

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 AND 2, THE FOOTHILLS

The plat of TRACTS 1 AND 2, THE FOOTHILLS has been granted a variance or waiver from certain subdivision requirements pursuant to Part 6 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 and 2, The Foothills, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2017 as Document Number 2017_____.

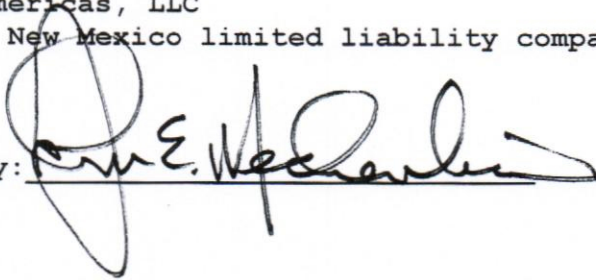
DEVELOPMENT REVIEW BOARD

Jack Cloud- Chairman

OWNER(S)

Americas, LLC
a New Mexico limited liability company

By:



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 28th
day of June, 2017, by Paula P. Lujan, as
JOHN E. MECHENBIE of Americas, LLC.

Paula P. Lujan My commission expires 6/6/2020

Notary Public

