



### Supplemental Form (SF)

#### SUBDIVISION

- ☒ Major subdivision action  
☐ Minor subdivision action  
☐ Vacation  
☐ Variance (Non-Zoning)

#### SITE DEVELOPMENT PLAN

- ☐ for Subdivision  
☐ for Building Permit  
☐ Administrative Amendment/Approval (AA)  
☐ IP Master Development Plan  
☐ Cert. of Appropriateness (LUCC)

#### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

#### S Z ZONING & PLANNING

- ☐ Annexation  
**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 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): Cartesian Surveys Inc. PHONE: 505-896-3050  
 ADDRESS: PO Box 44414 FAX: 505-891-0244  
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: Cartesianumber@gmail.com

APPLICANT: Christopher & Anne Demas PHONE: 433-5512  
 ADDRESS: 6231 Fringe Sage Court NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Anne and Christopher Demas

DESCRIPTION OF REQUEST: Adjust Building envelope.

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. Lot 44 Block: NA Unit: 1  
 Subdiv/Addn/TBKA: Highlands at High Desert  
 Existing Zoning: SUZ HD/R-1 Proposed zoning: SUZ HD/R-1 MRGCD Map No NA  
 Zone Atlas page(s): E-23-Z UPC Code: 102306252425910309

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
Project No. 1009829, 13ZHE-80640

#### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.2449 Acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: 6231 Fringe Sage Court NE  
 Between: Elena Gallegos Pl NE and Canada del Oro Pl NE

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

SIGNATURE Amber Palmer DATE 12/9/13  
 (Print Name) Amber Palmer Applicant: ☐ Agent: ☒

#### FOR OFFICIAL USE ONLY

- ☐ 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  
13DRB - 70777

Action  
DRB  
CNE

S.F. Fees  
 \_\_\_\_\_ \$ 215.00  
 \_\_\_\_\_ \$ 20.00  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 Total  
 \$ 235.00

Hearing date December 18, 2013

V. [Signature] 12-10-13  
 Staff signature & Date

Project # 1009829

**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.

*Amber Palmer*  
Applicant name (print)  
*Amber Palmer* 12/9/13  
Applicant signature / date



