROL STATION "8_C10":
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X= 1,502,106.697 Y= 1,521,538.710
ELEV.=5392.936 (NAVD 1988)
GROUND TO GRID FACTOR = 0.999667901
DELTA ALPHA = (-)00°16'00.09", NAD 1983

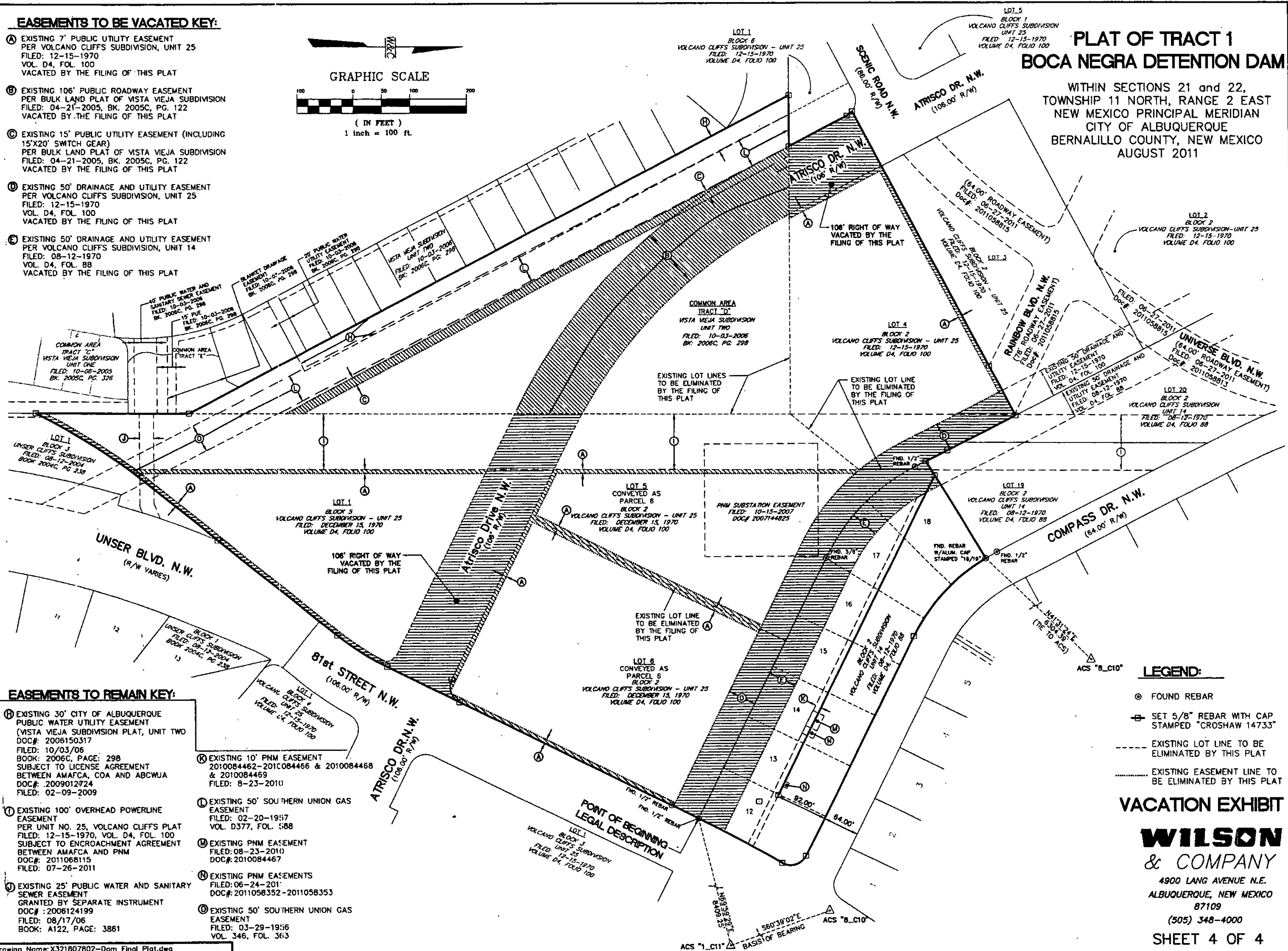
EASEMENTS TO BE VACATED KEY:

- (A) EXISTING 7' PUBLIC UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- (B) EXISTING 106' PUBLIC ROADWAY EASEMENT PER BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- (C) EXISTING 15' PUBLIC UTILITY EASEMENT (INCLUDING 15'X20' SWITCH GEAR) PER BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- (D) EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- (E) EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 14 FILED: 08-12-1970 VOL. D4, FOL. 88 VACATED BY THE FILING OF THIS PLAT



**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011



EASEMENTS TO REMAIN KEY:

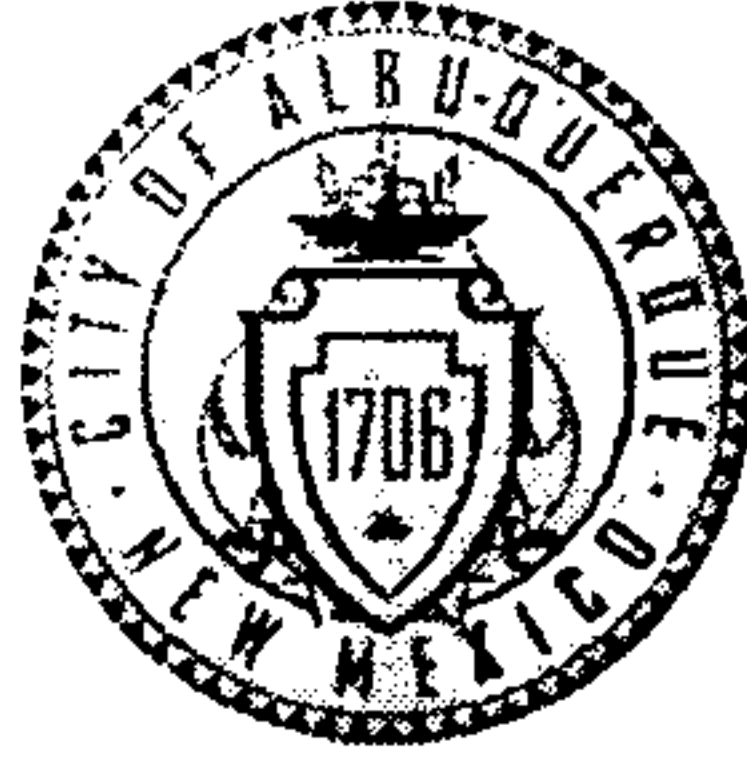
- (H) EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VIEJA SUBDIVISION PLAT, UNIT TWO DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298 SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWJA DOC#: 2009012924 FILED: 02-09-2009
- (I) EXISTING 100' OVERHEAD POWERLINE EASEMENT PER UNIT NO. 25, VOLCANO CLIFFS PLAT FILED: 12-15-1970, VOL. D4, FOL. 100 SUBJECT TO ENCROACHMENT AGREEMENT BETWEEN AMAFCA AND PNM DOC#: 2011068115 FILED: 07-26-2011
- (J) EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124199 FILED: 08/17/06 BOOK: A122, PAGE: 3861
- (K) EXISTING 10' PNM EASEMENT 2010084462-2010084466 & 2010084469 & 2010084468 FILED: 8-23-2010
- (L) EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 02-20-1957 VOL. D377, FOL. 588
- (M) EXISTING PNM EASEMENT FILED: 08-23-2010 DOC#: 2010084467
- (N) EXISTING PNM EASEMENTS FILED: 06-24-2011 DOC#: 2011058352-2011058353
- (O) EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 03-29-1936 VOL. 346, FOL. 363

- LEGEND:**
- ⊙ FOUND REBAR
 - ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733"
 - - - - - EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
 - EXISTING EASEMENT LINE TO BE ELIMINATED BY THIS PLAT

VACATION EXHIBIT

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000
SHEET 4 OF 4

32



DEVELOPMENT REVIEW BOARD

MINUTES

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 26, 2011

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Curtis Cherne, P.E., Hydrology/ Alternate City Engineer**

**Allen Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

Project# 1004540

11DRB-70256 VACATION OF PUBLIC EASEMENT

11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY

11DRB-70258 BULK LAND VARIANCE

11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/
above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14
**VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION
UNIT 2**, zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD
NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10)
[Deferred from 10/12/11]

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Ms. Kristine Susco – Wilson & Company Inc.

Mr. Loren Hines – AMAFCA representative

MS. KRISTINE SUSCO, WILSON & COMPANY INC. SWORN IN

Good morning board members. I am Kristine Susco with Wilson and Company acting as agent for AMAFCA and the four party agreement members, returning after a two week deferral on the plat. We've addressed some of the plat graphic etcetera issues, worked with Allan and he is proceeding with processing the license agreement for the water. I have worked with Kristal as have other people within the City, and have addressed some concerns about Rainbow right-of-way.

I have a typical section for your records. I spoke to Kristal yesterday which addresses the concerns about the sidewalk and access for the lots
...*unintelligible*... This infrastructure up to the wall including the sidewalk on Rainbow will be constructed with S.A.D 228 including the wall, excuse me, as well as an easement procured for a permanent roadway easement for the future to make sure there is adequate right-of-way for that Universe section.

MR. JACK CLOUD, DRB CHAIRMAN: Part of my question...we've got a typical section but the right-of-way really varies a lot. Are you anticipating opportunities for vacation of Rainbow right-of-way in the future?

MS. SUSCO: Yes the plat with S.A.D 228 beyond this first section which directly effects Universe Blvd. which was becoming land locked, which conceivably would have been land locked is being re-platted as part of S.A.D 228 and will provide the right-of-way.

CHAIRMAN CLOUD: Okay. Let's give Kristal a chance to review that. Angela, has anybody sign up for item number 3? Is anyone else interested in number 3? Okay. Carol, do you have any comments on the revised submittal?

MS. CAROL DUMONT, PARKS AND RECREATION: We have a little situation where we are not clear if we have a license agreement for the trail. It was our understanding that we did, but we're not able to put our hand on it. Do you know anything about that?

MR. LOREN HINES, AMAFCA REPRESENTATIVE SWORN IN

MR. HINES: We have a master trail agreement with the City. I believe any trails within the dam are shown on the plans for the dam and will be constructed with the construction of the dam. Any additional trails in the future will just be an amendment to the master license agreement.

MS. DUMONT: Right, so my question is do we need an amendment for this particular trail project? I do not find evidence that is included as an amendment on any of the prior license agreements.

MR. HINES: Generally they are either granted when we build it or after. I mean...*unintelligible*...

MS. DUMONT: My understanding is that this is in design right now is that correct?

MR. HINES: The plans are at the OSE for final review and should be coming back to DRC. We didn't want to bring them back to DRC before we got final approval from OSE or at least at 95% because they've been reviewed by DRC about 5 or 6 years ago but when they come back, they'll all go to DRC. If we need to grant a license at that time we can do that. If we need to grant it now we can do that.

MS. DUMONT: Okay, I think the fact that it was in the works 5 years ago is why we assumed that we did have the license agreement already in an amendment, but the most recent amendment did not include it and I could not find it so if everyone else was available and ready to sign, I would be happy to accept delegation so we could get the license amendment taken care of okay.

MR. CURTIS CHERNE, CITY ENGINEER/HYDROLOGY: Hydrology has no objections to all of the requests however when I'm looking at these typical sections, you've got a 10 foot drive lane which seems narrow. I know it's a transportation thing but how did you come up with 10 feet? Was that all you could get?

MS. SUSCO: That is part of the sector plan. It's a 17 foot one side of the road and the other but it's part of the sector plan.

MR. CHERNE: It just seemed narrow to me.

CHAIRMAN CLOUD: Well we've allowed parking on both sides of the street with a 32 foot section so actually a 34 foot section is a little bit better for that.

MR. CHERNE: Alright, it just seemed narrow, that's all. I have no objections.

CHAIRMAN CLOUD: You could approve the vacations....

MR. CHERNE: All of them, the vacation of public easements, vacation of public right-of-way, bulk land variance and plat approval.

CHAIRMAN CLOUD: And you could sign the plat?

MR. CHERNE: Yes.

CHAIRMAN CLOUD: And AMAFCA, have you signed the plat yet?

MR. HINES: I don't know, but I can sign.

MS. SUSCO: No.

CHAIRMAN CLOUD: But they do need to sign for approval also. I know it's their own plat...

MR. CHERNE: Yes AMAFCA will sign their own plat....

CHAIRMAN CLOUD: But for approval? As owner?

MR. CHERNE: What's that?

CHAIRMAN CLOUD: Not just as owner, but to approve their own plat? Do you want them in the approval signature or are you going to sign for AMAFCA? It's an AMAFCA project and that would assume you ask for AMAFCA to sign for approval. And Loren, in this case he's ready to sign right now.

MR. CHERNE: I think AMAFCA should sign it, yes.

CHAIRMAN CLOUD: Okay. Water Authority, Allan?

MR. ALLAN PORTER, ABCWUA: I have no objection. I can approved all of the actions. The status of the license agreement is it has been, the language has been reviewed and agreed upon so it is in for signature so the license agreement will be executed shortly.

CHAIRMAN CLOUD: But it has been accepted?

MR. PORTER: Yes.

CHAIRMAN CLOUD: So you could sign the plat?

MR. PORTER: Yes.

CHAIRMAN CLOUD: Okay, do you want me to check for the recording of the....do you want it to be recorded? The license agreement before the plat is filed?

MR. PORTER: Yes.

CHAIRMAN CLOUD: Okay, so I could check for that?

MR. PORTER: Yes, let's do that.

MS. KRISTAL METRO, TRANSPORTATION: Kristine, just to clarify. These cross sections that you provided, this is from your S.A.D DRC plans correct?

MS. SUSCO: Correct.

MS. METRO: Okay and through this platting action the only one that would really apply is the Rainbow Blvd. cross section.

MS. SUSCO: Correct.

MS. METRO: I have no objection to this platting action.

CHAIRMAN CLOUD: Okay, and you could sign the plat?

MS. METRO: Yes.

CHAIRMAN CLOUD: Okay. Angela, anybody else sign up for agenda item number 4? Anybody else here interested in number 4? Okay we can approve the vacations based on the findings and conditions of the subdivision ordinance. We can approve the bulk land variance as well. We can approve the preliminary and final plat and we can delegate final sign off to Parks for amendment to the Master Trail Agreement and to Planning for recording of the license agreement and to record the plat. Kristine do you know if you DXF file has been accepted by AGIS?

MS. SUSCO: No.

CHAIRMAN CLOUD: Okay we also need to have that done prior to final plat. Thank you.

MS. SUSCO: Thank you.



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

October 12, 2011

Project# 1004540

- 11DRB-70256 VACATION OF PUBLIC EASEMENT
- 11DRB-70257 VACATION OF PUBLIC RIGHT-OF-WAY
- 11DRB-70258 BULK LAND VARIANCE
- 11DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of Block(s) 2 & 5, Unit 25 and Block 2, Unit 14 **VOLCANO CLIFFS SUBDIVISION & Tract D, VISTA VIEJA SUBDIVISION UNIT 2**, zoned R-1 & R-D, located at the 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW containing approximately 26.9937 acre(s). (D-9 & D-10)

AMAFCA Boca Negra Dam Bulk Land Plat, (D-9/D-10) No objection to requested actions. AMAFCA has been deeded all property necessary for the dam per the agreement among the City, AMAFCA and developers, dated September 22, 2005. AMAFCA has signed the plat as owner and will sign the plat as reviewing agency.
COG No comments
TRANSIT No comments
ZONING ENFORCEMENT No comments
NEIGHBORHOOD COORDINATION Letters sent to: Molten Rock NA (R) and Volcano Cliffs Property Owners Assoc.
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments
FIRE DEPARTMENT No comments
PNM ELECTRIC & GAS No comments
COMCAST No comments
QWEST No comments

ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No comments
OPEN SPACE DIVISION No comments
CITY ENGINEER Hydrology has no objections to all of the requests.
TRANSPORTATION DEVELOPMENT It is unclear why a portion of the Unser frontage is being dedicated as public right of way, while another portion is being encumbered with a public roadway easement. Please clarify. Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required. Define the width of all right of way. Clarify existing roadway conditions. Infrastructure improvements may be required
PARKS AND RECREATION Parks and Recreation is coordinating with AMAFCA for trail and other possible recreation uses. No objections to Vacation of Public Easement, Vacation of Public Right-of-Way, Bulk Land Variance or Minor-Preliminary/Final Plat Approval.
ABCWUA A license agreement will be required between AMAFCA and ABCWUA before the Atrisco roadway vacation action can be approved. No other objections to the other vacation actions, or the bulk land variance.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations. Regarding remaining easements, is there a physical difference between Keyed Easements L and O? For new easement T, please describe as a PUBLIC Roadway Easement. Proposed plat does not appear to qualify for a Bulk Land Variance, because the DRB does not expect further public agency review for this parcel. Please describe the status of adjacent infrastructure.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
Major subdivision action			Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input checked="" type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input checked="" type="checkbox"/> Variance (Non-Zoning)			Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN	P		Amendment to Sector, Area, Facility or Comprehensive Plan
for Subdivision			Text Amendment (Zoning Code/Sub Regs)
for Building Permit			Street Name Change (Local & Collector)
Administrative Amendment/Approval (AA)			
IP Master Development Plan	D		
Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L	A	APPEAL / PROTEST of...
Storm Drainage Cost Allocation Plan			Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Wilson & Company Engineers & Architects (Kristine Susco) PHONE: 505-348-4191
 ADDRESS: 4900 Lang Avenue NE FAX: 505-348-4055
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kisusco@wilsonco.com

APPLICANT: Albuquerque Metropolitan Flood Control Authority PHONE: 505-884-5124
 ADDRESS: 2600 Prospect NE FAX: 505-884-0214
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: lhines@amafca.org

Proprietary interest in site: Owener List all owners: AMAFCA, COA

DESCRIPTION OF REQUEST: Approval of Preliminary/Final Plat, Bulk Land Variance, Vacation of Public Easements and Public ROW, Dedication of Public ROW

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.: LOTS 4, 5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25 AND COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2, LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14

Existing Zoning: R-1/RD Proposed zoning: No Change MRGCD Map No. _____
 Zone Atlas page(s): D-9,D-10 UPC Code: See attached

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____
Project # 1004540

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 12 No. of proposed lots: 1 Total site area (acres): 26.9937
 LOCATION OF PROPERTY BY STREETS: On or Near: 81st Street NW
 Between: Unser Blvd. NW and Compass Dr. NW

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

SIGNATURE Kristine Susco DATE 9-11-2001
 (Print Name) Kristine Susco Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
All checklists are complete	<u>11DRB - 70256</u>	<u>VPE</u>		<u>\$ 225.00</u>
All fees have been collected	<u>11DRB - 70257</u>	<u>VRBW</u>		<u>\$ 300.00</u>
All case #s are assigned	<u>11DRB - 70258</u>	<u>BLV</u>		<u>\$ 145.00</u>
AGIS copy has been sent	<u>11DRB - 70259</u>	<u>P&F</u>		<u>\$ 215.00</u>
Case history #s are listed		<u>ADV</u>		<u>\$ 75.00</u>
Site is within 1000ft of a landfill		<u>CMF</u>		<u>\$ 20.00</u>
F.H.D.P. density bonus				Total
F.H.D.P. fee rebate				<u>\$ 980.00</u>

Hearing date October 12, 2011

V. [Signature] 9.12.11
 Staff signature & Date

Project # 1004540

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.

Kristine Susco
 KRISTINE 9-9-11
 Applicant name (print)
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 11DRB - 70259

Yusuf 9-12-11
 Planner signature / date
 Project # 1004540

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) 5**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) 1
 ✓ 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.

