



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- 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)
- 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)

**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 2<sup>nd</sup> 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): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Pulte Homes of New Mexico (Garret Price) PHONE: (505) 761-9606

ADDRESS: 7601 Jefferson St NE Suite 180 FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: garret.price@pulte.com

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** Final Plat for Montecito West 1

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

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

Lot or Tract No. Tracts 15-21 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Volcano Cliffs Unit 6

Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): D9 UPC Code: 100906326503030108

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1009506 12DRB-70352

**CASE INFORMATION:**

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

No. of existing lots: 7 No. of proposed lots: 46 Total area of site (acres): 29.54

LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place

Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott J Steffen DATE 7/8/14

(Print) SCOTT J STEFFEN 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 14-DRB-7038

Action EPA  
CMF

S.F.	Fees
_____	\$ <u>0</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

Hearing date July 16, 2014

Total \$ 20.00

7-8-14  
Planner signature / date

Project # 1009506

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

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

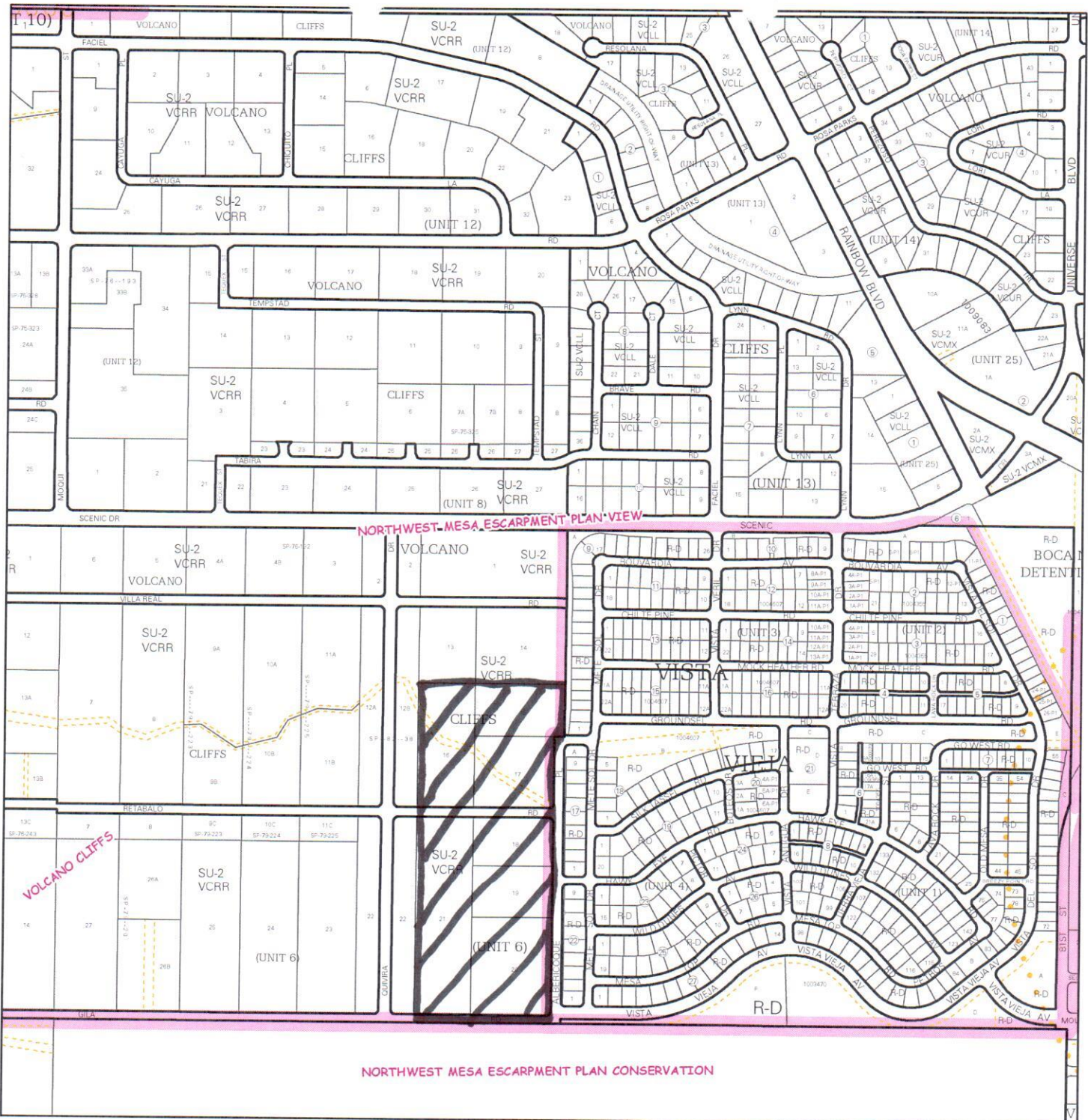
SCOTT J STEFFEN  
Applicant name (print)  
Scott J Steffen 7/8/14  
Applicant signature / date



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>14 - DRB - 70238</u>	<u>[Signature]</u> 7-8-14
<input checked="" type="checkbox"/> Fees collected			Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned			Project # <u>P009506</u>
<input checked="" type="checkbox"/> Related #s listed			





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

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-09-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



July 8, 2014

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Montecito West Unit 1 – Final Plat (DRB 1009506)

Dear Mr. Cloud:

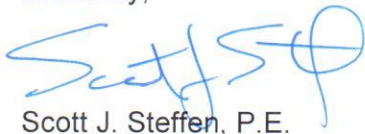
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of the final plat
- Copy of Final APS Pre-Development Facilities Fee Agreement
- Three (3) copies of the perimeter wall exhibit
- Zone Atlas page
- Copy of Recorded SIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project is a subdivision of Lots 15-21, Volcano Cliffs Subdivision Unit 6, consisting of 46 single-family residential lots. Access to the site will be from Vista Vieja Avenue.

