## Acity of lbuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

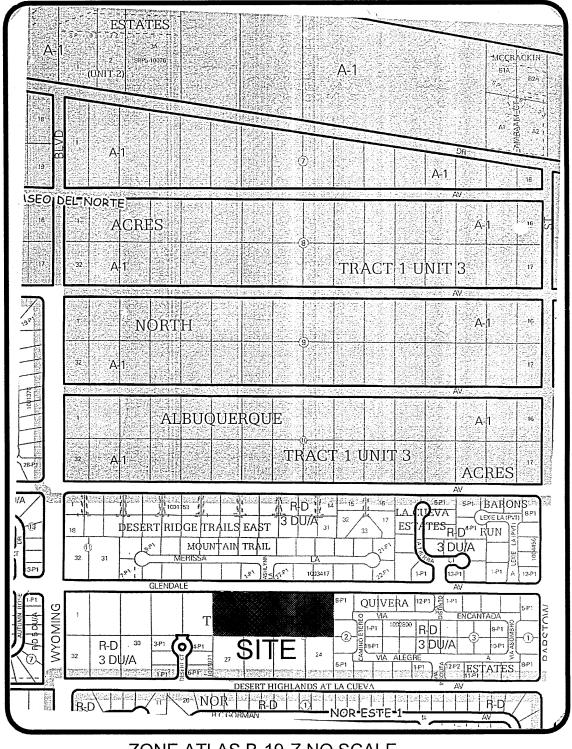
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Minor subdiv	ision action ision action	_	Annexation		
X Vacation X Variance (No		V _	Zone Map Am Zoning, includ	endment (Est	ablish or Change
variance (110		_	Development	Plans)	
SITE DEVELOPME for Subdivision		Р _	Adoption of Ra		n or similar d Rank 1, 2 or 3
for Building F	Permit				bd. Regulations
IP Master De	re Amendment/Approval (AA) evelopment Plan	D _	Street Name (	Change (Local	& Collector)
	opriateness (LUCC)	L A A	PPEAL / PROTEST		
STORM DRAINAGE Storm Draina	E (Form D)  age Cost Allocation Plan		Decision by: D Director, ZEO,		CC, Planning of Appeals, other
Planning Department Develor Fees must be paid at the time	K INK ONLY. The applicant oppment Services Center, 600 ne of application. Refer to sup	2 <sup>nd</sup> Street NW	, Albuquerque, NM	87102.	on in person to the
APPLICATION INFORMATION:					505 201 0000
	RIO GRANDE ENGINE	EERING		PHONE:	505.321.9099
ADDRESS: PO BOX 9					
CITY: ALB	STATE	NM ZIP 8	7199 E-MAIL:	david@riog	randeengineeering.
APPLICANT: ASHTON	HOMES LLC		PI	IONE.	
	MPBELL FARM LANE				
CITY: ALBUQUERQUE	E STATE	NM 71P 8'	7104 <sub>F-MAII</sub> .	V	
Proprietary interest in site		List all owners	··		·
	FINAL PLAT APPROV		•		
Lot or Tract No. Tract			Block:		Unit:
	TATES AT GLENDALE				
		ed zoning: SUL	FOR RD-5DU/	AC MRGCD	Map No
Existing Zoning: SU1 F	•	•			E 2 2 1 2 2 4 4 2 1 2 4
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Project #