KRISTINE SUSCO
 Applicant name (print)
Kristine 9-9-11
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 11DRB - 70256
 11DRB - 70257
 11DRB - 70258

V. W. 9-12-11
 Planner signature / date
 Project # 1004540

**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

9 September 2011

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

RE: *Submittal of Boca Negra Detention Dam Bulk Land Plat*
Tract 1, Boca Negra Detention Dam within Sections 21 and 22, Township 11 North
Range 2 East, New Mexico Principal Meridian, Albuquerque, New Mexico.
Project # 1004540; WCI File # X3218078-02

Dear Mr. Cloud:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for AMAFCA, does hereby present for approval the attached Bulk Land Plat. The Bulk Land Plat combines eleven existing lots and one Tract into one Tract. The existing eleven lots include Lots 12-18, Block 2, Unit 14, Lots 4-6, Block 2, Unit 25, and Lot 1, Block 5, Unit 25, all within Volcano Cliffs Subdivision, along with Common Area Tract D, Vista Vieja Subdivision, Unit 2. Additionally, the Plat dedicates Public Right-of-Way to the City of Albuquerque and grants easements as required.

We request approval for the following actions: Preliminary and Final Plat Approval, Bulk Land Variance, Vacation of Public Easements and Vacation of Public Right-of-Way (portions of Atrisco Drive NW).


With the above described vacation and platting action, and working in conjunction with A.M.A.F.C.A. the newly created Tract 1 will be for drainage, recreation and utility purposes only.

If you have any questions or need any additional information, please do not hesitate to contact this office. You may call me at (505) 348-4191.

Thank you.

Sincerely,

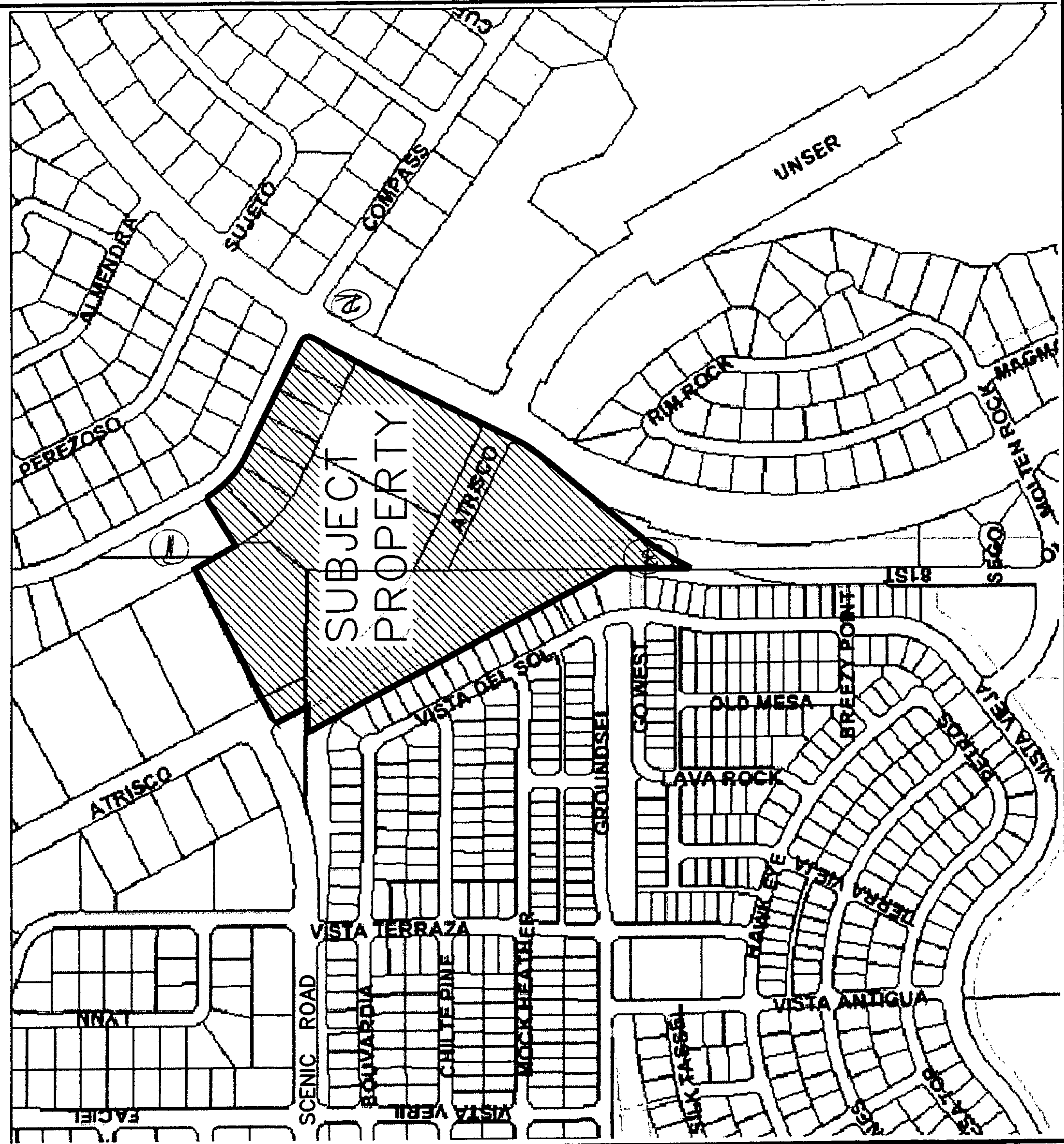
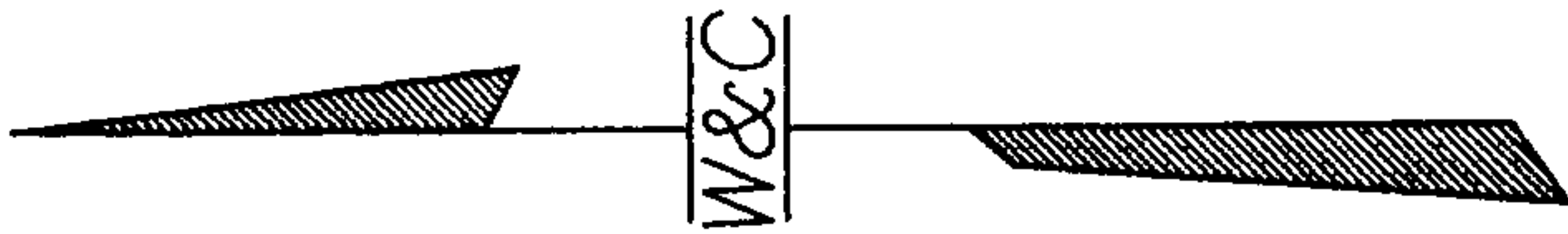
WILSON & COMPANY, INC.


Kristine Susco
Project Manager

Wilson & Company, Inc., Engineers & Architects



SHARED OWNERSHIP • COLLABORATION
INTENSITY • DISCIPLINE • SOLUTIONS



ZONE ATLAS INDEX NOS.
D-9-Z & D-10-Z

VICINITY MAP
SCALE: N.T.S.

UNIFORM PROPERTY CODE # :

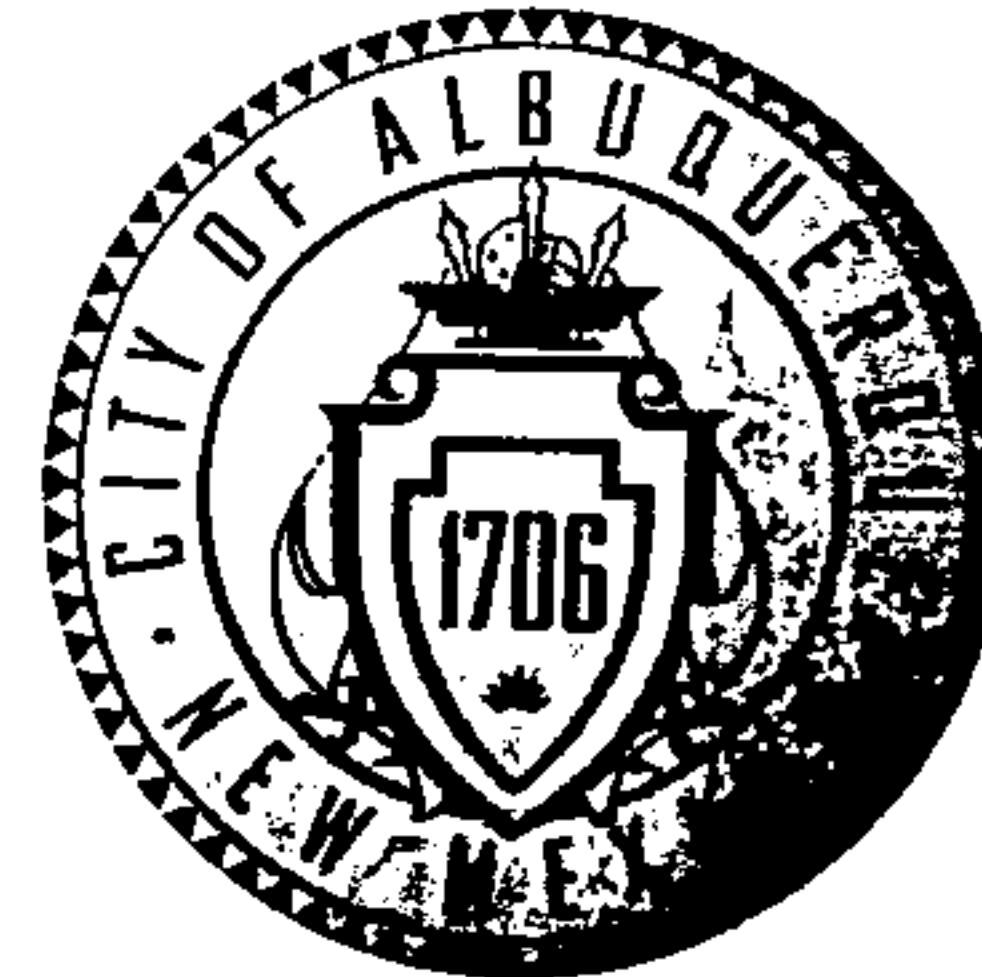
1-009-063-515-277-10734, 1-009-063-513-227-40350, 1-010-063-018-253-30801, 1-010-063-047-235-30810, 1-010-063-021-181-30710

1-010-063-070-252-20201, 1-010-063-060-254-20202, 1-010-063-051-264-20203, 1-010-063-044-267-20204, 1-010-063-035-269-20205, 1-010-063-025-278-20206, 1-010-063-019-284-20207

CITY OF ALBUQUERQUE

Planning Department

Deborah L. Stover, Director
Development Review Division
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102



NOTICE OF APPEAL

November 16, 2011

TO WHOM IT MAY CONCERN:

The Planning Department received the attached appeal on November 10, 2011. You will receive a Notice of Hearing as to when the appeal will be heard by the Land Use Hearing Officer.

Please refer to enclosed Bill (F/S OC-04-6, Land Use Hearing Officer Rules of Procedure and Qualifications) for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedure that are not answered in the enclosed bill can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

PO Box 1293

CITY COUNCIL APPEAL NUMBER: AC-11-06

**PLANNING DEPARTMENT CASE FILE NUMBERS: 1004540
11DRB-70259**

Albuquerque

**APPELLANT(s): New Mexico Gas Company, Inc.
P.O. Box 97500, MS BC22
Albuquerque, NM 87199-75**

NM 87103

CC:
AMAFCA, ATTN: Loren Hines, 2600 Prospect NE, Albuquerque, New Mexico 87107
Wilson and Company Inc., 4900 Lang Ave NE, Albuquerque, NM 87109
Marilyn Maldonado
DRB File
Crystal Ortega, Clerk to the Council, City/County Bldg – 9th Floor

www.cabq.gov

T-4. Dwp comments

1. why propose laws that are jurisdictional

DS 320 ^{at-13} 05 102 ac-11

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1004540

AGENDA ITEM NO: 2

SUBJECT:

ENGINEERING COMMENTS:

Vacation of Public Easement

Hydrology has no objections to all of the requests.

Vacation of Public ROW

Bulk Land Variance

Plat Approval

PO Box 1293

Albuquerque

RESOLUTION/COMMENTS:

NM 87103

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3968

DATE: 10-12-11



DRB CASE ACTION LOG (Preliminary/final Plat)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: 11DRB-70259

Project # 1004540

Project Name: Volcano Cliffs subdivision & Vista Vieja Subdivision Unit 2

Agent: Wilson & Company Inc.

Phone No.: _____

Your request was approved on 10-26-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Amend Master Trail Agreement

PLANNING (Last to sign): ABCWUA License recorded, dot and plan to record

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

CITY COUNCIL (APPEAL)

Category Code **950**

11/10/2011 Issued By: E08375 128343

2011 030 007

Application Number: 11CC-30007, Appeals Of Drb Subdivision Ordanances

Address:

Location Description: UNSER BLVD NW AND RAINBOW BLVD NW

Project Number: 1004540

Applicant

NEW MEXICO GAS COMPANY, INC, A DELAWARE CORP.

PO BOX 97500, MS BC22
ALBUQUERQUE NM 87199
798-3397

Agent / Contact

NEW MEXICO GAS COMPANY, INC, A DELAWARE CORP.

PO BOX 97500, MS BC22
ALBUQUERQUE NM 87199
798-3397

Application Fees

441018/4943000	APN Fee	\$50.00
441006/4958000	CC Actions	\$190.00
	TOTAL:	\$240.00

City Of Albuquerque
Treasury Division

11/10/2011 1:59PM LOC: ANNX
WS# 008 TRANS# 0022
RECEIPT# 00140602-00140602
PERMIT# 2011030007 TRSLNP
Trans Amt \$240.00
Conflict Manaq. Fee \$50.00
CC Actions \$190.00
CK \$240.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

12/29/2011 Issued By: E08375 132194

Category Code **910**
2011 070 366

Application Number: 11DRB-70366, Major - Amendment To Preliminary Plat

Address:

Location Description: 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW

Project Number: 1004540

Applicant

ALBUQUERQUE METROPOLITAN FLOOD CONTROL
AUTHORITY

2600 PROSPECT NE
ALBUQUERQUE NM 87107
884-5124

Agent / Contact

WILSON AND COMPANY INC

4900 LANG AVE NE
ALBUQUERQUE NM 87109

KISUSCO@WILSONCO.COM

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

12/29/2011 10:30AM _DC: ANNX
WS# 008 TRANS# 0006
RECEIPT# 00142319-00142319
PERMIT# 2011070366 TRSLNF
Trans Amt \$145.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/12/2011 Issued By: E08375 122298

Category Code **910**
2011 070 259

Application Number: 11DRB-70259, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW

Project Number: 1004540

Applicant
AMAFCA

2600 PROSPECT NE
ALBUQUERQUE NM 87107
884-5124

Agent / Contact

WILSON AND COMPANY INC
KRISTINE SUSCO
4900 LANG AVE NE
ALBUQUERQUE NM 87109

KISUSCO@WILSONCO.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	\$215.00
TOTAL:		\$215.00

City Of Albuquerque
Treasury Division

9/12/2011 1.35PM LOC: ANN
WB# 007 TRANS# 0059
RECEIP # 00148035-00148037
PERMIT# 20110/0259 TRSSVG
Trans Amt \$980.00
DRB Actions \$215.00
WA \$980.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/12/2011 Issued By: E08375 122297

Category Code **910**
2011 070 258

Application Number: 11DRB-70258, Bulk Land Variance

Address:

Location Description: 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW

Project Number: 1004540

Applicant
AMAFCA

2600 PROSPECT NE
ALBUQUERQUE NM 87107
884-5124

Agent / Contact

WILSON AND COMPANY INC
KRISTINE SUSCO
4900 LANG AVE NE
ALBUQUERQUE NM 87109

KISUSCO@WILSONCO.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	\$145.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

9/12/2011 2:35PM LOC: ANX
LN# 007 TRANS# 0059
RECEIPT# 00148035-00148036
PERMIT# 2011070253 TRSSVC
Trans Amt \$980.00
DRB Actions \$145.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/12/2011 Issued By: E08375 122289

Category Code **910**
2011 070 256

Application Number: 11DRB-70256, Vacation Of Public Easement

Address:

Location Description: 81ST ST NW BETWEEN UNSER BLVD NW AND COMPASS DR NW

Project Number: 1004540

Applicant
AMAFCA

2600 PROSPECT NE
ALBUQUERQUE NM 87107
884-5124

Agent / Contact

WILSON AND COMPANY INC
KRISTINE SUSCO
4900 LANG AVE NE
ALBUQUERQUE NM 87109

KISUSCO@WILSONCO.COM

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$525.00
TOTAL:		\$620.00

City Of Albuquerque
Treasury Division

9/12/2011 2:34PM LJC: ANRX
WSH 007 TRANS# 0059
RECEIPT# 00148035-00148035
PERMIT# 1011070256 TRSSVG
Trans Amt 5980.00
APN Fee 75.00
Conflict Manag. Fee 20.00
L P A tions 525.00

Thank You

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: October 12, 2011

Project# 1004540

Zone Atlas Page: D-9 & 10

App# ~~100~~ HDRB 70256

Notification Radius: 208'

70257
70258
70259

Cross Reference and Location: 81st St NW Between

Unser Blvd and Compass Dr NW

Applicant: Alb Metro Flood Control Authority

2600 Prospect NE

Alb NM 87107

Agent: Wilson & Company Engineers & Architects

4900 Lang Ave NE


Alb NM 87109

Special Instructions:

Notice must be mailed from the
City's 15 day's prior to the meeting.