Please place this item on the DRB Agenda to be heard on July 16, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

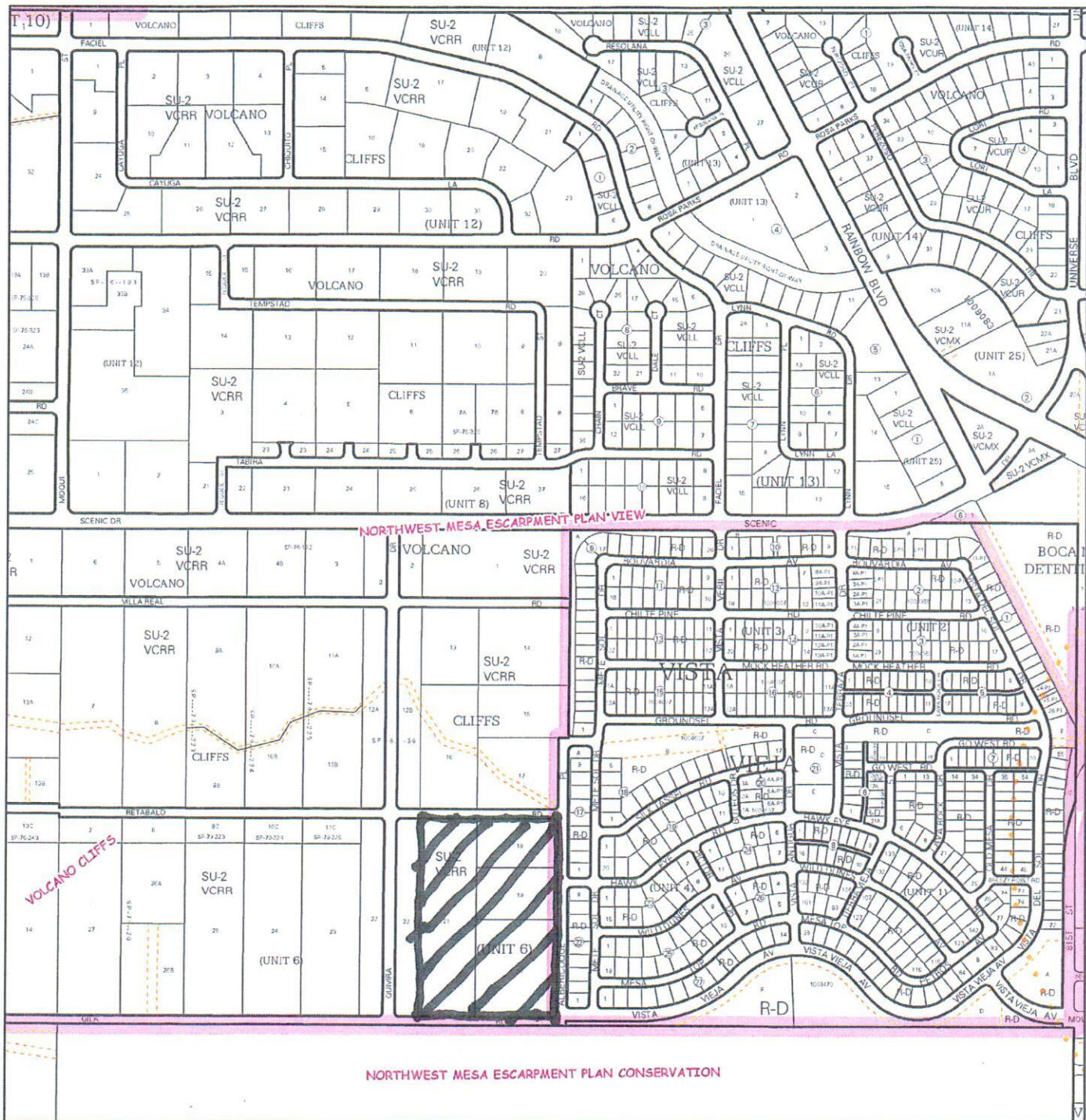


Scott J. Steffen, P.E.  
Vice President  
Community Development and Planning

Enclosures

cc: Garret Price, Pulte Homes  
Peter Steen, Pulte Homes





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

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-09-Z**

Selected Symbols

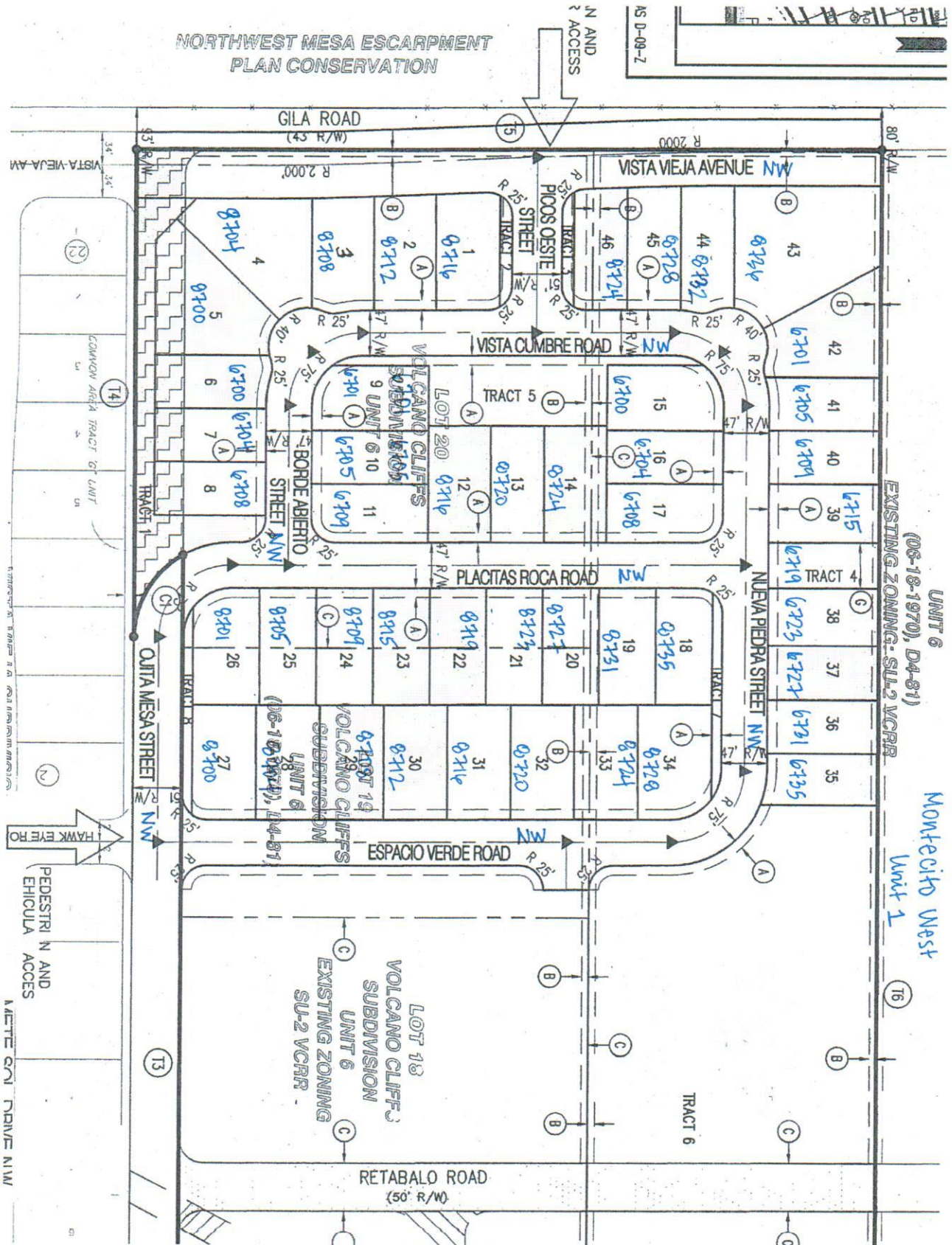
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