Form revised October 2007

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

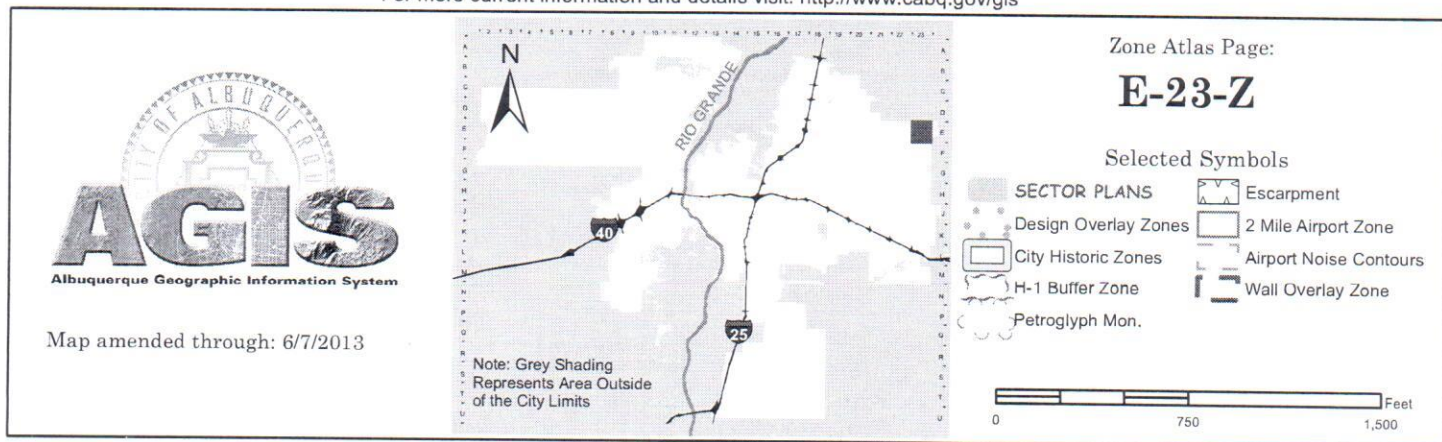
Application case numbers  
13DRB-70777

*Yaj* 12-10-13  
Planner signature / date  
Project # 1009829





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





## **Cartesian Surveys Inc.**

PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

December 3, 2013

Development Review Board  
City of Albuquerque

**Re: Plat to Adjust Building Envelope for Lot 44, Highlands at High Desert, Unit 1**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat to adjust the building envelope for Lot 44, of the Highlands at High Desert, Unit 1.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANN DEMAS (GUY JACKSON, AGENT) requests a special exception to Page 4.1(9)(b) of the High Desert Sector Development Plan: a VARIANCE to existing building envelope by 2.35 sq ft for all or a portion of Lot 44, HIGHLANDS @ HIGH DESERT UNIT 1 zoned SU-2 HD/R-1, located on 6231 FRINGE SAGE CT NE (E-23)

Special Exception No:..... 13ZHE-80646  
Project No:..... Project# 1009829  
Hearing Date:..... 10-15-13  
Closing of Public Record:..... 10-15-13  
Date of Decision:..... 10-30-13

On the 15th day of October, 2013 (hereinafter "**Hearing**") Mr. Jackson, (hereinafter "**Agent**") acting as agent on behalf of the property owner, Mr. Demas (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance to existing building envelope by 2.35 s.f. (hereinafter "**Application**") upon the real property located at 6231 Fringe Sage Ct NE ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance to existing building envelope by 2.35 s.f.
2. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (a) "SPECIAL EXCEPTIONS" reads in part: "*Variance. A variance shall be approved if and only if the following tests are met: (a) The property is exceptional*"
3. Applicant testified at the Hearing that the Subject Property is exceptional because it is an unusually shaped lot with a small building envelope and with dramatic topographical challenges on the Subject Property and nearby lots. The Applicant testified that these exceptional elements pre-dated the adoption of the building envelope regulations promulgated by the High Desert Sector Development Plan. The ZHE finds that the Applicant met the burden of proving exceptionality.
4. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (b) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met: (b) as a result of the exceptional aspect of the property, the regulations produce unnecessary hardship*"
5. Applicant testified at the Hearing that as a result of the exceptionality (unusual shape and topography) that the High Desert Sector Plan building envelope regulation produces an unnecessary hardship upon the Applicant and the Subject Property.
6. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (c) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met: (c) a particular variance is appropriate to prevent the unnecessary hardship.*"

7. Applicant testified at the Hearing that the variance Application (2.35 square feet) if approved would be appropriate to prevent the unnecessary hardship.
8. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (d) "SPECIAL EXCEPTIONS" reads in part: *"A variance shall be approved if and only if the following tests are met: (d) financial gain or loss shall not be the sole determining factor in deciding a variance."*
9. The Application and the testimony provided by the Applicant at the Hearing both suggest that financial gain/loss was not the sole determining factor of the Application.
10. The Application, File and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application. Specifically, the Application has received support from the High Desert Residential Owners Association and some of its members.
11. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.
12. The Applicant has adequately justified the variance Application upon the Subject Property pursuant to City of Albuquerque Code of Ordinances Section § 14-16-4-2 SPECIAL EXCEPTIONS.

#### **DECISION:**

**APPROVAL** of a VARIANCE to existing building envelope by 2.35 s.f.

If you wish to appeal this decision, you may do so by 5:00 p.m., on November 14, 2013 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

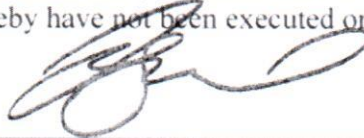
Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above.



provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



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Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Ann Demas 6731 Fringe Sage Ct NE 87111  
Guy Jackson 10522 Florence Ave NE 87122

Tim Eichenberg, Chairman  
Danny Hernandez, Vice Chairman  
Bruce M. Thomson, Secretary-Treasurer  
Ronald D. Brown, Assistant Secretary-Treasurer  
Daniel F. Lyon, Director

Jerry M. Lavato, P.E.  
Executive Engineer



**Albuquerque  
Metropolitan  
Arroyo  
Flood  
Control  
Authority**

2600 Prospect N.E., Albuquerque, NM 87107  
Phone: (505) 884-2215 Fax: (505) 884-0214  
Website: [www.amafca.org](http://www.amafca.org)