#### $\textbf{FORM S} (3) : \ \, \textbf{SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING} \\$

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

	SKETCH PLAT REVIEW AND COMMI  Scale drawing of the proposed subdivises Site sketch with measurements showing improvements, if there is any existing Zone Atlas map with the entire property Letter briefly describing, explaining, and List any original and/or related file numbers.	ion plat (folded to firg structures, parking ng land use (folded (ies) clearly outlined I justifying the reque	t into an 8.5" by 14" poog, g, Bldg. setbacks, adjac to fit into an 8.5" by 14 d est	cent rights-of-way a	and street
	required.  Preliminary Plat reduced to 8.5" x 11"  Zone Atlas map with the entire property  Letter briefly describing, explaining, and  Copy of DRB approved infrastructure lis  Copy of the LATEST Official DRB Notic  List any original and/or related file numl  Extension of preliminary plat approval explaining and the second control of the second contr	r(ies) clearly outlined I justifying the request se of approval for Propers on the cover approver	est reliminary Plat Extension oplication	<b>Your atter</b> n request	ndance is
	MAJOR SUBDIVISION FINAL PLAT A  X Proposed Final Plat (folded to fit into an NA Signed & recorded Final Pre-Developm X Design elevations & cross sections of point X Zone Atlas map with the entire property X Bring original Mylar of plat to meeting, of X Copy of recorded SIA (IMPROVEMENT Landfill disclosure and EHD signature in X List any original and/or related file number X DXF file and hard copy of final plat data	ent Facilities Fee A perimeter walls <b>3</b> (ies) clearly outlined ensure property own NT ACCEPTANC ne on the Mylar if p pers on the cover ap	of copies greement for Residenti copies d ner's and City Surveyor' E LETTER) roperty is within a landfopplication	s signatures are or	nly
	MINOR SUBDIVISION PRELIMINARY  5 Acres or more: Certificate of No Effect Proposed Preliminary / Final Plat (folde ensure property owner's and City S  Signed & recorded Final Pre-Developm Design elevations and cross sections of Site sketch with measurements showing improvements, if there is any existing Zone Atlas map with the entire property Letter briefly describing, explaining, and Bring original Mylar of plat to meeting, explaining original Mylar of plat to meeting, explaining and EHD signature life Fee (see schedule)  List any original and/or related file number Infrastructure list if required (verify with DXF file and hard copy of final plat data	t or Approval d to fit into an 8.5" to urveyor's signature; ent Facilities Fee A f perimeter walls (1.7 g structures, parking and use (folded (ies) clearly outlined f justifying the reque ensure property own ne on the Mylar if p  pers on the cover ap h DRB Engineer)	by 14" pocket) 6 copies are on the plat prior to greement for Residential" by 17" maximum) 3 cg, Bldg. setbacks, adjact to fit into an 8.5" by 14 dest ner's and City Surveyor' roperty is within a landforplication	s for unadvertised of submittal ial development on copies cent rights-of-way a pocket) 6 copies	meetings ally and street
	AMENDMENT TO PRELIMINARY PLA PLEASE NOTE: There are no clear distinct amendments. Significant changes are thos — Proposed Amended Preliminary Plat, In pocket) 6 copies — Original Preliminary Plat, Infrastructure — Zone Atlas map with the entire property — Letter briefly describing, explaining, and — Bring original Mylar of plat to meeting, explaining and preliminary plat approval expired.  Amended preliminary plat approval expired.	tions between signife deemed by the Diffrastructure List, and List, and/or Grading (ies) clearly outlined justifying the requestions on the cover appears on the cover appears.	ficant and minor change RB to require public not ad/or Grading Plan (fold- g Plan (folded to fit into d est ner's and City Surveyor'	es with regard to su tice and public hear ed to fit into an 8.5' an 8.5" by 14" pocl	ubdivision ring. " by 14" ket) <b>6 copies</b>
info with	ne applicant, acknowledge that any rmation required but not submitted this application will likely result in erral of actions.		Applicant s	ant name (print)	ALBUQUERQUE NEW MEXICO
	Checklists complete Application case Fees collected ————————————————————————————————————	se numbers  	Form revised  Project #	October 2007 Planner si	ignature / date



#### ZONE ATLAS B-19-Z NO SCALE

#### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS FROM 2 LOTS, GRANT PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASENTS, PUBLIC WATER AND SANITARY EASEMENTS, VACATE EXISTING RIGHT OF WAY AND GRANT PUBLIC UTILITY EASEMENTS.

#### NOTES:

- 1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD
- 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES
- 3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- 4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

#### SUBDIVISION DATA:

DRB# ZONE ATLAS INDEX NO.B-19-Z DATE OF FIELD SURVEY: JULY, 2014 TOTAL NO. OF TRACTS EXISTING 2 TOTAL NO. OF LOTS CREATED 8 GROSS SUBDIVISION ACREAGE 3.5163

#### **DOCUMENTS USED:**

THE ESTATES @ GLENDALE UNIT 1 VOL 2012C FOLIO 103

#### **SOLAR COLLECTION NOTE:**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

#### LEGAL DESCRIPTION:

TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK 2012C, FOLIO 103.

