CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 18, 2015
DRB Comments

ITEM # 12

PROJECT # 1010170 **APPLICATION # 15-70053**

RE: Lots A & B, Black Development One

The 19' PUBLIC ROAD requires further explanation. The existing Deceleration Lane and Right-in/ Right-out access point on Coors Bypass are appropriate for local access and need to remain; refer to comments from Transportation Development regarding dedication and road alignment.

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

DRB CASE ACTION LOG - BLUE SHEET

- ❑ *Preliminary/Final Plat [FP]*
- ❑ *Site Plan - Subdivision [SPS]*
- ❑ *Site Plan - Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1010170** *Application #:* 14DRB-70286

Project Name: Coors Road NW & Unplatted/abandoned old Coors Blvd. Right-of-Way

Agent: Surv-Tek Inc. *Phone #:*

****Your request was approved on** 12-10-14 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION**:

❑ **ABCWUA**:

☑ **CITY ENGINEER / AMAFCA**: received 5/4

❑ **PARKS / CIP**:

☑ **PLANNING (Last to sign)**:

PLATS:

❑ **Planning must record this plat. Please submit the following items:**

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

❑ ☑ **Property Management's signature must be obtained prior to Planning Department's signature.**

❑ **AGIS DXF File approval required.**

❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

❑ **3 copies of the approved site plan. Include all pages.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 20, 2014

Project# 1010170
14DRB-70262 VACATION OF PUBLIC RIGHT-OF-WAY
14DRB-70282 VACATION OF PRIVATE EASEMENT
14DRB-70286 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agents for BLACK DEVELOPMENT ONE, LLC request the referenced/ above action for a portion of **COORS ROAD NW & UNPLATTED/ ABANDONED OLD COORS BOULEVARD RIGHT OF WAY**, located adjacent to Tract 1-A Windmill Estates and Lot 4B Cottonwood Crossing on the east side of the intersection of COORS BYPASS NW and COORS BLVD NW containing approximately 2.3522 acres. (B-14)

At the August 20, 2014 Development Review Board meeting, the vacation of public right-of-way was 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 vacation of private easement was withdrawn. The preliminary/final plat was Indefinitely Deferred.

Findings

(a)(1) The vacation of public right-of-way request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(b)(1) Based on the proposed replat, the public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted right of way for roadway or other purposes based on the surrounding development.

(b)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing,* and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal decision, you must do so by Septem 4, 2014 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: SURV-TEK INC

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 20, 2014
DRB Comments

ITEM # 1

PROJECT # 1010170 APPLICATION # 14-70286

RE: Lands of Black Development One

Refer to comments from Transportation Development regarding access requirements – it appears additional sidewalk is needed along Coors ByPass, and a Subdivision Design Variance may be needed for the proposed Public Access Easement.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 20, 2014

Project# 1010170
14DRB-70262 VACATION OF PUBLIC RIGHT-OF-WAY
14DRB-70282 VACATION OF PRIVATE EASEMENT
14DRB-70286 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agents for BLACK DEVELOPMENT ONE, LLC request the referenced/ above action for a portion of **COORS ROAD NW & UNPLATTED/ ABANDONED OLD COORS BOULEVARD RIGHT OF WAY**, located adjacent to Tract 1-A Windmill Estates and Lot 4B Cottonwood Crossing on the east side of the intersection of COORS BYPASS NW and COORS BLVD NW containing approximately 2.3522 acres. (B-14)

AMAFCA
No objection to requested vacations.
Lynn Mazur

COG
No comments provided
Kendra Watkins/Andrew Gingerich

TRANSIT
Adjacent and nearby routes
Route #270, Blue line Rapid, passes the site on Coors, Route #96, Crosstown Commuter, passes the site on Coors, Route #251, Rio Rancho-Albq.-Railrunner Connection route, passes the site on Coors and Coors Bypass.
Adjacent bus stops
None.
Site plan requirements
None
Large site TDM suggestions
None.
Other information
None.
Shabih Rizvi

ZONING ENFORCEMENT
No comments provided
David Kilpatrick

NEIGHBORHOOD COORDINATION
No comments provided
Stephani Winklepleck

APS
This will have no adverse impacts to the APS district.

April Winters

POLICE DEPARTMENT
This project is in the Northwest Area Command.
- No Crime Prevention or CPTED comments concerning the proposed *Vacation of Public*

Right-Of-Way request at this time.

Steve Sink

FIRE DEPARTMENT

No comments provided

Antonio Chinchilla

PNM ELECTRIC

No comments provided

Daniel Aragon

NMGCO

No comments provided

Patrick Sanchez

COMCAST

No comments provided

Mike Mortus

CENTURYLINK

No comments provided

ENVIRONMENTAL HEALTH

No comments provided

Paul Olson

M.R.G.C.D

No comments provided

Ray Gomez

OPEN SPACE DIVISION

No adverse comments

Kent Reed Swanson

CITY ENGINEER

Curtis Cherne

TRANSPORTATION DEVELOPMENT

Kristal Metro

TRANSPORTATION PLANNING (DMD)

John MacKenzie

PARKS AND RECREATION

Carol Dumont

ABCWUA

Allan Porter

PLANNING DEPARTMENT

The Graphic Scale is incorrectly labeled on the Vacation Exhibit. Refer to comments from Transportation Development/ affected agendcies and any public hearing comments regarding proposed vacation.

If approved, the proposed Tracts A & B will be zoned R-1 per Section 14-16-4-9(C) of the Zoning Code which reads:

"Wherever the zone map does not name the zoning of an area within the city the area is zoned R-1, except if it is in the Developing Area it is R-D." AGIS shows that this area is within the Establish Urban Area of the Comprehensive Plan.

Jack Cloud

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

12. **Project# 1010537**
16DRB-70080 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JOSHUA SKARSGARD agent(s) for RED SHAMROCK 8, LLC request(s) the above action(s) for all or a portion of Lot(s) A1 and A2, **GLENHAVEN ADDITION - WHITE CITY** zoned C-2 and P, located on 4TH ST NW AND PHOENIX containing approximately 1.85 acres. (H-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITIY COMPANIES SIGNATURES AND AMAFCA SIGNATURE AND TO TRANSPORTATION FOR SIDEWALK EXHIBIT AND RIGHT-OF-WAY CLARIFICATION.**

13. **Project# 1004223**
16DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RHD ENGINEERING, LLC agent(s) for GERALD PETERS request(s) the above action(s) for all or a portion of Lot(s) D-1, **RENAISSANCE CENTER 3** zoned M-2, located on ALEXANDER BLVD AND DESERT SURF CIRCLE containing approximately 8.525 acre(s). (F-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND TO PLANNING FOR AGIS DXF.**

14. **Project# 1010170**
16DRB-70065 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for MILLER FAMILY REAL ESTATE, LLC request(s) the above action(s) for all or a portion of Tract(s) A AND B, **LANDS OF BLACK DEVELOPMENT ONE** zoned C-2, located on COORS BLVD NW BETWEEN COORS BYPASS AND CITA RD NW containing approximately 2.35 acre(s). (B-14) *[Deferred from 2/24/16]* **INDEFINITELY DEFERRED.**

15. **Project# 1010520**
16DRB-70050 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE GROUP agent(s) for NAZISH LLC request(s) the above action(s) for all or a portion of Lot(s) **ABQ FIRE STATION SITE NO. 19**, zoned RD, located on SIGNAL BETWEEN LOUISIANA AND EAGLE CANYON containing approximately 1.4778 acre(s). (C-19) *[Deferred on 2/17/16, 2/24/16]* **WITH THE SIGNING OF THE INFRA-STRUCTURE LIST DATED 3/2/16 AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 2/22/16, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA).**

Project # 1010170 – February 24, 2016

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ✓ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ 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): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK
APPLICANT: MILLER FAMILY REAL ESTATE, LLC PHONE: 970-903-1302
ADDRESS: 5650 SOUTH STATE STREET FAX:
CITY: MURRAY STATE UT ZIP 84107 E-MAIL:
Proprietary interest in site: OWNERS **List all owners:** BLACK DEVELOPMENT ONE, LLC
DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT APPROVAL

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 A AND B Block: — Unit: —
Subdiv/Addn/TBKA: LANDS OF BLACK DEVELOPMENT ONE
Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No —
Zone Atlas page(s): B-14 UPC Code: 101406502212830108
101406504715330109

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
16DRB-70017 1010170

CASE INFORMATION:
Within city limits? ___Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total site area (acres): 2.354c
LOCATION OF PROPERTY BY STREETS: On or Near: COORS ROAD NW
Between: COORS BYPASS NW and CITA ROAD NW
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 2.15.16
(Print Name) RUSS HUGG Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY ✓PDF downloaded Revised: 11/2014

- ☐ **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
16DRB-70065	PDF		$285.00
-	CMF		$20.00
-			$
-			$
-			$
			Total $305.00

Hearing date Feb 24, 2016

2-16-16
Staff signature & Date

Project # 1010170

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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A 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.

Russ Hugg
Applicant name (print)
2.15.16
Applicant signature / date

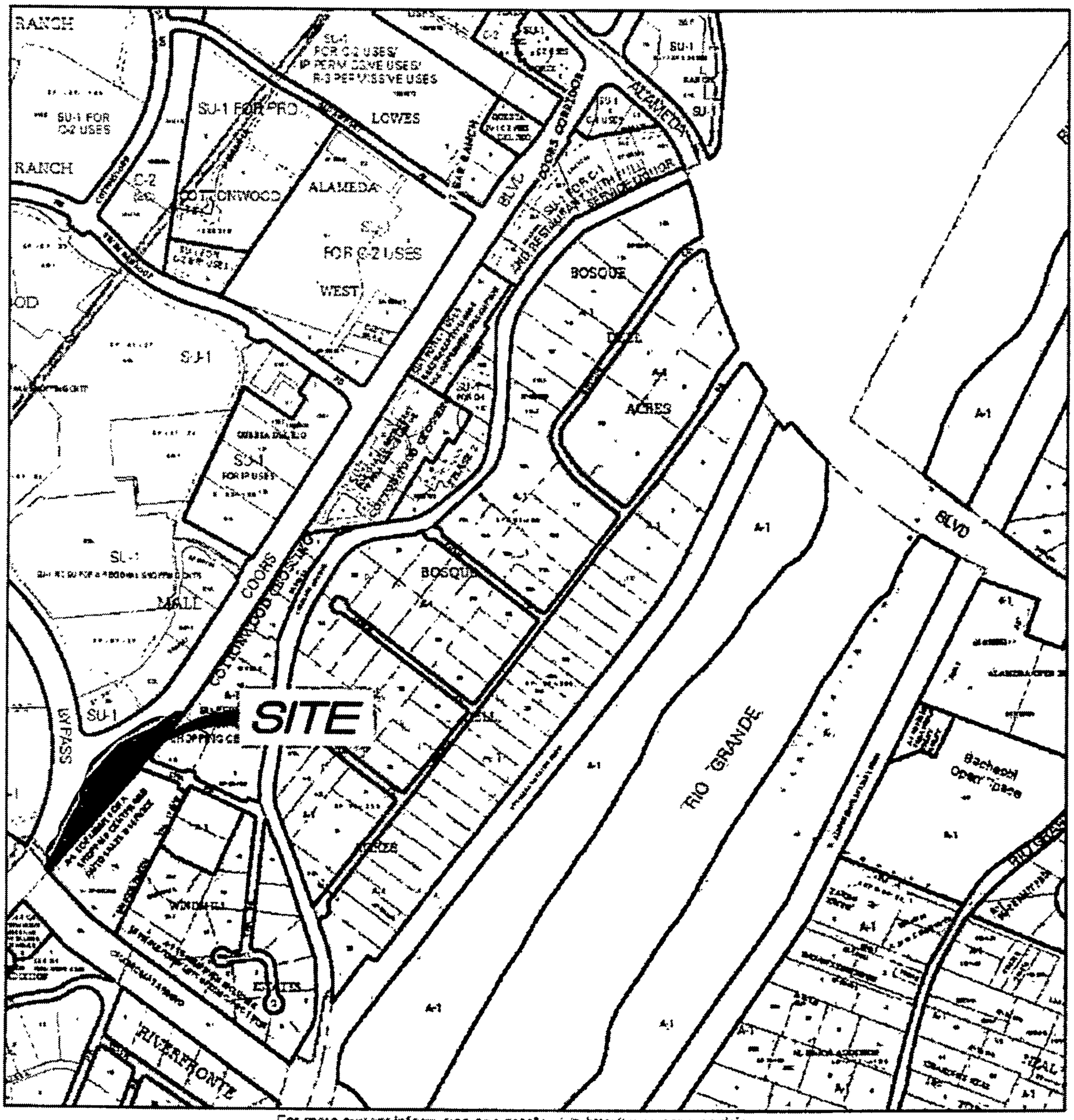
Form revised **October 2007**

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

Application case numbers
16 - DRB - 70065
__ - __ - __
__ - __ - __

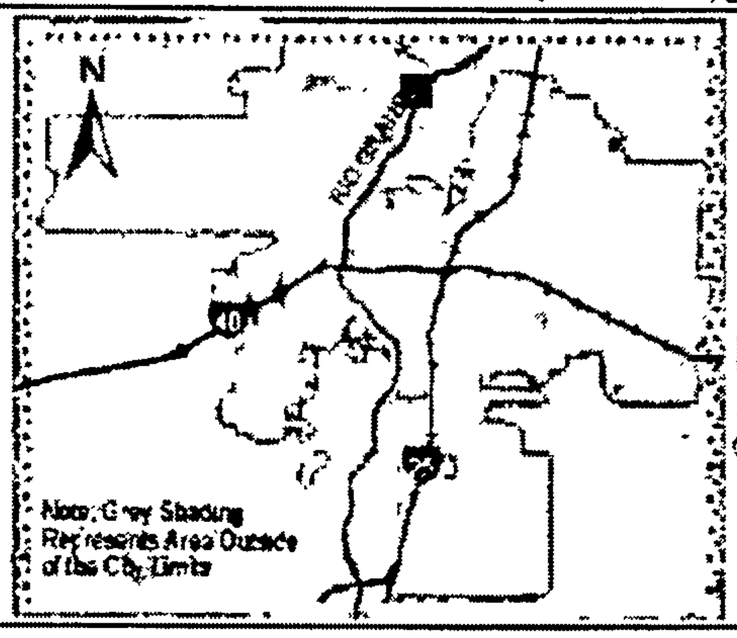
2-16-16
Planner signature / date

Project # 1010170



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

Map amended through: 6/7/2013



Zone Atlas Page:

B-14-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

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

February 8, 2016

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103
Attention: Mr. Jack Cloud, Chair

RE: Tracts A and B, Lands of Black Development One, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page B-14.

Dear Mr. Cloud

The owners of the above captioned property, Black Development One, LLC and Miller Family Real Estate, LLC are hereby filing application with the City of Albuquerque Development Review Board for Minor Preliminary/Final Plat approval to Dedicate new Public Street Right of way and show the easements vacated by 16DRB-70017 as shown on the attached Preliminary/Final Plat.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

February 5, 2016

Mr. Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Rio Rancho, New Mexico 87114

Re: Tracts A and B, Lands of Black Development One, City of Albuquerque, Bernalillo County, New Mexico.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Miller Family Real Estate, LLC for the purpose of replatting the above described property.

Please call me if you have any further questions.

Sincerely,

Miller Family Real Estate, LLC

By _____

February 5, 2016

Mr. Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Rio Rancho, New Mexico 87114

Re: Tracts A and B, Lands of Black Development One, City of Albuquerque, Bernalillo County, New Mexico.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Black Development One, LLC for the purpose of replatting the above described property.

Please call me if you have any further questions.

Sincerely,

Black Development One, LLC

By John S. Black

Current DRC
Project No

ORIGINAL

Date Submitted February 1, 2016
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub Approved

Final Plat approved 12/3/2014

DRB Project No 1010170

Figure 12

INFRASTRUCTURE LIST

EXHIBIT A
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

TRACTS A AND B LANDS OF BLACK DEVELOPMENT ONE

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
			PAVING						
		16' F F	RESIDENTIAL ONE WAY (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON EASTERN SIDE	COORS FRONTAGE ROAD	COORS BY PASS	C TA ROAD	/	/	/
		600 SQ FT	PEDESTRIAN REFUGE ISLAND	LARRY H MILLER HYUNDAI CAR DEALERSHIP ENTRANCE			/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
			PUBLIC STORM DRAIN IMPROVEMENTS						
		18" DIA	RCP W/ MITLAND TYPE C INLET	COORS FRONTAGE RD	CORRALES RD	TIES INTO EXISTING 24 SD JUST SOUTH OF COORS BOULEVARD	/	/	/
							/	/	/
							/	/	/
			PUBLIC WATERLINE IMPROVEMENTS						
							/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
							/	/	/
							/	/	/
							/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
HUGH FLOYD 1/2/2016 PREPARED BY PRINT NAME DATE	DRB CHAIR	DATE	Carl S. Dumont 2-10-16 PARKS & ~~GENERAL SERVICES~~ Recreation DATE
FLOYD DEVELOPMENT SERVICES, LLC FIRM	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA DATE
SIGNATURE	ABCWUA	DATE	CITY ENGINEER DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION			DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

PAVING

VOID

2-10-16

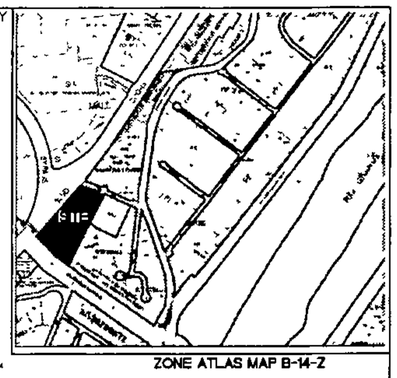
DESIGN REVIEW BOARD APPROVAL

Carol S. Dumont 10-16-14

10-15-14

DESIGN REVIEW COMMITTEE REVISIONS

VICINITY MAP NTS



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PLANS FOR CONSTRUCTION

COORS-COORS BYPASS IMPROVEMENTS

PROJECT #xxxxxx

INDEX OF SHEETS

1 TITLE SHEET
2 GENERAL NOTES AND DEMO PLAN
3 GRADING, DRAINAGE AND PAVING PLAN
4 SITE COORDINATE PLAN
5 FRONTAGE ROAD I PAVING PLAN AND PROFILE
6 FRONTAGE ROAD II PAVING PLAN AND PROFILE
7 MILLER ENTERANCE PAVING PLAN AND PROFILE
8 DETAILS

Thompson Engineering Consultants Inc
P.O. Box 657[illegible]
Albuquerque, NM 87[illegible]
P. Ofc. (505) 21[illegible]
Fax (505) 890-9426

UTILITY COMPANY CONTACTS

PNM-ELECTRIC
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CALL BEFORE YOU DIG!
STATEWIDE
1-800-321-ALERT
ALBUQUERQUE
260-1990

NOTES

1 CONTRACTOR SHALL WORK CONTINUOUSLY, 24-HOURS PER DAY ON ALL ARTERIAL ROADWAYS WHEN TRAFFIC LANES ARE CLOSED TO TRAFFIC UNLESS THE WORK VIOLATES THE CITY'S NOISE ORDINANCE

2 IF THE CONTRACTOR IS NOT ALLOWED TO WORK AT NIGHT DUE TO NOISE ORDINANCE VIOLATIONS, THE CONTRACTOR SHALL OPEN ALL TRAFFIC LANES TO TRAFFIC WITH THE PROPER USE OF TRENCH PLATES DURING NON-WORKING HOURS, AND MUST WORK MINIMUM HOURS FROM 9 00 A.M. TO 3 00 P.M. MONDAY THROUGH SATURDAYS

3 ARTERIAL STREETS ARE AS INDICATED IN THE "LONG RANGE ROADWAY SYSTEM" MAP PUBLISHED BY THE MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE	APPROVED	ENGINEER	DATE	APPROVED FOR CONSTRUCTION
	DRC Chairman			
	Transportation			
	Water/Wastewater			
	Hydrology			
	C.I.P.			
	AMAFCA			
	Const. Coord.			CITY ENGINEER DATE

PROJECT NUMBER	ZONE ATLAS NO	DRAWING NO 1 OF 8
XXXX	B-14-Z	

O:\Projects\COA Coal Storm Drain\BASE.dwg 3/2/2010 9:52:13 AM MST

CITY OF ALBUQUERQUE GENERAL NOTES

1 ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS- PUBLIC WORKS CONSTRUCTION-1986-UPDATE NO 8

2 TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990, (ALBUQUERQUE AREA) 1-800-321-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 NONE ARE SHOWN IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES THIS INVESTIGATION IS NOT CONCLUSIVE AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL 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 ENGINEER IN WRITING SO THAT THE CONFLICT 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 LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH

7 ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING

8 BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE OR PER COA STANDARD DRAWING 2465 WHICHEVER IS MORE STRINGENT

9 TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER

10 SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED HOWEVER NO SIDEWALKS ARE TO BE CONSTRUCTED BEHIND THE CUL-DE-SAC

11 NOT USED

12 ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE

13 THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN(7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER WORK REQUIRING SHUTTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTTOFF REQUESTS MUST BE MADE ONLINE AT http://abcwua.org/content/view/463/729/

14 CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED REFER TO SECTION 4 4 OF THE SPECIFICATIONS

15 SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.

16 ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET FINAL STRIPING TO BE COORDINATED WITH C O A TRAFFIC OPERATIONS (505-857-8004)

17 CAUTION THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS

18 ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION

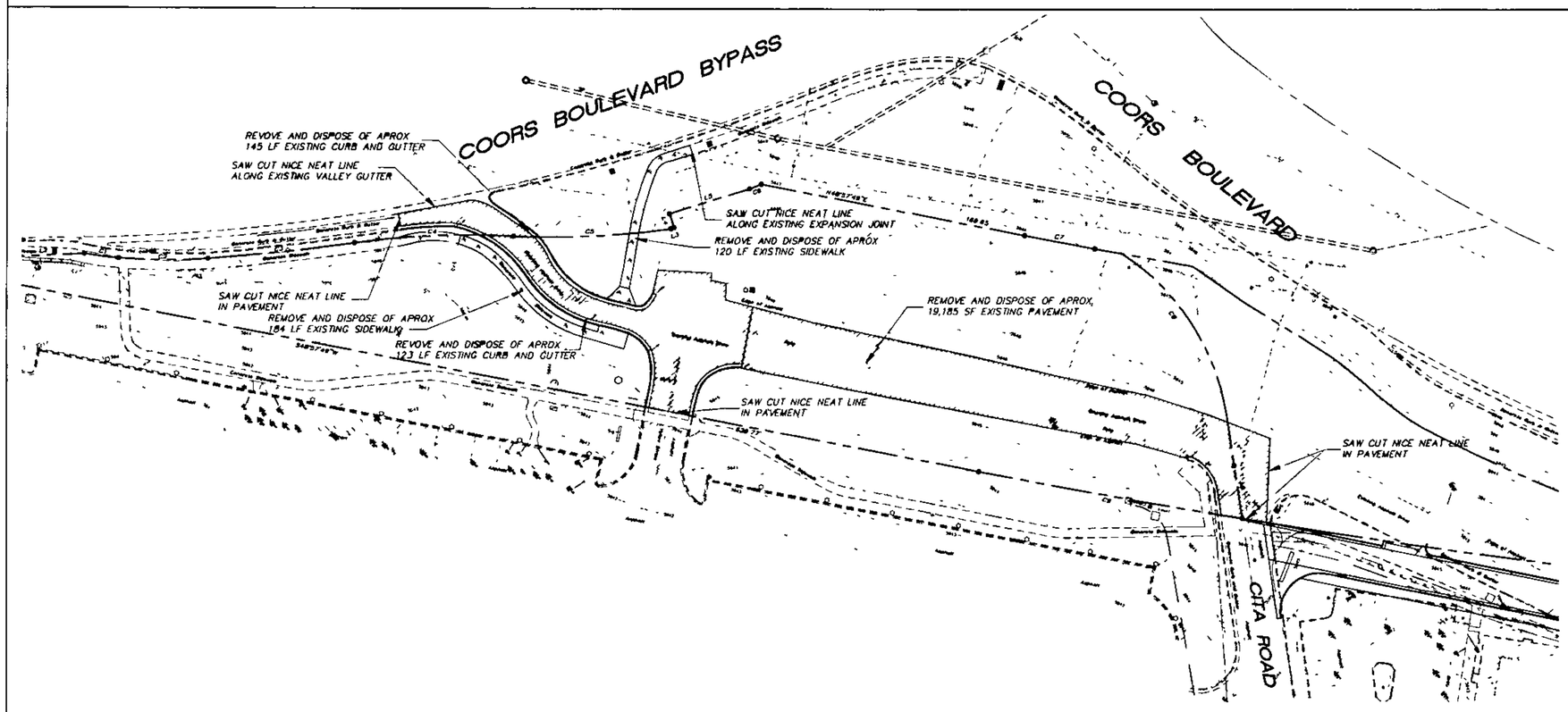
19 CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY

20 WHEN APPLICABLE, CONTRACTOR SHALL, ON BEHALF OF THE OWNER AND OPERATORS SECURE "TOPSOIL DISTURBANCE 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 PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE

22 ALL FILL SHALL BE CLEAN, FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS, AND SHALL NOT BE CONTAMINATED WITH HYDROCARBONS OR OTHER CHEMICAL CONTAMINANTS

23 IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALE CEASE AND THE ENGINEER SHALL NOTIFY LOCAL AUTHORITIES IF HUMAN REMAINS ARE DETERMINED BY THE OFFICE OF THE MEDICAL EXAMINER NOT TO BE RECENT, THE ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320



SCALE
1" = 40' (HOR)

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
STAKING CHECKED BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO	BY	DATE

ENGINEER'S SEAL

NO	DATE	REMARKS	BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

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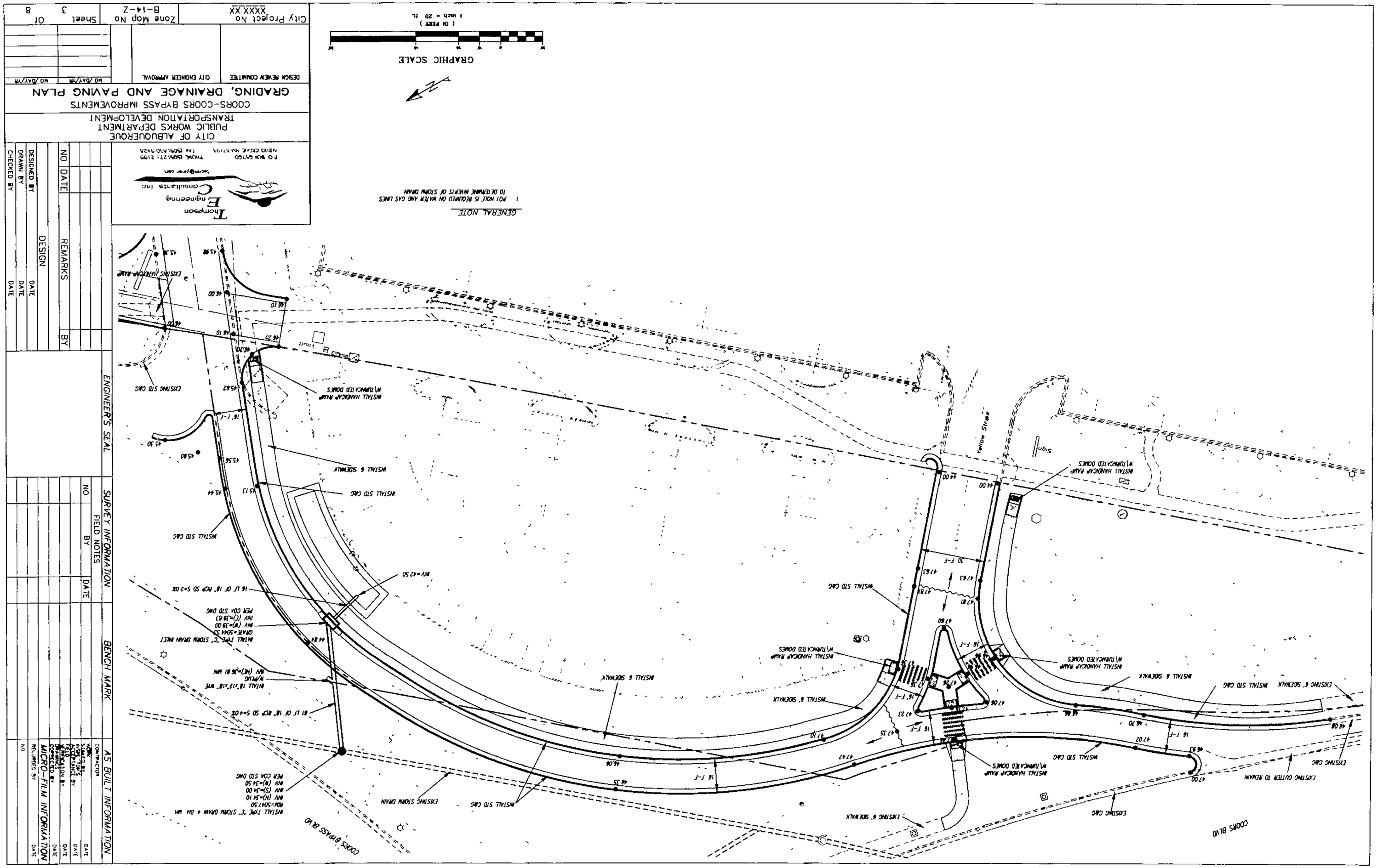
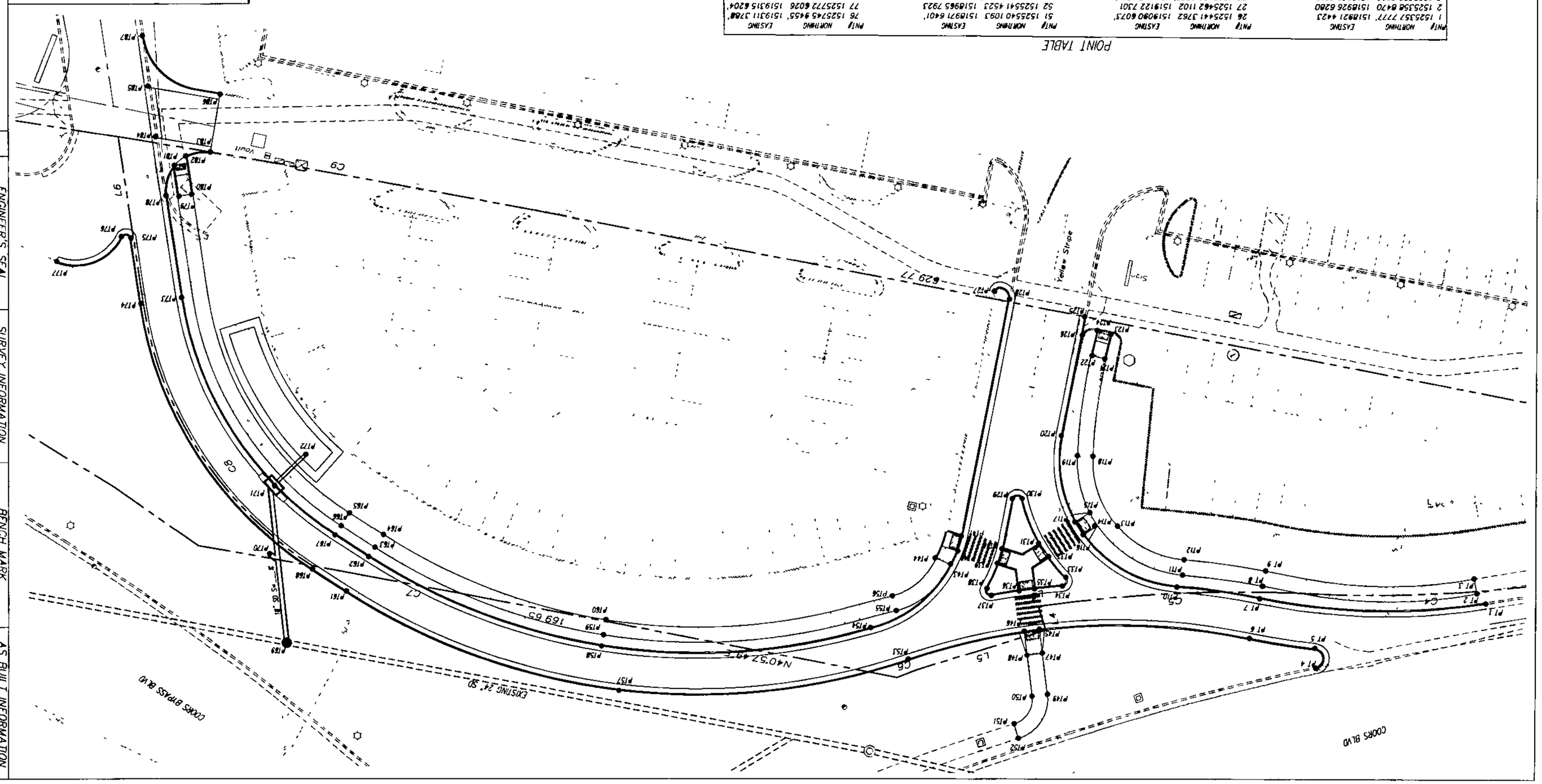
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS
GENERAL NOTES AND DEMO PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO/DAY/YR	MO/DAY/YR

City Project No	Zone Map No	Sheet	Of
XXXX XX	B-14-Z	2	8


GENERAL NOTE
1 POT HOLE IS REQUIRED ON WATER AND GAS LINES TO DETERMINE INVERTS OF STORM DRAIN
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
Thompson Engineering Consultants Inc
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT
COORS-COORS BYPASS IMPROVEMENTS
GRADING, DRAINAGE AND PAVING PLAN
DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
City Project No XXXX.XX
Zone Map No B-14-Z
Sheet 3 Of 8
DESIGN
REMARKS
ENGINEER'S SEAL
SURVEY INFORMATION
FIELD NOTES
BENCH MARK
AS BUILT INFORMATION
MICRO-FILM INFORMATION
COOKS BYPASS BLVD
COORS BLVD
EXISTING CMG
EXISTING 6' SIDEWALK
EXISTING OUTFLOW TO REMAIN
EXISTING STORM DRAIN
INSTALL STD CMG
INSTALL 6' SIDEWALK
INSTALL HANDICAP RAMP W/TUNNICATED DOMES
INSTALL TYPE 'E' STORM DRAIN 4 DIA MH
RIM=5047.50
INV (N)=34.10
INV (S)=34.00
INV (E)=34.50
PER COA STD DWG
INSTALL 18"x12"x18" WYE W/PLUG
INV (NE)=36.81 MH
INSTALL TYPE 'E' STORM DRAIN INLET
GRATE=5044.35
INV (W)=39.00
INV (E)=39.83
PER COA STD DWG
16 LF OF 18" RCP SD S=2.0%
INV=42.50
81 LF OF 18" RCP SD S=4.0%
Yellow Stripe