NORTHWEST MESA ESCARPMENT  
PLAN CONSERVATION

AS D-09-7



UNIT 6  
(06-18-1970), D4-81)  
EXISTING ZONING: SU-2 VCRP

Montecito West  
Unit 1

LOT 18  
VOLCANO CLIFFS  
SUBDIVISION  
UNIT 6  
EXISTING ZONING  
SU-2 VCRP

PEDESTRIAN AND  
VEHICLE ACCESS

METTES DRIVE N.W.

EXHIBIT B

FINAL  
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

Pulte Homes of New Mexico ("Developer") effective as of this 1st day of July, 2014, and pertains to the subdivision commonly known as Montecito West Unit 1, and more particularly described as [use new legal description of subdivision]  
Montecito West Unit 1, Lots 1-46

(the "Subdivision".) The following individual lots comprise the subdivision:

*[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- \_\_ units" with the number of units filled in.]*  
See Attached

WHEREAS, 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 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;



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

1. Developer agrees to pay to APS a facilities fee 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 shall 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.



DRB Subject # 1009506

APS Cluster Volcano Vista

*Garret Price*  
Signature

Garret Price - Vice President - LANN

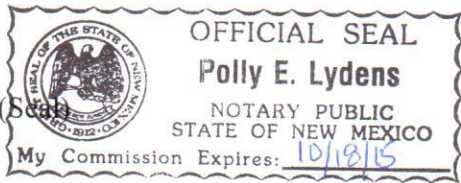
Name (typed or printed) and title

PRIME HOMES OF NM, INC  
Developer a MICHIGAN CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 7/3/14, by Garret  
Price as VP of Land, a corporation.



*Polly E Lydens*  
Notary Public

My commission expires: 10/18/15

ALBUQUERQUE PUBLIC SCHOOLS

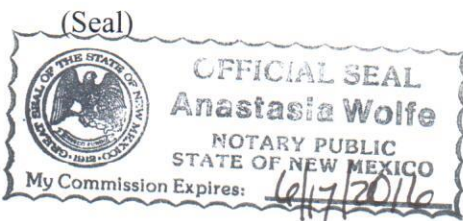
By: *April L. Winters*  
Signature

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

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 7/7/2014, by April L. Winters  
Facility 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.