June 24, 2013

Mr. G. Cameron Stevens  
6231 Fringe Sage Ct. NE  
Albuquerque, NM 87111

Re: Encroachment into AMAFCA/HOA Drainage Easement

Dear Mr. Stevens:

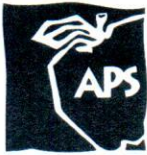
I am sending this follow-up letter to our conversation regarding your property at Lot 44 in the Highlands at High Desert. The back garden wall appears to encroach a few feet into the Drainage Easement. The encroachment is minor and will not affect the flood carrying capacity of the arroyo. It is acceptable to AMAFCA, and no further action is required.

If you have any questions in the meantime, feel free to call me at 884-2215.

Sincerely,  
AMAFCA

Lynn M. Mazur, P.E., C.F.M.  
Development Review Engineer





**Pre-Development Facilities Fee (PDFF)  
Cover Sheet**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2<sup>nd</sup> Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

**Project #** (if already assigned by DRB) \_\_\_\_\_

**Please check one:**

☐ Preliminary PDFF

(Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF

(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral

(Must provide reason for Waiver/deferral)

**Project Information**

Subdivision Name: Highlands at High Desert Unit 1

Legal Description: Lot 44-A

Location of Project (address or major cross streets)

Proposed Number of Units    Single-Family    Multi-Family    Total Units

**Waiver Information**

Property Owner: Christopher and Anne Demas Legal Description: Lot 44-A

Zoning: SU-2 HD/R-1

Reason for Waiver/Deferral: Adjust building envelope

**Contact Information**

Name: Amber Palmer

Company: Cartesian Surveys

Phone:

E-Mail:

**Please include with your submittal:**

- ☐ Zone Atlas map with the entire property (ies) precisely and clearly outlined
- ☐ Copy of a plat or plan for the proposed project
- ☐ List of new legal description (e.g. lot, block) and street address for each lot (**for final plat only**)
- ☐ Please include project number on the top right corner of all documents

APS Project #  
APS Cluster: Eldorado

**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot 44-A, Highlands at High Desert Unit 1 which is zoned as SU-2 HD/R-1, on December 9, 2013 submitted by Christopher Demas and Anne Demas, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to adjust building envelope for lot 44-A. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

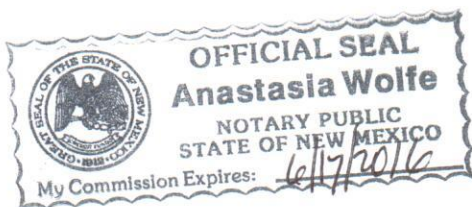
By: April L. Winters  
Signature

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

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 9, 2013, by April L. Winters as 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.

(Seal)



Anastasia Wolfe  
Notary Public

My commission expires: 6/17/2016



Indexing Information

Section 26, Township 11 North, Range 4 East, N.M.P.M.  
as Projected into the Elena College Grant  
Subdivision: Highlands at High Desert, Unit 1  
Owner: Anne & Christopher Demas  
UPC #102306252425910309

Subdivision Data

GROSS ACREAGE: 1.2449 ACRES  
ZONE: ATLAS PAGE NO. E-23-Z  
NUMBER OF EXISTING LOTS: 1  
NUMBER OF LOTS CREATED: 1  
MILES OF FULL WIDTH STREETS: 0.00 MILES  
MILES OF HALF WIDTH STREETS: 0.00  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.00 ACRES  
DATE OF SURVEY: JULY 2013

Legal

LOTS NUMBERED FORTY-FOUR (44), OF UNIT 1 OF HIGHLANDS AT HIGH DESERT, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1995, IN PLAT BOOK 95C, FOLIO 95.