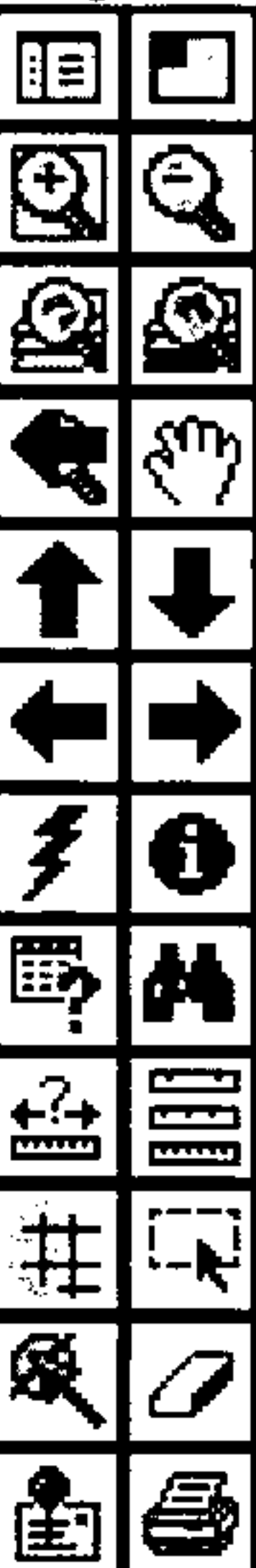
Date Mailed: 9-23-11


Signature: Vaugh



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
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- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

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- Open group, click to close.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS
1	101006300409630704	METRO STEVEN J	4900 LANG AVE NE
2	100906347224940339	D R HORTON INC	4400 ALAMEDA BLVD NE S

Zoom In

SEARCH

REFRESH

HELP

MAIN PAGE

CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101006300409630000	METRO STEVEN J	4900 LANG AVE NE	ALBUQUERQUE	NM	87109	V	A1A	LT 1 BLK 3 PLAT OF UNSER CLIFFS SUBDIVISION CONT 2.1304 AC	2.28910682
2	100906347224940000	D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1A	LT 10- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .2032 AC	0.20306728
3	100906346524840000	SCHULER RUSSELL WILLIAM & RENATE JOAN	8227 BOUVARDIA AVE NW	ALBUQUERQUE	NM	87114	V	A1A	LT 9- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1648 AC	0.16472773
4	101006304426720000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1A	LT 15 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT .4821 AC +/-	0.47346441
5	101006305628820000	GONZALES VICTORIA A & MICHAEL ALLEN GONZALES	3501 KEMBLE	LONG BEACH	CA	90808	V	A1A	LT 4 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC	0.33305296
6	10100631120130000	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE	NM	87504	V	A1A	* 001 003VOLCANO CLIFFS UNIT 25	9.9637847
7	100906346722241000	LUJAN DAMIAN M	8223 CHILTE PINE RD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 14 BLK 2 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1263 AC	0.12617945
8	100906350213040000	D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1A	LT 54 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1477 AC	0.14754186
9	100906347322241000	STAPLETON SHAUNTEILL M	8219 CHILTE PINE RD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 13 BLK 2 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1935 AC	0.19341028
10	100906346723241000	MUNOZ SALVADOR	8224 BOUVARDIA AVE NW	ALBUQUERQUE	NM	87120	R	A1A	LT 12- P1 BLK 2 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1845 AC	0.18440229
11	100906351811040000	CROSSLAND RONALD W & DOROTHY R TRUSTEES CROSS LAND LIVING TRUST	6820 VISTA DEL SOL DR SW	ALBUQUERQUE	NM	87120	R	A1A	LT 61 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1469 AC	0.14667575
12	100906351913540000	AYALA JOSE L	6836 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87114	V	A1A	LT 57 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1240 AC	0.12379658
13	100906350319440000	TAYLOR JOHN W & PATRICIA M	7004 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 20- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.15140842
14	100906345924840000	D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	R	A1A	LT 8- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.15141899
15	101006305126420000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1A	LOT 14 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT 21,000 SQ FT	0.46761719
16	101006304314930000	SWEENEY WALTER C III & MARY E ETAL	2752 MARTONE RD	NORFOLK	VA	23518	V	A1A	LT 13 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION CONT .3778 AC	0.37835559
17	101006305030820000	MASCARENAS ELOY A & ROMONA A	5609 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	V	A1A	005TRACT 19 OF VOLCANO CLIFFS SUBD UNIT 14	0.44605223
18	100906348119641000	D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1A	LT 18 BLK 3 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1263 AC	0.12618066
19	100906350116841000	D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1A	LT 9 BLK 5 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1773 AC	0.17717334
20	100906349820540000	SAUCER DANIEL M & AMY	7012 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 18- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO T2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.1514162
21	100906349618041000	D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1A	LT 8 BLK 5 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1753 AC	0.17520404
22	101006302527820000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1A	LOT 17 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT 21,000 SQ FT	0.52138826
23	101006301928420000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1A	LOT 18 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT 21,000 SQ FT	0.46236498
24	100906348123740000	VALDEZ PAUL LEROY SR	7112 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 12- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.15140482
25	100906352233110000	METRO STEVEN J	4900 LANG AVE NE	ALBUQUERQUE	NM	87109	V	A1A	LT 20 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT 1.4200 AC +/-	1.70761434
26	100906348220641000	SPIAK CHRISTOPHER A	8212 CHILTE PINE RD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 16 BLK 3 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1906 AC	0.19052202
27	101006307427720000	GONZALES VICTORIA A & MICHAEL ALLEN GONZALES	3501 KEMBLE	LONG BEACH	CA	90808	V	A1A	LT 2 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC	0.34864929
28	100906351527710000	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	* 004 002VOLCANO CLIFFS UNIT 25	3.31514707
29	100906348423240000	KETTLER STEPHAN M & DAWN D	7108 VISTA DEL SOL DR NW SUITE 200	ALBUQUERQUE	NM	87120	R	A1A	LT 13- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.15141245
30	101006303230920000	GONZALES VICTORIA A & MICHAEL ALLEN GONZALES	3501 KEMBLE	LONG BEACH	CA	90808	V	A1A	LT 7 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC	0.34524173
31	101006307025220000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1A	LOT 12 BLK 2 UNIT 14 VOLCANO CLIFFS SUBDIVISIONCONT .4591 AC	0.49784902
32	100906351317640000	WOOD BENJAMIN A	6908 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 24- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1263 AC	0.1261796
33	100906349118041000	D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1A	LT 7 BLK 5 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1039 AC	0.10477001
34	100906346726511000	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	* 001 006VOLCANO CLIFFS UNIT 25	0.49571362
35	101006303913930000	LUERAS ROMAN	6715 RIMROCK CIR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 12 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION CONT .3428 AC	0.34276195
36	100906351916440000	MARTINEZ MONICA L	6900 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 26- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1852 AC	0.18507025
37	100906351417340000	MONTECITO ESTATES COMMUNITY ASSOC INC C/O CAROL RICKERT AND ASSOCIATES	PO BOX 21610	ALBUQUERQUE	NM	87154	V	A1A	TR B PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .0505 AC	0.05047041
38	101006310526920000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1A	* 011 005VOLCANO CLIFFS SUBD UNIT 18	0.54080457
39	100906352114540000	BARTLEY KRISTEN D	6844 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	V	A1A	LT 55 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1435 AC	0.13786833
40	101006301825330000	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	* 005 002VOLCANO CLIFFS UNIT 25	3.59376567

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
41	100906350619040000	GABALDON BERNICE	7000 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 21- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1263 AC	0.12617664
42	100906352014040000	GRIMES DAVID T JR & KRISTI M	6840 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	V	A1A	LT 56 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1240 AC	0.12380472
43	101006302731720000	FASLE JAMES	7109 LANTERN RD NE	ALBUQUERQUE	NM	87109	V	A1A	005TRACT 8 OF VOLCANO CLIFFS SUBD UNIT 14	0.3185241
44	100906348622640000	SOTO NICOLAS & KATY	7104 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 14- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.15141637
45	100906345324840000	BIBIANO LEROY J & LUCY M	8301 BOUVDIA AVE NW	ALBUQUERQUE	NM	87120	V	A1A	LT 7- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.15140726
46	100906350020040000	MARTINEZ ADRIAN M & STACY A	7008 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 19- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.1514106
47	100906344925840000	MONTECITO ESTATES COMMUNITY ASSOC INC C/O CAROL RICKERT AND ASSOCIATES	PO BOX 21610	ALBUQUERQUE	NM	87154	V	A1A	TR A PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT 1.0558 AC	1.05362624
48	100906350714041000	GONTERMAN TIMOTHY D & JODI L	8200 GO WEST RD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 10 BLK 7 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1403 AC	0.14017252
49	101006309324940000	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE	NM	87504	V	A1A	* 011 001VOLCANO CLIFFS SUBD UNIT 18	0.86235532
50	100906351018140000	CHAVEZ-SCOTT LUISA A & SCOTT ERIC	6912 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 23- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1263 AC	0.12617593
51	100906349521040000	GARCIA ROSE & LEROY	7016 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 17- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.15141262
52	101006303526920000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1A	LT 16 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT .4821 AC +/-	0.47779052
53	101006302118130000	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	* 001 005VOLCANO CLIFFS UNIT 25	4.37379921
54	101006301230420000	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	LT 19 BLK 2 UNIT 14 VOLCANO CLIFFS SUBD CONT 1.0100 AC +/-	1.12782241
55	100906347824340000	GUTIERREZ RYAN C	7116 VISTA DEL SOL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 11- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1906 AC	0.190484
56	100906351912840000	D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1A	LT 58 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1317 AC	0.13154141
57	100906348922140000	GENSAMER KEITH R & MARISOL D	7100 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 15- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.15141381
58	101006304729220000	GONZALES VICTORIA A & MICHAEL ALLEN GONZALES	3501 KEMBLE	LONG BEACH	CA	90808	V	A1A	LT 5 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC	0.3693461
59	100906346123241000	CORMIER JASON DAVID	8228 BOUVDIA AVE NW	ALBUQUERQUE	NM	87120	R	A1A	LT 11- P1 BLK 2 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1263 AC	0.12617642
60	100906349221640000	MACIAS PHILLIP R & ALISON	7020 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 16- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1515 AC	0.15141258
61	100906351811540000	GUTIERREZ CARLOS & JEANETTE	6824 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 60 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1452 AC	0.14507559
62	100906348719641000	CRAWFORD JASON R & RACHEL L	8209 MOCK HEATHER RD NW	ALBUQUERQUE	NM	87120	V	A1A	LT 17 BLK 3 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1980 AC	0.19784155
63	101006304723530000	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	* 006 002VOLCANO CLIFFS UNIT 25	3.97673259
64	100906351322740000	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V	A1A	TR D PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT 6.8815 AC	6.87693595
65	100906350818540000	BISHT SRIJANA & RAJU & KAVERI BISHT	6916 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 22- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1263 AC	0.12618124
66	100906345815341000	MONTECITO ESTATES COMMUNITY ASSOC INC C/O CAROL RICKERT AND ASSOCIATES	PO BOX 21610	ALBUQUERQUE	NM	87154	V	A1A	TR C PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT 2.2457 AC	2.24411505
67	100906350230110000	VP UNIT #25 LLC & MCCANN ROBERT D & BARBARA S & ET AL	3601 EARLMONT	CLOVIS	NM	88101	V	A1A	* 003 002VOLCANO CLIFFS UNIT 25	2.89132253
68	101006306025420000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1A	LOT 13 BLK 2 UNIT 14 VOLCANO CLIFFS SUBDIVISIONCONT .4821 AC	0.4585746
69	100906351617040000	RIVERA COLLEEN A	6904 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 25- P1 BLK 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TR2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1263 AC	0.126199
70	100906349516841000	D R HORTON INC	4400 ALAMEDA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1A	LT 10 BLK 5 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1089 AC	0.10883851
71	100906345728210000	BALDRIDGE FAMILY LIMITED PARTNERSHIP II LP	605 SAN ANTONIO AVE	MANY	LA	71449	V	A1A	* 005 001VOLCANO CLIFFS UNIT 25	0.64945706
72	101006303729220000	GONZALES VICTORIA A & MICHAEL ALLEN GONZALES	3501 KEMBLE	LONG BEACH	CA	90808	V	A1A	LT 6 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3903 AC	0.43137932
73	101006303512830000	SWEENEY WALTER C III & MARY E ETAL	2752 MARTONE RD	NORFOLK	VA	23518	V	A1A	LT 11 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION CONT .3071 AC	0.30717108
74	101006308315430000	STATE OF NEW MEXICO % PCD	PO BOX 6850	SANTA FE	NM	87502	V	A1A	* 001 004VOLCANO CLIFFS UNIT 25	4.12623777
75	100906347520641000	OLIVER BILL G & LUCY J	8216 CHILTE PINE RD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 15 BLK 3 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1276 AC	0.12748851
76	100906352315340000	MONTECITO ESTATES COMMUNITY ASSOC INC C/O CAROL RICKERT AND ASSOCIATES	PO BOX 21610	ALBUQUERQUE	NM	87154	V	A1A	TR E PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .5118 AC	0.51726859
77	101006308327320000	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE	NM	87103	V	A1A	LT 1 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3271 AC	0.33126039
78	100906352311840000	KB HOME NEW MEXICO INC	601 MENAUL BLVD SUITE 4501	ALBUQUERQUE	NM	87107	V	A1A	TR C PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .4387 AC	0.44721171

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
79	100906351812240000	BOYLES LEMUEL M & ANGES	6828 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 59 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1390 AC	0.13869231
80	101006306528220000	GONZALES VICTORIA A & MICHAEL ALLEN GONZALES	3501 KEMBLE	LONG BEACH	CA	90808	V	A1A	LT 3 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC	0.33722866
81	101006305215030000	SWEENEY WALTER C III & MARY E ETAL	2752 MARTONE RD	NORFOLK	VA	23518	V	A1A	LT 14 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION CONT .3838 AC	0.3827581

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

SWEENEY WALTER C III & MARY E ETAL
2752 MARTONE RD
NORFOLK, VA 23518

TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

GONZALES VICTORIA A & MICHAEL ALLEN
GONZALES
3501 KEMBLE
LONG BEACH, CA 90808

VP UNIT #25 LLC & MCCANN ROBERT D &
BARBARA S & ETAL
3601 EARLMONT
CLOVIS, NM 88101

D R HORTON INC
4400 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE, NM 87113

METRO STEVEN J
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

MASCARENAS ELOY A & ROMONA A
5609 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

KB HOME NEW MEXICO INC
601 MENAUL BLVD SUITE 4501
ALBUQUERQUE, NM 87107

BALDRIDGE FAMILY LIMITED PARTNERSHIP II
LP
605 SAN ANTONIO AVE
MANY, LA 71449

LUERAS ROMAN
6715 RIMROCK CIR NW
ALBUQUERQUE, NM 87120

CROSSLAND RONALD W & DOROTHY R
TRUSTEES CROSSLAND LIVING TRUST
6820 VISTA DEL SOL DR SW
ALBUQUERQUE, NM 87120

GUTIERREZ CARLOS & JEANETTE
6824 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

BOYLES LEMUEL M & ANGES
6828 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

AYALA JOSE L
6836 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87114

GRIMES DAVID T JR & KRISTI M
6840 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

BARTLEY KRISTEN D
6844 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

MARTINEZ MONICA L
6900 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

RIVERA COLLEEN A
6904 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

WOOD BENJAMIN A
6908 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

CHAVEZ-SCOTT LUISA A & SCOTT ERIC
6912 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

BISHT SRIJANA & RAJU & KAVERI BISHT
6916 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

GABALDON BERNICE
7000 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

TAYLOR JOHN W & PATRICIA M
7004 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

MARTINEZ ADRIAN M & STACY A
7008 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

SAUCER DANIEL M & AMY
7012 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

GARCIA ROSE & LEROY
7016 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

MACIAS PHILLIP R & ALISON
7020 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

GENSAMER KEITH R & MARISOL D
7100 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

SOTO NICOLAS & KATY
7104 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

KETTLER STEPHAN M & DAWN D
7108 VISTA DEL SOL DR NW SUITE 200
ALBUQUERQUE, NM 87120

FASTLE JAMES
7109 LANTERN RD NE
ALBUQUERQUE, NM 87109

VALDEZ PAUL LEROY SR
7112 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

GUTIERREZ RYAN C
7116 VISTA DEL SOL NW
ALBUQUERQUE, NM 87120

GONTERMAN TIMOTHY D & JODI L
8200 GO WEST RD NW
ALBUQUERQUE, NM 87120

CRAWFORD JASON R & RACHEL L
8209 MOCK HEATHER RD NW
ALBUQUERQUE, NM 87120

SPIAK CHRISTOPHER A
8212 CHILTE PINE RD NW
ALBUQUERQUE, NM 87120

OLIVER BILL G & LUCY J
8216 CHILTE PINE RD NW
ALBUQUERQUE, NM 87120

STAPLETON SHAUNTEILL M
8219 CHILTE PINE RD NW
ALBUQUERQUE, NM 87120

LUJAN DAMIAN M
8223 CHILTE PINE RD NW
ALBUQUERQUE, NM 87120

MUNOZ SALVADOR
8224 BOUVARDIA AVE NW
ALBUQUERQUE, NM 87120

SCHULER RUSSELL WILLIAM & RENATE JOAN
8227 BOUVARDIA AVE NW
ALBUQUERQUE, NM 87114

CORMIER JASON DAVID
8228 BOUVARDIA AVE NW
ALBUQUERQUE, NM 87120

BIBIANO LEROY J & LUCY M
8301 BOUVARDIA AVE NW
ALBUQUERQUE, NM 87120

STATE OF NEW MEXICO STATE LAND OFFICE
PO BOX 1148
SANTA FE, NM 87504

MONTECITO ESTATES COMMUNITY ASSOC
INC C/O CAROL RICKERT AND ASSOCIATES
PO BOX 21610
ALBUQUERQUE, NM 87154

STATE OF NEW MEXICO % PCD
PO BOX 6850
SANTA FE, NM 87502

4540

DXF Electronic Approval Form

DRB Project Case #: 1004540

Subdivision Name: BOCA NEGRA DETENTION DAM

Surveyor: CHRISTOPHER S CROSHAW

Contact Person: CHRISTOPER DEHLER

Contact Information: SHADI HAYATI

DXF Received: 11/9/2011

Hard Copy Received: 11/9/2011

Coordinate System: NMSP Grid (NAD 83)


Approved

11-9-11
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc4540 to agiscov on 11/9/2011 Contact person notified on 11/9/2011



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- P** Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Wilson & Company Engineers & Architects (Kristine Susco) PHONE: 505-348-4191

ADDRESS: 4900 Lang Avenue NE FAX: 505-348-4055

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kisusco@wilsonco.com

APPLICANT: Albuquerque Metropolitan Flood Control Authority PHONE: 505-884-5124

ADDRESS: 2600 Prospect NE FAX: 505-884-0214

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: lhines@amafca.org

Proprietary interest in site: Owner List all owners: AMAFCA, COA

DESCRIPTION OF REQUEST: Approval of Amendment to the Preliminary Plat

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. LOTS 4, 5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25 AND COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2, LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14

Existing Zoning: R-1/RD Proposed zoning: No Change MRGCD Map No.

Zone Atlas page(s): D-9, D-10 UPC Code: See attached

CASE HISTORY:

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

Project # 1004540 ; 11 DRB 70256 - 70259

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 12 No. of proposed lots: 1 Total site area (acres): 26.9937

LOCATION OF PROPERTY BY STREETS: On or Near: 81st Street NW

Between: Unser Blvd. NW and Compass Dr. NW

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

SIGNATURE Kristine Susco DATE 12-29-11

(Print Name) Kristine Susco Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING

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

Application case numbers	Action
<u>11 DRB - 70366</u>	<u>APP</u>
<u></u>	<u>ADV</u>
<u></u>	<u>CME</u>
<u></u>	<u></u>
<u></u>	<u></u>

S.F.	Fees
<u></u>	<u>\$ 50.00</u>
<u></u>	<u>\$ 75.00</u>
<u></u>	<u>\$ 20.00</u>
<u></u>	<u>\$</u>
<u></u>	<u>\$</u>
<u></u>	<u>Total</u>
<u></u>	<u>\$ 145.00</u>

Hearing date January 25, 2012

[Signature] 12-29-11
Staff signature & Date

Project # 1004540

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

KRISTINE SUSCO
 Applicant name (print)
Kristine Susco 12-29-11
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 11DRB - _____ - 10366
 _____ - _____ - _____
 _____ - _____ - _____

[Signature] 12-29-11
 Planner signature / date
 Project # 1004540

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

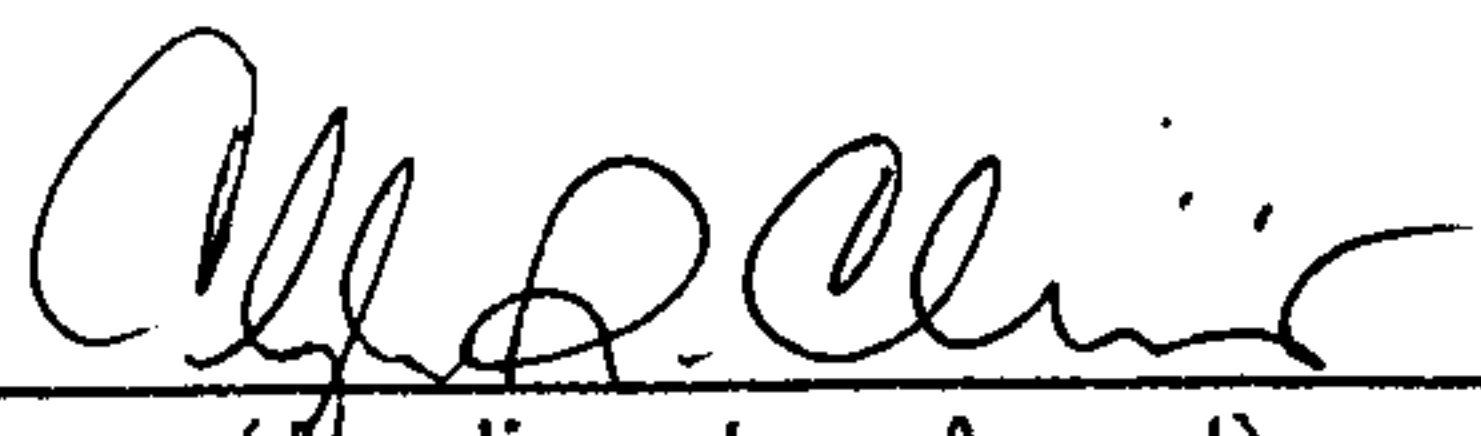
4. TIME

Signs must be posted from January 10, 2012 To January 25, 2012

5. REMOVAL

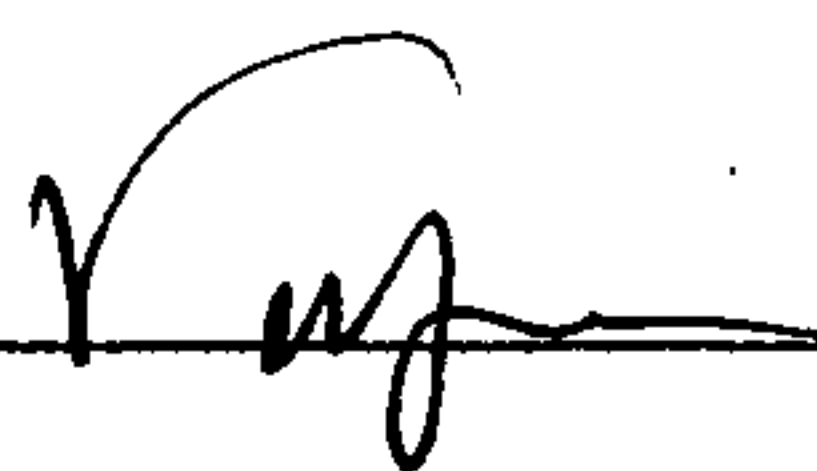
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