POINT TABLE

PNT#	NORTHING	EASTING	PNT#	NORTHING	EASTING	PNT#	NORTHING	EASTING	PNT#	NORTHING	EASTING
1	1525357	7777'	1519821	4423							
2	1525356	6470	1518926	6280	27	1525442	1102	1519122	7201		
3	1525356	6960	1518932	3019	28	1525454	6371	1519117	0721'		
4	1525427	6944'	1518932	1363	29	1525496	3408	1519048	3855		
5	1525424	1586'	1518939	1918'	30	1525493	7706	1519046	8824		
6	1525444	0553	1518955	2567	31	1525496	0677	1519027	8907		
7	1525432	9261	1518966	7703	32	1525495	7943'	1519021	8969		
8	1525429	4926	1518970	5504'	33	1525494	0122	1519011	5550'		
9	1525425	5606'	1518975	0625	34	1525496	8057	1519009	2521'		
10	1525458	3568	1518986	6707	35	1525506	8316'	1519013	7477		
11	1525454	1207	1518969	6713'	36	1525512	3822'	1519016	0267		
12	1525450	6787'	1518994	5858'	37	1525522	6742'	1519019	8732'		
13	1525466	5650'	1519018	9426	38	1525523	0355	1519023	4795'		
14	1525473	1673	1519029	9292'	39	1525514	3837'	1519028	6186		
15	1525473	2492	1519028	9317'	40	1525509	9652'	1519033	6779		
16	1525479	7891	1519022	6271'	41	1525520	8046	1519045	4765		
17	1525480	0625'	1519028	6209	42	1525525	2330'	1519041	4173		
18	1525461	1931'	1519047	5218	43	1525530	2870'	1519038	3868'		
19	1525466	2521'	1519050	7478	44	1525534	0183	1519043	1512'		
20	1525467	8452'	1518999	0088'	45	1525513	0577	1518999	0088'		
21	1525438	1646	1519078	4012'	46	1525518	8099	1519001	2843		
22	1525441	7023	1519061	9365	47	1525516	7582	1518990	2490'		
23	1525430	6111'	1519068	2837	48	1525522	3042'	1518992	5389		
24	1525434	4088'	1519069	5582'	49	1525523	1322'	1518975	1602'		
25	1525436	6767	1519096	6011'	50	1525528	6593	1518977	4950		
						1525742	9838	1519508	9759		
						1525752	5311	1519284	7462'		
						1525737	6449	1519274	8783'		
						1525726	3090	1519201	2565'		
						1525743	0428	1519196	7735		
						1525758	1691'	1519174	6168		
						1525769	6855'	1519140	9336'		
						1525746	8261'	1519160	9205'		
						1525732	3656	1519168	1757'		
						1525728	4564	1519170	1078		
						1525723	1154	1519172	0417'		
						1525715	9806'	1519158	9030		
						1525721	3287'	1519156	1723		
						1525725	2662'	1519154	2215'		
						1525739	5267	1519146	9663		
						1525657	5100	1519086	5695		
						1525661	2956'	1519081	9144		
						1525664	1273'	1519078	4954'		
						1525666	7725	1519060	2507		
						1525555	2220	1519019	0135		
						1525557	8007'	1519033	2250'		
						1525569	9146	1519031	9572		
						1525563	3173	1519014	3180		
						1525541	4523	1518965	7923		
						1525540	1093	1518931	6401'		
						1525745	9455'	1519311	3768'		
						1525772	6026	1519315	6204'		
						1525722	8078	1519316	5360'		
						1525718	5375	1519313	7601'		
						1525714	0523	1519325	1070		
						1525713	8887'	1519311	9383		
						1525699	2773'	1519322	5838'		
						1525704	3101	1519326	0275'		
						1525706	8753	1519356	1654		
						1525714	5891	1519337	8792'		
						1525699	4055'	1519375	2814'		

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

City Project No
XXXX XX

Zone Map No
B-14-Z

Sheet 4 Of 8

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | MO /DAY/YR | MO /DAY/YR

SITE COORDINATE PLAN

COORS-COORS BYPASS IMPROVEMENTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

Thompson Engineering Consultants Inc
P.O. BOX 6370
NAVAJO ROAD, NM 87199
PHONE (505) 271-2199
FAX (505) 820-9426
tecnm@swcp.com

NO	DATE	REMARKS	BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES
NO | BY | DATE

BENCH MARK

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
WORK ACCEPTED BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

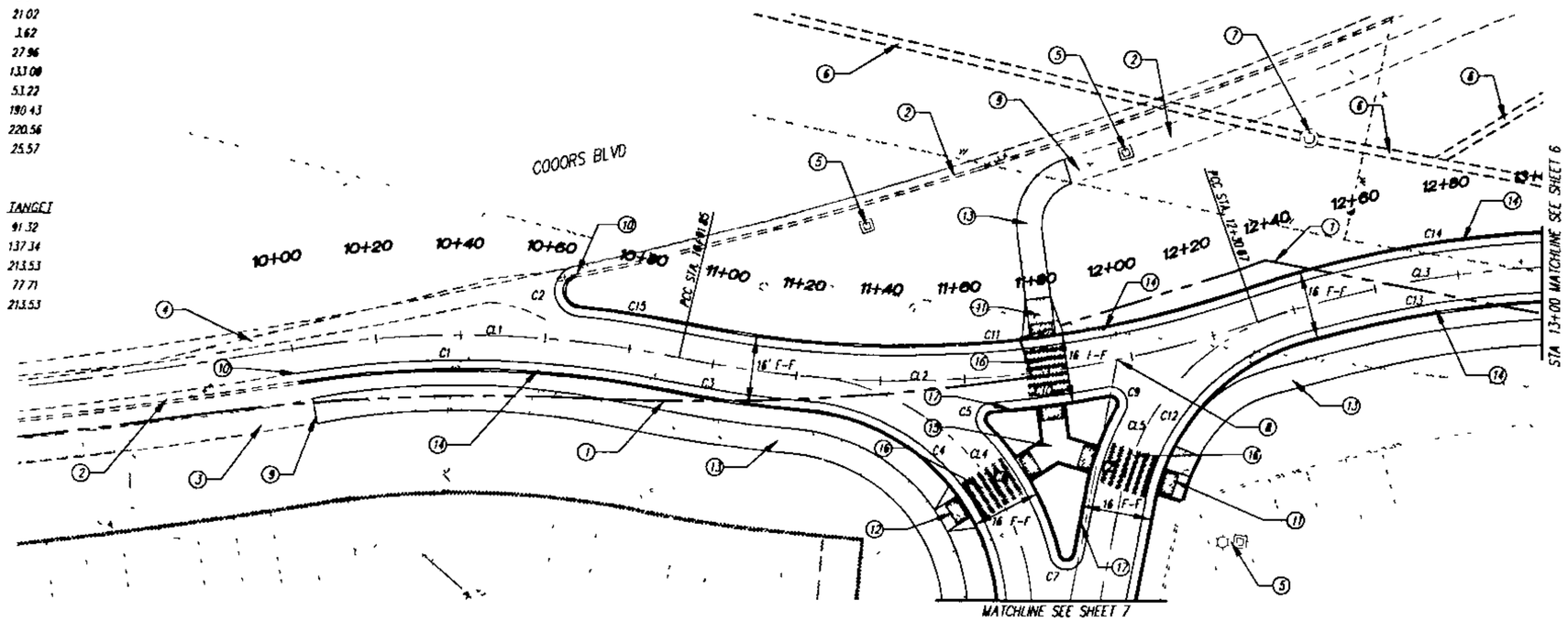
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

CURVE TABLE

CV	RADIUS	DELTA	LENGTH	TANGENT
C1	240.00	S31°05'51.02"W	88.26	87.76
C2	3.50	S63°23'20.81"E	9.84	6.91
C3	258.00	N38°02'40.08"E	32.31	32.29
C4	50.00	S82°41'29.75"W	84.17	74.59
C5	2.00	S38°30'03.74"E	4.53	3.62
C6	66.00	N88°49'48.34"W	35.73	35.29
C7	2.00	N28°48'06.68"E	5.44	3.91
C8	66.00	S39°54'39.81"E	21.11	21.02
C9	2.00	S84°16'48.36"W	4.54	3.62
C10	266.00	N22°19'19.45"E	27.98	27.96
C11	250.00	N26°20'44.41"E	134.71	133.08
C12	50.00	S16°55'17.48"E	56.12	53.22
C13	235.00	S39°07'57.13"W	196.07	190.43
C14	251.00	S36°58'19.10"W	228.35	220.56
C15	256.00	S38°55'09.66"W	25.58	25.57

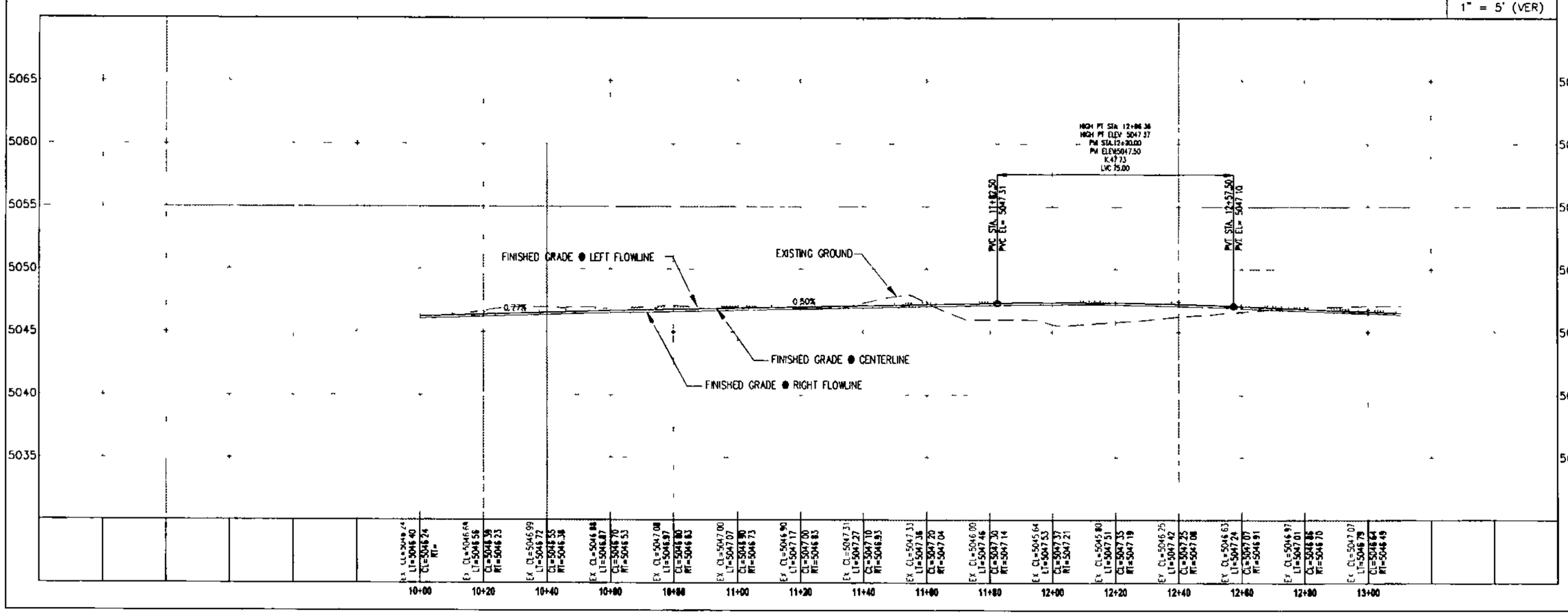
CENTERLINE DATA

CV	RADIUS	DELTA	LENGTH	TANGENT
CL1	248.00	S31°10'20.69"W	91.85	91.32
CL2	258.00	N26°20'44.41"E	139.02	137.34
CL3	243.00	S36°58'19.10"W	221.07	213.53
CL4	58.00	S76°30'47.95"W	85.15	77.71
CL5	58.00	S16°55'17.48"E	63.09	213.53



FRONTAGE ROAD SHEET 1

SCALE
1" = 20' (HOR)
1" = 5' (VER)



GENERAL NOTE

1 ALL EXISTING UTILITIES TO BE FIELD VERIFY PRIOR TO CONSTRUCTION. ANY DAMAGE AND REPAIRS SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR.

KEYED NOTES

1. EXISTING RIGHT OF WAY
2. EXISTING CURB AND GUTTER
3. EXISTING SIDEWALK
4. EXISTING CONCRETE VALLEY GUTTER
5. EXISTING MISC UTILITY
6. EXISTING STORM DRAIN
7. EXISTING STORM DRAIN MANHOLE RIM=XXXXXXX INV IN=XXXXXXX INV OUT=XXXXXXX
8. STA. EQUATION STA. 11+96.54 FRONTAGE RD STA. 13+32.01 ENTRANCE RD.
9. TIE INTO EXISTING 6' SIDEWALK CUT NICE NEAT LINE AT CONTROL JOINT
10. TIE INTO EXISTING CURB AND GUTTER PER COA STD DWG
11. INSTALL DIRECTIONAL HANDICAP RAMP PER COA STD DWG 2426
12. INSTALL HANDICAP RAMP W/TURNACATED DOMES PER COA STD DWG 2426
13. INSTALL 6' WIDE SIDEWALK PER COA STD DWG 2415
14. INSTALL STD C&G PER COA STD DWG 2415
15. INSTALL PEDESTRIAN ISLAND CROSSING SEE DETAIL SHEET THIS PLANSET
16. INSTALL WHITE CROSS WALK MARKINGS SEE DETAIL SHEET THIS PLANSET
17. INSTALL MEDIAN C&G PER COA STD DWG 2415

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES
NO | BY | DATE

ENGINEER'S SEAL

NO	DATE	REMARKS	BY

DESIGN
DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

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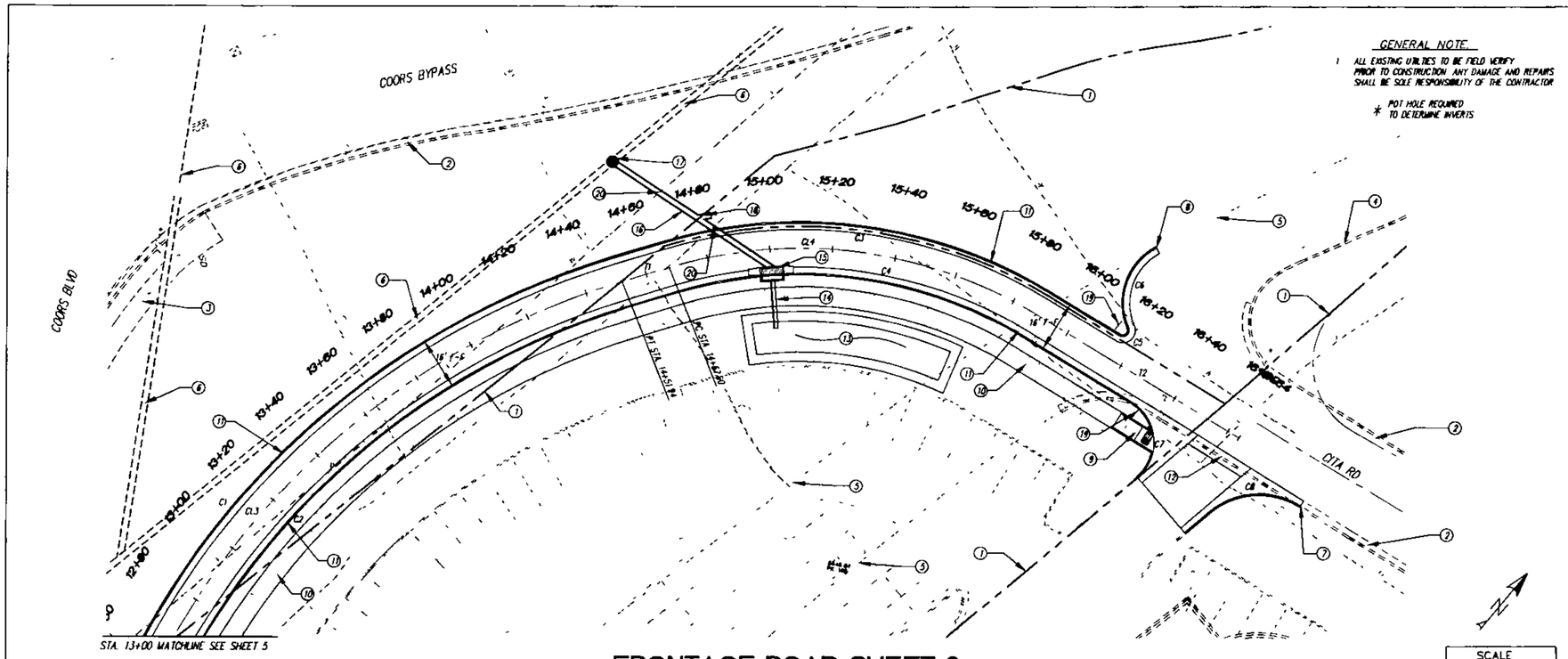
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS

FRONTAGE ROAD I PAVING PLAN AND PROFILE

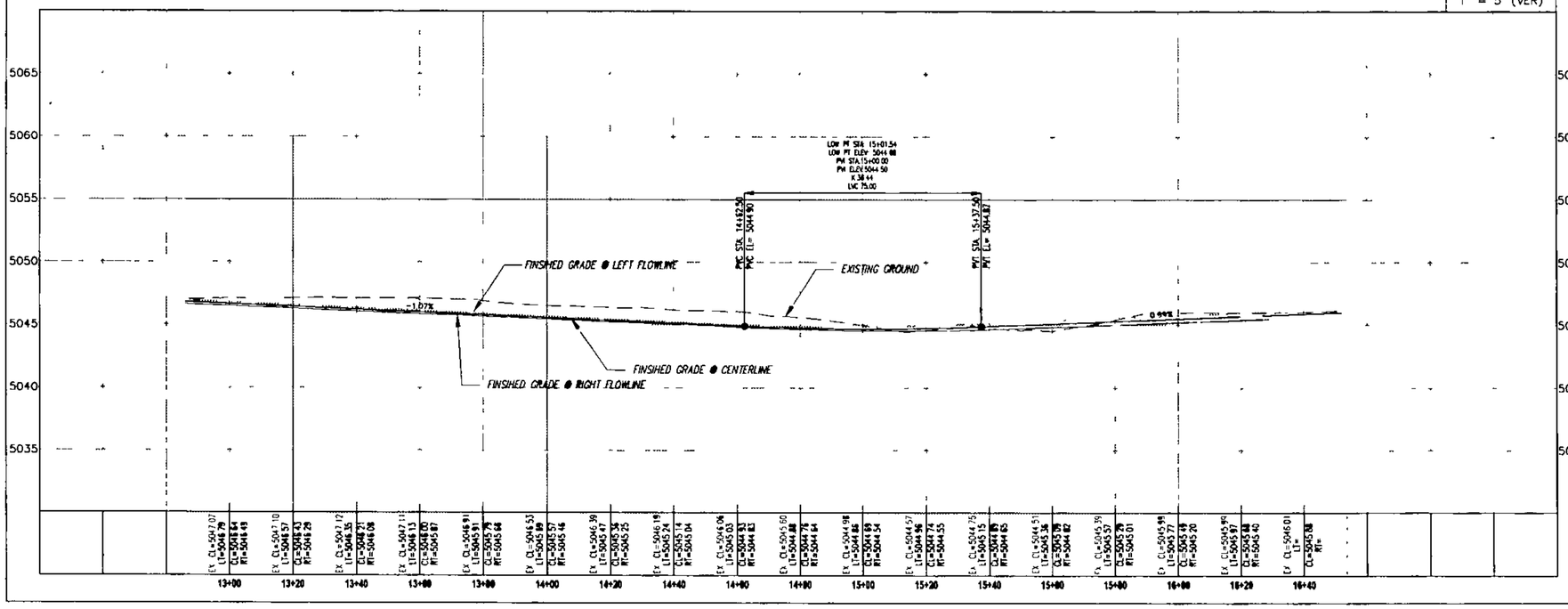
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR	MO./DAY/YR

City Project No	Zone Map No	Sheet	Of
XXXX XX	B-14-Z	5	8



FRONTAGE ROAD SHEET 2

SCALE
1" = 20' (HOR)
1" = 5' (VER)



GENERAL NOTE

1 ALL EXISTING UTILITIES TO BE FIELD VERIFY PRIOR TO CONSTRUCTION. ANY DAMAGE AND REPAIRS SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR

* POT HOLE REQUIRED TO DETERMINE INVERTS

KEYED NOTES

1. EXISTING RIGHT OF WAY
2. EXISTING CURB AND GUTTER
3. EXISTING SIDEWALK
4. EXISTING ASPHALT CURB
5. EXISTING EDGE OF PAVEMENT
6. EXISTING STORM DRAIN
7. TIE INTO EXISTING CURB AND GUTTER PER COA STD DWG
8. TIE INTO EXISTING PAVEMENT ASPHALT PER COA STD DWG
9. INSTALL. DIRECTIONAL HANDICAP RAMP W/TURNACATED DOMES PER COA STD DWG 2426
10. INSTALL. 6' WIDE SIDEWALK PER COA STD DWG 2415
11. INSTALL. STD C&G PER COA STD DWG 2415
12. INSTALL. 4' CONCRETE VALLEY GUTTER PER COA STD DWG
13. INSTALL. FIRST FLUSH POND 24HR 100YR VOL= WSEL=42.50
14. INSTALL. 16 LF OF 18" PVC STORM DRAIN S=2.0% INV (IN)=42.50 INV (OUT)=39.83
15. INSTALL. SINGLE TYPE "C" STORM DRAIN INLET TOG=5044.53 INV (E)=39.83 INV (W)=39.00 PER COA STD DWG
16. * INSTALL. 61 LF OF 18" PVC STORM DRAIN S=4.0% INV (IN)=39.00 INV (OUT)=34.50
17. * INSTALL. STORM DRAIN MANHOLE TYPE "C" RIM=5047.50 INV (N)=34.10 INV (S)=34.00 INV (NE)=34.50 PER COA STD DWG
18. * INSTALL. 18"x12"x18" WYE W/PLUG INV=36.81
19. INSTALL. (DO NOT ENTER) SIGN PER DOT STD SIGNAGE
20. EXISTING WATER AND GAS LINE POT HOLING REQUIRED TO DETERMINE DEPTHS

CURVE TABLE

CV	RADIUS	DELTA	LENGTH	TANGET
C1	215.00	S36°58'19.10"W	228.35	220.56
C2	235.00	S39°07'57.13"W	196.07	190.43
C3	151.00	S87°16'11.03"W	127.74	123.97
C4	135.00	S87°16'11.03"W	114.20	110.83
C5	2.00	N38°03'11.06"E	5.06	3.81
C6	20.00	S09°02'27.38"W	29.63	26.99
C7	15.00	N14°24'51.13"W	28.32	24.30
C8	25.00	S75°55'03.96"W	31.64	29.57

CENTERLINE CURVE DATA

CV	RADIUS	DELTA	LENGTH	TANGET
CL3	243.00	S36°58'19.10"W	221.07	213.53
CL4	143.00	S87°16'11.03"W	120.97	117.40

CENTERLINE TANGENT DATA

TV	DELTA	TANGET
T1	N63°02'5.23"E	15.66
T2	S68°29'43.18"E	75.53

Thompson Engineering Consultants Inc
tecnm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE (505) 271-2155
FAX (505) 870-0426

AS BUILT INFORMATION

CONTRACTOR
SITE WORK BY
IN-PLACE UTILITIES BY
FIELD VERIFICATION BY
CORRECTIONS BY
RECORDED BY
DATE
MICRO-FILM INFORMATION
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES
NO | BY | DATE

ENGINEER'S SEAL

NO | DATE | REMARKS | BY

DESIGN
DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

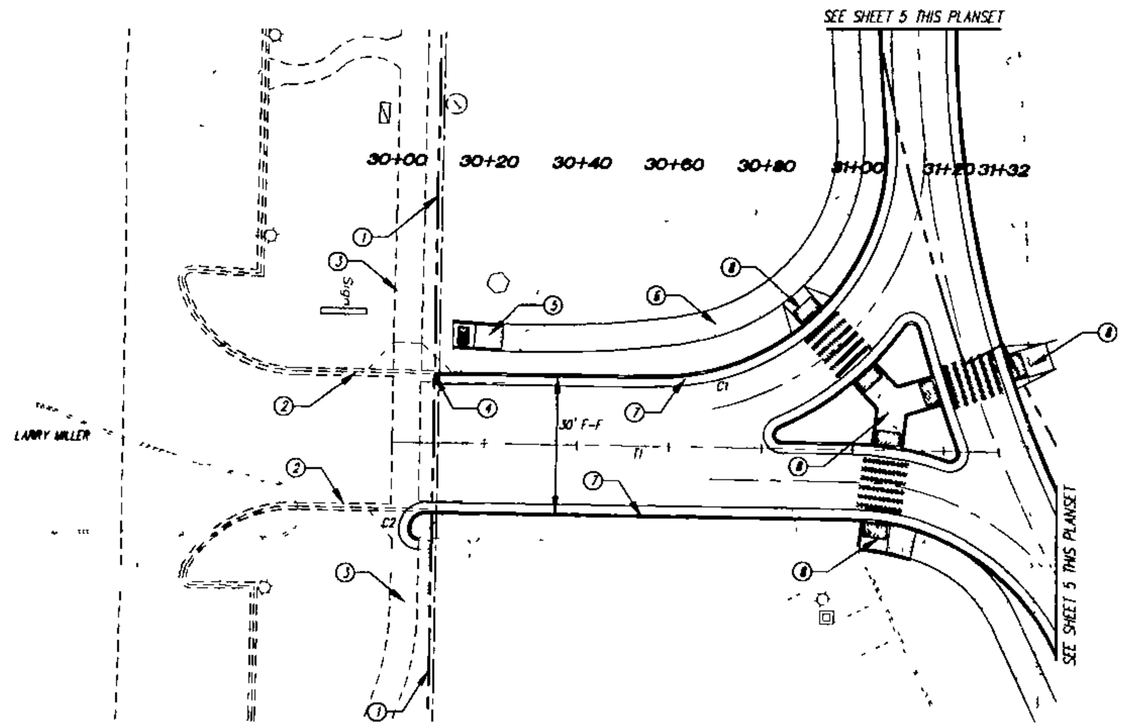
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS

FRONTAGE ROAD II PAVING PLAN AND PROFILE

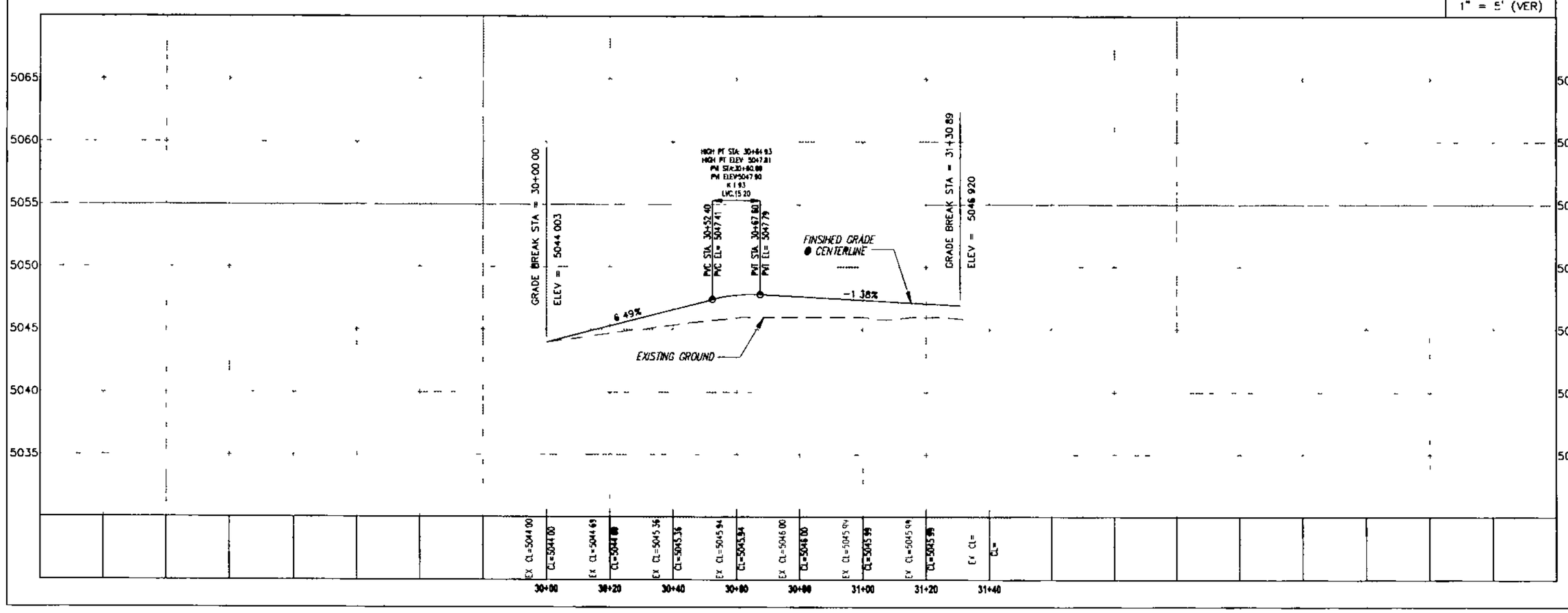
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO /DAY/YR	MO /DAY/YR

City Project No	Zone Map No	Sheet	Of
XXXX XX	B-14-Z	6	8



MILLLER ENTERANCE

SCALE
1" = 20' (HOR)
1" = 5' (VER)



GENERAL NOTE

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KEYED NOTES

(XX)

1. EXISTING RIGHT OF WAY
2. EXISTING CURB AND GUTTER
3. EXISTING SIDEWALK
4. TIE INTO EXISTING CURB AND GUTTER PER COA STD DWG
5. INSTALL DIRECTIONAL HANDICAP RAMP W/TURNACATED DOMES PER COA STD DWG 2426
6. INSTALL 6' WIDE SIDEWALK PER COA STD DWG 2415
7. INSTALL STD C&G PER COA STD DWG 2415
8. SEE SHEET 5 AND SHEET 6 THIS PLANSET

CURVE TABLE

CX	RADIUS	DELTA	LENGTH	TANGET
C1	50.00	S82°41'29.75"W	84.19	74.59
C2	4.00	N85°17'48.46"E	6.37	5.72

CENTERLINE TANGENT DATA

TX	DELTA	TANGET
T1	N49°04'10.67"W	132.01

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARK

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

REMARKS
NO. DATE BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

Thompson Engineering Consultants Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE (505) 271-2159
FAX (505) 830-9128

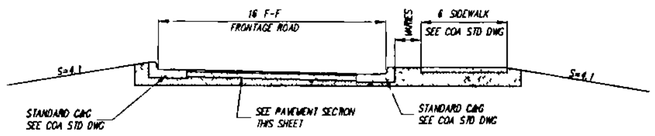
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS

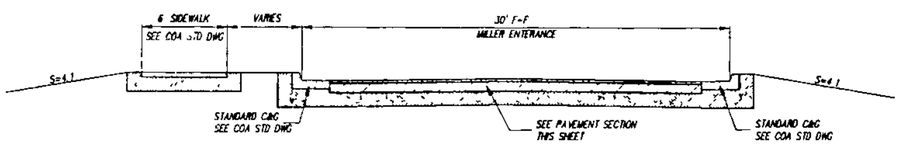
MILLER ENTERANCE PAVING PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR	MO./DAY/YR

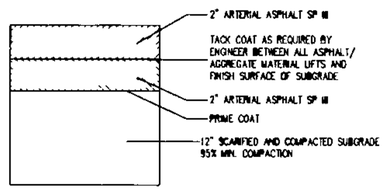
City Project No	Zone Map No	Sheet	Of
XXXX.XX	B-14-Z	7	8



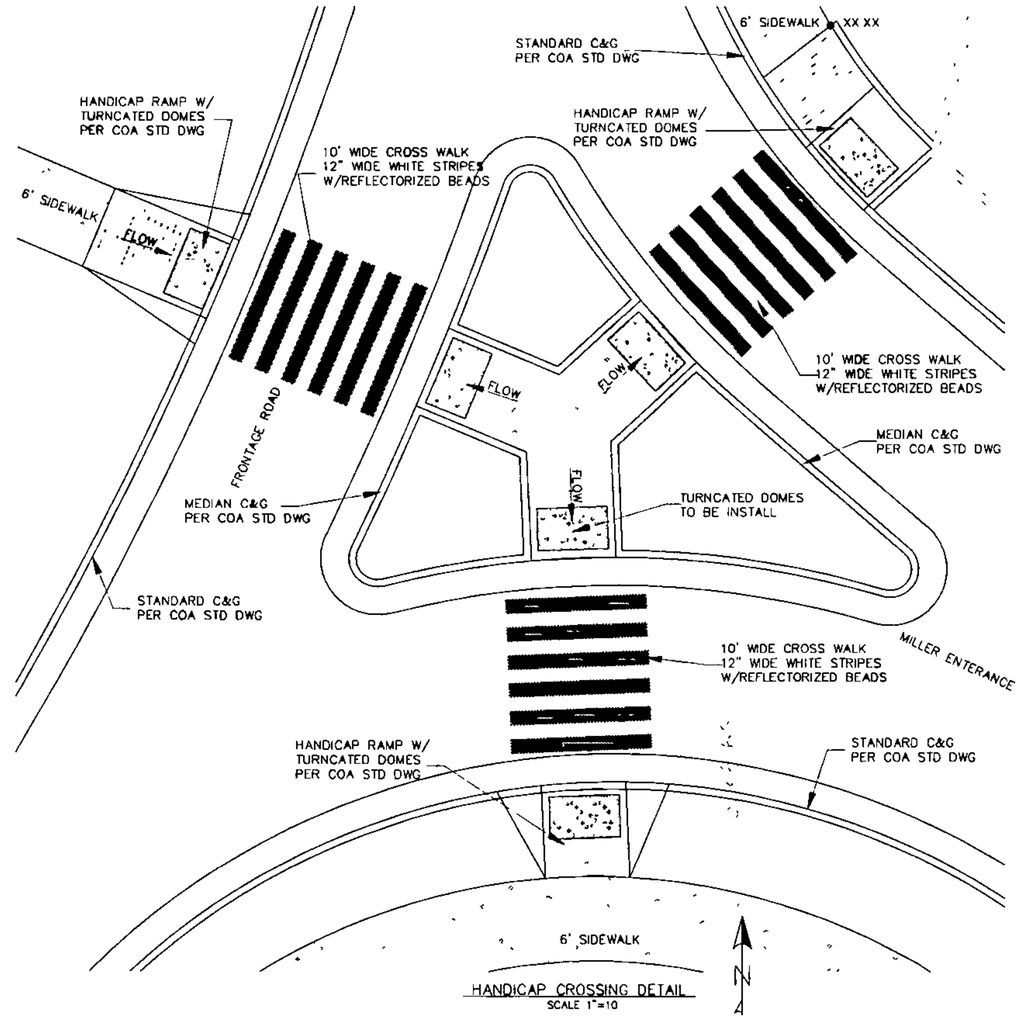
FRONTABGE ROAD TYPCIAL SECTION
NTS



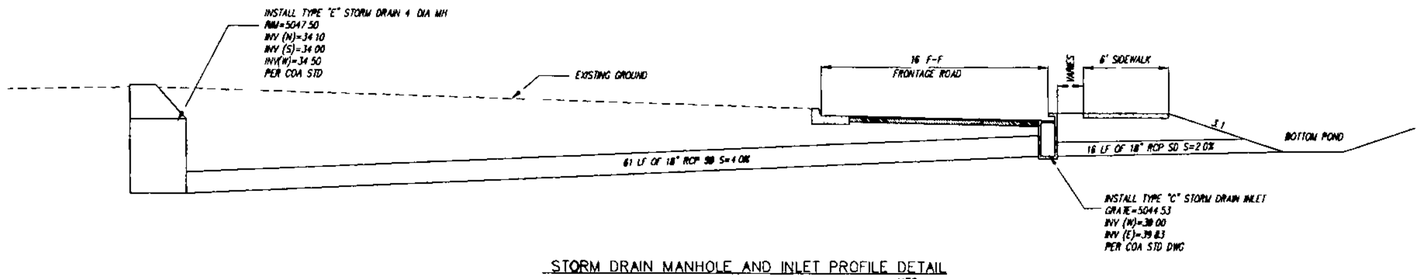
MILLER ENTERANCE TYPCIAL SECTION
NTS



PAVEMENT SECTION
NTS



HANDICAP CROSSING DETAIL
SCALE 1"=10



STORM DRAIN MANHOLE AND INLET PROFILE DETAIL
NTS

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES
BY DATE
NO

ENGINEER'S SEAL

NO	DATE	REMARKS	BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS

DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		NO /DAY/YR	NO /DAY/YR

City Project No	Zone Map No	Sheet	Of
XXXX XX	B-14-Z	8	8

DRB CASE ACTION LOG – BLUE SHEET

- ❑ Preliminary/Final Plat (P&F)
- ❑ Site Plan for Subdivision (SPS)
- ❑ Site Plan for Building Permit (SBP)

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project# 1010170
16DRB-70065 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
AGENT: SURV-TEK INC **for LANDS OF BLACK DEVELOPMENT ONE ADDN**
Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

❑ **Transportation:**

_____

_____

❑ **ABCWUA:**

_____

_____

❑ **City Engineer:**

_____

_____

❑ **Parks and Recreation :**

_____

_____

❑ **Planning:**

_____

_____

PLATS:

❑ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

❑ Property Management's signature must be obtained prior to Planning Department's signature.
❑ AGIS DXF File approval required.
❑ Copy of recorded plat for Planning.