Notes from Plat of Record (3/17/1995, BK. 95C, PG. 95)

PROPERTY SUBJECT TO THE EASEMENTS AS ESTABLISHED AND REFLECTED ON THE PLAT OF RECORD INCLUDING BUT NOT LIMITED TO:

11. EXISTING DRAINAGE EASEMENT GRANTED TO AMAFCA AND THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. GRANTED BY PLAT FILED FEBRUARY 9, 1995 IN BOOK 95C, FOLIO 6, MODIFIED BY THE MODIFICATION TO EASEMENT TO AMAFCA AND EASEMENT TO OWNERS ASSOCIATION IN PROPOSED UNIT 1, HIGHLANDS SUBDIVISION (A PORTION OF HIGHLANDS DENDRITIC ARROYOS) RECORDED MARCH 8, 1995 DOC. NO. 950234421 IN BOOK 95-6, PAGE 2335, RECORDS OF BERNALILLO COUNTY.
12. THOSE PORTIONS OF EACH LOT IN UNIT 1 WHICH ARE (1) OUTSIDE THE BUILDING ENVELOPES AS INDICATED ON SHEETS 5 AND 6 OF THE PLAT OF RECORD (3/17/1995, BK. 95C, PG. 95), AND (2) OUTSIDE THE EASEMENT IN FAVOR OF AMAFCA AND THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INDICATED ON SHEETS 3, 4, 7 AND 8 OF THE PLAT OF RECORD (3/17/1995, BK. 95C, PG. 95) ALBUQUERQUE RECORDED MARCH 3, 1995, IN BOOK 95-5, PAGES 8920-8940.
13. RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS DOCUMENT NUMBER 95021793, OPEN SPACE EASEMENT TO HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION RECORDED MARCH 10, 1995, IN BOOK 95-6, PAGES 4959-4973, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS DOCUMENT NUMBER 95024864, SUBORDINATE TO DRAINAGE EASEMENT IN FAVOR OF AMAFCA AND OWNERS ASSOCIATION.
14. THE 20 FOOT STRIPS(S) OF PROPERTY ALONG THE PUBLIC RIGHTS-OF-WAY OF EACH LOT IN UNIT 1 (SAID) SUBJECT TO THE LANDSCAPING EASEMENT IN FAVOR OF THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION RECORDED MARCH 10, 1995, IN BOOK 95-6, PAGES 4974-4985, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS DOCUMENT NUMBER 95024865.

THE NUMBERS REFLECTED HEREON (11-14 ARE THE SAME NUMBERS AS REFLECTED ON THE PLAT OF RECORD).

THE FOLLOWING NOTE IS APPLICABLE TO PRIVATE DRAINAGE EASEMENTS ONLY:

ALL LOTS ARE SUBJECT TO CROSS-DRAINAGE EASEMENTS OVER THAT PORTION OF EACH LOT OUTSIDE THE BUILDING ENVELOPE, AND OVER THAT PORTION OF THE BUILDING LOT OUTSIDE THE BUILDING ENVELOPE, WHICH ARE NO IMPROVEMENTS, FOR DRAINAGE OF SURFACE WATER AND/OR SUBSURFACE WATER, AND/OR DRAINAGE ON ANY LOT SO AS TO MATERIALLY INCREASE THE DRAINAGE OF STORM WATER ONTO ADJACENT PORTIONS OF ANY LOTS OR ALTER THE SURFACE OF THE OWNER OF THE AFFECTED PROPERTY AND THE HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC. SUCH CROSS-DRAINAGE EASEMENTS ARE IN ADDITION TO THOSE CREATED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGH DESERT RESIDENTIAL PROPERTIES, RECORDED DECEMBER 22, 1993 IN BOOK 95-36, PAGES 1-87, RECORDS OF BERNALILLO COUNTY, NEW MEXICO (THE "DECLARATION"). THE OWNER OF EACH LOT WILL MAINTAIN THE CROSS-DRAINAGE EASEMENT. THE OWNER PLAYS TO MAINTAIN THE CROSS-DRAINAGE EASEMENT, OR THE SURFACE OF THE LOT, SHALL HAVE THE RIGHT TO REPAIR SUCH MAINTENANCE AS SET FORTH IN THE DECLARATION AND WILL HAVE THE RIGHT TO RESTORE THE SURFACE OF THE CROSS-DRAINAGE EASEMENT. THE CROSS-DRAINAGE EASEMENT OVER EACH LOT WILL NOT RESTRICT THE RIGHT OF THE OWNER OF THE LOT TO CONSTRUCT REASONABLE DRIVEWAYS AND WALKWAYS FROM THE PUBLIC STREET TO THE BUILDING ENVELOPE OVER THAT PORTION OF THE LOT SUBJECT TO THE CROSS-DRAINAGE EASEMENT, AS PROVIDED IN THE DECLARATION. IN ADDITION TO THE DECLARATION, THE OWNER OF EACH LOT SHALL DESIGN IMPROVEMENTS TO THE LOT TO CONFORM WITH THE GUIDELINES FOR SUSTAINABILITY AND SHALL PROVIDE A CERTIFICATION AS PROVIDED IN THE PROFESSIONAL ENGINEER, INDICATING THE GRADING AND DRAINAGE IMPROVEMENTS, INCLUDING FOUNDATION WALL AND FINISHED GRADE ELEVATIONS ON THE LOT, THE PLAT OF RECORD (3/17/1995, BK. 95C, PG. 95).