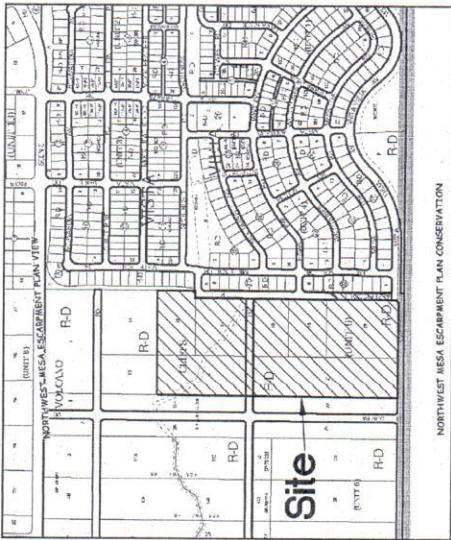
*Anastasia Wolfe*  
Notary Public

My commission expires: 6/17/2016



Lot	Address	Legal Description
1	8716 Vista Cumbre Road NW	Montecito West Unit 1, Lot 1
2	8712 Vista Cumbre Road NW	Montecito West Unit 1, Lot 2
3	8708 Vista Cumbre Road NW	Montecito West Unit 1, Lot 3
4	8704 Vista Cumbre Road NW	Montecito West Unit 1, Lot 4
5	8700 Vista Cumbre Road NW	Montecito West Unit 1, Lot 5
6	6700 Borde Abierto Street NW	Montecito West Unit 1, Lot 6
7	6704 Borde Abierto Street NW	Montecito West Unit 1, Lot 7
8	6708 Borde Abierto Street NW	Montecito West Unit 1, Lot 8
9	6701 Borde Abierto Street NW	Montecito West Unit 1, Lot 9
10	6705 Borde Abierto Street NW	Montecito West Unit 1, Lot 10
11	6709 Borde Abierto Street NW	Montecito West Unit 1, Lot 11
12	8716 Placitas Roca Road NW	Montecito West Unit 1, Lot 12
13	8720 Placitas Roca Road NW	Montecito West Unit 1, Lot 13
14	8724 Placitas Roca Road NW	Montecito West Unit 1, Lot 14
15	6700 Nueva Piedra Street NW	Montecito West Unit 1, Lot 15
16	6704 Nueva Piedra Street NW	Montecito West Unit 1, Lot 16
17	6708 Nueva Piedra Street NW	Montecito West Unit 1, Lot 17
18	8735 Placitas Roca Road NW	Montecito West Unit 1, Lot 18
19	8731 Placitas Roca Road NW	Montecito West Unit 1, Lot 19
20	8727 Placitas Roca Road NW	Montecito West Unit 1, Lot 20
21	8723 Placitas Roca Road NW	Montecito West Unit 1, Lot 21
22	8719 Placitas Roca Road NW	Montecito West Unit 1, Lot 22
23	8715 Placitas Roca Road NW	Montecito West Unit 1, Lot 23
24	8709 Placitas Roca Road NW	Montecito West Unit 1, Lot 24
25	8705 Placitas Roca Road NW	Montecito West Unit 1, Lot 25
26	8701 Placitas Roca Road NW	Montecito West Unit 1, Lot 26
27	8700 Espacio Verde Road NW	Montecito West Unit 1, Lot 27
28	8704 Espacio Verde Road NW	Montecito West Unit 1, Lot 28
29	8708 Espacio Verde Road NW	Montecito West Unit 1, Lot 29
30	8712 Espacio Verde Road NW	Montecito West Unit 1, Lot 30
31	8716 Espacio Verde Road NW	Montecito West Unit 1, Lot 31
32	8720 Espacio Verde Road NW	Montecito West Unit 1, Lot 32
33	8724 Espacio Verde Road NW	Montecito West Unit 1, Lot 33
34	8728 Espacio Verde Road NW	Montecito West Unit 1, Lot 34
35	6735 Nueva Piedra Street NW	Montecito West Unit 1, Lot 35
36	6731 Nueva Piedra Street NW	Montecito West Unit 1, Lot 36
37	6727 Nueva Piedra Street NW	Montecito West Unit 1, Lot 37
38	6723 Nueva Piedra Street NW	Montecito West Unit 1, Lot 38
39	6715 Nueva Piedra Street NW	Montecito West Unit 1, Lot 39
40	6709 Nueva Piedra Street NW	Montecito West Unit 1, Lot 40
41	6705 Nueva Piedra Street NW	Montecito West Unit 1, Lot 41
42	6701 Nueva Piedra Street NW	Montecito West Unit 1, Lot 42
43	8736 Vista Cumbre Road NW	Montecito West Unit 1, Lot 43
44	8732 Vista Cumbre Road NW	Montecito West Unit 1, Lot 44
45	8728 Vista Cumbre Road NW	Montecito West Unit 1, Lot 45
46	8724 Vista Cumbre Road NW	Montecito West Unit 1, Lot 46





**Vicinity Map Zone Atlas D-9-Z**

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- GRANT ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.
- VACATE EASEMENTS AS SHOWN HEREON.
- VACATE RIGHT-OF-WAY AS SHOWN HEREON.

**Free Consent & Dedication**

THE SUBDIVISION HEREIN DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND AGREE THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

GARRET PRICE, VICE PRESIDENT OF LAND PULTE HOMES OF NEW MEXICO, INC.

**Acknowledgment**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 24, 2014

BY: Polly E. Lydens MY COMMISSION EXPIRES 10/10/15

**Indexing Information**

Section 21, Township 11 North, Range 2 East, NMPM  
Volcano Cliffs Subdivision, Unit 6  
Owner: Marvin M. Mueller, UPC# 0090632254230127

**Subdivision Data**

GROSS ACRES.....29.5439 Acres  
ZONE ATLAS PAGE NO.....D-9-Z  
NUMBER OF EXISTING LOTS.....7  
NUMBER OF LOTS CREATED.....46  
NUMBER OF TRACTS CREATED.....10  
MILES OF FULL WIDTH STREETS.....0.46 MILES  
MILES OF HALF WIDTH STREETS.....0.15 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....3.4981 ACRES  
DATE OF SURVEY.....JANUARY 2013

**Notes**

- FIELD SURVEY PERFORMED IN JANUARY 2013.
- ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
- THE BASIS OF BEARING REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83--GRID).
- LOT LINES AND EASEMENTS BEING ELIMINATED BY PLAT ARE SHOWN AS THIS.....
- IN LIEU OF RIGHT OF WAY MONUMENTATION, CENTERLINE MONUMENTATION WILL BE SET AT CENTERLINE P.C.S, P.T.S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THIS.....
- ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT-- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
- IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER. REAR CORNERS WILL BE MARKED BY A BATHEY MARKER WITH CAP "LS 14271"

**Legal Description**

LOTS NUMBERED FIFTEEN (15) THRU TWENTY-ONE (21), VOLCANO CLIFFS SUBDIVISION, UNIT 6, AND A VACATED PORTION OF RETABLO ROAD NW AND ALBERCOCUE PLACE NW, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A 1/2" REBAR, WHENCE A TIE TO ACS MONUMENT "2\_LD9" BEARS N 78°27'55" W, A DISTANCE OF 651.97 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 89°53'11" E, A DISTANCE OF 766.78 FEET TO THE NORTHEAST CORNER OF LOT 15, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 00°17'06" W, A DISTANCE OF 274.13 FEET TO AN ANGLE POINT LYING ON THE EASTERLY RIGHT OF WAY OF ALBERCOCUE PLACE NW;

THENCE, N 89°52'58" W, A DISTANCE OF 50.00 FEET, TO AN ANGLE POINT LYING ON THE WESTERLY RIGHT OF WAY OF ALBERCOCUE PLACE NW, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COMMENCING SAID WESTERLY RIGHT-OF-WAY LINE, S 00°17'06" W, A DISTANCE OF 1051.94 FEET TO AN ANGLE POINT;

THENCE, 104.48 FEET ALONG A CURVE TO THE LEFT, BEING NON--RADIAL, TO THE PREVIOUS COURSE, HAVING A RADIUS OF 99.49 FEET, A DELTA OF 60°10'10", AND A CHORD BEARING N 30°22'21" E, A DISTANCE OF 99.74 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 00°17'06" W, A DISTANCE OF 503.32 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 89°55'12" W, A DISTANCE OF 768.42 FEET TO THE SOUTHWEST CORNER OF LOT 21, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A 1/2" REBAR;

THENCE, N 00°20'19" E, A DISTANCE OF 1743.69 FEET TO THE POINT OF BEGINNING, CONTAINING 29.5439 ACRES (1,286,931 SQ. FT.) MORE OR LESS.