ALL SITE PLANS:

❑ 3 copies of the approved site plan. Include all pages.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- ___ 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) — L
- ___ 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): Floyd Development Services PHONE: 505-821-6646
ADDRESS: 918 Pinehurst Rd. SE Suite 101 FAX: ___
CITY: Rio Rancho STATE NM ZIP 87114 E-MAIL: Hugh@developnm.com

APPLICANT: Greg Flint PHONE: 1-801-563-4167
ADDRESS: 9350 South 150 East, Suite 1000 FAX: n/a
CITY: Sandy STATE UT ZIP 84070 E-MAIL: greg.flint@lhm.com
Proprietary interest in site: Developer **List all owners**: Black Development One, Miller Family Real Estate

DESCRIPTION OF REQUEST: Infrastructure List Revision

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 A and B Block: ___ Unit: ___
Subdiv/Addn/TBKA: Lands of Black Development One
Existing Zoning: C-2 Proposed zoning: n/a MRGCD Map No ___
Zone Atlas page(s): B-14 UPC Code: ___

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1010170, 1010148
14 DRB-70286, 70262, 70282, 14EPC-40085, COA# 741583

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: ___ No. of **proposed** lots: ___ Total site area (acres): ___
LOCATION OF PROPERTY BY STREETS: On or Near: East of Coors Boulevard and Coors Boulevard By Pass
Between: Calabacillas Arroyo and Cita Road

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

SIGNATURE ___ DATE 2-1-16
(Print Name) Hugh W. Floyd 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
16 DRB - 70047	APP		$ 50.00
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 70.00

Hearing date Feb. 10, 2016

2-2-16
Staff signature & Date

Project # 1010170

FORM S(3): SUBDIVISION - D.R. MEETING (UNADVERTISED) OR ERNAL ROUTING

DRB Project # 1010170 Near Coors Boulevard and Coors Boulevard By Pass

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.

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

Hugh Floyd
Applicant name (print)

2/01/16
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
16 - DRB - 70047
__ - __ - __
__ - __ - __

2-2-16
Planner signature / date

Project # 1010170

Floyd Development Services, LLC

918 Pinehurst Road SE, Suite 102
Rio Rancho. NM 87114

Phone (505) 366-4187

February 1, 2016

City of Albuquerque
Development Review Board
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

Re: DRB Project # 1010170
Infrastructure List Revision

Floyd Development Services, agent for Black Development One, is requesting a change to the Infrastructure List for Tracts A and B of Lands of Black Development One.

We are requesting that the infrastructure list be revised to reflect the proposed roadway moving further west, include a storm drain system, and a better intersection for traffic turning into Larry H. Miller Hyundai car dealership. This new design will include a pedestrian refuge island to enable safer passage across the road and smoother turning for traffic entering and exiting the car dealership.

Included with this submittal:

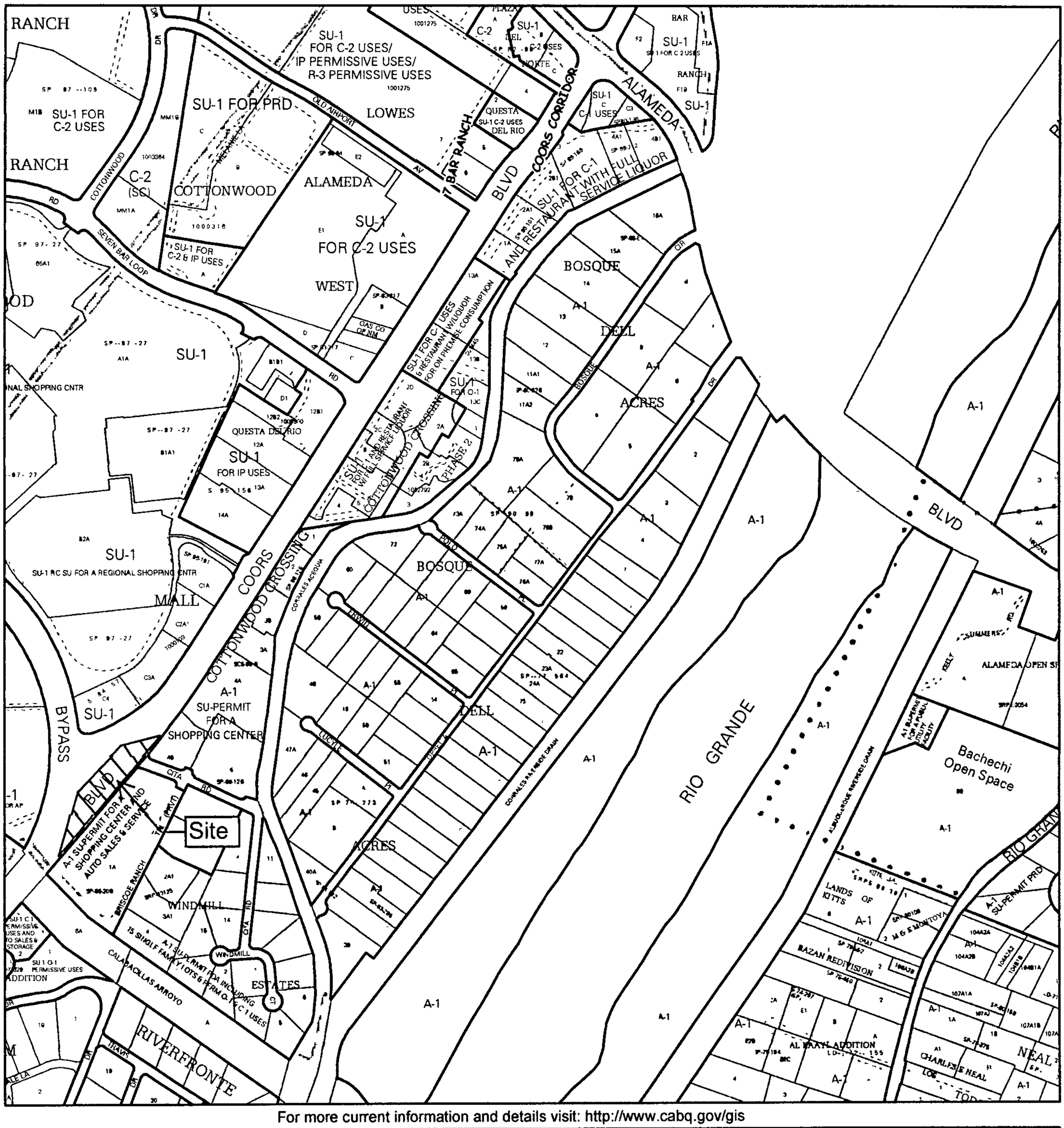
- Development Plan Review Application
- Zone Atlas map with the entire property clearly outlined
- Infrastructure List (Original List and Proposed Revised List)
- Latest Plan Set as submitted to DRC on Wednesday, January 27, 2016

Related filings:

- Preliminary Plat Prj No. 1010170, DRB Hearing October 15, 2014
- Final Plat Prj No. 1010170, DRB Hearing December 3, 2014
- SIA COA# 741583

Sincerely,

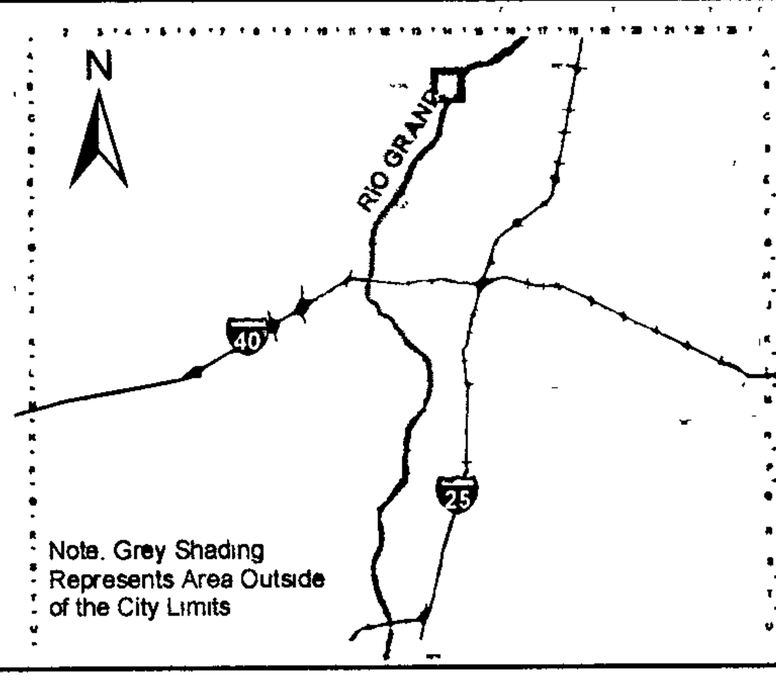
Hugh W. Floyd, PE
Project Engineer



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

B-14-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

PROJECT #

101070

February 10. 2016

AHP

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1010170

Board hearing date:

WEDNESDAY, February 10, 2016

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ___ Minor subdivision action
- ✓ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ 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): SURVTEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSS HUGG @ SURVTEK

APPLICANT: MILLER FAMILY REAL ESTATE, LLC PHONE: 970-903-1302
ADDRESS: 5650 SOUTH STATE STREET FAX:
CITY: MURRAY STATE UT, ZIP 84107 E-MAIL:
Proprietary interest in site: List all owners: BLACK DEVELOPMENT ONE, LLC

DESCRIPTION OF REQUEST: VACATION OF A TEMPORARY PUBLIC ROADWAY EASEMENT AND PORTIONS OF PUBLIC SIDEWALK EASEMENTS

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 A AND B Block: — Unit: —
Subdiv/Addn/TBKA: LANDS OF BLACK DEVELOPMENT ONE
Existing Zoning: Proposed zoning: SAME MRGCD Map No —
Zone Atlas page(s): B-14 UPC Code: 101406502128301 08
101406504715330109

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1010170

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total site area (acres): 2.35
LOCATION OF PROPERTY BY STREETS: On or Near: COORS ROAD NW
Between: COORS BYPASS NW and CITA ROAD NW
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 1.14.16
(Print Name) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 11/2014**

- ☐ **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
16DRB - 70017	VPE		$390.00
-	CMF		$20.00
-	ADV		$75.00
-			$
-			$
		Total	$485.00

Hearing date Feb. 10, 2016

1-15-16
Staff signature & Date

Project # 1010170

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.

Russ Huge
Applicant name (print)

1.14.16
Applicant signature / date

Form revised 4/07

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

Application case numbers
16 - DRB - 70017
___ - ___ - ___
___ - ___ - ___

1-15-16
Planner signature / date

Project # 1010170

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 Jan. 26, 2016 To Feb. 10, 2016

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.

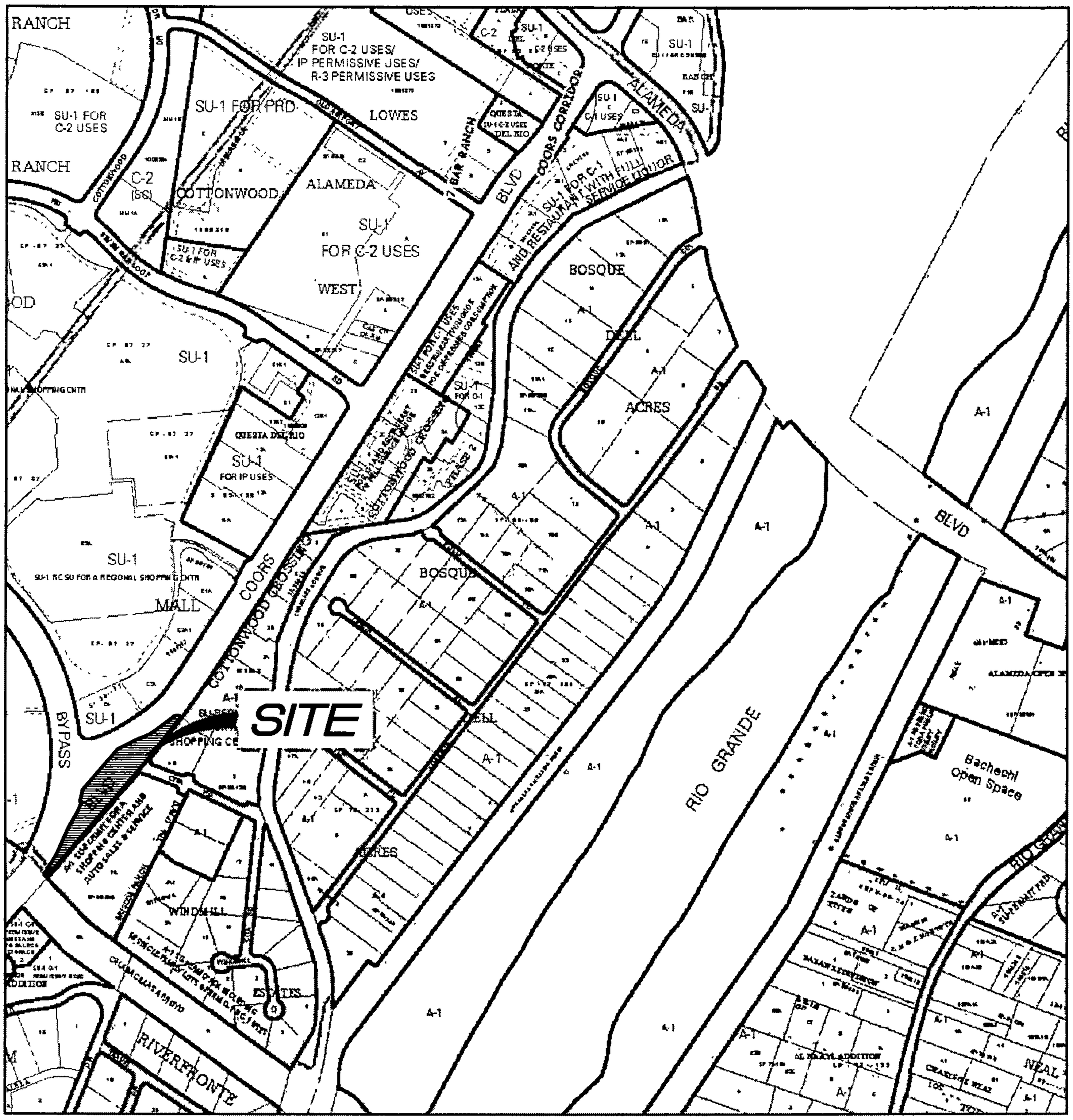
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 1/15/16 (Date)

I issued 2 signs for this application, 1-15-16 (Date) (Staff Member)

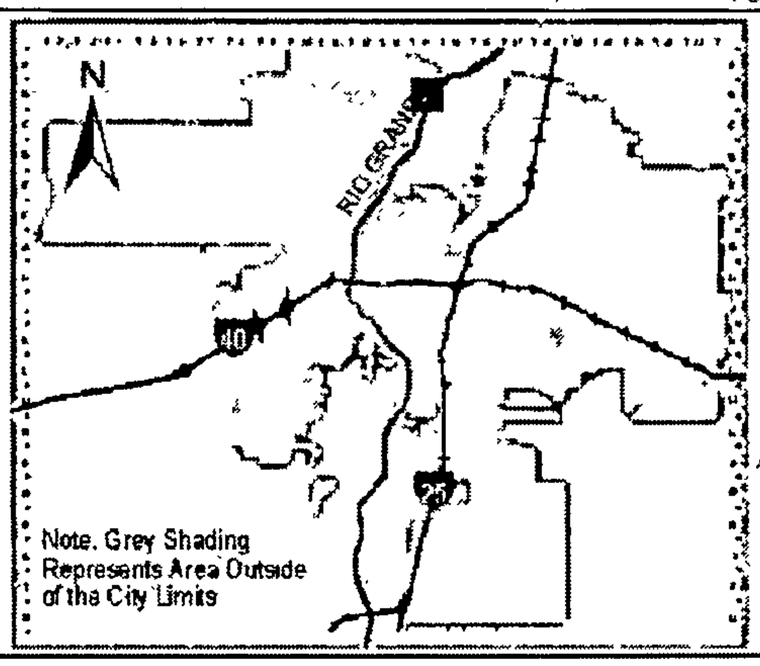
PROJECT NUMBER: 1010170

Rev. 1/11/05



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

Map amended through 6/7/2013



Zone Atlas Page

B-14-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

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

January 13, 2016

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103
Attention: Mr. Jack Cloud, Chair

RE: Vacation of a Temporary Public Roadway Easement and portions of Public Sidewalk Easements within Tracts A and B, Lands of Black Development One, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page B-14.

Dear Mr. Cloud

The owners of the above captioned property, Black Development One, LLC and Miller Family Real Estate, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Temporary Public Roadway Easement and portions of Public Sidewalk Easements within Tracts A and B, Lands of Black Development One as the same are shown on the attached Vacation Exhibit.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

7014 3490 0002 0023 5990

U.S. Postal Service™
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ALBUQUERQUE NM 87114

OFFICIAL USE

Postage	$3.45
Certified Fee	$2.80
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$7.67

0118

PINO STATION 06
ALBUQUERQUE NM 87114
JAN 14 2016
Postmark Here

Sent To Riverfront Estates

Street & Apt. No., or PO Box No. 1739 Rusty Rd.

City, State, ZIP+4 ABQ NM 87114

PS Form 3800, July 2014 See Reverse for Instructions

Certified Mail service provides the following benefits:

- A Certified Mail receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service® for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, you may request the following services:
  - Return receipt service, which provides you with a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt;* attach PS Form 3811 to your mailpiece; include applicable postage to cover the return receipt service fee; and endorse the mailpiece "Return Receipt Requested," or see a retail associate for assistance. For an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt, present this USPS®-postmarked Certified Mail receipt to the retail associate, who will provide a duplicate return receipt for no additional fee.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent. Include applicable postage to cover the restricted delivery fee and endorse the mailpiece "Restricted Delivery," or see a retail associate for assistance.
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

January 13, 2016

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Riverfronte Estates N.A.
1739 Rusty Road NW
Albuquerque, NM 87114
Attention: Matt Dotson

RE: Vacation of a Temporary Public Roadway Easement and portions of Public Sidewalk Easements within Tracts A and B, Lands of Black Development One, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page B-14.

The owners of the above captioned property, Black Development One, LLC and Miller Family Real Estate, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Temporary Public Roadway Easement and portions of Public Sidewalk Easements within Tracts A and B, Lands of Black Development One as the same are shown on the attached Vacation Exhibit.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

7014 3490 0002 0023 5983

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$1.42
	$7.67

ALBUQUERQUE NM 87114 JAN 14 2016 Postmark Here

Sent To: Riverfront Estates

Street & Apt. No., or PO Box No.: 1610 Lyria Rd. NW

City, State, ZIP+4: ABQ NM 87114

PS Form 3800, July 2014 See Reverse for Instructions

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  - Return receipt service, which provides you with a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt;* attach PS Form 3811 to your mailpiece; include applicable postage to cover the return receipt service fee; and endorse the mailpiece "Return Receipt Requested," or see a retail associate for assistance. For an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt, present this USPS®-postmarked Certified Mail receipt to the retail associate, who will provide a duplicate return receipt for no additional fee.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent. Include applicable postage to cover the restricted delivery fee and endorse the mailpiece "Restricted Delivery," or see a retail associate for assistance.
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

January 13, 2016

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Riverfronte Estates N.A.
1610 Lyria Road NW
Albuquerque, NM 87114
Attention: JoAnn McNeil

RE: Vacation of a Temporary Public Roadway Easement and portions of Public Sidewalk Easements within Tracts A and B, Lands of Black Development One, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page B-14.

The owners of the above captioned property, Black Development One, LLC and Miller Family Real Estate, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a Temporary Public Roadway Easement and portions of Public Sidewalk Easements within Tracts A and B, Lands of Black Development One as the same are shown on the attached Vacation Exhibit.

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If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

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.

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 12, 2016

Russ Hugg
Surv-Tek, Inc.
9384 Valley View Dr. NW/87114
Phone: 505-897-3366/Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of **January 12, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACTS A AND B, LANDS OF BLACK DEVELOPMENT ONE, LOCATED ON COORS BOULEVARD NW BETWEEN COORS BYPASS NW AND SEVEN BAR LOOP NW** zone map **B-14.**

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

RIVERFRONTE ESTATES N.A., INC. "R"
Matt Dotson, 1739 Rusty Rd. NW/87114
JoAnn McNeil, 1610 Lyria Rd. NW/87114 717-7085 (h)

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* 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 ***(PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.)*** If you have any questions about the information provided please contact me at (505) 924-3914 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 PLANNING 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 <u>each</u> 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.**

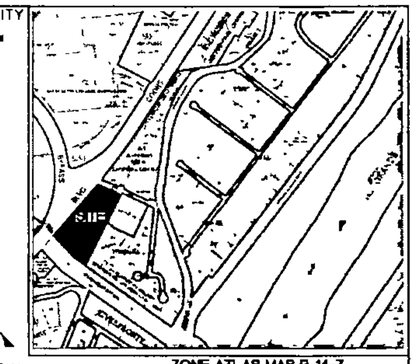
***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

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.

* * * \

VICINITY MAP



N

MAP NO. B-14

ZONE ATLAS MAP B-14-Z

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PLANS FOR CONSTRUCTION

COORS-COORS BYPASS IMPROVEMENTS

PROJECT #xxxxxx

INDEX OF SHEETS

1 TITLE SHEET
2 GENERAL NOTES AND DEMO PLAN
3 GRADING, DRAINAGE AND PAVING PLAN
4 SITE COORDINATE PLAN
5 FRONTAGE ROAD I PAVING PLAN AND PROFILE
6 FRONTAGE ROAD II PAVING PLAN AND PROFILE
7 MILLER ENTERANCE PAVING PLAN AND PROFILE
8 DETAILS

Thompson Engineering Consultants Inc
PO Box 65740
Albuquerque, NM 87193
PHONE (505) 271-2133
FAX (505) 230-9425

UTILITY COMPANY CONTACTS

PNM-ELECTRIC
ANTHONY KOZLOWSKI
Project Manager
4625 Edith Blvd. NE
Albuquerque, New Mexico 87107
(505) 241-3637

AT&T
DAVID STOCKTON
AREA MANAGER-GNFO
DENVER, CO
(303) 620-2254

QWEST/US WEST
NATALIA ANTONIO
Sr Designer Engineer
201 3rd Street NW Room 700
Albuquerque, New Mexico 87102
(505) 245-6846

XSPEDIUS
STEVE BENJAMIN
505 Marquette NE Suite 1605
Albuquerque, New Mexico 87102
(505) 998-2220

NEW MEXICO GAS CO
JOE DUNLOP
MAIL STOP G S66
4625 Edith Blvd NE
Albuquerque, New Mexico 87107
(505) 697-3156

COMCAST CABLE
MIKE MORTUS
Construction Coordinator
4611 Montbel Pl, NE
Albuquerque, New Mexico 87107
(505) 761-6252

ABCWUA (WATER & SEWER)
ANTHONY MONTOYA, PE
SENIOR ENGINEER
P O Box 1293
Albuquerque, New Mexico 87103
(505) 768-2713

McLeodUSA
RICK MUELLER
Supervisor of Outside Techs
505 Marquette NE, Suite 1600
Albuquerque, New Mexico 87102
(505) 217-0038

MCI WORLDCOM
ANDY DARNELL
Operation Manager
6001 Midway Park NE
Albuquerque, NM 87107
(505) 346-4470

TIME WARNER TELECOM
ROYAL HARRISON
Plant Manager
3830 Singer Blvd NE Suite 1000
Albuquerque, NM 87109
(505) 938-7339

QWEST LONG DISTANCE
LARRY KELLY
400 TIJERAS AVE NW
SUITE 570
Albuquerque, New Mexico 87102
(505) 246-0501

RED FLEX
BRIAN KORITA
23751 N 23RD AVE
PHOENIX AZ 85085
(480) 226-7725

CALL BEFORE YOU DIG!
STATEWIDE
1-800-321-ALERT
ALBUQUERQUE
260-1990

NOTES

1 CONTRACTOR SHALL WORK CONTINUOUSLY, 24-HOURS PER DAY ON ALL ARTERIAL ROADWAYS WHEN TRAFFIC LANES APE CLOSED TO TRAFFIC UNLESS THE WORK VIOLATES THE CITY'S NOISE ORDINANCE

2 IF THE CONTRACTOR IS NOT ALLOWED TO WORK AT NIGHT DUE TO NOISE ORDINANCE VIOLATIONS, THE CONTRACTOR SHALL OPEN ALL TRAFFIC LANES TO TRAFFIC WITH THE PROPER USE OF TRENCH PLATES DURING NON-WORKING HOURS, AND MUST WORK MINIMUM HOURS FROM 9 00 A M TO 3 00 P M MONDAY THROUGH SATURDAYS

3 ARTERIAL STREETS ARE AS INDICATED IN THE "LONG RANGE ROADWAY SYSTEM" MAP PUBLISHED BY THE MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

APPROVED	ENGINEER	DATE
DRC Chairman		
Transportation		
Water/Wastewater		
Hydrology		
C I P		
AMAFCA		
Constr Coord		

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

PROJECT NUMBER XXXX

ZONE ATLAS NO B-14-Z

DRAWING NO 1 OF 8

Q:\projects\COA Coal Storm Drain\BASE.dwg 3/2/2010 9:52:13 AM MST

CITY OF ALBUQUERQUE GENERAL NOTES

1 ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS– PUBLIC WORKS CONSTRUCTION–1986–UPDATE NO 8.

2 TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260–1990, (ALBUQUERQUE AREA) 1–800–321–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 NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL 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 ENGINEER IN WRITING SO THAT THE CONFLICT 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 LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.

7 ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING

8 BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE OR PER COA STANDARD DRAWING 2465, WHICHEVER IS MORE STRINGENT

9 TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER

10 SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED HOWEVER, NO SIDEWALKS ARE TO BE CONSTRUCTED BEHIND THE CUL–DE–SAC

11 NOT USED

12 ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE

13 THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN(7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER WORK REQUIRING SHUTTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTTOFF REQUESTS MUST BE MADE ONLINE AT http //abcwua org/content/view/463/729/

14 CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED REFER TO SECTION 4 4 OF THE SPECIFICATIONS

15 SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924–3400) PRIOR TO OCCUPYING AN INTERSECTION CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.

16 ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET FINAL STRIPING TO BE COORDINATED WITH C O A TRAFFIC OPERATIONS (505–857–8004)

17 CAUTION THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED–OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P–EXCAVATIONS

18 ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY–FOUR HOUR CONSTRUCTION

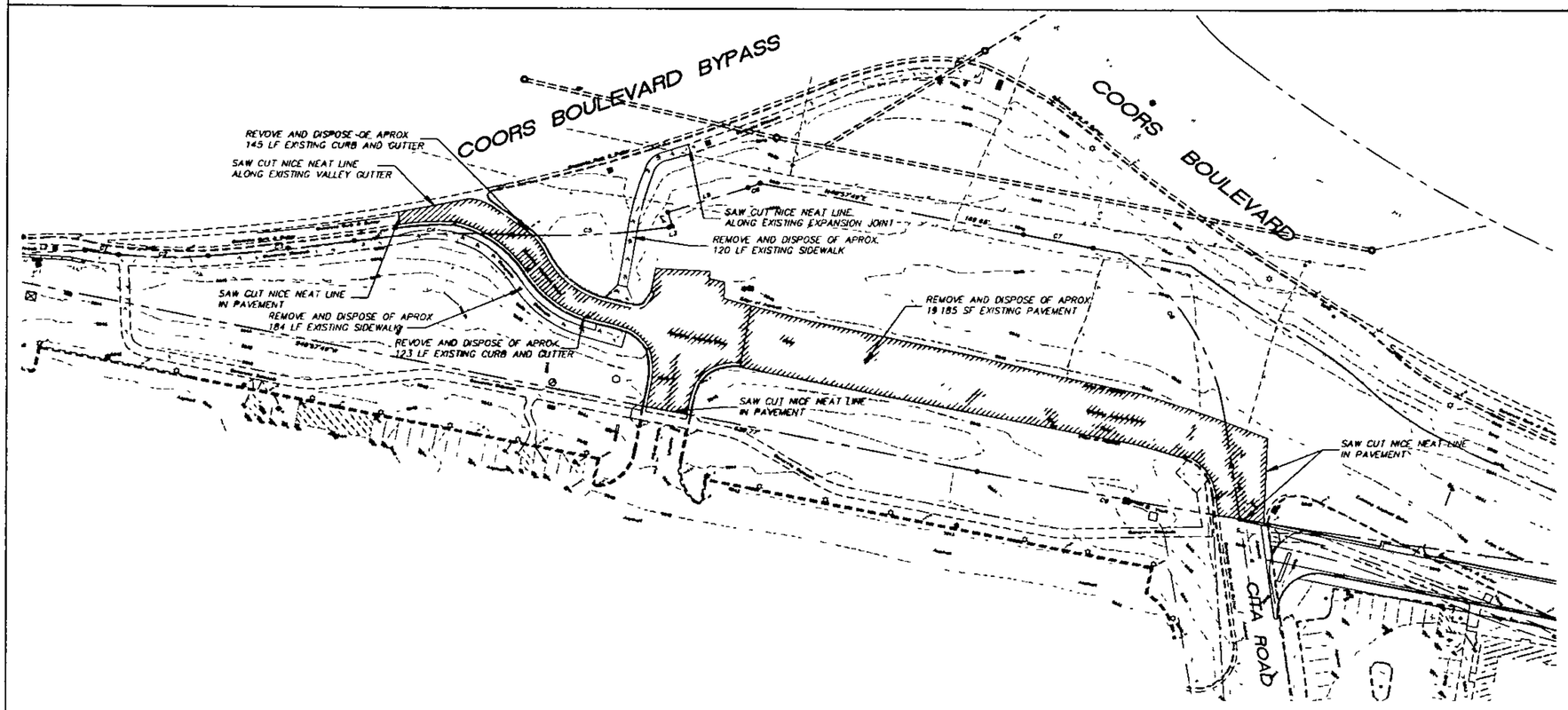
19 CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY

20 WHEN APPLICABLE, CONTRACTOR SHALL, ON BEHALF OF THE OWNER AND OPERATORS, SECURE "TOPSOIL DISTURBANCE 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 PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE

22 ALL FILL SHALL BE CLEAN, FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS, AND SHALL NOT BE CONTAMINATED WITH HYDROCARBONS OR OTHER CHEMICAL CONTAMINANTS

23 IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALE CEASE AND THE ENGINEER SHALL NOTIFY LOCAL AUTHORITIES IF HUMAN REMAINS ARE DETERMINED BY THE OFFICE OF THE MEDICAL EXAMINER NOT TO BE RECENT, THE ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827–6320



SCALE 1" = 40 (HOR)

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S CHANGES BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO–FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES
NO BY DATE

ENGINEER'S SEAL

NO	DATE	REMARKS	BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS–COORS BYPASS IMPROVEMENTS
GENERAL NOTES AND DEMO PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO /DAY/YR	MO /DAY/YR

City Project No	Zone Map No	Sheet	Of
XXXX XX	B–14–Z	2	8

COORS BLVD

COORS BYPASS BLVD

EXISTING C&G

EXISTING GUTTER TO REMAIN

EXISTING 6' SIDEWALK

INSTALL STD C&G

INSTALL 6' SIDEWALK

INSTALL HANDICAP RAMP W/TURNCATED DOMES

EXISTING STORM DRAIN

INSTALL TYPE "C" STORM DRAIN 4' DIA. MH
RIM=5047.50
INV (N)=34.10
INV (S)=34.00
INV (W)=34.50
PER COA STD DWG

61 LF OF 18" RCP SD S=4.0%

INSTALL 18"/12"x18" WYE W/PLUG
INV (NE)=36.81 MIN

INSTALL TYPE "C" STORM DRAIN INLET
GRATE=5044.53
INV (W)=39.00
INV (E)=39.83
PER COA STD DWG

16 LF OF 18" RCP SD S=2.0%

INV=42.50

EXISTING STD C&G

EXISTING HANDICAP RAMP

Vault

Sign

GENERAL NOTE:

1 POT HOLE IS REQUIRED ON WATER AND GAS LINES TO DETERMINE INVERTS OF STORM DRAIN.

GRAPHIC SCALE

(IN FEET)
1 inch = 20' ft.