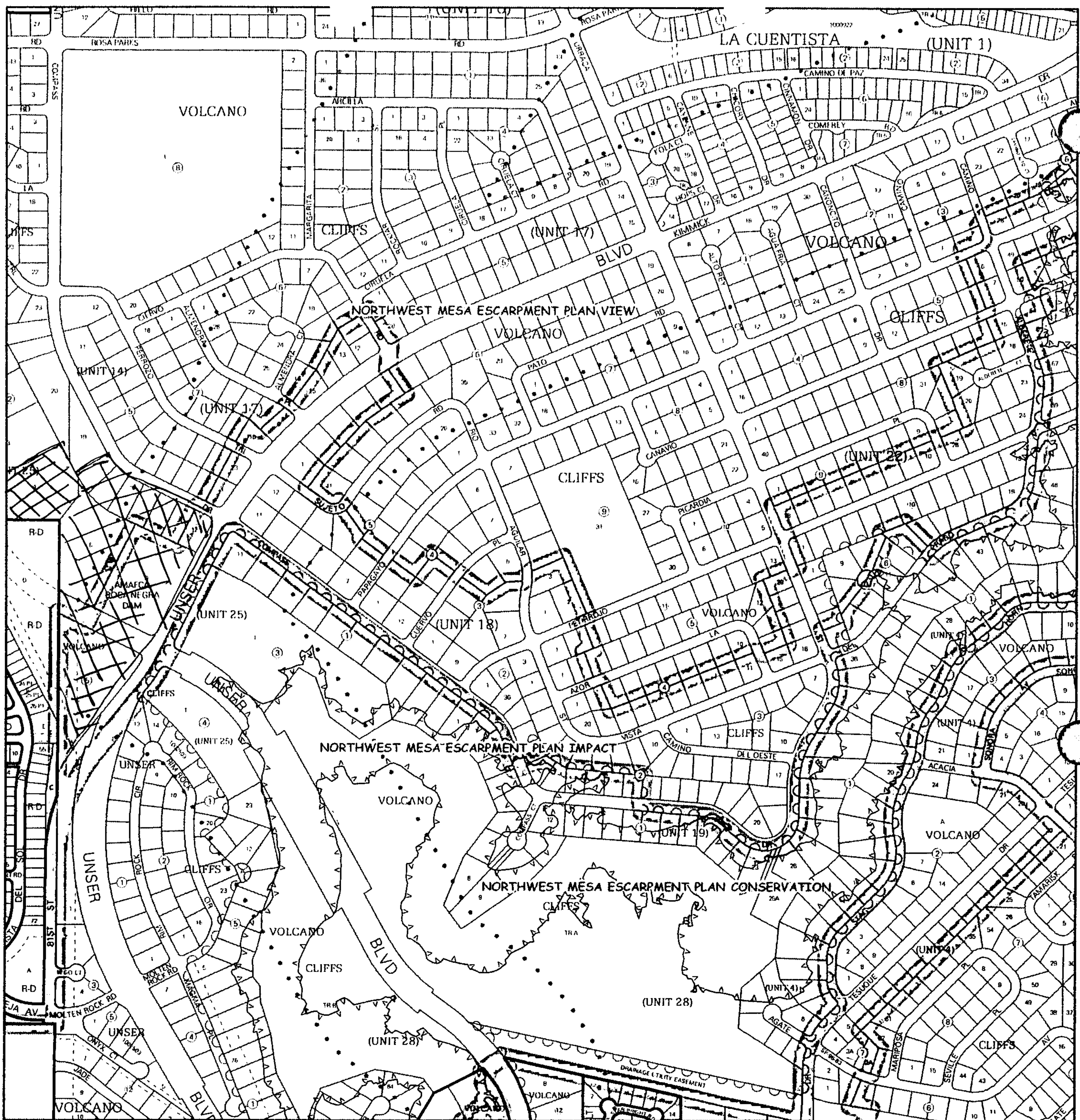

(Applicant or Agent)

12-29-2011
(Date)


I issued 3 signs for this application, 12-29-11
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1004540

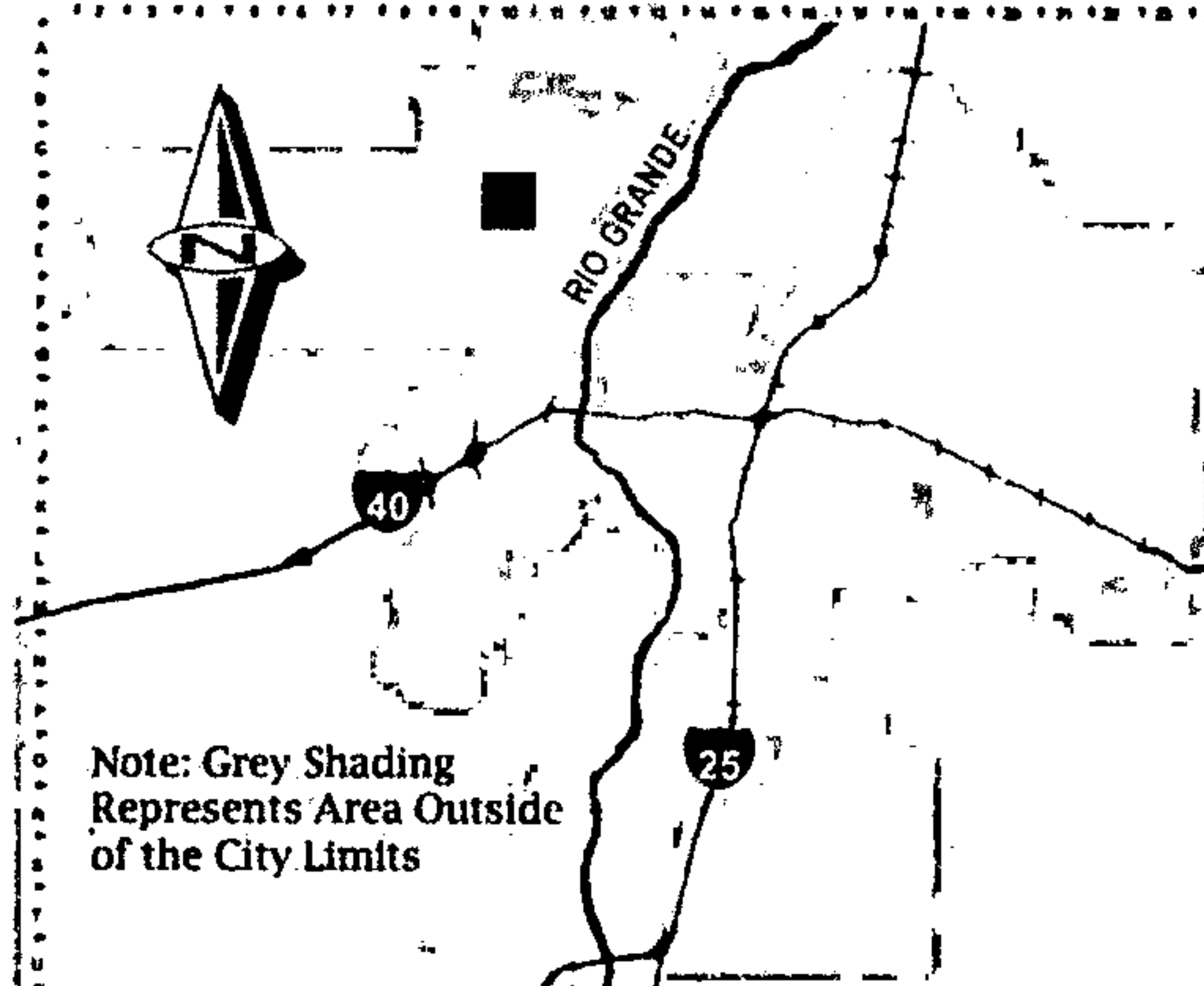


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System



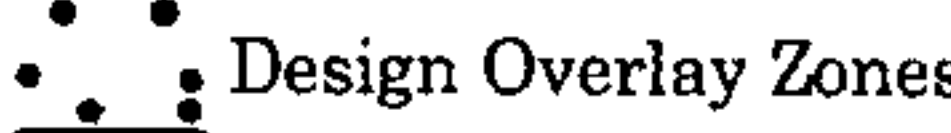

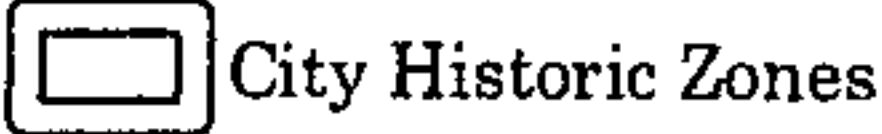
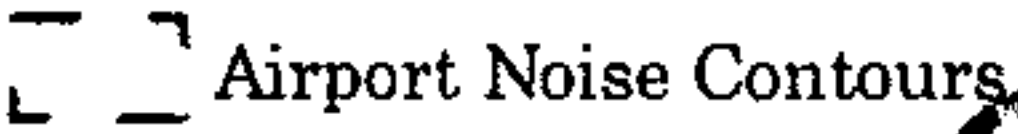

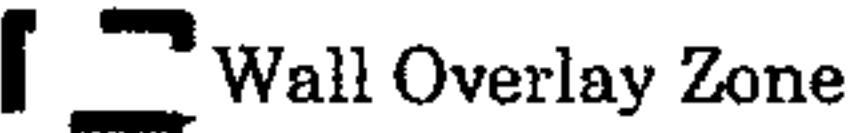
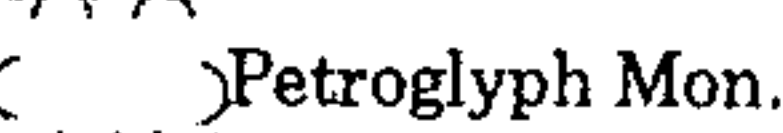
Map amended through: 1/24/2011



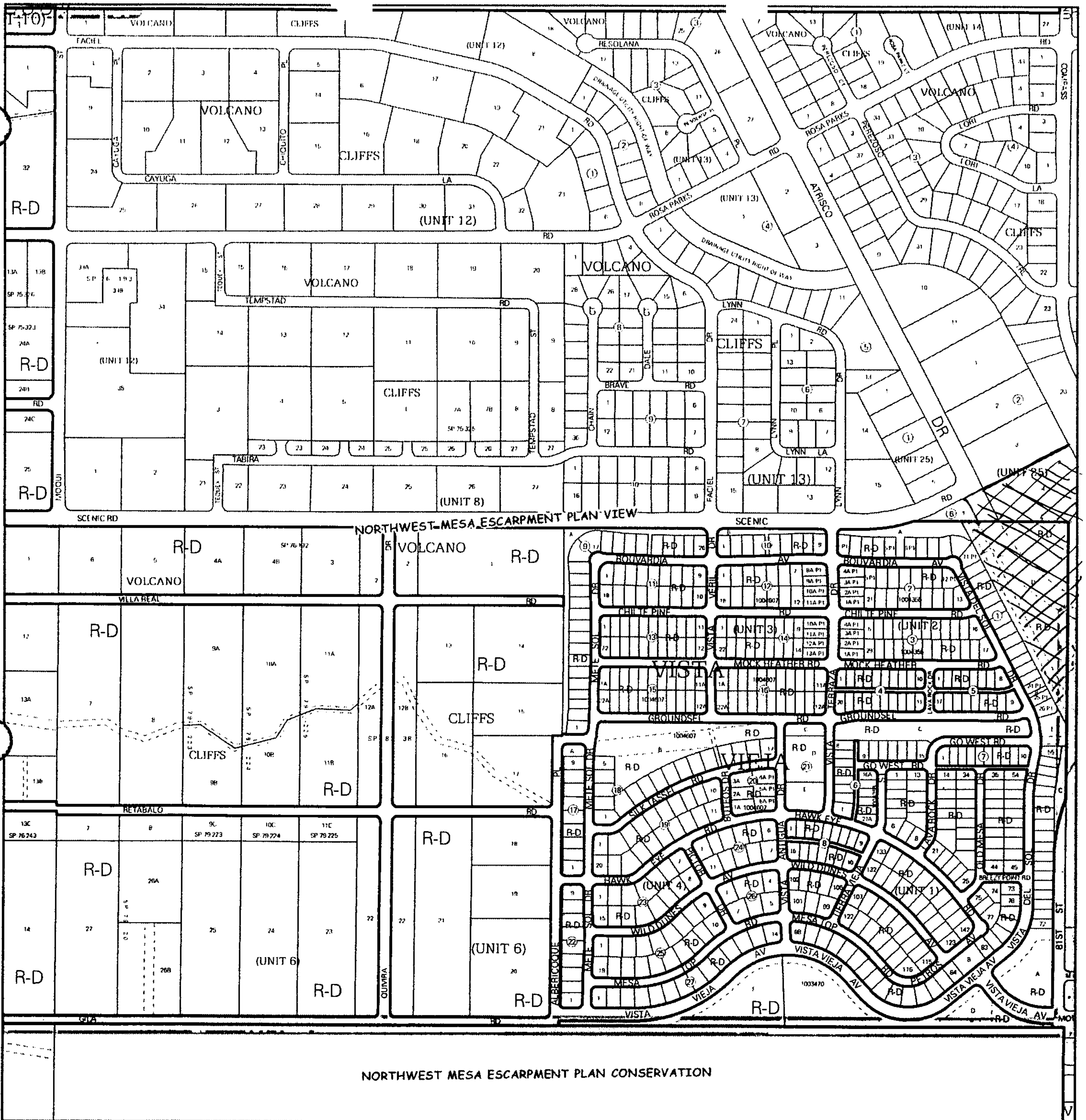
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-10-Z

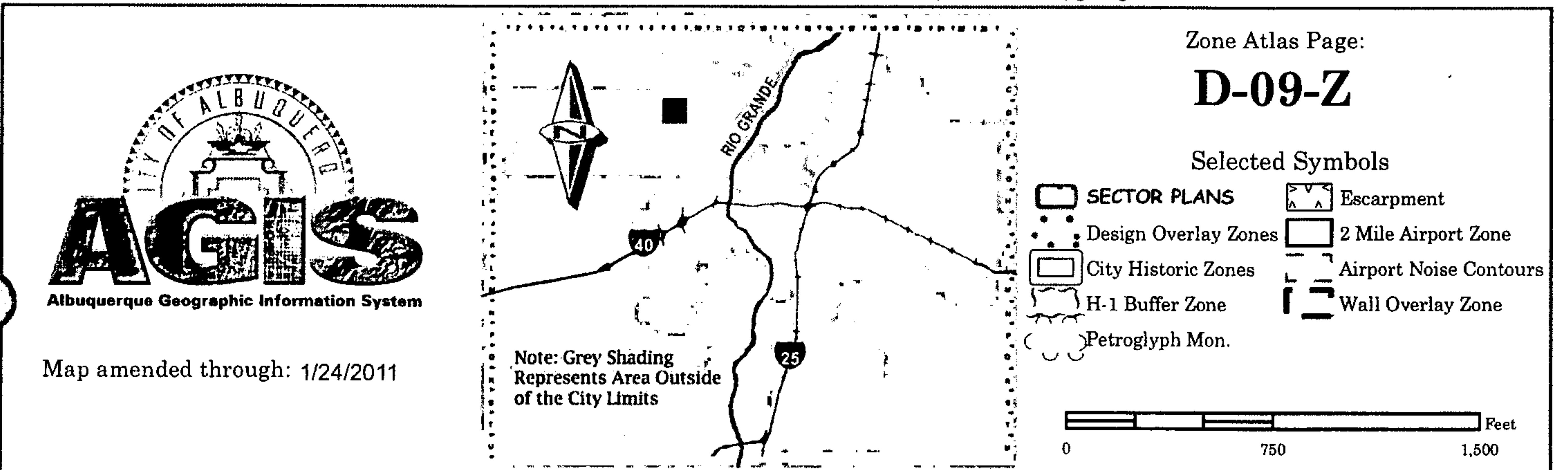
Selected Symbols

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

0 750 1,500 Feet



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



**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

29 December 2011

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

RE: *Submittal of Boca Negra Detention Dam Plat – for Preliminary Plat Amendment*
Tract 1, Boca Negra Detention Dam within Sections 21 and 22, Township 11 North
Range 2 East, New Mexico Principal Meridian, Albuquerque, New Mexico.
Project # 1004540; WCI File # X3218078-02

Dear Mr. Cloud:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for AMAFCA, does hereby resubmit the Plat of Boca Negra Detention Dam for Preliminary Plat Amendment approval. Following the Land Use Officer's hearing of New Mexico Gas Company appeal on 20 December 2011, Key Note language agreeable to both AMAFCA and NMGC was added to Key Note S on Sheet 3 of 4 of the Plat. We have since then acquired NMGC signature on the Plat.

We request approval for the above described Amendment.

If you have any questions or need any additional information, please do not hesitate to contact this office. You may call me at (505) 348-4191.

