



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
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): THE Group PHONE: 505-514-0995
 ADDRESS: 300 Branding Iron Rd. SE FAX: _____
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ron@thegroup.cc

APPLICANT: Sevano Development LLC PHONE: 505-315-6484
 ADDRESS: 7515 Treviso N.E. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Easement Vaction

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. 17-20 Block: 29 Unit: B Tract A
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _____
1005191

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 4 Total site area (acres): 3.42
 LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd. N.E.
 Between: Alameda Blvd. and Signal Ave.

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

SIGNATURE _____ DATE 6/23/16
 (Print Name) Ron E. Hensley Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

Hearing date _____

Project # **1005191**

Staff signature & Date _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

_____ Applicant name (print)

_____ Applicant signature / date



Form revised 4/07

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

_____ Planner signature / date

_____ Project #

D-30

APPROVED AND FORWARDED: [Signature]

NOTARY PUBLIC

STATE OF CALIFORNIA

COUNTY OF [County Name]

DATE: [Date]

WITNESSES: [Names]

THE UNDERSIGNED, [Name], of the County of [County Name], State of California, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

WITNESS MY HAND AND SEAL OF OFFICE, this [Date] day of [Month], 19[Year].

NOTARY PUBLIC

SEC 23	SEC 24	SEC 25	SEC 26	SEC 27	SEC 28	SEC 29	SEC 30	SEC 31	SEC 32	SEC 33	SEC 34	SEC 35	SEC 36	SEC 37	SEC 38	SEC 39	SEC 40	SEC 41	SEC 42	SEC 43	SEC 44	SEC 45	SEC 46	SEC 47	SEC 48	SEC 49	SEC 50	SEC 51	SEC 52	SEC 53	SEC 54	SEC 55	SEC 56	SEC 57	SEC 58	SEC 59	SEC 60	SEC 61	SEC 62	SEC 63	SEC 64	SEC 65	SEC 66	SEC 67	SEC 68	SEC 69	SEC 70	SEC 71	SEC 72	SEC 73	SEC 74	SEC 75	SEC 76	SEC 77	SEC 78	SEC 79	SEC 80	SEC 81	SEC 82	SEC 83	SEC 84	SEC 85	SEC 86	SEC 87	SEC 88	SEC 89	SEC 90	SEC 91	SEC 92	SEC 93	SEC 94	SEC 95	SEC 96	SEC 97	SEC 98	SEC 99	SEC 100																						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