**Plat for**  
**Montecito West Unit 1**  
Being Comprised of  
**Lots 15-21, Volcano Cliffs Subdivision Unit 6**  
**Together with a Portion of Vacated Retablo Road NW**  
**and Albercocoque Place NW Rights-of-Way**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**June 2014**

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

Plat approvals: \_\_\_\_\_

PNM Electric Services	Date
New Mexico Gas Company	Date
<i>[Signature]</i>	7-2-14
Quest Computing <i>[Signature]</i> CenturyLink OC	Date
Comcast	8/30/14
<i>[Signature]</i>	Date
City approvals:	7-2-14
<i>[Signature]</i>	Date
City Surveyor	Date
Traffic Engineer	Date
ABCMA	Date
Parks and Recreation Department	Date
AMA/CA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date
Real Property Division	Date

**Surveyor's Certificate**

"I, BRIAN J. MARTINEZ, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND ALL NECESSARY REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISIONS, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

*[Signature]*  
BRIAN J. MARTINEZ  
N.M.R.P.S. No. 18374  
DATE: 6/18/14

**CARTESIAN SURVEYS INC.**

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





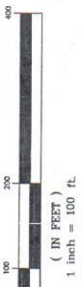
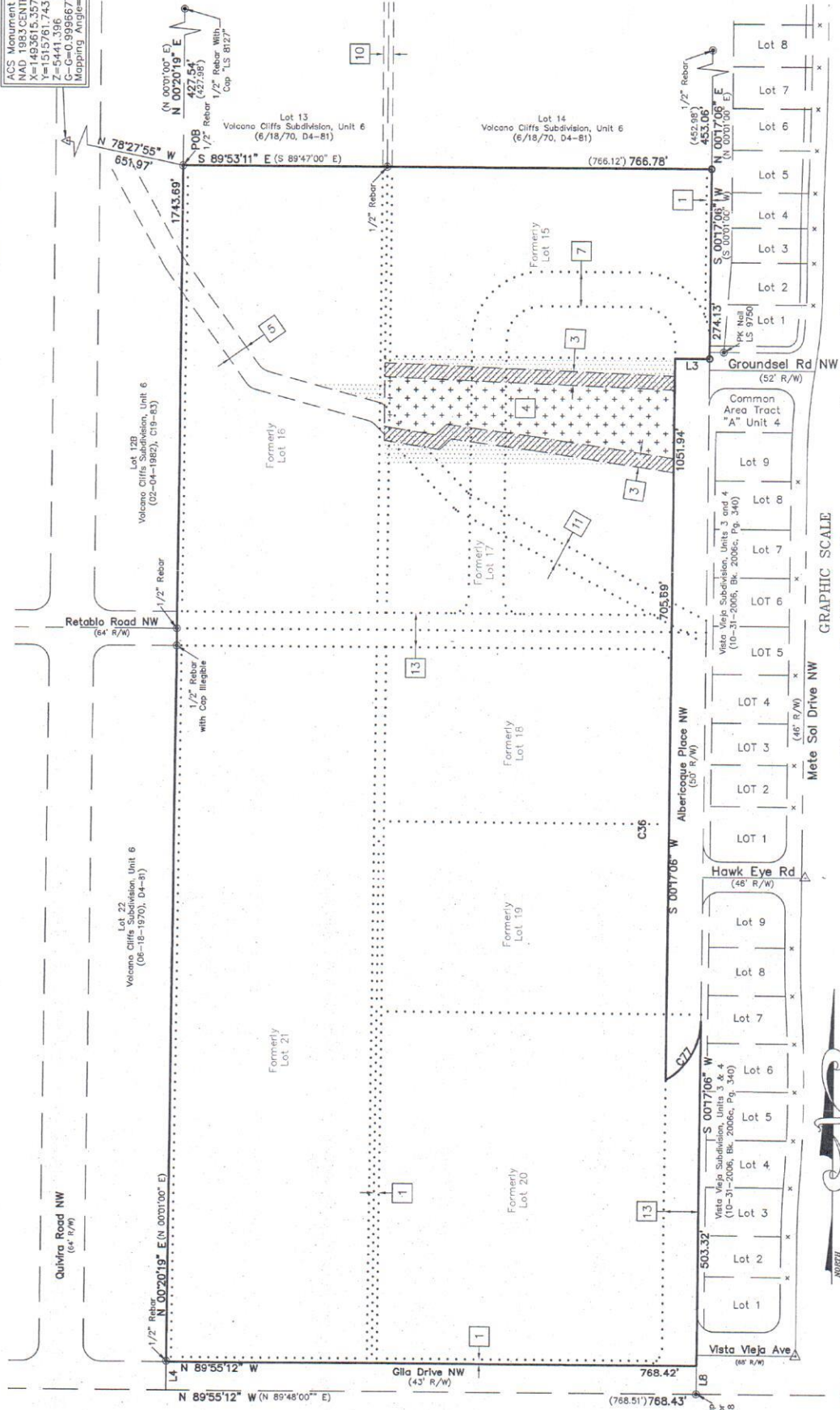
**Legend**

- N 00°00'00" E  
(N 00°00'00" E)
- MEASURED BEARINGS AND DISTANCES  
RECORD INFO VOLCANO CLIFFS  
SUBDIVISION (04-81, 06/18/1970)
- CIRCLED "X", UNLESS INDICATED  
OTHERWISE "X", UNLESS INDICATED
- SET BATTERY MARKER WITH COP "LS 14271"
- CENTURINE MONUMENT
- LOT LINES AND EASEMENT LINES ELIMINATED  
BY THIS PLAT
- FOUND CHISELED "X", USED AS A  
REFERENCE POINT

**Note:** Existing conditions, before plotting,  
shown on this sheet.

Plat for  
**Montecito West Unit 1**  
 Being Comprised of  
**Lots 15-21, Volcano Cliffs Subdivision Unit 6**  
 Together with a Portion of Vacated Retablo Road NW  
 and Albericoque Place NW Rights-of-Way  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2014

ACS Monument "2-D9"  
 NAD 1983 CENTRAL ZONE  
 X=1493615.357  
 Y=1515761.743  
 Z=5441.396 (NAVD 1988)  
 G-C=0.998677901658.43  
 Gapping Angle=016°58.43"



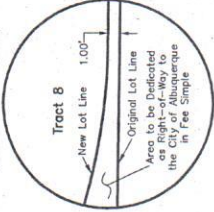
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505)891-0244