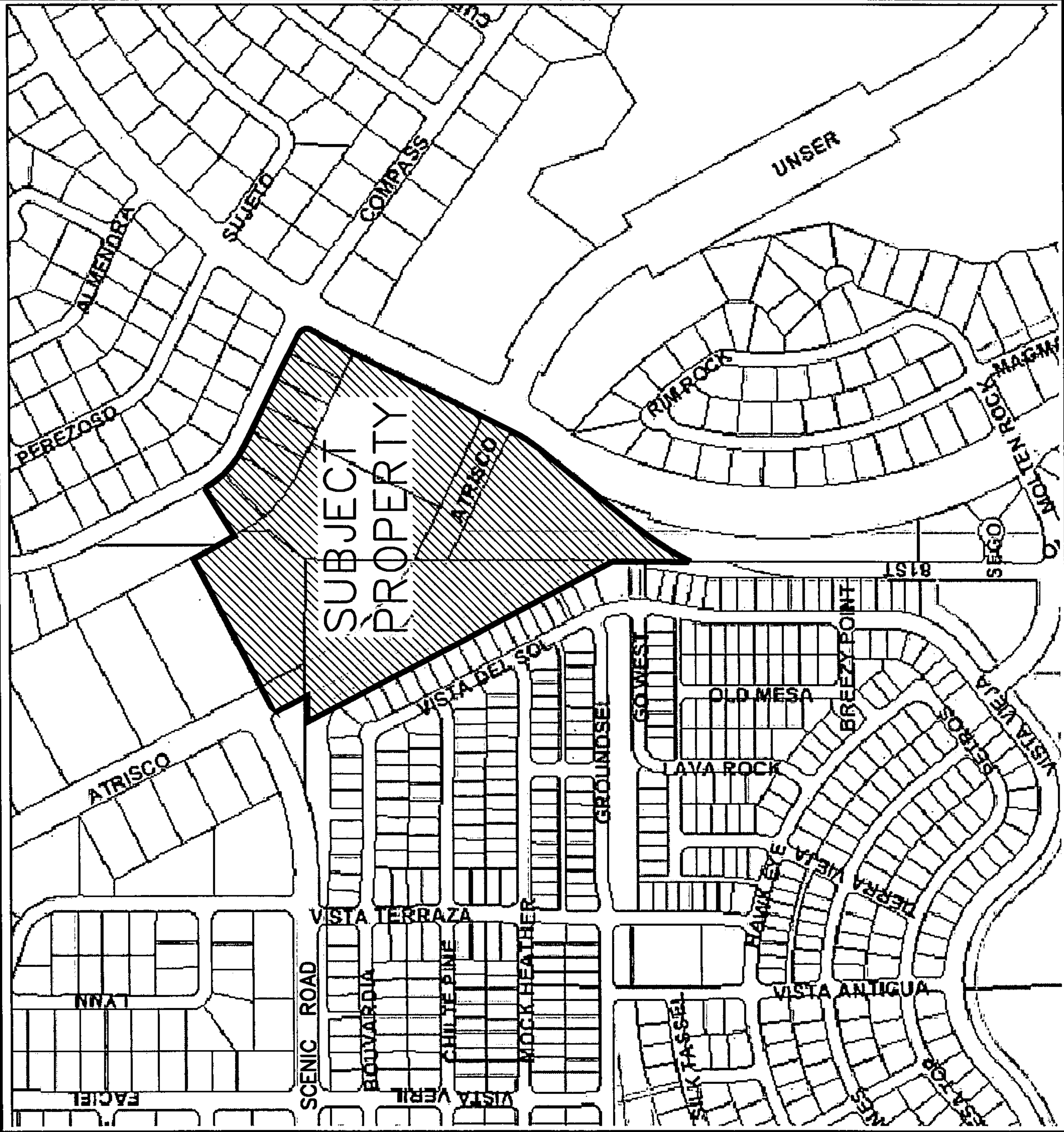
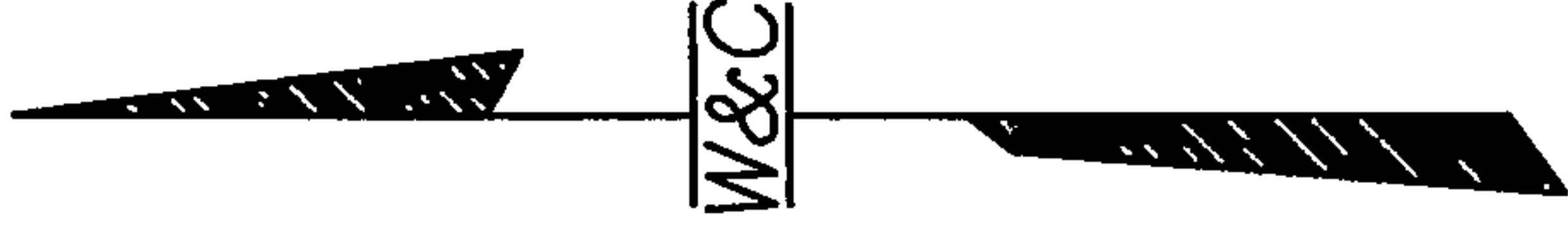
Thank you.

Sincerely,

WILSON & COMPANY, INC.

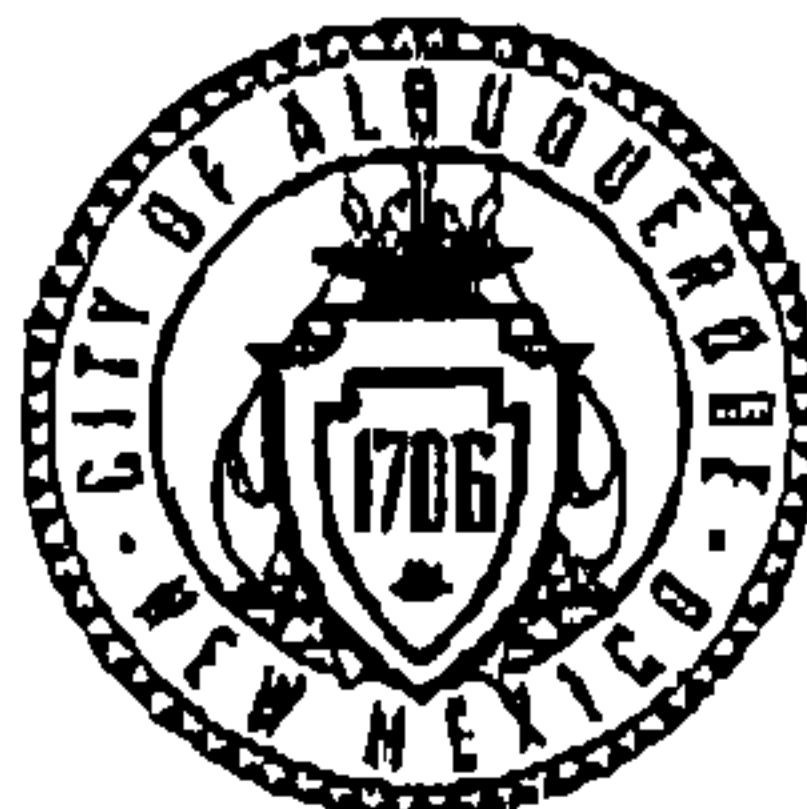


Kristine Susco
Project Manager



ZONE ATLAS INDEX NOS.
D-9-Z & D-10-Z

VICINITY MAP
SCALE: N.T.S.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

December 21, 2011

Shadi Hayati
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4185/FAX: 505-348-4055

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

Dear Shadi:

Thank you for your inquiry of December 21, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOTS 4,5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25, COMMON AREA, TRACT D, VISTA VIEJA SUBDIVISION, UNIT 2 AND LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14, LOCATED ON ATRISCO DRIVE NW BETWEEN UNSER BOULEVARD NW AND COMPASS DRIVE NW** zone map **D-9-10**.

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

MOLTEN ROCK N.A. (MRK) "R"

- *Markku Koskelo, 7916 Victoria Dr. NW/87120 898-7875 (h) 450-8352 (w)
- Mel Lyerla, 5608 Popo Dr. NW/87120 899-2682 (h) 350-4545 (w)

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)

- *Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)
- Ralph Davis, 5612 Popo Dr. NW/87120 280-6512 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 12/21/11 Time Entered: 10:50 a.m. ONC Rep. Initials: siw

7007 3020 0002 7971 1741

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

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

ALBUQUERQUE, NM 87120

Postage	\$ 0.44	0109
Certified Fee	\$ 2.85	10
Return Receipt Fee (Endorsement Required)	\$ 2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.59	12/29/2011

Sent To **Mel Lyerla**
 Street, Apt. No. or PO Box No. **Molten Rock Neighborhood Association**
 City, State, ZIP+4 **5608 Popo Dr. NW**
Albuquerque, NM 87120

PS Form 3800

7007 3020 0002 7971 1765

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

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

ALBUQUERQUE, NM 87120

Postage	\$ 0.44	0109
Certified Fee	\$ 2.85	10
Return Receipt Fee (Endorsement Required)	\$ 2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.59	12/29/2011

Sent To **Ralph Davis**
 Street, Apt. No. or PO Box No. **Volcano Cliffs Property Owners**
 Association
 City, State, ZIP+4 **5612 Popo Dr. NW**
Albuquerque, NM 87120

PS Form 3800

7007 3020 0002 7971 1758

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

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

ALBUQUERQUE, NM 87120

Postage	\$ 0.44	0109
Certified Fee	\$ 2.85	10
Return Receipt Fee (Endorsement Required)	\$ 2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.59	12/29/2011

Sent To **Markku Koskelo**
 Street, Apt. No. or PO Box No. **Molten Rock Neighborhood Association**
 City, State, ZIP+4 **7916 Victoria Dr. NW**
Albuquerque, NM 87120

PS Form 3800

7007 3020 0002 7971 1772

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

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

RIO RANCHO, NM 87124

Postage	\$ 0.44	0109
Certified Fee	\$ 2.85	10
Return Receipt Fee (Endorsement Required)	\$ 2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.59	12/29/2011

Sent To **Dave Heil**
 Street, Apt. No. or PO Box No. **Volcano Cliffs Property Owners**
 Association
 City, State, ZIP+4 **160 Itasca Rd. SE**
Rio Rancho, NM 87124

PS Form 3800



Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

28 December 2011

Ralph Davis
Volcano Cliffs Property Owners Association (VCC)
5612 Popo Dr. NW
Albuquerque, NM 87120
(505) 280-6512 (c)

Re: **Volcano Cliffs Property Owners Association (VCC)**
Plat of Tract 1, Boca Negra Detention Dam

Dear Mr. Davis:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for AMAFCA, is requesting approval of an Amendment to the Preliminary Plat for the Plat of Boca Negra Detention Dam. This action is required following an appeal by New Mexico Gas Company of the Final Plat Approval granted by DRB at the October 26, 2011 hearing.

With the above described platting action, the previously approved Plat, creating Tract 1, will be revised to reflect easement language agreeable to both AMAFCA and New Mexico Gas Company.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, January 25, 2012 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4191.

Sincerely,

WILSON & COMPANY, INC.

Kristine Susco
Project Manager
Email: Kisusco@wilsonco.com

Wilson & Company, Inc., Engineers & Architects





Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

28 December 2011

Dave Heil
Volcano Cliffs Property Owners Association (VCC)
160 Itasca Rd. SE
Rio Rancho, NM 87124
(505) 228-7189 (c)

Re: **Volcano Cliffs Property Owners Association (VCC)**
Plat of Tract 1, Boca Negra Detention Dam

Dear Mr. Heil:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for AMAFCA, is requesting approval of an Amendment to the Preliminary Plat for the Plat of Boca Negra Detention Dam. This action is required following an appeal by New Mexico Gas Company of the Final Plat Approval granted by DRB at the October 26, 2011 hearing.

With the above described platting action, the previously approved Plat, creating Tract 1, will be revised to reflect easement language agreeable to both AMAFCA and New Mexico Gas Company.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

Sincerely,

WILSON & COMPANY, INC.

Kristine Susco
Project Manager
Email: Kisusco@wilsonco.com

Wilson & Company, Inc., Engineers & Architects





Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

28 December 2011

Mel Lyerla
Molten Rock Neighborhood Association (MRK)
5608 Popo Dr. NW
Albuquerque, NM 87120
(505) 899-2682 (h), (505) 350-4545 (w)

Re: **Molten Rock Neighborhood Association Notification**
Plat of Tract 1, Boca Negra Detention Dam

Dear Mr. Lyerla:

This letter is to inform the **Molten Rock Neighborhood Association** that Wilson & Company, Inc., acting as agents for AMAFCA, is requesting approval of an Amendment to the Preliminary Plat for the Plat of Boca Negra Detention Dam. This action is required following an appeal by New Mexico Gas Company of the Final Plat Approval granted by DRB at the October 26, 2011 hearing.


With the above described platting action, the previously approved Plat, creating Tract 1, will be revised to reflect easement language agreeable to both AMAFCA and New Mexico Gas Company.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

Sincerely,

WILSON & COMPANY, INC.


Kristine Susco
Project Manager
Email: Kisusco@wilsonco.com

Wilson & Company, Inc., Engineers & Architects





Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

28 December 2011

Markku Koskelo
Molten Rock Neighborhood Association (MRK)
7916 Victoria Dr. NW
Albuquerque, NM 87120
(505) 898-7875 (h), (505) 450-8352 (w)

Re: **Molten Rock Neighborhood Association Notification**
Plat of Tract 1, Boca Negra Detention Dam

Dear Mr. Koskelo:

This letter is to inform the **Molten Rock Neighborhood Association** that Wilson & Company, Inc., acting as agents for AMAFCA, is requesting approval of an Amendment to the Preliminary Plat for the Plat of Boca Negra Detention Dam. This action is required following an appeal by New Mexico Gas Company of the Final Plat Approval granted by DRB at the October 26, 2011 hearing.

With the above described platting action, the previously approved Plat, creating Tract 1, will be revised to reflect easement language agreeable to both AMAFCA and New Mexico Gas Company.

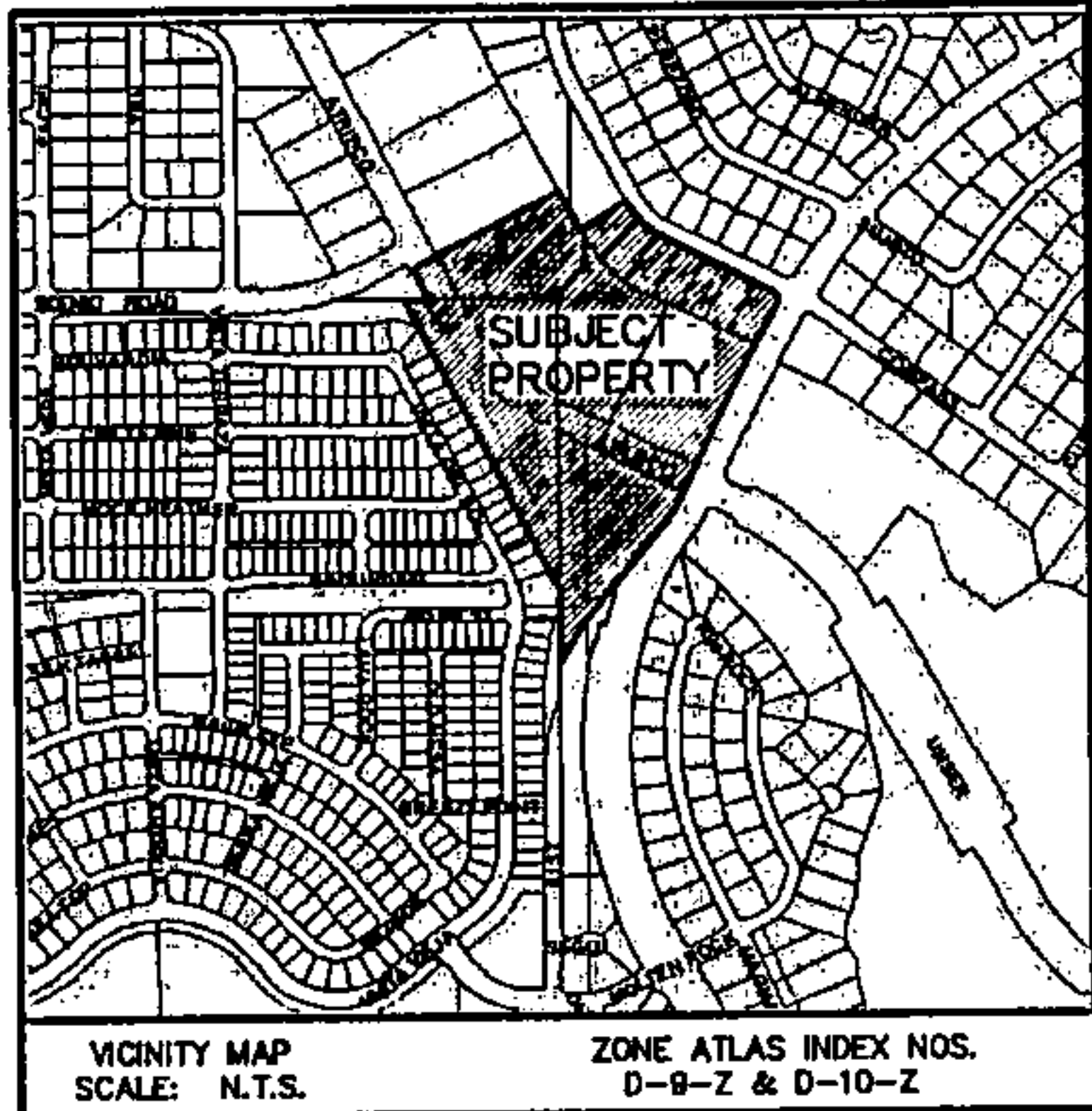
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If you have any questions concerning this project, please contact me at (505) 348-4191.

Sincerely,

WILSON & COMPANY, INC.


Kristine Susco
Project Manager
Email: Kiskusco@wilsonco.com



VICINITY MAP
SCALE: N.T.S.
ZONE ATLAS INDEX NOS.
D-9-Z & D-10-Z

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING: TWELVE
 TOTAL NO. OF TRACTS CREATED: ONE
 GROSS SUBDIVISION ACREAGE: 26.9937 ACRES
 TOTAL MILES OF STREETS CREATED: ±0.2121
 ZONE ATLAS INDEX NO.: D-9-Z & D-10-Z
 DATE OF SURVEY: APRIL 2011
 CURRENT ZONINGS: R-1 and R-D

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT ELEVEN EXISTING LOTS INCLUDING LOTS 12-18, BLOCK 2, UNIT 14, AND LOTS 4, 5, AND 6, BLOCK 2, UNIT 25, AND LOT 1, BLOCK 5, UNIT 25 OF VOLCANO CLIFFS SUBDIVISION; AND ONE COMMON AREA TRACT D, VISTA VIEJA SUBDIVISION, UNIT 2, INTO ONE TRACT, VACATE A PORTION OF ATRISCO DRIVE NW, VACATE AND GRANT EASEMENTS AND DEDICATE ADDITIONAL RIGHT OF WAY. TRACT 1, CREATED BY THIS PLAT, IS LIMITED TO DRAINAGE, RECREATION AND UTILITY PURPOSES ONLY.

GENERAL NOTES:

- FIELD SURVEY WAS PERFORMED IN SEPTEMBER 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83). BASED ON A LINE FROM "8_C10" TO "1_C11" BEARING = S.60°39'02"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND DISTANCES.
- CORNERS SHOWN AS —□— ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE INDICATED.
- LOTS 5 AND 6, BLOCK 2, VOLCANO CLIFFS UNIT 25 WERE CONVEYED AS PARCEL 5 AND 6 ON WARRANTY DEED RECORDED ON 06-08-2011, DOC. #2011053298.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-009-063-515-277-10734, 1-009-063-511-277-40350, 1-010-063-018-233-30801, 1-010-063-047-235-30810, 1-010-063-021-181-30710
 PROPERTY OWNER OF RECORD: A.M.A.F.C.A.