SCALE: INCH=400 FEET

ADJOINING STREET IS ONE ACRE

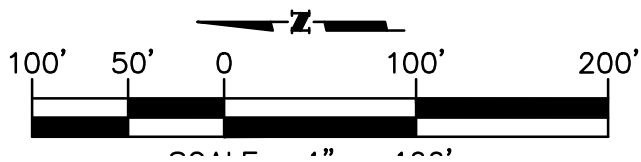
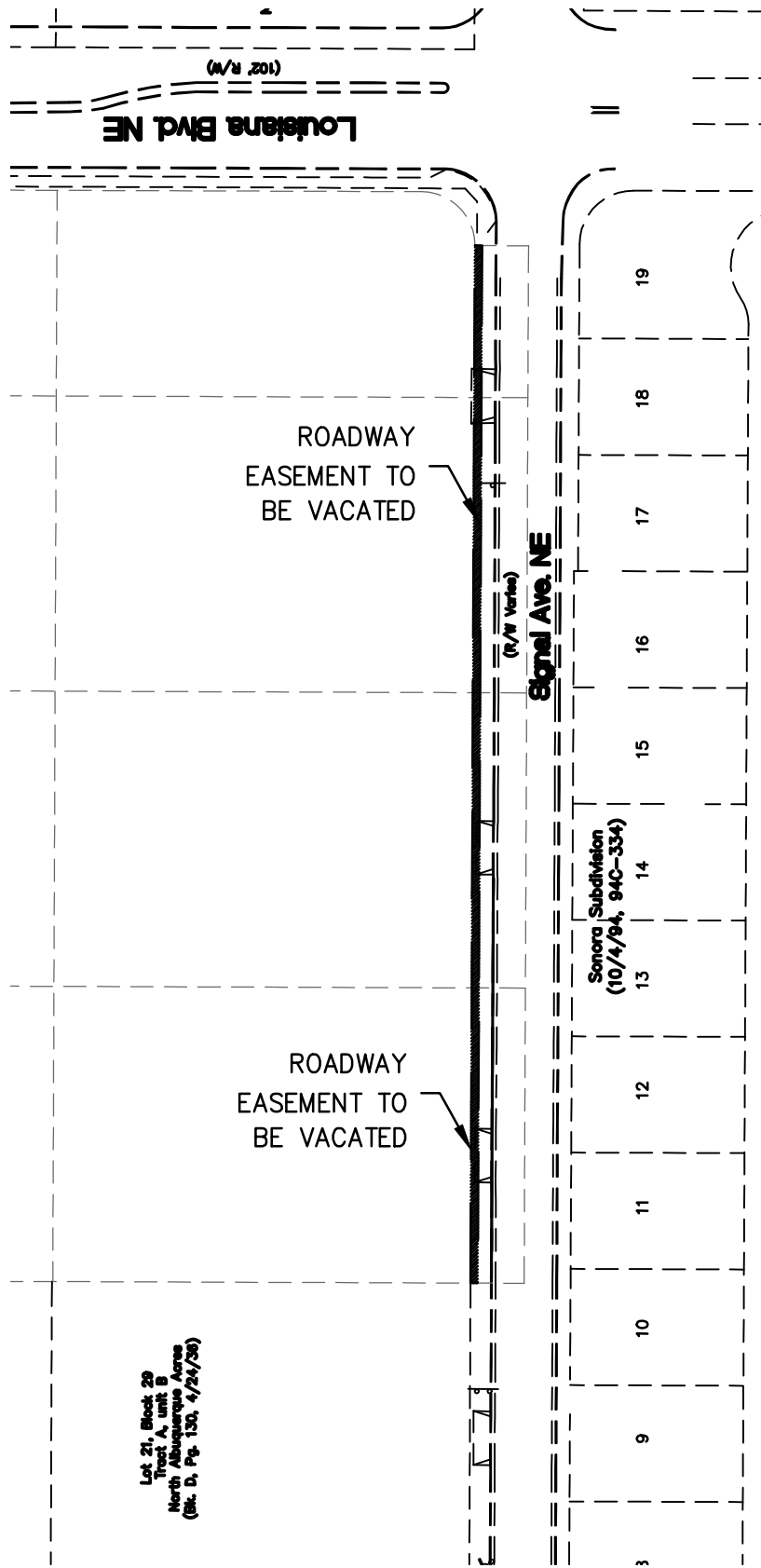
ALBUQUERQUE-BERNALILLO COUNTY-NEW MEXICO

