OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 19, 2014

Project# 1007971
15DRB-70257 EXT OF MAJOR PRELIMINARY PLAT

GUY JACKSON & ASSOCIATES, LLC agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF DELLA P. SANCHEZ**, zoned R-1, located on CARSON RD NW BETWEEN ALAMEDA DRAIN AND RIO GRANDE BLVD. NW containing approximately 1.64 acre(s). (J-12)

At the August 5, 2015 Development Review Board meeting, a one-year extension of the preliminary plat was approved with the condition that an updated availability statement be obtained prior to final plat.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, DRB Chair

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 23, 2014

Project# 1007971
14DRB-70250 EXT OF MAJOR PRELIMINARY PLAT

HIGH MESA CONSULTING GROUP agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF DELLA P. SANCHEZ** zoned R-1, located on CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE BLVD containing approximately 1.64 acre(s). (J-12)

At the July 23, 2014 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, DRB Chair

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 31, 2013

Project# 1007971
13DRB-70631 EXT OF MAJOR PRELIMINARY PLAT

HIGH MESA CONSULTING GROUP agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF DELLA P. SANCHEZ** zoned R-1, located on CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE BLVD containing approximately 1.64 acre(s). (J-12)

At the July 31, 2013 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Guy Jackson
file

8. **Project# 1003777**
13DRB-70635 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TIERRA WEST, LLC agent(s) for JT PROPERTY, LLC request(s) the above action(s) for all or a portion of Lot(s) PARCEL 1 AND TR B-B, **MONARCH VILLAGE** zoned SU-1 FOR COMMERCIAL, located on JUAN TABO BETWEEN COPPER AND GRAND containing approximately 8.26 acre(s). (K-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGTED TO PLANNING FOR UTILITY SIGNATURES AND THE ADDITION OF THE WORDS "CROSS" TO INDICATE CROSS LOT DRAINAGE EASEMENT.**

9. **Project# 1007971**
13DRB-70631 EXT OF MAJOR PRELIMINARY PLAT

HIGH MESA CONSULTING GROUP agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF DELLA P. SANCHEZ** zoned R-1, located on CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE BLVD containing approximately 1.64 acre(s). (J-12) **THE ONE YEAR EXTENSION FOR THE PRELIMINARY PLAT WAS APPROVED.**

10. **Project# 1009082**
13DRB-70632 MAJOR - FINAL PLAT APPROVAL
13DRB-70633 MAJOR - FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) A PORTION OF BLK 2 & A PORTION OF BLK 6 TOGETHER W/ A PORTION OF VALIENTE RD & KIMMICK DR NW, **VOLCANO CLIFFS SUBD Unit(s) 26,** zoned SU-2/VCMX, located on KIMMICK BETWEEN ROSA PARKS AND PASEO DEL NORTE containing approximately 16.31 acre(s). (C-11) **THE FINAL PLATS WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

11. **Project# 1009567**
13DRB-70626 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVAYING INC agent(s) for 4120 SILVER AVE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 10, **MESA GRANDE** zoned OR-1, located on SILVER BETWEEN MONTCLAIRE AND SIERRA containing approximately .8577 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UTIILITY COMPANY SIGNATURES, REAL PROPERTY SIGNATURE, AND TO RECORD.**

12. Approval of the Development Review Board Minutes for **July 10th ,17th & 24th 2013.**

Other Matters: None.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1007971 **AGENDA ITEM NO: 9**

SUBJECT:

Preliminary Plat Extension

ENGINEERING COMMENTS:

Hydrology has no objection.

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 7-31-13

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007971 AGENDA ITEM NO: 9

SUBJECT:

PRELIMINARY PLAT – EXTENSION

ENGINEERING COMMENTS:

No adverse comments.

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

RESOLUTION:

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

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

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

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

DATE: JULY 31, 2013

3. **Project# 1005410**
12DRB-70062 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the referenced/ above action(s) for all or a portion of Lot(s) 5A, **RICHFIELD PARK SUBDIVISION** zoned SU-2 NC, located on the north side of ALAMEDA BLVD NE between JEFFERSON ST NE and WASHINGTON ST NE containing approximately 2.0192 acre(s). (C-17) *[Deferred from 3/21/12, 4/11/12]* **DEFERRED TO 6/20/12 AT THE AGENT'S REQUEST.**

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

4. **Project# 1007971**
12DRB-70129 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
12DRB-70130 SIDEWALK WAIVER
12DRB-70131 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

HIGH MESA CONSULTING GROUP agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF DELLA P. SANCHEZ,** zoned R-1, located on CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE containing approximately 1.64 acre(s). (J-12)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

5. **Project# 1009279**
12DRB-70147 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORPORATION agent(s) for JEFFREY MORAN request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 6, **VISTA VIEJA Unit(s) 2,** zoned R-1, located on GO WEST BETWEEN TIERRA JIEJA AND ALLEY containing approximately .1326 acre(s). (D-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH DELEGATION TAKEN BY PLANNING DEPARTMENT FOR UTILITY SIGNATURES.**

6. **Project# 1003610**
12DRB-70145 EXT OF SIA FOR TEMP DEFR SDWK CONST

LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of **ARROWWOOD HILLS Unit(s) 1,** zoned RLT, located on 98TH ST BETWEEN DENNIS CHAVEZ AND BLAKE ST containing approximately 29 acre(s). (N-9)**A TWO YEAR EXTENSION FOR THE TEMPORARY DEFFERAL OF SIDEWALK CONSTRUCTION WAS APPROVED.**

7. Other Matters: None.

ADJOURNED: 9:45

Albuquerque Bernalillo County
Water Utility Authority

DEVELOPMENT REVIEW BOARD
Standard Comment Sheet

DRB-1007971 Item No. 5 Zone Atlas J-12

DATE ON AGENDA 9/23/09
INFRASTRUCTURE REQUIRED (X)YES ( )NO
CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION
(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN FOR SUBDIVISION ( )SITE PLAN FOR BUILDING PERMIT

Comments:

1. Need to request a Water/Sewer Availability Statement. As a minimum, a water line will need to be constructed to connect Carson Road to Tohacti Trail.

If you have any questions or comments please call Roger Green at 924-3989.

CITY OF A BUQUERQU

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007971 **AGENDA ITEM NO: 5**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved grading and drainage plan is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED X; WITHDRAWN discussed

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: September 23, 2009

#4

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1007971

Date: 5/23/12

NAME: Sue Rouyansky ADDRESS: 212 Tohatchi Trail NW ZIP: 87104

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 23, 2012
DRB Comments

ITEM # 4

PROJECT # 1007971 APPLICATION # 12-70129

RE: Lot 2, Lands of Della Sanchez

Net Lot Area (lot area minus access easement area) will need to be noted on the plat.
A plot plan, with setbacks noted, needs to be approved by Zoning Enforcement for proposed Lot 2-A to demonstrate that it is a buildable lot.
Regarding private easements, there is generally less conflict when the beneficiary does not have to rely on the underlying property owner for maintenance (No.'s 8 and 10).

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

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

3. **Project# 1007737 - 1007637**
09DRB-70298 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING, INC agent(s) for FERNANDO ARAGON request(s) the above action(s) for all or a portion of Lot(s) 8 & NORTH 1/2 OF LOT 9, Block(s) 6, **CASAS SERENAS ADDITION** zoned R-T, located on TENNESSEE ST SE BETWEEN TRUMBULL AVE SE AND BELL AVE SE containing approximately 0.2324 acre(s). (L-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EASEMENT CLARIFICATION. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING DEPARTMENT.**

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

4. **Project# 1002123**
09DRB-70299 SKETCH PLAT REVIEW AND COMMENT

DEL'S HIDE-A WAY PARK LTD request(s) the above action(s) for all or a portion of Tract(s) A W/ PORTION OF SAN CLEMENTE AVE NW, **DEL'S HIDE-A-WAY** zoned C-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND ALAMEDA NW containing approximately 1.5 acre(s). (G-14)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project# 1007971**
09DRB-70296 SKETCH PLAT REVIEW AND COMMENT

DAVID ZAMORA agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **THE LANDS OF DELLA P SANCHEZ** zoned R-1, located on TOHATCHI NW BETWEE MONTOYA NW AND RIO GRANDE NW containing approximately 1.62 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. **Project# 1007985**
09DRB-70300 SKETCH PLAT REVIEW AND COMMENT

PETE LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, **REYNAUD ADDITION,** located on ARIAS BETWEEN SAWMILL AND SUMMER containing approximately .223 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

7. Other Matters: None.

ADJOURNED: 10:10

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
September 23, 2009
DRB Comments

ITEM # 5

PROJECT # 1007971 APPLICATION # 09-70296

RE: Lot 2, Lands of Della B. Sanchez

Net Lot Area (lot area minus access easement area) will need to be noted on the final plat. Regarding easements, proposed Lot 2C could be provided access from the north (Carson Trl NW) which eliminates the need for an easement across proposed Lot 2A (and 2C).

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation
- X 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 Plans)
P		___ 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
D		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION: GUY JACKSON & ASSOCIATES, LLC 235-1426

Professional/Agent (if any): [redacted] PHONE: [redacted]

ADDRESS: [redacted] 10522 FLORANCE AVE NE FAX: [redacted]

CITY: ABQ STATE NM ZIP 87122 E-MAIL: [redacted] gjackson708@comcast.net

APPLICANT: Melcor Zamora PHONE:

ADDRESS: 2000 Eastridge Dr. NE FAX:

CITY: ABQ STATE NM ZIP 87122 E-MAIL:

Proprietary interest in site: OWNER List all owners: Marcella Hochne, Viola Ulibarri

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

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

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

Lot or Tract No. Lot 2 Block: n/a Unit: n/a

Subdiv/Addn/TBKA: Lands of Della P. Sanchez

Existing Zoning: R-1 Proposed zoning: Same MRGCD Map No

Zone Atlas page(s): J-12 UPC Code: 101305800247421971

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1007971

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? n/a

No. of **existing** lots: 1 No. of **proposed** lots: 4 Total site area (acres): 1.64 AC+/-

LOCATION OF PROPERTY BY STREETS: On or Near: Carson RD NW

Between: Alameda Drain and Rio Grande Blvd NW

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

SIGNATURE DATE 7/21/15

(Print Name) Guy Jackson for Chuck Caldwell Applicant: ☐ Agent: ☒

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

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

Application case numbers	Action	S.F.	Fees
15DRB - 70258	EPP		$ 50.00
-	CMF		$ 20.00
-			$
-			$
-			$
		Total	$ 70.00

Hearing date July 29, 2015

7-21-15
Staff signature & Date

Project # 1007971

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~~ MINOR 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
NA 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.

Gary Jackson
Applicant name (print)

Applicant signature / date

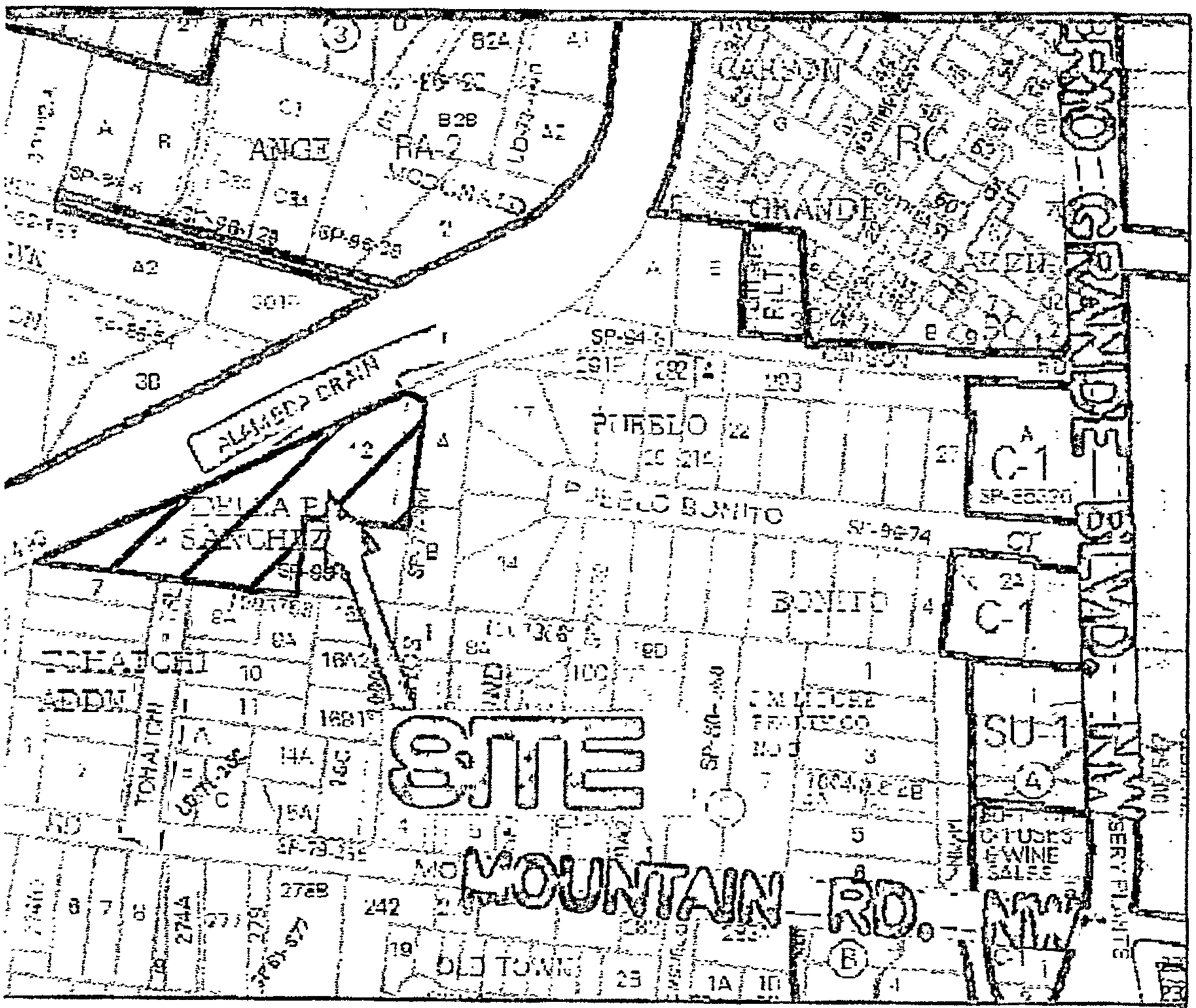
Form revised **October 2007**

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

Application case numbers
15DRB-_____-70258
_____-_____-_____
_____-_____-_____

7-21-15
Planner signature / date

Project # 1007971



J-12 AND J-13

ERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED
E WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS– PUBLIC WORKS
AMENDMENT #1.

TION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260–1990,
7) (STATEWIDE) FOR LOCATION OF EXISTING PUBLIC UTILITIES.

UND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN
WAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN,
OVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE
E CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY
OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES.
AY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING
LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION
ND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND
S FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO
EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING
SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES
LOCATION OF THESE LINES AND FACILITIES.

NS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY
T CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.

DJACENT PROPERTIES DURING CONSTRUCTION.

WED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES
ALT

BE INSTALLED PRIOR TO PAVING

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

July 20, 2015

Mr. Jack Cloud
Chairman –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Notification of Application for Request of Preliminary Plat Extension for Lots 2A, 2B, 2C & 2D, Lands of Della (approx. 1.6363AC), Albuquerque, NM (DRB Project No. 1007971) located at 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Mr. Cloud:

The intention of this letter is to request another one-year extension of the preliminary plat approval for the for the proposed 4 lot subdivision referenced above. The reason and justification for the request is to allow the owner additional time to work out family matters with joint ownership of the property and to secure the financial guaranty as required for the SIA. Although the current housing market has slightly improved in the last few months, the lackluster economical conditions for housing starts are still impacting the owner's decision to obtain the financial guarantee prior to the expiration of the preliminary plat.

The Work Order Drawings were approved pending the owner's securing the financial guarantee and the execution of the SIA.

In addition of the extension request of the plat, we are also requesting the extension of the design variances and the sidewalk waiver that were also approved with the preliminary plat.

Thank you for your consideration.
Please call or write if you have any questions or comments.
Sincerely,

Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426

VICINITY MAP J-12/J-13
SCALE: 1" = 750'

PLAT OF
LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1007871

APPLICATION NUMBER DRB09-70284

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
ABCWUA	DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	4-17-12 DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	5-21-12 DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	5-15-12 DATE
NEW MEXICO GAS COMPANY	5-21-2012 DATE
COMCAST CABLE VISION OF NEW MEXICO, INC.	05-15-12 DATE

DESCRIPTION

Lot 2, Lands of Della P. Sanchez, Albuquerque, New Mexico as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 06, 1998, Book 98C, Page 81, Document #1998040197.

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and we grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that we hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Helen Zamora, (1/2 interest) 4-13-12 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Helen Zamora.

Notary Public — OFFICIAL SEAL Helen O. Quintana — My Commission Expires May 23, 2015

Marcella Hoskie, (1/4 interest) 4/13/2012 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Marcella Hoskie.

Notary Public — OFFICIAL SEAL Helen O. Quintana — My Commission Expires May 23, 2015

Vida M. Gilbert, (1/4 interest) 4-13-2012 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Vida Gilbert.

Notary Public — OFFICIAL SEAL Helen O. Quintana — My Commission Expires May 23, 2015

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. 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.
3. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of cable lines, cables, 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 the 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 the 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 created 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 the National Electric Safety Code by construction or pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electrical transformers/pedestalgears, as installed, shall extend ten feet (10') in front of transformer/pedestalgear doors and five feet (5') 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 nor 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.

SURVEYOR'S CERTIFICATION

I, Charles C. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify: that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles C. Cala, Jr., NMPS #11184 — CHARLES C. CALA, JR. — NEW MEXICO — 11184 — PROFESSIONAL SURVEYOR — 5-24-2012 Date

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4389 • FAX: 505.345.4954 • www.highmesacg.com
Job 2010.0003 PLAT

PLAT OF
LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012

Notes:

1. A boundary survey was performed in September, 2010. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 13, Township 10 North, Range 2 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.G.R.S. Control Station "13-J12".
5. Record bearings and distances are shown in parenthesis.
6. No street mileage was created by this plat.
7. The purpose of this plat is to:
   a. Create 4 (four) residential lots from Lot 2, Lands of Della P. Sanchez
   b. Grant the public roadway, ABCWUA public sanitary sewer and public water line, public utility and private access easements, as shown.
8. The following documents and instruments were used for the performance and preparation of this survey:
   a. Plat of Lands of Della P. Sanchez, filed 04-09-1998, Book 98C, Page 81, Records of Bernalillo County, New Mexico.
   b. Plat of Tohatchi Addition, filed 01-08-1938, Book C1, Page 61, Records of Bernalillo County, New Mexico.
   c. Plat of Tohatchi Addition, filed 02-13-2001, Book 2001C, Page 51, Records of Bernalillo County, New Mexico.
   d. Plat of Tohatchi Addition, filed 01-14-2008, Book 2008C, Page 12, Records of Bernalillo County, New Mexico.
   e. Plat of Land of Tony Griego, filed 07-22-1977, Book 813, Page 58, Records of Bernalillo County, New Mexico.
   f. Warranty Deed filed 06-21-2006, Book A112, Page 3836, Doc. #2006023833, Records of Bernalillo County, New Mexico.
   g. Quitclaim Deed filed 06-21-2006, Book A112, Page 3837, Doc. #2006023831, Records of Bernalillo County, New Mexico.
   h. Quitclaim Deed filed 09-26-2001, Book A38, Page 1856, Doc. #2001113408, Records of Bernalillo County, New Mexico.
   i. Boundary Survey of Lot 2, Lands of Della P. Sanchez conducted by this firm dated 10-26-2010 (unrecorded).
   j. Receipt and Conveyance filed 03-07-1933, Book 115, Page 104, Doc. #30141, Records of Bernalillo County, New Mexico.
   k. Alameda Drain Plan and Profile Sheets A-300 and A-301, dated 07-10-1938, Records of M.R.G.C.D.
9. Gross subdivision acreage = 1.6386 acres.
10. Current Zoning on site is R1, based upon review of the City of Albuquerque Zone Atlas.
11. 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 erected on the lots or parcels within the area of the proposed plat.
12. Lots 2-A, 2-B, 2-C and 2-D platted hereon are served by the License Agreement issued by the Middle Rio Grande Conservancy District, License No. 2-033-2012.
13. A License Agreement has been issued by the Middle Rio Grande Conservancy District to the Albuquerque Bernalillo County Water Utility Authority, License No. 2-034-2012.
14. Individual Grading and Drainage Plans will be required for each lot prior to Building Permit Approval.

KEYED NOTES

EXISTING EASEMENTS

(1) 15' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 08-27-1987, BOOK 87-23, PAGE 4183, BNC. #1987088146
(2) 18' PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED BY PLAT 98C-81
(3) 25' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT 98C-81
(4) 5' POWER AND COMMUNICATION EASEMENT GRANTED BY PLAT 98C-81
(5) 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, LANDS OF DELLA P. SANCHEZ GRANTED BY DOCUMENT FILED 05-15-2000, BOOK A5, PAGE 6704, DOC. #2000049888

NEW EASEMENTS

(6) ABCWUA PUBLIC PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
(7) PUBLIC ROADWAY EASEMENT, ABCWUA PUBLIC SANITARY SEWER, PUBLIC WATER LINE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
(8) 30' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2-C.
(9) PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
(10) PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2-C.

MONUMENTS

(A) FOUND 1" IRON PIPE, TAGGED W/WASHER STAMPED "NMPS 11184"
(B) FOUND #4 REBAR W/CAP STAMPED "NMPS 8127", TAGGED W/WASHER STAMPED "NMPS 11184"
(C) FOUND #4 REBAR W/CAP, ILLEGIBLE, TAGGED W/WASHER STAMPED "NMPS 11184"
(D) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
(E) FOUND 3/4" IRON PIPE, NOT HONORED (N 00°27'11" E 0.8')
(F) FOUND #4 REBAR W/CAP STAMPED "PS 11483", NOT HONORED (N 74°13'18" E 0.5')
(G) FOUND 1 1/2" IRON PIPE (ON LINE)
(H) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4389 • FAX: 505.345.4954 • www.highmesacg.com
Job 2010.0003 PLAT

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2012

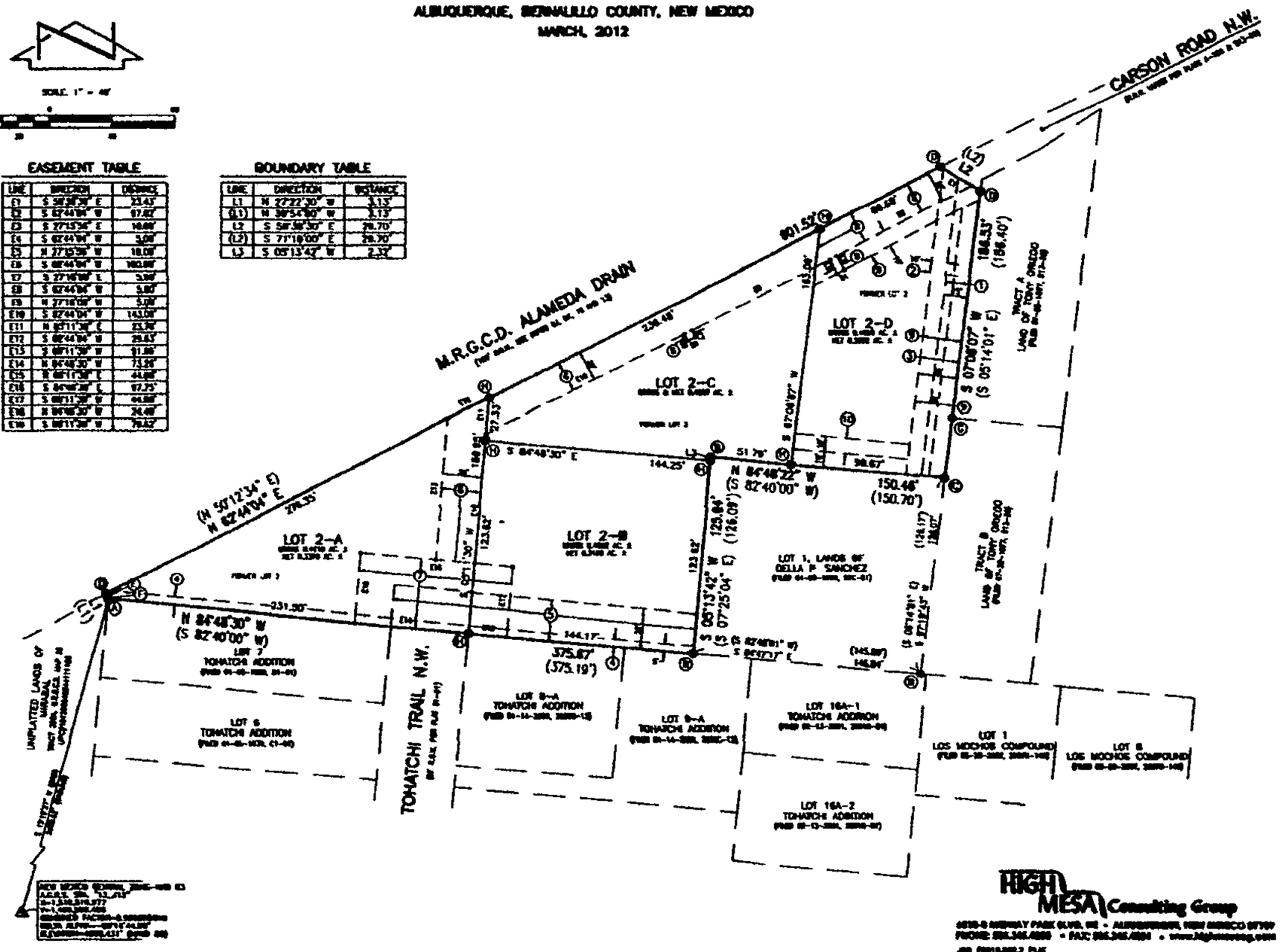
SCALE: 1" = 40'

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	S 58°38'30" E	23.43'
E2	S 82°44'04" W	97.82'
E3	S 27°15'56" E	10.00'
E4	S 82°44'04" W	3.00'
E5	N 27°15'56" W	10.00'
E6	S 82°44'04" W	100.00'
E7	S 27°15'56" E	3.00'
E8	S 82°44'04" W	5.00'
E9	N 27°15'56" W	3.00'
E10	S 82°44'04" W	143.00'
E11	N 05°11'30" E	23.70'
E12	S 82°44'04" W	29.83'
E13	S 05°11'30" W	91.00'
E14	N 84°48'30" W	73.58'
E15	N 05°11'30" E	44.00'
E16	S 84°48'30" E	97.75'
E17	S 05°11'30" W	44.00'
E18	N 84°48'30" W	24.48'
E19	S 05°11'30" W	79.82'

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 27°22'30" W	3.13'
(L1)	N 39°54'00" W	3.13'
L2	S 58°38'30" E	28.70'
(L2)	S 71°19'00" E	28.70'
L3	S 05°13'42" W	2.33'



HIGH MESA Consulting Group

SHEET 2 OF 2

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: July 24, 2012
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 8-1-12
Date Preliminary Plat Expires: 8-1-13
DRB Project No.: 1007971
DRB Application No.: 09-70296

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 2, Lands of Della P. Sanchez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, an unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8'	Sanitary Sewer	Tohatchi Trail NW	Sta 9+40.58	Sta 10+20	/	/	/
		6"	Water Line	Public Utility Easement	Tohatchi Trail NW	Carson Rd NW	/	/	/
		4"	Remove or Abandon & Grout Existing Stub	Carson Rd.	Carson Rd.	End of Stub	/	/	/
		38' F-F	Modified Hammerhead Turnaround w/ Roll Curb & Sidewalk Extension to SW Property Line for HC Crossing	Tohatchi Trail NW	Tohatchi Trail NW	H. Head Terminus	/	/	/

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Wall Certificate from registered Engineer required prior to release of financial guarantees.

2 Engineers Certification per D.P.M. is required for Financial Guarantee Release.

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Guy Jackson, PE NAME (print)	8-1-12 DRB CHAIR - date	Carol S. Dumont 8-1-12 PARKS & GENERAL RECREATION - date
Guy Jackson & Associates, LLC FIRM	8-1-12 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	08/01/12 UTILITY DEVELOPMENT - date	- date
	Curtis A. Cherne 8-1-12 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PROJECT #
1007971

July 29. 2015

EPP

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2014 070 250

07/15/2014 Issued By: E08375 246309

Application Number: **14DRB-70250**, Ext Of Major Preliminary Plat

Address:

Location Description: CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE BLVD

Project Number: 1007971

Applicant
MLCOR ZAMORA

2000 EASTRIDGE DR NE
ALBUQUERQUE NM 87122

Agent / Contact
HIGH MESA CONSULTING GROUP
CHUCK CALA
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87112
505-345-4250

Application Fees		
APN Fee		
Conflict Mgmt Fee		**$20.00**
DRB Actions		**$50.00**
	TOTAL:	**$70.00**

City of Albuquerque Treasury
Date:7/15/2014 Office:ANNEX
Stat ID:WS00002 Cashier:TRSDLF
Batch: 3933 Trans #:6
Permit: 2014070250
Receipt Num 00211739
Payment Total:$70.00
0201 Conflict Manag. Fee $20.00
0903 DRB Actions $50.00
VISA Tendered : $70.00

7971

DXF Electronic Approval Form

DRB Project Case #: 1007971

Subdivision Name: LOTS 2A,2B,2C, 2D, LANDS OF DELLA P. SANCHEZ

Surveyor: CHARLES G CALA JR

Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 4/23/2012 Hard Copy Received: 4/23/2012

Coordinate System: NMSP Grid (NAD 83)

Approved 4-24-12 Date

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

AGIS Use Only

Copied fc **7971** to agiscov on **4/24/2012** Contact person notified on **4/24/2012**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation
- X 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 Plans)
P		___ 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
D		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): HIGH MESA CONSULTING GROUP PHONE: 345-4250
ADDRESS: 6010-B MIDWAY PARK BLVD NE FAX: 345-4254
CITY: ABQ STATE NM ZIP 87112 E-MAIL: ccala@highmesacg.com

APPLICANT: Melcor Zamora PHONE: ___
ADDRESS: 2000 Eastridge Dr. NE FAX: ___
CITY: ABQ STATE NM ZIP 87122 E-MAIL: ___
Proprietary interest in site: OWNER List all owners: Marcella Hochne, Viola Ulibarri

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

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

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

Lot or Tract No. Lot 2 Block: n/a Unit: n/a
Subdiv/Addn/TBKA: Lands of Della P. Sanchez
Existing Zoning: R-1 Proposed zoning: Same MRGCD Map No ___
Zone Atlas page(s): J-12 UPC Code: 101305800247421971

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1007971

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? n/a
No. of **existing** lots: 1 No. of **proposed** lots: 4 Total site area (acres): 1.64 AC+/-
LOCATION OF PROPERTY BY STREETS: On or Near: Carson RD NW
Between: Alameda Drain and Rio Grande Blvd NW

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

SIGNATURE ___ DATE 7/15/14
(Print Name) Guy Jackson for Chuck Cala Applicant: ☐ Agent: ☐

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

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

Application case numbers	Action	S.F.	Fees
14DRB - 70250	EPP		$ 50.00
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 70.00

Hearing date July 23, 2014

7-15-14
Staff signature & Date

Project # 1007971

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~~ Minor 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.

Conclusion for Cultivala
Applicant name (print)

7/15/2014
Applicant signature / date

Form revised **October 2007**

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

Application case number(s)
14DRB-70250

7-15-14
Planner signature / date

Project # 1007971

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

July 15, 2014

Mr. Jack Cloud
Chairman –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Notification of Application for Request of Preliminary Plat Extension for Lots 2A, 2B, 2C & 2D, Lands of Della (approx. 1.6363AC), Albuquerque, NM (DRB Project No. 1007971) located at 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Mr. Cloud:

The intention of this letter is to request another one-year extension of the preliminary plat approval for the for the proposed 4 lot subdivision referenced above. The reason and justification for the request is similar to the prior request to allow the owner additional time to secure the financial guaranty as required for the SIA. As mentioned before, current economical conditions for housing starts have impacted the owner's decision to obtain the financial guarantee prior to the expiration of the preliminary plat. Currently, the Work Order Drawings are approved pending the owner's securing the financial guarantee and the execution of the SIA.

In addition of the extension request of the plat, we are also requesting the extension of the design variances and the sidewalk waiver that were also approved with the preliminary plat.