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

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

#### **DISCLAIMER**

IN APPROVING THIS PLAT. PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC). CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT. RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

#### FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AND VACATE ALL RIGHT OF WAY SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

Markall / Schmille, MM 11/4/15 OWNER/DATE/) Ashfon Home's L.C.C

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4 DA DA DE LANDAU J. SCHMILLE

Marilan Searce MY COMMISSION EXPIRES: 05-25-2017

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

**UNIFORM PROPERTY CODE #:** 

BERNALILLO COUNTY TREASURE'S OFFICE

#### SHEET INDEX

PAGE 1. COVER PAGE 2 SUBDIVISION PLAT

### SUBDIVISION PLAT OF LOTS 1-8 AND TRACT B-2 THE ESTATES AT GLENDALE, UNIT 2

BEING A RE-PLAT OF TRACTS A AND B PROJECTED SECTION 7, T 11 N, R 4 E, N.M.P.M. **ELENA GALLEGOS GRANT** CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCOTBER 2015

PROJECT NUMBER:		
CITY APPROVALS:	P.5.	12/18/15
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVIS	SION	DATE
UTILITIES DEVELOPMENT		DATE
PARKS AND RECREATION DEPARTMENT	÷ .	DATE
A.M.A.F.C.A.		DATE
ABCWUA		DATE ,
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE
REAL PROPERTY DIVISION		DATE
UTILITY APPROVALS:		
PNM ELECTRIC SERVICES		DATE
NEW MEXICO GAS	3	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QC		DATE
COMCAST		DATE

#### SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S)...UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM S AND FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF RESEARCH PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT WE SEE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12-18-15 DATE



#### CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106 NMSURVEYOR@GMAIL.COM

PAGE 1 OF 2

#### LEGEND OF SYMBOLS

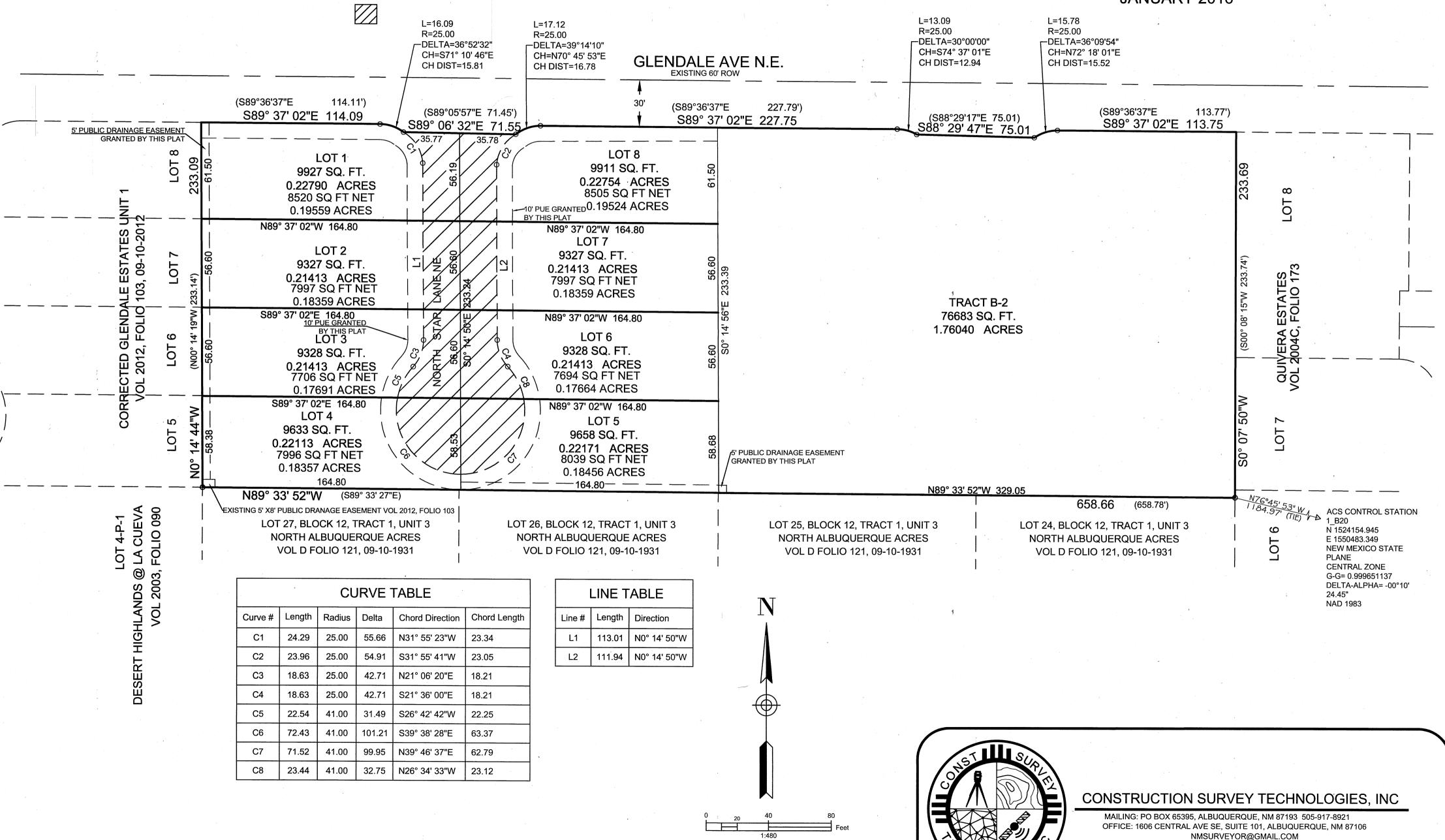
- FOUND MONUMENT AS NOTED
- O SET 5/8" REBAR WITH 1" MORASSE CAP "LS 21082 OR PK NAIL WITH SHINER "21082"

1.) 47' WIDE PRIVATE ACCESS, PRIVATE DRAINAGE, PUBLIC WATER AND SANITARY EASEMENT GRANTED BY THIS PLAT (SHADED AREA) FOR THE BENEFIT OF LOTS 1-8 AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

# SUBDIVISION PLAT OF LOTS 1-8 AND TRACT B-2 THE ESTATES AT GLENDALE, UNIT 2

BEING A RE-PLAT OF TRACTS A AND B
PROJECTED SECTION 7, T 11 N, R 4 E, N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2016

PAGE 2 OF 2



SCALE 1"=40'

## CITY OF ALDUQUERQUE

January 31, 2017



#### CERTIFICATE OF COMPLETION AND ACCEPTANCE

Randy Schmille, Managing Member **Ashton Homes, LLC** 1221 11<sup>th</sup> Street Manhattan Beach, CA 90266

RE: The Estates at Glendale 2, City Project No.702784

Dear: Mr. Schmille,

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. 702784. The work was completed pursuant to the required infrastructure listed in the Subdivision Improvements Agreement (SIA) Procedure B, between Ashton Homes, LLC and the City of Albuquerque executed on July 12, 2016.

Having satisfied the requirements referenced above, the SIA and any associated Financial Guaranty, held by the City, can now be released. Any performance/ warranty bond and the indemnity and hold harmless provisions of the SIA in favor of the City shall remain in effect. The contractor's warranty period will begin **January 31, 2017**, and is effective for a period of one (1) year.

Please be advised this Certificate of Completion and Acceptance shall only become effective upon final plat approval and filing in the Bernalillo County Clerk's office.