UNIFORM PROPERTY CODE # : 1-010-063-070-252-20201, 1-010-063-061-254-20202, 1-010-063-051-284-20203, 1-010-063-044-287-20204, 1-010-063-031-269-20205, 1-010-063-025-278-20206, 1-010-063-019-284-20207
 PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): A.M.A.F.C.A. AND CITY OF ALBUQUERQUE
 SECTIONS 21 AND 22, T.11 N., R.2 E., N.M.P.M.
 SUBDIVISION: Tract 1, Boca Negra Detention Dam

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

(BOCA NEGRA DETENTION DAM)

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 OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE PARCEL SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SAID OWNER(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR UNSER BOULEVARD N.W. AND RAINBOW BOULEVARD N.W. AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; SAID OWNER(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE:

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL
 AUTHORITY OWNER OF:
 LOTS 4, 5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25 AND
 COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2

[Signature]
 JERRY M. LOVATO, P.E., EXECUTIVE ENGINEER
 FOR: AMAFCA, A POLITICAL SUBDIVISION OF
 STATE OF NEW MEXICO

8/29/2011
 DATE

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF August, 2011, BY JERRY M. LOVATO, P.E., AS EXECUTIVE ENGINEER OF AMAFCA, A POLITICAL SUBDIVISION OF STATE OF NEW MEXICO

NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: July 25, 2015



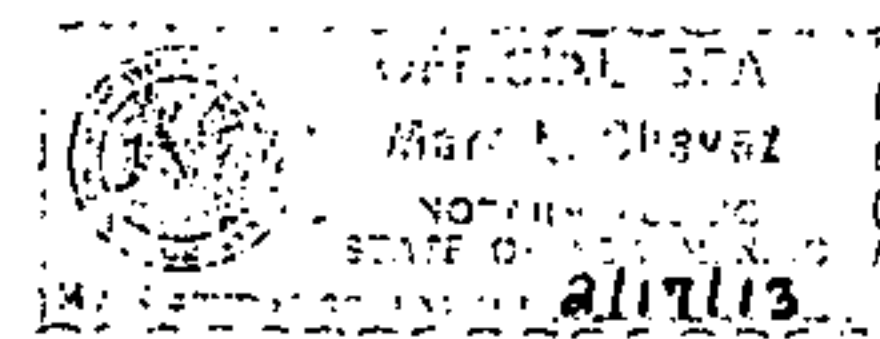
CITY OF ALBUQUERQUE OWNER OF:
 LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14

[Initials]

[Signature]
 ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
 FOR: CITY OF ALBUQUERQUE, A NEW MEXICO
 MUNICIPAL CORPORATION

8/31/11
 DATE

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF August, 2011, BY ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER FOR CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: 2/17/13

**PLAT OF TRACT 1
 BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
 TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2011

PROJECT NUMBER: 1004540

APPLICATION NUMBERS: 11DRB-70256 to 11DRB-70259

PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

NEW MEXICO GAS COMPANY	DATE
<i>[Signature]</i>	<u>9-29-11</u>
PNM ELECTRIC SERVICES	DATE
<i>[Signature]</i>	<u>09/26/11</u>
QWEST TELECOMMUNICATIONS	DATE
<i>[Signature]</i>	<u>09-29-11</u>
COMCAST	DATE

CITY APPROVALS:

<i>[Signature]</i>	DATE
<u>8-30-11</u>	
CITY SURVEYOR	DATE
<i>[Signature]</i>	<u>11-08-11</u>
REAL PROPERTY DIVISION	DATE

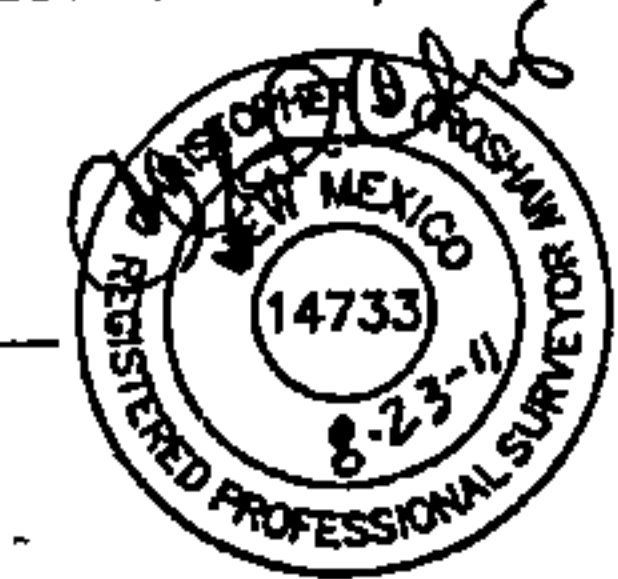
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>[Signature]</i>	<u>10-26-11</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	<u>10/26/11</u>
ABCWA	DATE
<i>[Signature]</i>	<u>11-7-11</u>
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	<u>10-26-11</u>
A.M.A.F.C.A.	DATE
<i>[Signature]</i>	<u>10-26-11</u>
CITY ENGINEER	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
--------------------------------------	------

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

[Signature]
 CHRISTOPHER S. CROSHAW
 N.M.P.L.S. #14733



23 August 2011
 DATE

WILSON & COMPANY

4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000

SHEET 1 OF 4

ORIGINAL

**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

FLOOD NOTE:

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES." SAID PORTIONS ARE SUBJECT TO PENDING LOMR.

A.M.A.F.C.A. DRAINAGE EASEMENT DEDICATION LANGUAGE:

DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED HEREIN AS "FLOOD PLAIN EASEMENT" OR "DRAINAGE EASEMENT" IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE AND STORAGE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, MAINTENANCE, RECONSTRUCTION OR REPLACEMENT OF, AND ACCESS TO, SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF GRANTEE, NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED ON ANY PROPERTY DEDICATED TO GRANTEE HEREBY, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SUCH PROPERTY. THIS DEDICATION SHALL NOT OBLIGATE GRANTEE TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS OR OTHER FACILITIES THAT DO NOT MEET THE STANDARDS OF THE GRANTEE FOR DESIGN AND CONSTRUCTION, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE AREA DEDICATED. GRANTEE SHALL ONLY MAINTAIN PROPERTY AND/OR IMPROVEMENTS THAT IT SPECIFICALLY AGREES, IN WRITING, TO MAINTAIN. ABSENT A WRITTEN MAINTENANCE AGREEMENT, SUCH RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. LANDSCAPING OR MAINTENANCE WORK BY THE GRANTOR WITHIN THE PROPERTY HEREBY DEDICATED SHALL NOT ALTER THE PRESENT FLOWLINE, CAPACITY OR PERMEABILITY OF THE PRESENT FLOOD WAY AREA EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY GRANTEE AS SOON AS PRACTICAL THEREAFTER. GRANTEE WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE PROPERTY DEDICATED HEREBY MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED. GRANTOR COVENANTS AND WARRANTS THAT IT IS THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT IT HAS A GOOD AND LAWFUL RIGHT TO DEDICATE THE RIGHT OF WAY OR EASEMENT INTERESTS DESCRIBED HEREIN. ANY PORTION OF ANY LAND, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED. VACATION APPROVAL CONSISTENT WITH THE CITY OF ALBUQUERQUE OR BERNALILLO COUNTY SUBDIVISION ORDINANCES WILL ALSO BE REQUIRED.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QUEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, 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 ERRECTED 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.

SOLAR NOTE:

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN AN AREA FOR WHICH DRB APPROVAL IS SOUGHT. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING COMPRISED OF LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON JULY 29, 1970, IN VOLUME: D4, FOLIO: 88;

TOGETHER WITH, LOTS 4, 5 AND 6, BLOCK 2; LOT 1, BLOCK 5; AND A PORTION OF ATRISCO DRIVE N.W., WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON DECEMBER 15, 1970, IN VOLUME: D4, FOLIO: 100;

TOGETHER WITH, COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON OCTOBER 3, 2008, IN BOOK: 2006C, PAGE: 298; SAID COMPRISED TRACT LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE ON THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; WHENCE, THE ALBUQUERQUE CONTROL SURVEY MONUMENT IDENTIFIED AS "L.C11", A STANDARD A.C.S. BRASS CAP MONUMENT IN PLACE BEARS N.69°59'29"E., 8409.25 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING, ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTHWESTERLY 52.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°08'04", A RADIUS OF 2754.70 FEET AND A CHORD OF 52.94 FEET WHICH BEARS S 28°47'59" W TO A POINT; THENCE,

S 28°16'41" W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 558.76 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE,

104.84 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 1237'49", A RADIUS OF 474.87 FEET, AND A CHORD OF 104.42 FEET WHICH BEARS S 32°35'35" W TO A POINT OF TANGENCY; THENCE,

S 38°54'28" W A DISTANCE OF 439.78 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE,

223.64 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 12°25'48", A RADIUS OF 1030.93 FEET AND A CHORD OF 223.20 FEET WHICH BEARS S 32°41'37" W TO A POINT ON THE EASTERLY LINE OF COMMON AREA TRACT "C" AS THE SAME IS SHOWN IN RECORDED PLAT OF VISTA VIEJA UNIT 1, FILED ON OCTOBER 06, 2005, BOOK 2005C, PAGE 328; THENCE,

N 00°16'56" E ALONG SAID EASTERLY LINE A DISTANCE OF 270.25 FEET TO THE MOST SOUTHERLY CORNER OF TRACT D, VISTA VIEJA UNIT 2, AS SHOWN IN PLAT FILED ON OCTOBER 3, 2008, BOOK: 2006C, PAGE: 298; THENCE,

N 27°43'36" W ALONG THE WESTERLY LINE OF SAID TRACT D A DISTANCE OF 1201.53 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK 8, VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 89°53'38" E ALONG SAID SOUTH LINE A DISTANCE OF 90.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 8; THENCE,

N 27°43'30" W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 116.21 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE,

12.21 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°19'22", A RADIUS OF 30.00 FEET AND A CHORD OF 12.13 FEET WHICH BEARS N 39°23'11" W TO A POINT ON A NON-TANGENTIAL LINE; THENCE,

N 62°15'04" E A DISTANCE OF 609.11 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 27°23'18" E A DISTANCE OF 178.36 FEET TO A POINT; THENCE,

N 68°46'14" E A DISTANCE OF 201.15 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT AND THE EASTERLY CORNER OF LOT 19, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 14 AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF COMPASS DRIVE N.W.; THENCE,

190.74 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 32.42'45", A RADIUS OF 337.04 FEET AND A CHORD OF 188.20 FEET WHICH BEARS S 47°30'04" E TO A POINT; THENCE,

S 63°41'22" E A DISTANCE OF 435.56 FEET TO A POINT ON A CURVE TO THE RIGHT AND ALSO BEING THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE,

49.55 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 94°38'30", A RADIUS OF 30.00 FEET AND A CHORD OF 44.11 FEET WHICH BEARS S 16°28'47" E TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; THENCE,

187.86 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 04°59'38", A RADIUS OF 1926.14 FEET AND A CHORD OF 167.81 FEET WHICH BEARS S 29°05'45" W TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 28.8937 ACRES (1,175,848 SQUARE FEET) MORE OR LESS.

**WILSON
& COMPANY**

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 2 OF 4

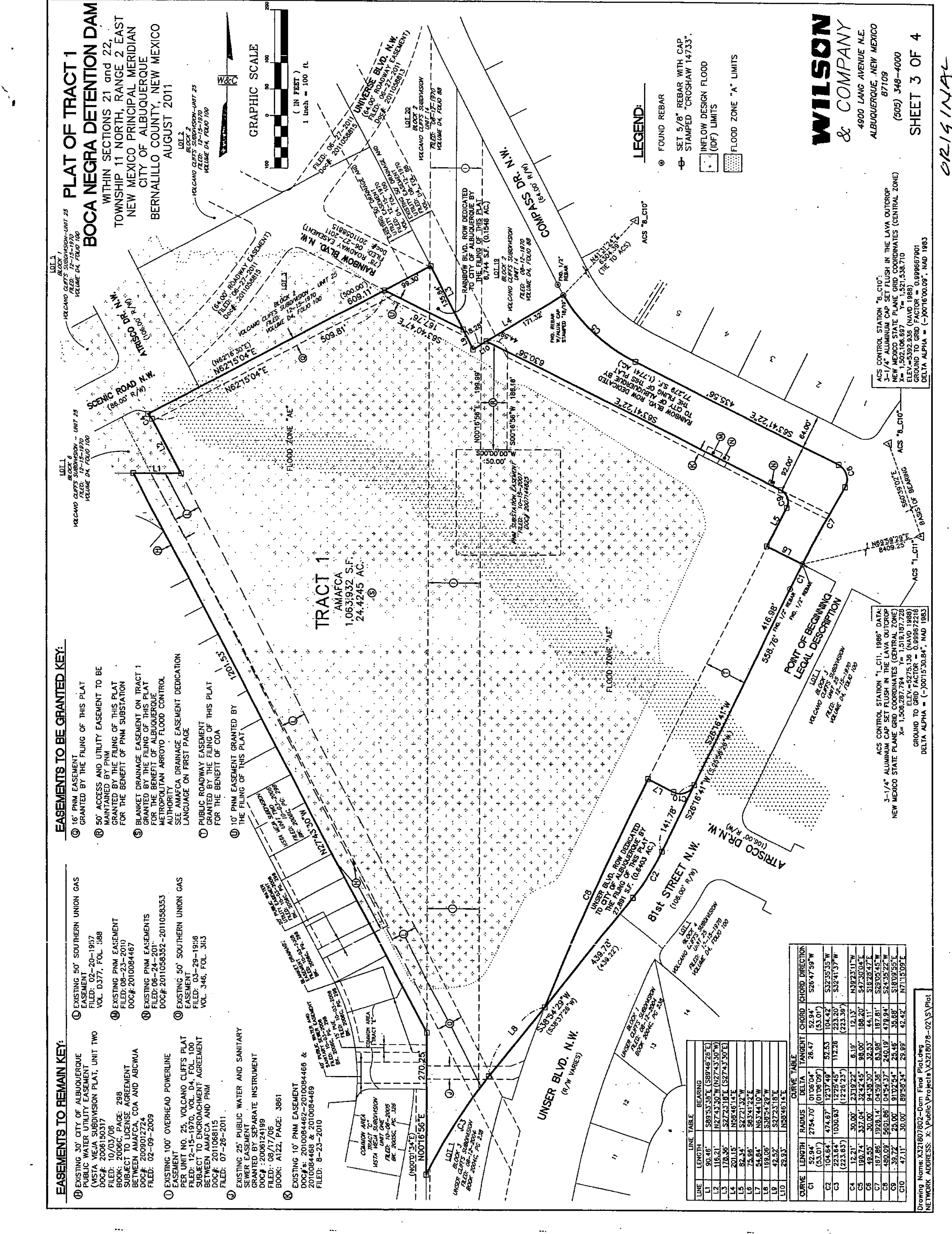
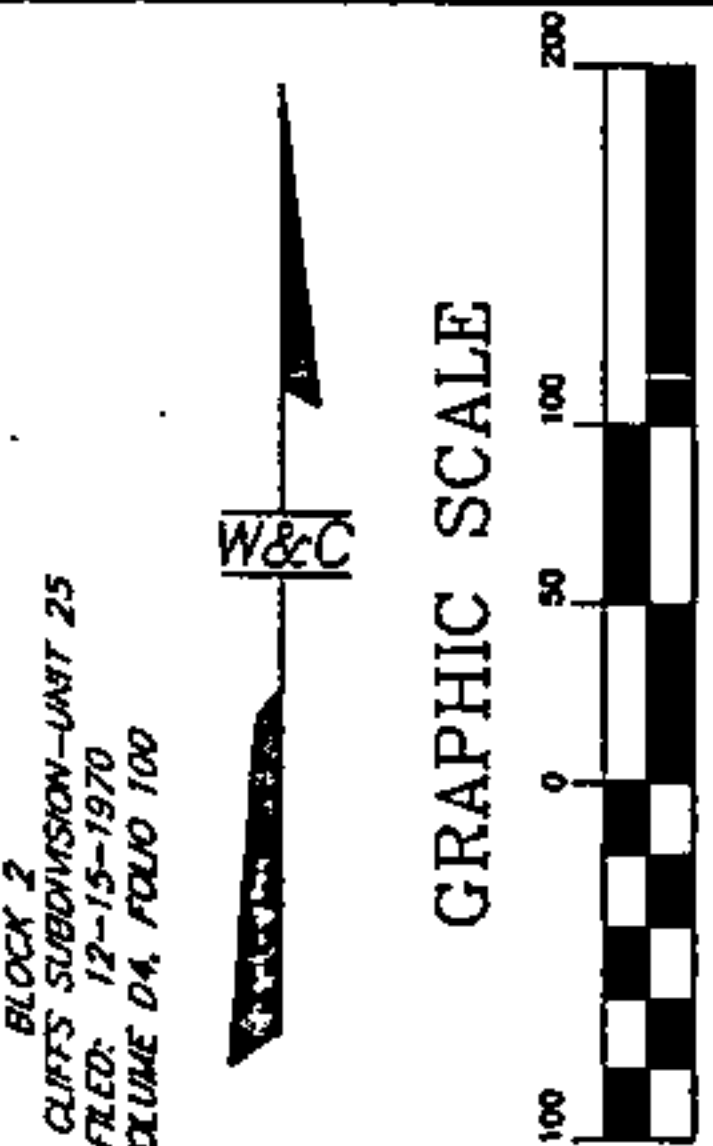
EASEMENTS TO REMAIN KEY:

- 10 EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VIEJA SUBDIVISION PLAT, UNIT TWO) DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298 SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWUA DOC#: 2009012724 FILED: 02-09-2009
- 11 EXISTING 100' OVERHEAD POWERLINE EASEMENT PER UNIT NO. 25, VOLCANO CLIFFS PLAT FILED: 12-15-1970, VOL. D4, FOL. 100 SUBJECT TO ENCROACHMENT AGREEMENT BETWEEN AMAFCA AND PNM DOC#: 2011068115 FILED: 07-26-2011
- 12 EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124189 FILED: 08/17/06 BOOK: A122, PAGE: 3661
- 13 EXISTING 10' PNM EASEMENT DOC#: 2010084462 & 2010084466 & 2010084468 & 2010084469 FILED: 8-23-2010

EASEMENTS TO BE GRANTED KEY:

- 16 PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT
- 50' ACCESS AND UTILITY EASEMENT TO BE MAINTAINED BY PNM GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF PNM SUBSTATION METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
- BLANKET DRAINAGE EASEMENT ON TRACT 1 GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
- AMAFCA DRAINAGE EASEMENT DEDICATION LANGUAGE ON FIRST PAGE
- PUBLIC ROADWAY EASEMENT GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF COA
- 10' PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT

**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**
WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011



TRACT 1
AMAFCA
1,063,932 S.F.
24.4245 AC.

LINE TABLE

LINE	LENGTH	BEARING
L1	90.46'	S89°53'38"E (S89°48'26"E)
L2	116.21'	N27°43'30"W (N27°43'30"W)
L3	178.36'	S27°23'18"E (S27°43'30"E)
L4	201.15'	N58°46'14"E
L5	52.34'	S27°21'32"W
L6	75.95'	S63°41'22"E
L7	54.84'	N63°44'10"W
L8	169.05'	S38°54'29"W
L9	42.52'	S27°23'18"E
L10	29.93'	N58°46'14"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	52.94'	2754.70'	01°06'04"	26.47'	52.94'	S26°47'59"W
C2	104.64'	474.67'	12°37'49"	52.53'	104.42'	S32°35'35"W
C3	223.64'	1030.93'	12°25'45"	112.28'	223.20'	S32°41'37"W
C4	12.21'	30.00'	23°19'22"	6.19'	12.13'	N39°23'11"W
C5	190.74'	337.04'	32°42'45"	98.00'	188.20'	S47°30'04"E
C6	48.55'	30.00'	94°38'30"	32.53'	44.11'	S16°28'47"E
C7	187.86'	1928.14'	04°59'36"	83.96'	187.81'	S29°05'45"W
C8	480.09'	5601.66'	04°54'37"	240.19'	478.94'	S24°35'22"W
C9	39.72'	25.00'	91°02'54"	25.46'	35.68'	S18°09'55"E
C10	47.11'	30.00'	89°56'34"	23.89'	42.42'	N71°13'09"E

POINT OF BEGINNING LEGAL DESCRIPTION
VOLCANO CLIFFS SUBDIVISION
BLOCK 2
UNIT 25
FILED: 12-15-1970
VOLUME D4, FOLIO 100

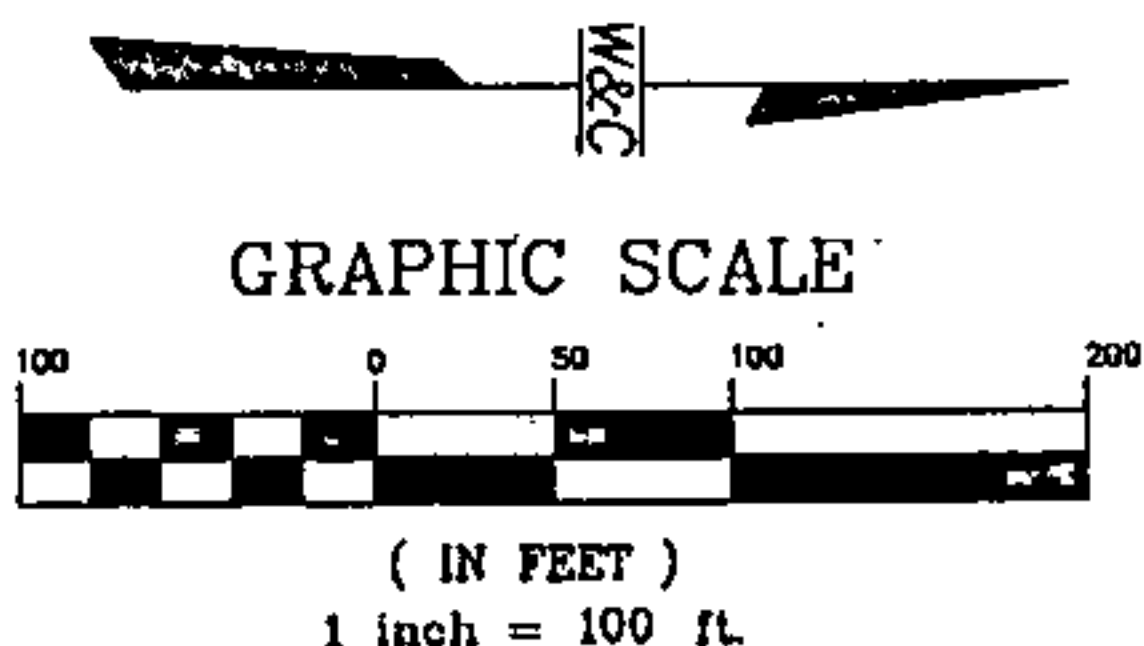
ACS CONTROL STATION "B_C10"
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X = 1,502,106.697 Y = 1,521,538.710
ELEV = 5392.936 (NAVD 1988)
GROUND TO GRID FACTOR = 0.999667901
DELTA ALPHA = (-)00°16'00.09" NAD 1983