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AS BUILT INFORMATION			
CONTRACTOR			
WORK STAKED BY		DATE	
INSPECTOR'S NOTES		DATE	
FIELD VERIFICATION BY		DATE	
DRAWINGS CORRECTED BY		DATE	
MICRO-FILM INFORMATION			
RECORDED BY		DATE	
NO			

BENCH MARK

SURVEY INFORMATION		
FIELD NOTES		
NO	BY	DATE

ENGINEER'S SEAL

REMARKS		
NO	DATE	BY

DESIGN		
DESIGNED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	

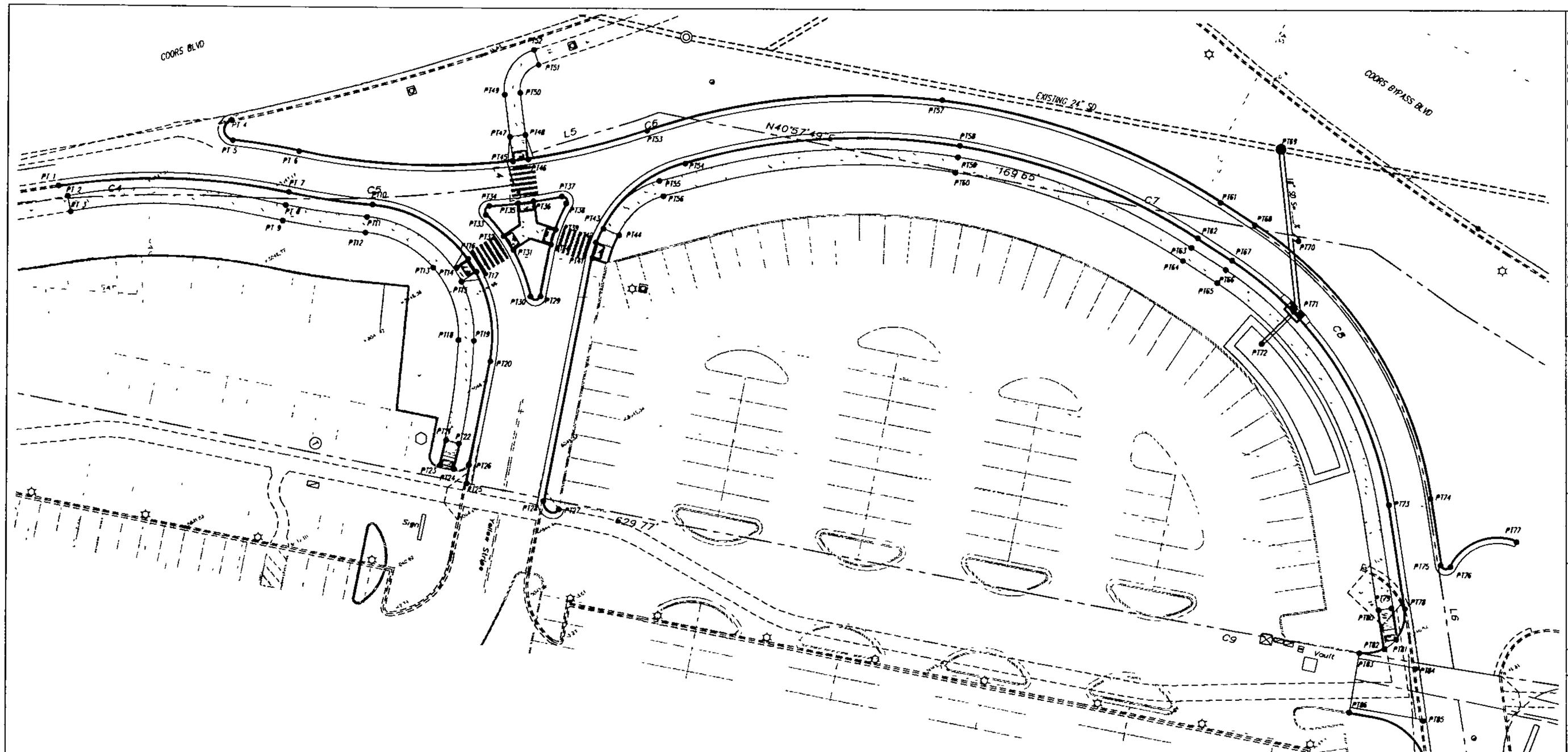
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS

GRADING, DRAINAGE AND PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

City Project No	Zone Map No	Sheet	Of
XXXX.XX	B-14-Z	3	8



POINT TABLE

PNT#	NORTHING	EASTING
1	1525357.7777	1518921.4423
2	1525358.8470	1518926.6280'
3	1525356.8960	1518932.3019
4	1525427.6944	1518932.1363
5	1525424.1596	1518939.1918
6	1525444.0553	1518955.2567
7	1525432.9261'	1518966.7703'
8	1525429.4926	1518970.5304
9	1525425.5606'	1518975.0625
10	1525458.3568	1518986.6707
11	1525454.1207	1518989.6713
12	1525450.6787	1518994.5858
13	1525466.5650	1519018.9426'
14	1525473.1673'	1519022.9292
15	1525473.2492	1519028.8317
16	1525479.7891'	1519022.6271
17	1525480.0625'	1519028.6209
18	1525461.1931	1519047.5218
19	1525466.2521	1519050.7478'
20	1525467.8452	1519060.6531
21	1525438.1646	1519078.4012
22	1525441.7073	1519081.9365
23	1525430.6111	1519086.2837
24	1525434.4088	1519089.5582
25	1525436.6767	1519096.6011
26	1525441.3762'	1519090.6073
27	1525462.1102	1519122.7301'
28	1525458.6337	1519117.0721'
29	1525496.3408'	1519048.3855
30	1525493.7706	1519046.9824
31	1525496.0677	1519027.8907
32	1525495.7943'	1519021.8969'
33	1525494.0122	1519011.5550'
34	1525496.8057	1519009.2521
35	1525506.8316	1519013.7477
36	1525512.3822	1519016.0267
37	1525522.6742'	1519019.8732
38	1525523.0355'	1519023.4795'
39	1525514.3837	1519029.6186
40	1525509.9652	1519033.6778
41	1525520.8046'	1519045.4765
42	1525525.2230	1519041.4173
43	1525530.2678	1519038.3868
44	1525534.0183	1519043.1312
45	1525513.0577	1518999.0088'
46	1525518.6099	1519001.2843
47	1525516.7582	1518990.2490
48	1525522.3042'	1518992.5389
49	1525523.1322	1518975.1602
50	1525528.6593	1518977.4950
51	1525540.1093	1518971.6401
52	1525541.4523'	1518965.7923
53	1525563.3173'	1519014.3180
54	1525569.9146'	1519031.9572'
55	1525557.8007	1519033.2250
56	1525556.2220	1519039.0135'
57	1525666.7725'	1519060.2507'
58	1525664.1273	1519078.4954
59	1525661.2956	1519081.9144
60	1525657.5100	1519086.5695
61	1525739.5267'	1519146.9663'
62	1525725.2662	1519154.2215'
63	1525721.3257'	1519156.1773'
64	1525715.9806	1519158.9030'
65	1525723.1154	1519172.8417'
66	1525728.4564	1519170.1078'
67	1525732.3656	1519168.1757'
68	1525746.6261'	1519160.8205
69	1525769.6855'	1519140.9336
70	1525758.1691	1519174.6168
71	1525743.0428	1519196.7735'
72	1525776.3090	1519201.2565
73	1525737.6449	1519278.8793
74	1525752.5311	1519284.7445
75	1525742.9838	1519308.9759
76	1525745.9455'	1519311.3788
77	1525772.6026	1519315.6204'
78	1525722.8079	1519316.5360
79	1525718.5375	1519313.7801
80	1525713.8887	1519311.9393'
81	1525714.0523	1519325.1070'
82	1525708.3101	1519326.0275'
83	1525699.2773	1519322.5838'
84	1525714.5891'	1519337.8792
85	1525706.8753	1519356.1654'
86	1525684.5958'	1519340.2885
87	1525699.4055	1519375.2814

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS
SITE COORDINATE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO/DAY/YR	MO/DAY/YR

City Project No: XXXX.XX
Zone Map No: B-14-Z
Sheet 4 Of 8

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY / DATE
WORK CHECKED BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO	BY	DATE

ENGINEER'S SEAL

NO	DATE	REMARKS	BY

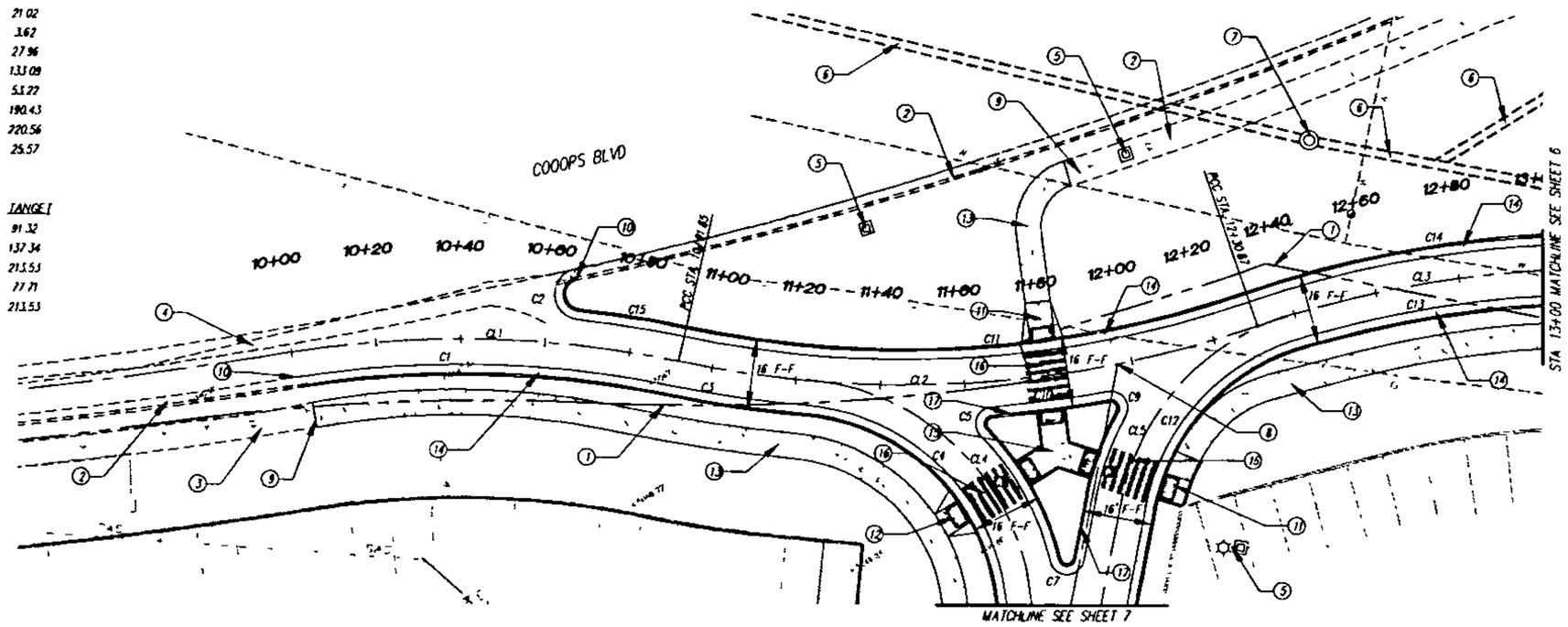
DESIGN
DESIGNED BY / DATE
DRAWN BY / DATE
CHECKED BY / DATE

CURVE TABLE

CV	RADIUS	DELTA	LENGTH	TANGENT
C1	240.00	S31°05'51.02"W	88.26	87.76
C2	3.50	S63°23'20.81"E	9.84	6.91
C3	258.00	N38°02'40.08"E	32.31	32.29
C4	50.00	S82°41'29.75"W	84.17	74.59
C5	2.00	S39°30'03.74"E	4.53	3.62
C6	66.00	N68°49'48.34"W	35.73	35.29
C7	2.00	N28°48'06.68"E	5.44	3.91
C8	66.00	S39°54'39.81"E	21.11	21.02
C9	2.00	S84°16'48.36"W	4.54	3.62
C10	266.00	N22°19'19.45"E	27.98	27.96
C11	250.00	N26°20'44.41"E	134.71	133.08
C12	50.00	S16°55'17.48"E	56.12	53.22
C13	235.00	S30°07'57.13"W	196.07	190.43
C14	251.00	S36°58'19.10"W	228.35	220.56
C15	256.00	S38°55'08.66"W	25.58	25.57

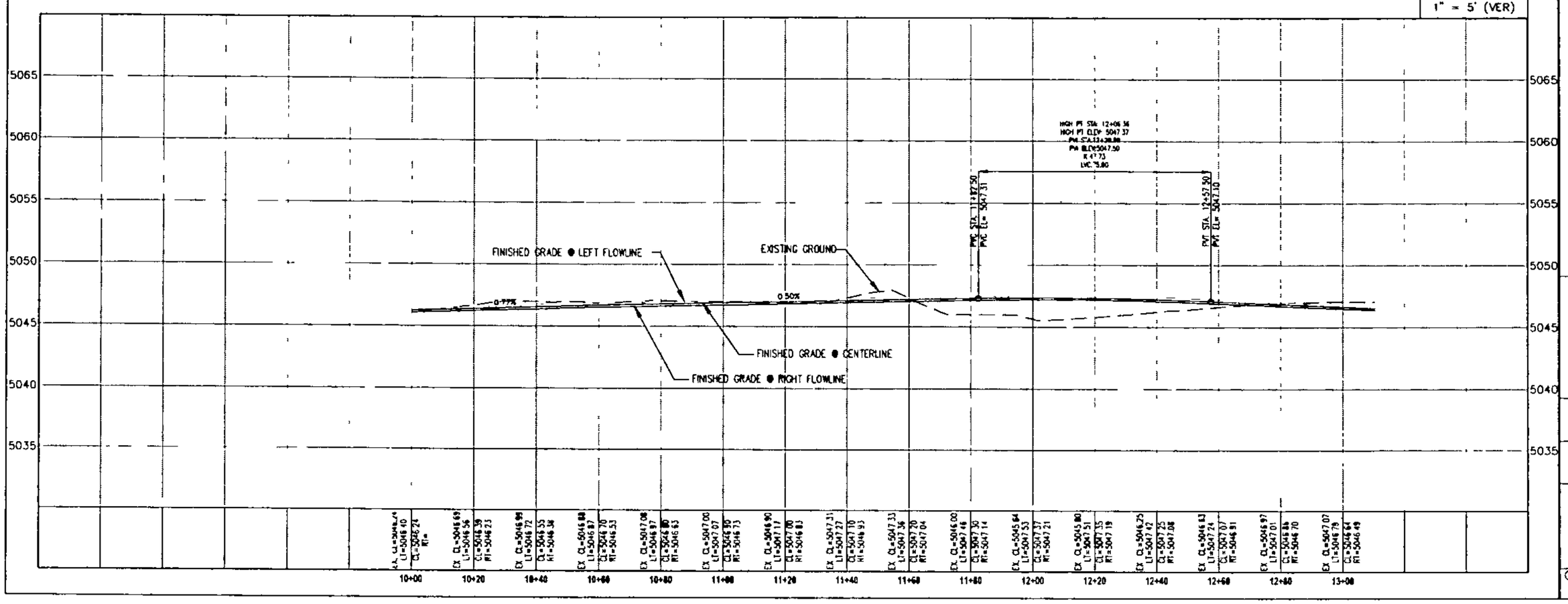
CENTERLINE DATA

CV	RADIUS	DELTA	LENGTH	TANGENT
CL1	248.00	S31°10'20.69"W	91.85	91.32
CL2	258.00	N26°20'44.41"E	138.02	137.34
CL3	243.00	S36°58'19.10"W	221.07	213.53
CL4	58.00	S76°30'47.95"W	85.15	77.71
CL5	58.00	S16°55'17.48"E	65.09	213.53



FRONTAGE ROAD SHEET 1

SCALE
1" = 20' (HOR)
1" = 5' (VER)



GENERAL NOTE

1 ALL EXISTING UTILITIES TO BE FIELD VERIFY PRIOR TO CONSTRUCTION ANY DAMAGE AND REPAIRS SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR

KEYED NOTES

1. EXISTING RIGHT OF WAY
2. EXISTING CURB AND GUTTER
3. EXISTING SIDEWALK
4. EXISTING CONCRETE VALLEY GUTTER
5. EXISTING MISC. UTILITY
6. EXISTING STORM DRAIN
7. EXISTING STORM DRAIN MANHOLE RIM=XXXXXXX INV IN=XXXXXXX INV OUT=XXXXXXX
8. STA. EQUATION STA. 11+96.54 FRONTAGE RD STA. 13+32.01 ENTRANCE RD
9. TIE INTO EXISTING 6' SIDEWALK CUT NICE NEAT LINE AT CONTROL JOINT
10. TIE INTO EXISTING CURB AND GUTTER PER COA STD DWG
11. INSTALL DIRECTIONAL HANDICAP RAMP PER COA STD DWG 2426
12. INSTALL HANDICAP RAMP W/TURNACATED DOMES PER COA STD DWG 2426
13. INSTALL 6' WIDE SIDEWALK PER COA STD DWG 2415
14. INSTALL STD C&G PER COA STD DWG 2415
15. INSTALL PEDESTRIAN ISLAND CROSSING SEE DETAIL SHEET THIS PLANSET
16. INSTALL WHITE CROSS WALK MARKINGS SEE DETAIL SHEET THIS PLANSET
17. INSTALL MEDIAN C&G PER COA STD DWG 2415

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFIED BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO	

BENCH MARK

SURVEY INFORMATION

FIELD NOTES		
NO	BY	DATE

ENGINEER'S SEAL

NO	DATE	REMARKS	BY

DESIGN

DESIGNED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	

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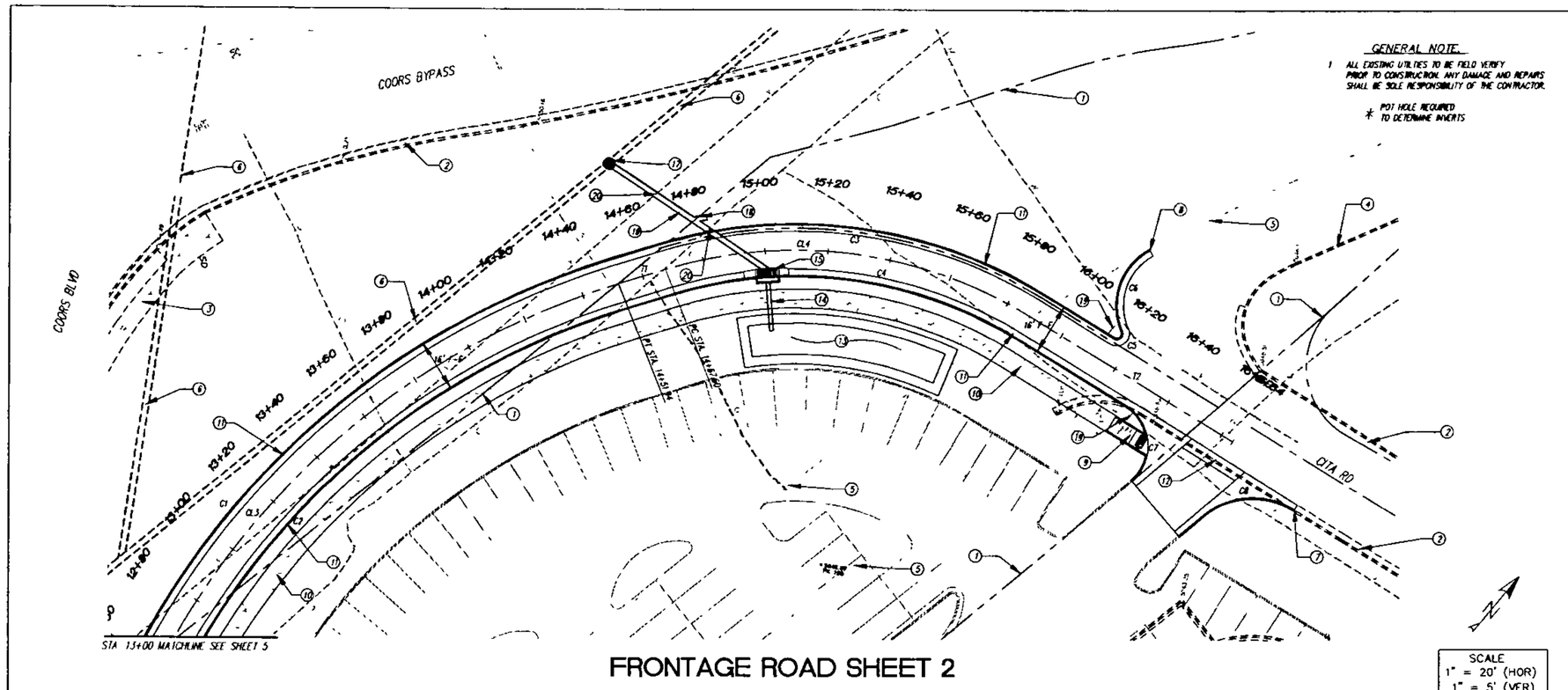
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS

FRONTAGE ROAD I PAVING PLAN AND PROFILE

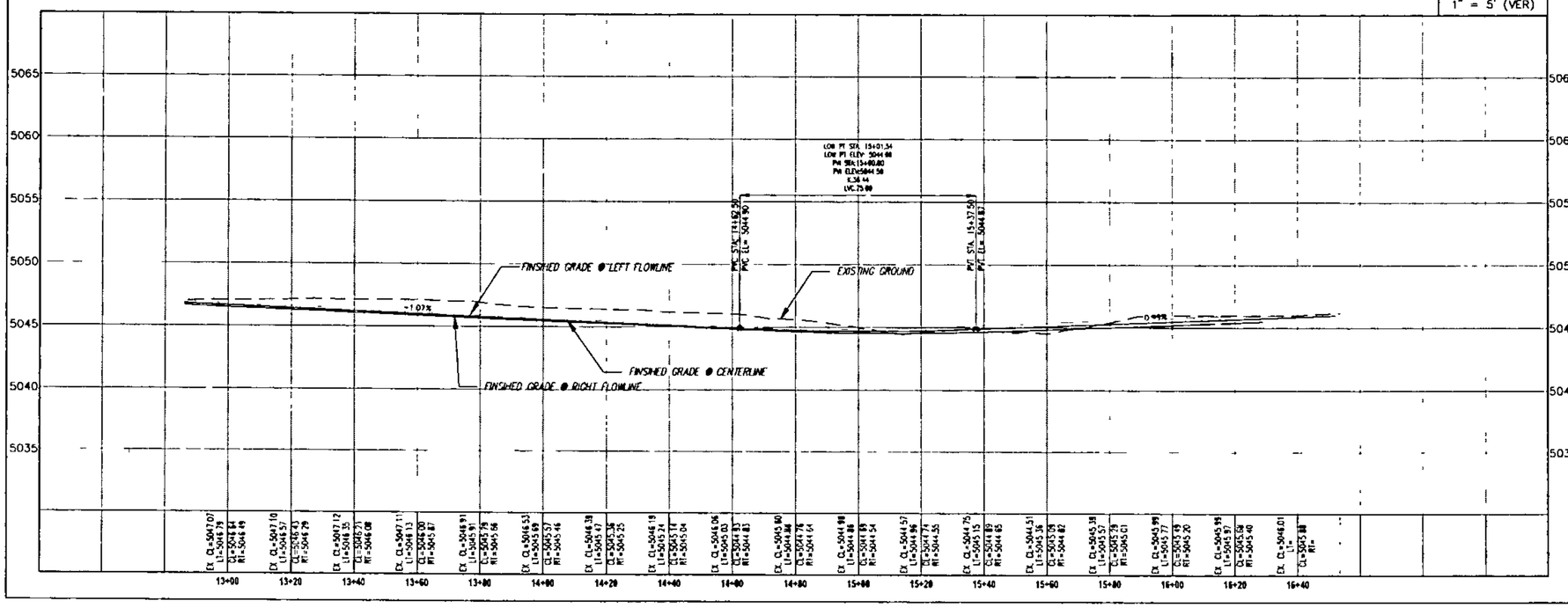
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

City Project No	Zone Map No	Sheet	Of
XXXX XX	B-14-Z	5	8



FRONTAGE ROAD SHEET 2

SCALE
1" = 20' (HOR)
1" = 5' (VER)



KEYED NOTES

1. EXISTING RIGHT OF WAY
2. EXISTING CURB AND GUTTER
3. EXISTING SIDEWALK
4. EXISTING ASPHALT CURB
5. EXISTING EDGE OF PAVEMENT
6. EXISTING STORM DRAIN
7. TIE INTO EXISTING CURB AND GUTTER PER COA STD DWG
8. TIE INTO EXISTING PAVEMENT ASPHALT PER COA STD DWG
9. INSTALL DIRECTIONAL HANDICAP RAMP W/PURMACATED DOMES PER COA STD DWG 2426
10. INSTALL 6' WIDE SIDEWALK PER COA STD DWG 2415
11. INSTALL STD CURB PER COA STD DWG 2415
12. INSTALL 4' CONCRETE VALLEY GUTTER PER COA STD DWG
13. INSTALL FIRST FLUSH POND 24HR 1001YR VOL= WSEL=42.50
14. INSTALL 16 LF OF 18" PVC STORM DRAIN S=2.0% INV (IN)=42.50 INV (OUT)=39.83
15. INSTALL SINGLE TYPE "C" STORM DRAIN INLET TOG=5044.53 INV (E)=39.83 INV (W)=39.00 PER COA STD DWG
16. * INSTALL 61 LF OF 18" PVC STORM DRAIN S=4.0% INV (IN)=39.00 INV (OUT)=34.50
17. * INSTALL STORM DRAIN MANHOLE TYPE "C" RIM=5047.50 INV (N)=34.10 INV (S)=34.00 INV (NE)=34.50 PER COA STD DWG
18. * INSTALL 18"x12"x18" WYE W/PLUG INV=36.81
19. INSTALL (DO NOT ENTER) SIGN PER DOT STD SIGNAGE
20. EXISTING WATER AND GAS LINE POT HOLING REQUIRED TO DETERMINE DEPTHS

CURVE TABLE

CX	RADIUS	DELTA	LENGTH	TANGET
C1	215.00	S36°58'19.10"W	228.35	220.56
C2	235.00	S39°07'57.13"W	196.07	190.43
C3	151.00	S87°16'11.03"W	127.74	123.97
C4	135.00	S87°16'11.03"W	114.20	110.83
C5	2.00	N39°03'11.06"E	5.06	3.81
C6	20.00	S09°02'27.58"W	29.63	26.99
C7	15.00	N14°24'51.13"W	28.32	24.30
C8	25.00	S73°55'03.96"W	37.64	29.57

CENTERLINE CURVE DATA

CX	RADIUS	DELTA	LENGTH	TANGET
CL3	243.00	S36°58'19.10"W	221.07	213.53
CL4	143.00	S87°16'11.03"W	120.97	117.40

CENTERLINE TANGENT DATA

TX	DELTA	TANGET
T1	N63°02'53.23"E	15.66
T2	S68°29'43.18"E	75.53

Thompson Engineering Consultants Inc
tecinc@yahoo.com
P.O. BOX 65760 ALBUQUERQUE NM 87193
PHONE (505) 271-2159
FAX (505) 830-9426

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S NOTES BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO	BY	DATE

ENGINEER'S SEAL

NO	DATE	REMARKS	BY

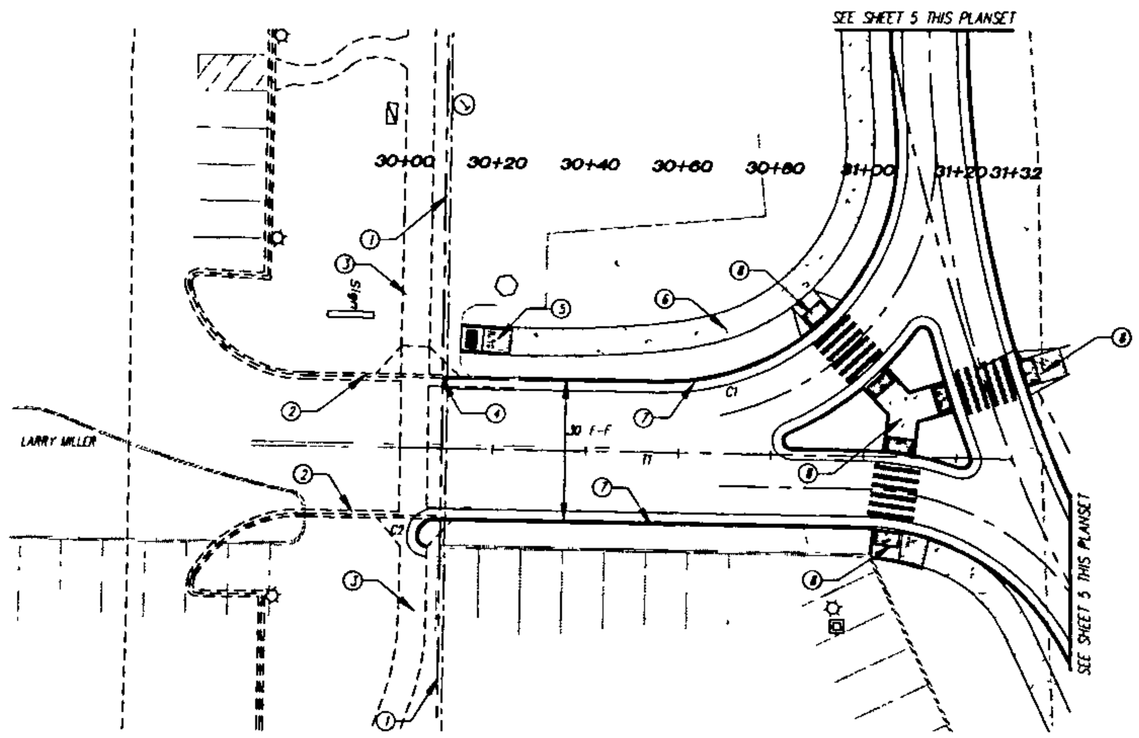
DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS
FRONTAGE ROAD II PAVING PLAN AND PROFILE

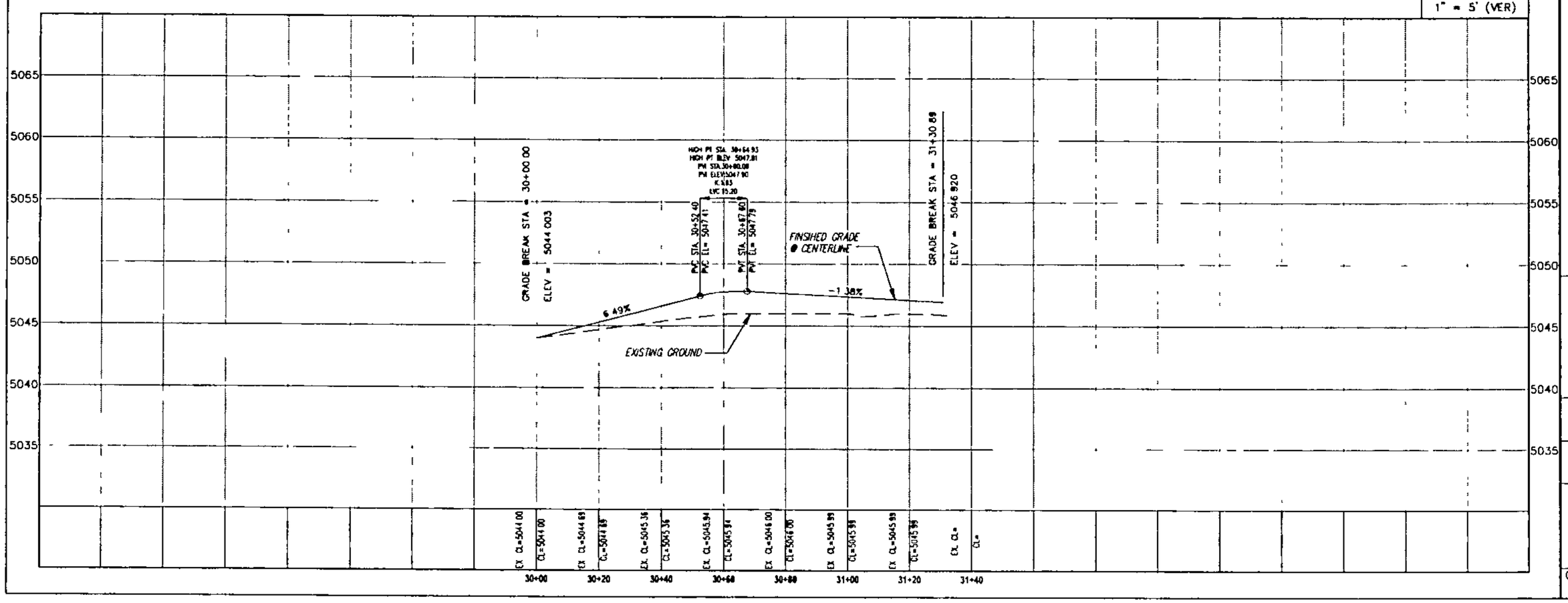
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

City Project No	Zone Map No	Sheet	Of
XXXX XX	B-14-Z	6	8



MILLLER ENTERANCE

SCALE
1" = 20' (HOR)
1" = 5' (VER)



GENERAL NOTE

1. ALL EXISTING UTILITIES TO BE FIELD VERIFY PRIOR TO CONSTRUCTION. ANY DAMAGE AND REPAIRS SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR

KEYED NOTES

1. EXISTING RIGHT OF WAY
2. EXISTING CURB AND GUTTER
3. EXISTING SIDEWALK
4. TIE IN TO EXISTING CURB AND GUTTER PER COA STD DWG
5. INSTALL DIRECTIONAL HANDICAP RAMP W/TURNIACATED DOMES PER COA STD DWG 2426
6. INSTALL 6' WIDE SIDEWALK PER COA STD DWG 2415
7. INSTALL STD C&G PER COA STD DWG 2415
8. SEE SHEET 5 AND SHEET 8 THIS PLANSET

CURVE TABLE

CX	RADIUS	DELTA	LENGTH	TANGET
C1	50.00	S82°41'29.75"W	84.19	74.59
C2	4.00	N85°17'48.46"E	6.37	5.72

CENTERLINE TANGENT DATA

TX	DELTA	TANGET
T1	N49°04'10.67"W	137.01

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES
NO BY DATE

ENGINEER'S SEAL

REMARKS
NO DATE BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

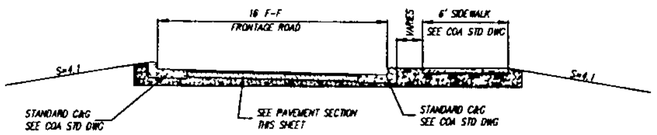
Thompson Engineering Consultants Inc
P.O. BOX 6[illegible]60
ALBUQUERQUE NM 87193
PHONE (505) 271-2155
FAX (505) 830-9478

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

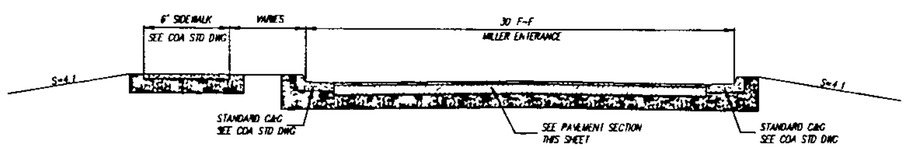
COORS-COORS BYPASS IMPROVEMENTS
MILLER ENTERANCE PAVING PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO/DAY/YR	MO/DAY/YR

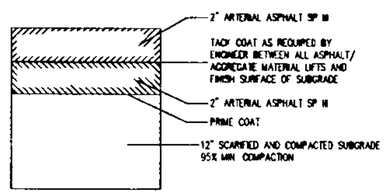
City Project No	Zone Map No	Sheet	Of
XXXX XX	B-14-Z	7	8



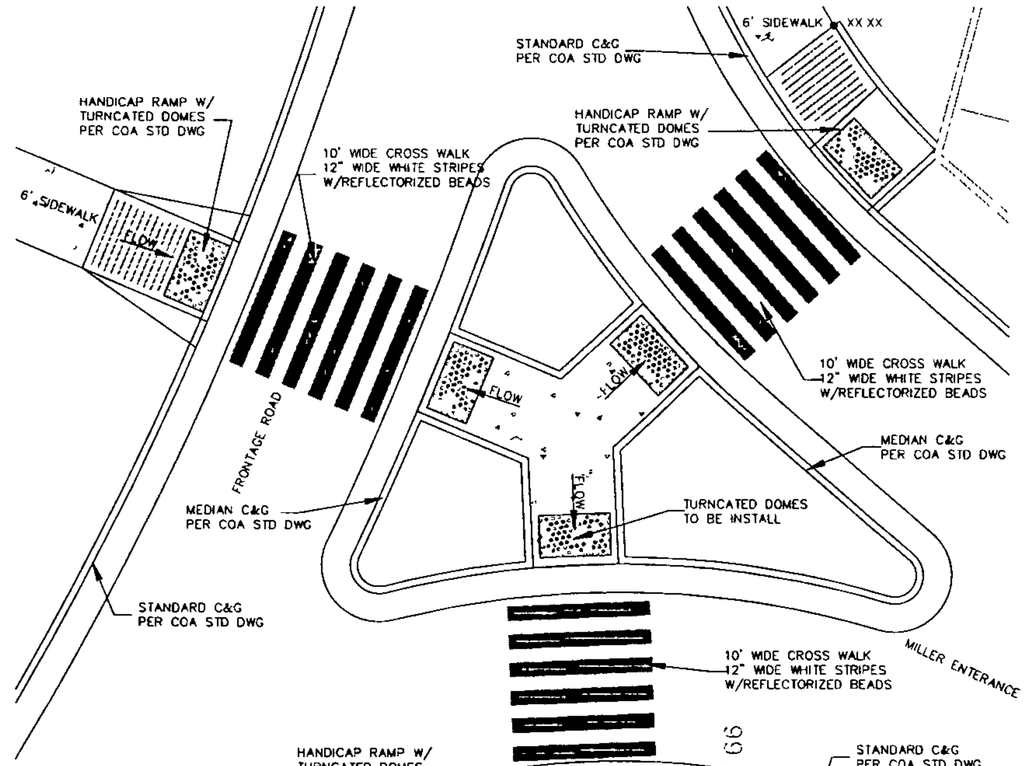
FRONTABGE ROAD TYPCIAL SECTION
NTS

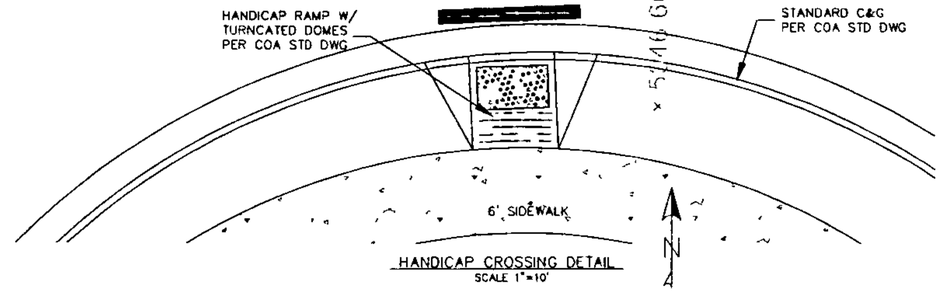


MILLER ENTERANCE TYPCIAL SECTION
NTS

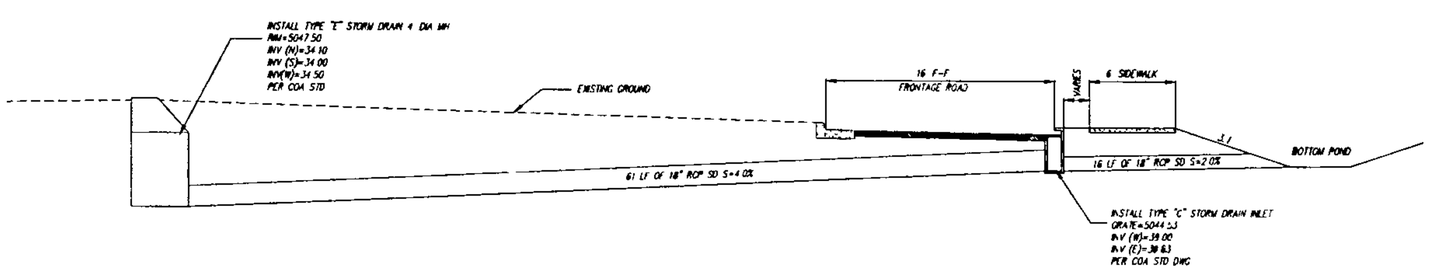


PAVEMENT SECTION
NTS





HANDICAP CROSSING DETAIL
SCALE 1"=10'