Thank you for your consideration.
Please call or write if you have any questions or comments.
Sincerely,

Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2012

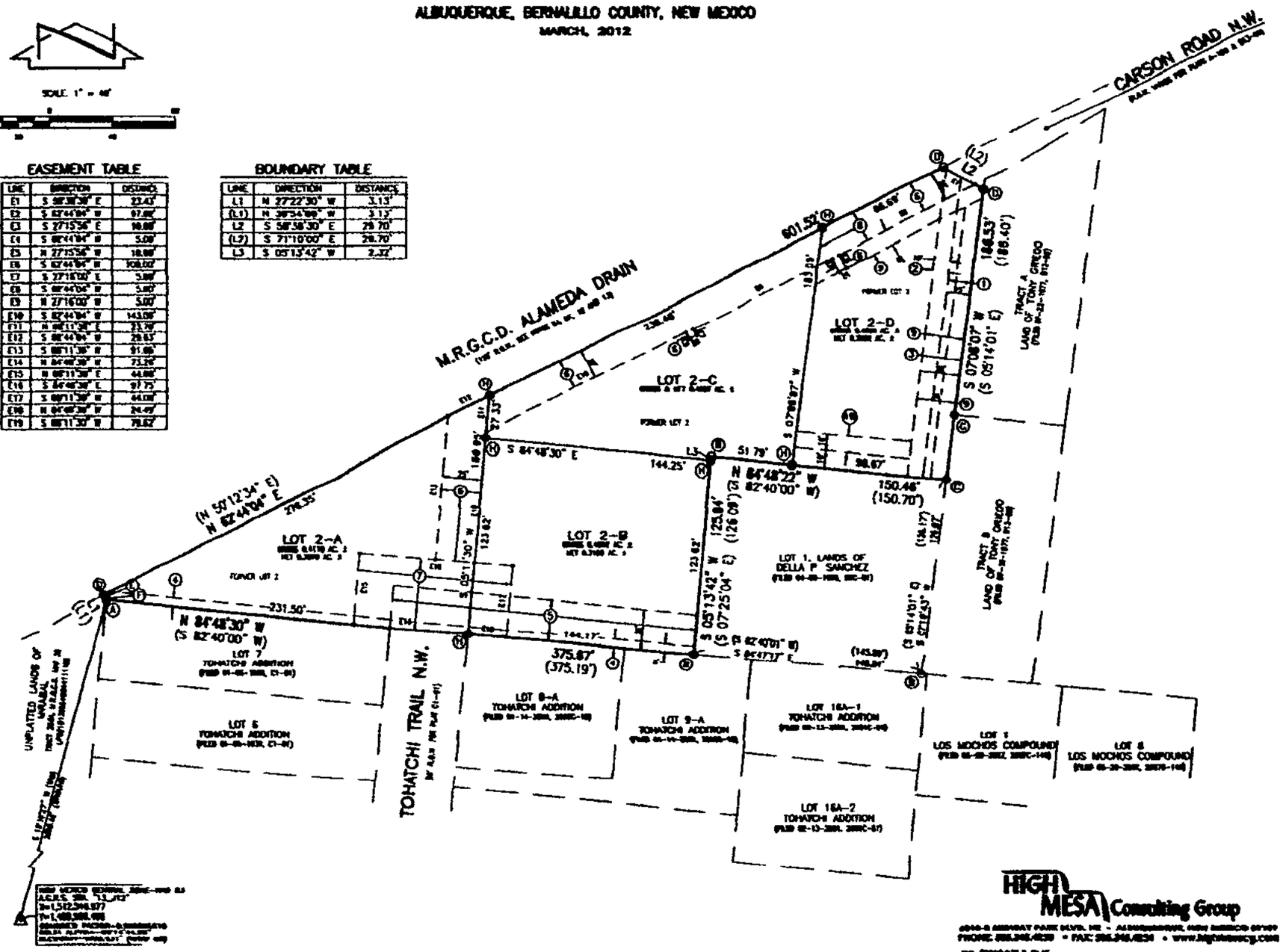
SCALE: 1" = 40'

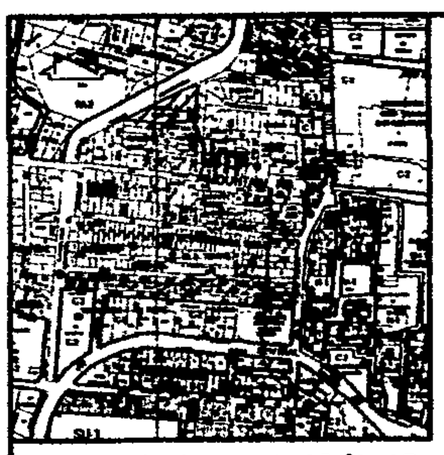
EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	S 58°38'30" E	23.43'
E2	S 82°44'04" W	97.00'
E3	S 27°15'56" E	10.00'
E4	S 82°44'04" W	5.00'
E5	N 27°15'56" W	10.00'
E6	S 82°44'04" W	108.00'
E7	S 27°15'00" E	5.00'
E8	S 82°44'04" W	5.00'
E9	N 27°15'00" W	5.00'
E10	S 82°44'04" W	143.00'
E11	N 05°11'30" E	23.79'
E12	S 82°44'04" W	29.63'
E13	S 05°11'30" W	91.00'
E14	N 84°48'30" W	73.20'
E15	N 05°11'30" E	44.00'
E16	S 84°48'30" E	97.75'
E17	S 05°11'30" W	44.00'
E18	N 84°48'30" W	24.49'
E19	S 05°11'30" W	29.62'

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 27°22'30" W	3.13'
(L1)	N 39°54'00" W	3.13'
L2	S 58°38'30" E	29.70'
(L2)	S 71°10'00" E	29.70'
L3	S 05°13'42" W	2.32'





VICINITY MAP J-12/J-13
SCALE: 1" = 750'

PLAT OF
LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1007971

APPLICATION NUMBER DRB09-70298

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
ABCWUA	DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	4-17-12 DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	5-21-12 DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	5-15-12 DATE
NEW MEXICO GAS COMPANY	5-21-2012 DATE
COMCAST CABLE VISION OF NEW MEXICO, INC.	05-15-12 DATE

DESCRIPTION

Lot 2, Lands of Della P. Sanchez, Albuquerque, New Mexico as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 08, 1999, Book 99C, Page 81, Document #1999040197

VICINITY MAP J-12/J-13
SCALE: 1" = 750'

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that we hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Melvin Zamora, (1/4 interest) 4-13-12 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Melvin Zamora.

Notary Public — OFFICIAL SEAL Helen O. Quintana — My Commission Expires May 23, 2015

Marcella Hoskins, (1/4 interest) 4/13/2012 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Marcella Hoskins.

Notary Public — OFFICIAL SEAL Helen O. Quintana — My Commission Expires May 23, 2015

Viola Ulibarri, (1/4 interest) 4-13-2012 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Viola Ulibarri.

Notary Public — OFFICIAL SEAL Helen O. Quintana — My Commission Expires May 23, 2015

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on the plat are granted for the common and joint use of:

1. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. 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.
3. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, 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 the 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 the 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 the National Electric Safety Code by construction or pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electrical transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') 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 nor 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.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that the Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184 — 3-26-2012 Date

CHARLES G. CALA, JR. — NEW MEXICO — 11184 — PROFESSIONAL SURVEYOR

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4500 • FAX: 505.345.4504 • www.highmesacg.com
JOB [illegible].2 PLAT

PLAT OF
LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012

Notes:

1. A boundary survey was performed in September, 2010. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 13, Township 10 North, Range 2 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are established from A.G.R.S. Control Station "13-J12".
5. Record bearings and distances are shown in parentheses.
6. No street mileage was created by this plat.
7. The purpose of this plat is to:
   a. Create 4 (four) residential lots from Lot 2, Lands of Della P. Sanchez.
   b. Grant the public roadway ABCWUA public sanitary sewer and public water line, public utility and private access easements, as shown.
8. The following documents and instruments were used for the performance and preparation of this survey:
   a. Plat of Lands of Della P. Sanchez, filed 04-08-1999, Book 99C, Page 81, Records of Bernalillo County, New Mexico.
   b. Plat of Tshotshi Addition, filed 01-05-1938, Book C1, Page 61, Records of Bernalillo County, New Mexico.
   c. Plat of Tshotshi Addition, filed 02-13-2001, Book 2001C, Page 51, Records of Bernalillo County, New Mexico.
   d. Plat of Tshotshi Addition, filed 01-14-2008, Book 2008C, Page 12, Records of Bernalillo County, New Mexico.
   e. Plat of Land of Tony Griego, filed 07-22-1977, Book B13, Page 58, Records of Bernalillo County, New Mexico.
   f. Warranty Deed filed 02-21-2006, Book A112, Page 3830, Doc. #2006023833, Records of Bernalillo County, New Mexico.
   g. Quitclaim Deed filed 02-21-2006, Book A112, Page 3837, Doc. #2006023831, Records of Bernalillo County, New Mexico.
   h. Quitclaim Deed filed 09-26-2001 Book A25, Page 1856, Doc. #2001113480, Records of Bernalillo County, New Mexico.
   i. Boundary Survey of Lot 2, Lands of Della P. Sanchez conducted by this firm dated 10-28-2010 (unrecorded).
   j. Receipt and Conveyance filed 03-07-1933, Book 115, Page 104, Doc. #28141, Records of Bernalillo County, New Mexico.
   k. Alameda Drain Plan and Profile Sheets A-300 and A-301, dated 07-10-1930, Records of M.R.G.C.D
9. Gross subdivision acreage - 1.5386 acres.
10. Current Zoning on site is R1, based upon review of the City of Albuquerque Zone Atlas.
11. 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 erected on the lots or parcels within the area of the proposed plat.
12. Lots 2-A, 2-B, 2-C and 2-D platted hereon are served by the License Agreement issued by the Middle Rio Grande Conservancy District, License No. 2-033-2012.
13. A License Agreement has been issued by the Middle Rio Grande Conservancy District to the Albuquerque Bernalillo County Water Utility Authority, License No. 2-034-2012
14. Individual Grading and Drainage Plans will be required for each lot prior to Building Permit Approval.

KEYED NOTES

EXISTING EASEMENTS

(1) 15' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 08-27-1997, BOOK 97-23, PAGE 4183, DOC. #1997088185
(2) 10' PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED BY PLAT 99C-81
(3) 25' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT 99C-81
(4) 5' POWER AND COMMUNICATION EASEMENT GRANTED BY PLAT 99C-81
(5) 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, LANDS OF DELLA P. SANCHEZ GRANTED BY DOCUMENT FILED 05-15-2008, BOOK A5, PAGE 6704, DOC. #2008048868

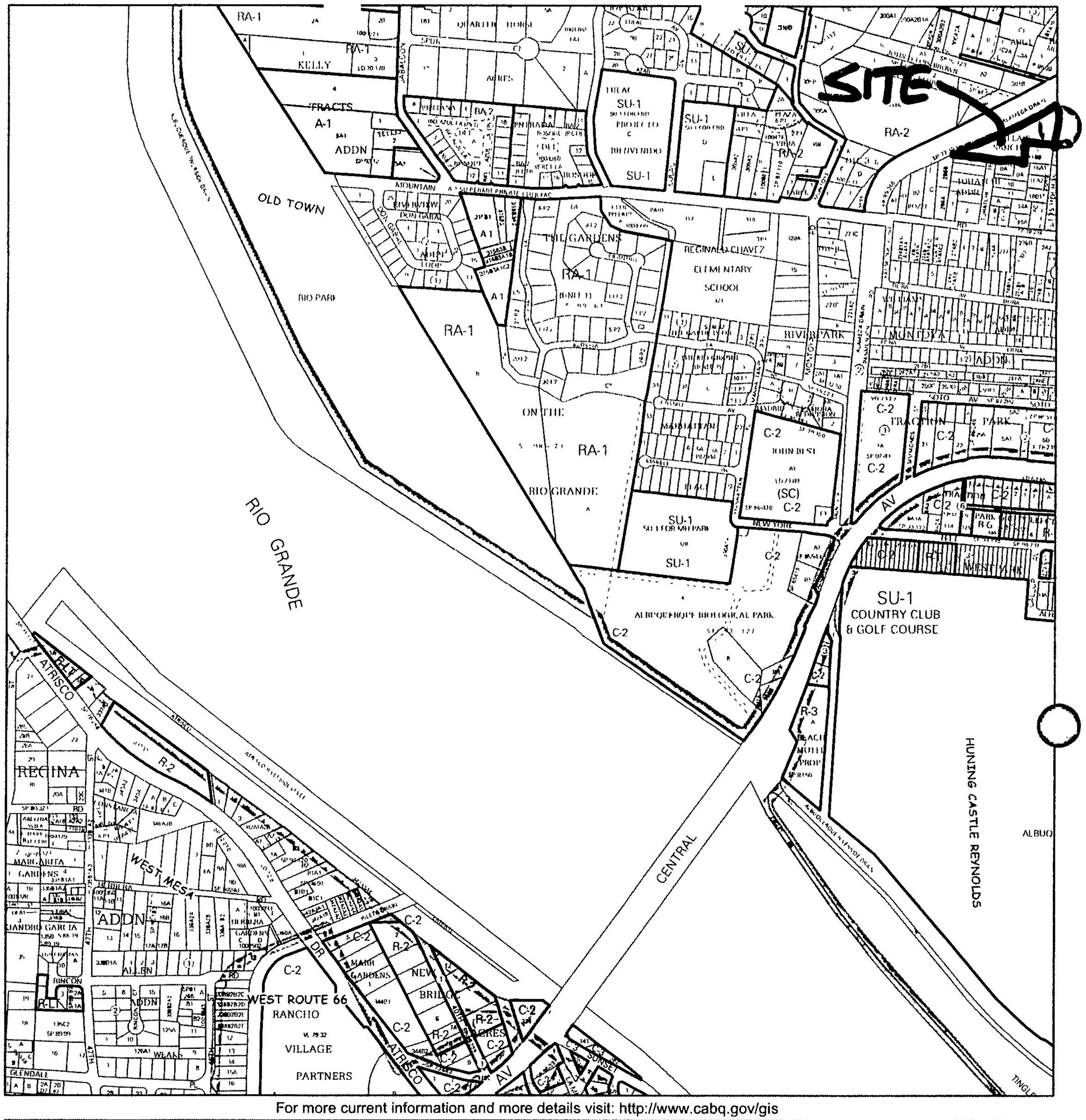
NEW EASEMENTS

(6) ABCWUA PUBLIC PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
(7) PUBLIC INGRESS/EGRESS EASEMENT, ABCWUA PUBLIC SANITARY SEWER, PUBLIC WATER LINE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
(8) 20' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2-C.
(9) PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
(10) PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2-C.

MONUMENTS

(A) FOUND 1" IRON PIPE, TAGGED W/WASHER STAMPED "NMPS 11184"
(B) FOUND #4 REBAR W/CAP STAMPED "NMPS 8127", TAGGED W/WASHER STAMPED "NMPS 11184"
(C) FOUND #4 REBAR W/CAP, ILLEGIBLE, TAGGED W/WASHER STAMPED "NMPS 11184"
(D) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
(E) FOUND 3/4" IRON PIPE, NOT HONORED (N 09°27'11" E 0.8')
(F) FOUND #4 REBAR W/CAP STAMPED "PS 11463", NOT HONORED (N 74°13'18" E 0.5')
(G) FOUND 1 1/2" IRON PIPE (ON LINE)
(H) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

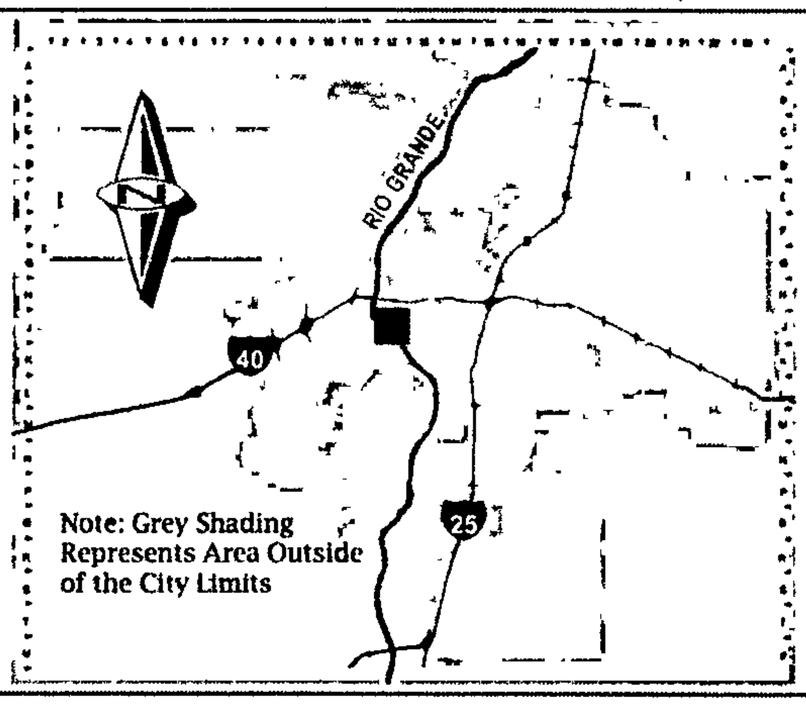
HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4500 • FAX: 505.345.4504 • www.highmesacg.com
JOB [illegible].2 PLAT



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

J-12-Z

Selected Symbols

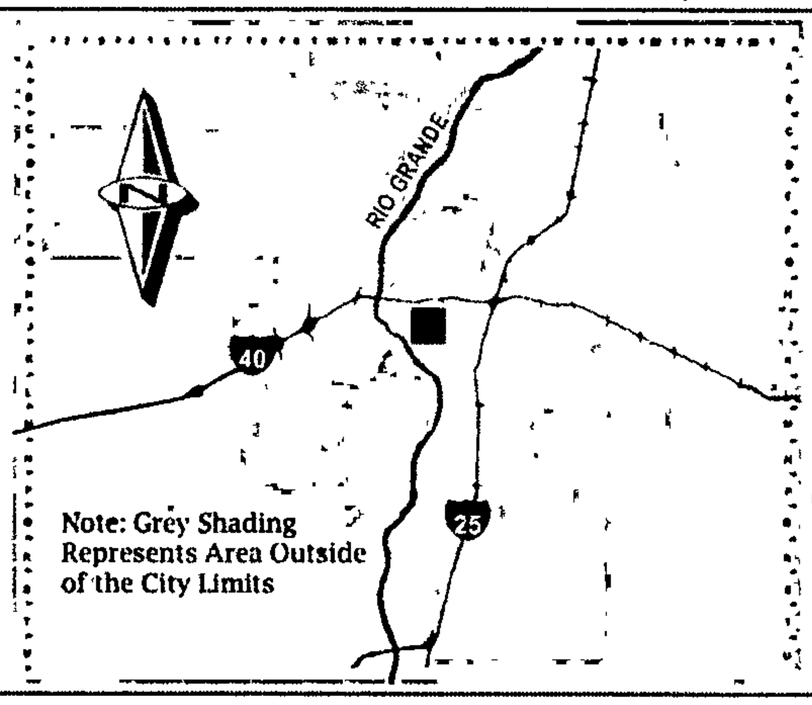
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



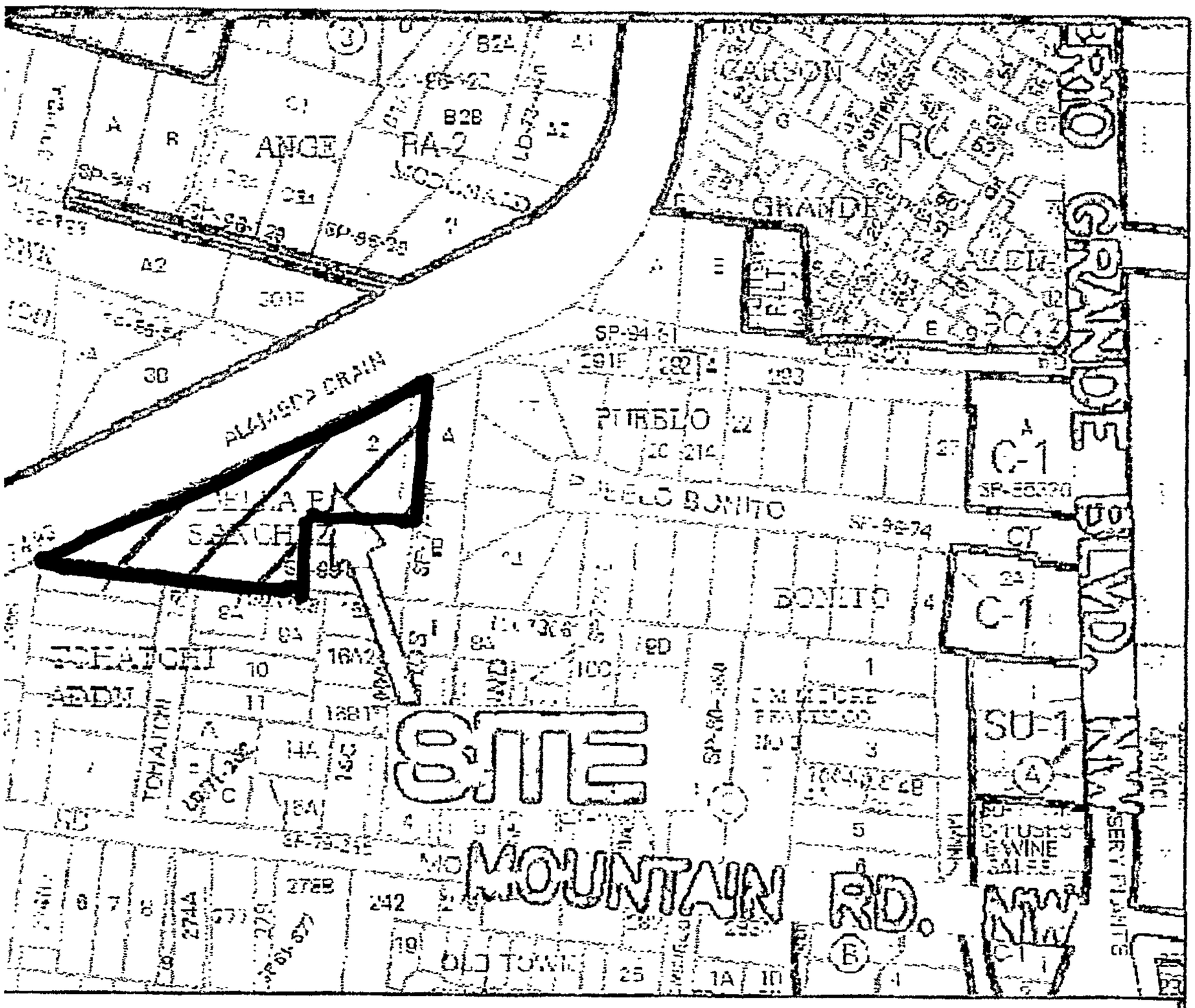
Zone Atlas Page:

J-13-Z

Selected Symbols

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

0 750 1,500 Feet



J-12 AND J-13

PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED
E WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS– PUBLIC WORKS
G AMENDMENT #1.

TION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260–1990,
57) (STATEWIDE) FOR LOCATION OF EXISTING PUBLIC UTILITIES.

OUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN
MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN,
PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE
VE CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY
OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES.
MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING
LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION
ND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND
S FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO
EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING
SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES
LOCATION OF THESE LINES AND FACILITIES.

NS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY
OT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.

ADJACENT PROPERTIES DURING CONSTRUCTION.

PMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES
ELTS

L BE INSTALLED PRIOR TO PAVING.

Current DRC
Project Number _____

ORIGINAL

FIGURE 12

Date Submitted: July 24, 2012
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 8-1-12
Date Preliminary Plat Expires 8-1-13
DRB Project No.: 1007971
DRB Application No : 09-70296
1 6-19-13

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 2, Lands of Della P. Sanchez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listin and related financial guarantee Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Tohatchi Trail NW	Sta 9+40.58	Sta 10+20	/	/	/
		6"	Water Line	Public Utility Easement	Tohatchi Trail NW	Carson Rd. NW	/	/	/
		4"	Remove or Abandon & Grout Existing Stub	Carson Rd.	Carson Rd.	End of Stub	/	/	/
		~~38'F~~-F 37.75	Modified Hammerhead Turnaround w/ Roll Curb ~~& Sidewalk Extension to SW Property Line for HC Crossing~~	Tohatchi Trail NW	Tohatchi Trail NW	H. Head Terminus	/	/	/

1

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Wall Certificate from registered Engineer required prior to release of financial guarantees.

2 Engineers Certification per D.P.M. is required for Financial Guarantee Release

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Guy Jackson, PE NAME (print)	8-1-12 DRB CHAIR - date	Carol S. Dumont 8-1-12 PARKS & ~~GENERAL~~ RECREATION - date
Guy Jackson & Associates, LLC FIRM	8-1-12 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	08/01/12 UTILITY DEVELOPMENT - date	_____ - date
	8-1-12 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	6/19/13	APW		

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 31, 2013

Project# 1007971
13DRB-70631 EXT OF MAJOR PRELIMINARY PLAT

HIGH MESA CONSULTING GROUP agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF DELLA P. SANCHEZ** zoned R-1, located on CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE BLVD containing approximately 1.64 acre(s). (J-12)

At the July 31, 2013 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Guy Jackson
file

PROJECT #
1007971

July 23. 2014

EPP

Current DRC
Project Number _____

ORIGINAL

FIGURE 12

Date Submitted: July 24, 2012
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 8-1-12
Date Preliminary Plat Expires 8-1-13
DRB Project No : 1007971
DRB Application No.: 09-70296

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 2, Lands of Della P. Sanchez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Tohatchi Trail NW	Sta 9+40 58	Sta 10+20	/	/	/
		6"	Water Line	Public Utility Easement	Tohatchi Trail NW	Carson Rd. NW	/	/	/
		4"	Remove or Abandon & Grout Existing Stub	Carson Rd	Carson Rd.	End of Stub	/	/	/
		38' F-F	Modified Hammerhead Turnaround w/ Roll Curb & Sidewalk Extension to SW Property Line for HC Crossing	Tohatchi Trail NW	Tohatchi Trail NW	H Head Terminus	/	/	/

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Wall Certificate from registered Engineer required prior to release of financial guarantees.

2 Engineers Certification per D.P M. is required for Financial Guarantee Release.

3

AGENT / OWNER

Guy Jackson, PE
NAME (print)

Guy Jackson & Associates, LLC
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-1-12
DRB CHAIR - date

8-1-12
TRANSPORTATION DEVELOPMENT - date

08/01/12
UTILITY DEVELOPMENT - date

8-1-12
CITY ENGINEER - date

Carol S. Dumont 8-1-12
PARKS & ~~GENERAL~~ RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted: July 24, 2012
Date Site Plan Approved:_____
Date Preliminary Plat Approved. 8-1-12
Date Preliminary Plat Expires 8-1-13
DRB Project No.: 1007971
DRB Application No.: 09-70296
1 6-19-13

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 2, Lands of Della P. Sanchez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Tohatchi Trail NW	Sta 9+40.58	Sta 10+20	/	/	/
		6"	Water Line	Public Utility Easement	Tohatchi Trail NW	Carson Rd. NW	/	/	/
		4"	Remove or Abandon & Grout Existing Stub	Carson Rd.	Carson Rd.	End of Stub	/	/	/
		~~38'~~ F-F 37.75 1	Modified Hammerhead Turnaround w/ Roll Curb ~~& Sidewalk Extension to SW Property Line for HC Crossing~~	Tohatchi Trail NW	Tohatchi Trail NW	H. Head Terminus	/	/	/

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Wall Certificate from registered Engineer required prior to release of financial guarantees.

2 Engineers Certification per D P.M. is required for Financial Guarantee Release

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Guy Jackson, PE NAME (print)	8-1-12 DRB CHAIR - date	Carol S. Dumont 8-1-12 PARKS & ~~GENERAL~~ RECREATION - date
Guy Jackson & Associates, LLC FIRM	8-1-12 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	08/01/12 UTILITY DEVELOPMENT - date	_____ - date
	8-1-12 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	6/19/13	APW		

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 631

07/19/2013 Issued By: BLDAVM 198977

Application Number: **13DRB-70631**, Ext Of Major Preliminary Plat

Address:

Location Description: CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE BLVD

Project Number: 1007971

Applicant
MLCOR ZAMORA

2000 EASTRIDGE DR NE
ALBUQUERQUE NM 87122

Agent / Contact
HIGH MESA CONSULTING GROUP
CHUCK CALA
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87112
505-345-4250

Application Fees	
APN Fee	
Conflict Mgmt Fee	$20.00
DRB Actions	$50.00
TOTAL:	$70.00

City of Albuquerque Treasury
Date:7/19/2013 Office:ANNEX
Stat ID:WS000009 Cashier:TRSRMS
Batch: 2293 Trans #:8
Permit: 2013070631
Receipt Num 00143069
Payment Total:$70.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $50.00
VISA Tendered : $70.00

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: April 25, 2012
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1007971
DRB Application No.: 09-70296

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 2, Lands of Della P. Sanchez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the . ancial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Tahachi Trail NW	Sta 9+40.58	Sta 10+20	/	/	/
		6"	Water Line	Public Utility Easement	Tahachi Trail NW	Carson Rd. NW	/	/	/
		38' F-F	Modified Hammerhead Turnaround w/ Roll Curb	Tahachi Trail NW	Tohachi	H. Head Terminus	/	/	/

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Wall Certificate from registered Engineer required prior to release of financial guarantees.

2 Engineers Certification per D.P.M. is required for Financial Guarantee Release.

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Guy Jackson, PE NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
Guy Jackson & Associates, LLC FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
4/25/12 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: July 24, 2012
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1007971
DRB Application No.: 09-70296

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 2, Lands of Della P. Sanchez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing d related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial arantees All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Tohatchi Trail NW	Sta 9+40.58	Sta 10+20	/	/	/
		6"	Water Line	Public Utility Easement	Tohatchi Trail NW	Carson Rd. NW	/	/	/
		4"	Remove or Abandon & Grout Existing Stub	Carson Rd.	Carson Rd.	End of Stub	/	/	/
		38' F-F	Modified Hammerhead Turnaround w/ Roll Curb & Sidewalk Extension to SW Property Line for HC Crossing	Tohatchi Trail NW	Tohatchi Trail NW	H Head Terminus	/	/	/

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Wall Certificate from registered Engineer required prior to release of financial guarantees.

2 Engineers Certification per D.P.M. is required for Financial Guarantee Release.

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Guy Jackson, PE
NAME (print)

Guy Jackson & Associates, LLC
FIRM

7/24/12
SIGNATURE - date

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

April 25, 2012

Mr. Jack Cloud
Chairman –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Notification of Application for Sidewalk Waiver for Lots 2A, 2B, 2C & 2D, Lands of Della (approx. 1.6363AC), Albuquerque, NM (DRB Project No. 1007971) located at 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Mr. Cloud:

The intention of this letter is to request a Sidewalk Waiver for the proposed 4 lot subdivision referenced above. The request is as follows:

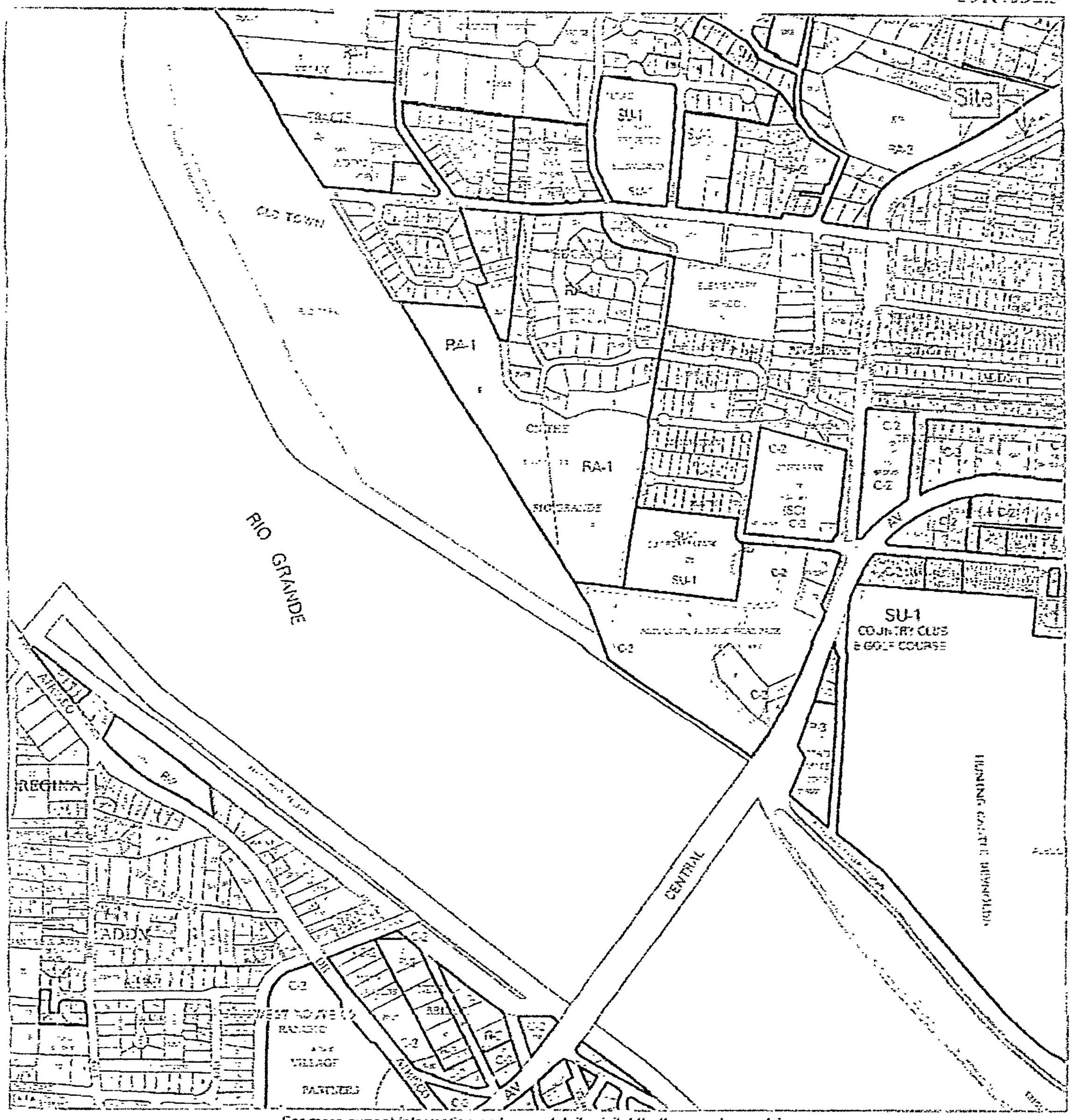
Sidewalk Waiver Request for a modified public hammerhead cul-de-sac at the end of Tohatchi Trail. NW. Currently, the end of the Tohatchi Trail NW has an approximate existing width of 38' and 50' transition from the existing face to face width of 28' (see Exhibits A & B). The request is to prepare a "modified hammerhead cud-de-sac" without a concrete sidewalk extension around the proposed roll-type mountable curb at the modified hammerhead cul-de sac, since the driveway locations for lots 2A & 2B. However, sidewalk will be extended from Tohatchi Trail to the southern property lines of lots 2A & 2B respectively.