Plat for  
Lot 44-A

Highlands at High Desert, Unit 1  
Being Comprised of  
Lot 44, Highlands at High Desert, Unit 1

City of Albuquerque  
Bernalillo County, New Mexico  
December 2013

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  
Plat approvals:

PNM Electric Services  
New Mexico Gas Company

Qwest Corporation d/b/a CenturyLink, DC  
Comcast

City Surveyor  
Traffic Engineer

ABCWUA  
Parks and Recreation Department

AMAFCA  
City Engineer

DRB Chairperson, Planning Department

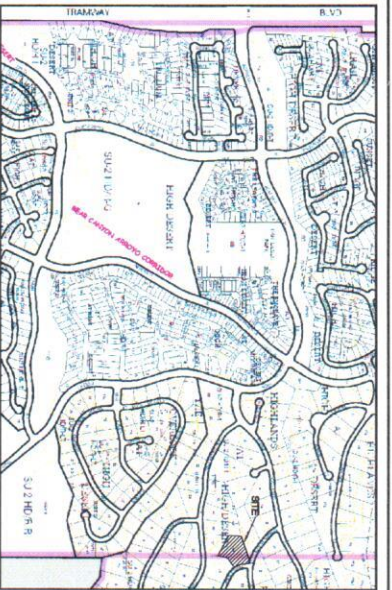
Surveyor's Certificate

"I, WILL PLOTNER JR., A LAWS 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 MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS 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."

WILL PLOTNER JR.  
N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-5060 Fax (505) 891-0244



Vicinity Map Zone Atlas E-23-Z

Purpose of Plat

1. ADJUST BUILDING ENVELOPE AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2013.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. BUILDING ENVELOPE LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS: .....

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) HEREOF, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE AND DEED, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