NORTH ALBUQUERQUE ACRES

TRACT A-UNIT B

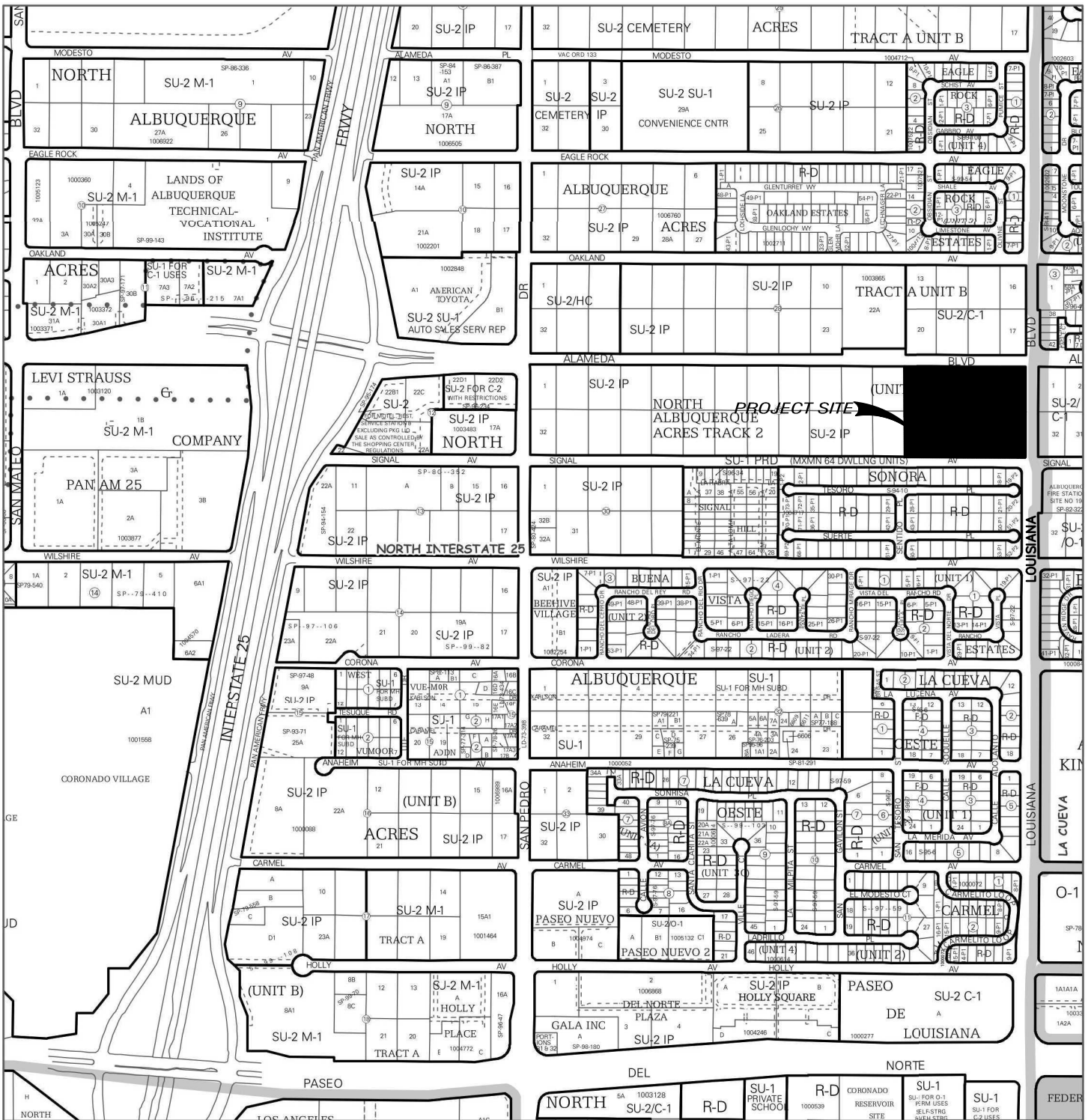
1936042436

D-30



VACATION EXHIBIT
DRB #1005191

THE Group
 300 Branding Iron Rd. SE
 Rio Rancho, New Mexico 87124



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

Map amended through: 6/5/2009

Zone Atlas Page:
C-18-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.		

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



The HENSLEY ENGINEERING GROUP

July 1, 2016

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Signal Ave. - Vacation of Public Easement - DRB# 1005191

Attached is an easement vacation plat for a portion of the easement within Signal Ave. subdivision located within zone atlas page C-18. The location of the vacation is "Lot 17-20 Block 29 Unit A Tract B of North Albuquerque Acres" and is located along Signal Avenue west of Louisiana Blvd.

As agent for the owners, we are requesting the referenced vacation. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley
ron@thegroup.cc



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 23, 2016

Shakeel Rizvi
Sevano Development
8504 Inatosford Pl. NE/87122
Phone: 505-315-6563
E-mail: adi11424@yahoo.com

Dear Shakeel:

Thank you for your inquiry of June 23, 2016 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) LOT 16A, TRACT A, UNIT B, BLOCK 16, NORTH ALBUQUERQUE ACRES, LOCATED ON SAN PEDRO DRIVE NE BETWEEN ANAHEIM AVENUE NE AND CARMEL AVENUE NE** zone map **C-18**.

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

WEST LA CUEVA N.A. "R"

Michael A. Gonzales, 8201 La Milpita St. NE/87113 797-7283 (h)
Terry Daughton, 8309 Calle Soquelle NE/87113 847-863-2679 (c)

SONORA H.O.A.
Shawn Marie Simmons, 6704 Tesoro Pl. NE/87113 617-840-0121 (c)
Maria Baca, 6800 Tesoro Pl. NE/87113 797-2771 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cadq.gov.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

PLEASE NOTE: The NA/HOA 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

!!!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: **06/23/16** Time Entered: **3:10 p.m.** Rep. Initials: **siw**

July 1, 2016

Maria Baca
6800 Tesoro Place NE
Albuquerque, NM 87113

RE: Proposed Sevano Subdivision
South West Corner of Alameda and Louisiana NE
Lots 17, 18, 19 and 20 – Block 29, Unit A of Tract B.