STORM DRAIN MANHOLE AND INLET PROFILE DETAIL
NTS

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S NOTES BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES
NO BY DATE

ENGINEER'S SEAL

REMARKS
NO DATE BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

Thompson Engineering Consultants Inc
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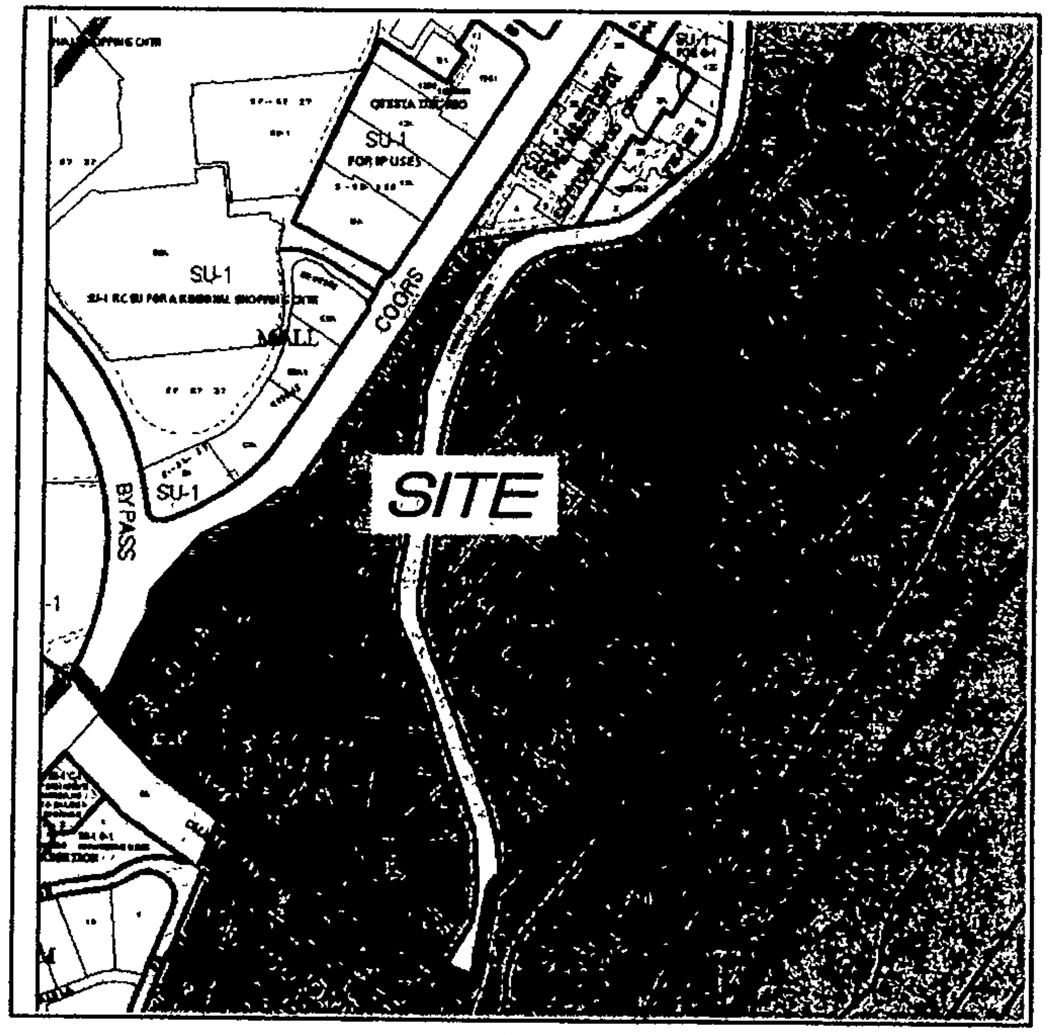
FAX (505) 830-9476

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

COORS-COORS BYPASS IMPROVEMENTS
DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

City Project No	Zone Map No	Sheet	Of
XXXX XX	B-14-Z	6	8



VICINITY MAP

Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83)
2. Distances are ground
3. Distances along curved lines are arc lengths
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( )
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page B-14-Z.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Tracts created 2
3. Gross Subdivision acreage: 2.3522 acres

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat 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 proposed plat The foregoing requirement shall be a condition to approval of this plat."

130116_PLAT_7-26-14. DWG

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following

N/A

12-3-14

Bernalillo County Treasurer — Date

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. Qwest Corporation 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 communication 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 within the easement, change, remove, replace, modify, renew, operate and maintain facilities for 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 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 National Electrical Safety Code by construction of pools, decking, or 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon Consequently, PNM and NMGC 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.

PURPOSE OF PLAT

The purpose of this plat is to

1. Create Two (2) platted tracts from an abandoned portion of Coors Boulevard Right of Way (NMSHC Project No S-1309(200) as shown hereon Said portion of Coors Boulevard Right of Way Vacated and Abandoned by "NEW MEXICO DEPARTMENT OF TRANSPORTATION DECLARATION OF VACATION AND ABANDONMENT" and "COUNTY OF BERNALILLO, NEW MEXICO DECLARATION OF VACATION AND ABANDONMENT AND DISCLAIMER OF INTEREST", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 2014 as Document Numbers 2014050494 and 2014050495.
2. Show the vacation of right of way Vacated by 14DRB-70262 as shown hereon
3. Grant the new easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision, that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors, that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record, and that it is true and correct to the best of my knowledge and belief

Russ P. Hugg
NMPS No 9750
August 4, 2014

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No 9750 — RUSS P. HUGG

PLAT OF

TRACTS A AND B

LANDS OF BLACK DEVELOPMENT ONE

(BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO S-1309(200) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE)

SITUATE WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2014

PROJECT NUMBER: 1010170

Application Number: 14DRB-70286

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	8-22-14 Date
New Mexico Gas Company	8/19/14 Date
Qwest Corporation d/b/a CenturyLink QC	8/22/14 Date
Comcast	8/18/14 Date

CITY APPROVALS:

City Surveyor, Department of Municipal Development	8-7-14 Date
Real Property Division	12-3-14 Date
Environmental Health Department	12-3-14 Date
Traffic Engineering, Transportation Division	12-03-14 Date
ABCWUA	12/03/14 Date
Parks and Recreation Department	12/3/14 Date
AMAFCA	12-3-14 Date
City Engineer	12-3-14 Date
DRB Chairperson, Planning Department	12-3-14 Date

DOC# 2014098618
12/03/2014 12:47 PM Page 1 of 4
City PLAT R $26.00 B 2014C P D131 M Toulous Olivere Bernalillo Co

SHEET 1 OF 4

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3388
Fax: 505-897-3377

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of Abandoned Old Coors Boulevard right of way, New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), dated April 1954 further described in those certain documents entitled "NEW MEXICO DEPARTMENT OF TRANSPORTATION DECLARATION OF VACATION AND ABANDONMENT", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 2014 as Document No 2014050494 and "COUNTY OF BERNALILLO, NEW MEXICO DECLARATION OF VACATION AND ABANDONMENT AND DISCLAIMER OF INTEREST", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 2014 as Document No 2014050495.

Together With.

That certain three (3') foot strip of land dedicated to the City of Albuquerque in fee simple for public street right of way immediately west of and adjacent to the west boundary of Tract 1-A, Windmill Estates as set forth on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 26, 1996 in Plat Book 96C, Folio 402 and that certain three (3') foot strip of land dedicated to the City of Albuquerque in fee simple for public street right of way immediately west of and adjacent to the west boundary of Tract 4B, Cottonwood Crossing as set forth on the plat of Tract B-1, Lands of Albert J Black & Mark J Black Revocable Trust filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1992 in Plat Book 92C, Folio 90 Said right of way VACATED by DRB14-70167 more particularly described by survey performed by Russ P Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows

BEGINNING at a point on the original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) whence (1) P C Station 450+32 3 on the East Right of Way Line said NMSHC Project Number S-1309(200) bears S 32°24'58" E, 156 73 feet tant and (2)the Albuquerque Control Survey Monument "7-B13" bears S 58° 26" W, 203.63 feet distant, Thence,

Northeasterly , 62 66 feet along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200)on the arc of a curve to the left (said curve having a radius of 5654 58 feet, a central angle of 00° 38' 06"and a chord which bears N 40° 11' 30" E, 62.66 feet) to a non-tangent point on curve and the Northwest corner of the parcel herein described, Thence,

N 65° 08' 48"E, 39 94 feet to a point, Thence,

N 61° 44' 52"E, 56 08 feet to a point of curvature, Thence,

Northeasterly , 36 34 feet on the arc of a curve to the right (said curve having a radius of 188 21 feet, a central angle of 11° 03' 48"and a chord which bears N 67° 17' 01"E, 36 28 feet) to point of reverse curvature, Thence,

Northeasterly , 47 80 feet on the arc of a curve to the left (said curve having a radius of 247 21 feet, a central angle of 11° 04' 46"and a chord which bears N 67° 16' 32"E, 47 73 feet) to a non-tangent point on curve, Thence,

N 57° 21' 52"E, 13 18 feet to a point, Thence,

N 56° 23' 16"E, 21 70 feet to a point of curvature, Thence,

Northeasterly , 106.29 feet on the arc of a curve to the left (said curve having a radius of 1042.49 feet, a central angle of 05° 50' 31"and a chord which bears N 52° 52' 47"E, 106 25 feet) to point of tangency; Thence,

N 49° 32' 57"E, 14 90 feet to a point of curvature; Thence,

Northeasterly , 40 46 feet on the arc of a curve to the right (said curve having a radius of 43 86 feet, a central angle of 52° 51' 29"and a chord which bears N 89° 53' 00" E, 39.04 feet) to point non- tangent point on curve on the Westerly boundary of said Tract 4B, Cottonwood Crossing, Thence,

Southwesterly , 232 98 feet on the arc of a curve to the right (said curve having a radius of 5807 58 feet, a central angle of 02° 17' 54"and a chord which bears S 37° 40' 20" W, 232.97 feet) to the Southwest return on the Westerly boundary of said Tract 4B, Cottonwood Crossing (a 5/8" rebar and cap stamped "L S 11808" found in place), Thence,

Southwesterly , 48 41 feet on the arc of a curve to the right (said curve having a radius of 5807.58 feet, a central angle of 00° 28' 39"and a chord which bears S 39° 03' 40"W, 48 41 feet) to point, Thence,

Southwesterly , 69 16 feet on the arc of a curve to the right (said curve having a radius of 5807 58 feet, a central angle of 00° 40' 56"and a chord which bears S 39° 38' 28" W, 69 16 feet) to the Southwest return on the Westerly boundary of said Tract 1-A, Windmill Estates; Thence,

Southwesterly , 99.47 feet on the arc of a curve to the right (said curve having a radius of 5807.58 feet, a central angle of 00° 58' 53"and a chord which bears S 40° 28' 22"W, 99 47 feet) to point of tangency; Thence,

S 40° 57' 49" W, 629 77 feet to the Southeast corner of the parcel herein described; Thence,

N 49° 02' 11"W, 15 52 feet to a point, Thence,

N 27° 10' 46"E, 51 65 feet to a non-tangent point of curvature, Thence,

Northeasterly , 21.53 feet on the arc of a curve to the left (said curve having a radius of 241 63 feet, a central angle of 05° 06' 15"and a chord which bears N 37° 15' 02"E, 21 52 feet) to point of compound curvature; Thence,

Northeasterly , 56 78 feet on the arc of a curve to the left (said curve having a radius of 360 12 feet, a central angle of 09° 01' 59"and a chord which bears N 30° 10' 54"E, 56 72 feet) to point of compound curvature, Thence,

Northeasterly , 92.88 feet on the arc of a curve to the left (said curve having a radius of 1371 04 feet, a central angle of 03° 52' 54"and a chord which bears N 23° 43' 28"E, 92 86 feet) to point of reverse curvature, Thence,

Northeasterly , 99.39 feet on the arc of a curve to the right (said curve having a radius of 516 70 feet, a central angle of 11° 01' 15"and a chord which bears N 27° 28' 55"E, 99.23 feet) to point of reverse curvature, Thence,

Northeasterly , 99 34 feet on the arc of a curve to the left (said curve having a radius of 535 58 feet, a central angle of 10° 37' 40"and a chord which bears N 27° 02' 47"E, 99 20 feet) to a non-tangent point on curve, Thence,

N 12° 36' 50"E, 2 16 feet to a point; Thence,

N 77° 40' 17"W, 9 36 feet to a point, Thence,

N 12° 35' 04"E, 53 00 feet to a point of curvature, Thence,

Northeasterly , 8 05 feet on the arc of a curve to the left (said curve having a radius of 215 00 feet, a central angle of 02° 08' 40"and a chord which bears N 09° 16' 30"E, 8 05 feet) to point a non-tangent point on said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), Thence Northeasterly along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200)for the following two (2) courses

N 40° 57' 49"E, 169 65 feet to a point of curvature, Thence,

Northeasterly , 44 83 feet on the arc of a curve to the left (said curve having a radius of 5654.58 feet, a central angle of 00° 27' 15"and a chord which bears N 40° 44' 10" E, 44.83 feet) to the Northwest corner and point of beginning of the parcel herein described

Said parcel contains 2 3522 more or less

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A AND B, LANDS OF BLACK DEVELOPMENT ONE (BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO S-1309(200) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE), SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act

OWNER(S)

John F. Black

JOHN F BLACK Individually and as Attorney-In-Fact for the following.
GLADYS BLACK SMART, a single woman,
ROBERT B BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust,
ROBERT B BRISCOE II, a married man dealing in his sole and separate property,
RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust,
SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property,
RANDOLPH E BLACK, a married man dealing in his sole and separate property,
AMY G. BLACK, an unmarried woman,
JOHN F BLACK and A WADE BLACK, as Trustees of the Albert J. Black Trust A-2 (Trust #1),
A. ROLFE BLACK, a married man dealing in his sole and separate property,
WILLIAM R. BLACK, a married man dealing in his sole and separate property, and
BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This document was acknowledged before me on this 7th day of August, 2014, by JOHN F BLACK, individually and as Attorney-In-Fact for GLADYS BLACK SMART, a single woman, ROBERT B BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust, ROBERT B BRISCOE II, a married man dealing in his sole and separate property, RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust, SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property, RANDOLPH E. BLACK, a married man dealing in his sole and separate property, AMY G BLACK, an unmarried woman, JOHN F. BLACK and A. WADE BLACK, as Trustees of the Albert J Black Trust A-2 (Trust #1), A ROLFE BLACK, a married man dealing in his sole and separate property, WILLIAM R. BLACK, a married man dealing in his sole and separate property, and BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

NOTARY PUBLIC

03-27-17
My Commission Expires

OFFICIAL SEAL
Joseph G. Orloski
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 03-27-17

PLAT OF
TRACTS A AND B
LANDS OF BLACK DEVELOPMENT ONE

(BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO S-1309(200) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE)

SITUATE WITHIN

THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

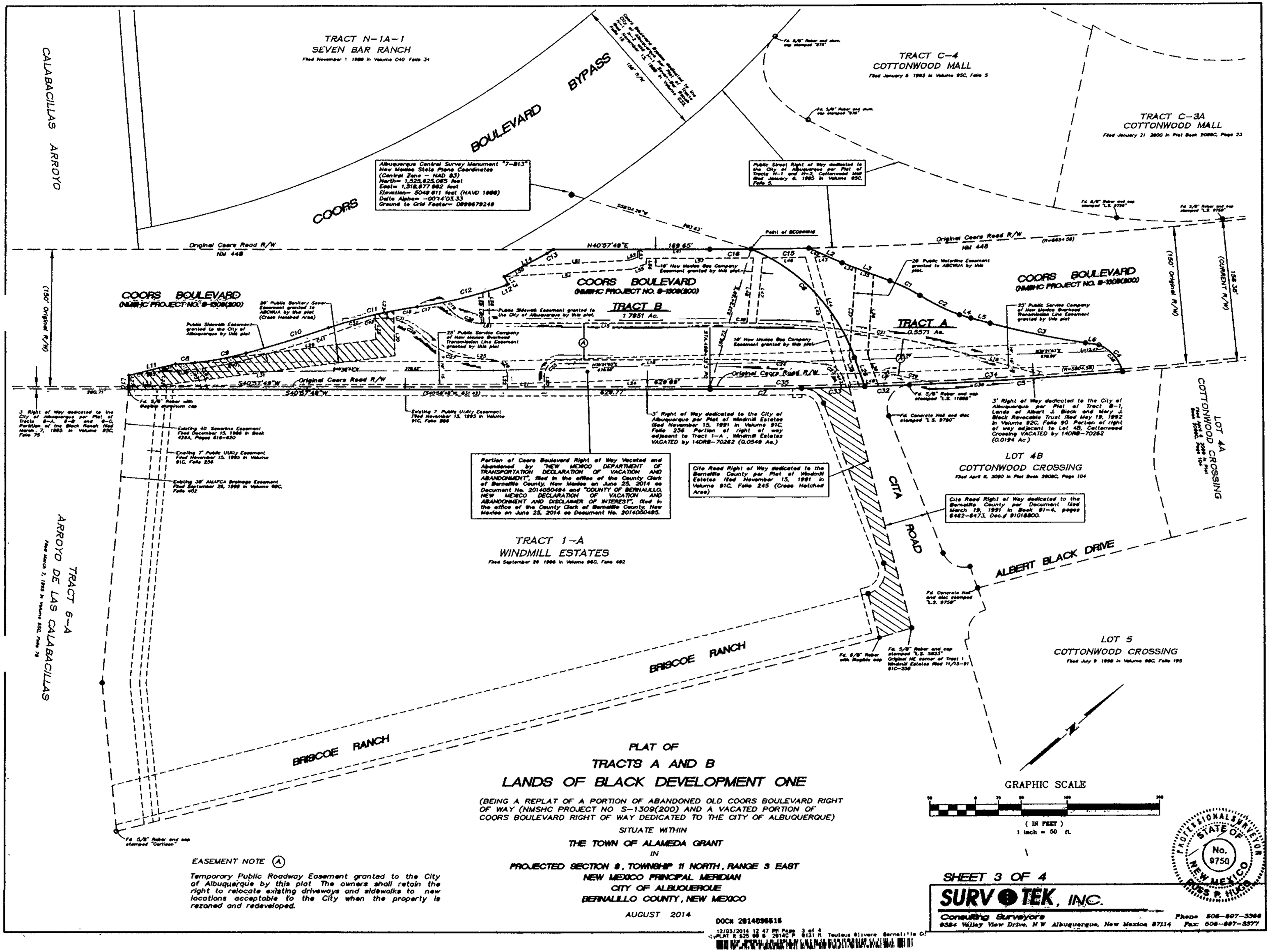
AUGUST 2014

DOC# 2014096616
12/03/2014 12:47 PM Page 2 of 4
REPLAT R $25.00 B 2014C P 0131 M Toulous Olivera Bernalillo C

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 2 OF 4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone. 505-897-3366
Fax 505-897-3377



PLAT OF

TRACTS A AND B

LANDS OF BLACK DEVELOPMENT ONE

(BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO S-1309(200)) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE)

SITUATE WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

AUGUST 2014

EASEMENT NOTE (A)

Temporary Public Roadway Easement granted to the City of Albuquerque by this plat. The owners shall retain the right to relocate existing driveways and sidewalks to new locations acceptable to the City when the property is rezoned and redeveloped.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUBEN P. HUGO

SHEET 3 OF 4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone 505-897-3368
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DOC# 2014096516
12/03/2014 12:47 PM Page 3 of 4
City PLAT R $25.00 B 2014C P 0131 M Toulouse Oliverc Bernalillo Co

PLAT OF

TRACTS A AND B
LANDS OF BLACK DEVELOPMENT ONE

(BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO. S-1309(200) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE)

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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2014

LINE TABLE

LINE	LENGTH	BEARING
L2	39.95	N65°08'48"E
L3	56.08	N61°44'52"E
L4	13.18	N57°21'51"E
L5	21.70	N56°23'17"E
L6	14.90	N49°32'57"E
L10	18.48	N49°02'11"W
L11	51.65	N27°10'46"E
L12	2.16	N12°36'43"E
L13	9.36	N77°40'17"W
L14	53.00	N12°35'04"E
L26	34.08	S68°29'43"E
L27	12.53	N47°32'15"W
L28	27.36	S50°37'20"E
L29	175.21	S33°39'38"W
L30	49.13	S50°37'20"E
L31	249.19	S33°39'38"W
L32	5.43	S43°55'42"E
L33	40.83	S40°57'49"W
L34	15.99	N61°44'52"E
L35	20.85	N61°44'52"E
L36	86.99	S44°42'11"E
L37	96.91	S44°42'11"E
L38	34.85	S67°23'54"E
L39	36.82	S67°23'54"E
L40	14.80	N39°13'37"E
L41	77.74	N40°57'49"E
L42	23.33	N55°08'48"E
L43	14.70	S39°44'07"W
L44	147.42	S64°26'22"E
L45	147.49	S64°26'22"E
L46	46.30	S40°08'53"W
L47	71.40	S43°07'52"E
L48	71.11	S43°07'52"E
L50	23.42	N12°35'04"E
L51	115.64	N37°51'35"E
L52	9.04	N20°42'41"E
L53	8.93	N43°44'23"W
L54	138.33	N37°51'35"E
L55	16.85	N20°42'41"E
L56	6.12	N43°44'23"W
L57	116.02	N40°51'56"E
L58	35.51	S50°11'01"E
L59	33.72	S50°11'01"E
L60	2.98	N40°57'21"E
L61	6.25	N40°34'37"E
L62	42.07	N33°45'12"E
L63	23.01	S62°51'36"E
L64	23.75	S62°21'54"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	36.34'	188.21'	18.23'	36.28'	S67°17'01"W	11°03'48"
C2	47.80'	247.21'	23.98'	47.73'	N67°16'32"E	11°04'46"
C3	106.29'	1042.49'	53.19'	106.25'	N52°52'47"E	5°50'31"
C4	40.46'	43.86'	21.80'	39.04'	S89°52'59"W	52°51'29"
C5	232.98'	5807.58'	116.51'	232.97'	N37°40'20"E	2°17'55"
C6	188.33'	200.00'	89.51'	163.41'	S87°29'40"W	48°13'26"
C7	100.72'	5810.72'	50.36'	100.72'	N40°28'01"E	0°59'35"
C8	21.53'	241.63'	10.77'	21.52'	N37°15'01"E	5°06'15"
C9	56.78'	360.12'	28.45'	56.72'	N30°10'55"E	9°01'59"
C10	92.88'	1371.04'	46.46'	92.86'	N23°43'28"E	3°52'54"
C11	99.39'	516.70'	49.85'	99.23'	S27°28'55"W	11°01'15"
C12	99.34'	535.58'	49.82'	99.20'	N27°02'47"E	10°37'40"
C13	8.05'	215.00'	4.02'	8.05'	S09°16'29"W	2°08'40"
C15	62.66'	5654.58'	31.33'	62.66'	N40°11'30"E	0°38'06"
C16	44.83'	5661.33'	22.41'	44.83'	N40°44'11"E	0°27'13"
C32	48.41'	5807.58'	24.21'	48.41'	N39°03'40"E	0°28'39"
C33	69.16'	5807.58'	34.58'	69.16'	N39°38'28"E	0°40'56"
C34	281.57'	5804.58'	140.81'	281.54'	N37°55'11"E	2°46'45"
C35	167.58'	5805.10'	83.79'	167.57'	N40°08'11"E	1°39'14"
C36	37.39'	43.86'	19.92'	36.27'	S87°52'40"W	48°50'51"
C37	52.87'	516.70'	26.46'	52.85'	S24°54'11"W	5°51'47"
C38	13.20'	926.80'	6.60'	13.20'	S41°21'50"W	0°48'58"
C39	31.47'	248.63'	15.76'	31.45'	N38°08'54"E	7°15'11"
C40	50.76'	367.12'	25.42'	50.72'	N29°37'34"E	7°55'17"
C41	124.89'	1378.04'	62.49'	124.84'	N23°04'09"E	5°11'33"
C42	32.46'	63.86'	16.59'	32.11'	S28°58'27"W	29°07'35"

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

a. Plat entitled "LOTS 3A, 3B, 4A AND 4B, COTTONWOOD CROSSING (BEING A REPLAT OF LOTS 3 AND 4, COTTONWOOD CROSSING) WITHIN PRIJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 2000 in Plat Book 2000C, Page 104.

b. Plat entitled "PLAT OF TRACT B-1, LANDS OF ALBERTJ. BLACK & MARY J. BLACK, REVOCABLE TRUST WITHIN PROJECTED SECTION 8, T11N, R3E, NMPM, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1992 in Volume 92-C, folio 90

c. Plat entitled "PLAT OF TRACT 1-A, WINDMILL ESTATES, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 26, 1996 in Volume 96C, Folio 402.

d. Plat entitled "PLAT OF WINDMILL ESTAES SUBDIVISION WITHIN PROJECTED SECTION 8, T11N, R3E, NMPM, TRACTS 1 THRU 4 & LOTS 1 THRU 15, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 15, 1991 in Volume 91C, folio 256

e. Plat entitled "TRACTS N-1A-1 & N-1A-2, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT N-1A, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 1, 1989 in Volume C40, folio 34.

f. Plat entitled "TRACTS H-1 AND H-2, COTTONWOOD MALL CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 5, 1995 in Volume 95C, folio 5.

g. New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), dated April 1954

h. "NEW MEXICO DEPARTMENT OF TRANSPORTATION DECLARATION OF VACATION AND ABANDONMENT" and "COUNTY OF BERNALILLO, NEW MEXICO DECLARATION OF VACATION AND ABANDONMENT AND DISCLAIMER OF INTEREST", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 2014 as Document Numbers 2014050494 and 2014050495.

DOC# 2014096616
12/03/2014 12:47 PM Page 4 of 4
PLAT R $26.00 B 2014C P 0131 M Toulous Olivera, Bernalillo Co

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 4 OF 4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone 505-897-3368
Fax: 505-897-3377

130116_PLAT_7-26-14 DWG

PROJECT #

1010170

February 10.2016

YPC

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ____ Major subdivision action
- ____ Minor subdivision action
- ____ Vacation — V
- ____ 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 A

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...
- ____ 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): Floyd Development Services, LLC (Hugh Floyd) PHONE: 505-366-4187
ADDRESS: 918 Pinehurst Rd. SE, Suite 102 FAX: ____
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: Hugh@developnm.com

APPLICANT: Larry H. Miller/Black Development One PHONE: 505-792-3713
ADDRESS: 9820 Coors Blvd. NW FAX: ____
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: ____
Proprietary interest in site: Owner **List all owners**: Larry H. Miller/Black Development One

DESCRIPTION OF REQUEST: Sketch Plat - Realign access road to the west and dedicate to the city.

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. A and B Block: 0000 Unit: ____
Subdiv/Addn/TBKA: Black Development One
Existing Zoning: R-1 Proposed zoning: C-2 MRGCD Map No ____
Zone Atlas page(s): B-14 UPC Code: ____

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1010148, 14DRB-70286, 1010170

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: ____ No. of **proposed** lots: ____ Total site area (acres): 2.3522
LOCATION OF PROPERTY BY STREETS: On or Near: Coors and Coors By-Pass
Between: ____ and ____

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

SIGNATURE ____ DATE 2/9/15
(Print Name) Hugh Floyd 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 - 70053	SP		$ Ø
-			$
-			$
-			$
-			$
			Total $ Ø

Hearing date Feb. 18, 2015

2-10-15
Staff signature & Date

Project # 1010170

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.

Hugh Floyd
Applicant name (print)

2/09/15
Applicant signature / date

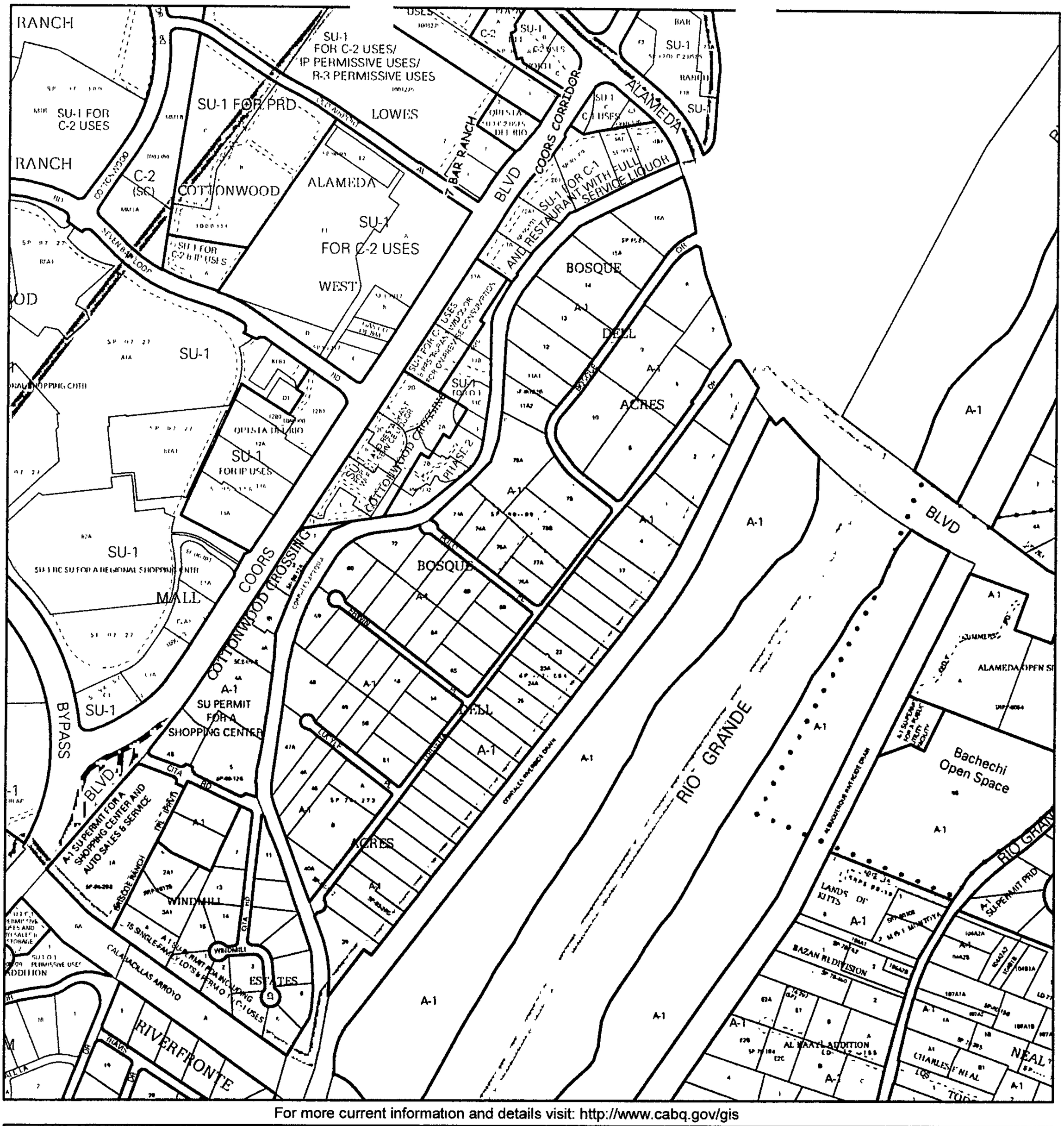
Form revised **October 2007**

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

Application case numbers
15 - DRB - 70053
__ - __ - __
__ - __ - __

2-10-15
Planner signature / date

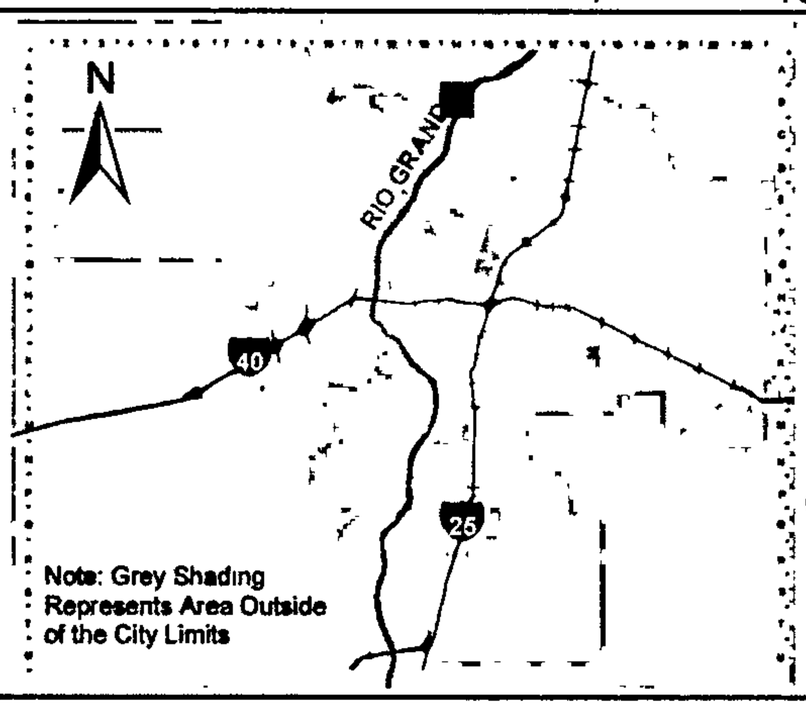
Project # 1010170



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

B-14-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

Floyd Development Services, LLC

918 Pinehurst Road SE, Suite 102
Rio Rancho, NM 87114

Phone (505) 366-4187

Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Sketch plat review and comment for site southeast of Coors, Coors By-Pass

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

- Zone Atlas Map
- Development Review Application
- Sketch Plat

This sketch plat is being represented to the Development Review Board for the purpose of obtaining city input and comment. The site is located southeast of the Coors, Coors By-Pass intersection, just northwest of the Larry H. Miller Hyundai car dealership. Currently the land is zoned R-1 (C-2 pending). There is an existing access road that runs northward through the property and then curves to the east. It is requested that the access road be dedicated to the city and the alignment of the road be moved as far west as possible in order to allow Tract B to remain contiguous to the existing Larry H. Miller dealership.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above.