Thank you for your consideration.
Sincerely,

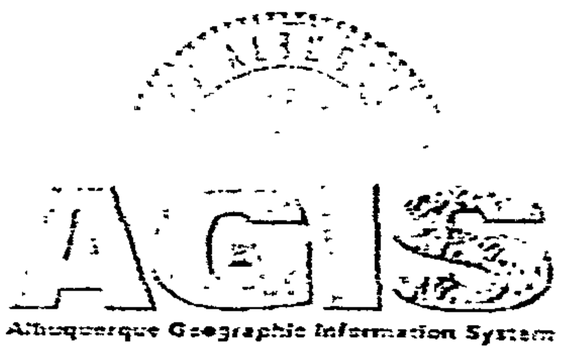
Guy C. Jackson, PE

Digitally signed by Guy C. Jackson, PE
DN: CN = Guy C. Jackson, PE, C = US
Date: 2012.04.24 11:17:24 -06'00'

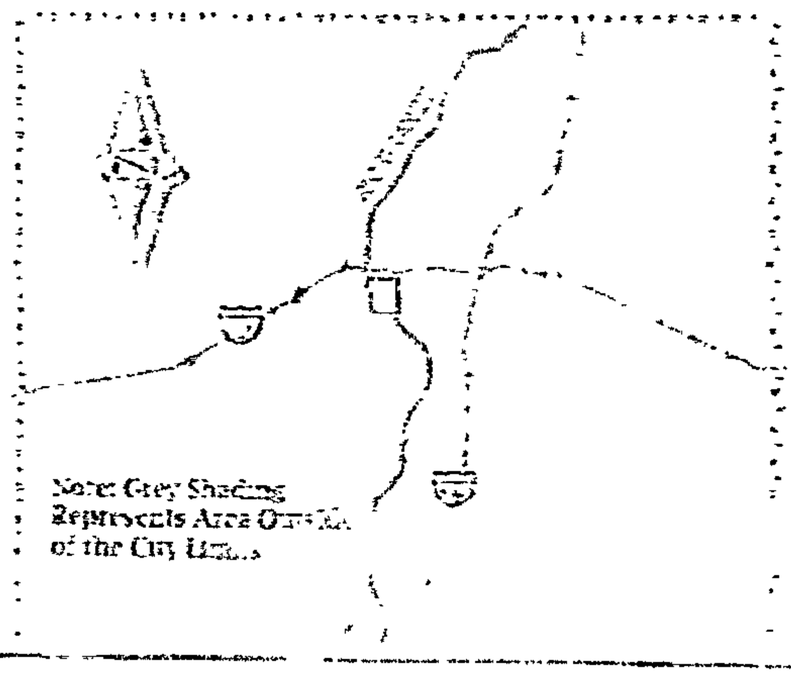
Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426



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



Map amended through: 1/24/2011



Zone Atlas Page:

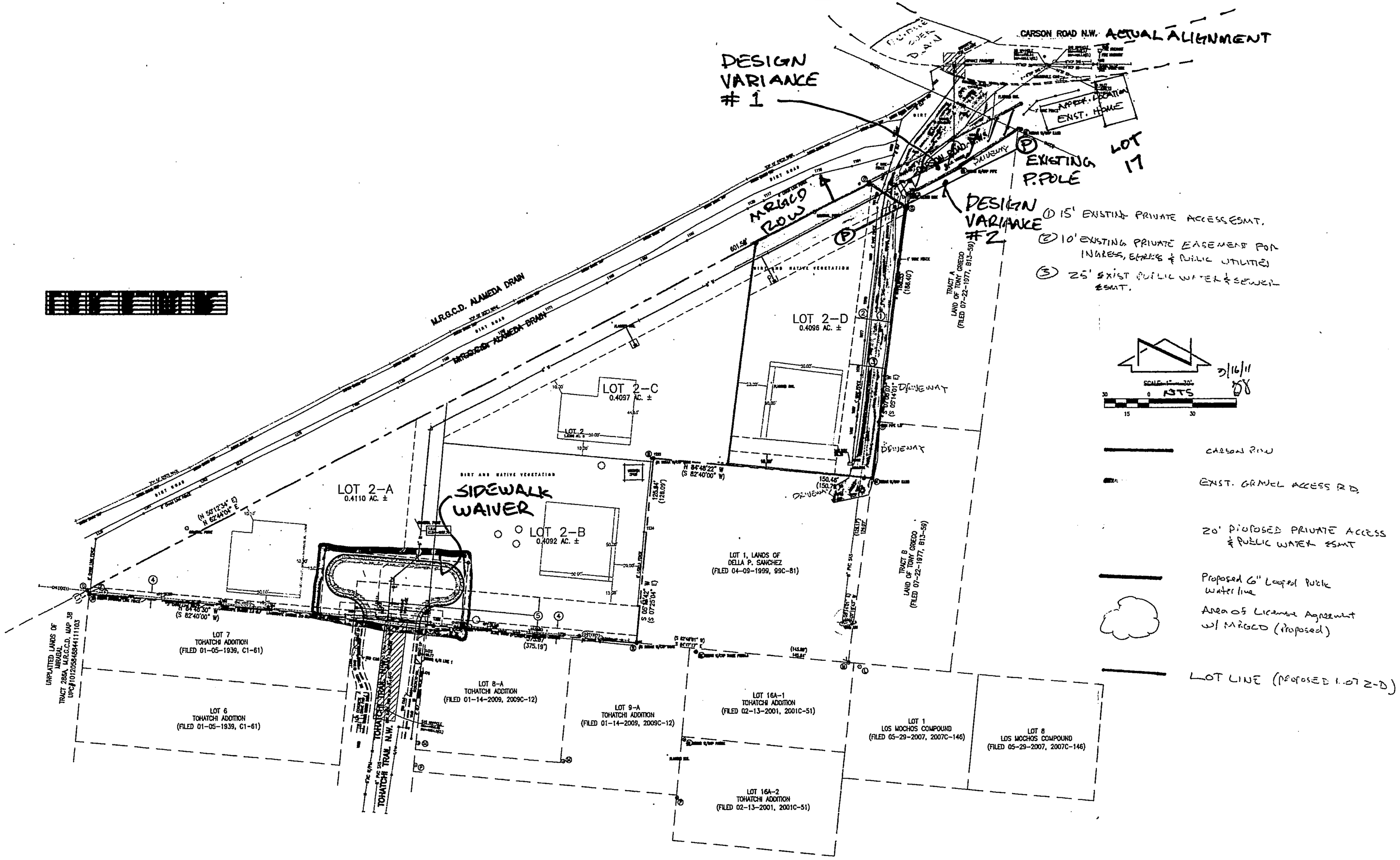
J-12-Z

Selected Symbols

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

0 730 1,460

EXHIBIT B



4/25/12

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2012

EXHIBIT A

SCALE 1"=40'

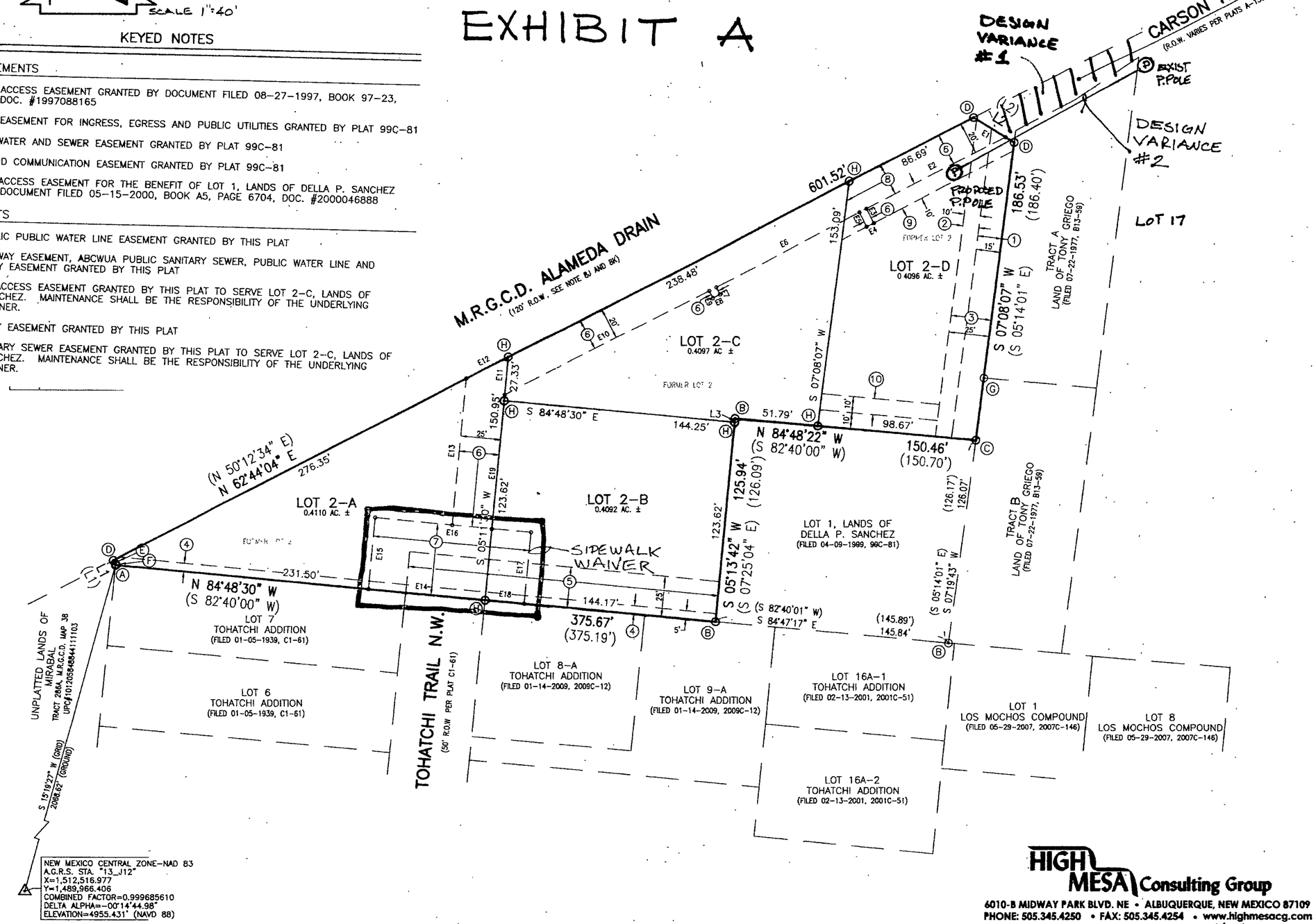
KEYED NOTES

EXISTING EASEMENTS

1. 15' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 08-27-1997, BOOK 97-23, PAGE 4183, DOC. #1997088165
2. 10' PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED BY PLAT 99C-81
3. 25' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT 99C-81
4. 5' POWER AND COMMUNICATION EASEMENT GRANTED BY PLAT 99C-81
5. 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, LANDS OF DELLA P. SANCHEZ GRANTED BY DOCUMENT FILED 05-15-2000, BOOK A5, PAGE 6704, DOC. #2000046888

NEW EASEMENTS

6. ABCWUA PUBLIC PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
7. PUBLIC ROADWAY EASEMENT, ABCWUA PUBLIC SANITARY SEWER, PUBLIC WATER LINE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
8. 20' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
9. PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
10. PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.



NEW MEXICO CENTRAL ZONE-NAD 83
A.G.R.S. STA. "13_J12"
X=1,512,516.977
Y=1,489,966.406
COMBINED FACTOR=0.999685610
DELTA ALPHA=-00°14'44.98"
ELEVATION=4955.431' (NAVD 88)

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2010.032.2 PLAT

4/25/12

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

April 25, 2012

Mr. Jack Cloud
Chairman –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Request for Preliminary Plat Approval for Lots 2A, 2B, 2C & 2D, Lands of Della (from May 23, 2012 Deferral), (DRB Project No. 1007971) located at
SANCHEZ 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Mr. Cloud:

I'm requesting that the referenced project be added to the August 1, 2012 DRB agenda for Preliminary Plat Approval review of the proposed 4 lot subdivision.

The following items were requested and are being submitted with this request:

- One (1) copy of the approval letter for the grading & drainage plan
- One (1) copy of the site plan as approved by the AFD fire marshal & COA Zoning
- Six (6) copies of the revised infrastructure list w/ the addition of the 4" existing waterline to be removed or grouted in place and abandoned as requested by Jeremy Hoover (ABCWUA)
- One (1) copy of the re-issued water/sewer availability letter from ABCWUA dated July 2, 2012
- One (1) copy of the requested Exhibit "C" for the Design Variance #2 Request showing the proposed location of the overhead power, CATV & Communication to serve lots 2-C & 2-D as described on the "Notification of Application for Request of Subdivision Design Variances" dated April 25, 2012.
- One (1) copy each of the MRCGD License Agreements (Access and Utilities).

Please contact me if you have any questions or comments.

Sincerely,

Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

JACK
CLOUD

April 25, 2012

Mr. Jack Cloud
Chairman –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Notification of Application for Request of Subdivision Design Variances for Lots 2A, 2B, 2C & 2D, Lands of Della (approx. 1.6363AC), Albuquerque, NM (DRB Project No. 1007971) located at 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Mr. Cloud:

The intention of this letter is to request two (2) Subdivision Design Variances (per section 2 "Subdivision Waiver or Variance" –pg. 16 of the DPM) for the proposed 4 lot subdivision referenced above. The requests are as follows:

1) Subdivision Design Variance Request #1 (regarding Section 14-14-4-6(B & C) -Private Way Standards -City of Albuquerque Code of Ordinances) to eliminate the design and construction of a 22'wide minimum paved roadway extension of Carson Rd. NW to the NE corner of Lot 2D to access lots 2C & 2D as shown on the excerpt from the proposed plat (Exhibit A) Currently, there is an existing access drive and accompanying private access and public utility easements along the east property line of proposed Lot 2D that currently provides access to three (3) properties: Lot 1, Lands of Della Sanchez and Tracts A & B, Land of Tony Griego. (See existing easements no's 1, 2 & 3 on Exhibit A).
The request is to not improve the existing gravel & dirt access drive that crosses the MRGCD ROW to the NE corner of proposed Lot 2D with access to Lot 2C as shown on Exhibits A & B because of the nature of the existing Carson ROW which does not appear to align with the actual physical Carson roadway alignment that crosses the Alameda Drain. It also appears that a portion of a private structure (Lot 17 of Pueblo Bonito Addition -see Exhibit B). In addition, the MRGCD would not permit the extension of paved surface across their ROW. Therefore, we are requesting that the existing private access continue to serve the aforementioned lots and to include access to proposed lots 2C & 2D. Currently, the MRGCD is processing a license agreement to provide

documented access and utility provisions across the Alameda Drain ROW to benefit these lots.

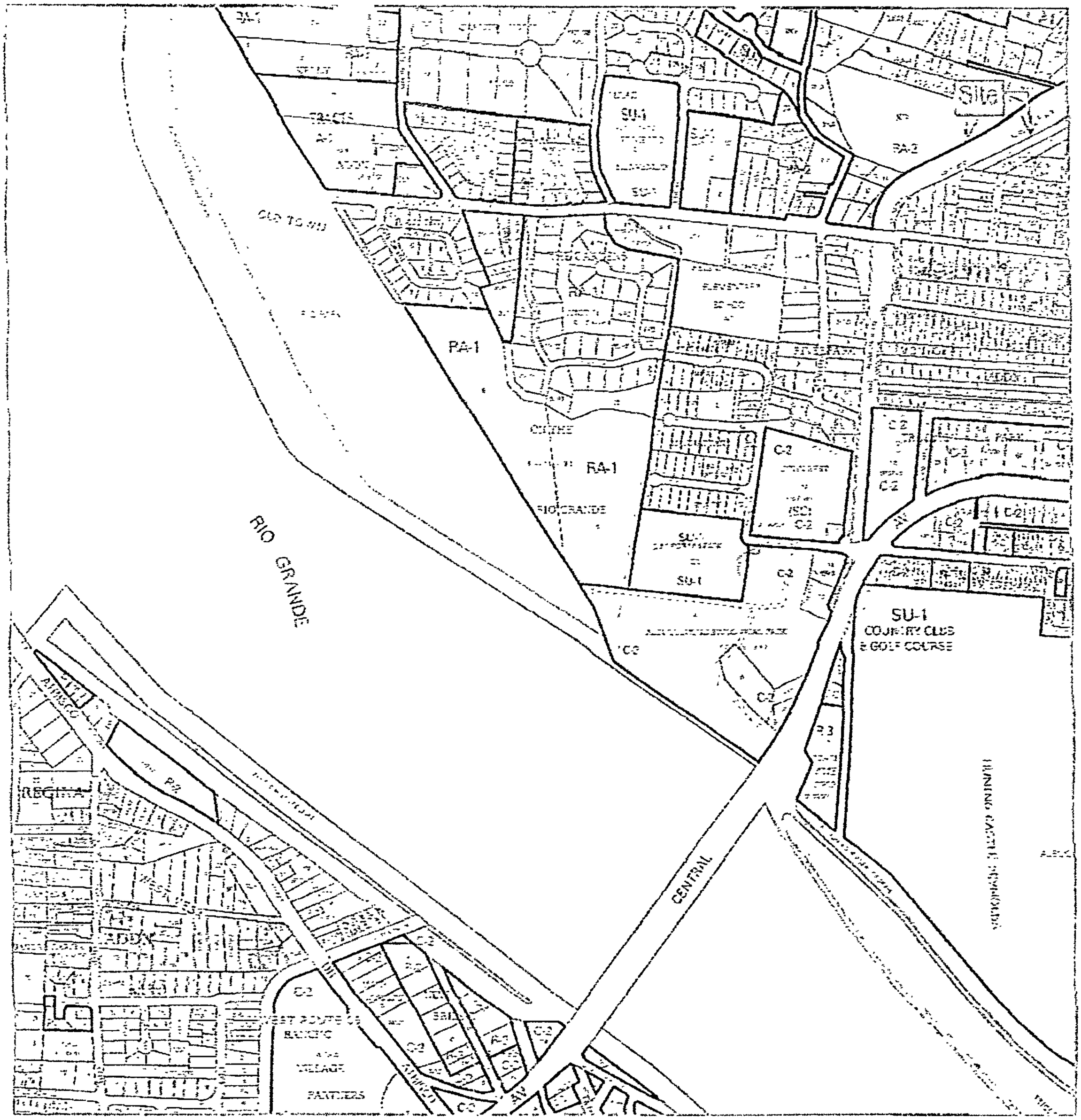
2) Subdivision Design Variance Request #2 (regarding Section 14-14-4-9(A &B)-Electrical & Communication Line Location -City of Albuquerque Code of Ordinances) to allow the construction of overhead utilities to serve proposed Lots 2C & 2D via the Carson Rd. NW ROW.
   In meeting with PNM & Century Link and reviewing the adjacent survey exhibits (Tracts A & B, Land of Tony Griego -see Exhibits A & B), it appears that there are no existing PUE's located in the northern portions of the adjacent lots just east of the proposed Lot 2D for the extension of underground utilities to proposed Lots 2C & 2D. Gene Haskinson of PNM suggested the installation of two power poles to extend overhead services to proposed Lots 2C & 2D. It was discussed that the alignment for the overhead be located within the Carson Rd. ROW.
   In a subsequent site meeting with Rosa Rosarito (Century Link), she was amenable with the proposed location of the alignment.

Thank you for your consideration.
Sincerely,

Guy C. Jackson, PE

Digitally signed by Guy C. Jackson, PE
DN: CN = Guy C. Jackson, PE, C = US
Date: 2012.04.24 11:18:52 -06'00'

Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426


Site
RA-2
SU-1
RA-1
RA-1
C-2
C-2
C-2
C-2
SU-1
SU-1
COUNTRY CLUB
& GOLF COURSE
R-3
RIO GRANDE
CENTRAL
REGINA
C-2
C-2
C-2
C-2

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

April 20, 2012

Guy Jackson
Guy Jackson and Associates, LLC
10522 Florence Ave. NE/87122
Phone: 505-235-1426

Dear Guy:

Thank you for your inquiry of **April 20, 2012**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) – LOT 2, LAND OF DELLA SANCHEZ, LOCATED ON TAHACHI TRAIL NW, ADJACENT TO THE ALAMEDA DRAIN, BETWEEN TAHACHI NW AND CARSON ROAD NW** zone map **J-12-13.**

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

WEST OLD TOWN N.A. (WOT) "R"
Anna Padilla Morgan
2633 Marble Ave. NW/87104 242-2195 (h)
Sarah Fisher
2515 Consuelo NW/87104 280-9879 (h)

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 Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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

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

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

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

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

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

Thank you for your cooperation on this matter.

* * * \

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

April 25, 2012

Anna Padilla Morgan
West Old Town N. A.
2633 Marble Ave. NW
Albuquerque, NM 87104
242-2195

RE: Notification of Application for Subdivision Design Variances for Lot 2, Lands of Della P. Sanchez located at 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Anna,

On behalf of Mr. Melcor Zamora, I am making an application for two (2) Subdivision Design Variances for the referenced 4 lot subdivision located between Tohatchi Trail NW & Carson Rd. NW and south and adjacent to the Alameda Drain. The current zoning for the property is R-1.The design variance requests are as follows:

1) Subdivision Design Variance Request #1 (regarding Section 14-14-4-6(B & C) - Private Way Standards -City of Albuquerque Code of Ordinances) to eliminate the design and construction of a 22'wide minimum paved roadway extension of Carson Rd. NW to the NE corner of Lot 2D to access lots 2C & 2D as shown on the excerpt from the proposed plat (Exhibit A) Currently, there is an existing access drive and accompanying private access and public utility easements along the east property line of proposed Lot 2D that currently provides access to three (3) properties: Lot 1, Lands of Della Sanchez and Tracts A & B, Land of Tony Griego. (See existing easements no's 1, 2 & 3 on Exhibit A).
The request is to not improve the existing gravel & dirt access drive that crosses the MRGCD ROW to the NE corner of proposed Lot 2D with access to Lot 2C as shown on Exhibits A & B because of the nature of the existing Carson ROW which does not appear to align with the actual physical Carson roadway alignment that crosses the Alameda Drain. It also appears that a portion of a private structure (Lot 17 of Pueblo Bonito Addition -see Exhibit B). In addition, the MRGCD would not permit the extension of paved surface across their ROW. Therefore, we are requesting that the existing private access continue to serve the aforementioned lots and to include access to proposed lots 2C & 2D. Currently, the MRGCD is processing a license agreement to provide documented access and utility provisions across the Alameda Drain ROW to benefit these lots.

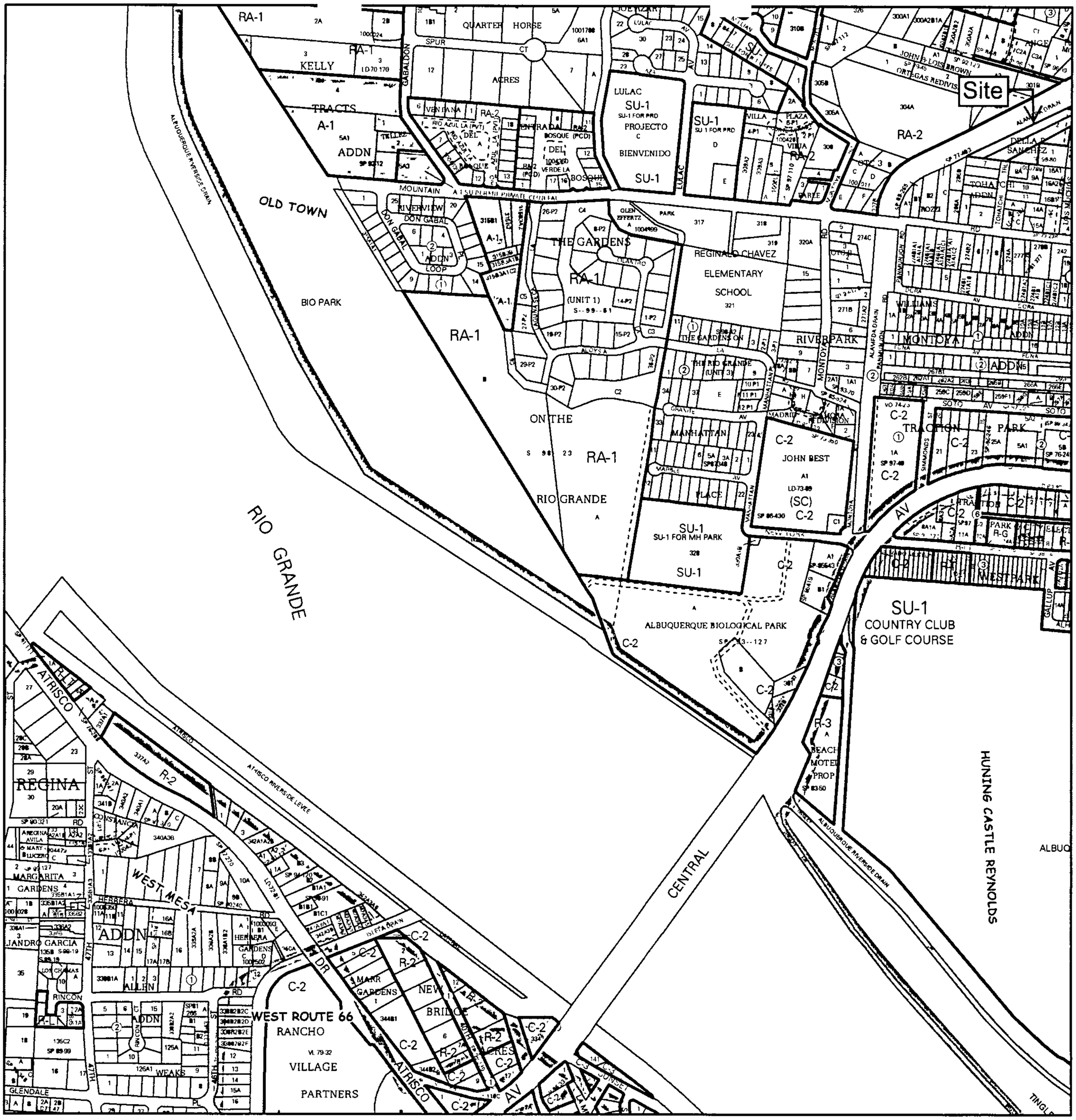
2) Subdivision Design Variance Request #2 (regarding Section 14-14-4-9(A &B)- Electrical & Communication Line Location -City of Albuquerque Code of Ordinances) to allow the construction of overhead utilities to serve proposed Lots 2C & 2D via the Carson Rd. NW ROW.
In meeting with PNM & Century Link and reviewing the adjacent survey exhibits (Tracts A & B, Land of Tony Griego -see Exhibits A & B), it appears that there are no existing PUE's located in the northern portions of the adjacent lots just east of the proposed Lot 2D for the extension of underground utilities to proposed Lots 2C & 2D. Gene Haskinson of PNM suggested the installation of two power poles to extend overhead services to proposed Lots 2C & 2D. It was discussed that the alignment for the overhead be located within the Carson Rd. ROW.
In a subsequent site meeting with Rosa Rosarito (Century Link), she was amenable with the proposed location of the alignment.

Please call or write if you have any questions or comments.
Sincerely,

Guy C. Jackson, PE
Agent for Melcor Zamora
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
505-235-1426

Guy C. Jackson, PE

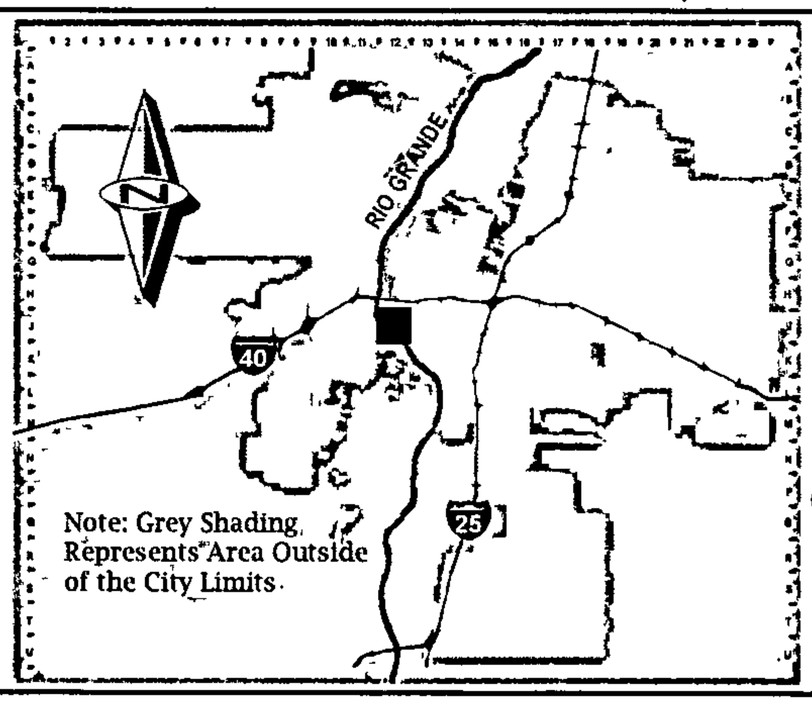
Digitally signed by Guy C. Jackson, PE
DN: CN = Guy C. Jackson, PE, C = US
Date: 2012.04.24 10:57:52 -06'00'



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

April 25, 2012

Sara Fisher
West Old Town N. A.
2515 Consuelo NW
Albuquerque, NM 87104
280-9879

RE: Notification of Application for Subdivision Design Variances for Lot 2, Lands of Della P. Sanchez located at 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Sara,

On behalf of Mr. Melcor Zamora, I am making an application for two (2) Subdivision Design Variances for the referenced 4 lot subdivision located between Tohatchi Trail NW & Carson Rd. NW and south and adjacent to the Alameda Drain. The current zoning for the property is R-1.The design variance requests are as follows:

1) Subdivision Design Variance Request #1 (regarding Section 14-14-4-6(B & C) - Private Way Standards -City of Albuquerque Code of Ordinances) to eliminate the design and construction of a 22'wide minimum paved roadway extension of Carson Rd. NW to the NE corner of Lot 2D to access lots 2C & 2D as shown on the excerpt from the proposed plat (Exhibit A) Currently, there is an existing access drive and accompanying private access and public utility easements along the east property line of proposed Lot 2D that currently provides access to three (3) properties: Lot 1, Lands of Della Sanchez and Tracts A & B, Land of Tony Griego. (See existing easements no's 1, 2 & 3 on Exhibit A).
The request is to not improve the existing gravel & dirt access drive that crosses the MRGCD ROW to the NE corner of proposed Lot 2D with access to Lot 2C as shown on Exhibits A & B because of the nature of the existing Carson ROW which does not appear to align with the actual physical Carson roadway alignment that crosses the Alameda Drain. It also appears that a portion of a private structure (Lot 17 of Pueblo Bonito Addition -see Exhibit B). In addition, the MRGCD would not permit the extension of paved surface across their ROW. Therefore, we are requesting that the existing private access continue to serve the aforementioned lots and to include access to proposed lots 2C & 2D. Currently, the MRGCD is processing a license agreement to provide documented access and utility provisions across the Alameda Drain ROW to benefit these lots.