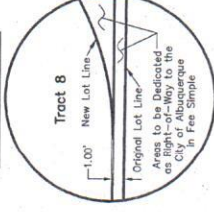
**Legend**

- N 89°00'00" E  
(N 89°00'00" E)
- MEASURED BEARING AND DISTANCES  
RECORD INFO VOLCANO CLIFFS  
SUBDIVISION (04-81, 05/18/1970)
- MONUMENT FOUND AND USED AS INDICATED
- SET BY TRICK/MORGER WITH CAP T.S. 44271\*
- UNLESS NOTED OTHERWISE
- CENTERLINE MONUMENT
- FOUND CHISELED X, USED AS A REFERENCE POINT

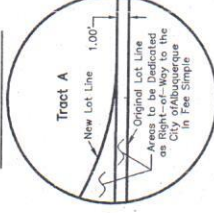
**Detail "A"**



**Detail "B"**



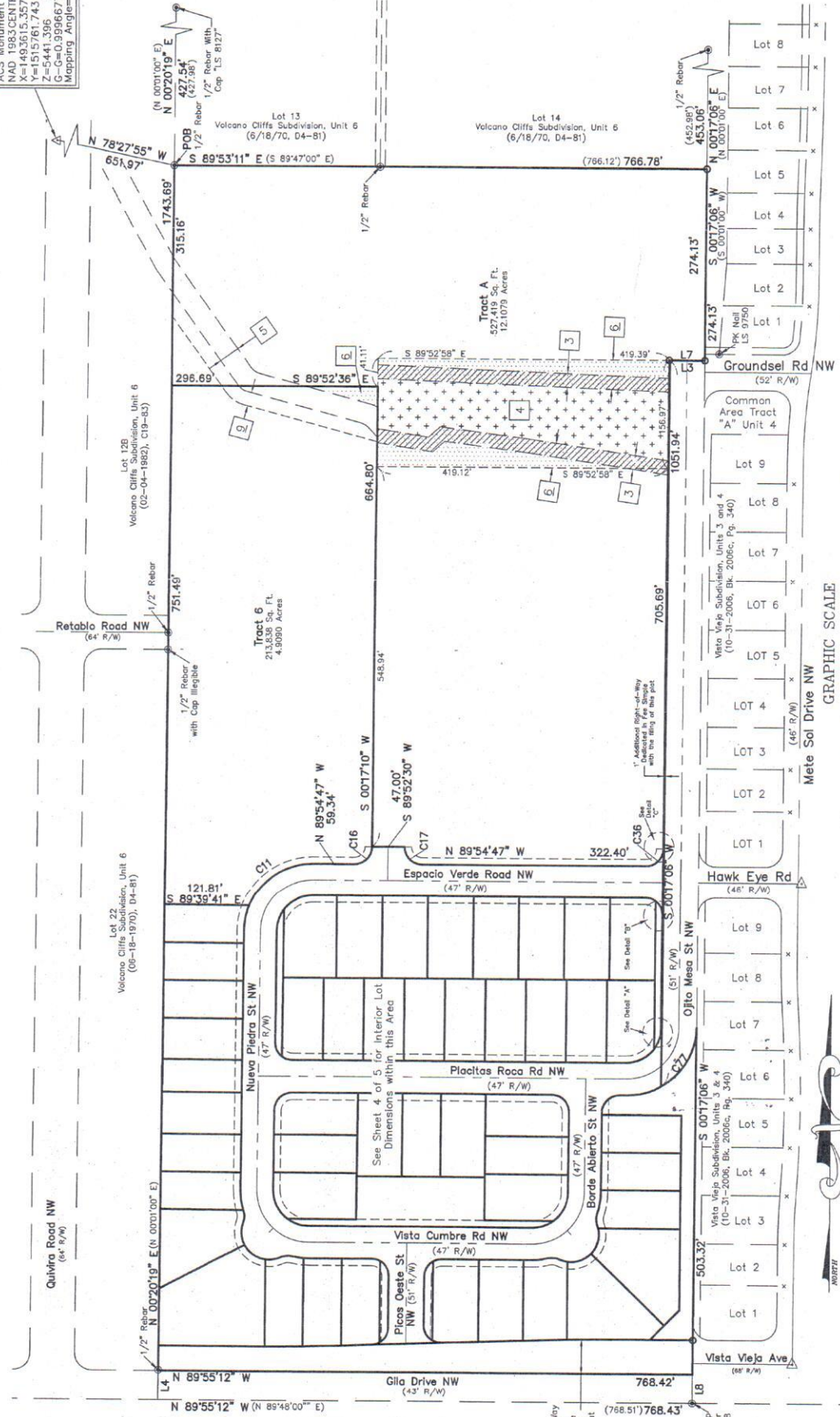
**Detail "C"**



**Plat for  
Montecito West Unit 1  
Being Comprised of**

**Lots 15-21, Volcano Cliffs Subdivision Unit 6  
Together with a Portion of Vacated Retablo Road NW  
and Albericoque Place NW Rights-of-Way  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2014**

ACS Monument "72-09"  
NAD 1983 CENTRAL ZONE  
X=1493615.357  
Y=1515761.743  
Z=5441.396 (NAVD 1988)  
G-G=0.999667790  
Mapping Angle= -016'58.43"



**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505)891-0544  
Sheet 3 of 5  
1,301,36

GRAPHIC SCALE  
1 inch = 100 ft



Plat for  
**Montecito West Unit 1**

Being Comprised of  
**Lots 15-21, Volcano Cliffs Subdivision Unit 6**  
Together with a Portion of Vacated Retablo Road NW  
and Albericoque Place NW Rights-of-Way

City of Albuquerque  
Bernalillo County, New Mexico  
June 2014



**Legend**

- N 80°00'00" E MEASURED BEARING AND DISTANCES
- CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