Dear Ms Baca

The developer of Sevano Development LLC is proposing to vacate 4 feet of public right of way along the North Side of Signal Avenue to include in their proposed 41 Lots subdivision.

Please note that this vacation action was approved by the City of Albuquerque in 2014 and 2015. The vacation action expires after One Year and hence we are seeking a renewal from the previous year.

Attached is a Zone Atlas Page identifying the related parcels.

If you have any questions please call Adil Rizvi at 505-315-6484

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque, NM 87113
Adil1424@yahoo.com

July 1, 2016

Shawn Marie Simmons
6704 Tesoro Place NE
Albuquerque, NM 87113

RE: Proposed Sevano Subdivision
South West Corner of Alameda and Louisiana NE
Lots 17, 18, 19 and 20 – Block 29, Unit A of Tract B.

Dear Shawn Simmons

The developer of Sevano Development LLC is proposing to vacate 4 feet of public right of way along the North Side of Signal Avenue to include in their proposed 41 Lots subdivision.

Please note that this vacation action was approved by the City of Albuquerque in 2014 and 2015. The vacation action expires after One Year and hence we are seeking a renewal from the previous year.

Attached is a Zone Atlas Page identifying the related parcels.

If you have any questions please call Adil Rizvi at 505-315-6484

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque, NM 87113
Adil1424@yahoo.com

July 1, 2016

Terry Daughton
8309 Calle Soquelle NE
Albuquerque, NM 87113

RE: Proposed Sevano Subdivision
South West Corner of Alameda and Louisiana NE
Lots 17, 18, 19 and 20 – Block 29, Unit A of Tract B.

Dear Terry Daughton

The developer of Sevano Development LLC is proposing to vacate 4 feet of public right of way along the North Side of Signal Avenue to include in their proposed 41 Lots subdivision.

Please note that this vacation action was approved by the City of Albuquerque in 2014 and 2015. The vacation action expires after One Year and hence we are seeking a renewal from the previous year.

Attached is a Zone Atlas Page identifying the related parcels.

If you have any questions please call Adil Rizvi at 505-315-6484

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque, NM 87113
Adil1424@yahoo.com

July 1, 2016

Mr Michael Gonzales
8201 La Milpita Street NE
Albuquerque, NM 87113

RE: Proposed Sevano Subdivision
South West Corner of Alameda and Louisiana NE
Lots 17, 18, 19 and 20 – Block 29, Unit A of Tract B.

Dear Mr. Gonzales

The developer of Sevano Development LLC is proposing to vacate 4 feet of public right of way along the North Side of Signal Avenue to include in their proposed 41 Lots subdivision.

Please note that this vacation action was approved by the City of Albuquerque in 2014 and 2015. The vacation action expires after One Year and hence we are seeking a renewal from the previous year.