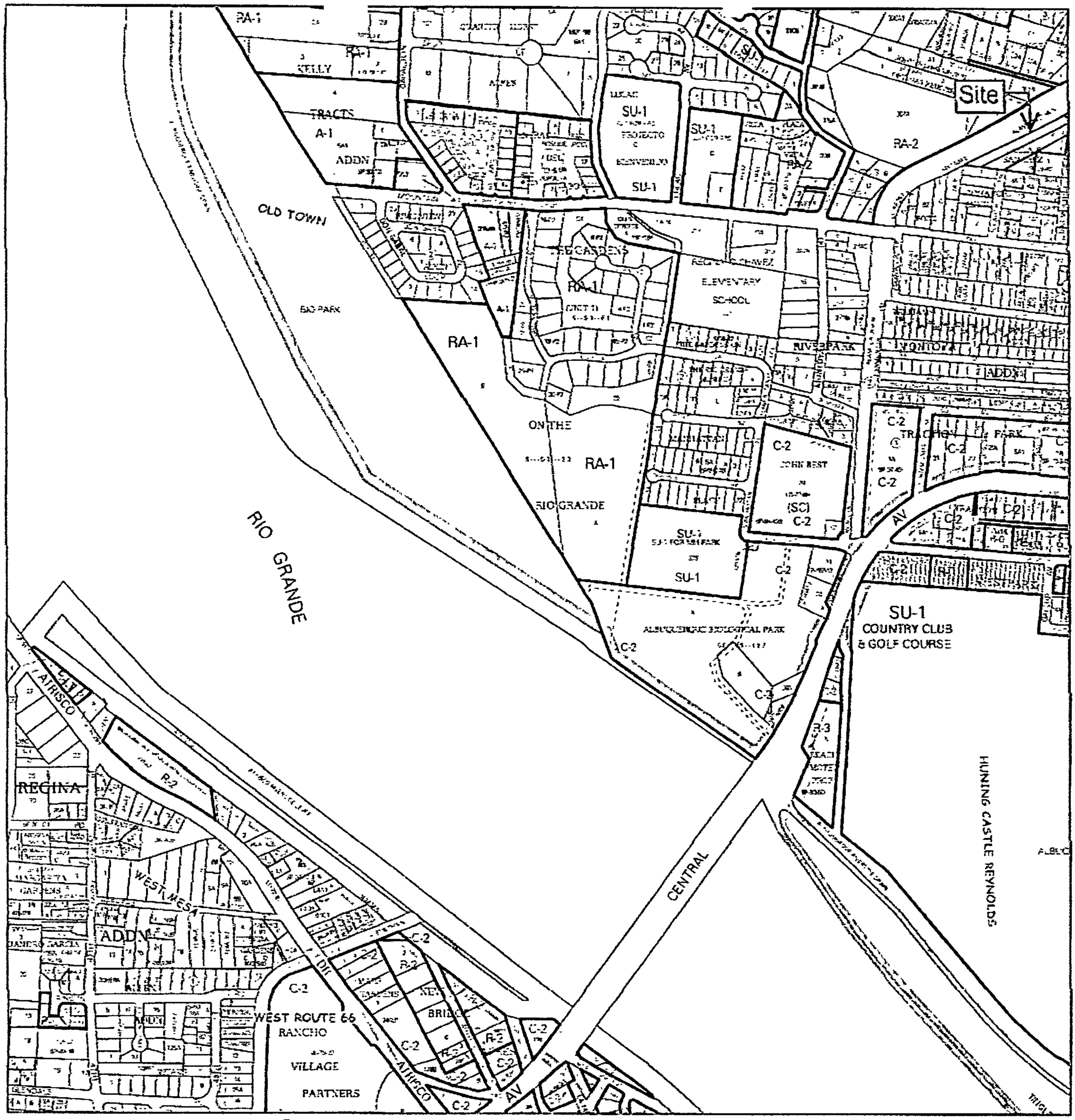
2) Subdivision Design Variance Request #2 (regarding Section 14-14-4-9(A &B)- Electrical & Communication Line Location -City of Albuquerque Code of Ordinances) to allow the construction of overhead utilities to serve proposed Lots 2C & 2D via the Carson Rd. NW ROW.
In meeting with PNM & Century Link and reviewing the adjacent survey exhibits (Tracts A & B, Land of Tony Griego -see Exhibits A & B), it appears that there are no existing PUE's located in the northern portions of the adjacent lots just east of the proposed Lot 2D for the extension of underground utilities to proposed Lots 2C & 2D. Gene Haskinson of PNM suggested the installation of two power poles to extend overhead services to proposed Lots 2C & 2D. It was discussed that the alignment for the overhead be located within the Carson Rd. ROW.
In a subsequent site meeting with Rosa Rosarito (Century Link), she was amenable with the proposed location of the alignment.

Please call or write if you have any questions or comments.
Sincerely,

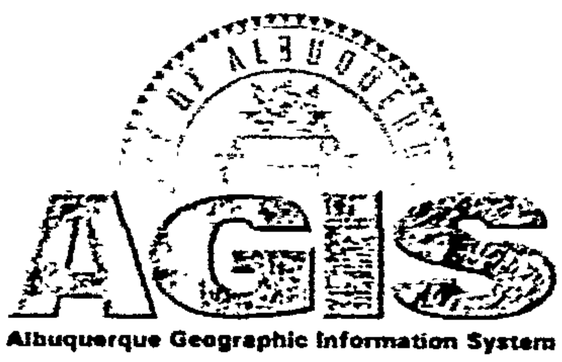
Guy C. Jackson, PE
Agent for Melcor Zamora
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
505-235-1426

Guy C. Jackson, PE

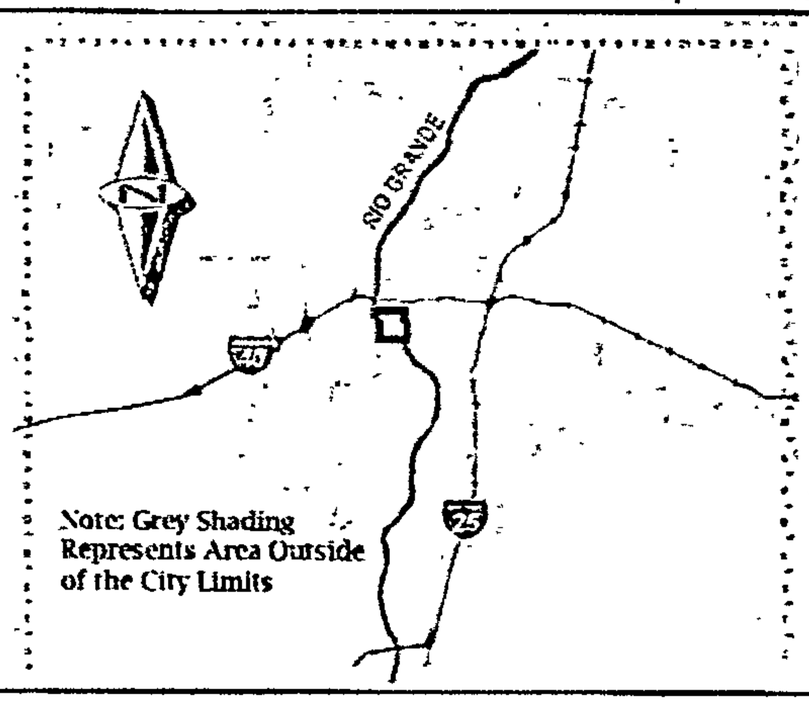
Digitally signed by Guy C. Jackson, PE
DN: CN = Guy C. Jackson, PE, C = US
Date: 2012.04.24 10:58:22 -06'00'



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



Map amended through: 1/24/2011



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2012

EXHIBIT A

SCALE 1"=40'

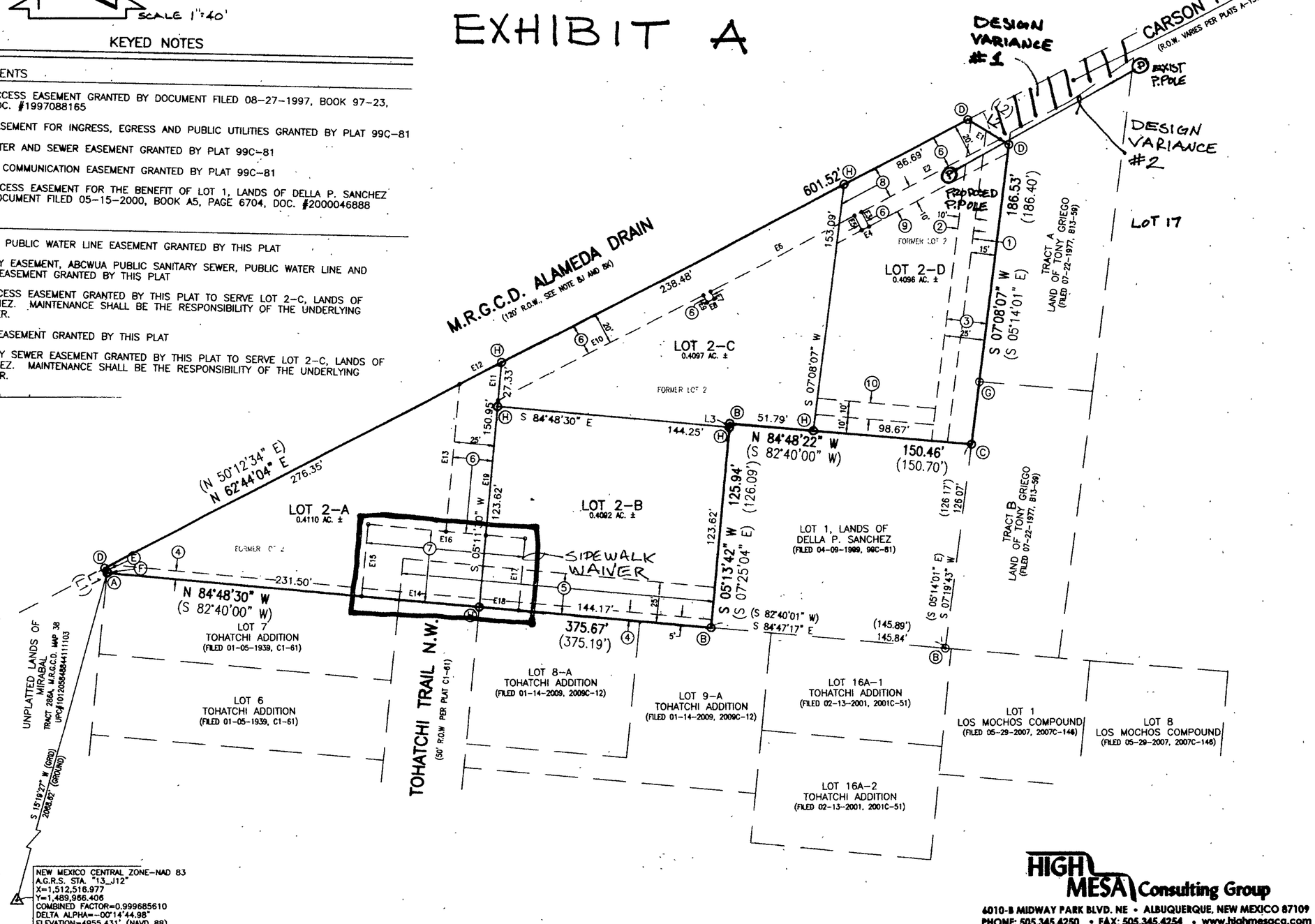
KEYED NOTES

EXISTING EASEMENTS

1. 15' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 08-27-1997, BOOK 97-23, PAGE 4183, DOC. #1997088165
2. 10' PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED BY PLAT 99C-81
3. 25' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT 99C-81
4. 5' POWER AND COMMUNICATION EASEMENT GRANTED BY PLAT 99C-81
5. 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, LANDS OF DELLA P. SANCHEZ GRANTED BY DOCUMENT FILED 05-15-2000, BOOK A5, PAGE 6704, DOC. #2000046888

NEW EASEMENTS

6. ABCWUA PUBLIC PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
7. PUBLIC ROADWAY EASEMENT, ABCWUA PUBLIC SANITARY SEWER, PUBLIC WATER LINE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
8. 20' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
9. PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
10. PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.



HIGH MESA Consulting Group

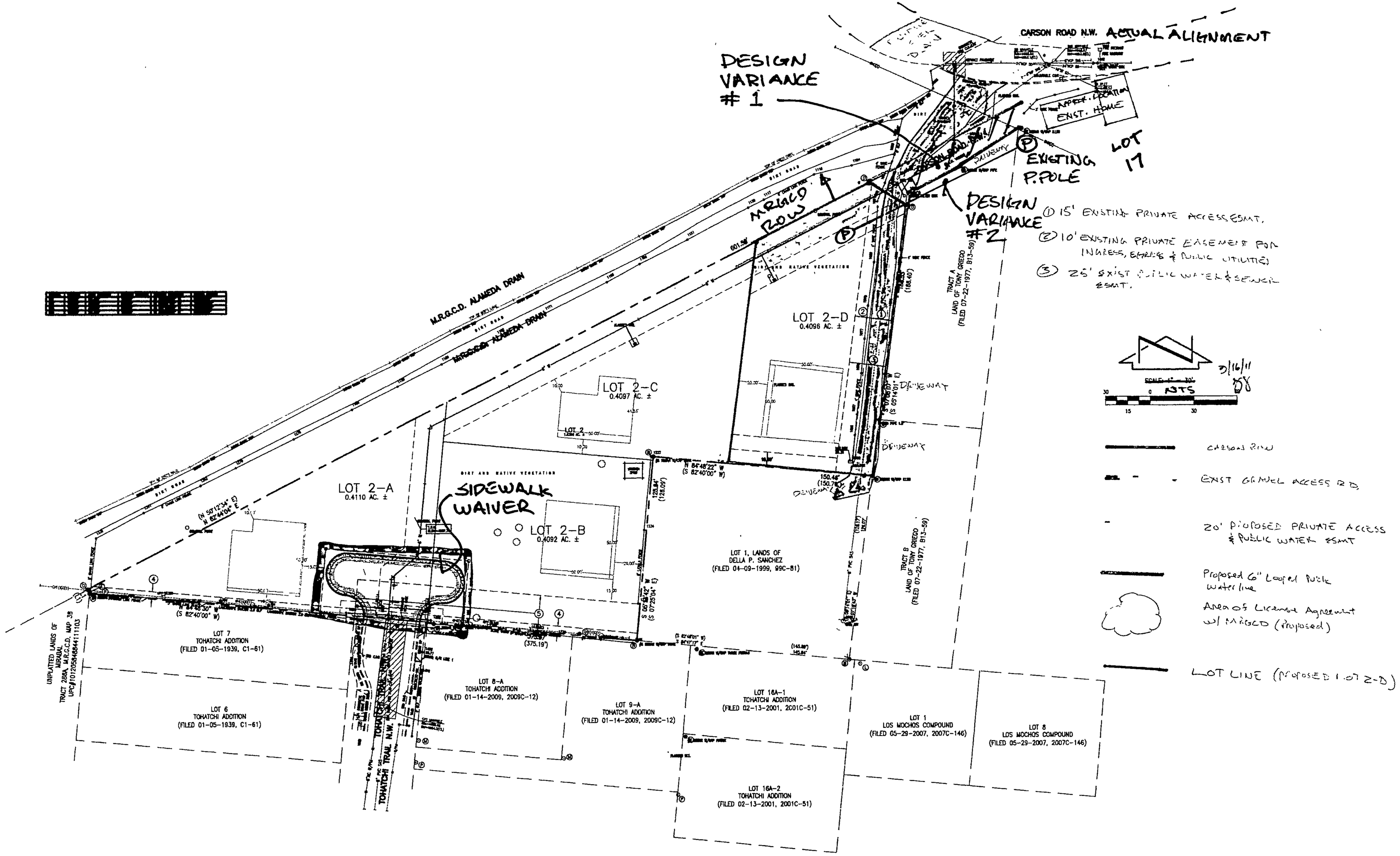
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109

PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2010.032.2 PLAT

4/25/12

EXHIBIT B



4/25/12

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1007971

Application No. 70129

TO:

X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 8/1/2012

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Preliminary Plat Approval Request for Lots 2A, 2B, 2C & 2D, LANDS OF DELCA SANCHEZ. See Previous Requests of Subdivision Design Variances & Sidewalk waiver see coversheet for items included in submittal

RECEIVED
JUL 24 2012
HYDROLOGY SECTION

CONTACT NAME: Guy Jackson

TELEPHONE: 235-1421 EMAIL: gjackson708@comcast.net

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1007971

Application No. 70129

TO:

X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology

___Kristal Metro, P.E. , Transportation Development

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

___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 8/1/2012

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW

SUBMITTAL DESCRIPTION: Preliminary Plat Approval Request for Lots 2A, 2B, 2C & 2D, LANDS OF DELCA SANCHEZ. See previous Requests of Subdivision Design Variances & sidewalk waiver see coversheet for items included in submittal

RECEIVED
JUL 24 2012
HYDROLOGY SECTION

CONTACT NAME: Guy Jackson

TELEPHONE: 235-1426 EMAIL: gjackson708@comcast.net

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

April 25, 2012

Mr. Jack Cloud
Chairman –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Request for Preliminary Plat Approval for Lots 2A, 2B, 2C & 2D, Lands of Della (from May 23, 2012 Deferral), (DRB Project No. 1007971) located at
SANCHEZ 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Mr. Cloud:

I'm requesting that the referenced project be added to the August 1, 2012 DRB agenda for Preliminary Plat Approval review of the proposed 4 lot subdivision.

The following items were requested and are being submitted with this request:

- One (1) copy of the approval letter for the grading & drainage plan
- One (1) copy of the site plan as approved by the AFD fire marshal & COA Zoning
- Six (6) copies of the revised infrastructure list w/ the addition of the 4" existing waterline to be removed or grouted in place and abandoned as requested by Jeremy Hoover (ABCWUA)
- One (1) copy of the re-issued water/sewer availability letter from ABCWUA dated July 2, 2012
- One (1) copy of the requested Exhibit "C" for the Design Variance #2 Request showing the proposed location of the overhead power, CATV & Communication to serve lots 2-C & 2-D as described on the "Notification of Application for Request of Subdivision Design Variances" dated April 25, 2012.
- One (1) copy each of the MRCGD License Agreements (Access and Utilities).

Please contact me if you have any questions or comments.

Sincerely,

Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426

Current DRC
Project Number._____

FIGURE 12

Date Submitted: July 24, 2012
Date Site Plan Approved._____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: **1007971**
DRB Application No **09-70296**

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 2, Lands of Della P. Sanchez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in " e review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing ıd related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Tohatchi Trail NW	Sta 9+40.58	Sta 10+20	/	/	/
		6"	Water Line	Public Utility Easement	Tohatchi Trail NW	Carson Rd. NW	/	/	/
		4"	Remove or Abandon & Grout Existing Stub	Carson Rd.	Carson Rd	End of Stub	/	/	/
		38' F-F	Modified Hammerhead Turnaround w/ Roll Curb & Sidewalk Extension to SW Property Line for HC Crossing	Tohatchi Trail NW	Tohatchi Trail NW	H. Head Terminus	/	/	/

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Wall Certificate from registered Engineer required prior to release of financial guarantees.

2 Engineers Certification per D P M is required for Financial Guarantee Release.

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Guy Jackson, PE
NAME (print)

Guy Jackson & Associates, LLC
FIRM

7/24/12
SIGNATURE - date

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CITY OF ALBUQUERQUE

July 23, 2012

Guy C. Jackson, P.E.
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122

Re: Lots 2-A, 2-B, 2-C, & 2-D Lands of Della Sanchez Grading and Drainage Plan, 230 Tohatchi Trail NW, Engineer's Stamp dated 07-23-2012 (J13D095)

Dear Mr. Jackson,

Based upon the information provided in your submittal received 07-23-2012, the above referenced plan is approved for Preliminary/Final Plat Approval. This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge as well as a Topsoil Disturbance Permit.

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit. The permit is available online at http://www.cabq.gov/planning/landcoord/documents/EPA-NMS000101-FinalPermit.pdf

Individual Grading and Drainage Plans will be required for each lot prior to Building Permit Approval. If you have any questions, you can contact me at 924-3695.

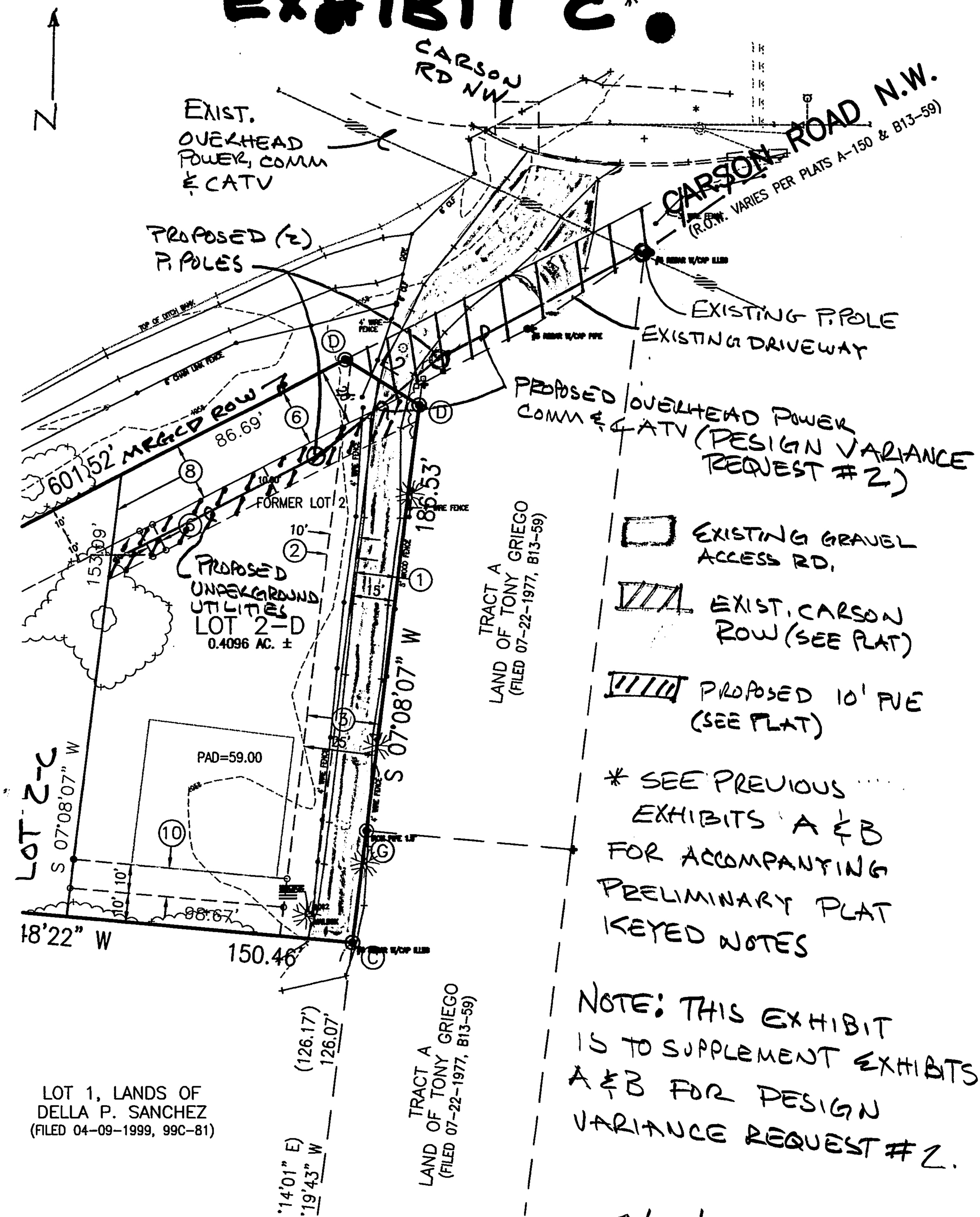
Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: email

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

EXHIBIT C*


N
CARSON RD NW
CARSON ROAD N.W.
(R.O.W. VARIES PER PLATS A-150 & B13-59)
EXIST. OVERHEAD POWER, COMM & CATV
PROPOSED (2) P. POLES
EXISTING P. POLE
EXISTING DRIVEWAY
PROPOSED OVERHEAD POWER COMM & CATV (DESIGN VARIANCE REQUEST #2)
EXISTING GRAVEL ACCESS RD.
EXIST. CARSON ROW (SEE PLAT)
PROPOSED 10' PUE (SEE PLAT)
* SEE PREVIOUS EXHIBITS A & B FOR ACCOMPANYING PRELIMINARY PLAT KEYED NOTES
NOTE: THIS EXHIBIT IS TO SUPPLEMENT EXHIBITS A & B FOR DESIGN VARIANCE REQUEST #2.
7/23/12
TOP OF DITCH BANK
6' CHAIN LINK FENCE
4' WIRE FENCE
60' 52' MRGCD ROW
86.69'
FORMER LOT 2
186.53'
153.09'
PROPOSED UNDERGROUND UTILITIES
LOT 2-D
0.4096 AC. ±
TRACT A
LAND OF TONY GRIEGO
(FILED 07-22-1977, B13-59)
S 07°08'07" W
PAD=59.00
LOT 2-C
S 07°08'07" W
98.67'
48'22" W
150.46'
(126.17')
126.07'
'14'01" E)
'19'43" W
LOT 1, LANDS OF
DELLA P. SANCHEZ
(FILED 04-09-1999, 99C-81)

Current DRC
Project Number:

ORIGINAL

FIGURE 12

Date Submitted: July 24, 2012
Date Site Plan Approved:
Date Preliminary Plat Approved: 8-1-12
Date Preliminary Plat Expires: 8-1-13
DRB Project No.: 1007971
DRB Application No.: 09-70296
6-19-13

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 2, Lands of Della P. Sanchez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Tohatchi Trail NW	Sta 9+40.58	Sta 10+20	/	/	/
		6"	Water Line	Public Utility Easement	Tohatchi Trail NW	Carson Rd. NW	/	/	/
		4"	Remove or Abandon & Grout Existing Stub	Carson Rd.	Carson Rd.	End of Stub	/	/	/
		~~38'-F-F~~ 37.75	Modified Hammerhead Turnaround w/ Roll Curb ~~& Sidewalk Extension to SW Property Line for HC Crossing~~	Tohatchi Trail NW	Tohatchi Trail NW	H. Head Terminus	/	/	/

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Wall Certificate from registered Engineer required prior to release of financial guarantees.

2 Engineers Certification per D P.M. is required for Financial Guarantee Release.

3

AGENT / OWNER

Guy Jackson, PE
NAME (print)

Guy Jackson & Associates, LLC
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

8-1-12
DRB CHAIR - date

8-1-12
TRANSPORTATION DEVELOPMENT - date

08/01/12
UTILITY DEVELOPMENT - date

8-1-12
CITY ENGINEER - date

Carol S. Dumont 8-1-12
PARKS & ~~GENERAL~~ RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	6/10/13			

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted: July 24, 2012
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 8-1-12
Date Preliminary Plat Expires: 8-1-13
DRB Project No.: 1007971
DRB Application No.: 09-70296
△1 6-19-13

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 2, Lands of Della P. Sanchez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in e review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing d related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Tohatchi Trail NW	Sta 9+40.58	Sta 10+20	/	/	/
		6"	Water Line	Public Utility Easement	Tohatchi Trail NW	Carson Rd. NW	/	/	/
		4"	Remove or Abandon & Grout Existing Stub	Carson Rd.	Carson Rd.	End of Stub	/	/	/
		~~38'-F~~-F 37.75	Modified Hammerhead Turnaround w/ Roll Curb ~~& Sidewalk Extension to SW Property Line for HC Crossing~~	Tohatchi Trail NW	Tohatchi Trail NW	H. Head Terminus	/	/	/

△1

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Wall Certificate from registered Engineer required prior to release of financial guarantees.

2 Engineers Certification per D.P.M. is required for Financial Guarantee Release.

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Guy Jackson, PE NAME (print)	8-1-12 DRB CHAIR - date	Carol S. Dumont 8-1-12 PARKS & ~~GENERAL~~ RECREATION - date
Guy Jackson & Associates, LLC FIRM	8-1-12 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	08/01/12 UTILITY DEVELOPMENT - date	_____ - date
	8-1-12 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	6/19/13	APW		

July 5, 2012

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

Mr. Guy Jackson
10522 Florence Avenue NE
Albuquerque, NM 87122

Dear Mr. Jackson:

We are enclosing 2 LICENSE AGREEMENTS:

- ☐ in duplicate
- ☐ in triplicate
- ☑ final executed

Description:

License No.	Name of Facility	Description
2-033-2012	Alameda Drain	Existing Gravel Driveway
2-034-2012	Alameda Drain	Buried Utility Crossing

☐ Please sign each copy of the license and submit all copies along with a $200 license fee. Upon execution, a completed copy will be returned for your information and record.

☐ Please sign each copy of the license(s) and return all copies to this office. Upon execution, a completed copy will be returned for your information and record.

☐ Licensee signature needs to be notarized and all copies returned to this office for further processing.

☑ For your records.

Should you have any questions or require further assistance, please contact Mr. Ray Gomez of our Engineering Department at (505) 247-0234 during regular office hours.

Sincerely,

Subhas K. Shah
Chief Executive Officer

P.O. Box 581
87103-0581
1931 Second St. SW
Albuquerque, NM
87102-4515
505-247-0234
Fax # 505-243-7308

M.R.G.C.D. CONTRACT NO. 2-033-2012
USBR CONTRACT NO. 12-LM-4L-115680
M.R.G.C.D. MAP NO. 38
LOT NO. 2A, 2B, 2C, & 2D
LANDS OF DELLA P. SANCHEZ
SEC. 13, T. 10 N., R. 2 E.
ALAMEDA DRAIN
STATION 43+00±

MIDDLE RIO GRANDE PROJECT
LICENSE AGREEMENT

LICENSE WITH MELCOR ZAMORA TO ACCESS AND MAINTAIN AN EXISTING GRAVEL DRIVEWAY TO CARSON ROAD WITHIN THE ALAMEDA DRAIN RIGHT-OF-WAY

This License Agreement is made and entered into this 5th day of July, 2012, by and between the Middle Rio Grande Conservancy District, ("the District"), the United States Department of the Interior, Bureau of Reclamation (Reclamation) and MELCOR ZAMORA, ("the Licensee").

WHEREAS, the right-of-way is held for the Middle Rio Grande Project's (Project) ALAMEDA DRAIN, ("the property"), in easement and the District operates and maintains the property as an integral part of the Project's works and property; and

WHEREAS, the Licensee has requested permission from the District and Reclamation, to the extent of the Districts and Reclamations property interest, to utilize the property in a manner more particularly specified herein for a period of fifty (50) years beginning on the date of execution of this agreement; and

WHEREAS, the District and the Reclamation are willing to agree, to use of the property and encroachment upon the property pursuant to the conditions more particularly specified herein; and

NOW THEREFORE, the District and Reclamation agree to use of, and encroachment upon the property by the Licensee only to the extent and for the purpose set forth below:

1. Licensee shall ACCESS AND MAINTAIN AN EXISTING GRAVEL DRIVEWAY TO CARSON ROAD WITHIN THE ALAMEDA DRAIN RIGHT-OF-WAY, hereinafter referred to as "the installation", across the property which will serve LOT 2A, 2B, 2C, & 2D – LANDS OF DELLA P. SANCHEZ, MRGCD Map 38, Station 43+00±. The District and Reclamation agrees to the installation set forth in this paragraph only pursuant to the guidelines shown on Exhibit "A" & Plat of Lots 2A, 2B, 2C, & 2D, Lands of Della P. Sanchez attached hereto, and any and all other attached drawings and/or specifications which by this reference are made a part of this License Agreement. The driveway maybe gravel paved at the expense of the licensee. Under no circumstance shall the driveway be asphalt or concrete paved.

2. As consideration for the license herein granted prior to the execution of this agreement, Licensee has paid a non-refundable sum of **Two-hundred dollars ($200.00)** based on a fee amount for issuing and *administering the License by the District and Reclamation, for minimal engineering, outgrant appraisal, and* environmental reviews, and for inspection of construction. When total charges are not known in advance

due to extraordinary inspections, environmental considerations, or other requirements yet to be determined, an estimated amount will be paid in advance after billing, subject to later adjustment, as required, or billing of total fees and charges will be made at the completion of the job

3. This License shall be null and void if the installation and/or construction of the work set forth in paragraph 1 and the attached drawings and specifications are not complete within **one (1) year** from the date of execution of this Agreement.

4. The Licensee shall, at its own expense, locate, install, construct, maintain and/or repair any structures, accessories, or any installation permitted by this License and shall, at its own expense, bear all costs incurred by reason of the exercise of the privilege conferred by this License. Maintenance responsibilities include, but are not limited to, cleaning of debris, silt, weeds and other obstructions inside road culvert crossings and around the inlet and outlet ends of road culvert crossings or under bridge crossings.

5. The privilege granted by this License shall not be exercised, nor shall any structure, accessory, or installation be constructed or maintained so as to obstruct in any manner the flow of water into or through the Project works, or to interfere in any manner whatsoever with the construction, operation, maintenance and functions of the District or the Reclamation. Should the installation permitted under this License become damaged or require removal, relocation, or protection as a result of District operation and maintenance of the property, the Licensee shall, at its own expense, repair, remove, relocate, or protect the installation.