GRAPHIC SCALE



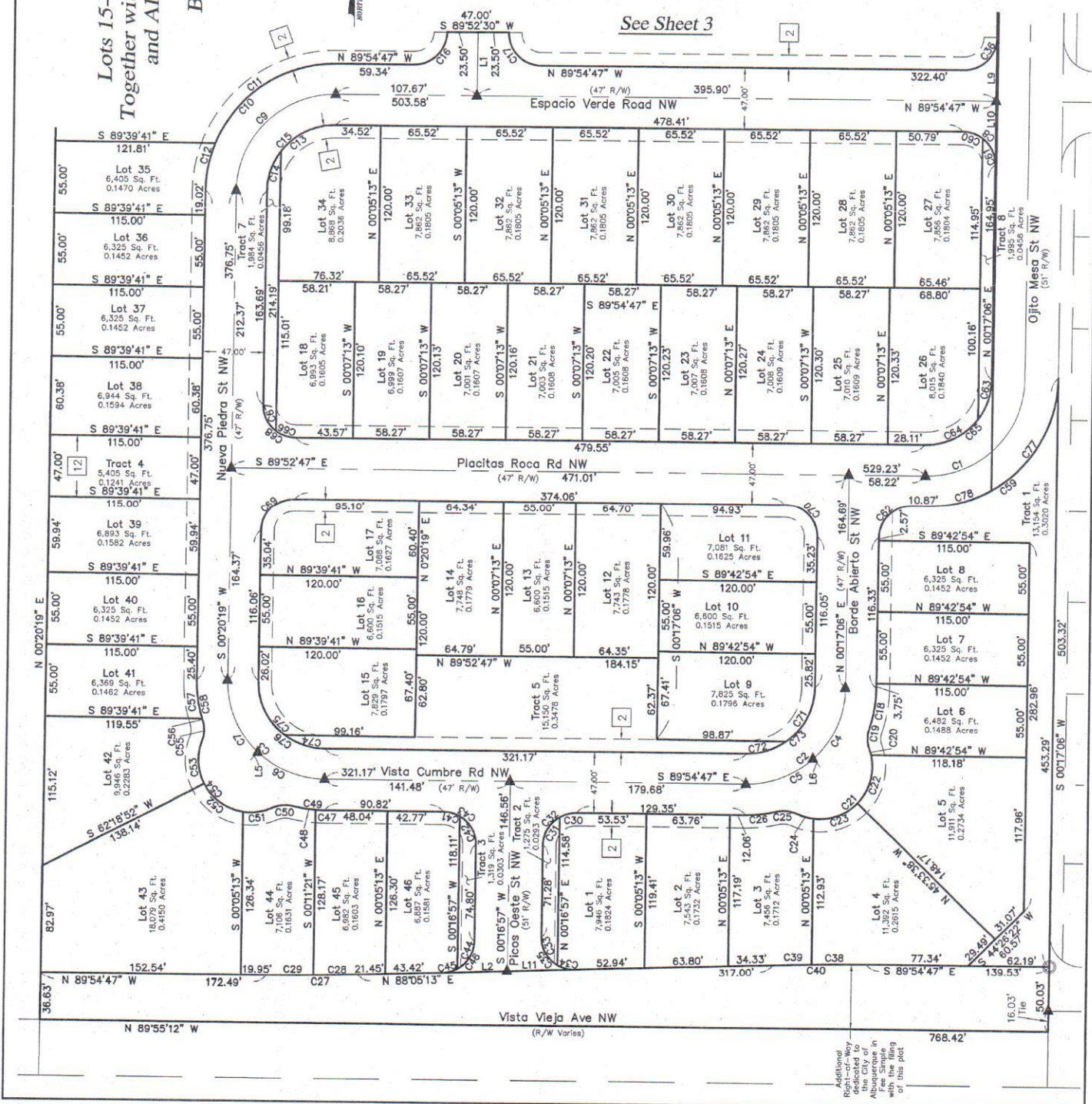
**Note:**

TRACTS 7 AND 8 ARE ENTIRELY ENCUMBERED BY A  
10 FOOT P.U.E.

**CARTESIAN SURVEYS INC.**

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

Sheet 4 of 5  
130156



Additional  
dedicated  
to the City of  
Albuquerque in  
accordance with  
the filing  
of this plat



**Plat for**  
**Montecito West Unit 1**  
*Being Comprised of*  
**Lots 15-21, Volcano Cliffs Subdivision Unit 6**  
**Together with a Portion of Vacated Retablo Road NW**  
**and Albercoque Place NW Rights-of-Way**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**June 2014**

**Public Utility Easements:**

Public utility easements shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Quest Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for the purposes set forth above, together with free access to, from, and over said easements, with the right and privilege to go upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood post decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or other structure be constructed on said easements, nor shall any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer.

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCC) and Quest D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGCC and Quest D/B/A CenturyLink QC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.




LINE	LENGTH	BEARING
L1	48.50'	N 0017°10' E
L2	49.58'	N 88°05'13" E
L3	50.00'	N 89°52'58" W
L4	43.00'	N 002°01'19" E
L5	7.99'	N 42°35'49" W
L6	7.99'	N 43°00'18" E
L7	51.00'	N 89°52'58" W
L8	43.00'	N 001°7'06" E
L9	48.41'	S 001°7'06" W
L10	48.59'	S 001°7'06" W
L11	51.50'	N 88°05'13" E