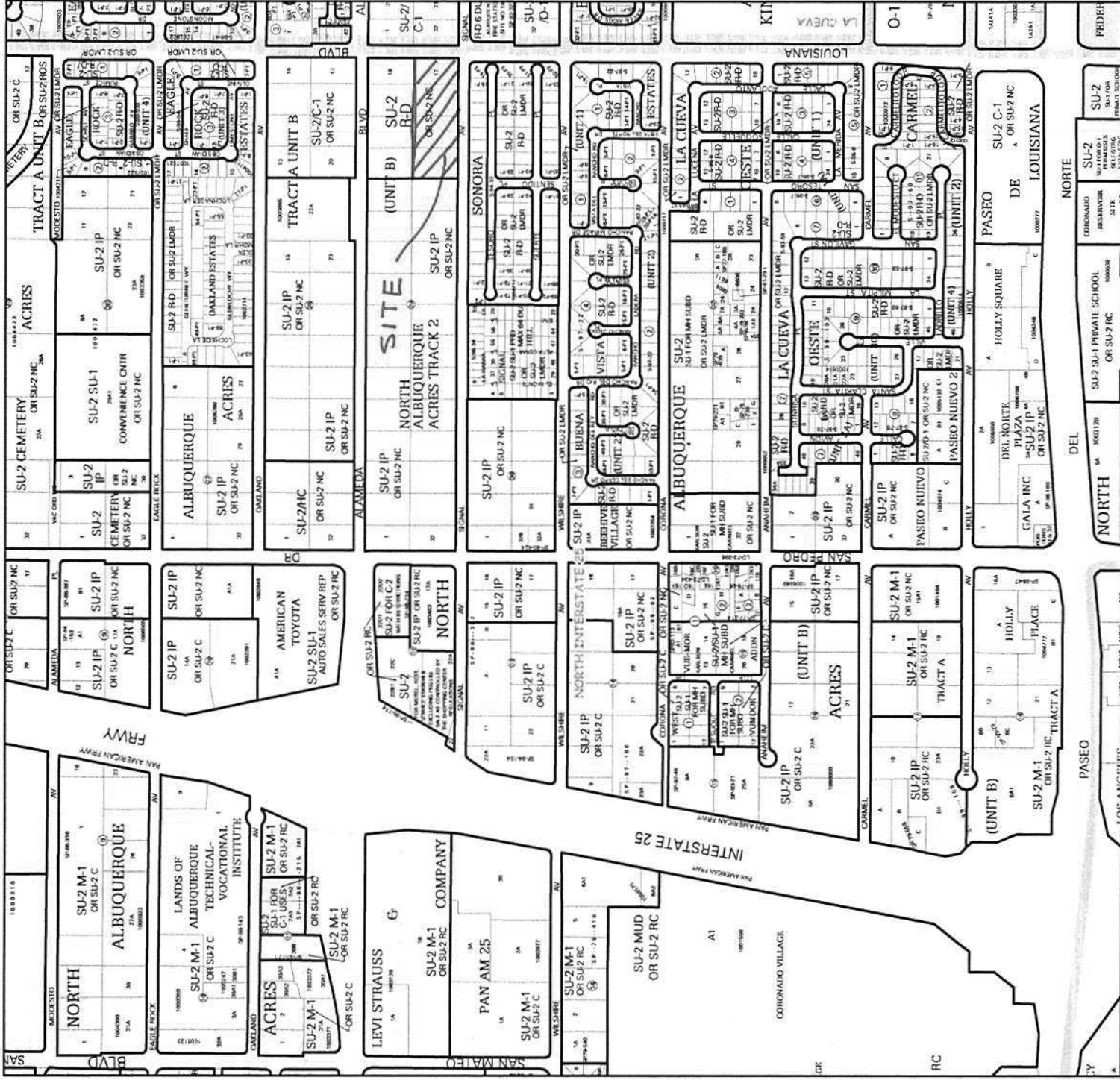
Attached is a Zone Atlas Page identifying the related parcels.

If you have any questions please call Adil Rizvi at 505-315-6484

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque, NM 87113
Adil1424@yahoo.com



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

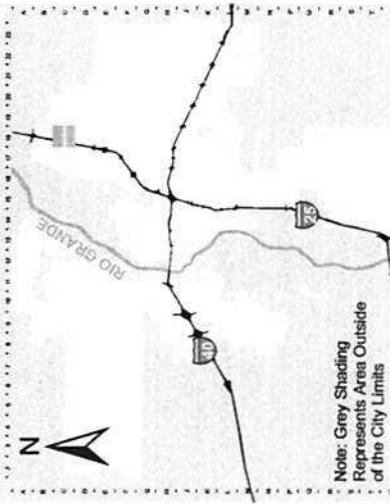


Zone Atlas Page:

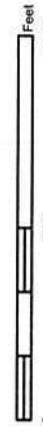
C-18-Z

Selected Symbols

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



Note: Grey Shading Represents Area Outside of the City Limits



Albuquerque Geographic Information System

Map amended through: 1/28/2016

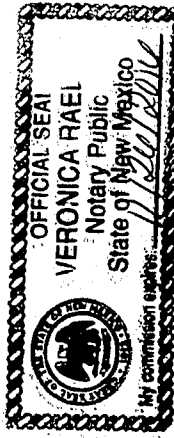
Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Nafessa Pashtoon
NAFEESA PASHTOON }
OWNER OF LOT 18 AND REMAINING PORTION OF LOT 17 }
DATE

Acknowledgment

STATE OF NEW MEXICO } SS
COUNTY OF }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 20, 2015
BY: NAFEESA PASHTOON, OWNER OF LOT 18 AND REMAINING PORTION OF LOT 17
Nafessa Pashtoon 11/20/2015
NOTARY PUBLIC MY COMMISSION EXPIRES