6. The Licensee shall be liable for any and all bodily injuries and or damages, to the property of the District and the property interest of the Reclamation or the property of the Licensee or any third party or parties arising from or by reason of the existence, construction, maintenance, repair, condition or use of any structures, accessories or encroachments authorized by this License or by the exercise of the privilege conferred by this License. In addition, the Licensee agrees to indemnify and hold harmless the District and Reclamation, their agents and employees from any and all claims, demands, actions, or suits of any nature by any third party that may arise as a result of Licensees negligent use of this License.

7. Where the property that is the subject of this License is held for the Project other than as a fee simple estate, the Licensee shall be solely responsible for ascertaining whether the installation will encroach upon property belonging to other entities or persons other than the District and/or Reclamation and for obtaining any additional permission or licenses that may be required from property owners other than the District. The Licensee shall obtain the requisite permission prior to the use of or encroachment upon the property.

8. By this License, the District/Reclamation does not warrant its <u>easement</u> interest. This License serves solely to define the conditions pursuant to which the Licensee will be permitted to encroach upon the property as evidenced by existing records and as defined by this License.

9. This License shall be revocable by the District and/or Reclamation, upon thirty (30) days written notice to the Licensee if the District determines that the continuation of this License is detrimental to the interest of the Project. Upon such revocation, all structures, accessories, and installations shall be removed by the Licensee without delay at the expense of the Licensee. Any rights that the Licensee may have under this License shall terminate immediately upon receipt of written notice of revocation. Revocation shall not release the Licensee from any liability or obligation, whether of indemnity or otherwise, that may have attached, accrued, or was accruing at the time of such revocation. Notice of revocation shall be sufficient if

mailed to Licensee at: MELCOR ZAMORA, 2000 EASTRIDGE DRIVE NE, ALBUQUERQUE, NM 87112

10. If, at any time, the Licensee shall, in the judgment of the District or Reclamation, fail to properly perform any of the terms, obligations or covenants under this agreement, the District and/or Reclamation may, at their option, perform or have performed such work as it deems necessary for the safe operation of the works of the Project, or to protect the property of the District and/or Reclamation or any third party, or the public. In such event, Licensee agrees to pay any and all costs incurred by the District and/or Reclamation in the performance of such work, including costs related to the supervision of the work. Payment shall be made by the Licensee within thirty (30) days after a bill is rendered.

11. If the District and/or Reclamation are required to bring suit in any court for the purposes of enforcing this Agreement or any provision or portions thereof, the Licensee shall be liable for all costs and reasonable attorney's fees incurred by the District and/or Reclamation in connection with such suit.

12. The Licensee upon completion of the installation licensed by this agreement, shall notify the District and the District shall inspect the construction, and if the construction complies with all terms of this Agreement, the District shall sign the "Final Construction Inspected". If the construction fails to comply with all terms of this Agreement, the Licensee shall correct all problems specified by the District.

13. The Licensee shall comply with all applicable laws, ordinances, rules, and regulations enacted or promulgated by any federal, state, or local government body having jurisdiction over the real property for which the License is granted.

14. The provisions of this agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto; provided, however, that no such heir, executor, administrator, personal representative, successor or assign of the Licensee shall have the right to use, alter, or modify the access / encroachment in a manner which will increase the burden of the encroachment on the property. This License shall not be assignable by the Licensee without prior written approval from the District and Reclamation.

15. All work to be done within the property must be approved by the District prior to commencing work, and shall be closely coordinated with the District's Engineering Department and appropriate field offices, **Phone: (505) 247-0234.**

16. Licensee shall not perform work on the property or upon structures belonging to, or operated by the District between March 1 and October 31 inclusive. However, the District may permit work if the Licensee demonstrates to the District, prior to commencing work, that the work will not interfere with the District operations and maintenance of the property.

17. The Licensee, its employees, agents, contractors or subcontractors shall not store equipment, materials and/or debris on the property which may interfere with operations and maintenance of the property and shall not service vehicles or equipment on the property.

18. Seeding of disturbed areas within the right-of-way is required per District seeding specifications and must meet the satisfaction of the District staff.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

APPROVED:

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

_____ DATE: 7/5/12

Subhas K. Shah, Chief Executive Officer

APPROVED:

UNITED STATES BUREAU OF RECLAMATION

_____ DATE: 6/26/12

ACCEPTED:

LICENSEE – MELCOR ZAMORA

_____ DATE: 5-29-12

ACKNOWLEDGMENT OF THE LICENSEE

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

OFFICIAL SEAL
Charles G. Cala Jr.
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-8-2013

On the 25th day of May, 20 12, the above noted Licensee personally appeared before me, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he / she signed the within and foregoing instrument as his / her free and voluntary act and did for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____

Notary Public in and for the
State of New Mexico
Residing at 6010 B Midway Park Blvd NE
My commission expires:

FINAL CONSTRUCTION INSPECTED:
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

_____ DATE: _____

STA 43+00±
EXISTING 20' WIDE
GRAVEL DRIVEWAY

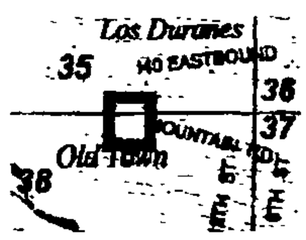
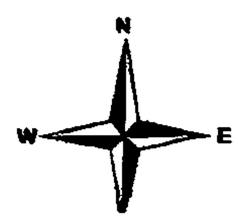


EXHIBIT "A"

200 0 200 400

Scale in Feet



VICINITY MAP J-12/J-13

SCALE: 1" = 750'

PLAT OF
LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2012

MELCOR ZAMORA, FELIA ZAMORA, MARCELLA HOEHNE, VIOLA ULIBARRI OWNER

PROJECTED SEC. 13, T 10 N, R 2 E, N.M.P.M. LOCATED

LANDS OF DELLA P. SANCHEZ SUBDIVISION

COUNTY CLERK FILING DATA

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that We hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Melcor Zamora, (1/2 interest) — Date 4-13-12

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Melcor Zamora.

Notary Public — OFFICIAL SEAL Helen O. Quintana NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 2-25-2015

Marcella Hoehne, (1/4 interest) — Date 4/13/2012

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Marcella Hoehne.

Notary Public — OFFICIAL SEAL Helen O. Quintana NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 2-25-2015

Viola Ulibarri, (1/4 interest) — Date 4-13-2012

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Viola Ulibarri.

Notary Public — OFFICIAL SEAL Helen O Quintana NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 2-25-2015

DESCRIPTION

Lot 2, Lands of Della P. Sanchez, Albuquerque, New Mexico as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 06, 1999, Book 99C, Page 81, Document #1999048107.

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. 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.

3. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.

4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, 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 the 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 the 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 the National Electric Safety Code by construction or pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electrical transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') 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 nor 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.

DRB PROJECT NUMBER 1007971

APPLICATION NUMBER, DRB08-70295

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO — DATE

ABCWUA — DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO — DATE

A.M.A.F.C.A. — DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO — DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO — DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO — DATE 4-17-12

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE

QWEST CORPORATION d/b/a CENTURYLINK QC — DATE

NEW MEXICO GAS COMPANY — DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. — DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184 — Date 8-26-2012

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

HIGH MESA Consulting Group
5018-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4288 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2010.0312 PLAT

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2012

Notes:

1 A boundary survey was performed in September, 2010. Property corners were found or set as indicated.

2. All distances are ground distances.

3. Site located within projected Section 13, Township 10 North, Range 2 East, N.M.P.M. (Town of Albuquerque Grant).

4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.G.R.S. Control Station "13-J12".

5. Record bearings and distances are shown in parentheses.

6. No street mileage was created by this plat.

7 The purpose of this plat is to:

a. Create 4 (four) residential lots from Lot 2, Lands of Della P. Sanchez.

b. Grant the public roadway, ABCWUA public sanitary sewer and public water line, public utility and private access easements, as shown.

8. The following documents and instruments were used for the performance and preparation of this survey:

a. Plat of Lands of Della P. Sanchez, filed 04-09-1998, Book 98C, Page 81, Records of Bernalillo County, New Mexico.

b. Plat of Tohatchi Addition, filed 01-05-1939, Book C1, Page 61, Records of Bernalillo County, New Mexico

c. Plat of Tohatchi Addition, filed 02-13-2001, Book 2001C, Page 51, Records of Bernalillo County, New Mexico.

d Plat of Tohatchi Addition, filed 01-14-2009, Book 2009C, Page 12, Records of Bernalillo County, New Mexico.

e. Plat of Land of Tony Griego, filed 07-22-1977, Book 813, Page 59, Records of Bernalillo County, New Mexico.

f. Warranty Deed filed 02-21-2006, Book A112, Page 3839, Doc. #2006023833, Records of Bernalillo County, New Mexico.

g. Quitclaim Deed filed 02-21-2006, Book A112, Page 3837, Doc. #2006023831, Records of Bernalillo County, New Mexico.

h. Quitclaim Deed filed 09-28-2001, Book A25, Page 1655, Doc #2001113400, Records of Bernalillo County, New Mexico.

i. Boundary Survey of Lot 2, Lands of Della P. Sanchez conducted by this firm dated 10-29-2010 (unrecorded).

j. Receipt and Conveyance filed 03-07-1933, Book 115, Page 104, Doc. #59141, Records of Bernalillo County, New Mexico.

k. Alameda Drain Plan and Profile Sheets A-300 and A-301, dated 07-10-1930, Records of M.R.G.C.D.

9. Gross subdivision acreage = 1.6396 acres.

10. Current Zoning on site is R1, based upon review of the City of Albuquerque Zone Atlas.

11. 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 erected on the lots or parcels within the area of the proposed plat.

KEYED NOTES

EXISTING EASEMENTS

(1) 15' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 06-27-1997, BOOK 97-23, PAGE 4183, DOC. #1997068165

(2) 10' PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED BY PLAT 98C-81

(3) 25' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT 98C-81

(4) 5' POWER AND COMMUNICATION EASEMENT GRANTED BY PLAT 98C-81

(5) 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, LANDS OF DELLA P. SANCHEZ GRANTED BY DOCUMENT FILED 05-15-2000, BOOK A5, PAGE 6704, DOC. #2000046868

NEW EASEMENTS

(6) ABCWUA PUBLIC PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT

(7) PUBLIC ROADWAY EASEMENT, ABCWUA PUBLIC SANITARY SEWER, PUBLIC WATER LINE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

(8) 20' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

(9) PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

(10) PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

MONUMENTS

(A) FOUND 1" IRON PIPE, TAGGED W/WASHER STAMPED "NMPS 11184"

(B) FOUND #4 REBAR W/CAP STAMPED "NMPS 8127", TAGGED W/WASHER STAMPED "NMPS 11184"

(C) FOUND #4 REBAR W/CAP, ILLEGIBLE, TAGGED W/WASHER STAMPED "NMPS 11184"

(D) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(E) FOUND 3/4" IRON PIPE, NOT HONORED (N 09°27'11" E 0.8')

(F) FOUND #4 REBAR W/CAP STAMPED "PS 11463", NOT HONORED (N 74°13'18" E 0.5')

(G) FOUND 1 1/2" IRON PIPE (ON LINE)

(H) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

HIGH MESA Consulting Group
4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2010.032.2 PLAT

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2012

SCALE: 1" = 40'

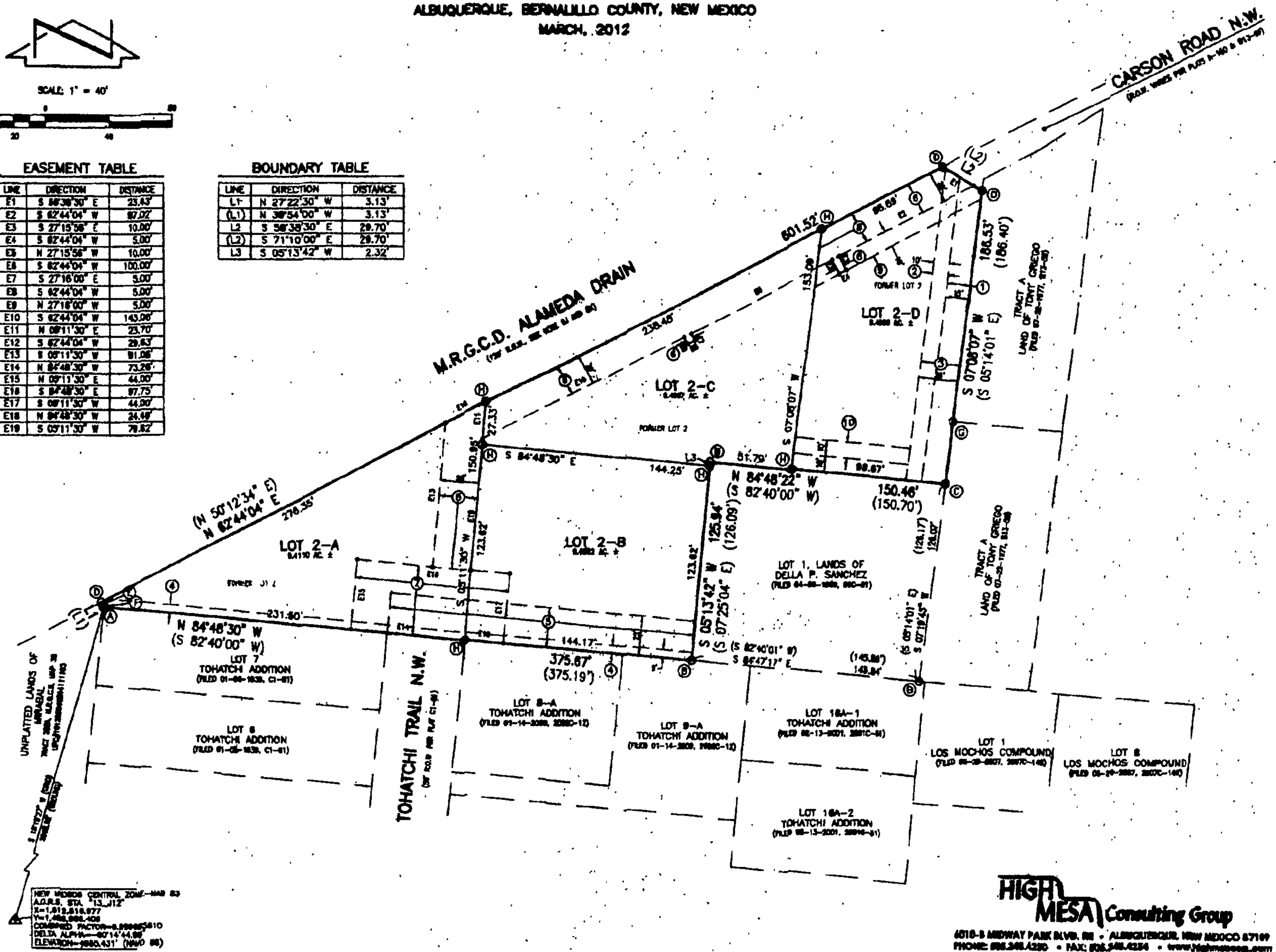
40 0 20 40

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	S 86°38'30" E	23.43'
E2	S 82°44'04" W	87.02'
E3	S 27°15'56" E	10.00'
E4	S 82°44'04" W	5.00'
E5	N 27°15'56" W	10.00'
E6	S 82°44'04" W	100.00'
E7	S 27°16'00" E	5.00'
E8	S 82°44'04" W	5.00'
E9	N 27°16'00" W	5.00'
E10	S 82°44'04" W	143.06'
E11	N 09°11'30" E	23.70'
E12	S 82°44'04" W	29.63'
E13	S 09°11'30" W	91.06'
E14	N 84°48'30" W	73.26'
E15	N 09°11'30" E	44.00'
E16	S 84°48'30" E	97.75'
E17	S 09°11'30" W	44.00'
E18	N 84°48'30" W	24.48'
E19	S 05°11'30" W	78.82'

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 27°22'30" W	3.13'
(L1)	N 38°54'00" W	3.13'
L2	S 58°38'30" E	29.70'
(L2)	S 71°10'00" E	29.70'
L3	S 05°13'42" W	2.32'



APPROVAL AND CONDITIONAL ACCEPTANCE as specified by Subsection 22.A.20 of the Albuquerque Subdivision Ordinance.

REDIVISION OF TRACTS 287-B, 288 M.R.G.C.D. PROP. MAP 38

77 43800

LAND OF TONY GRIEGO

BERN. CO., N.M.

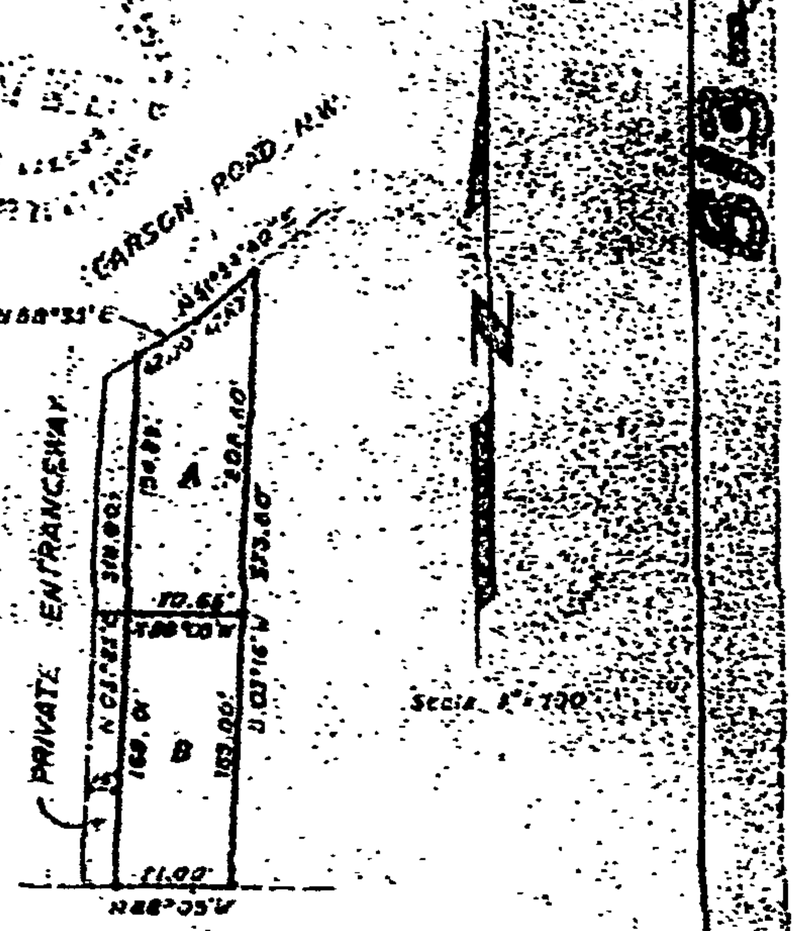
File No. SP-77-354

Approved 7-22-77 ET 1-13

Planning Director
Albuquerque, New Mexico

State of New Mexico } ss
County of Bernalillo }
This instrument was filed for record on
JUL 22 1977
at 8:13 o'clock in Book Misc 59
of records of said County, Fol. 59
Clerk & Recorder
Deputy Clerk

Property Management



I, Frank G. Benavidez, New Mexico Registered Land Surveyor No. 4252, do hereby certify that this plat was made by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Frank G. Benavidez / N.M.L.S. No. 4252

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO 4252 FRANK G. BENAVIDEZ

The foregoing Redivision of a certain parcel of land situate in Section 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being identified as Tracts 287B and 288, as shown on Middle Rio Grande Conservancy District Property Map No. 38, Bernalillo County, New Mexico, and being more particularly described by metes and bounds survey as follows:

Beginning at the Southeast corner of the parcel herein described, said Southeast corner being common to the Southwest corner of the PUEBLO BONITO SUBDIVISION, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the map of said Subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 2, 1941; thence,

N 88° 05' W, 71.00 feet distance along the South Boundary line of said Tract 287B, to the Southwest corner of the parcel herein described, said Southwest corner being common to the Southeast corner of said Tract 287B; thence,

N 03° 25' E, 319.90 feet distance along the Easterly right-of-way line of a Private Entrance, to the Northwest corner of the parcel herein described, said Northwest corner being common to the Northwest corner of said Tract 287B, and also said Northwest corner being a point on the Southerly right-of-way line of Carson Road N.W.; thence,

N 58° 35' E, 42.00 feet distance along said Southerly right-of-way line of said Carson Road N.W. to a point; thence,

N 51° 54' 40" E, 47.07 feet distance continuing along said Southerly right-of-way line of said Carson Road N.W. to the Northeast corner of the parcel herein described, said Northeast corner being common to the Northeast corner of said Tract 288; thence,

S 03° 16' W, 373.60 feet distance to the point and place of beginning and containing 0.5595 acre, more or less.

Platted and Redivided as shown hereon and now comprising Tracts A and B, of the Redivision of Tracts 287B and 288, Middle Rio Grande Conservancy District Property Map No. 38, LAND OF TONY GRIEGO, Albuquerque, Bernalillo County, New Mexico, is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof.

Tony L. Griego
Owner

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

On this 22 day of July 1977. The foregoing instrument was acknowledged before me by TONY L. GRIEGO

Notary Public

My Commission Expires 8/26/78

Frank G. Benavidez, Surveyor
2109 Candelaria Rd. N.E.
Albuquerque, New Mexico
July 22, 1977

NOTARY PUBLIC STATE OF NEW MEXICO

M.R.G.C.D. CONTRACT NO. 2-034-2012
USBR CONTRACT NO. 12-LM-4L-115690
M.R.G.C.D. MAP NO. 38
LOT 2A, 2B, 2C, &2D,
LANDS OF DELLA P. SANCHEZ
SEC. 13, T. 10 N., R. 2 E.
ALAMEDA DRAIN
STATION 43+10±

MIDDLE RIO GRANDE PROJECT
LICENSE AGREEMENT

LICENSE WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY TO INSTALL AND MAINTAIN A 6"Ø WATERLINE WITHIN THE ALAMEDA DRAIN RIGHT-OF-WAY

This License Agreement is made and entered into this 5th day of July, 20___, by and between the Middle Rio Grande Conservancy District, ("the District"), the United States Department of the Interior, Bureau of Reclamation (Reclamation) and ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, ("the Licensee").

WHEREAS, the right-of-way is held for the Middle Rio Grande Project's (Project) ALAMEDA DRAIN, ("the property"), in easement and the District operates and maintains the property as an integral part of the Project's works and property; and

WHEREAS, the Licensee has requested permission from the District and Reclamation, to the extent of the Districts and Reclamations property interest, to utilize the property in a manner more particularly specified herein for a period of fifty (50) years beginning on the date of execution of this agreement; and

WHEREAS, the District and the Reclamation are willing to agree, to use of the property and encroachment upon the property pursuant to the conditions more particularly specified herein; and

NOW THEREFORE, the District and Reclamation agree to use of, and encroachment upon the property by the Licensee only to the extent and for the purpose set forth below:

1. Licensee shall INSTALL AND MAINTAIN A 6"Ø WATERLINE WITHIN THE ALAMEDA DRAIN RIGHT-OF-WAY, hereinafter referred to as "the installation", across the property which will serve LOT 2A, 2B, 2C, & 2D, LANDS OF DELLA P. SANCHEZ, MRGCD Map 38, Station 43+10±. The District and Reclamation agrees to the installation set forth in this paragraph only pursuant to the guidelines shown on Drawing No.(s) UTILITY 1 & UTILITY 2 attached hereto, and any and all other attached drawings and/or specifications which by this reference are made a part of this License Agreement.

2. As consideration for the license herein granted prior to the execution of this agreement, Licensee has paid a non-refundable sum of **Two-hundred dollars ($200.00)** based on a fee amount for issuing and administering the License by the District and Reclamation, for minimal engineering, outgrant appraisal, and environmental reviews, and for inspection of construction. When total charges are not known in advance due to extraordinary inspections, environmental considerations, or other requirements yet to be determined, an estimated amount will be paid in advance after billing, subject to later adjustment, as required, or billing

 2012-0124

of total fees and charges will be made at the completion of the job

3. This License shall be null and void if the installation and/or construction of the work set forth in paragraph 1 and the attached drawings and specifications are not complete within **one (1) year** from the date of execution of this Agreement.

4. *The Licensee shall*, at its own expense, locate, install, construct, maintain and/or repair any structures, accessories, or any installation permitted by this License and shall, at its own expense, bear all costs incurred by reason of the exercise of the privilege conferred by this License. Maintenance responsibilities include, but are not limited to, cleaning of debris, silt, weeds and other obstructions inside road culvert crossings and around the inlet and outlet ends of road culvert crossings or under bridge crossings.

5. The privilege granted by this License shall not be exercised, nor shall any structure, accessory, or installation be constructed or maintained so as to obstruct in any manner the flow of water into or through the Project works, or to interfere in any manner whatsoever with the construction, operation, maintenance and functions of the District or the Reclamation. Should the installation permitted under this License become damaged or require removal, relocation, or protection as a result of District operation and maintenance of the property, the Licensee shall, at its own expense, repair, remove, relocate, or protect the installation.

6. The Licensee shall be liable for any and all bodily injuries and or damages, to the property of the District and the property interest of the Reclamation or the property of the Licensee or any third party or parties arising from or by reason of the existence, construction, maintenance, repair, condition or use of any structures, accessories or encroachments authorized by this License or by the exercise of the privilege conferred by this License. In addition, the Licensee agrees to indemnify and hold harmless the District and Reclamation, their agents and employees from any and all claims, demands, actions, or suits of any nature by any third party that may arise as a result of Licensees negligent use of this License.

7. Where the property that is the subject of this License is held for the Project other than as a fee simple estate, the Licensee shall be solely responsible for ascertaining whether the installation will encroach upon property belonging to other entities or persons other than the District and/or Reclamation and for obtaining any additional permission or licenses that may be required from property owners other than the District. The Licensee shall obtain the requisite permission prior to the use of or encroachment upon the property.

8. By this License, the District/Reclamation does not warrant its <u>easement</u> interest. This License serves solely to define the conditions pursuant to which the Licensee will be permitted to encroach upon the property as evidenced by existing records and as defined by this License.

9. This License shall be revocable by the District and/or Reclamation, upon thirty (30) days written notice to the Licensee if the District determines that the continuation of this License is detrimental to the interest of the Project. Upon such revocation, all structures, accessories, and installations shall be removed by the Licensee without delay at the expense of the Licensee. Any rights that the Licensee may have under this License shall terminate immediately upon receipt of written notice of revocation. Revocation shall not release the Licensee from any liability or obligation, whether of indemnity or otherwise, that may have attached, accrued, or was accruing at the time of such revocation. Notice of revocation shall be sufficient if mailed to Licensee at: <u>ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, P.O. BOX 1293, ALBUQUERQUE, NM 87103</u>

10. If, at any time, the Licensee shall, in the judgment of the District or Reclamation, fail to properly perform any of the terms, obligations or covenants under this agreement, the District and/or Reclamation may, at their option, perform or have performed such work as it deems necessary for the safe operation of the works of the Project, or to protect the property of the District and/or Reclamation or any third party, or the public. In such event, Licensee agrees to pay any and all costs incurred by the District and/or Reclamation in the performance of such work, including costs related to the supervision of the work. Payment shall be made by the Licensee within thirty (30) days after a bill is rendered.

11. If the District and/or Reclamation are required to bring suit in any court for the purposes of enforcing this Agreement or any provision or portions thereof, the Licensee shall be liable for all costs and reasonable attorney's fees incurred by the District and/or Reclamation in connection with such suit.

12. The Licensee upon completion of the installation licensed by this agreement, shall notify the District and the District shall inspect the construction, and if the construction complies with all terms of this Agreement, the District shall sign the "Final Construction Inspected". If the construction fails to comply with all terms of this Agreement, the Licensee shall correct all problems specified by the District.

13. The Licensee shall comply with all applicable laws, ordinances, rules, and regulations enacted or promulgated by any federal, state, or local government body having jurisdiction over the real property for which the License is granted.

14. The provisions of this agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto; provided, however, that no such heir, executor, administrator, personal representative, successor or assign of the Licensee shall have the right to use, alter, or modify the access / encroachment in a manner which will increase the burden of the encroachment on the property. This License shall not be assignable by the Licensee without prior written approval from the District and Reclamation.

15. All work to be done within the property must be approved by the District prior to commencing work, and shall be closely coordinated with the District's Engineering Department and appropriate field offices, **Phone: (505) 247-0234.**

16. Licensee shall not perform work on the property or upon structures belonging to, or operated by the District between March 1 and October 31 inclusive. However, the District may permit work if the Licensee demonstrates to the District, prior to commencing work, that the work will not interfere with the District operations and maintenance of the property.

17. The Licensee, its employees, agents, contractors or subcontractors shall not store equipment, materials and/or debris on the property which may interfere with operations and maintenance of the property and shall not service vehicles or equipment on the property.

18. Seeding of disturbed areas within the right-of-way is required per District seeding specifications and must meet the satisfaction of the District staff.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

APPROVED:

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

_____ DATE: 7/5/12

Subhas K. Shah, Chief Executive Officer

APPROVED:

UNITED STATES BUREAU OF RECLAMATION

_____ DATE: 6/26/12

ACCEPTED:

LICENSEE – ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

_____ DATE: 6/12/12

ACKNOWLEDGMENT OF THE LICENSEE

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

On the 13th day of June, 2012, the above noted Licensee personally appeared before me, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he / she signed the within and foregoing instrument as his / her free and voluntary act and did for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Patricia A. Jenkins

Notary Public in and for the
State of New Mexico
Residing at Bernalillo County
My commission expires: 2-11-2013

OFFICIAL SEAL
Patricia A. Jenkins
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-11-2013

FINAL CONSTRUCTION INSPECTED:
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

_____ DATE: _____

CONSTRUCTION PLANS
for
LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ
INFRASTRUCTURE IMPROVEMENTS
MAY 2011

· LEGEND ·

MATERIALS

LINES

EARTHWORK

	EXISTING	NEW
SPOT LINE		
SP SPRINGS		
SLOPE / PAVED SUBGRADE		
FLOWLINE		
DIRECTION OF FLOW		

MISCELLANEOUS UTILITIES

GAS LINE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRICAL		
STORM SEWER		
STORM SEWER MANHOLE		
STORM SEWER INLET		

SANITARY SEWER

SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
GAS SERVICE CONDUITS		
GAS GRIP ON PLUG		
EXCAVATION		

WATER

WATER LINE		
WATER SERVICE CONNECTIONS		
GATE VALVE		
FIRE HYDRANT		
BUTTERFLY VALVE		
[illegible]		
[illegible] PRESSURE ZONE BOUNDARY		

WATER FITTINGS

CAPS AND PLUGS		
ELBOW		
CROSS		
TEE		

MISCELLANEOUS

[illegible] FENCE		
FIELD FENCE		
[illegible] RETAINING WALL		
RETAINING WALL		
POWER OR TELEPHONE POLE		

VICINITY MAP
SCALE: 1" = 1000'

J-18 AND J-19

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET, VICINITY MAP, GENERAL NOTES, LEGEND AND INDEX OF DRAWINGS
2	SUBDIVISION PLAT
3	SUBDIVISION PLAT
4	OVERALL IMPROVEMENTS PLAN & SAS SERVICE TO LOT 1-C
5	TOHATCHI TRAIL N.W. PUBLIC PAVING IMPROVEMENTS
6	PUBLIC WATER LINE AND SANITARY SEWER IMPROVEMENTS PLAN AND PROFILE STA. 9+40.86 TO STA. 13+00
7	PUBLIC WATER LINE IMPROVEMENTS PLAN AND PROFILE STA. 13+00 TO STA. 19+08.55
8	PUBLIC WATER LINE SECTIONS AND DETAILS, WATER VALVE SHUTOFF PLAN

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS – PUBLIC WORKS CONSTRUCTION–1990–WORK NO. 1, INCLUDING AGREEMENT #1.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260–1990, (ALBUQUERQUE AREA) 1–505–821–ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING PUBLIC UTILITIES.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE THERE ARE NONE. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION FURNISHED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE OWNER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INFORMATION IS NOT GUARANTEED, AND MAY NOT BE CORRECT, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND DISCLAIMS ANY RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF ANY DURING CONSTRUCTION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, SUPPORT AND PROTECT ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING OPERATIONS, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER IN WRITING SO THAT THE DISPUTE CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAW, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
7. ALL VALVES AND UTILITY COVERS LOCATED SHALL BE ADJUSTED PRIOR TO PAVING.
8. ON-STREET CONFIGURATION SHALL BE ACCORDING TO APPROVED STREET PLAN OR PER SDA STANDARD DRAWING DWG, WHICHEVER IS MORE STRINGENT.
9. TRACK BOLT MONUMENTS SHALL BE RETRACED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
10. [illegible] PIPES TO THE NEW RETAINING SHALL BE CONNECTED VERTICALLY A NEW [illegible] DOWN TO [illegible]
11. NOT USED.
12. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
13. [illegible] SHALL COORDINATE WITH THE WATER AUTHORITY FOR THE CONCLUSION OF THE TWIN DRAIN OFF PLAN, NOT LESS THAN TWO (2) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE WATER PUBLIC WATER UTILITIES. ONLY WATER AUTHORITY PERSONNEL SHALL OPERATE CERTAIN VALVES. REFER TO SECTION 10 OF THE SPECIFICATIONS. THE WATER AUTHORITY PHONE NUMBER IS 857–8283.
14. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY INSPECTOR MAY MAKE NECESSARY ARRANGEMENTS TO ENSURE THE PRESENCE OF WORKS UNDERGROUND CONTRACTOR SHALL NOT PERFORM PERMANENT STREET IMPROVEMENTS UNTIL THE CONSENT OF THE CITY INSPECTOR AND SHALL NOTIFY THE CITY INSPECTOR AND MAKE THE REPAIRS AS REQUIRED ANY THAT MAY BE REQUIRED DURING PERMANENT REPLACEMENT SHALL BE DONE ONLY BY THE CITY ELEVATOR. WHEN A CHANGE IS MADE IN THE PROPOSED ELEVATION BY THE PROCESS OF ANY SANITARY IN ORDER A PERMANENT STREET VIOLATION IS LIKELIHOOD, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE SANITARY GRADE TO THE NEW GRADE UNLESS WARRANTS OTHERWISE. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
15. [illegible] (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION [illegible] WITH A SCHEDULE CONSTRUCTION SCHEDULE. [illegible] (7) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A EXCAVATION PERMIT FROM THE CONSTRUCTION [illegible]. CONTRACTOR SHALL NOTIFY [illegible] PRIOR TO EMPLOYING AN EXCAVATION, CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
16. ALL STREET SIGNING AFFECTED OR DISTURBED SHALL BE REPLACED WITH PLASTIC RETROREFLECTIVE SIGNING BY CONTRACTOR TO [illegible] LOCATION AS DESIGNED BY THE PLAN SEE FINAL SIGNING TO BE COORDINATED WITH C.A.A. TRAFFIC ENGINEERING [illegible].
17. [illegible] THESE DRAWINGS DO NOT INCLUDE NECESSARY SIGNAGE FOR CONSTRUCTED STREET SIGNS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL [illegible] AND SIGNING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH [illegible] 25 OF THE [illegible], SUBPART D–[illegible].
18. ANY WORK SCHEDULED WITHIN AN ARTERIAL [illegible] WITHIN [illegible] CONSTRUCTION.
19. CONTRACTOR SHALL MAINTAIN A DRUNK-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL DRUNKS FROM [illegible], WHETHER PURSUANT OR TRESPASSING.
20. WHEN APPLICABLE, CONTRACTOR SHALL ON BEHALF OF THE OWNER AND OPERATOR, SECURE "NOTICE INSURANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
22. ALL FILL SHALL BE CLEAN, FREE FROM VEGETATION, ROOTS, AND OTHER DELETERIOUS MATERIAL AND SHALL NOT BE CONTAMINATED WITH HYDROCARBONS OR OTHER CHEMICAL CONTAMINANTS.