Sincerely,

Hugh W. Floyd
Project Engineer

Enclosures

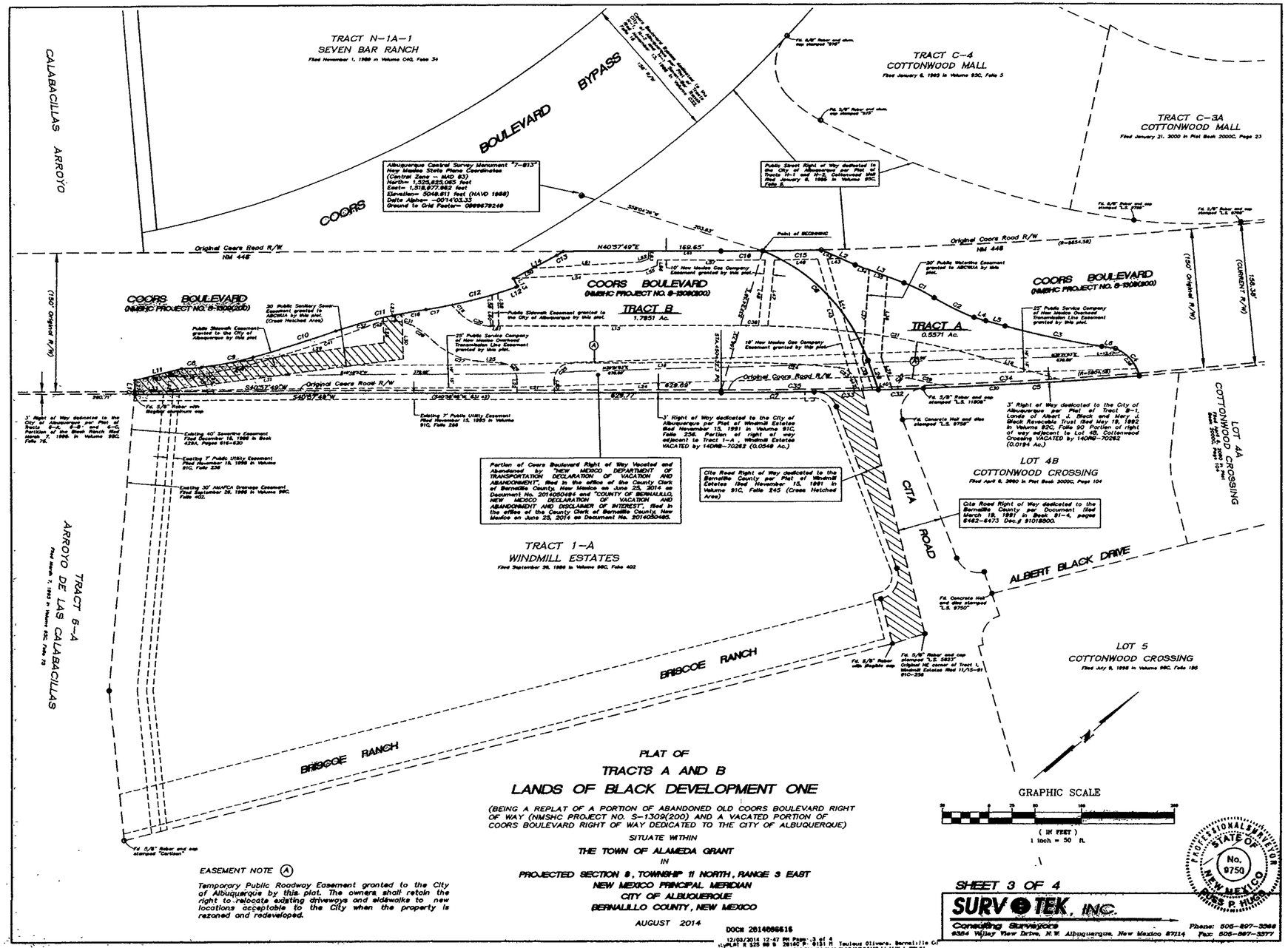
PROJECT #

1010170

February 18. 2015

SK

TRACT N-1A-1
EN BAR RANCH
COORS BOULEVARD BYPASS
COORS BOULEVARD
19' PUBLIC ROAD
TRACT 6-A
ARROYO DE LAS CALABACILLA
FUTURE 30' PUBLIC RD
Existing Access Road
76,852.36 sf
FUTURE 30' PUBLIC RD
24' PRIVATE ROAD
TRACT 1-A
WINDMILL ESTATES
TRACT 1-A
WINDMILL ESTATES
TRACT 1-A
WINDMILL ESTATES
BRIDGE RANCH
TRACT C-4
COTTONWOOD MALL
TRACT C-3A
COTTONWOOD MALL
23,404.51 sf
COORS BOULEVARD
24' PRIVATE ROAD
CITA PUBLIC ROAD
30' PUBLIC ROAD
LOT 4B
COTTONWOOD
CROSSING
30' PUBLIC ROAD
25' PUBLIC ROAD
LOT 4A
COTTONWOOD
CROSSING



PLAT OF

TRACTS A AND B

LANDS OF BLACK DEVELOPMENT ONE

(BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO. S-1309(200)) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE)

SITUATE WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

AUGUST 2014

EASEMENT NOTE (A)

Temporary Public Roadway Easement granted to the City of Albuquerque by this plat. The owners shall retain the right to relocate existing driveways and sidewalks to new locations acceptable to the City when the property is rezoned and redeveloped.

SHEET 3 OF 4

SURVTEK, INC.
Consulting Surveyors
8324 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

DOC# 2014066516
12/03/2014 12:47 PM Page: 3 of 4
PLAT $ 325.00 B: 2014C P: 0151 M Toulous Olivarez, Bernalillo Co

Rusty Hugg

From: Sammons, Joshua R. <jsammons@cabq.gov>
Sent: Monday, October 13, 2014 9:45 AM
To: Rusty Hugg; Gaulden, Tim H.; Bradley, Catherine P.; Gricius, Michelle A.
Subject: RE: Black Development One- DRB 1010170

Mr. Hugg,

The DXF for 1010170 has been approved. I have forwarded on the approval letter.

Thanks,

Joshua Sammons
GIS Coordinator
AGIS - Planning Department
City of Albuquerque
(505) 924-3921

From: Rusty Hugg [mailto:russhugg@survtek.com]
Sent: Saturday, October 11, 2014 12:38
To: Sammons, Joshua R.; Gaulden, Tim H.; Bradley, Catherine P.; Gricius, Michelle A.
Subject: Black Development One- DRB 1010170

Afternoon

Attached is our summary plat for DRB 1010170 for your review
Bearings are grid and distances are ground
Please let me know if you have any questions

Thanks

Surv-Tek, Inc.

9384 Valley View Drive, Albuquerque, NM 87114
Phone (505) 897-3366 Fax (505) 897-3377
Russhugg@survtek.com
Russ P. Hugg
NMPS No. 9750

92C-90(1)

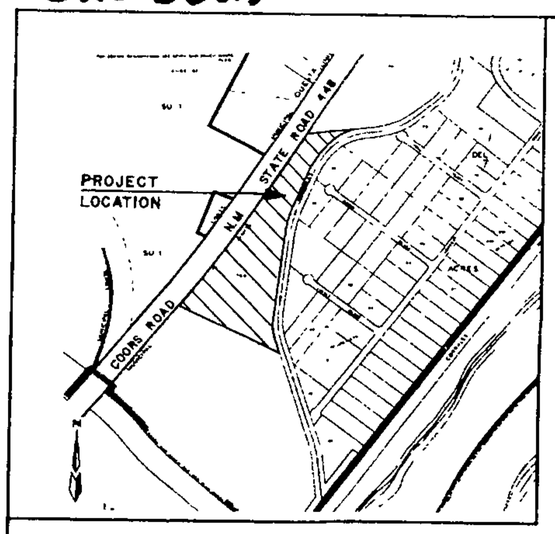
#1010170

92C-90(1)

09246688

PLAT OF
TRACT B-1, LANDS OF ALBERT J. BLACK & MARY J. BLACK, REVOCABLE TRUST
WITHIN PROJECTED SECTION 8
T11N, R3E, NMPM
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1991

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
9:04 MAY 1 91992
At ___ o'clock ___ M. and recorded in Vol 92-C
of records of said County Folio 90
Clerk & Recorder
Deputy Clerk



LOCATION MAP ZONE ATLAS MAP NO B-14
NOT TO SCALE

SUBDIVISION DATA

Plat Case Nos	DRB 91-159 , SP , V
Gross Acreage	11 7513 Ac
Zone Atlas No.	B-14-Z
No of Existing Tracts/Lots	1
No of Tracts/Lots Created	1
No of Tracts/Lots Eliminated	0
Miles of Full Width Streets Created	0
Date of Survey	APRIL, 1991

UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 91041708140025

NOTES

1. The purpose of this plat is to create Cita Road
2. Basis of bearings is from ACS Monuments "NM448-N11 and "1B-13", brass caps found in place All bearings are grid All distances are ground
3. Plat shows all easements of record
4. These properties are within the New Mexico Utilities, Inc (NMU, Inc) franchise area. Water and Sanitary Sewer System capabilities are based on the NMU, Inc. facilities, not the city of Albuquerque Water and Sanitary Sewer infrastructure improvements must, however, be approved by both City of Albuquerque and NMU, Inc

FREE CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREIN DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY GRANT ALL EASEMENTS, DEDICATE STREET RIGHTS-OF-WAY IN FEE SIMPLE TO THE COUNTY OF BERNALILLO, AND ADDITIONAL DITCH RIGHTS-OF-WAY IN FEE SIMPLE TO A.M.A.F.C.A. AS SUCH ARE SHOWN ON THIS PLAT, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

Owner(s) MARY J. BLACK, CO-TRUSTEE

A ROLFE BLACK, SUCCESSOR CO-TRUSTEE

OWNER'S ACKNOWLEDGMENT

State of New Mexico }
County of Bernalillo } ss

The foregoing instrument was acknowledged before me on this

____ day of _____, 19__

Notary Public

My Commission Expires

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING WITHIN THE TOWN OF ALAMEDA GRANT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF COORS ROAD (N.M. STATE ROAD 448), AND BEING A POINT ON A CURVE, WHENCE A.C.S MONUMENT NUMBER NM448-N11 BEARS N20°21'41"E, 483 62 FEET, AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY, THENCE,

NORTHEASTERLY, 666.93 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 06°34'59", A RADIUS OF 5,804 58 FEET AND A LONG CHORD BEARING N36°19'21"E, 666.56 FEET TO A POINT OF TANGENCY, THENCE,

N33°01'51"E, 821.80 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY,

N81°54'44"E, 371 11 FEET TO THE NORTHEAST CORNER, A POINT OF THE WESTERLY RIGHT-OF-WAY OF THE CORRALES MAIN CANAL AND BEING A POINT OF CURVATURE; THENCE, FOLLOWING SAID WESTERLY RIGHT-OF-WAY

SOUTHWESTERLY, 334 10 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 54°41'33", A RADIUS OF 350.00 FEET AND A LONG CHORD BEARING S54°51'54"W, 321.56 FEET TO A POINT OF TANGENCY; THENCE,

S27°31'08"W, 332.22 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHWESTERLY, 281 21 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 20°00'55", A RADIUS OF 805 00 FEET AND A LONG CHORD BEARING S17°30'41"W, 279.78 FEET TO A POINT OF TANGENCY, THENCE,

S07°30'15"W, 608.74 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHEASTERLY, 159 85 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 26°10'03" AND A RADIUS OF 350 00 FEET TO A POINT OF TANGENCY; THENCE,

S18°39'48"E, 87 41 FEET TO THE SOUTHEAST CORNER, WHENCE, THE SOUTHEAST CORNER OF TRACT 9 (B) AS DESCRIBED IN THE OIL & GAS LEASE RECORDED IN BOOK MISC. 758, PAGES 697 THROUGH 746 ON MARCH 11, 1980 BEARS S67°24'06"E, 10 00 FEET, THENCE, LEAVING SAID RIGHT-OF-WAY OF THE CORRALES MAIN CANAL,

N67°24'06"W, 148.13 FEET, THENCE,

N64°59'57"W, 317 92 FEET, THENCE,

N64°02'10"W, 276.43 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 11.7513 ACRES MORE OR LESS

ACCEPTED BY:

US West Communications — Date 3-25-92

Public Service Company of New Mexico — Date 3-25-92

Gas Company of New Mexico — Date 8-12-91

Jones Intercable Inc — Date

SP-92-51

APPROVED AND ACCEPTED BY:

Traffic Engineer, Transportation Department — Date 4.21.92

Parks and Recreation Department — Date 4/14/92

City Surveyor, Engineering Division — Date 04/10/91

Water Resources Department — Date 4-14-92

Planning Department — Date 5-6-92

Albuquerque Metropolitan Arroyo Flood Control Authority — Date 03/19/92

City Engineer, Engineering Division — Date 4-22-92

Bernalillo County Public Works Department — Date 11/13/91

New Mexico Utility Inc — Date 8-8-91

SURVEYOR'S CERTIFICATION

I, RICHARD A BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO

RICHARD A. BORGEL, R.P.L.S. NO 7089 — DATE 6-7-91

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PROPERTY DESCRIBED HEREIN
1-014-066-105129-30041
A.J. Black
COUNTY TREASURER'S OFFICE
5-19-92

PLAT OF
TRACT B-1, LANDS OF JOHN BLACK

D MARK GOODWIN & ASSOCIATES, P.A
CONSULTING ENGINEERS & SURVEYORS
P O BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed RAB	Drawn RJA	Checked RAB	Sheet 1 of 2
Scale 1"=100	Date 4/91	Job 9111	

92C-90(1)

92C-90(1)

DRB-91-159 Signed off 11/13/91

-90(2)-

92C-90(2)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

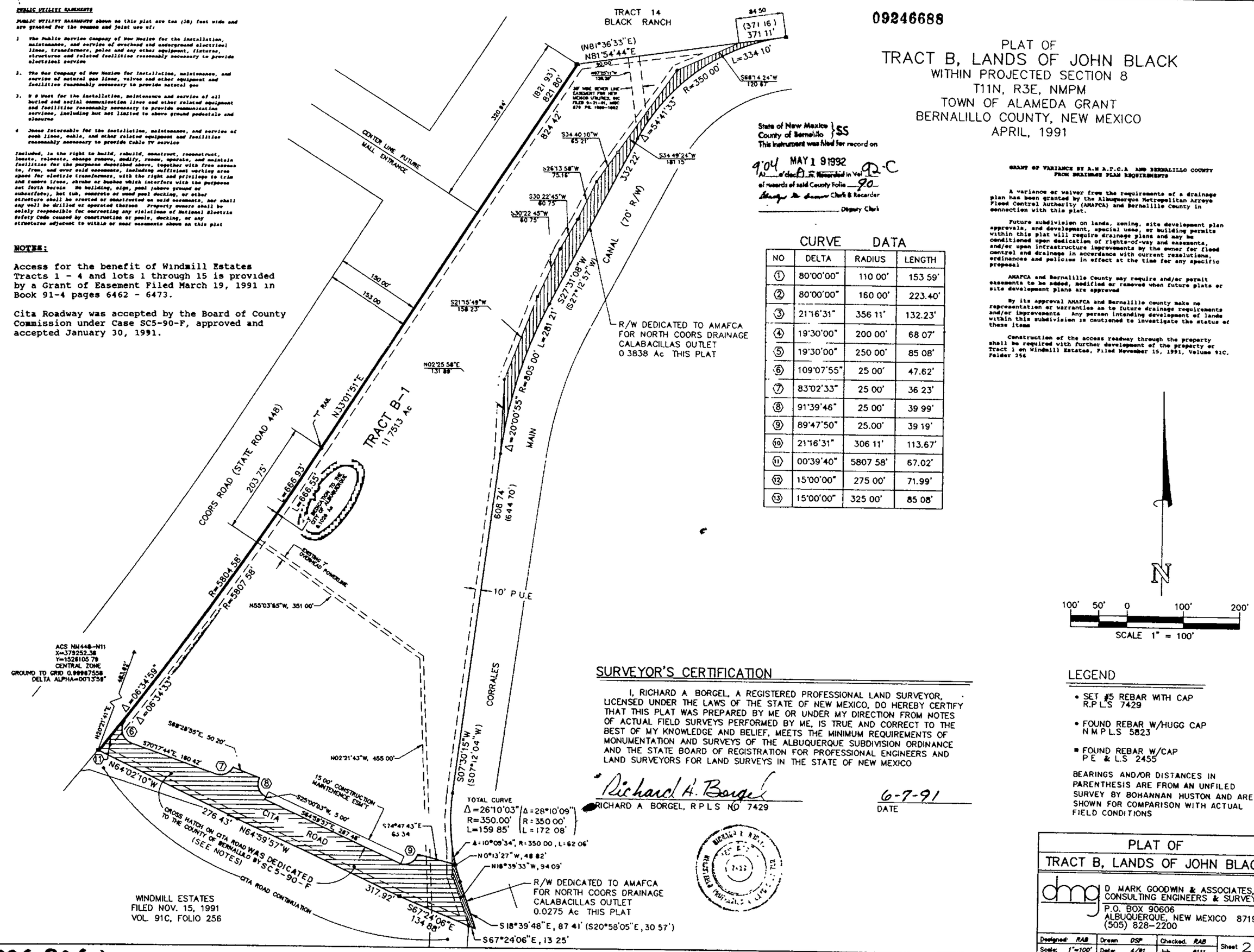
1. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service
2. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas
3. U S West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communications services, including but not limited to above ground pedestals and closures
4. Jones Intercable for the installation, maintenance, and service of cable lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service

Included, in the right to build, rebuild, construct, reconstruct, locate, relocate, change remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 (above ground 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 National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat

NOTES:

Access for the benefit of Windmill Estates Tracts 1 - 4 and lots 1 through 15 is provided by a Grant of Easement Filed March 19, 1991 in Book 91-4 pages 6462 - 6473.

Cita Roadway was accepted by the Board of County Commission under Case SC5-90-F, approved and accepted January 30, 1991.



09246688

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
9:04 MAY 1 91992
At o'clock A M and recorded in Vol 92-C
of records of said County Folio 90
Clerk & Recorder
Deputy Clerk

PLAT OF
TRACT B, LANDS OF JOHN BLACK
WITHIN PROJECTED SECTION 8
T11N, R3E, NMPM
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1991

CURVE DATA

NO	DELTA	RADIUS	LENGTH
1	80°00'00"	110 00'	153 59'
2	80°00'00"	160 00'	223.40'
3	21°16'31"	356 11'	132.23'
4	19°30'00"	200 00'	68 07'
5	19°30'00"	250 00'	85 08'
6	109°07'55"	25 00'	47.62'
7	83°02'33"	25 00'	36 23'
8	91°39'46"	25 00'	39 99'
9	89°47'50"	25.00'	39 19'
10	21°16'31"	306 11'	113.67'
11	00°39'40"	5807 58'	67.02'
12	15°00'00"	275 00'	71.99'
13	15°00'00"	325 00'	85 08'

GRANT OF VARIANCE BY A.M.A.F.C.A AND BERNALILLO COUNTY FROM DRAINAGE PLAN REQUIREMENTS

A variance or waiver from the requirements of a drainage plan has been granted by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) and Bernalillo County in connection with this plat.

Future subdivision on lands, zoning, site development plan approvals, and development, special uses, or building permits within this plat will require drainage plans and may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for flood control and drainage in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal

AMAFCA and Bernalillo County may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved

By its approval AMAFCA and Bernalillo county make no representation or warranties as to future drainage requirements and/or improvements Any person intending development of lands within this subdivision is cautioned to investigate the status of these items

Construction of the access roadway through the property shall be required with further development of the property or Tract 1 on Windmill Estates, Filed November 15, 1991, Volume 91C, Folder 256

N

100' 50' 0 100' 200'
SCALE 1" = 100'

SURVEYOR'S CERTIFICATION

I, RICHARD A BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO

Richard A. Borgel
RICHARD A BORGEL, R P L S NO 7429

6-7-91
DATE

LEGEND

- SET #5 REBAR WITH CAP R.P L.S 7429
- FOUND REBAR W/HUGG CAP N M P L.S 5823
- FOUND REBAR W/CAP P E & L.S 2455

BEARINGS AND/OR DISTANCES IN PARENTHESIS ARE FROM AN UNFILED SURVEY BY BOHANNAN HUSTON AND ARE SHOWN FOR COMPARISON WITH ACTUAL FIELD CONDITIONS

PLAT OF
TRACT B, LANDS OF JOHN BLACK

D MARK GOODWIN & ASSOCIATES, P A
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

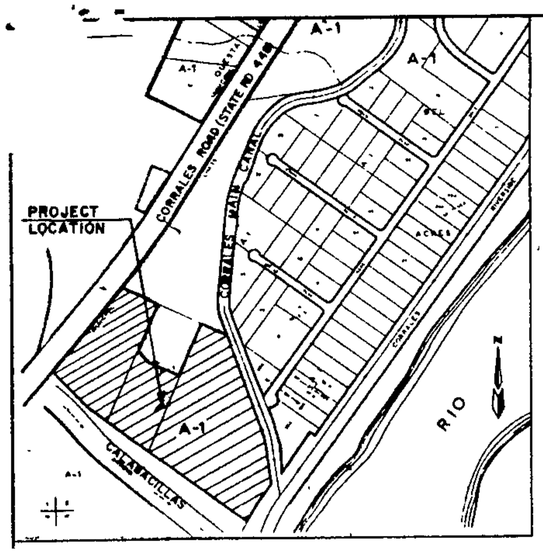
Designed: RAB	Drawn: DSP	Checked: RAB	Sheet 2 of 2
Scale: 1"=100'	Date: 4/91	Job 9111	

92C-90(2)

92C-90(2)

#1010170

91034604



PLAT OF
WINDMILL ESTATES SUBDIVISION
WITHIN PROJECTED SECTION 8
T11N, R3E, NMPM
TRACTS 1 THRU 4 & LOTS 1 THRU 15
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1990

4'15 A

91C
256

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING WITHIN THE TOWN OF ALAMEDA GRANT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF COORS ROAD (N M. STATE ROAD 448), WHENCE A.C S MONUMENT 1B-13 BEARS S41°47'29"W, 418.07 FEET, AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY, THENCE, N40°58'18"E, 631 42 FEET TO A POINT OF CURVE, THENCE, NORTHEASTERLY, 149 22 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 01°28'20" A RADIUS OF 5807 58 FEET AND A CHORD BEARING N40°14'09"E, 149 21 FEET TO THE NORTHWEST CORNER, THENCE, LEAVING SAID RIGHT-OF-WAY OF CORRALES ROAD, S64°02'10"E, 273.21 FEET; THENCE, S26°39'48"W, 359 20 FEET, THENCE S52°08'24"E, 100.19 FEET; THENCE, S64°47'12"E, 230 75 FEET; THENCE, N24°59'18"E, 382.20 FEET; THENCE, S67°24'06"E, 134.45 FEET TO THE NORTHEAST CORNER, A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE CORRALES MAIN CANAL,
THENCE, FOLLOWING SAID RIGHT-OF-WAY, S18°44'22"E, 8.79 FEET; THENCE, S16°34'25"E, 50 16 FEET; THENCE, S24°32'13"E, 50 27 FEET; THENCE, S22°12'38"E, 50 06 FEET; THENCE, S21°50'35"E, 75 14 FEET; THENCE, S18°42'33"E, 539 57 FEET, THENCE, S02°51'53"E, 196 99 FEET, THENCE, S04°55'15"W, 109.76 FEET; THENCE, S14°08'20"W, 44 70 FEET; THENCE, S31°11'01"W, 230 34 FEET TO THE SOUTHEAST CORNER, A POINT COMMON TO THE WESTERLY RIGHT-OF-WAY OF THE CORRALES MAIN CANAL AND TO THE NORTHERLY RIGHT-OF-WAY OF THE ARROYO DE LAS CALABACILLAS; THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY OF THE CORRALES MAIN CANAL AND FOLLOWING SAID NORTHERLY RIGHT-OF-WAY OF THE ARROYO DE LAS CALABACILLAS, N54°43'42"W, 1314.96 FEET; THENCE, N43°55'42"W, 321.34 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 25.0941 ACRES MORE OR LESS.

APPROVED AND ACCEPTED BY:

Traffic Engineer, Transportation Department	9-10-91 Date
Parks and Recreation Department	9/10/91 Date
City Surveyor, Engineering Division	100590 Date
Water Resources Department	9-10-91 Date
Property Management N/A	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	08/08/91 Date
City Engineer, Engineering Division	11/7/91 Date
Bernalillo County Public Works Department	11/14/91 Date
New Mexico Utility Inc	5-8-91 Date
City Planner, Albuquerque/Bernalillo County Planning Division	11/15/91 Date

SURVEYOR'S CERTIFICATION

I, RICHARD A BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

RICHARD A. BORGEL REGISTERED PROFESSIONAL LAND SURVEYOR NEW MEXICO 7623

Richard A. Borgel — RICHARD A. BORGEL, R.P.L.S. NO. 7623 — SEP. 10, 1990 DATE

LOCATION MAP

B-14-Z
NOT TO SCALE

COUNTY PLANNING COMMISSION — Mary Romero, Chairman — OKW - FGS. 11-14-91	11/15/91 DATE
BOARD OF COUNTY COMMISSIONERS — Patricia "Pat" Cassidy - VICE-CHAIR	11/15/91 DATE

SUBDIVISION DATA

Plat Case Nos.	DRB. 90-195, SP.
Gross Acreage	25.0941
Zone Atlas No	B-14-Z
No. of Existing Tracts/Lots	1
No. of Tracts/Lots Created	19
No. of Tracts/Lots Eliminated	0
Miles of Full Width Streets Created	0.0281 Mi
Date of Survey	SEPT. 5, 1990

UTILITY COUNCIL LOCATION SYSTEM LOG NUMBER· 90090614100175

NOTES

1. The purpose of this plat is to subdivide the Parcel into 4 Tracts and 15 Residential lots as shown, and vacate easements as shown.
2. Basis of bearings is between ACS Monuments 1B-13 and ACS NM 448 N-11 All bearings are grid All distances are ground.
3. These properties are within the New Mexico Utilities, Inc (NMU, INC.) franchise area Water and sanitary sewer system capabilities are based on the NMU, INC facilities, not the City of Albuquerque. Water and sanitary sewer infrastructure improvements must, however, be approved by both City of Albuquerque and NMU, Inc.
4. Unless otherwise noted all streets have a right-of-way width of 50' Cul-de-sac radius is 50'. Lot lines are perpendicular to front street lines and are radial unless designated by N/R.
5. Plat shows all easements of record
6. Prior to development of Tract 1, access through Tract B, John Black property, and easement noted will be or has been constructed
7. **Maintenance of Ingress/Egress Easements will be the responsibility of Tract 1. Beneficiaries of Ingress/Egress Easements are Tracts 2-4 and Lots 1-15 and the unplatted properties bounded by Cita Road, Lots 12 and 13, Tract 1 and Tract 2**

TAX CERTIFICATE

I HEREBY CERTIFY THAT THE PREVIOUS TEN YEARS PROPERTY TAXES DUE AND PAYABLE HAVE BEEN PAID IN FULL FOR THE LAST TEN YEARS INCLUDING THE _____ HALF OF 19 ___

By _____ Date
Bernalillo County Treasurer

THIS 3 CODES
ROBERT BRISCOE
Chris Simpson 8-22-91

FREE CONSENT AND DEDICATION

THAT PORTION OF THE PROPOSED ACCESS ROAD LYING WITHIN TRACT 1, ALONG WITH THE LAND DESCRIBED IN DOCUMENT #9101880 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 19, 1991 IN BOOK 91-4 PAGE 6462-6473 CREATING CITA ROAD AS SHOWN ON THE NORTH SIDE OF THIS PLAT. THE 50' RIGHT-OF-WAYS CONTAINING CITA ROAD & WINDMILL COURT AS SHOWN & CONTAINED IN THIS PLAT ARE HEREBY DEDICATED TO THE COUNTY OF BERNALILLO, NEW MEXICO. THE ADDITIONAL 3 FEET, NOW TO BE THE NEW EASTERLY RIGHT-OF-WAY OF COORS ROAD (STATE ROAD #448) IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE FIFTEEN FOOT WIDE GAS COMPANY OF NEW MEXICO EASEMENT TO THE GAS COMPANY OF NEW MEXICO THE SEVEN FOOT WIDE PUBLIC UTILITY EASEMENTS (P U E) TO THE PUBLIC UTILITY COMPANIES, AND WE HEREBY VACATE THE NOW EXISTING OVERHEAD POWER EASEMENT AS SHOWN ON THIS PLAT WE GRANT INGRESS/EGRESS AS REQUIRED FOR THE MAINTENANCE OF THESE DEDICATED EASEMENTS ALONG WITH THE RIGHT TO TRIM INTERFERING TREES. ALL THE ABOVE BEING WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF.

GRANTING OF EASEMENTS

GRANTING THE 50' SECONDARY INGRESS/EGRESS, DRAINAGE, AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT TO THE BENEFICIARIES OF TRACTS 1-4, LOTS 1-15, AND THE UNPLATTED PROPERTIES BOUNDED BY CITA ROAD, TRACTS 1 AND 2, LOTS 12 AND 13.

Jennie L. Spradlin
Owner(s) Jennie L. Spradlin

Robert B. Briscoe II
Owner(s) Robert B. Briscoe II

Jane E. Groff
Owner(s) Jane E. Groff

OWNER'S ACKNOWLEDGMENT

State of New Mexico } ss
County of Bernalillo }

BARBARA GOODWIN
My Commission Expires 9/30/90

The foregoing instrument was acknowledged before me on this 28th day of SEPTEMBER, 1990

Barbara Goodwin — Notary Public — 9/30/90 My Commission Expires

PUBLIC UTILITY APPROVALS

A 15 FOOT GAS COMPANY OF NEW MEXICO EASEMENT FOR INSTALLATION, MAINTENANCE, AND SERVICE TO NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

Donna Berg — GAS COMPANY OF NEW MEXICO	10-5-90 DATE
Rob Roberts — PUBLIC SERVICE COMPANY OF NEW MEXICO	8-23-91 DATE
D.B. Henderson — U.S WEST COMMUNICATIONS	10-30-90 DATE
Violet Watson — JONES INTERCABLE INC.	10/5/90 DATE

PNM EASEMENT RELEASE APPROVAL

Public Service Company of New Mexico does hereby release, waive quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat

PUBLIC SERVICE COMPANY OF NEW MEXICO
By Rob Roberts

STATE OF NEW MEXICO)
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me this 23rd day of AUG, 1991, by ROB ROBERTS of the Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

Robin Phillips — Notary Public
My Commission Expires 8-9-93

SCS-90-7 / DRB-90-195

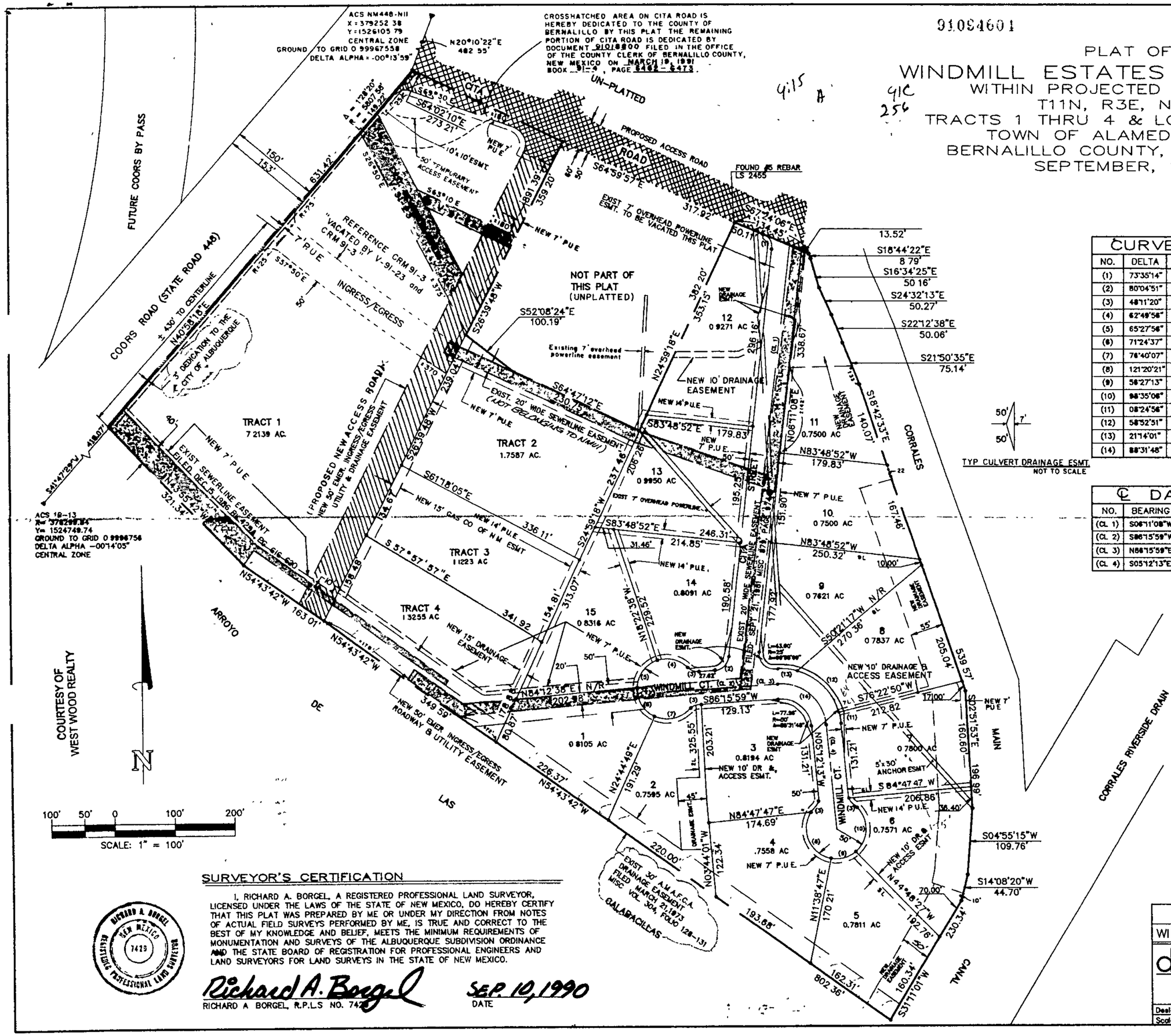
PLAT OF
WINDMILL ESTATES SUBDIVISION

dmg D MARK GOODWIN & ASSOCIATES, P A
CONSULTING ENGINEERS & SURVEYORS
P O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: RAB	Drawn RJA	Checked: RAB	Sheet 1 of 2	
Scale 1"=100'	Date: 8/90	Job 9031		

91094601

PLAT OF
WINDMILL ESTATES SUBDIVISION
WITHIN PROJECTED SECTION 8
T11N, R3E, NMPM
TRACTS 1 THRU 4 & LOTS 1 THRU 15
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1990



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
(1)	73°35'14"	25.00'	32.11'
(2)	80°04'51"	25.00'	34.94'
(3)	48°11'20"	25.00'	21.03'
(4)	62°49'56"	50.00'	54.83'
(5)	65°27'56"	50.00'	57.13'
(6)	71°24'37"	50.00'	62.32'
(7)	76°40'07"	50.00'	66.91'
(8)	121°20'21"	50.00'	105.89'
(9)	56°27'13"	50.00'	49.27'
(10)	98°35'06"	50.00'	86.03'
(11)	08°24'56"	100.00'	14.69'
(12)	58°52'51"	100.00'	102.77'
(13)	21°14'01"	100.00'	37.06'
(14)	88°31'48"	75.00'	115.89'

TYP CULVERT DRAINAGE ESMT.
NOT TO SCALE

℄ DATA		
NO.	BEARING	DISTANCE
(CL 1)	S06°11'08"W	735.35'
(CL 2)	S86°15'59"W	125.53'
(CL 3)	N86°15'59"E	59.50'
(CL 4)	S05°12'13"E	187.11'

DRAINAGE EASEMENTS		
LOT	BEARING	DISTANCE
2L	S03°44'01"W	120'
5L	S44°48'27"E	125'
6L	N84°47'47"E	150'
7L	N76°22'50"E	157'
8L	N50°21'17"E	215'
9L	S83°48'52"W	190'

LEGEND

- SET #5 REBAR WITH CAP RPLS 7429
- FOUND REBAR W/HUGG CAP N.M.P.L.S. 5823

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

RICHARD A. BORGEL NEW MEXICO 7429 REGISTERED PROFESSIONAL LAND SURVEYOR

Richard A. Borgel
RICHARD A BORGEL, R.P.L.S NO. 7429

SEP. 10, 1990
DATE

SC.S-90-7 / DRB-90-195

PLAT OF
WINDMILL ESTATES SUBDIVISION

dmg
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed:	Drawn: RJA	Checked: RAB	Sheet 2 of 2
Scale: 1"=100'	Date: 9/90	Job: 9031	

#1010170

59979

32

Grant of Right of Way Easement

THIS INDENTURE, made and entered into this 20 day of September in 56, by and between [illegible] Block and Jane Block (his wife); and Albert J. Block and Mary Jane Block (his wife),

[illegible] of the first part and County of Bernalillo State of New Mexico, party of the second part.