CHRISTOPHER DEMAS

DATE

ANNE DEMAS

DATE

Acknowledgment

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
BY: ANNE AND CHRISTOPHER DEMAS, HUSBAND AND WIFE

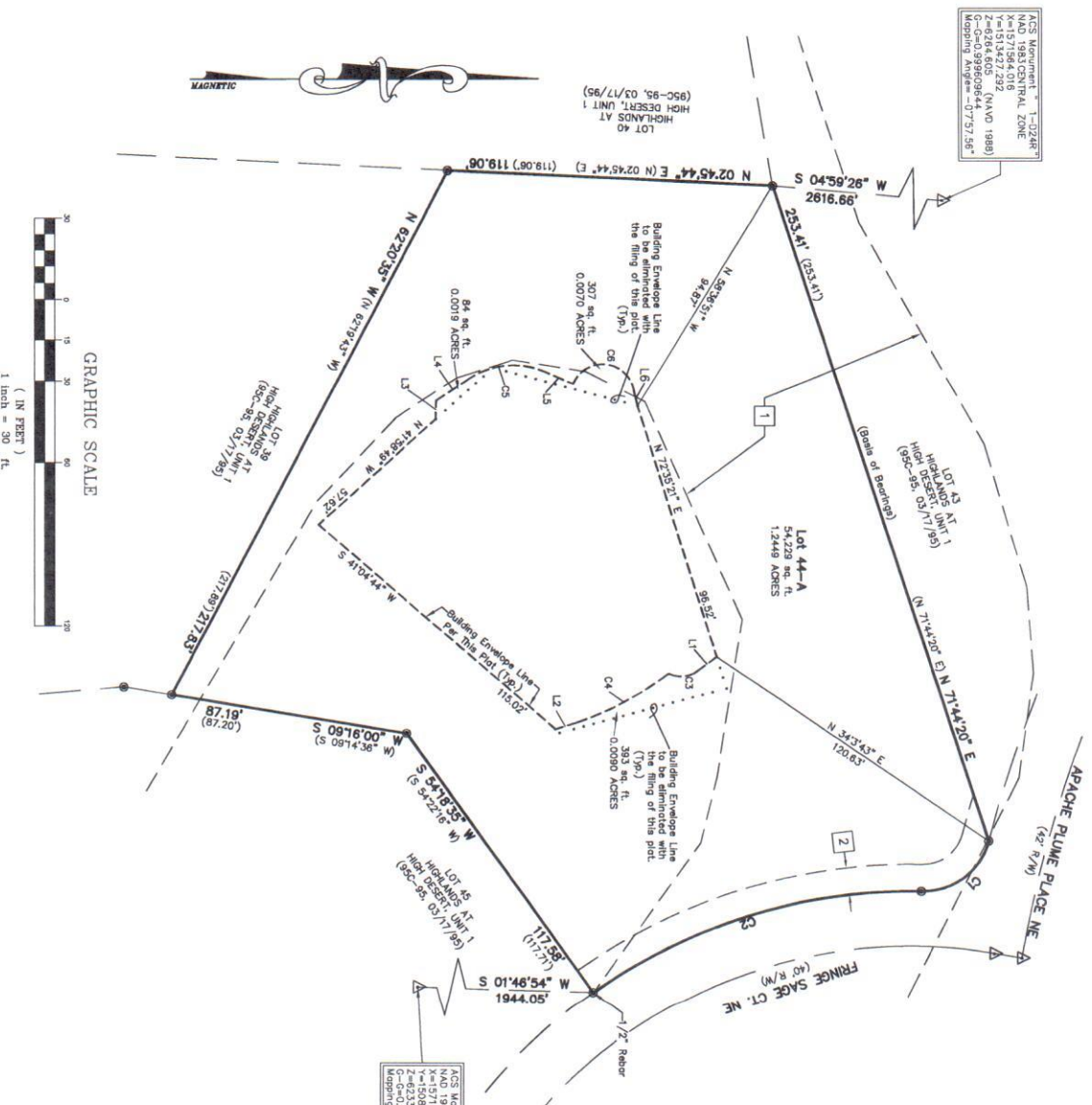
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



# Easement Notes

- 1 EXISTING DRAINAGE ESMT. (95C-95, 03/17/95)
- 2 10' P.U.E. (95C-95, 03/17/95)



## Plat for Lot 44-A Highlands at High Desert, Unit 1 Being Comprised of

Lot 44, Highlands at High Desert, Unit 1  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2013

### Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD INFO PER PLAT OF RECORD
(95C-95, 03/17/95)	FOUND REBAR WITH CAP "S 6544"
	FOUND CENTERLINE MONUMENT
	FOUND CENTERLINE MONUMENT
	"S 6544"

### Solar Collection Note

PER SECTION 14-1-4-4-7 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 COLLECTIONS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PLATS OF THE SUBDIVISION OR PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

ACS Measurement: 1-1533  
NAD 1983 CENTRAL ZONE  
X=5171572.520  
Y=5171572.520  
G=0-0.99961127  
Mopping Angle = -07°57'28"

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.34' (33.34')	25.00' (25.00')	76°24'35"	30.92'	S 37°09'49" E
C2	128.02' (128.02')	200.00' (200.00')	36°40'28"	175.84'	S 17°17'45" E
C3	11.10'	10.35'	61°26'36"	10.58'	S 05°07'54" E
C4	36.97'	112.73'	19°48'29"	38.78'	S 28°06'43" E
C5	28.55'	28.54'	57°19'41"	27.36'	N 05°03'30" W
C6	30.74'	11.59'	151°54'11"	22.49'	N 07°40'31" E

LINE	LENGTH	BEARING
L1	8.81'	N 37°06'14" W
L2	7.51'	S 16°36'14" E
L3	6.76'	N 88°57'21" W
L4	14.84'	N 34°00'59" W
L5	11.60'	N 23°25'02" E
L6	5.36'	N 76°07'46" E

CARTESIAN SURVEYS INC.

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