GLAY JACKSON
CIVIL ENGINEERING

REV.	DESCRIPTION	BY	DRAWN	DATE	CHECKED	DATE	PROJ. ENGINEER	DATE	PROJ. SUPERVISOR	DATE

ENGINEER STAMP & SIGNATURE

PRELIMINARY

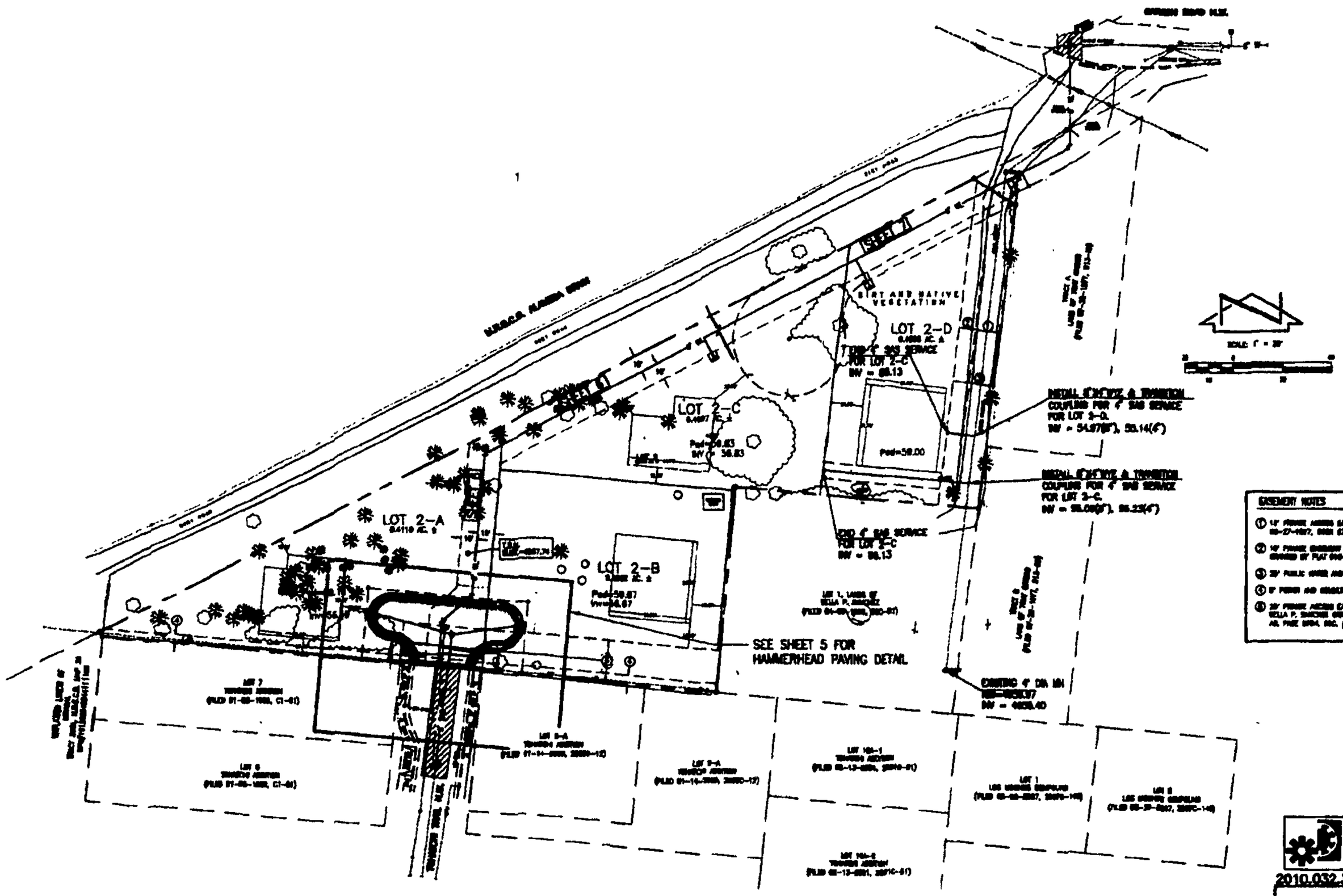
APPROVALS		DATE
Hydrology		
Traffic		
Utility/Wastewater		
Parks		
CAP		
Const. Engrg.		
Const. Insp.		

City Project No. XXXX

APPROVED FOR CONSTRUCTION

City Engineer Date

SHEET 1 OF 8



EASEMENT NOTES

1. 10' PRIVATE ACCESS EASEMENT GRANTED BY SUBJECT PLAT
2. 10' PRIVATE EASEMENT FOR SIGNAL SIGNS AND PUBLIC UTILITIES GRANTED BY PLAT 040-91
3. 30' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT 102-91
4. 5' PUBLIC AND NON-PUBLIC EASEMENT GRANTED BY PLAT 102-91
5. 30' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, LANDS OF DELLA P. SANCHEZ GRANTED BY DOCUMENT FILED 04-12-2004, BOOK A6, PAGE 5954, D.R.A. INC. (PERMANENT)

PRELIMINARY

GUY JACKSON
CIVIL ENGINEERING

2010.032.3

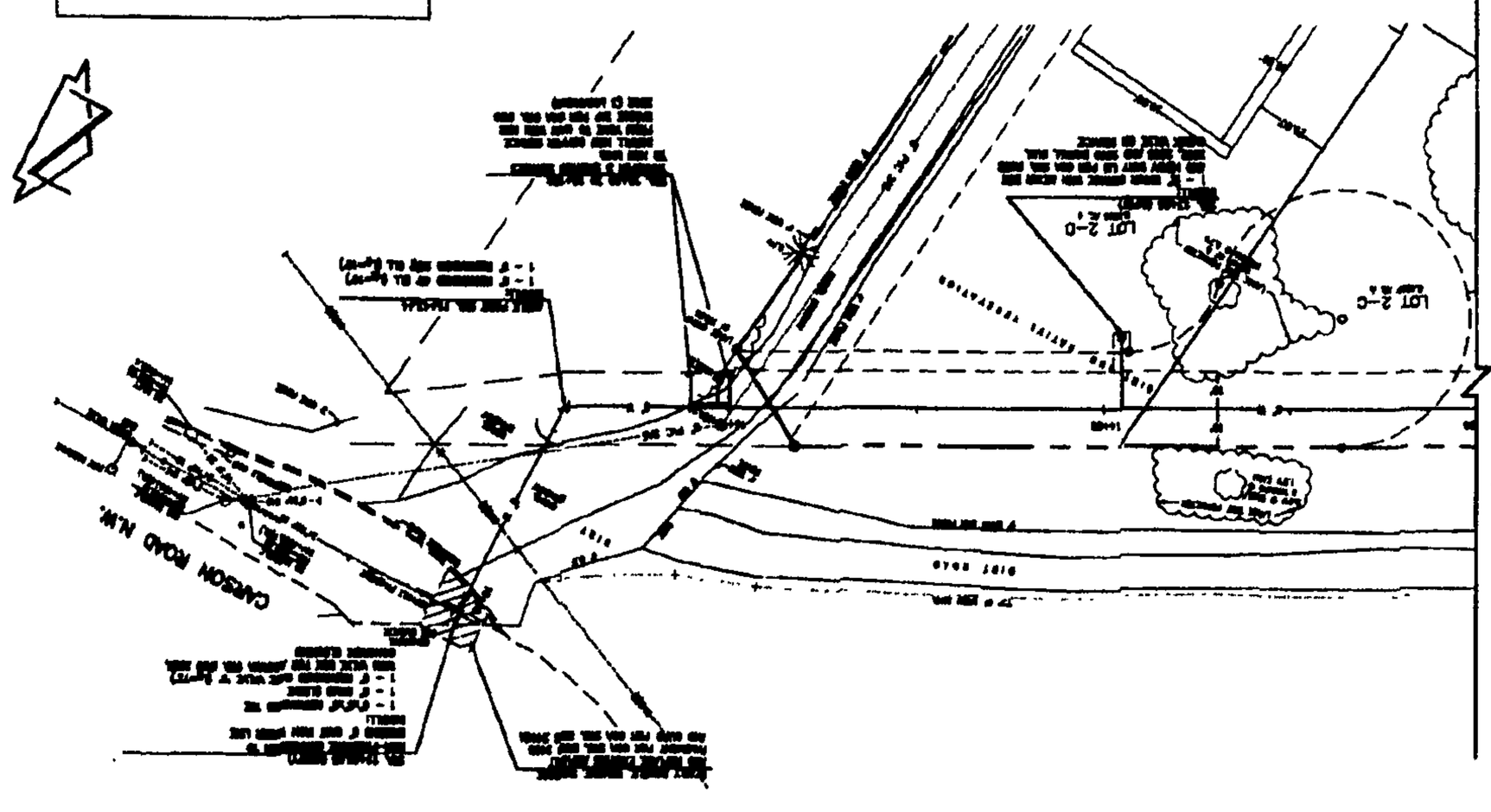
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: OVERALL SITE PLAN
LANDS OF DELLA P. SANCHEZ INFRASTRUCTURE IMPROVEMENTS

City Project No.	Zone Map No.	Sheet	of
XXXXXX	J-13	4	8

ELEVATIONS ARE IN NAVD 88

MATCH LINE STA. 13+00 - FOR CONTINUATION, SEE SHEET 8



MATCH LINE STA. 13+00 - FOR CONTINUATION, SEE SHEET 8

WATER VALVE
CPS "AS-BUILT" DATA

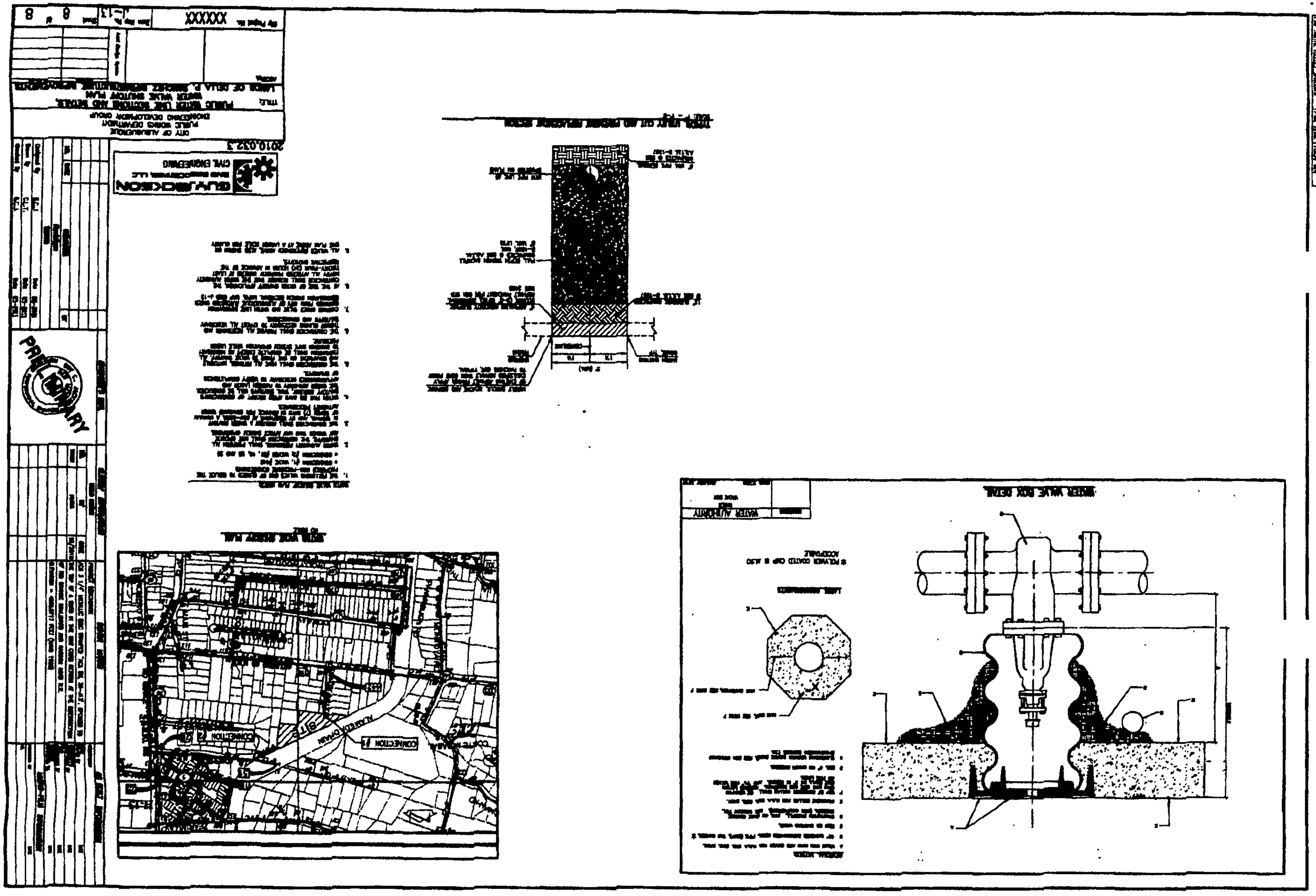
SCALE:
HORIZONTAL 1" = 5'
VERTICAL 1" = 5'

GUY ROCKSON
ROCKSON ENGINEERING LLC
CIVIL ENGINEERING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

20100323

PUBLIC WATER LINE IMPROVEMENTS
PLAN AND PROFILE STA. 13+00 TO STA. 16+00
LANDS OF DELLA P. BARNEY REMODELING & ADDITIONS


WATER VALVE BOX DETAIL
WATER AUTHORITY
CONNECTION #1
CONNECTION #2
GUY BROCKSON
CIVIL ENGINEERING
PRELIMINARY
XXXXXX
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
PUBLIC WATER LINE REPORT AND DETAILS
WATER VALVE SHUTOFF PLAN
LAMBS OF DELLA P. BRADLEY ELEMENTARY SCHOOL
2010.032.3

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

April 25, 2012

Mr. Jack Cloud
Chairman –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Request for Preliminary Plat Approval for Lots 2A, 2B, 2C & 2D, Lands of Della (from May 23, 2012 Deferral), (DRB Project No. 1007971) located at 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Mr. Cloud:

I'm requesting that the referenced project be added to the August 1, 2012 DRB agenda for Preliminary Plat Approval review of the proposed 4 lot subdivision.

The following items were requested and are being submitted with this request:

- One (1) copy of the approval letter for the grading & drainage plan
- Six (6) copies of the revised infrastructure list w/ the addition of the 4" existing waterline to be removed or grouted in place and abandoned as requested by Jeremy Hoover (ABCWUA)
- One (1) copy of the re-issued water/sewer availability letter from ABCWUA dated July 2, 2012
- One (1) copy of the requested Exhibit "C" for the Design Variance #2 Request showing the proposed location of the overhead power, CATV & Communication to serve lots 2-C & 2-D as described on the "Notification of Application for Request of Subdivision Design Variances" dated April 25, 2012.
- One (1) copy each of the MRCGD License Agreements (Access and Utilities).

Please contact me if you have any questions or comments.

Sincerely,

Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426

Albuquerque Bernalillo County
Water Utility Authority

PO Box 1293
Albuquerque, NM 87103
505-768-2500
www.abcwua.org

NP
07/03/12

July 2, 2012

Chair
Ken Sanchez
City of Albuquerque
Councilor, District 1

Vice Chair
Wayne Johnson
County of Bernalillo
Commissioner, District 5

Richard J. Berry
City of Albuquerque
Mayor

Art De La Cruz
County of Bernalillo
Commissioner, District 2

Rey Garduño
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Debbie Trujillo
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87109
dtrujillo@highmesacg.com

RE: Water and Sanitary Sewer Availability Statement #120602 - 230 Tohatchi Trail NW; Della P. Sanchez-Lot 2 - Zone Atlas Map: J-12/13

Dear Ms. Trujillo:

Service requirements were last addressed in availability statement #110503 which renewed availability statement #91101, dated December 2, 2009, (attached). The availability statement #91101 service commitment has expired, however the information and conditions described in that correspondence are still applicable.

The attached letter, in conjunction with the statements presented in this document, is hereby renewed for a period of one year from the date of this correspondence. Please feel free to contact the Utility Development Office at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Service: In accordance with the Bernalillo County Waste Water Ordinance, any plumbed structures on this site must tie to the municipal sewer systems.

Sincerely,

Mark S. Sanchez
Executive Director

Encl: Availability Statement #90903
f/ Availability N-10

2010.032.3

Albuquerque Bernalillo County
Water Utility Authority

www.abcwua.org

Chair
Art De La Cruz
County of Bernalillo
Commissioner, District 2

Vice Chair
Trudy E. Jones
City of Albuquerque
Councilor, District 8

Richard J. Berry
City of Albuquerque
Mayor

Rey Garduño
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Michele Lujan Grisham
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

June 10, 2011

Debbie Trujillo
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
dtrujillo@highmesacg.com

RE: Water and Sanitary Sewer Availability Statement #110503
230 Tohatchi Trail NW - Della P. Sanchez-Lot 2
Zone Atlas Map: J-12/13

Dear Ms. Trujillo:

Service requirements were last addressed in Availability Statement #91101, dated December 2, 2009 (attached). That service commitment has expired, however, the information and conditions described in that correspondence are still applicable.

The attached letter, in conjunction with the statements presented in this document, is hereby renewed for a period of one year from the date of this correspondence.

Please feel free to contact the Utility Development Office at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

Mark S. Sanchez
Executive Director

Encl: Availability Statement #91101

f/ Availability J-12/13

Water Utility Authority

Chair
Trudy Jones
City of Albuquerque
Councilor, District 8

Vice Chair
Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Richard J. Berry
City of Albuquerque
Mayor

Art De La Cruz
County of Bernalillo
Commissioner, District 2

Rey Garduño
City of Albuquerque
Councilor, District 6

Ken Sanchez
City of Albuquerque
Councilor, District 1

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

December 2, 2009

Mr. Melcor Zamora
2000 Eastridge Dr. NE
Albuquerque, NM 87112

RE: Water and Sanitary Sewer Availability Statement #91101
230 Tohatchi Trail NW Della P. Sanchez-Lot 2 - Zone Atlas Map: J-12/13

Dear Mr. Zamora:

Project Information: The subject site is ±1.5 acres of undeveloped land located on the north end of Tohatchi. The site is currently zoned R-1 and lies in the 1E pressure zone within the Freeway trunk. The request proposes a subdivision of the existing lot, creating a total of four new lots.

Existing Conditions: Water infrastructure in the area includes a 6 inch line in Tohatchi (Project # 10-188-79) and a 4 inch line extending from a 6 inch line in Carson (Project #26-4043.90-94).

Sanitary sewer infrastructure in the area includes an 8 inch line in Tohatchi (Project #26-1505-83) and an 8 inch line in Carson (Project #26-4043.90-94).

Service: New Metered Water service is available to the site contingent upon compliance with the Fire Marshal's fire flow requirements and construction of a new public 6 inch line, which will require the replacement the 4 inch line from Carson. The new line will loop the water system from Tohatchi to Carson. Service may then be taken from the new public line. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sewer service.

Sanitary sewer service is available to the site contingent upon construction of a new public 8 inch line to serve the lots to the west and possibly a new line to serve the eastern lot, which will cover the frontage of the proposed new lots.

Fire Protection: The instantaneous fire flow requirements for the subject property were not submitted in the request for availability; therefore, this statement may not be complete and/or valid at the time of future construction. Current mapping indicates 2 hydrants which may be accessible for the new development. The installation of new public hydrants may be required. Any newly required hydrants as well as their exact locations must be determined through the City Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. DPM standards

Easements: Easements granted to the Water Authority will be required for any public line extensions constructed outside of the right-of-way or acceptable roadway

easements. Easement width must be a minimum of 20 feet for a single line or 25 feet for two lines.

Design and Construction of all required improvements will be at the developer/property owner's expense and must be coordinated through the City of Albuquerque Design Review process. Designs must be by a licensed, New Mexico registered, Professional Engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: Water and sanitary sewer service accounts must be established with New Services 924-3920. In addition to installation and construction costs, each metered water service will be subject to water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility Authority as soon as possible.

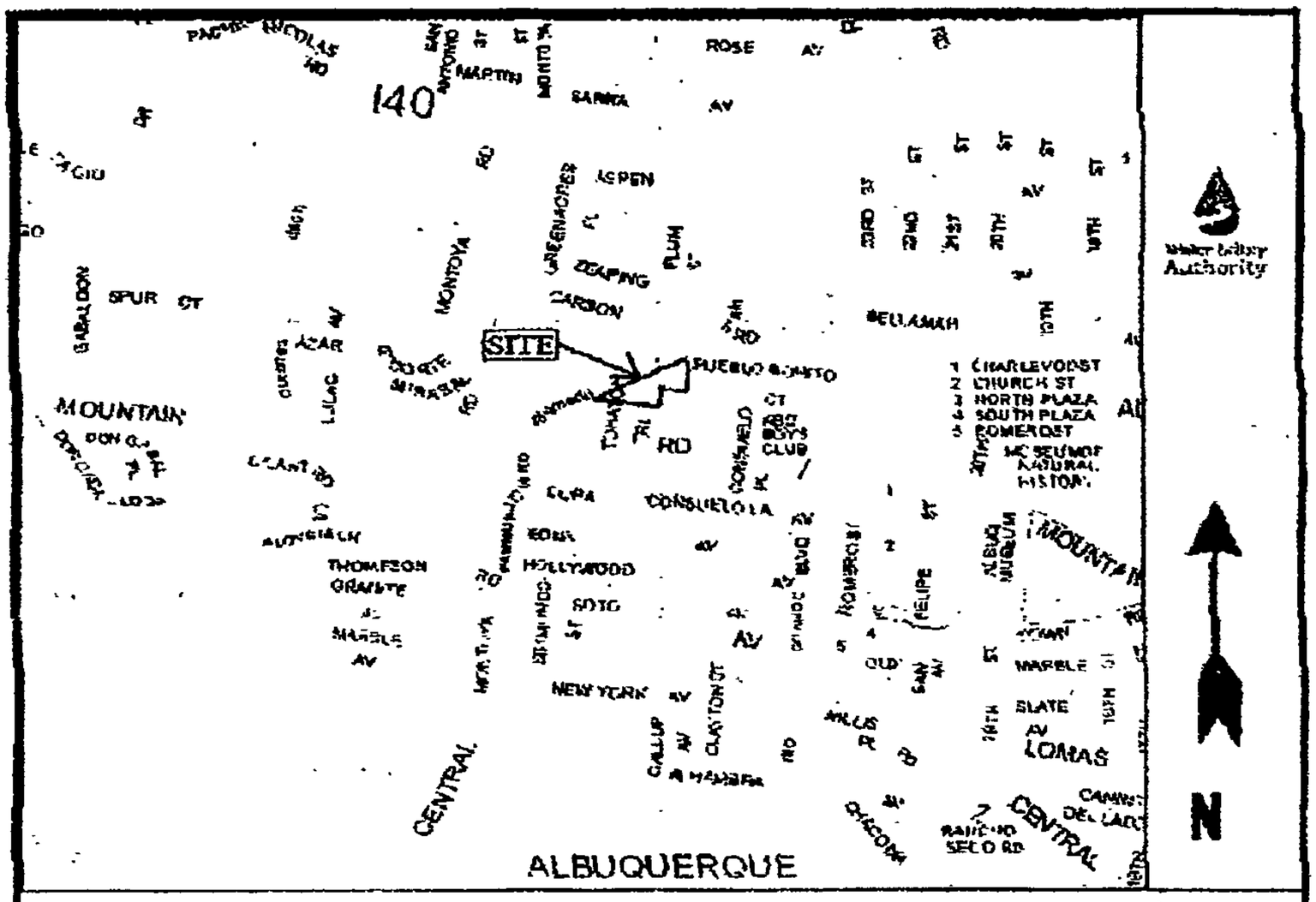
Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

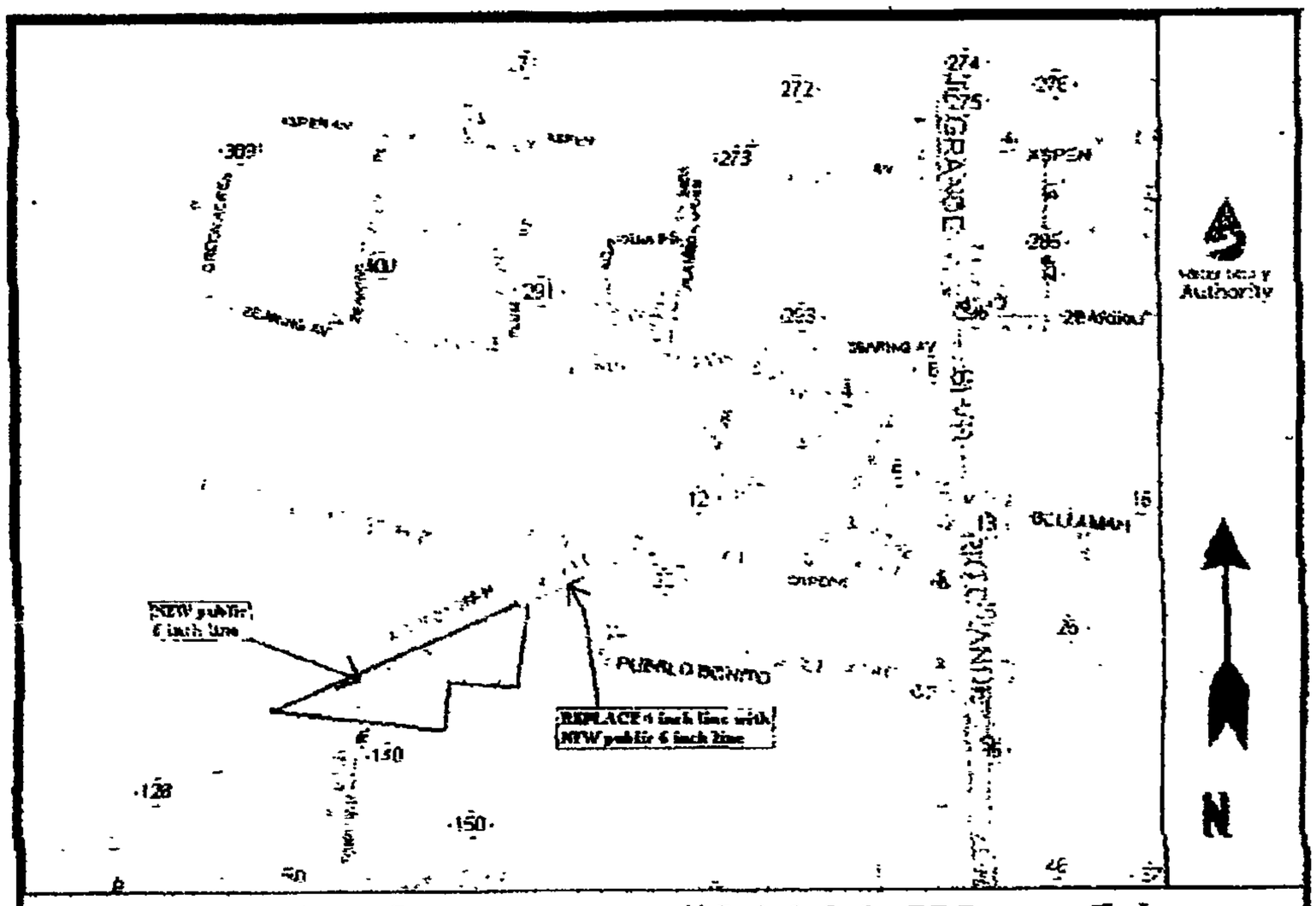
Mark S. Sanchez
Executive Director

Encl: Site and Infrastructure Maps (3)

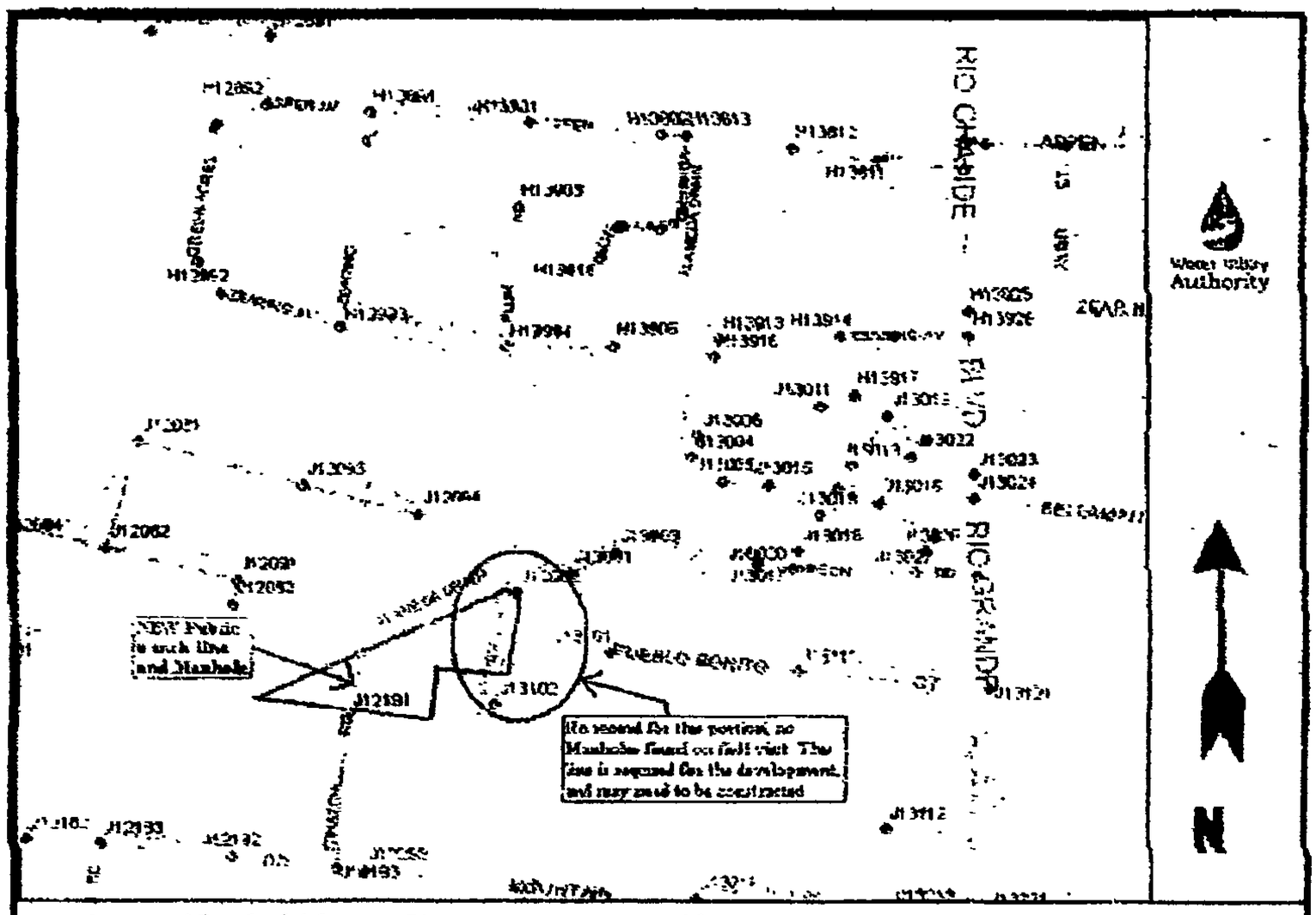
DRB 1007971
f/ Availability J-12



Availability Statement #91101-Site Map



Availability Statement #91101-Water Lines



Availability Statement #91101-Sewer Lines

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC)

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

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A
- ___ 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): HIGH MESA CONSULTING GROUP PHONE: 345-4250
ADDRESS: 6010-B Midway Park BLVD NE FAX: 345-4254
CITY: Albuquerque STATE NM ZIP ~~87122~~ 87112 E-MAIL: ccala@highmesacg.com

APPLICANT: Melcor Zamora PHONE:
ADDRESS: 2000 Eastridge Dr. NE FAX:
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: Owner List all owners: Marcella Hoefner, Viola Ulibarri

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

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

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

Lot or Tract No. Lot 2 Block: n/a Unit: n/a
Subdiv/Addn/TBKA: Lands of Delfie P. Sanchez
Existing Zoning: R-1 Proposed zoning: Same MRGCD Map No
Zone Atlas page(s): J-12 UPC Code: 101305800247421971

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1007971

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? n/a
No. of **existing** lots: 1 No. of **proposed** lots: 4 Total site area (acres): 1.64 AC +/-
LOCATION OF PROPERTY BY STREETS: On or Near: Carson RD NW
Between: Alameda Drain and Rio Grande BLVD NW

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

SIGNATURE DATE 7/19/2013
(Print Name) Guy Jackson for Chuck Cala Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
13DRB - 70631	EPP		$ 50.00
	CMF		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date July 31, 2013

7-19-13
Staff signature & Date

Project # 1007971

FORM S(3): SUBDIVISION - . 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~~ MINOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

X Preliminary Plat reduced to 8.5" x 11"
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Copy of DRB approved infrastructure list
N/A Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
X 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.