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000

ORIGINAL

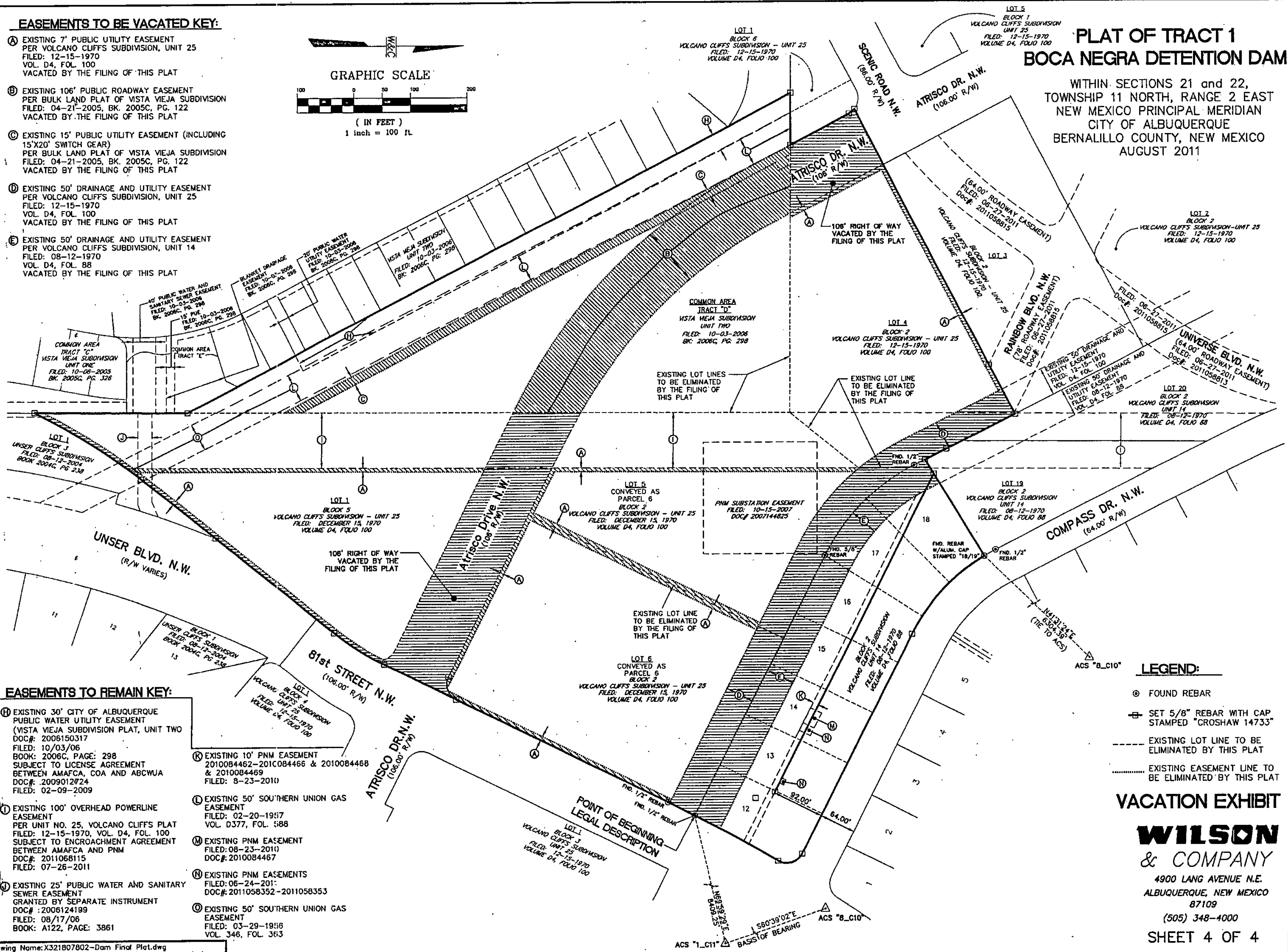
EASEMENTS TO BE VACATED KEY:

- (A) EXISTING 7' PUBLIC UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- (B) EXISTING 106' PUBLIC ROADWAY EASEMENT PER VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- (C) EXISTING 15' PUBLIC UTILITY EASEMENT (INCLUDING 15'X20' SWITCH GEAR) PER BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- (D) EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- (E) EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 14 FILED: 08-12-1970 VOL. D4, FOL. 88 VACATED BY THE FILING OF THIS PLAT



**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011



EASEMENTS TO REMAIN KEY:

- (H) EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VIEJA SUBDIVISION PLAT, UNIT TWO) DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298 SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWVA DOC#: 2009012724 FILED: 02-09-2009
- (I) EXISTING 10' PNM EASEMENT 2010084462-2010084466 & 2010084469 FILED: 8-23-2010
- (J) EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 02-20-1957 VOL. D377, FOL. 588
- (K) EXISTING PNM EASEMENT FILED: 08-23-2010 DOC#: 2010084467
- (L) EXISTING PNM EASEMENTS FILED: 06-24-2011 DOC#: 2011058352-2011058353
- (M) EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124199 FILED: 08/17/06 BOOK: A122, PAGE: 3861

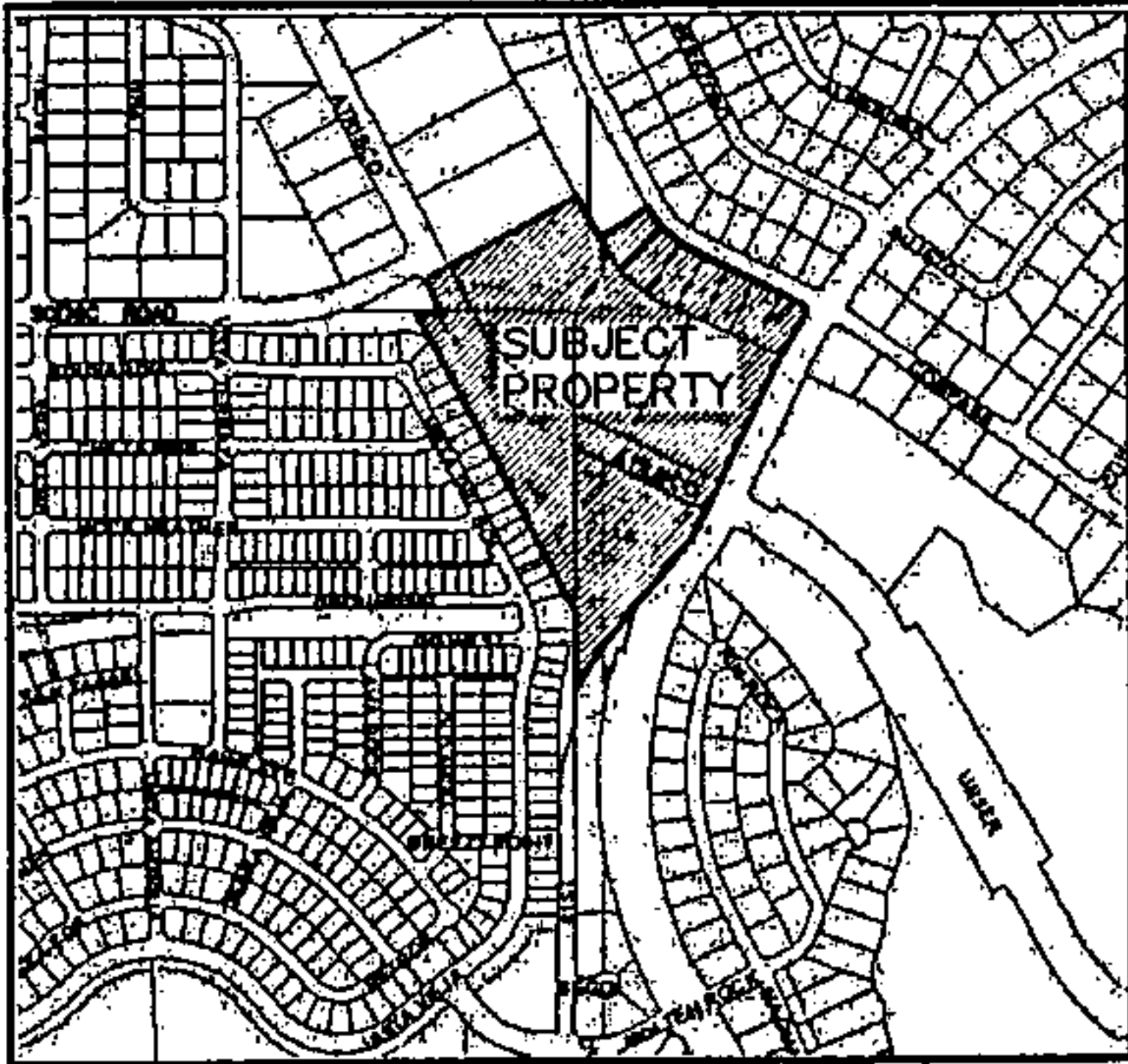
LEGEND:

- FOUND REBAR
- ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733"
- - - - - EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
- EXISTING EASEMENT LINE TO BE ELIMINATED BY THIS PLAT

VACATION EXHIBIT

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000
SHEET 4 OF 4

ORIGINAL



VICINITY MAP SCALE: N.T.S. ZONE ATLAS INDEX NOS. D-9-Z & D-10-Z

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

(BOCA NEGRA DETENTION DAM)
 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 OR SITE DEVELOPMENT PLANS ARE APPROVED.
 BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.
 IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

PROJECT NUMBER: 1004540
 APPLICATION NUMBERS: 11DRB-70256 to 11DRB-70259

PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

	12/21/2011
NEW MEXICO GAS COMPANY	DATE
	9-29-11
PNM ELECTRIC SERVICES	DATE
	09/26/11
QWEST TELECOMMUNICATIONS	DATE
	09-29-11
COMCAST	DATE

CITY APPROVALS:

	8-30-11
CITY SURVEYOR	DATE
	11-08-11
REAL PROPERTY DIVISION	DATE

ENVIRONMENTAL HEALTH DEPARTMENT	DATE
	10-26-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	10/26/11
ABCWA	DATE
	11-7-11
PARKS AND RECREATION DEPARTMENT	DATE
	10-26-11
A.M.A.F.C.A.	DATE
	10-26-11
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION:
 I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

WILSON & COMPANY
 4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 348-4000
 SHEET 1 OF 4

CHRISTOPHER S. CROSHAW
 N.M.P.L.S. #14733
 23 AUGUST 2011
 DATE

FREE CONSENT AND DEDICATION:

THE PARCEL SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SAID OWNER(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR UNSER BOULEVARD N.W. AND RAINBOW BOULEVARD N.W. AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; SAID OWNER(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE:

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL
 AUTHORITY OWNER OF:
 LOTS 4, 5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25 AND COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2

JERRY M. LOVATO, P.E., EXECUTIVE ENGINEER
 FOR: AMAFCA, A POLITICAL SUBDIVISION OF STATE OF NEW MEXICO
 DATE: 8/29/2011

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF August, 2011, BY JERRY M. LOVATO, P.E., AS EXECUTIVE ENGINEER OF AMAFCA, A POLITICAL SUBDIVISION OF STATE OF NEW MEXICO

NOTARY PUBLIC:
 MY COMMISSION EXPIRES: July 25, 2015



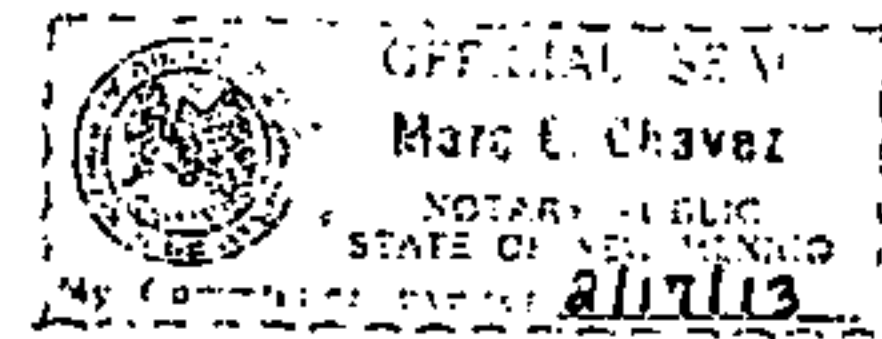
CITY OF ALBUQUERQUE OWNER OF:
 LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14

ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
 FOR: CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION
 DATE: 8/31/11

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF August, 2011, BY ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER FOR CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

NOTARY PUBLIC:
 MY COMMISSION EXPIRES: 2/17/13



SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING: TWELVE
 TOTAL NO. OF TRACTS CREATED: ONE
 GROSS SUBDIVISION ACREAGE: 26.9937 ACRES
 TOTAL MILES OF STREETS CREATED: ±0.2121
 ZONE ATLAS INDEX NO: D-9-Z & D-10-Z
 DATE OF SURVEY: APRIL 2011
 CURRENT ZONINGS: R-1 and R-D

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT ELEVEN EXISTING LOTS INCLUDING LOTS 12-18, BLOCK 2, UNIT 14, AND LOTS 4, 5, AND 6, BLOCK 2, UNIT 25, AND LOT 1, BLOCK 5, UNIT 25 OF VOLCANO CLIFFS SUBDIVISION; AND ONE COMMON AREA TRACT D, VISTA VIEJA SUBDIVISION, UNIT 2, INTO ONE TRACT, VACATE A PORTION OF ATRISCO DRIVE NW, VACATE AND GRANT EASEMENTS AND DEDICATE ADDITIONAL RIGHT OF WAY. TRACT 1, CREATED BY THIS PLAT, IS LIMITED TO DRAINAGE, RECREATION AND UTILITY PURPOSES ONLY.

GENERAL NOTES:

- FIELD SURVEY WAS PERFORMED IN SEPTEMBER 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83). BASED ON A LINE FROM "C_C10" TO "I_C11" BEARING = S.60°39'02"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE INDICATED.
- LOTS 5 AND 6, BLOCK 2, VOLCANO CLIFFS UNIT 25 WERE CONVEYED AS PARCEL 5 AND 6 ON WARRANTY DEED RECORDED ON 06-08-2011, DOC. #2011053296.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-009-063-515-277-10734, 1-009-063-513-227-40350, 1-010-063-018-253-30801, 1-010-063-047-235-30810, 1-010-063-021-181-30719
 PROPERTY OWNER OF RECORD: A.M.A.F.C.A.

UNIFORM PROPERTY CODE # : 1-010-063-070-252-20201, 1-010-063-060-254-20202, 1-010-063-051-264-20203, 1-010-063-044-267-20204, 1-010-063-035-269-20205, 1-010-063-025-278-20206, 1-010-063-019-284-20207
 PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): A.M.A.F.C.A. AND CITY OF ALBUQUERQUE - SECTIONS 21 AND 22, T.11 N., R.2 E., N.M.P.M.
 SUBDIVISION: Tract 1, Boca Negra Detention Dam

PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

FLOOD NOTE:

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES." SAID PORTIONS ARE SUBJECT TO PENDING LOMR.

A.M.A.F.C.A. DRAINAGE EASEMENT DEDICATION LANGUAGE:

DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED HEREIN AS "FLOOD PLAIN EASEMENT" OR "DRAINAGE EASEMENT" IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE AND STORAGE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, MAINTENANCE, RECONSTRUCTION OR REPLACEMENT OF, AND ACCESS TO, SUCH FACILITIES, EXCEPT BY THE WRITTEN APPROVAL OF GRANTEE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED ON ANY PROPERTY DEDICATED TO GRANTEE HEREBY, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SUCH PROPERTY. THIS DEDICATION SHALL NOT OBLIGATE GRANTEE TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS OR OTHER FACILITIES THAT DO NOT MEET THE STANDARDS OF THE GRANTEE FOR DESIGN AND CONSTRUCTION, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE AREA DEDICATED. GRANTEE SHALL ONLY MAINTAIN PROPERTY AND/OR IMPROVEMENTS THAT IT SPECIFICALLY AGREES, IN WRITING, TO MAINTAIN. ABSENT A WRITTEN MAINTENANCE AGREEMENT, SUCH RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. LANDSCAPING OR MAINTENANCE WORK BY THE GRANTOR WITHIN THE PROPERTY HEREBY DEDICATED SHALL NOT ALTER THE PRESENT FLOWLINE, CAPACITY OR PERMEABILITY OF THE PRESENT FLOOD WAY AREA EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY GRANTEE AS SOON AS PRACTICAL THEREAFTER. GRANTEE WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE PROPERTY DEDICATED HEREBY MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED. GRANTOR COVENANTS AND WARRANTS THAT IT IS THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT IT HAS A GOOD AND LAWFUL RIGHT TO DEDICATE THE RIGHT OF WAY OR EASEMENT INTERESTS DESCRIBED HEREIN. ANY PORTION OF ANY LAND, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED. VACATION APPROVAL CONSISTENT WITH THE CITY OF ALBUQUERQUE OR BERNALILLO COUNTY SUBDIVISION ORDINANCES WILL ALSO BE REQUIRED.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS 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.
- QUEST 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 ERRECTED 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.

SOLAR NOTE:

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN AN AREA FOR WHICH DRB APPROVAL IS SOUGHT. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING COMPRISED OF LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON JULY 29, 1970, IN VOLUME: D4, FOLIO: 88;

TOGETHER WITH, LOTS 4, 5 AND 6, BLOCK 2; LOT 1, BLOCK 5; AND A PORTION OF ATRISCO DRIVE N.W., WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON DECEMBER 15, 1970, IN VOLUME: D4, FOLIO: 100;

TOGETHER WITH, COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON OCTOBER 3, 2006, IN BOOK: 2006C, PAGE: 288; SAID COMPRISED TRACT LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE ON THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; WHENCE, THE ALBUQUERQUE CONTROL SURVEY MONUMENT IDENTIFIED AS "1_C11", A STANDARD A.C.S. BRASS CAP MONUMENT IN PLACE BEARS N 89°59'29"E., 8409.25 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING, ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTHWESTERLY 52.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°06'04", A RADIUS OF 2754.70 FEET AND A CHORD OF 52.94 FEET WHICH BEARS S 26°47'59" W TO A POINT; THENCE,

S 26°18'41" W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 558.78 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE,

104.84 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 12°37'49", A RADIUS OF 474.67 FEET, AND A CHORD OF 104.42 FEET WHICH BEARS S 32°35'35" W TO A POINT OF TANGENCY; THENCE,

S 38°54'29" W A DISTANCE OF 439.78 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE,

223.84 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 12°25'45", A RADIUS OF 1030.93 FEET AND A CHORD OF 223.20 FEET WHICH BEARS S 32°41'37" W TO A POINT ON THE EASTERLY LINE OF COMMON AREA TRACT "C" AS THE SAME IS SHOWN IN RECORDED PLAT OF VISTA VIEJA UNIT 1, FILED ON OCTOBER 06, 2005, BOOK 2005C, PAGE 326; THENCE,

N 00°16'56" E ALONG SAID EASTERLY LINE A DISTANCE OF 270.25 FEET TO THE MOST SOUTHERLY CORNER OF TRACT D, VISTA VIEJA UNIT 2, AS SHOWN IN PLAT FILED ON OCTOBER 3, 2006, BOOK: 2006C, PAGE: 298; THENCE,

N 27°43'30" W ALONG THE WESTERLY LINE OF SAID TRACT D A DISTANCE OF 1201.53 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 89°53'38" E ALONG SAID SOUTH LINE A DISTANCE OF 90.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 6; THENCE,

N 27°43'30" W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 116.21 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE,

12.21 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°19'22", A RADIUS OF 30.00 FEET AND A CHORD OF 12.13 FEET WHICH BEARS N 39°23'11" W TO A POINT ON A NON-TANGENTIAL LINE; THENCE,

N 82°15'04" E A DISTANCE OF 609.11 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 27°23'18" E A DISTANCE OF 178.36 FEET TO A POINT; THENCE,

N 65°48'14" E A DISTANCE OF 201.15 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT AND THE EASTERLY CORNER OF LOT 18, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 14 AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF COMPASS DRIVE N.W.; THENCE,

190.74 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 32°42'45", A RADIUS OF 337.04 FEET AND A CHORD OF 188.20 FEET WHICH BEARS S 47°30'04" E TO A POINT; THENCE,

S 83°41'22" E A DISTANCE OF 435.56 FEET TO A POINT ON A CURVE TO THE RIGHT AND ALSO BEING THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE,

49.55 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 94°38'30", A RADIUS OF 30.00 FEET AND A CHORD OF 44.11 FEET WHICH BEARS S 16°28'47" E TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; THENCE,

167.86 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 04°59'36", A RADIUS OF 1926.14 FEET AND A CHORD OF 167.81 FEET WHICH BEARS S 29°05'45" W TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 26.9937 ACRES (1,175,846 SQUARE FEET) MORE OR LESS.