Should you have any questions or issues regarding this project, please contact me New Mexico 87103tt (505) 924-3996.

www.cabq.gov

PO Box 1293

Albuquerque

Shahab Biazar, P.E., City Engineer Development Review Services

Planning Department City of Albuquerque

CC: David Soule, Rio Grande Engineering (e-mail)
Sparling Construction Company, Inc., (e-mail)
Vincent Paul, DMD Maps & Records (e-mail)
Doug Rizor, DMD Street Maintenance (e-mail)
Stephen Woodall, DMD Street Maintenance (e-mail)
Jason T. Rodriguez, DMD Street Maintenance (e-mail)
John Kolessar, DMD Traffic Operations (e-mail)
David Rodriquez, ABCWUA Maps & Records (e-mail)
Martin Sanchez, ABCWUA Maps & Records (e-mail)
Rachel Lopez, ABCWUA Finance Department (e-mail)
Robert Nunez, DMD IT (e-mail)

SIA File, City Project Number: 702784

Albuquerque - Making History 1706-2006

#### RELEASE OF AGREEMENT

Project Name: <u>The Estates at Glendale 2</u>, City Project No. <u>702784</u> Subdivider: Ashton Homes, LLC

This Release is Executed This DAY OF February, 2017.

WHEREAS, the City of Albuquerque, New Mexico, a municipal corporation ("City") and <u>Ashton Homes, LLC</u> ("Subdivider"), entered into <u>Subdivision Improvement Agreement, Procedure B</u>, ("Agreement"), dated the <u>12<sup>th</sup></u> day of <u>July, 2016</u> recorded on <u>July 18, 2016</u>, in the records of the Clerk of Bernalillo County, State of New Mexico as Document #2016065576 pages <u>1</u> through <u>10</u> whereby the Subdivider agreed to complete certain infrastructure improvements; and

WHEREAS, the Subdivider has completed the improvements to the satisfaction of the City and has otherwise fully performed all of its obligations under the above-mentioned Agreement.

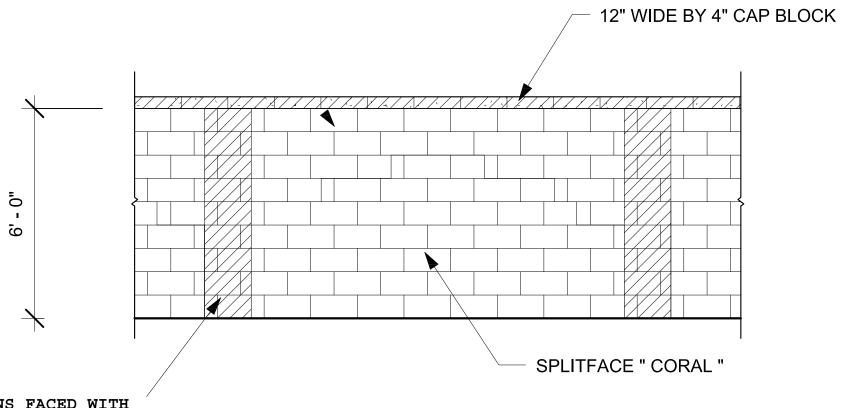
NOW THEREFORE, in consideration of the above, the City does hereby release and discharge Subdivider from all obligations and covenants contained in the above-mentioned Agreement. The indemnity provisions of the Subdivision Improvements Agreement in favor of the City shall remain in effect. Any performance/warranty bond or labor and material payment bond provided by the Subdivider shall remain in effect according to the terms of those bonds.

APPROVED BY:

FA FA	
Shahab Biazar, P.E., City Engineer	
City of Albuquerque	
Dated: 21/17	
STATE OF NEW MEXICO )	
) ss.	
COUNTY OF BERNALILLO )	2
This instrument was acknowledged before Shahab Biazar, P.E., City Engineer, of the Shahab Biazar, of the Shahab Bia	ore me on 15t day of Johnson, 2017 by the City of Albuquerque, a municipal corporation, on behalf of
said corporation.	
	Notary Public: Irrola Jans
144 1000 100 C	My Commission Expires: $1/2 - $

Doc# 2017009569

02/01/2017 02:52 PM Page: 1 of 1 REL R:\$25.00 Linda Stover, Bernalillo County



2'WIDE COLUMNS FACED WITH MOSS ROCK, COLUMNS SPACED EVERY 24'

#### PERIMETER WALL DETAIL

\*WALL ALONG GLENDALE AND ENTRANCE