Guy Jackson PE for Chuck Carlo
Applicant name (print)

7/19/13
Applicant signature / date

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

Application case numbers
13 - DRB -
- -
- -

Form revised **October 2007**

7-19-13
Planner signature / date

Project # 1007971

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 129

04/25/2012 Issued By: BLDAVM 144115

Application Number: **12DRB-70129**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE

Project Number: 1007971

Applicant
MELCOR ZAMORA

2000 EASTRIDGE DR NE
ALBUQUERQUE NM 87112

Agent / Contact
HIGH MESA CONSULTING GROUP
SHUCK CALA
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109
505-345-4250

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$425.00**
	TOTAL:	**$445.00**

City of Albuquerque Treasury
Date:4/25/2012 Office:ANNEX
Stat ID:WS000006 Cashier:TRSASR
Batch: 124 Trans #:31
Permit: 2012070129
Receipt Num 00009768
Payment Total:$445.00

0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$425.00
	Check Tendered :	$445.00

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert of Appropriateness (LUCC) — L

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

ZONING & PLANNING — Z
- ___ 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... — A
- ___ 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): HIGH MESA CONSULTING GROUP PHONE: 345-4250
ADDRESS: 6010-B Midway Park BLVD NE FAX: 345-4254
CITY: Albuquerque STATE NM ZIP ~~87122~~ 87112 E-MAIL: ccala@highmesacg.com

APPLICANT Melcor Zamora PHONE ___
ADDRESS 2000 Eastridge Dr. NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL ___
Proprietary interest in site: Owner List all owners: Marcella Hochine, Viola Ulibarri

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

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

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

Lot or Tract No. Lot 2 Block: n/a Unit n/a
Subdiv/Addn/TBKA Lands of Della P. Sanchez
Existing Zoning: R-1 Proposed zoning: Same MRGCD Map No ___
Zone Atlas page(s) J-12 UPC Code: 101305800247421971

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1007971

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? n/a
No. of **existing** lots 1 No. of **proposed** lots: 4 Total site area (acres): 1.64 AC +/-
LOCATION OF PROPERTY BY STREETS: On or Near: Carson RD NW
Between: Alameda Drain and Rio Grande Blvd NW

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

SIGNATURE ___ DATE 7/19/2013
(Print Name) Guy Jackson for Chuck Cala Applicant: ☐ Agent ☐

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

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

Application case numbers	Action	S.F.	Fees
13DRB - 70631	EPP		$ 50.00
	CMF		$ 20.00
			$
			$
			$
		Total	$ 70.00

Hearing date July 31, 2013

7-19-13
Staff signature & Date

Project # 1007971

FORM S(3): SUBDIVISION - D.R.B. TING (UNADVERTISED) OR INTERNAL R(NG

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~~ MINOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

X Preliminary Plat reduced to 8.5" x 11"
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Copy of DRB approved infrastructure list
N/A Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
X 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.

Guy Jackson PE for Chuck Cala
Applicant name (print)

7/19/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB -
- -
- -

7-19-13
Planner signature / date

Project # 1007971

GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

July 19, 2013

Mr. Jack Cloud
Chairman –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Notification of Application for Request of Preliminary Plat Extension for Lots 2A, 2B, 2C & 2D, Lands of Della (approx. 1.6363AC), Albuquerque, NM (DRB Project No. 1007971) located at 230 Tohatchi Trail, NW, Albuquerque, NM
Zone Atlas Page J-12/13

Dear Mr. Cloud:

The intention of this letter is to request a one-year extension of the preliminary plat approval for the for the proposed 4 lot subdivision referenced above. The reason and justification for the request is to allow the owner additional time to secure the financial guaranty as required for the SIA. Current economical conditions for housing starts have impacted the owner's decision to obtain the financial guarantee prior to the expiration of the preliminary plat. Currently, the Work Order Drawings are approved pending the owner's securing the financial guarantee and the execution of the SIA.

In addition of the extension request of the plat, we are also requesting the extension of the design variances and the sidewalk waiver that were also approved with the preliminary plat.

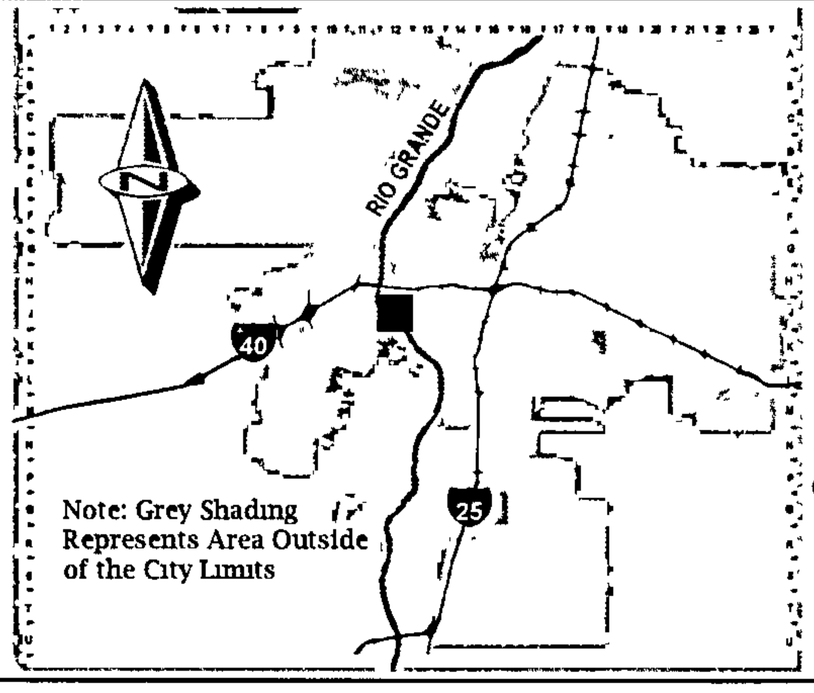
Thank you for your consideration.
Please call or write if you have any questions or comments.
Sincerely,

Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426

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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

VICINITY MAP J-12/J-13

SCALE: 1" = 750'

PLAT OF
LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012

MELCOR ZAMORA, STELLA ZAMORA, MARCELLA HOEHNE, VIOLA ULIBARRI
OWNER

PROJECTED
SEC. 13, T 10 N, R 2 E, N.M.P.M.
LOCATION

LANDS OF DELLA P. SANCHEZ
SUBDIVISION

COUNTY CLERK FILING DATA

DESCRIPTION

Lot 2, Lands of Della P. Sanchez, Albuquerque, New Mexico as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 09, 1999, Book 99C, Page 81, Document #1999048107.

DRB PROJECT NUMBER 1007971

APPLICATION NUMBER DRB09-70296

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO — DATE

ABCWUA — DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO — DA

A.M.A.F.C.A. — DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO — DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO — DATE

4-17-12
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO — DATE

5-21-12
PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE

5-15-12
QWEST CORPORATION d/b/a CENTURYLINK QC — DATE

5-21-2012
NEW MEXICO GAS COMPANY — DATE

05-15-12
COMCAST CABLE VISION OF NEW MEXICO, INC. — DATE

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that We hold complete and indefeasible title in fee simple to the land subdivided, hereon.

4-13-12
Melcor Zamora, (1/2 Interest) — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Melcor Zamora.

Notary Public

OFFICIAL SEAL
Helen O Quintana
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: May 25, 2015

4/13/2012
Marcella Hoehne, (1/4 interest) — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Marcella Hoehne.

Notary Public

OFFICIAL SEAL
Helen O. Quintana
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: May 25, 2015

4-13-2012
Viola Ulibarri, (1/4 interest) — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 13th day of April, 2012, by Viola Ulibarri.

Notary Public

OFFICIAL SEAL
Helen O. Quintana
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: May 25, 2015

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. 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.
3. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, 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 the 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 the 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 the National Electric Safety Code by construction or pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electrical transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') 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 nor 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.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

3-26-2012
Date

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2010.032.2 PLAT

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2012

Notes:

1. A boundary survey was performed in September, 2010. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 13, Township 10 North, Range 2 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.G.R.S. Control Station "13-J12".
5. Record bearings and distances are shown in parenthesis.
6. No street mileage was created by this plat
7. The purpose of this plat is to:
   a. Create 4 (four) residential lots from Lot 2, Lands of Della P. Sanchez.
   b. Grant the public roadway, ABCWUA public sanitary sewer and public water line, public utility and private access easements, as shown.
8. The following documents and instruments were used for the performance and preparation of this survey:
   a. Plat of Lands of Della P. Sanchez, filed 04-09-1999, Book 99C, Page 81, Records of Bernalillo County, New Mexico.
   b. Plat of Tohatchi Addition, filed 01-05-1939, Book C1, Page 61, Records of Bernalillo County, New Mexico.
   c. Plat of Tohatchi Addition, filed 02-13-2001, Book 2001C, Page 51, Records of Bernalillo County, New Mexico
   d. Plat of Tohatchi Addition, filed 01-14-2009, Book 2009C, Page 12, Records of Bernalillo County, New Mexico.
   e. Plat of Land of Tony Griego, filed 07-22-1977, Book B13, Page 59, Records of Bernalillo County, New Mexico.
   f. Warranty Deed filed 02-21-2006, Book A112, Page 3839, Doc. #2006023933, Records of Bernalillo County, New Mexico.
   g. Quitclaim Deed filed 02-21-2006, Book A112, Page 3837, Doc. #2006023931, Records of Bernalillo County, New Mexico.
   h. Quitclaim Deed filed 09-26-2001, Book A25, Page 1655, Doc. #2001113400, Records of Bernalillo County, New Mexico.
   i. Boundary Survey of Lot 2, Lands of Della P. Sanchez conducted by this firm dated 10-29-2010 (unrecorded).
   j. Receipt and Conveyance filed 03-07-1933, Book 115, Page 104, Doc. #59141, Records of Bernalillo County, New Mexico.
   k. Alameda Drain Plan and Profile Sheets A-300 and A-301, dated 07-10-1930, Records of M.R.G.C.D.
9. Gross subdivision acreage = 1.6396 acres.
10. Current Zoning on site is R1, based upon review of the City of Albuquerque Zone Atlas.
11. 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 erected on the lots or parcels within the area of the proposed plat.
12. Lots 2-A, 2-B, 2-C and 2-D platted hereon are served by the License Agreement issued by the Middle Rio Grande Conservancy District, License No. 2-033-2012.
13. A License Agreement has been issued by the Middle Rio Grande Conservancy District to the Albuquerque Bernalillo County Water Utility Authority, License No. 2-034-2012.
14. Individual Grading and Drainage Plans will be required for each lot prior to Building Permit Approval.

KEYED NOTES

EXISTING EASEMENTS

(1) 15' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 08-27-1997, BOOK 97-23, PAGE 4183, DOC. #1997088165

(2) 10' PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED BY PLAT 99C-81

(3) 25' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT 99C-81

(4) 5' POWER AND COMMUNICATION EASEMENT GRANTED BY PLAT 99C-81

(5) 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, LANDS OF DELLA P. SANCHEZ GRANTED BY DOCUMENT FILED 05-15-2000, BOOK A5, PAGE 6704, DOC. #2000046888

NEW EASEMENTS

(6) ABCWUA PUBLIC PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT

(7) PUBLIC ROADWAY EASEMENT, ABCWUA PUBLIC SANITARY SEWER, PUBLIC WATER LINE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

(8) 20' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2-C.

(9) PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

(10) PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2-C.

MONUMENTS

(A) FOUND 1" IRON PIPE, TAGGED W/WASHER STAMPED "NMPS 11184"

(B) FOUND #4 REBAR W/CAP STAMPED "NMPS 8127", TAGGED W/WASHER STAMPED "NMPS 11184"

(C) FOUND #4 REBAR W/CAP, ILLEGIBLE, TAGGED W/WASHER STAMPED "NMPS 11184"

(D) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(E) FOUND 3/4" IRON PIPE, NOT HONORED (N 09°27'11" E 0.8')

(F) FOUND #4 REBAR W/CAP STAMPED "PS 11483", NOT HONORED (N 74°13'18" E 0.5')

(G) FOUND 1 1/2" IRON PIPE (ON LINE)

(H) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4280 • FAX: 505.345.4254 • www.highmesacg.com
JOB #2010.032.2 PLAT

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2012

SCALE: 1" = 40'

40 0 80

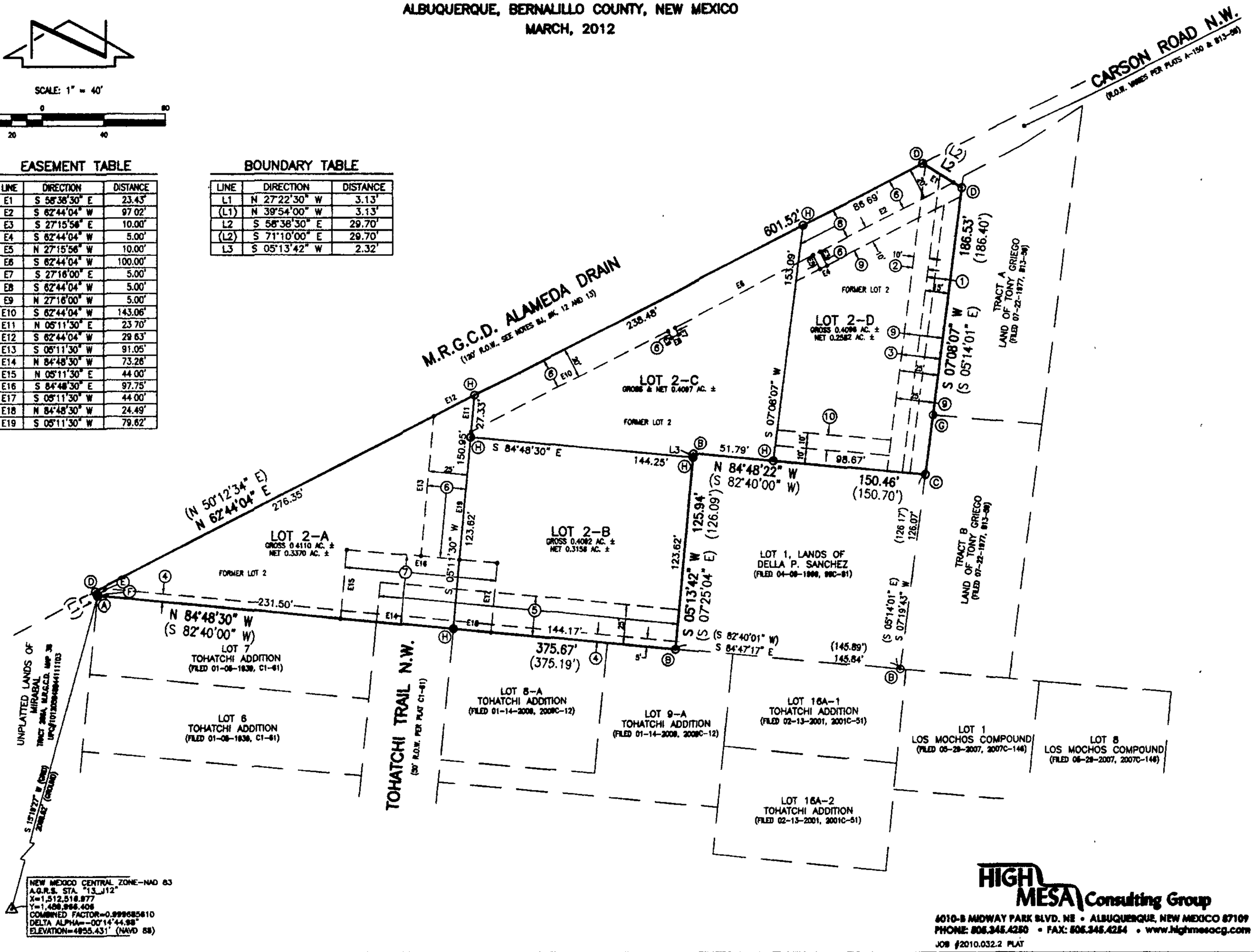
20 40

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	S 58°38'30" E	23.43'
E2	S 62°44'04" W	97.02'
E3	S 27°15'56" E	10.00'
E4	S 62°44'04" W	5.00'
E5	N 27°15'56" W	10.00'
E6	S 62°44'04" W	100.00'
E7	S 27°16'00" E	5.00'
E8	S 62°44'04" W	5.00'
E9	N 27°16'00" W	5.00'
E10	S 62°44'04" W	143.06'
E11	N 05°11'30" E	23.70'
E12	S 62°44'04" W	29.63'
E13	S 05°11'30" W	91.05'
E14	N 84°48'30" W	73.26'
E15	N 05°11'30" E	44.00'
E16	S 84°48'30" E	97.75'
E17	S 05°11'30" W	44.00'
E18	N 84°48'30" W	24.49'
E19	S 05°11'30" W	79.62'

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 27°22'30" W	3.13'
(L1)	N 39°54'00" W	3.13'
L2	S 58°38'30" E	29.70'
(L2)	S 71°10'00" E	29.70'
L3	S 05°13'42" W	2.32'



NEW MEXICO CENTRAL ZONE-NAD 83
A.G.R.S. STA. "13_J12"
X=1,512,518.977
Y=1,488,994.406
COMBINED FACTOR=0.99965610
DELTA ALPHA=-00°14'44.98"
ELEVATION=4855.431' (NAVD 88)

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2010.032.2 PLAT

7. **Project# 1003991**
12DRB-70213 EXT OF SIA FOR TEMP DEFR SDWK CONST

VUELO LLC request(s) the above action(s) for all or a portion of Lot(s) 1-26 AND TRACT A, **SAGE RANCH** zoned RLT, located on SNOW VISTE BETWEEN SAGE AND BENAVIDES containing approximately 3.7442 acre(s). (M-9)**DEFERRED TO 8/8/12 AT THE AGENT'S REQUEST.**

8. **Project# 1004688**
12DRB-70215 EXT OF SIA FOR TEMP DEFR SDWK CONST

ULTIMA HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1-8 PLAT OF, **PINION ENCANTADA** zoned RA-2, located on PINION ENCANTADA TRAIL OFF OF RIO GRANDE containing approximately 1.9 acre(s). (G12-G13) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1007971**
12DRB-70129 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF DELLA P. SANCHEZ** zoned R-1, located on CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE containing approximately 1.64 acre(s). (J-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/1/12, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

10. **Project# 1009239**
12DRB-70216 VACATION OF PRIVATE EASEMENT
12DRB-70187 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for DAVID SOBCZAK request(s) the above action(s) for all or a portion of Lot(s) 12-A, Block(s) 5, **J.W VAN CLEAVE HOMESTEAD ADDITION** zoned C-3, located on TRUMBULL SE AND GENERAL CHENNAULT containing approximately .95 acre(s). (L-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VERIFICATION OF REMOVAL OF ENCROACHMENT AND AGIS DXF.**

11. **Project# 1009357**
12DRB-70222 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for MICHAEL PEREZ request(s) the above action(s) for all or a portion of Lot(s) 1 AND 2, **SYDNEY PLACE** zoned RA-2, located on SYDNEY BETWEEN RIO GRANDE AND 12TH containing approximately .2107 acre(s). (G-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED,**

July 31-2013

2010.032.2 Plat

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- X Variance (Non-Zoning)

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

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

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

V

P

D

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): High Mesa Consulting Group PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ccala@highmesacg.com

APPLICANT: Melcor Zamora PHONE: 505-294-3737
ADDRESS: 2000 Eastridge Drive NE FAX:
CITY: Albuquerque STATE NM ZIP 87112 E-MAIL:
Proprietary interest in site: Owner **List all owners:** Marcella Hoehne, Viola Ulibarri

DESCRIPTION OF REQUEST: Request for Preliminary Plat approval to create four residential lots, including the necessary related Subdivision Design Variances

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

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

Lot or Tract No. Lot 2 Block: n/a Unit: n/a
Subdiv/Addn/TBKA: Lands of Della P. Sanchez
Existing Zoning: R-1 Proposed zoning: same MRGCD Map No n/a
Zone Atlas page(s): J-12 UPC Code: 101305800247421971

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1007971

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? n/a
No. of **existing** lots: 1 No. of **proposed** lots: 4 Total area of site (acres): 1.64 Ac. +-
LOCATION OF PROPERTY BY STREETS: On or Near: Carson Road NW
Between: Alameda Drain and Rio Grande Blvd. NW

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

SIGNATURE [signature] DATE 4/24/2012
(Print) Chuck Cala, High Mesa Consulting Group Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers		Action	S.F.	Fees
12 DRB	-70129	P&F		$ 425.00
		CMF		$ 20.00
12 DRB	-70130	SW		$ Ø
12 DRB	-70131	SDV		$ Ø
				$
				Total $ 445.00

Hearing date May 23, 2012

4-25-12
Planner signature / date

Project # 1007971

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.**

N/A 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
✓ 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.

Chuck Cala
Applicant name (print)

Applicant signature / date 4/24/12

Form revised **October 2007**

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

Application case number(s)
12 - DRB - 70129
__ - __ - __
__ - __ - __

4-25-12
Planner signature / date

Project # 1007971

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.

Chuck Cala
Applicant name (print)

4/24/12
Applicant signature / date

Form revised 4/07

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

Application case numbers
12 - DRB - 70130
12 - DRB - 70131
- -

4-25-12
Planner signature / date

Project # 1007971

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 May 8, 2012 To May 23, 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) 4/25/12 (Date)

I issued 2 signs for this application, _____ (Date) 4-25-12 (Staff Member)

DRB PROJECT NUMBER: 1007971

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — V
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert of Appropriateness (LUCC) — L

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

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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) High Mesa Consulting Group PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ccala@highmesacg.com

APPLICANT: Melcor Zamora PHONE: 505-294-3737
ADDRESS: 2000 Eastridge Drive NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: ___
Proprietary interest in site: Owner List all owners: Marcella Hoehne, Viola Ulibarri

DESCRIPTION OF REQUEST: Request for Preliminary Plat approval to create four residential lots, including the necessary related Subdivision Design Variances

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

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

Lot or Tract No Lot 2 Block: n/a Unit: n/a
Subdiv/Addn/TBKA: Lands of Della P. Sanchez
Existing Zoning: R-1 Proposed zoning: same MRGCD Map No n/a
Zone Atlas page(s): J-12 UPC Code: 101305800247421971

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1007971

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? n/a
No. of existing lots. 1 No. of proposed lots. 4 Total area of site (acres): 1.64 Ac. +-
LOCATION OF PROPERTY BY STREETS: On or Near: Carson Road NW
Between: Alameda Drain and Rio Grande Blvd. NW

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

SIGNATURE [signature] DATE 4/24/2012
(Print) Chuck Cala, High Mesa Consulting Group Applicant. ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12 DRB - 70129	P&F		$ 425.00
	CMF		$ 20.00
12 DRB - 70130	SW		$ Ø
12 DRB - 70131	SDV		$ Ø
			$
			Total $ 445.00

Hearing date May 23, 2012

4-25-12
Planner signature / date

Project # 1007971

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.**

N/A 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
✓ 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

Chuck Cala
Applicant name (print)

4/24/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70129
__ - __ - __
__ - __ - __

4-25-12
Planner signature / date

Project # 1007971

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.

Chuck Cala
Applicant name (print)

4/24/12
Applicant signature / date

Form revised 4/07

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

Application case numbers
12 - DRB - 70130
12 - DRB - 70131
___ - ___ - ___

4-25-12
Planner signature / date

Project # 1007971

HIGH MESA Consulting Group

2010.032.2
April 24, 2012

Jack Cloud
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Preliminary Plat Approval
Proposed Lots 1-A, 2-A, 3-A and 4-A, Lands of Della P. Sanchez (DRB Project No. 1007971)

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3), and Supplemental Form V, along with the related fees
- Six (6) copies of the Preliminary Plat
- APS Pre-Development Facilities Fee Agreement
- City of Albuquerque Zone Atlas C-20 with site indicated
- Site Survey (to serve as site sketch)
- Six (6) copies of the infrastructure list
- Six (6) copies of the Sidewalk Waiver Justification and Exhibit
- Twenty-four (24) copies of the Subdivision Design Variances and Exhibit
- Neighborhood Association Notification Letters

On behalf of our clients, we are requesting Preliminary Plat Approval of a platting action which creates four residential lots from an existing single tract of land. In addition, related Subdivision Design Variances and a Sidewalk Waiver are also hereby submitted concurrently by Guy Jackson & Associates, LLC. Please schedule these items for the next appropriate Development Review Board hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to contact our office.

Sincerely,

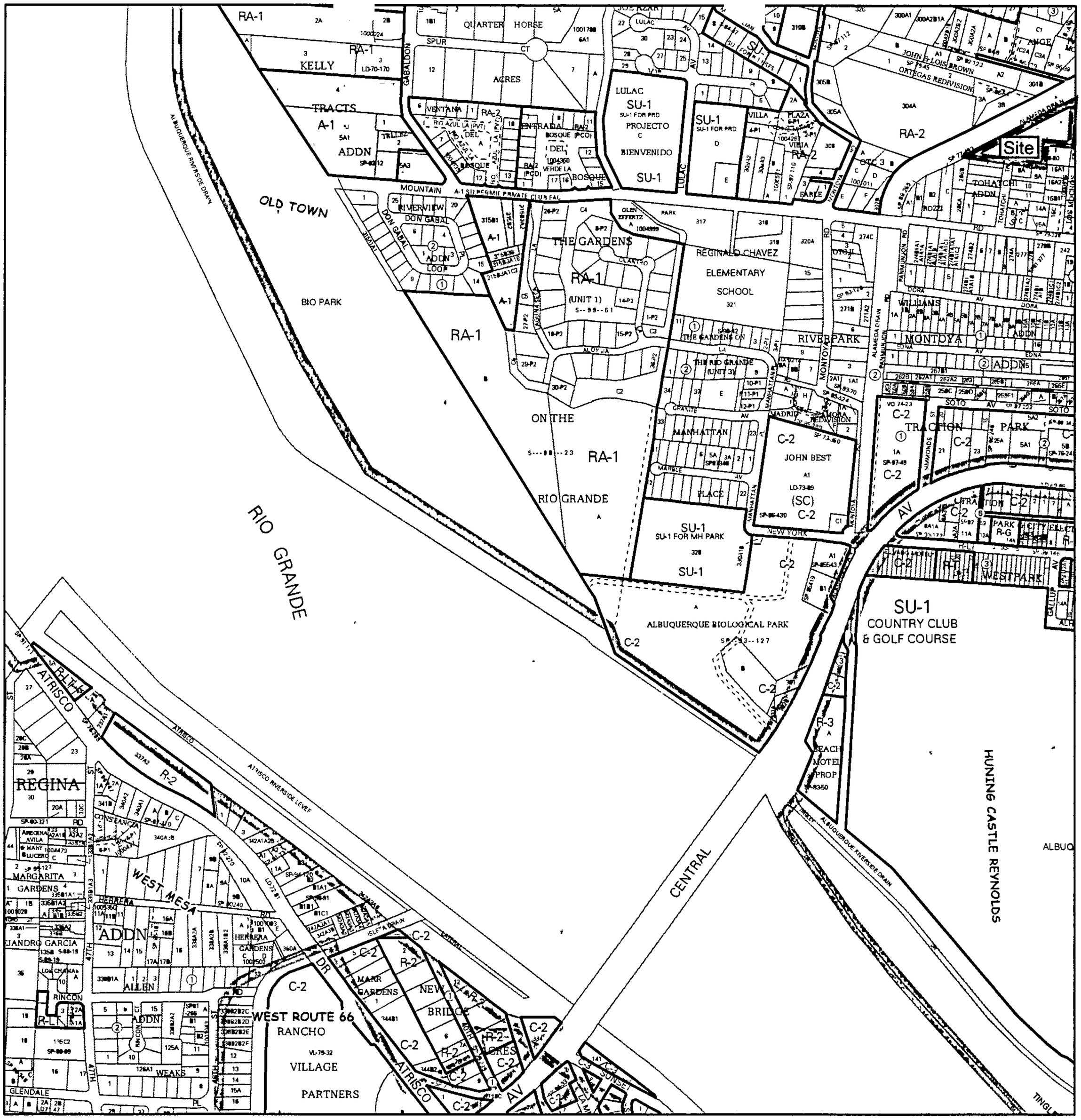
HIGH MESA CONSULTING GROUP

Charles G. Cala, Jr., P.S.
Vice President

CGC
Enclosures

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White

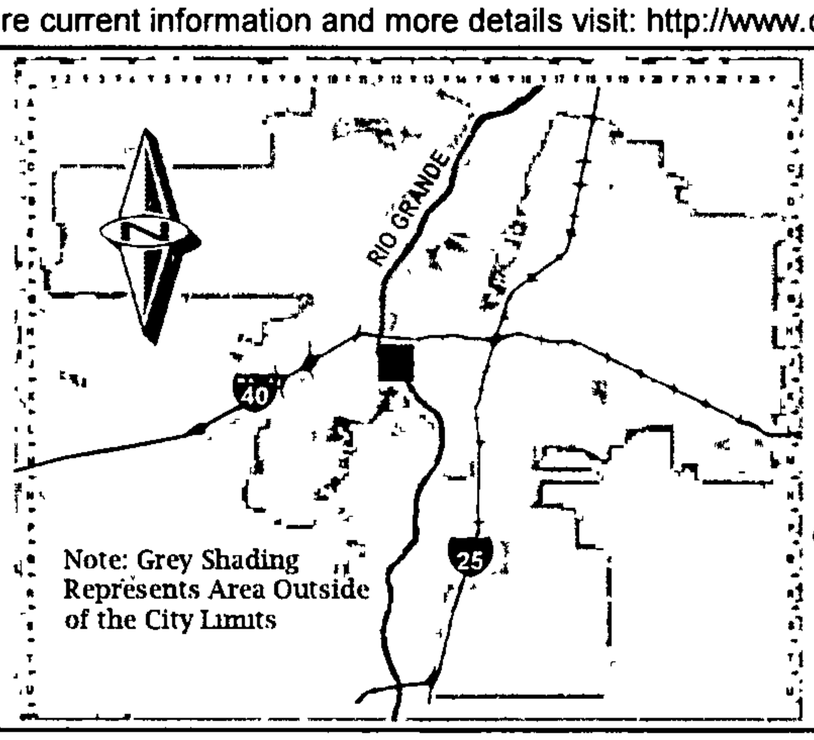
6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 • Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Melcor Zamora, 2000 Eastridge Drive NE, Albuquerque, NM 87112 ("Developer") effective as of this 19th day of April, 2012, and pertains to the subdivision commonly known as and more particularly described as Lots 1-A, 2-A, 3-A and 4-A, Lands of Della P. Sanchez (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Melcor Zamora, Owner

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Charles G. Cala Jr.
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-8-2013

This instrument was acknowledged before me on April 20, 2012 by Melcor Zamora as owner _____ _____of _____, a corporation.