**Documents Used**

- PLAT FOR VOLCANO CLIFFS SUBDIVISION, UNIT 6, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81.
- RELEASE OF TEMPORARY CONSTRUCTION EASEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON APRIL 10, 2014, WITH DOCUMENT NO. 2014028545.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	55.19'	75.00'	42°09'36"	53.85'	N 69°02'25" E
C2	117.55'	75.00'	89°48'07"	105.88'	N 45°11'10" E
C3	118.14'	75.00'	90°7'50"	106.30'	S 44°47'14" E
C4	61.68'	75.00'	47°07'04"	59.95'	N 23°50'38" E
C5	56.87'	75.00'	42°41'03"	54.59'	N 68°44'42" E
C6	55.18'	75.00'	42°55'04"	54.88'	S 68°27'15" E
C7	61.96'	75.00'	47°20'01"	60.21'	S 21°19'42" E
C8	39.36'	25.00'	90°11'53"	35.42'	N 44°48'50" W
C9	117.48'	98.50'	89°44'56"	105.83'	S 44°48'50" W
C10	154.29'	98.50'	88°19'28"	138.99'	S 45°12'46" W
C11	117.46'	98.50'	88°19'28"	110.62'	S 55°55'29" W
C12	48.03'	98.50'	21°25'27"	36.62'	S 11°03'02" W
C13	36.33'	51.50'	53°26'19"	46.31'	S 63°22'04" W
C14	32.64'	51.50'	36°18'36"	32.69'	S 18°29'37" W
C15	80.67'	51.50'	89°44'55"	72.67'	S 45°12'46" W
C16	39.18'	25.00'	89°48'03"	35.29'	N 45°11'12" E
C17	39.36'	25.00'	90°11'57"	35.42'	S 44°48'48" E
C18	31.01'	98.50'	18°02'14"	30.88'	N 09°18'13" E
C19	16.74'	25.00'	38°21'32"	16.43'	S 00°51'26" E
C20	4.53'	40.00'	06°28'58"	4.52'	N 16°47'42" W
C21	94.16'	40.00'	134°52'44"	73.98'	N 47°24'11" E
C22	39.94'	40.00'	57°12'55"	38.30'	N 15°03'14" E
C23	37.03'	40.00'	53°02'28"	35.72'	N 70°10'56" E
C24	12.86'	25.00'	18°08'23"	12.81'	S 74°13'39" E
C25	16.74'	25.00'	38°21'32"	16.43'	N 84°20'13" W
C26	23.80'	98.50'	13°36'12"	23.33'	N 83°17'07" E
C27	66.83'	1986.00'	02°00'00"	66.62'	N 89°05'13" E
C28	33.57'	1986.00'	00°38'42"	33.57'	N 88°34'34" E
C29	13.00'	1986.00'	01°01'18"	13.00'	S 89°34'34" E
C30	13.00'	25.00'	29°48'17"	12.86'	S 75°11'05" W
C31	26.18'	25.00'	60°00'00"	25.00'	S 30°16'57" W
C32	39.18'	25.00'	89°48'17"	35.30'	S 45°11'05" W
C33	26.18'	25.00'	60°00'00"	25.00'	S 29°43'03" E
C34	14.05'	25.00'	32°11'43"	13.86'	S 75°48'55" E
C35	40.23'	25.00'	92°11'43"	36.03'	S 45°48'55" E
C36	39.18'	25.00'	89°48'07"	35.29'	N 45°11'10" E
C37	41.58'	2034.00'	01°10'17"	41.58'	S 89°30'08" W
C38	29.42'	2034.00'	00°49'43"	29.42'	S 89°30'08" W
C39	41.58'	2034.00'	01°10'17"	41.58'	S 89°30'08" W
C40	71.00'	2034.00'	02°00'00"	71.00'	S 89°30'08" W
C41	131.88'	25.00'	30°11'43"	130.02'	N 74°48'55" W
C42	26.18'	25.00'	60°00'00"	25.00'	N 29°43'03" W
C43	39.36'	25.00'	90°11'43"	35.42'	N 44°48'55" W
C44	26.18'	25.00'	60°00'00"	25.00'	N 30°16'57" E
C45	12.13'	25.00'	27°48'17"	12.01'	N 74°11'05" E
C46	38.31'	25.00'	87°48'17"	34.67'	N 44°11'05" E
C47	6.73'	98.50'	03°54'58"	6.73'	S 87°52'18" E
C48	17.06'	98.50'	09°55'16"	17.03'	S 81°02'11" E
C49	23.79'	98.50'	13°50'14"	23.73'	S 82°59'40" E
C50	16.74'	25.00'	38°21'32"	16.43'	S 84°44'41" W
C51	22.58'	40.00'	32°20'24"	22.28'	N 81°44'07" E
C52	37.98'	40.00'	54°24'32"	36.57'	S 84°53'24" E
C53	33.60'	40.00'	48°02'48"	32.62'	S 03°37'14" E
C54	94.16'	40.00'	134°52'45"	73.88'	S 46°39'42" E
C55	16.74'	25.00'	38°21'32"	16.43'	N 01°15'54" E
C56	1.30'	98.50'	04°45'58"	1.30'	S 17°31'54" E
C57	30.06'	98.50'	17°29'15"	29.95'	S 08°24'19" E
C58	31.38'	98.50'	18°15'11"	31.25'	S 08°47'17" E
C59	155.99'	99.49'	89°50'07"	140.50'	N 45°12'09" E
C60	16.17'	25.00'	37°04'05"	15.89'	N 71°22'44" W
C61	23.18'	25.00'	53°07'48"	22.36'	N 26°16'48" W
C62	39.20'	25.00'	89°50'07"	35.30'	S 45°12'09" W
C63	32.33'	50.49'	36°41'04"	31.78'	N 18°37'38" E
C64	46.84'	50.49'	53°09'03"	45.18'	N 63°32'41" E
C65	79.16'	50.49'	89°50'07"	71.30'	N 45°12'09" E
C66	16.18'	25.00'	37°05'17"	15.90'	S 71°20'08" W
C67	23.18'	25.00'	53°07'48"	22.36'	S 26°13'36" E
C68	39.17'	25.00'	90°13'06"	35.42'	S 44°46'14" E
C69	39.17'	25.00'	89°46'54"	35.20'	N 45°13'46" W
C70	39.34'	25.00'	90°09'53"	35.41'	N 44°47'51" W
C71	48.42'	51.50'	55°51'55"	46.65'	N 27°13'02" E
C72	32.30'	51.50'	35°56'16"	31.78'	N 72°07'05" E
C73	60.72'	51.50'	89°48'07"	72.71'	N 45°11'10" E
C74	33.06'	51.50'	36°46'53"	32.50'	S 71°31'20" E
C75	48.06'	51.50'	53°28'12"	46.34'	S 26°23'47" E
C76	81.12'	51.50'	90°15'05"	72.99'	S 44°47'14" E
C77	104.45'	99.49'	60°10'10"	99.74'	N 30°22'11" E
C78	51.51'	99.49'	29°39'57"	50.94'	N 75°17'14" E

**Easement Notes**

- EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81) VACATED BY THIS PLAT
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 20' TEMPORARY CONSTRUCTION EASEMENT (08/19/2008, DOCUMENT NO. 2008119241) SHOWN HEREON AS 
- EXISTING PERMANENT DRAINAGE EASEMENT (11/03/2008, DOCUMENT NO. 2008119241) SHOWN HEREON AS 
- EXISTING 30' DRAINAGE EASEMENT (06/18/70, D4-81)
- PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- EXISTING 50' ROADWAY EASEMENT VACATED WITH THE FILING OF THIS PLAT
- INTENTIONALLY OMITTED
- 20' DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81)
- PORTION OF EXISTING 30' DRAINAGE EASEMENT (06/18/70, D4-81) VACATED WITH THE FILING OF THIS PLAT
- 47' PUBLIC ROADWAY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- EXISTING RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT

**Solar Collection Note**

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