WITNESSETH: That the said part[illegible] of the first part, [illegible] and in consideration of the sum of Ten Dollars and other valuable consideration

DOLLARS

of lawful money of the United States of America

[illegible] in hand paid by said party of the second part, the receipt [illegible] acknowledged, has granted, bargained, sold and conveyed and by these presents do[illegible] grant, bargain, sell and convey unto the said party of the second part a perpetual 50' and unrestricted easement and right of way, [illegible] and convey the following described real estate, land, tract and parcel of land and real estate situate, adjacent and being in the County of Bernalillo, State of New Mexico, to wit:

[illegible] part of a strip of land 150 feet wide, owned by the grantor, lying and being [illegible] the SW¼, the NW¼ and the NE¼ of Section 18, the SW¼ of Section 7, [illegible] of Section 8, T.11N., R.3E., within the Alameda Grant, county of Bernalillo, [illegible] being 75 feet wide on each side of, parallel with and adjacent to [illegible] described, surveyed centerline, to-wit:

[illegible] centerline Station 87+90 of BNP 5-1309, county of Bernalillo, [illegible] thence N.40°45'E. a distance of 682.5 feet to Station [illegible], [illegible] northerly on a 1°00' curve (radius = 5730 feet) through an arc [illegible] a distance of 805.0 feet to Station 95+87.2, point of tangent, thence [illegible] a distance of 582.0 feet to Station 101+18.2. Containing [illegible] acres more or less, of which [illegible] of an acre more or less is contained in adjacent properties. Net [illegible] acres more or less.

[illegible] part of a strip of land 150 feet wide, owned by the grantor, lying and being [illegible] 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 15, and 16 of the Santa Fe Site [illegible] in Sec. 8, the SW¼ and the NW¼ of Section 8, T.11N., R.3E., [illegible] Principal Meridian, New Mexico, being 75 feet wide on each side of, parallel [illegible] the following described, surveyed centerline, to-wit:

[illegible] centerline Station 101+18.2 of BNP 5-1309, county of Bernalillo, [illegible] N.40°45'E. a distance of 2507.0 feet to Station [illegible], [illegible] northeasterly on a 10°00' curve (radius = 573 feet) through an [illegible] a distance of 472 feet to Station 126+77.2, point of tangent, thence [illegible] N.79°54'E. a distance of [illegible] acres more or less, of which 0.307 of an acre [illegible] adjacent properties. Net area = 11.79 acres more or less.

[illegible] of the second part agrees to construct at their expense a four wire [illegible] fence with cedar or iron posts set not farther apart than one rod, and [illegible] the line of the right-of-way from the south end of the right [illegible] northerly direction to the north side of the NE¼ angle and continue [illegible] line of the right-of-way from the south end of the [illegible] point in said right-of-way opposite [illegible] the back to a lower level. [illegible] to furnish and install two gates [illegible] first gate in the alignment [illegible] to be constructed on the right-of-way line [illegible] from the newly surveyed right-of-way.

[illegible] the right to use any of the wire, poles and [illegible] for their own purposes, running parallel on adjacent [illegible] way.

[illegible]

②

59979

325

Grant of Right of Way Easement

[illegible]

[illegible] DOLLARS

[illegible]

[illegible] State of New Mexico [illegible]

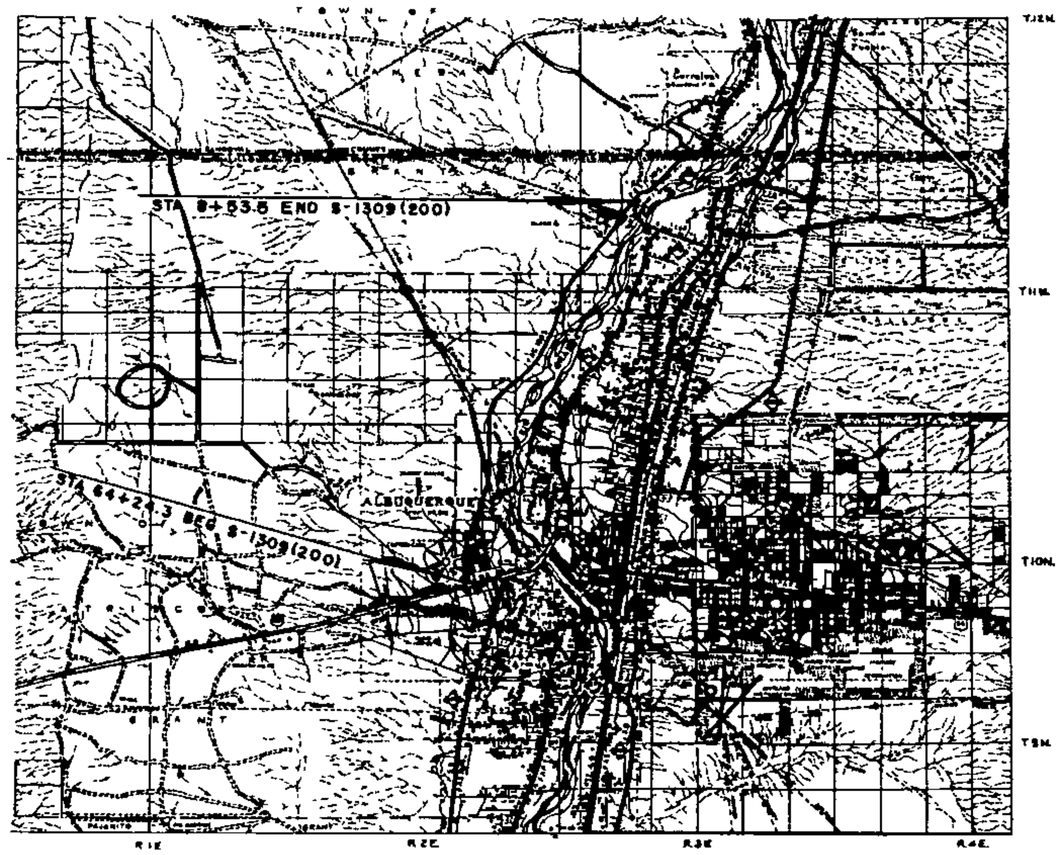
[illegible] 90-foot wide, [illegible] 75 feet wide on each side of, parallel with and adjacent to [illegible] surveyed centerline, to-wit:

[illegible] centerline station 367+90 of [illegible] county of Bernalillo; [illegible] thence S.40°35'E. a distance of 6242.[illegible] feet [illegible]

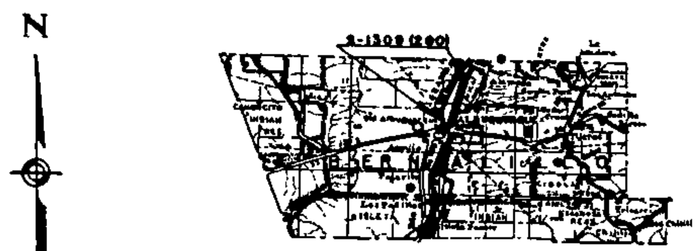
[illegible]

[illegible]

#101070



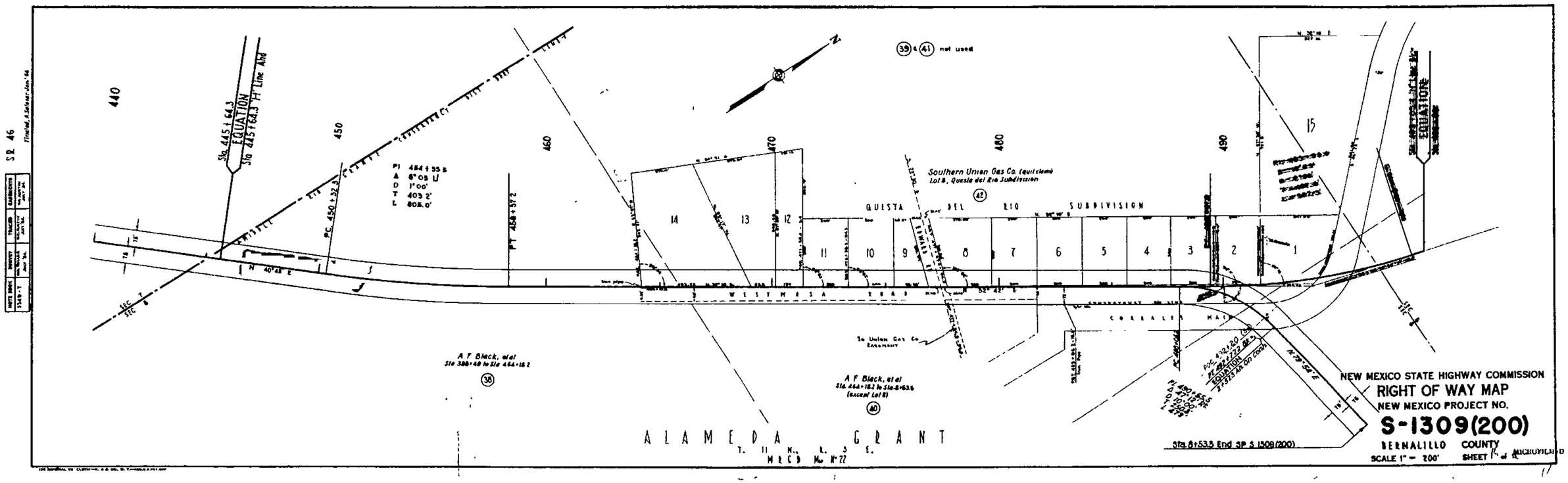
VICINITY MAP



TITLE SHEET

LENGTH OF PROJECT MILES

NEW MEXICO STATE HIGHWAY COMMISSION
RIGHT OF WAY MAP
NEW MEXICO PROJECT NO.
S-1309 (200)
BERNALILLO COUNTY
SCALE 1" =
SHEET 1 of 11



SR 46

Finished, A.Schauer-Jan.'66

NOTE BOOK	SURVEY	TRACED	EASEMENTS
3349-7			

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

07/25/2014 Issued By: E08375 247670

2014 070 262

Application Number: **14DRB-70262**, Vacation Of Public Right-Of-Way

Address:

Location Description: COORS RD NW BETWEEN COORS BYPASS NW AND CITA RD NW

Project Number: 1010170

Applicant
BLACK DEVELOPMENT ONE, LLC

3613 NM 528 NW SUITE H
ALBUQUERQUE NM 87114
899-5800

Agent / Contact
SURV-TEK INC
RUSS HUGG
9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114

RUSSHUGG@SURVTEK.COM

Application Fees	
APN Fee	$75.00
Conflict Mgmt Fee	$20.00
DRB Actions	$300.00
TOTAL:	$395.00

City of Albuquerque Treasury
Date:7/25/2014 Office:ANNEX
Stat ID:WS000007 Cashier:TRSBLC
Batch: 3986 Trans #:4
Permit: 2014070262
Receipt Num 00214107
Payment Total:$395.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$300.00
	Check Tendered :	$395.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ✓ Minor subdivision action
- ___ Vacation — V
- ___ 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) — L
- ___ 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): SURVTEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: ___
CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: BLACK DEVELOPMENT ONE, LLC PHONE: 899-5800
ADDRESS: 3613 NM STATE ROAD 528 NW, STE. H FAX: ___
CITY: ALB STATE NM ZIP 87114 E-MAIL: ___
Proprietary interest in site: OWNERS List all owners: —

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT APPROVAL TO CREATE 2 TRACTS AND SHOW THE RIGHT OF WAY VACATION

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. UNPLATTED ABANDONED OLD COORS ROAD RIGHT OF WAY Block: — Unit: —
Subdiv/Addn/TBKA: TRACTS A AND B, LANDS OF BLACK DEVELOPMENT ONE
Existing Zoning: ___ Proposed zoning: ___ MRGCD Map No N/A
Zone Atlas page(s): B-14 UPC Code: NONE - UNPLATTED

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 1010170
14DRB-70230 SKETCH PLAT, 14DRB-70262 VACATION

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 0 No. of **proposed** lots: 2 Total site area (acres): 2.3522
LOCATION OF PROPERTY BY STREETS: On or Near: COORS ROAD NW
Between: COORS BYPASS NW and CITA ROAD NW

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 7/9/14

SIGNATURE ___ DATE 8/8/14
(Print Name) RUSS HUGG 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-70286	P&F		$285.00
	CMF		$20.00
			$
			$
			$
			Total $305.00

Hearing date August 20, 2014

8-8-14
Staff signature & Date

Project # 1010170

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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A 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
N/A 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.

Russ Hugg
Applicant name (print)

8/8/14
Applicant signature / date

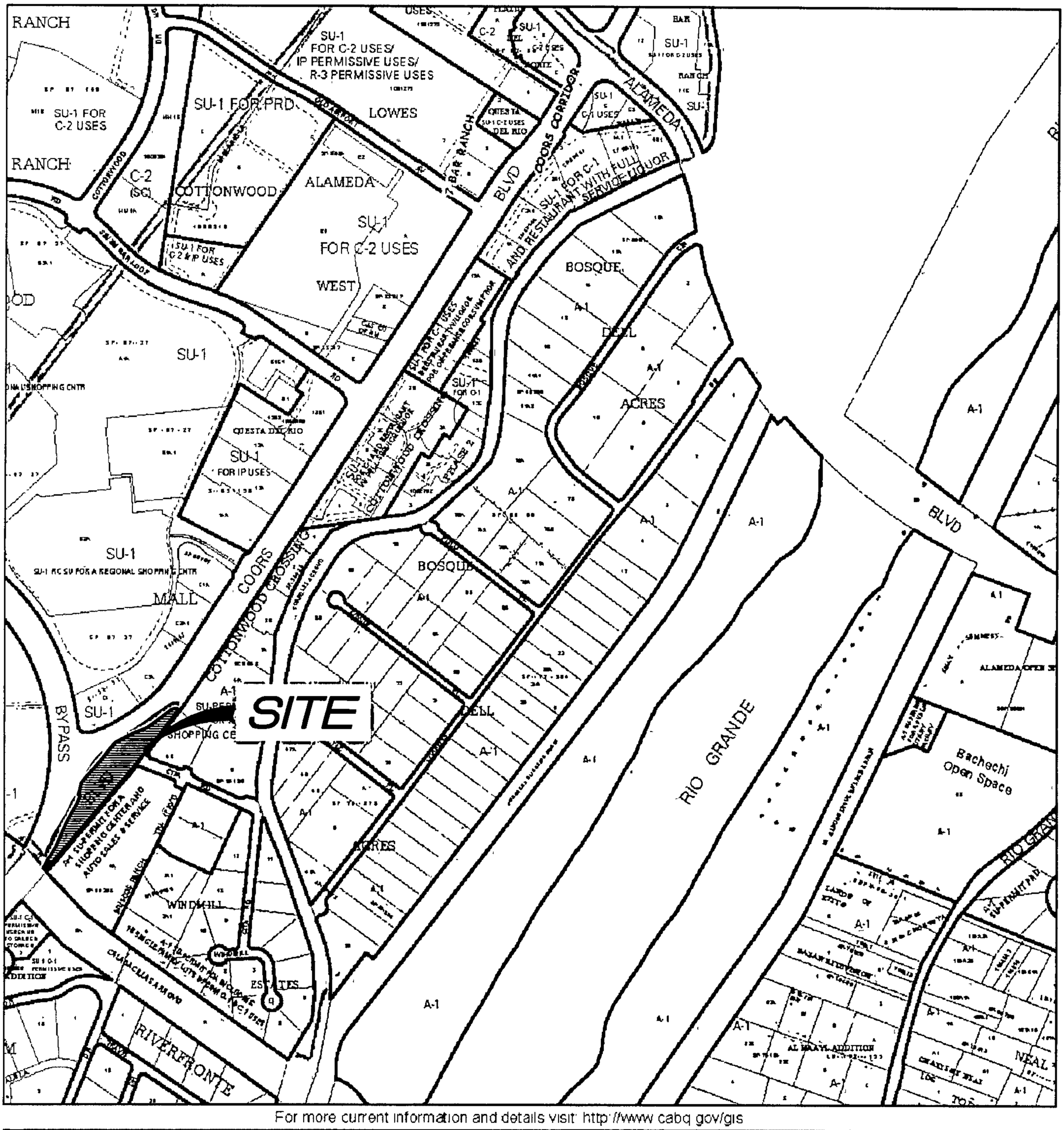
Form revised **October 2007**

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

Application case numbers
14 - DRB - 70286
__ - __ - __
__ - __ - __

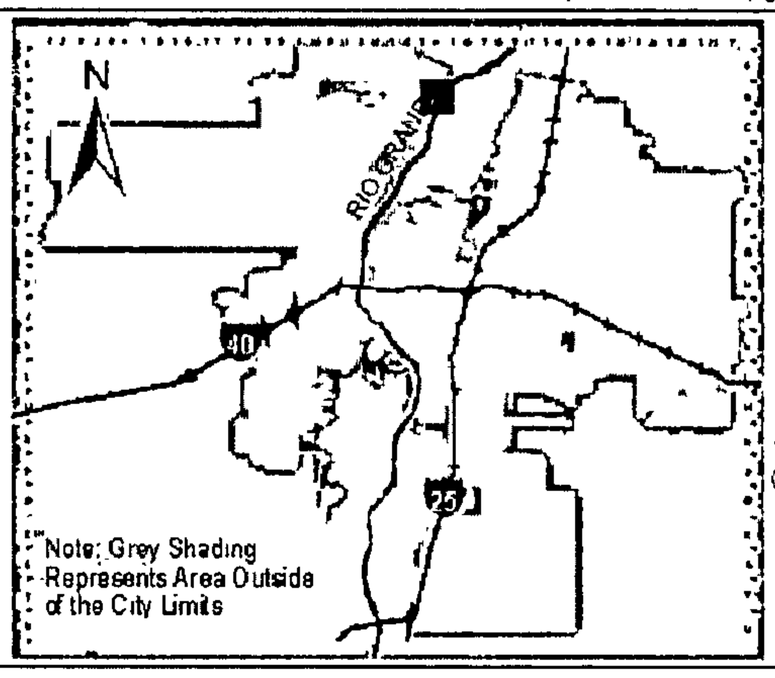
8-8-14
Planner signature / date

Project # 1010170



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

Map amended through: 6/7/2013



Zone Atlas Page.

B-14-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

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

August 8, 2014

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103
Attention: Mr. Jack Cloud, Chair

RE: Preliminary/Final Plat of Proposed Tracts A and B, Lands of Black Development One, LLC, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-14.

Dear Mr. Cloud

The owners of the above captioned property, Black Development One, LLC are hereby filing application with the City of Albuquerque Development Review Board for a Minor Preliminary/Final Plat approval of the property as described below:

The subject property comprises a portion of abandoned Old Coors Boulevard right of way, New Mexico Project Number S-1309(200) which has been Abandoned and Vacated by the New Mexico State Highway Commission by document entitled "NEW MEXICO DEPARTMENT OF TRANSPORTATION DECLARATION OF VACATION AND ABANDONMENT", filed June 25, 2014 as Document No. 2014050494 and also by Bernalillo County by document entitled "COUNTY OF BERNALILLO, NEW MEXICO DECLARATION OF VACATION AND ABANDONMENT AND DISCLAIMER OF INTEREST", filed June 25, 2014 as Document No. 2014050495.

The Preliminary/Final Plat will create two (2) tracts and show the vacated public right of way adjacent to the westerly boundaries of Tract 1-A, Windmill Estates (Formerly Tract 1, Windmill Estates) and Tract 4B, Cottonwood Crossing (Formerly Tract B-1, Lands of Black Revocable Trust) which right of way was dedicated to the City of Albuquerque by plats filed November 15, 1991 in Plat Book 91C, Folio 256 and May 19, 1992 in Plat Book 92C, Folio 90.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

PROJECT #

1010170

AUGUST 20. 2014

P&F

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1010164

WEDNESDAY, August 20, 2014

Comments must be received by:

August 15, 2014

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ___ Minor subdivision action
- ✓ Vacation — V
- ___ 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) — 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): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX:
CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: BLACK DEVELOPMENT ONE, LLC PHONE: 879-5800
ADDRESS: 3613 NM STATE ROAD 528 NW, STE H FAX:
CITY: ALB STATE NM ZIP 87114 E-MAIL:
Proprietary interest in site: OWNERS List all owners: SEE ATTACHED LIST

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT OF WAY

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. UNPLATTED ABANDONED OLD COORS ROAD RIGHT OF WAY Block: — Unit: —
Subdiv/Addn/TBKA: TRACTS A AND B, LANDS OF BLACK DEVELOPMENT ONE
Existing Zoning: Proposed zoning: MRGCD Map No N/A
Zone Atlas page(s): B-14 UPC Code: NONE - UNPLATTED

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 14DRB-70230 SKETCH PLAT REVIEW

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 0 No. of **proposed** lots: 2 Total site area (acres): 2.3522
LOCATION OF PROPERTY BY STREETS: On or Near: COORS ROAD NW
Between: COORS BYPASS NW and CITA ROAD NW

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 7/16/14

SIGNATURE DATE 7/24/14
(Print Name) RUSS HUGG 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-70262	VROW		$300.00
	ADV		$75.00
	CMF		$20.00
			$
			$
			Total $395.00

Hearing date August 20, 2014

7-25-14
Staff signature & Date

Project # 1010170

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.

Richard Garcia
Applicant name (print)

7-25-14
Applicant signature / date

Form revised 4/07

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

Application case numbers
14DRB - - 70862
- -
- -

7-25-14
Planner signature / date

Project # 1010170

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 or the property which the application describes. Vacations of public rights-of-way (if the way has been in use) als 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 leas 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 tear out less easily.

4. TIME

Signs must be posted from August 5, 2014 To August 20, 2014

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.

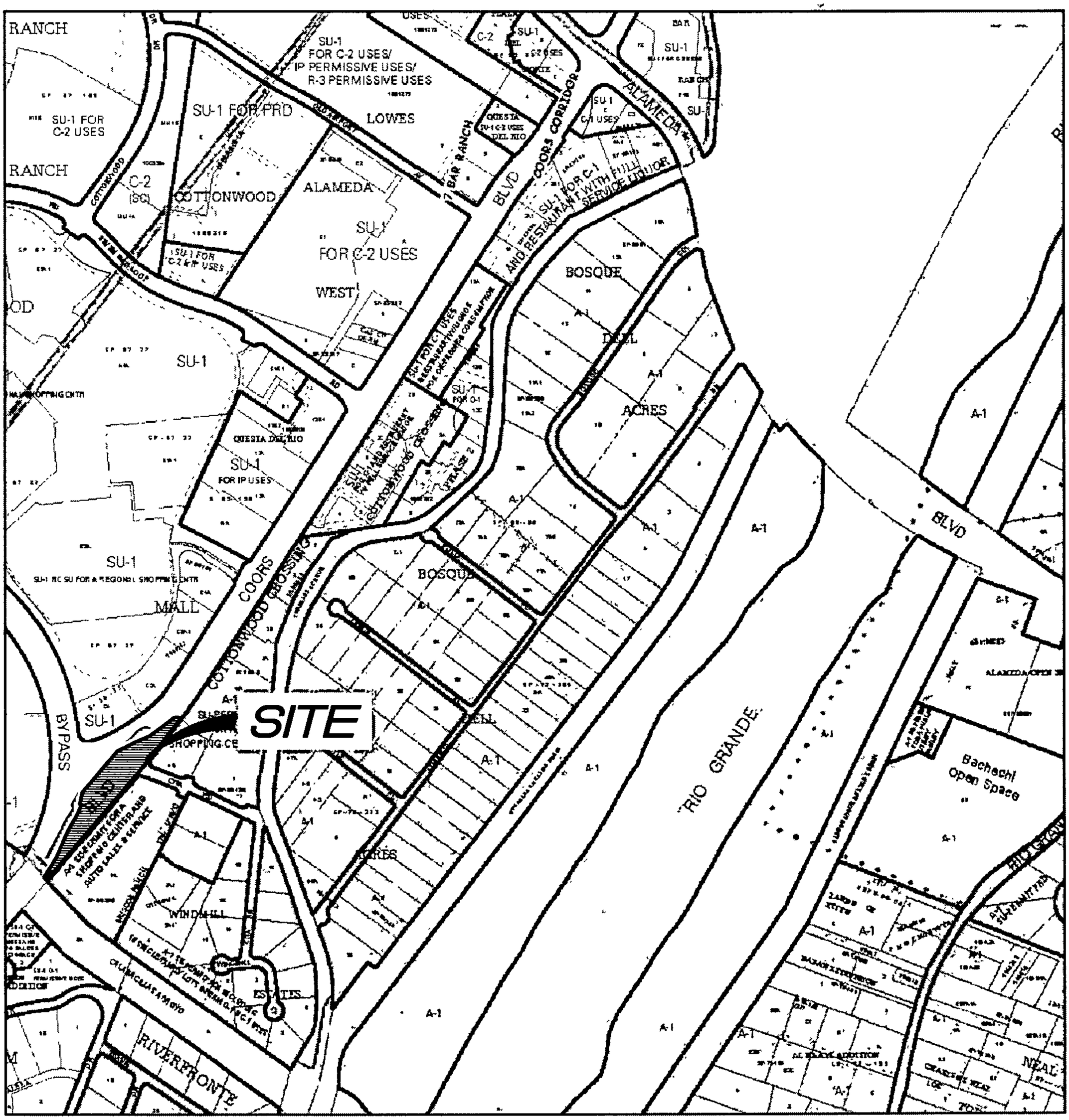
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

(Applicant or Agent) 7-25-14 (Date)

I issued 2 signs for this application, 7-25-14 (Date) (Staff Member)

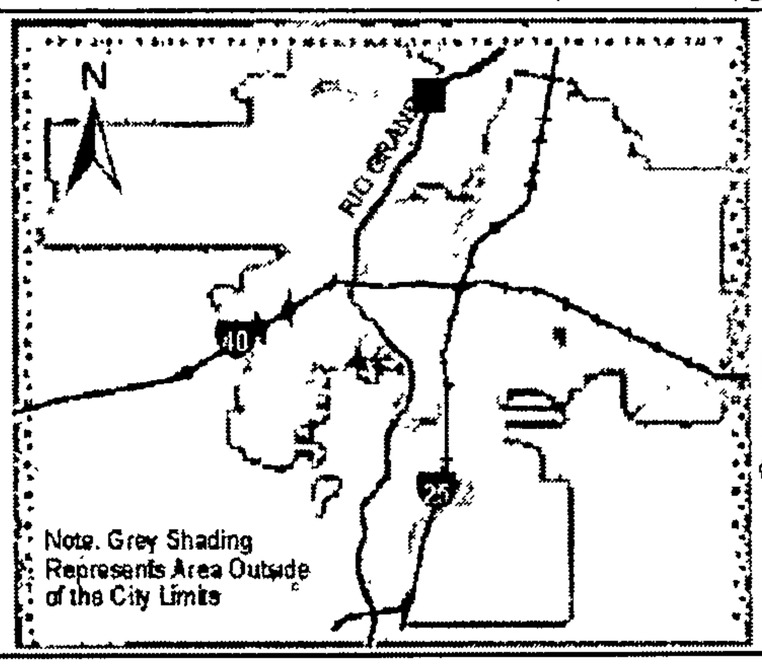
DRB PROJECT NUMBER: 1010170

Rev. 1/11/05



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

Map amended through: 6/7/2013



Zone Atlas Page:

B-14-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

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

July 23, 2014

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103
Attention: Mr. Jack Cloud, Chair

RE: Vacation of a portion of abandoned Old Coors Boulevard right of way, New Mexico Project Number S-1309(200) and Vacation of 3′feet of additional right of way adjacent to the westerly boundaries of Tract 1-A, Windmill Estates and Tract 4B, Cottonwood Crossing, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-14.

Dear Mr. Cloud

The owners of the above captioned property, Black Development One, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of Public right of way as described below:

The subject property comprises a portion of abandoned Old Coors Boulevard right of way, New Mexico Project Number S-1309(200) which has been Abandoned and Vacated by the New Mexico State Highway Commission by document entitled "NEW MEXICO DEPARTMENT OF TRANSPORTATION DECLARATION OF VACATION AND ABANDONMENT", filed June 25, 2014 as Document No. 2014050494 and also by Bernalillo County by document entitled "COUNTY OF BERNALILLO, NEW MEXICO DECLARATION OF VACATION AND ABANDONMENT AND DISCLAIMER OF INTEREST", filed June 25, 2014 as Document No. 2014050495. Copies of both documents are attached hereto.

And comprising the 3′ feet of additional right of way adjacent to the westerly boundaries of Tract 1-A, Windmill Estates (Formerly Tract 1, Windmill Estates) and Tract 4B, Cottonwood Crossing (Formerly Tract B-1, Lands of Black Revocable Trust) which right of way was dedicated to the City of Albuquerque by plats filed November 15, 1991 in Plat Book 91C, Folio 256 and May 19, 1992 in Plat Book 92C, Folio 90.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

NEW MEXICO DEPARTMENT OF TRANSPORTATION
DECLARATION OF VACATION AND ABANDONMENT

It is hereby declared that the following described property is vacated and abandoned from the New Mexico Department of Transportation highway system approved June 16, 2014.

Parcel A as said parcel is shown and described on Exhibit A (consisting of **3** pages) attached hereto and incorporated herein by reference.

It is further declared that the New Mexico Department of Transportation makes no representation as to title or jurisdiction over the above-described property after this abandonment from the New Mexico Department of Transportation system, and that said abandonment is subject to existing rights of way evidenced by recorded and unrecorded easements or conveyances of any nature.

JEREMY LUJAN NOTARY PUBLIC STATE OF NEW MEXICO

New Mexico Department of Transportation

By: _____
Elias Archuleta, Chief Engineer

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me this 17th day of June, 2014, by Elias Archuleta, in his capacity as Chief Engineer for the New Mexico Department of Transportation.

_____
Notary Public

My commission expires:

March 31, 2018

Doc# 2014050494

06/25/2014 03:39 PM Page 1 of 4
DEC R:$25.00 M Toulouse Oliver, Bernalillo County

LEGAL DESCRIPTION - PARCEL A

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), dated April 1954 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at a point on the original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) whence (1) P.C. Station 450+32.3 on the East Right of Way Line of said NMSHC Project Number S-1309(200) bears S 32°24'58" E, 156.73 feet distant and (2) the Albuquerque Control Survey Monument "7-B13" bears S 58° 04' 26" W, 203.63 feet distant; Thence,

Northeasterly , 62.66 feet along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) on the arc of a curve to the left (said curve having a radius of 5654.58 feet, a central angle of 00° 38' 06" and a chord which bears N 40° 11' 30" E, 62.66 feet) to a non-tangent point on curve and the Northwest corner of the parcel herein described; Thence,

N 65° 08' 48" E, 39.94 feet to a point; Thence,

N 61° 44' 52" E, 56.08 feet to a point of curvature; Thence,

Northeasterly , 36.34 feet on the arc of a curve to the right (said curve having a radius of 188.21 feet, a central angle of 11° 03' 48" and a chord which bears N 67° 17' 01" E, 36.28 feet) to point of reverse curvature; Thence,

Northeasterly , 47.80 feet on the arc of a curve to the left (said curve having a radius of 247.21 feet, a central angle of 11° 04' 46" and a chord which bears N 67° 16' 32" E, 47.73 feet) to a non-tangent point on curve; Thence,

N 57° 21' 52" E, 13.18 feet to a point; Thence,

N 56° 23' 16" E, 21.70 feet to a point of curvature; Thence,

Northeasterly , 106.29 feet on the arc of a curve to the left (said curve having a radius of 1042.49 feet, a central angle of 05° 50' 31" and a chord which bears N 52° 52' 47" E, 106.25 feet) to point of tangency; Thence,

EXHIBIT

A

N 49° 32′ 57″ E, 14.90 feet to a point of curvature; Thence,

Southeasterly , 37.39 feet on the arc of a curve to the right (said curve having a radius of 43.86 feet, a central angle of 48° 50′ 51″ and a chord which bears N 87° 52′ 40″ E, 36.27 feet) to point non- tangent point on curve on the original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200); Thence Southwesterly along said original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) for the following two (2) courses:

Southwesterly , 449.14 feet on the arc of a curve to the right (said curve having a radius of 5804.58 feet, a central angle of 04° 26′ 00″ and a chord which bears S 38° 44′ 48″ W, 449.03 feet) to point of curvature (STA. 450+32.3 PC); Thence,

S 40° 57′ 49″ W, 629.36 feet to the Southeast corner of the parcel herein described; Thence,

N 49° 02′ 11″ W, 12.52 feet to a point; Thence,

N 27° 10′ 46″ E, 51.65 feet to a non-tangent point of curvature; Thence,

Northeasterly , 21.53 feet on the arc of a curve to the left (said curve having a radius of 241.63 feet, a central angle of 05° 06′ 15″ and a chord which bears N 37° 15′ 02″ E, 21.52 feet) to point of compound curvature; Thence,

Northeasterly , 56.78 feet on the arc of a curve to the left (said curve having a radius of 360.12 feet, a central angle of 09° 01′ 59″ and a chord which bears N 30° 10′ 54″ E, 56.72 feet) to point of compound curvature; Thence,

Northeasterly , 92.88 feet on the arc of a curve to the left (said curve having a radius of 1371.04 feet, a central angle of 03° 52′ 54″ and a chord which bears N 23° 43′ 28″ E, 92.86 feet) to point of reverse curvature; Thence,

Northeasterly , 99.39 feet on the arc of a curve to the right (said curve having a radius of 516.70 feet, a central angle of 11° 01′ 15″ and a chord which bears N 27° 28′ 55″ E, 99.23 feet) to point of reverse curvature; Thence,

Northeasterly , 99.34 feet on the arc of a curve to the left (said curve having a radius of 535.58 feet, a central angle of 10° 37′ 40″ and a chord which bears N 27° 02′ 47″ E, 99.20 feet) to a non-tangent point on curve; Thence,

N 12° 36′ 50″ E, 2.16 feet to a point; Thence,

EXHIBIT

A

N 77° 40′ 17″ W, 9.36 feet to a point; Thence,

N 12° 35′ 04″ E, 53.00 feet to a point of curvature; Thence,

Northeasterly , 8.05 feet on the arc of a curve to the left (said curve having a radius of 215.00 feet, a central angle of 02° 08′ 40″ and a chord which bears N 09° 16′ 30″ E, 8.05 feet) to point a non-tangent point on said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) ; Thence Northeasterly along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) for the following two (2) courses:

N 40° 57′ 49″ E, 169.65 feet to a point of curvature; Thence,

Northeasterly , 44.83 feet on the arc of a curve to the left (said curve having a radius of 5654.58 feet, a central angle of 00° 27′ 15″ and a chord which bears N 40° 44′ 10″ E, 44.83 feet) to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 2.2778 more or less.