(Seal)

Notary Public

My commission expires: 5-8-2013

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facilities Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on April 23, 2012, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2012

Timothy Tessendorf

From: Gaulden, Tim H. <tgaulden@cabq.gov>
Sent: Tuesday, April 24, 2012 4:20 PM
To: Timothy Tessendorf
Subject: RE: DRB 1007971 Lands of Della P. Sanchez
Attachments: "AVG certification".txt

The DXF has been approved

Tim Gaulden
GIS Coordinator
(505) 924-3805

Albuquerque Geographic Information System

From: Timothy Tessendorf [mailto:TTessendorf@highmesacg.com]
Sent: Monday, April 23, 2012 3:11 PM
To: Gricius, Michelle A; Sammons, Joshua R.; Gaulden, Tim H.
Cc: Charles Cala
Subject: DRB 1007971 Lands of Della P. Sanchez

Lots 2-A, 2-B, 2-C and 2-D, Lands of Della P. Sanchez

New Mexico State Plane Coordinates – NAD 83

Grid Bearings

Ground Distance

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

Timothy N. Tessendorf, P.S.
Technical Manager

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
ttessendorf@highmesacg.com

7011 1570 0002 0257 6939

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 87104

OFFICIAL USE

Postage	$ $0.85	0109
Certified Fee	$2.95	08
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	APR 25 2012
Total Postage & Fees	$ $6.15	04/25/2012

ACADAMY STA ALBUQUERQUE NM 87109

Sent To SARA FISHER
Street, Apt. No.; or PO Box No. 255 Constitution NW
City, State, ZIP+4 ABQ NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

7011 3500 0 0257 6922

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 87104

OFFICIAL USE

Postage	$ $0.85	0109
Certified Fee	$2.95	08
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	APR 25 2012
Total Postage & Fees	$ $6.15	04/25/2012

ACADAMY STA ALBUQUERQUE NM 87109

Sent To Anna Padilla MD USPS
Street, Apt. No.; or PO Box No. 2633 Marble Ave NW
City, State, ZIP+4 ABQ, NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D
LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2012

EXHIBIT A

5-23-12

SCALE 1"=40'

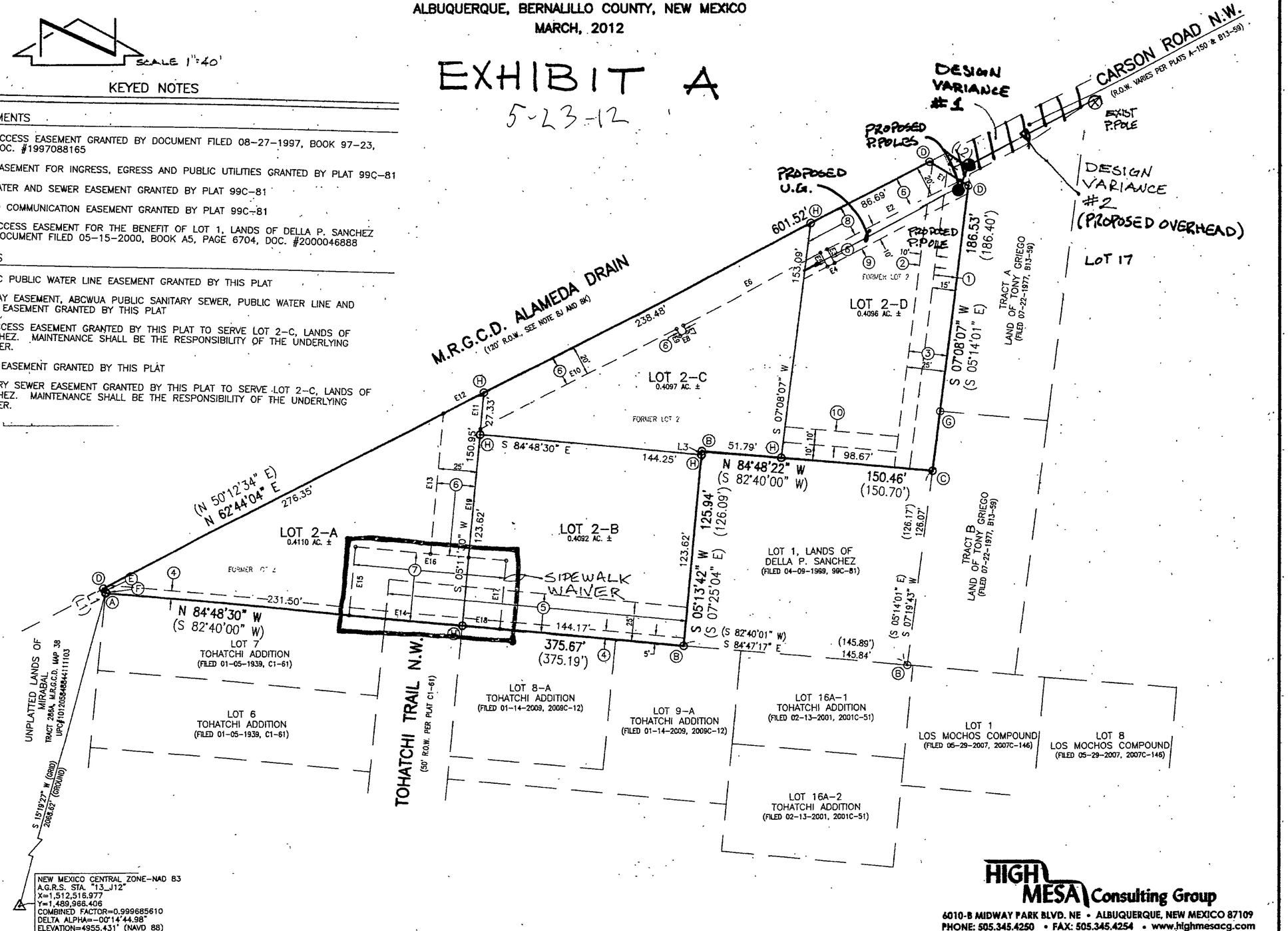
KEYED NOTES

EXISTING EASEMENTS

1. 15' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 08-27-1997, BOOK 97-23, PAGE 4183, DOC. #1997088165
2. 10' PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED BY PLAT 99C-81
3. 25' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT 99C-81
4. 5' POWER AND COMMUNICATION EASEMENT GRANTED BY PLAT 99C-81
5. 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, LANDS OF DELLA P. SANCHEZ GRANTED BY DOCUMENT FILED 05-15-2000, BOOK A5, PAGE 6704, DOC. #2000046888

NEW EASEMENTS

6. ABCWUA PUBLIC PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
7. PUBLIC ROADWAY EASEMENT, ABCWUA PUBLIC SANITARY SEWER, PUBLIC WATER LINE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
8. 20' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
9. PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
10. PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.



NEW MEXICO CENTRAL ZONE-NAD 83
A.G.R.S. STA. "13_J12"
X=1,512,516.977
Y=1,489,966.406
COMBINED FACTOR=0.999685610
DELTA ALPHA=-00°14'44.98"
ELEVATION=4955.431' (NAVD 88)

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2010.032.2 PLAT

4/25/12

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

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

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

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)

V 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, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): DAVID ZAMORA PHONE: 235-0529
ADDRESS: 2000 EASTRIDGE NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: TAJIQUE@GMAIL.COM

APPLICANT: MELCOR ZAMORA PHONE: 294-3737
ADDRESS: 2000 EASTRIDGE NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: TAJIQUE@GMAIL.COM
Proprietary interest in site: OWNER List all owners: MELCOR ZAMORA, MARCELLA HOEHNE, VIOLA ULIBARRI

DESCRIPTION OF REQUEST:
CREATE 4 LOTS FROM 1 EXISTING LOT

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

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

Lot or Tract No. LOT 2 ~~LANDS OF DELLA P. SANCHEZ~~ Block: ___ Unit: ___
Subdiv/Addn/TBKA: LANDS OF DELLA P. SANCHEZ
Existing Zoning: R-1 Proposed zoning R-1 MRGCD Map No 38
Zone Atlas page(s) J12 UPC Code: 101305800247421371

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App, DRB-, AX_,Z_, V_, S_, etc.): DRB 97-527

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No of **existing** lots: 1 No. of **proposed** lots. 4 Total area of site (acres). 1.6363
LOCATION OF PROPERTY BY STREETS. On or Near: TOHATCHI TRL. NW
Between RIO GRANDE BLVD and MONTOYA NW

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

SIGNATURE [signature] DATE 09-11-2009
(Print) DAVID ZAMORA Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

NA ☐ **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
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
09DRB - - 70246	SK		$ 0
- -			$
- -			$
- -			$
- -			$
		Total	$ 0

Hearing date September 23, 2009

9.11.09
Planner signature / date

Project # 1007971

FORM S(3): SUBDIVISION - D...B. MEETING (UNADVERTISED) ... 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.

MELCOR ZAMORA
Applicant name (print)

Applicant signature / date

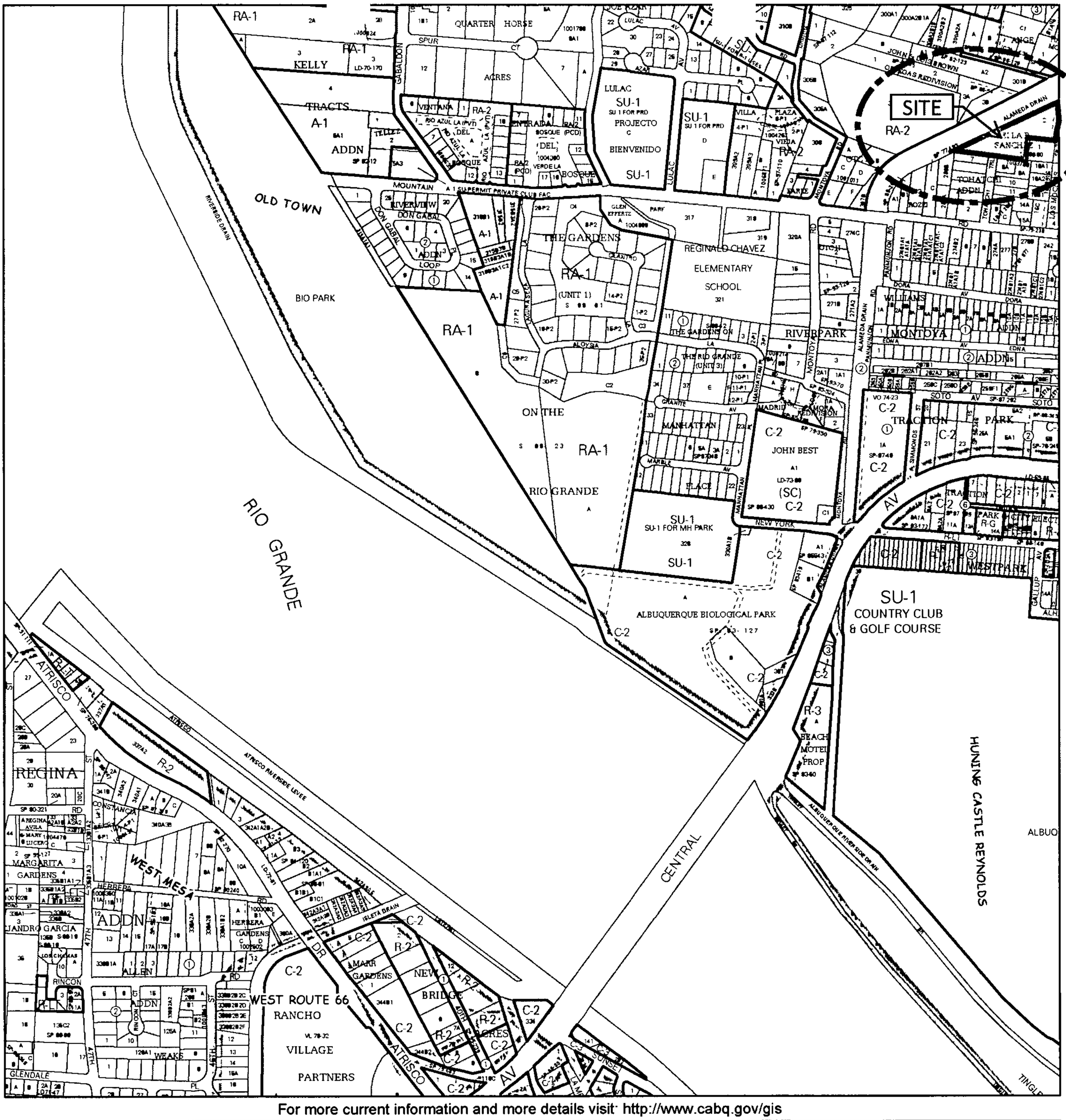
Form revised **October 2007**

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

Application case numbers
09DRB - [redacted] 70296
___ - ___ - ___
___ - ___ - ___

9.11.09
Planner signature / date

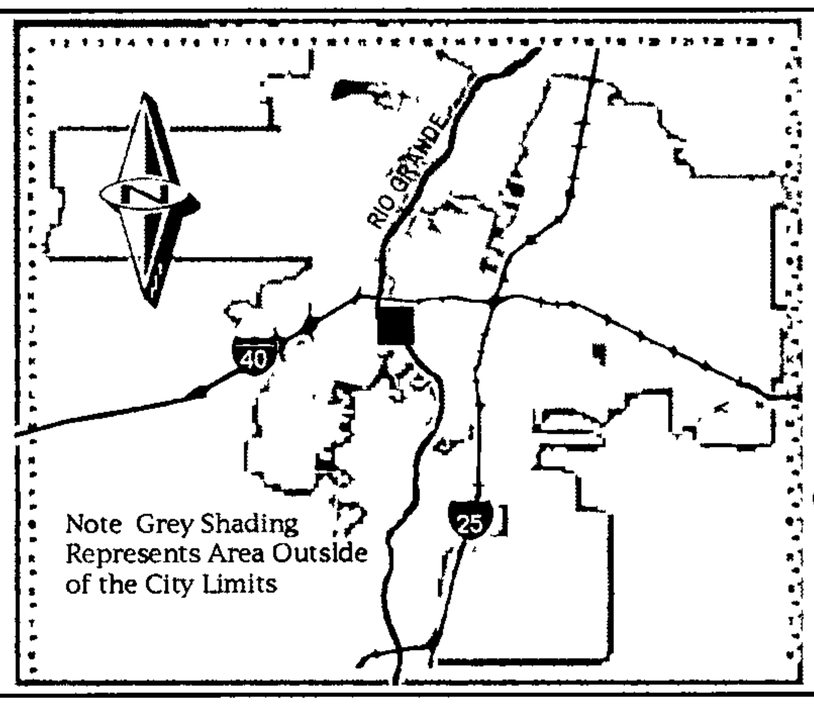
Project # 1007971



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

September 7, 2009

PROPOSED SUBDIVISION FOR LOT 2 LANDS OF DELLA P. SANCHEZ

The purpose and intent of the proposed subdivision is to divide Lot 2 Lands of Della P. Sanchez into 4 equal sized lots. The property currently has 3 owners and we wish to create 4 separate lots that clearly define ownership.

The property was originally comprised of MRGCD Tracts 275, 287A and 302B on MRGCD Map 38. In April of 1999 it was platted into Lots 1 and 2 of the Lands of Della P. Sanchez (DRB Case # 97-527).

The lot is vacant and is bounded by the Alameda Drain on the North and West, Tohatchi Addition on the South and the Lands of Tony Griego on the East. Currently we have access to the lot from either Tohatchi Trail NW on the South or Carson Road NW on the North. There is an existing house on Lot 1 that has access from existing 25' easements along the East and South boundary of Lot 2.

This property has been in our family for 3 generations, and we would like to keep the nature of the property very secluded and private as it currently exists. Thank you for your consideration with this proposed subdivision.

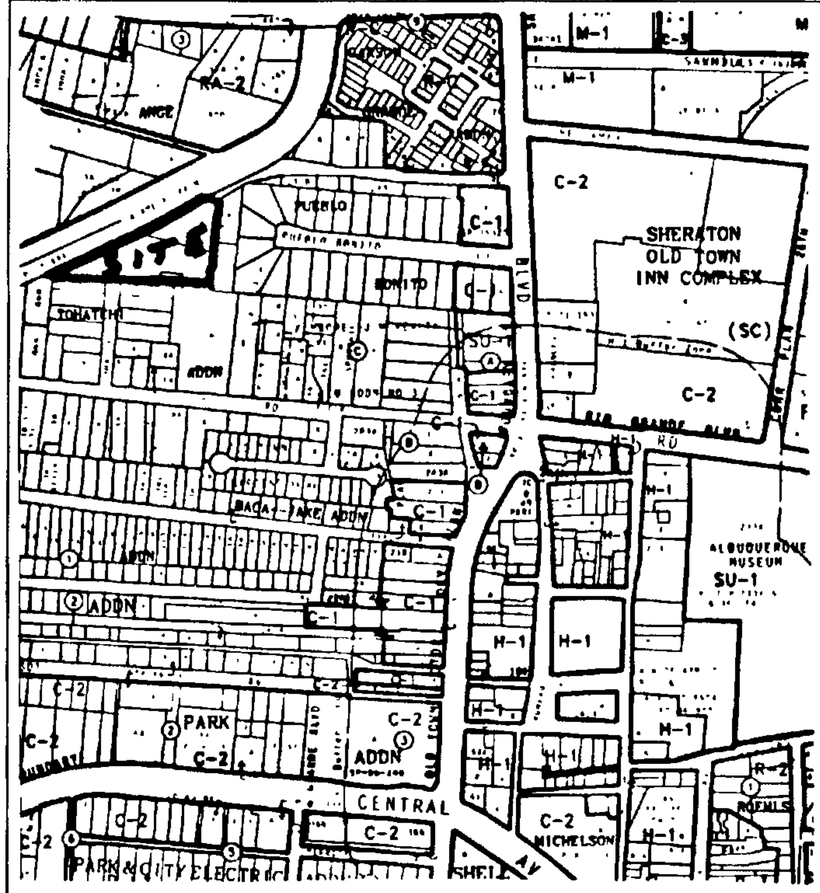
Sincerely,

Melcor Zamora

PLAT OF LOTS 1 AND 2 OF THE LANDS OF DELLA P. SANCHEZ

COMPRISING TRACTS 275, 287-A, AND 302-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT, PROPERTY MAP 38, SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERUQE, BERNALILLO COUNTY, NEW MEXICO

SURVEY AUGUST 11, 1998



VICINITY MAP

NO SCALE

DRB CASE #: 97-527
ZONE ATLAS PAGE #. J-13-Z
TALOS LOG #: 98082011550313

SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE:	2.0655 ACRES MORE OR LESS
TOTAL NUMBER OF LOTS CREATED:	2 NEW LOTS FROM 3 MRGCD TRACTS
DATE OF SURVEY:	AUGUST 11, 1998
MILES OF FULL-WIDTH STREETS CREATED:	0 MILES
MILES OF HALF-WIDTH STREETS CREATED:	0 MILES
ACREAGE OF FULL-WIDTH STREETS CREATED.	0 ACRES
ACREAGE OF HALF-WIDTH STREETS CREATED:	0 ACRES

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REMOVE THE MRGCD TRACT LINES AND TO CREATE 2 NEW LOTS (LOTS 1 AND 2) CONTAINING 2.0655 ACRES

PLAT NOTES.

1. BASIS OF BEARING: ACS 16-J13 TO ACS 5-J13A (S 39 50'40"E 1679 114') BASED ON NORTH LINE OF TOHATCHI ADDITION I FOUND BEARING TO BE S 52 25'17"E 1679 46' MONUMENTS FOUND AS SHOWN ON PLAT
2. DISTANCES ARE HORIZONTAL GROUND DISTANCES
3. (RECORD INFORMATION)
4. UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH 1/2" REBAR WITH YELLOW PLASTIC CAPS MARKED NMPS #8127.
5. LANDS SHOWN HEREON LIE WITHIN FLOOD HAZARD ZONE "B" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 350002-0028
6. NO ADDITIONAL RIGHT-OF-WAY CREATED BY THIS PLAT
7. ADDITIONAL EASEMENTS CREATED BY THIS PLAT.
8. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER TO THE REFERENCED PROPERTY MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO.

EASEMENTS:

THIS PLAT SHOWS ALL EASEMENTS OF RECORD

PRIVATE DRIVEWAY EASEMENT GRANTED BY THIS PLAT MAINTENANCE FOR SUCH IS RESPONSIBILITY OF LOT 2 TO BE MAINTAINED UP TO COUNTY ROAD STANDARDS

LEGAL DESCRIPTION:

A TRACT OF LAND BEING SITUATE WITHIN SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO, AND ALSO KNOWN AS TRACTS 275, 287-A AND 302-B OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBER 38 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF SAID TRACT WHICH POINT IS A POINT ON THE WEST BOUNDARY OF LAND OF TONY GRIEGO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 22 1977 IN VOLUME B 13, FOLIO 39 AND FROM WHICH POINT A.C.S. MONUMENT 16-J13 BEARS N 33 04'32"E A DISTANCE OF 1011 19 FEET,

THENCE S 05 14'01"E ALONG SAID WEST BOUNDARY OF SAID LAND OF TONY G GRIEGO A DISTANCE OF 312 57 FEET TO A POINT ON THE NORTH BOUNDARY OF TOHATCHI ADDITION AS THE SAME IS SHOWN AND DESIGNATED OF THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON JANUARY 5, 1939 IN VOLUME C 1 FOLIO 61

THENCE S 82 40'00"W ALONG SAID BOUNDARY A DISTANCE OF 521 06 FEET TO THE NORTHWEST CORNER OF SAID TOHATCHI ADDITION.

THENCE LEAVING SAID BOUNDARY N 39 54'00"W A DISTANCE OF 3 13 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT S ALAMEDA DRAIN

THENCE N 50 12'34"E ALONG SAID BOUNDARY A DISTANCE OF 801 32 FEET TO A POINT ON THE SOUTH BOUNDARY OF CARSON TRAIL, N W;

THENCE S 71 10'00"E ALONG SAID BOUNDARY A DISTANCE OF 29 70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2 0655 ACRES MORE OR LESS AND BEING SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND APPARENT

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 2uper Order the document contract
PROPERTY OWNER OF RECORD
Sandra Della P. Sanchez Aaron R.
BERNALILLO COUNTY TREASURER'S OFFICE
Pauline Rodriguez 4/9/99

THE SUBDIVISION HEREON DESCRIBED IS WITH FREE CONSENT OF, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF. SAID OWNERS AND/OR PROPRIETORS GRANT THE EASEMENTS AS SHOWN HEREON AND ALSO CERTIFY THAT EXISTING EASEMENTS REMAIN UNCHANGED

OWNERS AND/OR PROPRIETORS:

1. Della P. Sanchez
DELLA P SANCHEZ A SINGLE WOMAN OWNER TRS. 302-B & 287-A

ACKNOWLEDGEMENTS:
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS SWORN BEFORE ME ON THIS 6th DAY OF Jan, 1999.
Kathryn M. Wissel
NOTARY PUBLIC DATE
OFFICIAL SEAL KATHRYN M. WISSEL NOTARY PUBLIC NEW MEXICO Notary Bond Filed with Secretary of State My Commission Expires 5/9/2002

2. Aaron R Gallemore
AARON R GALLEMORE A SINGLE MAN OWNER TRACT 275

ACKNOWLEDGEMENTS:
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
THE FOREGOING INSTRUMENT WAS SWORN BEFORE ME ON THIS 24 DAY OF December, 1999.
NOTARY PUBLIC DATE

3. Mary M Gallemore
MARY M GALLEMORE A SINGLE WOMAN OWNER TRACT 275

ACKNOWLEDGEMENTS
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS SWORN BEFORE ME ON THIS 6th DAY OF Jan, 1999.
Kathryn M. Wissel
NOTARY PUBLIC DATE
OFFICIAL SEAL KATHRYN M. WISSEL NOTARY PUBLIC NEW MEXICO Notary Bond Filed with Secretary of State My Commission Expires 5/9/2002

SUBDIVISION CASE NO. _____

PROPERTY MANAGEMENT	DATE 4-5-99
PLANNING DIRECTOR, CITY OF ALBUQUERQUE NM	DATE 4/7/99
CITY ENGINEER/ DIV. CITY OF ALBUQUERQUE, NM	DATE 3-8-99
ALBUQUERQUE METROPOLITAN AREA FLOOD CONTROL AUTHORITY	DATE 3-8-99
TRANSPORTATION DIVISION DIR OF ALBUQUERQUE, NM	DATE 4-6-99
WATER AND WATER DEVELOPMENT CITY OF ALBUQ., N. M	DATE 082599
CITY SURVEYOR CITY OF ALBUQUERQUE, NM	DATE 3-8-99
PROPERTY MANAGEMENT CITY OF ALBUQUERQUE, NM CIP/PARKS	DATE

DOCUMENTS USED IN PREPARATION OF THIS PLAT

PLAT OF LANDS OF TONY GRIEGO RECORDED JULY 22 1977, VOLUME B 13 FOLIO 39

COMMITMENT FOR TITLE INSURANCE FROM LAWYERS TITLE INSURANCE CO. TO MARY M. GALLEMORE, DELLA P SNACHEZ AND AARON R. GALLEMORE DATED OCTOBER 7, 1997, CASE NO. 07201610

PLAT OF TOHATCHI ADDITION RECORDED JANUARY 5, 1939, IN VOLUME C 1, FOLIO 61

WARRANTY DEED RECORDED FEBRUARY 8, 1963, BOOK D 680, PAGE 83

WARRANTY DEED RECORDED FEBRUARY 8, 1963, BOOK D 680 PAGE 87

WARRANTY DEED, RECORDED FEBRUARY 8, 1963 BOOK D 680, PAGE 83

UNRECORDED SURVEY BY ASSOCIATED LAND SURVEYORS AND CHARLES T. SCANNELL, N.M.P.S. # 3944 DATED JUNE 1963 (TRACTS 275, 287-A, AND 302-B

MRGCD PROPERTY MAP NUMBER 38

SP-9980

SURVEYOR'S CERTIFICATION

I, EDWARD M. DOAK, A REGISTERED PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL FIELD SURVEY PERFORMED BY ME, MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE MINIMUM REQUIREMENTS FOR "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO" AS ARE IN PLACE ON THIS DATE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM RESPONSIBLE FOR THE CONTENTS OF THIS PLAT AND THE FIELD SURVEY FOR WHICH IT REPRESENTS.

EDWARD M. DOAK NMPS # 8127 — DATE 08/20/98

NEW MEXICO PROFESSIONAL LAND SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK:

NAME OF OWNER OF THE SURVEYED TRACT AS INDICATED BY THE LAST RECORDED DEED: DELLA P. SANCHEZ A SINGLE WOMAN AND MARY GALLEMORE A SINGLE WOMAN AND AARON R. GALLEMORE A SINGLE MAN

SECTION 13 AND 18
TOWNSHIP 10 NORTH
RANGE 2 EAST AND 3 EAST

NAME OF SUBDIVISION IF APPLICABLE: MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBER 38

SHEET 1 OF 2

SURVEY 08/11/98 DATE: PLAT 08/20/98	SCALE: 1" = 50'	DRAWING BY: EMD	PROJ # 98-152-1

E. MAXWELL DOAK

TOPOGRAPHIC MAPPING
LAND SURVEYING
CADD

PROFESSIONAL SURVEYOR
NEW MEXICO - ARIZONA

637 SOLAR ROAD, N.W
ALBUQUERQUE, NEW MEXICO 87107
505-344-4492

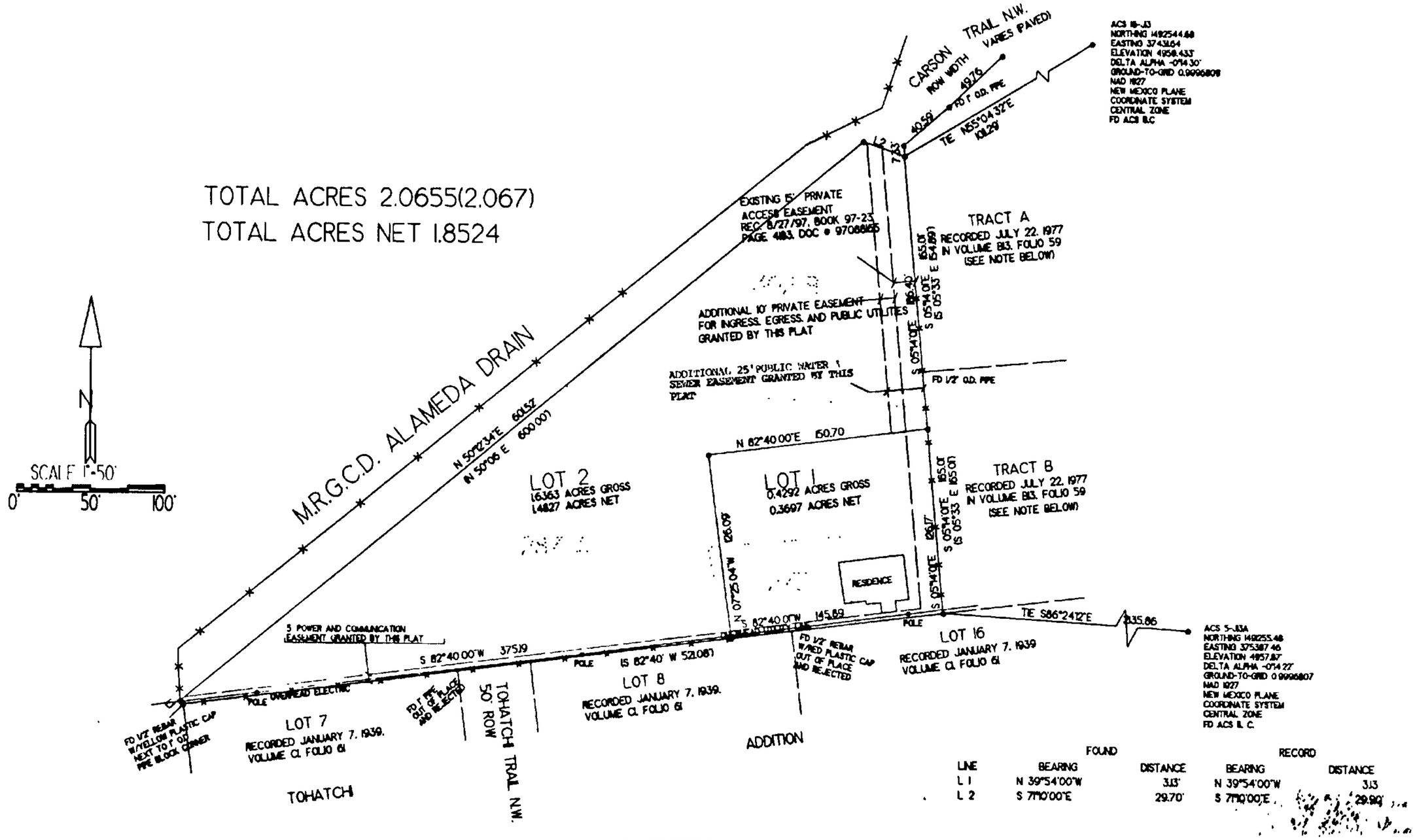
PLAT OF LOTS 1 AND 2 OF THE LANDS OF DELLA P. SANCHEZ

COMPRISING TRACTS 275, 287-A, AND 302-B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT, PROPERTY MAP 38, SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERUQE, BERNALILLO COUNTY, NEW MEXICO

SURVEY AUGUST 11, 1998

1999046187
5246145
Page 2 of 2
04/09/1999 03 21P
Bk-99C Pg-81
Judy D Woodward Bern Co PLAT R 12 00

TOTAL ACRES 2.0655(2.067)
TOTAL ACRES NET 1.8524



LINE	FOUND BEARING	FOUND DISTANCE	RECORD BEARING	RECORD DISTANCE
L 1	N 39°54'00"W	3.13'	N 39°54'00"W	3.13
L 2	S 77°10'00"E	29.70'	S 77°10'00"E	29.90'

NOTE: THE PLAT OF RECORD INDICATES THE BEARING FOR THIS LINE AS RUNNING FROM NORTHEAST TO SOUTHWEST, WHICH DOES NOT AGREE WITH THE BEARING FOUND IN A PREVIOUS SURVEY OF THE ADJOINING PROPERTY WHICH INDICATES THE LINE RUNS FROM NORTHWEST TO SOUTHEAST. THE LATTER DIRECTION IS ACCEPTED AS CORRECT

SURVEY: 8/11/98 DATE PLAT 8/20/98	SCALE: 1" = 50'	DRAWING BY: LWM EMD	PROJ. # 98-152

E. MAXWELL DOAK

TOPOGRAPHIC MAPPING
LAND SURVEYING
CADD

PROFESSIONAL SURVEYOR
NEW MEXICO - ARIZONA

637 SOLAR ROAD, N. W.
ALBUQUERQUE, NEW MEXICO
505-344-4492
87107