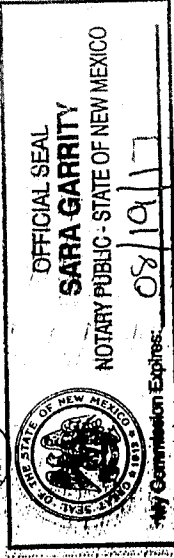
Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Shakeel Rizvi
SHAKEEL RIZVI, MANAGING MEMBER }
SEVANO DEVELOPMENT, LLC, LOTS 19 AND 20 }
DATE 7/20/15

Acknowledgment

STATE OF NEW MEXICO } SS
COUNTY OF Bernalillo }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/20/15
BY: SHAKEEL RIZVI, MANAGING MEMBER FOR SEVANO DEVELOPMENT, LLC, LOTS 19 AND 20
Sara Garity 8/19/17
NOTARY PUBLIC MY COMMISSION EXPIRES



Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Subdivision Plat of Lots 17-A, 18-A, 19-A, and 20-A, Block 29 North Albuquerque Acres, Unit A, Tract B Being Comprised of

Lots 18-20 and Remaining Portion of
Lot 17, Block 29, North Albuquerque Acres
Unit A, Tract B
City of Albuquerque
Bernalillo County, New Mexico
July 2015

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. Qwest Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.
- Included; is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall 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/switchgear, 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), New Mexico Gas Company (NMGC) and Qwest D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A CenturyLink QC 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.

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Subdivision Plat of
**Lots 17-A, 18-A, 19-A,
 and 20-A, Block 29
 North Albuquerque Acres
 Unit A, Tract B**
 Being Comprised of

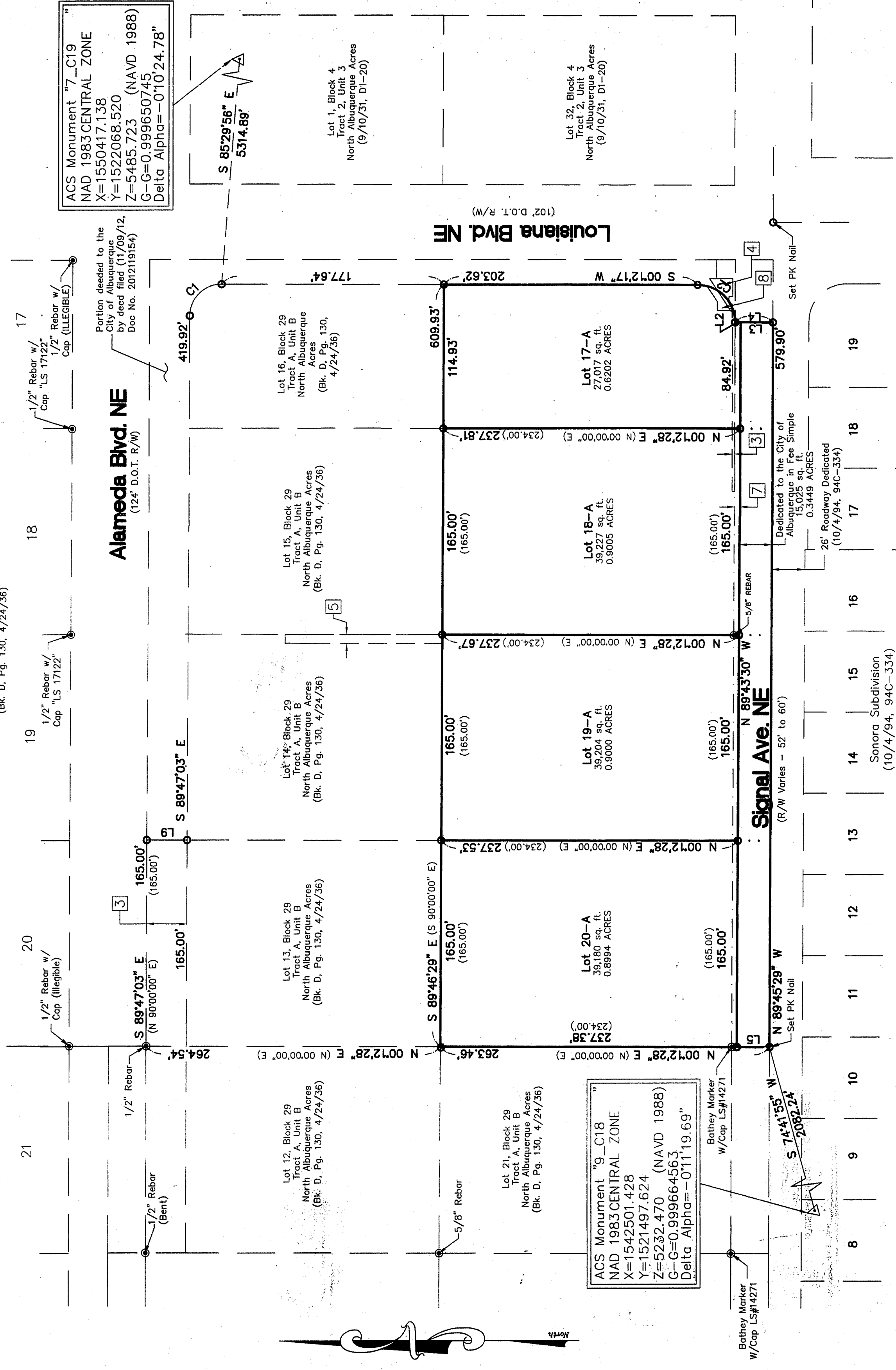
**Lots 18-20 and Remaining
 Portion of Lot 17, Block 29,
 North Albuquerque Acres
 Unit A, Tract B**
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2015