WILSON
& COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 2 OF 4

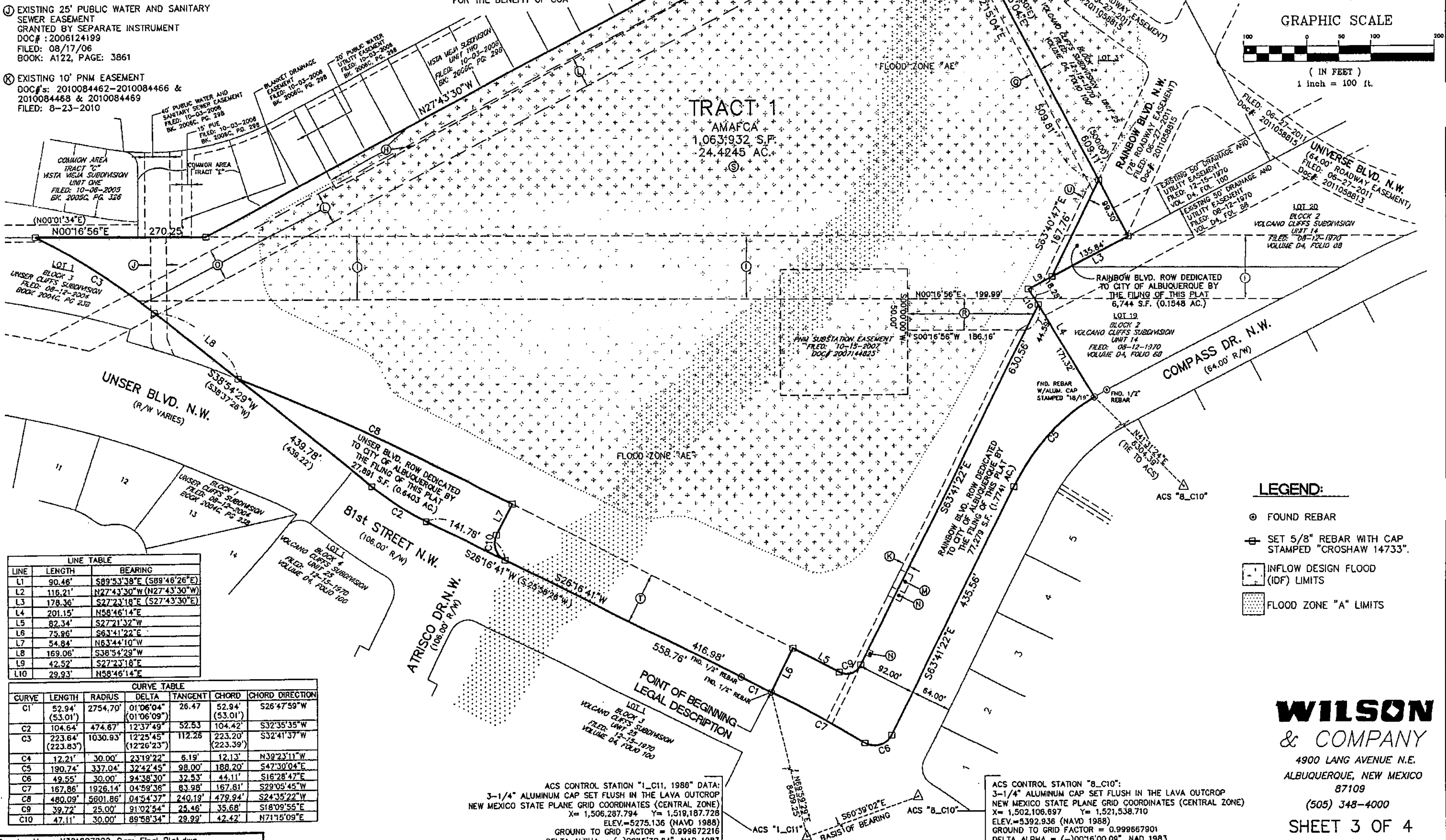
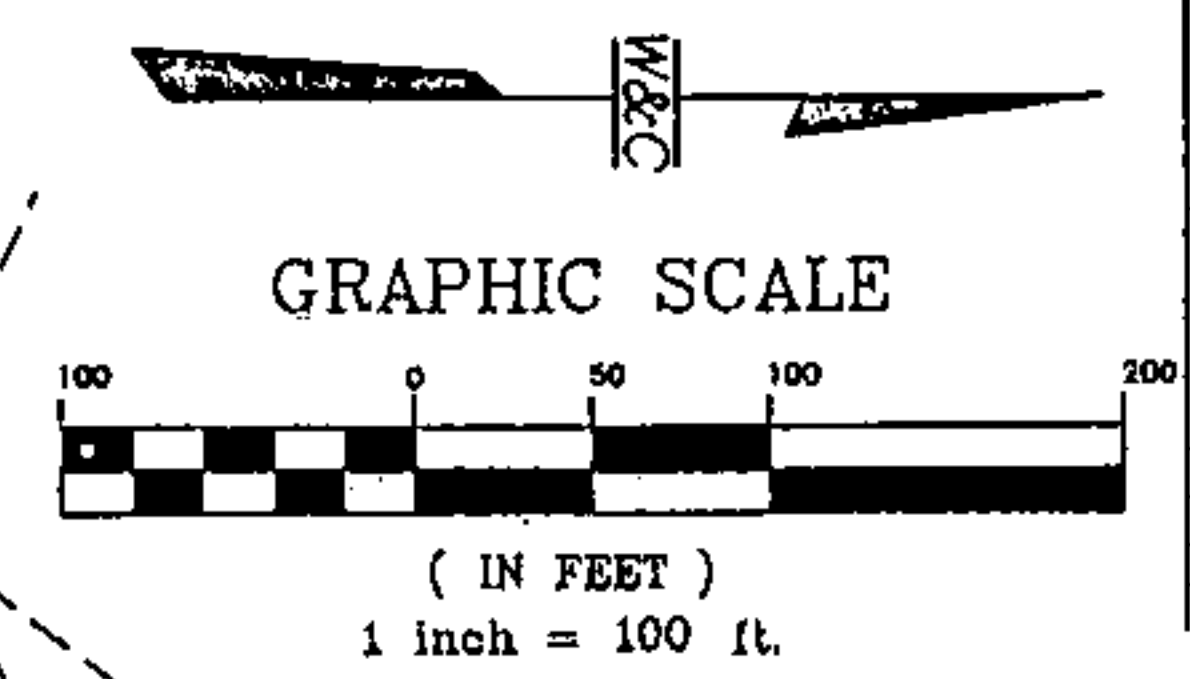
EASEMENTS TO REMAIN KEY:

- Ⓐ EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VIEJA SUBDIVISION PLAT, UNIT TWO DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298 SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWUA DOC#: 2009012724 FILED: 02-09-2009
- Ⓒ EXISTING 100' OVERHEAD POWERLINE EASEMENT PER UNIT NO. 25, VOLCANO CLIFFS PLAT FILED: 12-15-1970, VOL. D4, FOL. 100 SUBJECT TO ENCROACHMENT AGREEMENT BETWEEN AMAFCA AND PNM DOC#: 2011068115 FILED: 07-26-2011
- Ⓓ EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124199 FILED: 08/17/06 BOOK: A122, PAGE: 3861
- Ⓔ EXISTING 10' PNM EASEMENT DOC#s: 2010084462-2010084466 & 2010084468 & 2010084469 FILED: 8-23-2010
- Ⓘ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 02-20-1957 VOL. D377, FOL. 588
- Ⓜ EXISTING PNM EASEMENT FILED: 08-23-2010 DOC#: 2010084467
- Ⓝ EXISTING PNM EASEMENTS FILED: 06-24-2011 DOC#: 2011058352-2011058353
- Ⓞ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 03-29-1956 VOL. 346, FOL. 363

EASEMENTS TO BE GRANTED KEY:

- Ⓚ 16' PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT
- Ⓛ 10' PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT
- Ⓜ 50' ACCESS AND UTILITY EASEMENT TO BE MAINTAINED BY PNM GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF PNM SUBSTATION
- Ⓝ BLANKET DRAINAGE EASEMENT ON TRACT 1, EXCEPTING THE AREAS COVERED BY NMGC'S EXISTING EASEMENTS AS IDENTIFIED IN KEY NOTES Ⓘ AND Ⓞ, GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY SEE AMAFCA DRAINAGE EASEMENT DEDICATION LANGUAGE ON FIRST PAGE
- Ⓟ PUBLIC ROADWAY EASEMENT GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF COA

**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**
WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011



LINE TABLE

LINE	LENGTH	BEARING
L1	90.46'	S89°53'38"E (S89°46'26"E)
L2	116.21'	N27°43'30"W (N27°43'30"W)
L3	178.36'	S27°23'18"E (S27°43'30"E)
L4	201.15'	N58°46'14"E
L5	82.34'	S27°21'32"W
L6	75.86'	S63°41'22"E
L7	54.84'	N63°44'10"W
L8	169.06'	S38°54'29"W
L9	42.52'	S27°23'18"E
L10	29.93'	N58°46'14"E

CURVE TABLE

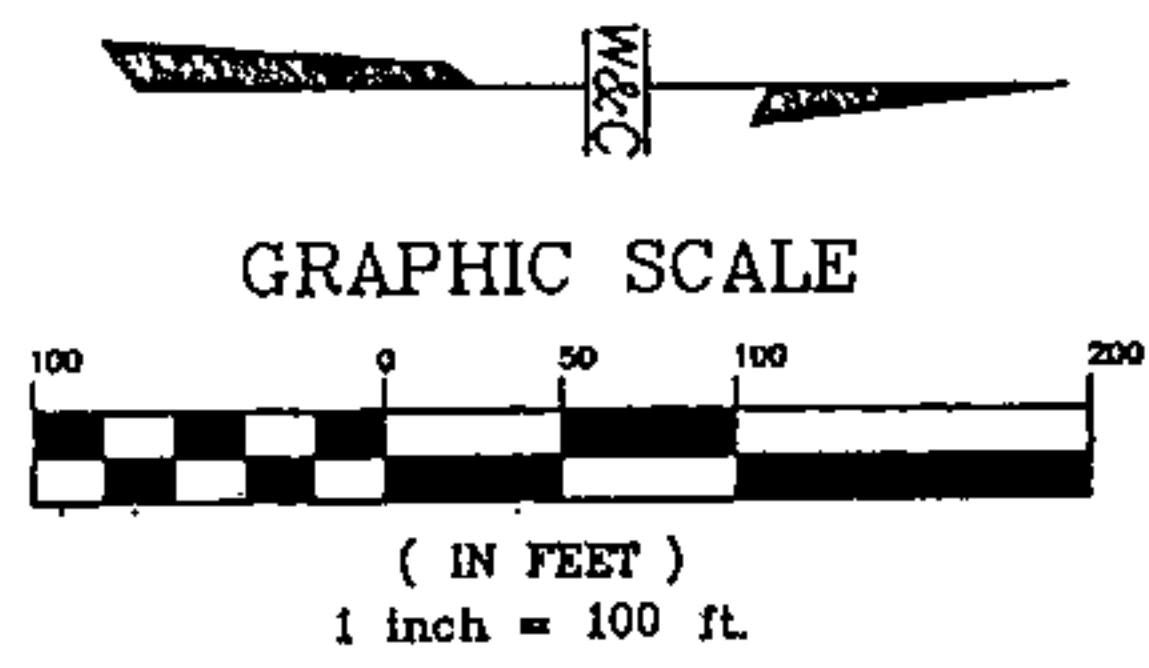
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	52.94' (53.01')	2754.70'	01°06'04" (01°06'09")	26.47	52.94' (53.01')	S26°47'59"W
C2	104.64' (104.63')	474.67'	12°37'49"	52.53	104.42' (104.42')	S32°35'35"W
C3	223.64' (223.63')	1030.93'	12°25'45" (12°26'23")	112.26	223.20' (223.39')	S32°41'37"W
C4	12.21'	30.00'	23°19'22"	6.19'	12.13'	N39°23'11"W
C5	190.74'	337.04'	32°42'45"	98.00'	188.20'	S47°30'04"E
C6	49.55'	30.00'	94°38'30"	32.53'	44.11'	S16°28'47"E
C7	167.86'	1928.14'	04°59'36"	83.98'	167.81'	S29°05'45"W
C8	480.09'	5601.86'	04°54'37"	240.19'	479.94'	S24°35'22"W
C9	39.72'	25.00'	91°02'54"	25.46'	39.68'	S18°09'55"E
C10	47.11'	30.00'	89°58'34"	29.99'	42.42'	N71°15'09"E

- LEGEND:**
- ⊙ FOUND REBAR
 - ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733"
 - ▭ INFLOW DESIGN FLOOD (IDF) LIMITS
 - ▨ FLOOD ZONE "A" LIMITS

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000
SHEET 3 OF 4

EASEMENTS TO BE VACATED KEY:

- (A) EXISTING 7' PUBLIC UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- (B) EXISTING 106' PUBLIC ROADWAY EASEMENT PER BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- (C) EXISTING 15' PUBLIC UTILITY EASEMENT (INCLUDING 15'X20' SWITCH GEAR) PER BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- (D) EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- (E) EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 14 FILED: 08-12-1970 VOL. D4, FOL. 88 VACATED BY THE FILING OF THIS PLAT

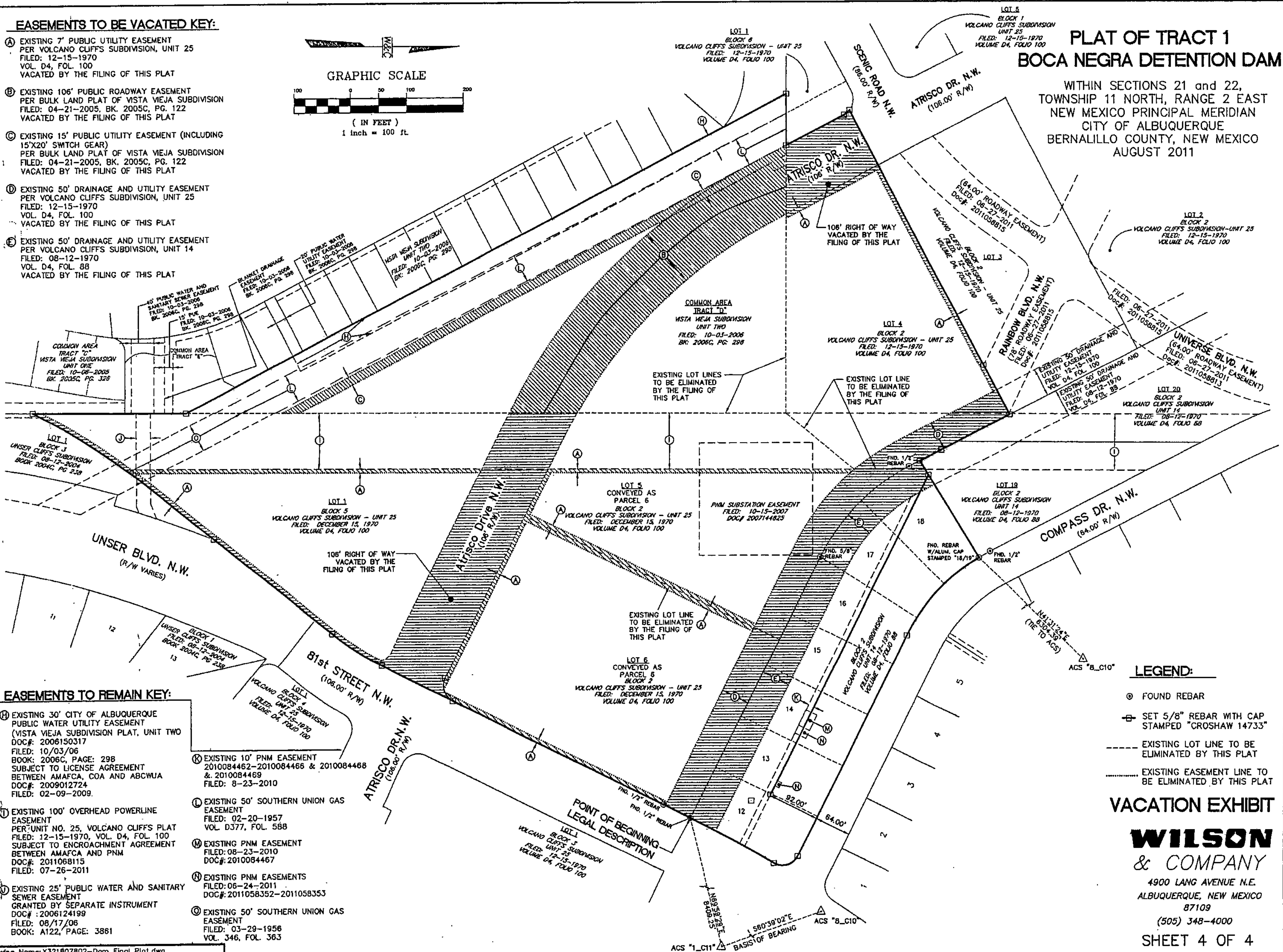


PLAT OF TRACT 1 BOCA NEGRA DETENTION DAM

WITHIN SECTIONS 21 and 22, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST 2011

EASEMENTS TO REMAIN KEY:

- (H) EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VIEJA SUBDIVISION PLAT, UNIT TWO DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298 SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWUA DOC#: 2009012724 FILED: 02-09-2009.
- (I) EXISTING 10' PNM EASEMENT 2010084462-2010084466 & 2010084469 FILED: 8-23-2010
- (J) EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 02-20-1957 VOL. D377, FOL. 588
- (K) EXISTING PNM EASEMENT FILED: 08-23-2010 DOC#: 2010084467
- (L) EXISTING PNM EASEMENTS FILED: 06-24-2011 DOC#: 2011058352-2011058353
- (M) EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 03-29-1956 VOL. 346, FOL. 363
- (N) EXISTING 100' OVERHEAD POWERLINE EASEMENT PER UNIT NO. 25, VOLCANO CLIFFS PLAT FILED: 12-15-1970, VOL. D4, FOL. 100 SUBJECT TO ENCROACHMENT AGREEMENT BETWEEN AMAFCA AND PNM DOC#: 2011068115 FILED: 07-26-2011
- (O) EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124199 FILED: 08/17/06 BOOK: A122, PAGE: 3861



- LEGEND:**
- ⊙ FOUND REBAR
 - ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733"
 - - - - - EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
 - ⋯⋯⋯ EXISTING EASEMENT LINE TO BE ELIMINATED BY THIS PLAT

VACATION EXHIBIT

WILSON & COMPANY

4900 LANG AVENUE N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000

Drawing Name: X321807802-Dom Final Plat.dwg NETWORK ADDRESS: X:\Public\Projects\X3218078-02\S\Plat