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (4/24/36, D-130)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHY MARKER "LS 14271" UNLESS INDICATED OTHERWISE
.....	LOT LINE TO BE ELIMINATED

Easement Notes

- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- EXISTING RIGHT OF WAY EASEMENT FOR MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY (1/6/89, 701A-185)
- EXISTING US WEST & PNM EASEMENT (10/23/96, 96-28-5758)
- EXISTING 7' PNM AND MST&T EASEMENT (10/1/79, 723-603)
- INTENTIONALLY OMITTED
- EXISTING PORTION OF ROADWAY EASEMENT (04/24/30, D-130) TO BE VACATED WITH THE FILING OF THIS PLAT
- EXISTING CENTURYLINK EASEMENT (01/08/2014, DOC. NO. 2014001747)



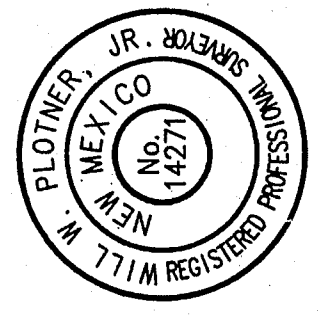
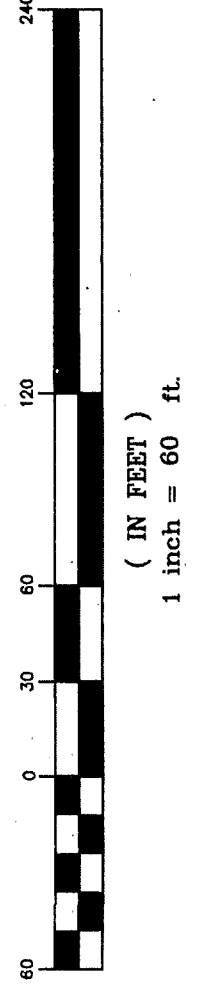
ACS Monument "7_C19
 NAD 1983 CENTRAL ZONE
 X=1550417.138
 Y=1522068.520
 Z=5485.723 (NAVD 1988)
 G-G=0.999650745
 Delta Alpha=-0°10'24.78"

ACS Monument "9_C18
 NAD 1983 CENTRAL ZONE
 X=1542501.428
 Y=1521497.624
 Z=5232.470 (NAVD 1988)
 G-G=0.999664563
 Delta Alpha=-0°11'19.69"

LINE	LENGTH	BEARING
L1	10.27'	S 00°12'18" W
L2	4.26'	S 00°14'31" W
L3	25.74'	S 00°14'31" W
L4	30.00'	S 00°14'31" W
L5	26.08'	N 00°12'28" E
L6	INTENTIONALLY OMITTED	
L7	INTENTIONALLY OMITTED	
L9	32.00'	S 00°12'28" W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	89°59'20"	35.35'	N 44°47'23" W
C2	47.14'	30.00'	90°02'14"	42.44'	S 45°13'24" W

GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.



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