EXHIBIT

A

COUNTY OF BERNALILLO, NEW MEXICO
DECLARATION OF VACATION AND ABANDONMENT
AND DISCLAIMER OF INTEREST

THIS DECLARATION OF VACATION AND ABANDONMENT AND DISCLAIMER OF INTEREST is made this 31 day of March, 2014, by the County of Bernalillo, New Mexico, a political subdivision of the State of New Mexico (the "County").

WHEREAS, A. F. Black and June Black, husband and wife, and Albert J. Black and Mary Jane Black, husband and wife (collectively the "Grantors") executed a Grant of Right of Way Easement dated April 21, 1960 (the "Easement"), in favor of the County for the construction of Coors Road, which Easement was recorded in the office of the County Clerk of Bernalillo County, New Mexico, on May 21, 1955, in Book D315, Page 325, as Document No. 59979; and

WHEREAS, the successor in title to the Grantors as to the Abandoned Land is the Corrales Office Plaza, Ltd., a New Mexico limited partnership; and

WHEREAS, a portion of the land encumbered by the Easement, which portion is described in Exhibit A attached hereto and incorporated herein by reference (the "Abandoned Land"), is no longer needed for Coors Road and has been abandoned for highway purposes for a continuous period of over five (5) years; and

WHEREAS, pursuant to the express terms of the Easement, the Easement has terminated as to the Abandoned Land due to non-use and the County desires to confirm the abandonment and termination of the Easement herein; and

WHEREAS, the successors to A. F. Black's and June Black's fifty percent (50%) interest in the Abandoned Land are: Gladys Black Smart, as to an undivided twelve and one-half percent (12.5%) interest, the Alta Black Brisco Revocable Trust, as to an undivided six and one-quarter percent (6.25%) interest, Robert B Briscoe II, as to an undivided three and one hundred twenty-five thousands percent (3.125%) interest, the June Briscoe Groff Trust, as to an undivided three and one hundred twenty-five thousands percent (3.125%), Sally Black Ruscitti, as to an undivided four and one hundred sixty-seven thousandths percent (4.167%) interest, Randolph E. Black, as to an undivided four and one hundred sixty-seven thousandths percent (4.167%)interest, Amy G. Black, as to an undivided four and one hundred sixty-six thousandths percent (4.166%) interest, Albert J. Black Trust A-2 (Trust #1), as to an undivided six and one-quarter percent (6.25%) interest, A Rolfe Black, as to an undivided two and eighty-four thousandths percent (2.084%) interest, William R. Black as to an undivided two and eighty-three thousandths percent (2.083%) interest, and John F. Black, as to an undivided two and eighty-three thousandths percent (2.083%) interest; and

WHEREAS, the successor to Albert J. Black's and Mary Jane Black's fifty percent (50%) interest in the Abandoned Land is: Black Development One Limited Liability Company, a New Mexico limited liability company, as to the entire undivided fifty percent (50%) interest.

Doc# 2014050495
06/25/2014 03:39 PM Page: 1 of 6
DEC R:$25.00 M. Toulouse Oliver, Bernalillo County

NOW THEREFORE, the County hereby declares that: (i) the Abandoned Land has not been used for highway purposes for over five (5) years; (ii) the Abandoned Land is abandoned pursuant to the terms of the Easement; (iii) the Easement is hereby terminated as to the Abandoned Land only; and (iv) the County hereby quitclaims the Abandoned Land to the tenants in common: Gladys Black Smart, a single woman, as to an undivided twelve and one-half percent (12.5%) interest, Robert B. Briscoe II, as Trustee of the Alta Black Briscoe II, a married man dealing in his sole and separate property, as to an undivided three and one hundred twenty-five thousands percent (3.125%) interest; Richard K. Groff, Lara Ann Groff and Keith Mallory, as Trustees of the June Briscoe Groff Trust, as to an undivided three and one hundred twenty-five thousands percent (3.125%), Sally Black Ruscitti, a married woman dealing in her sole and separate property, as to an undivided four and one hundred sixty-seven thousandths percent (4.167%) interest; Randolph E. Black, a married man dealing in his sole and separate property, as to an undivided four and one hundred sixty-seven thousandths percent (4.167%) interest, Amy G. Black, a married woman dealing in her sole and separate property, as to an undivided four and one hundred sixty-six thousandths percent (4.166%) interest, John F. Black and A. Wade Black, as Trustees of the Albert J. Black Trust A-2 (Trust#1), as to an undivided six and one-quarter percent (6.25%) interest, A Rolfe Black, a married man dealing in his sole and separate property, as to an undivided two and eighty-four thousandths percent (2.084%) interest, William R. Black a married man dealing in his sole and separate property, as to an undivided two and eighty-three thousandths percent (2.083%) interest, John F. Black, a married man dealing in his sole and separate property, as to an undivided two and eighty-three thousandths percent (2.083%) interest, and Black Development One Limited Liability Company, a New Mexico limited liability company, as to an undivided fifty percent (50%) interest.

IN WITNESS WHEREOF, the County has executed and acknowledged this document as of the date first written above.

THE COUNTY OF BERNALILLO, NEW MEXICO,
A political subdivision of the State of New Mexico,

By: _____
Tom Zdunek, County Manager

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 31 day of March, 2014, by Tom Zdunek, in his capacity as County Manager of Bernalillo County, New Mexico, a political subdivision of the State of New Mexico.

OFFICIAL SEAL
Patricia M. Chandler
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/8/15

_____
Notary Public

My commission expires:
8/8/15

LEGAL DESCRIPTION - PARCEL A

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), dated April 1954 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at a point on the original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) whence (1) P.C. Station 450+32.3 on the East Right of Way Line of said NMSHC Project Number S-1309(200) bears S 32°24′58″ E, 156.73 feet distant and (2) the Albuquerque Control Survey Monument "7-B13" bears S 58° 04′ 26″ W, 203.63 feet distant; Thence,

Northeasterly , 62.66 feet along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) on the arc of a curve to the left (said curve having a radius of 5654.58 feet, a central angle of 00° 38′ 06″ and a chord which bears N 40° 11′ 30″ E, 62.66 feet) to a non-tangent point on curve and the Northwest corner of the parcel herein described; Thence,

N 65° 08′ 48″ E, 39.94 feet to a point; Thence,

N 61° 44′ 52″ E, 56.08 feet to a point of curvature; Thence,

Northeasterly , 36.34 feet on the arc of a curve to the right (said curve having a radius of 188.21 feet, a central angle of 11° 03′ 48″ and a chord which bears N 67° 17′ 01″ E, 36.28 feet) to point of reverse curvature; Thence,

Northeasterly , 47.80 feet on the arc of a curve to the left (said curve having a radius of 247.21 feet, a central angle of 11° 04′ 46″ and a chord which bears N 67° 16′ 32″ E, 47.73 feet) to a non-tangent point on curve; Thence,

N 57° 21′ 52″ E, 13.18 feet to a point; Thence,

N 56° 23′ 16″ E, 21.70 feet to a point of curvature; Thence,

Northeasterly , 106.29 feet on the arc of a curve to the left (said curve having a radius of 1042.49 feet, a central angle of 05° 50′ 31″ and a chord which bears N 52° 52′ 47″ E, 106.25 feet) to point of tangency; Thence;

Exhibit A

N 49° 32′ 57″ E, 14.90 feet to a point of curvature; Thence,

Southeasterly , 37.39 feet on the arc of a curve to the right (said curve having a radius of 43.86 feet, a central angle of 48° 50′ 51″ and a chord which bears N 87° 52′ 40″ E, 36.27 feet) to point non- tangent point on curve on the original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200); Thence Southwesterly along said original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) for the following two (2) courses:

Southwesterly , 449.14 feet on the arc of a curve to the right (said curve having a radius of 5804.58 feet, a central angle of 04° 26′ 00″ and a chord which bears S 38° 44′ 48″ W, 449.03 feet) to point of curvature (STA. 450+32.3 PC); Thence,

S 40° 57′ 49″ W, 629.36 feet to the Southeast corner of the parcel herein described; Thence,

N 49° 02′ 11″ W, 12.52 feet to a point; Thence,

N 27° 10′ 46″ E, 51.65 feet to a non-tangent point of curvature; Thence,

Northeasterly , 21.53 feet on the arc of a curve to the left (said curve having a radius of 241.63 feet, a central angle of 05° 06′ 15″ and a chord which bears N 37° 15′ 02″ E, 21.52 feet) to point of compound curvature; Thence,

Northeasterly , 56.78 feet on the arc of a curve to the left (said curve having a radius of 360.12 feet, a central angle of 09° 01′ 59″ and a chord which bears N 30° 10′ 54″ E, 56.72 feet) to point of compound curvature; Thence,

Northeasterly , 92.88 feet on the arc of a curve to the left (said curve having a radius of 1371.04 feet, a central angle of 03° 52′ 54″ and a chord which bears N 23° 43′ 28″ E, 92.86 feet) to point of reverse curvature; Thence,

Northeasterly , 99.39 feet on the arc of a curve to the right (said curve having a radius of 516.70 feet, a central angle of 11° 01′ 15″ and a chord which bears N 27° 28′ 55″ E, 99.23 feet) to point of reverse curvature; Thence,

Northeasterly , 99.34 feet on the arc of a curve to the left (said curve having a radius of 535.58 feet, a central angle of 10° 37′ 40″ and a chord which bears N 27° 02′ 47″ E, 99.20 feet) to a non-tangent point on curve; Thence,

N 12° 36′ 50″ E, 2.16 feet to a point; Thence,

N 77° 40′ 17″ W, 9.36 feet to a point; Thence,

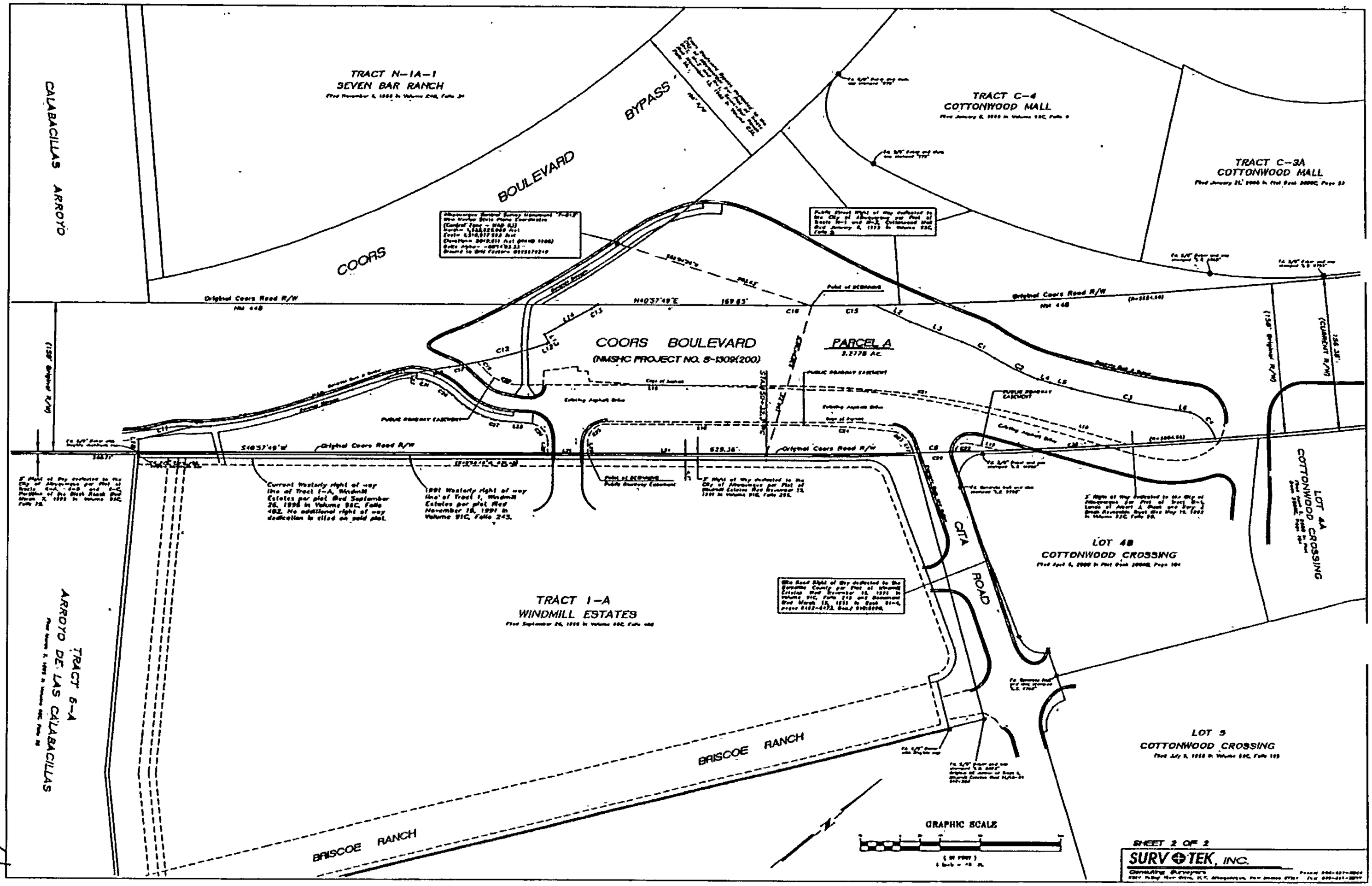
N 12° 35′ 04″ E, 53.00 feet to a point of curvature; Thence,

Northeasterly , 8.05 feet on the arc of a curve to the left (said curve having a radius of 215.00 feet, a central angle of 02° 08′ 40″ and a chord which bears N 09° 16′ 30″ E, 8.05 feet) to point a non-tangent point on said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) ; Thence Northeasterly along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) for the following two (2) courses:

N 40° 57′ 49″ E, 169.65 feet to a point of curvature; Thence,

Northeasterly , 44.83 feet on the arc of a curve to the left (said curve having a radius of 5654.58 feet, a central angle of 00° 27′ 15″ and a chord which bears N 40° 44′ 10″ E, 44.83 feet) to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 2.2778 more or less.


TRACT N-1A-1
SEVEN BAR RANCH
CALABACILLAS ARROYO
COORS BOULEVARD BYPASS
TRACT C-4
COTTONWOOD MALL
TRACT C-3A
COTTONWOOD MALL
Original Coors Road R/W
COORS BOULEVARD
(NMSHC PROJECT NO. S-1309(200))
PARCEL A
2.2778 Ac.
PUBLIC DRAINAGE EASEMENT
Existing Asphalt Drive
Current Westerly right of way line of Tract 1-A, Windmill Estates per plat filed September 26, 1996 in Volume 95C, Folio 482. No additional right of way dedication to close on said plat.
1991 Westerly right of way line of Tract 1, Windmill Estates per plat filed November 18, 1991 in Volume 91C, Folio 243.
CITA ROAD
LOT 4B
COTTONWOOD CROSSING
LOT 4A
COTTONWOOD CROSSING
TRACT 1-A
WINDMILL ESTATES
TRACT 5-A
ARROYO DE LAS CALABACILLAS
BRISCOE RANCH
LOT 5
COTTONWOOD CROSSING
GRAPHIC SCALE
SHEET 2 OF 2
SURVTEK, INC.
Consulting Surveyors

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $7.19

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ALBUQUERQUE NM 87114 JUL 24 2014 07/24/2014

Sent To
River front Estates N.A. - Russ Sheets
Street, Apt. No. or PO Box No. 9515 Kandance Dr NW
City, State, ZIP+4
Albuquerque NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

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PS Form 3800, August 2006 *(Reverse)* PSN 7530-02-000-9047

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

July 23, 2014

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Riverfronte Estates N.A.
9515 Kandace Drive NW
Albuquerque, NM 87114
Attention: Russ Sheets

RE: Vacation of a portion of abandoned Old Coors Boulevard right of way, New Mexico Project Number S-1309(200) and Vacation of 3'feet of additional right of way adjacent to the westerly boundaries of Tract 1-A, Windmill Estates and Tract 4B, Cottonwood Crossing, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-14.

The owners of the above captioned property, Black Development One, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of Public right of way as shown on the attached Vacation Exhibit.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

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Return Receipt Fee (Endorsement Required)	$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	JUL 23 2014
Total Postage & Fees	$ $7.19	07/24/2014

Sent To Riverfronte Estates. - JoAnn McNeil

Street, Apt. No.; or PO Box No. 1610 Lyria Rd NW

City, State, ZIP+4 Albuquerque NM 87114

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PS Form 3800, August 2006 *(Reverse)* PSN 7530-02-000-9047

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

July 23, 2014

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1610 Lyria Road NW
Albuquerque, NM 87114
Attention: JoAnn McNeil

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If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

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Return Receipt Fee (Endorsement Required)	$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	JUL 24 2014
Total Postage & Fees	$ $7.19	07/24/2014

Sent To Paradise Hills Civic Assn Attn: Maria Warren

Street, Apt. No.; or PO Box No. 5020 Russell NW

City, State, ZIP+4 Albuquerque NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

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PS Form 3800, August 2006 *(Reverse)* PSN 7530-02-000-9047

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

July 23, 2014

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Paradise Hills Civic Association
5020 Russell NW
Albuquerque, NM 87114
Attention: Maria Warren

RE: Vacation of a portion of abandoned Old Coors Boulevard right of way, New Mexico Project Number S-1309(200) and Vacation of 3'feet of additional right of way adjacent to the westerly boundaries of Tract 1-A, Windmill Estates and Tract 4B, Cottonwood Crossing, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-14.

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If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

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Return Receipt Fee (Endorsement Required)	$2.70
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $7.19

SHIPPING STATION
0118
14
Postmark Here
JUL 24 2014
07/24/2014

Sent To
Paradise Hills Civic Assn: Tom Anderson
Street, Apt. No.; or PO Box No. 10013 Plunkett Dr NW
City, State, ZIP+4 ALBUQ, NM 87114

PS Form 3800 August 2006 See Reverse for Instructions

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IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 *(Reverse)* PSN 7530-02-000-9047

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

July 23, 2014

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Paradise Hills Civic Association
10013 Plunkett Drive NW
Albuquerque, NM 87114
Attention: Tom Anderson

RE: Vacation of a portion of abandoned Old Coors Boulevard right of way, New Mexico Project Number S-1309(200) and Vacation of 3'feet of additional right of way adjacent to the westerly boundaries of Tract 1-A, Windmill Estates and Tract 4B, Cottonwood Crossing, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-14.

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If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association 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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

July 23, 2014

Russ Hugg
Surv-Tek Inc.
9384 Valley View Dr. NW/87114
Phone: 505-897-3366 Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of **July 23, 2014** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) UNPLATTED/ABANDONED PORTION OF OLD COORS BOULEVARD RIGHT OF WAY LOCATED ON COORS BOULEVARD BYPASS NW BETWEEN SEVEN BAR LOOP ROAD NW AND WESTSIDE DRIVE NW** zone map **B-14.**

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

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

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) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

ATTACHMENT "A"

July 23, 2014

Russ Hugg
Surv-Tek Inc.
9384 Valley View Dr. NW/87114
Phone: 505-897-3366 Fax: 505-897-3377

PARADISE HILLS CIVIC ASSOC. (PHC) "R"
***Tom Anderson**
10013 Plunkett Dr. NW/87114 897-2593 (h)
Maria Warren
5020 Russell NW/87114 440-2240 (h)

RIVERFRONTE ESTATES N.A., INC. (RFE) "R"
***Russ Sheets**
9515 Kandace Dr. NW/87114 890-2688 (h)
JoAnn McNeil
1610 Lyria Rd. NW/87114 717-7085 (c)

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

[ ] EPC Submittal [X] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal

[ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal

CONTACT NAME: RUSS HUGG

COMPANY NAME: SURV-TEK, INC.

ADDRESS/ZIP: 9384 VALLEY VIEW DR NW ALB, NM 87114

PHONE: 897-3366 FAX: 897-3377

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

UNPLATTED/ABANDONED PORTION OF OLD COORS BOULEVARD RIGHT OF WAY

LEGAL DESCRIPTION

LOCATED ON COORS BOULEVARD BYPASS NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN SEVEN BAR LOOP ROAD NW AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

WESTSIDE DRIVE NW

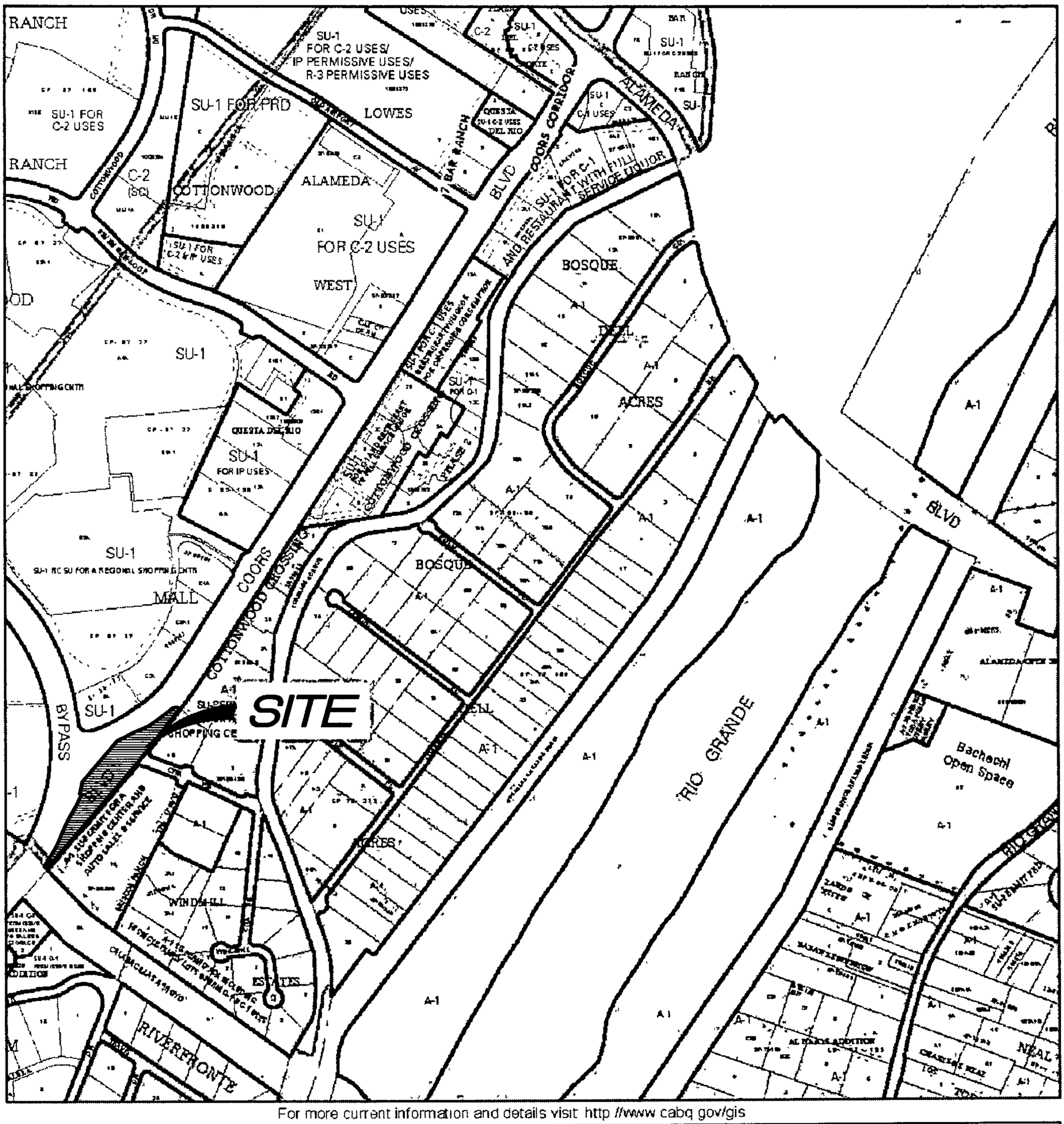
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (B-14).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

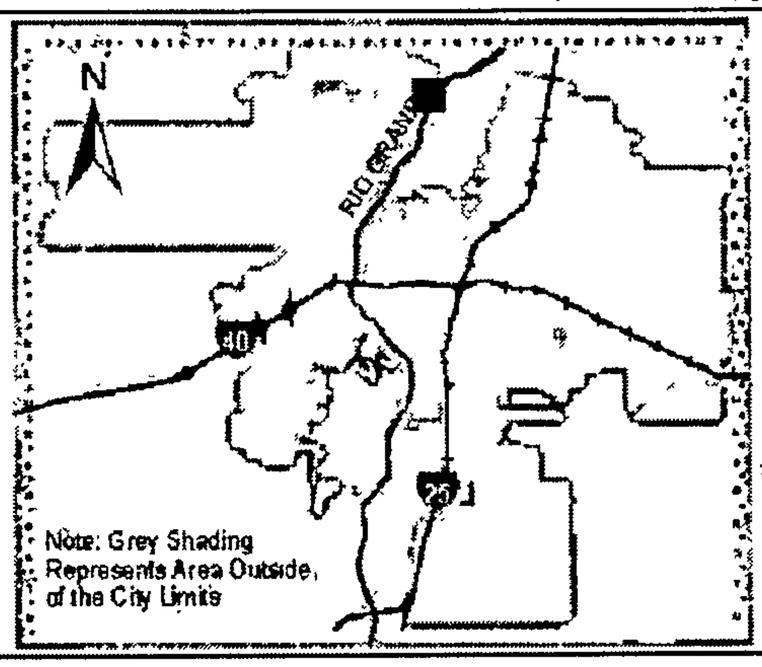
(Zone Map MUST be provided with request)

developinquirysheet (03/24/10)



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

Map amended through: 6/7/2013



Zone Atlas Page:

B-14-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

!!!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 recognized neighborhood 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 describe 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 <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] [redacted] -OR-

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

[redacted]

[redacted]

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 Dalaina at 924-3906 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

* * * \

COUNTY OF BERNALILLO, NEW MEXICO
DECLARATION OF VACATION AND ABANDONMENT
AND DISCLAIMER OF INTEREST

THIS DECLARATION OF VACATION AND ABANDONMENT AND DISCLAIMER OF INTEREST is made this 31 day of March, 2014, by the County of Bernalillo, New Mexico, a political subdivision of the State of New Mexico (the "County").

WHEREAS, A. F. Black and June Black, husband and wife, and Albert J. Black and Mary Jane Black, husband and wife (collectively the "Grantors") executed a Grant of Right of Way Easement dated April 21, 1960 (the "Easement"), in favor of the County for the construction of Coors Road, which Easement was recorded in the office of the County Clerk of Bernalillo County, New Mexico, on May 21, 1955, in Book D315, Page 325, as Document No. 59979; and

WHEREAS, the successor in title to the Grantors as to the Abandoned Land is the Corrales Office Plaza, Ltd., a New Mexico limited partnership; and

WHEREAS, a portion of the land encumbered by the Easement, which portion is described in Exhibit A attached hereto and incorporated herein by reference (the "Abandoned Land"), is no longer needed for Coors Road and has been abandoned for highway purposes for a continuous period of over five (5) years; and

WHEREAS, pursuant to the express terms of the Easement, the Easement has terminated as to the Abandoned Land due to non-use and the County desires to confirm the abandonment and termination of the Easement herein; and

OWNERS

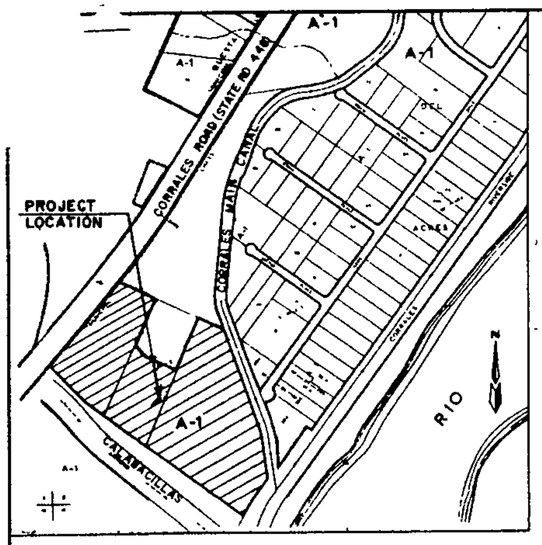
WHEREAS, the successors to A. F. Black's and June Black's fifty percent (50%) interest in the Abandoned Land are: Gladys Black Smart, as to an undivided twelve and one-half percent (12.5%) interest, the Alta Black Brisco Revocable Trust, as to an undivided six and one-quarter percent (6.25%) interest, Robert B Briscoe II, as to an undivided three and one hundred twenty-five thousands percent (3.125%) interest, the June Briscoe Groff Trust, as to an undivided three and one hundred twenty-five thousands percent (3.125%), Sally Black Ruscitti, as to an undivided four and one hundred sixty-seven thousandths percent (4.167%) interest, Randolph E. Black, as to an undivided four and one hundred sixty-seven thousandths percent (4.167%)interest, Amy G. Black, as to an undivided four and one hundred sixty-six thousandths percent (4.166%) interest, Albert J. Black Trust A-2 (Trust #1), as to an undivided six and one-quarter percent (6.25%) interest, A Rolfe Black, as to an undivided two and eighty-four thousandths percent (2.084%) interest, William R. Black as to an undivided two and eighty-three thousandths percent (2.083%) interest, and John F. Black, as to an undivided two and eighty-three thousandths percent (2.083%) interest; and

WHEREAS, the successor to Albert J. Black's and Mary Jane Black's fifty percent (50%) interest in the Abandoned Land is: Black Development One Limited Liability Company, a New Mexico limited liability company, as to the entire undivided fifty percent (50%) interest.

Doc# 2014050495
06/25/2014 03:39 PM Page: 1 of 6
DEC R:$25.00 M Toulouse Oliver, Bernalillo County

91034604

PLAT OF
WINDMILL ESTATES SUBDIVISION
WITHIN PROJECTED SECTION 8
T11N, R3E, NMPM
TRACTS 1 THRU 4 & LOTS 1 THRU 15
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1990



LOCATION MAP
B-14-Z
NOT TO SCALE

Mary Romero, Chairman — 11/15/91
COUNTY PLANNING COMMISSION — DATE
OKAY - FGS. 11-14-91

Patricia "Pat" Cassidy - VICE CHAIR — 11/15/91
BOARD OF COUNTY COMMISSIONERS — DATE

SUBDIVISION DATA

Plat Case Nos.	DRB 90-195, SP.
Gross Acreage	25.0941
Zone Atlas No.	B-14-Z
No. of Existing Tracts/Lots	1
No. of Tracts/Lots Created	19
No. of Tracts/Lots Eliminated	0
Miles of Full Width Streets Created	0.0281 Mi
Date of Survey	SEPT. 5, 1990

UTILITY COUNCIL LOCATION SYSTEM LOG NUMBER: 90090614100175

NOTES

1. The purpose of this plat is to subdivide the Parcel into 4 Tracts and 15 Residential lots as shown, and vacate easements as shown.
2. Basis of bearings is between ACS Monuments 1B-13 and ACS NM 448 N-11 All bearings are grid. All distances are ground
3. These properties are within the New Mexico Utilities, Inc (NMU, INC) franchise area Water and sanitary sewer system capabilities are based on the NMU, INC. facilities, not the City of Albuquerque Water and sanitary sewer infrastructure improvements must, however, be approved by both City of Albuquerque and NMU, Inc..
4. Unless otherwise noted all streets have a right-of-way width of 50' Cul-de-sac radius is 50'. Lot lines are perpendicular to front street lines and are radial unless designated by N/R.
5. Plat shows all easements of record
6. Prior to development of Tract 1, access through Tract B, John Black property, and easement noted will be or has been constructed
7. Maintenance of Ingress/Egress Easements will be the responsibility of Tract 1. Beneficiaries of Ingress/Egress Easements are Tracts 2-4 and Lots 1-15 and the unplatted properties bounded by Cita Road, Lots 12 and 13, Tract 1 and Tract 2

TAX CERTIFICATE

I HEREBY CERTIFY THAT THE PREVIOUS TEN YEARS PROPERTY TAXES DUE AND PAYABLE HAVE BEEN PAID IN FULL FOR THE LAST TEN YEARS INCLUDING THE _____ HALF OF 19 ___

By _____ Date
Bernalillo County Treasurer

THIS ... 3 CODES
ROBERT BRISCOE
Chris Simpson 8-22-91

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING WITHIN THE TOWN OF ALAMEDA GRANT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF COORS ROAD (N.M. STATE ROAD 448), WHENCE A.C.S. MONUMENT 1B-13 BEARS S41°47'29"W, 418.07 FEET, AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY; THENCE, N40°58'18"E, 631.42 FEET TO A POINT OF CURVE; THENCE, NORTHEASTERLY, 149.22 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 01°28'20" A RADIUS OF 5807.58 FEET AND A CHORD BEARING N40°14'09"E, 149.21 FEET TO THE NORTHWEST CORNER; THENCE, LEAVING SAID RIGHT-OF-WAY OF CORRALES ROAD, S64°02'10"E, 273.21 FEET; THENCE, S26°39'48"W, 359.20 FEET, THENCE S52°08'24"E, 100.19 FEET, THENCE, S64°47'12"E, 230.75 FEET; THENCE, N24°59'18"E, 382.20 FEET; THENCE, S67°24'06"E, 134.45 FEET TO THE NORTHEAST CORNER, A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE CORRALES MAIN CANAL,
THENCE, FOLLOWING SAID RIGHT-OF-WAY, S18°44'22"E, 8.79 FEET, THENCE, S16°34'25"E, 50.16 FEET; THENCE, S24°32'13"E, 50.27 FEET, THENCE, S22°12'38"E, 50.06 FEET; THENCE, S21°50'35"E, 75.14 FEET, THENCE, S18°42'33"E, 539.57 FEET, THENCE, S02°51'53"E, 196.99 FEET; THENCE, S04°55'15"W, 109.76 FEET; THENCE, S14°08'20"W, 44.70 FEET; THENCE, S31°11'01"W, 230.34 FEET TO THE SOUTHEAST CORNER, A POINT COMMON TO THE WESTERLY RIGHT-OF-WAY OF THE CORRALES MAIN CANAL AND TO THE NORTHERLY RIGHT-OF-WAY OF THE ARROYO DE LAS CALABACILLAS; THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY OF THE CORRALES MAIN CANAL AND FOLLOWING SAID NORTHERLY RIGHT-OF-WAY OF THE ARROYO DE LAS CALABACILLAS, N54°43'42"W, 1314.96 FEET; THENCE, N43°55'42"W, 321.34 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 25.0941 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION

THAT PORTION OF THE PROPOSED ACCESS ROAD LYING WITHIN TRACT 1, ALONG WITH THE LAND DESCRIBED IN DOCUMENT #9101880 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 19, 1991 IN BOOK 91-4 PAGE 6462-6473 CREATING CITA ROAD AS SHOWN ON THE NORTH SIDE OF THIS PLAT. THE 50' RIGHT-OF-WAYS CONTAINING CITA ROAD & WINDMILL COURT AS SHOWN & CONTAINED IN THIS PLAT ARE HEREBY DEDICATED TO THE COUNTY OF BERNALILLO, NEW MEXICO. THE ADDITIONAL 3 FEET, NOW TO BE THE NEW EASTERLY RIGHT-OF-WAY OF COORS ROAD (STATE ROAD #448) IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO THE FIFTEEN FOOT WIDE GAS COMPANY OF NEW MEXICO EASEMENT TO THE GAS COMPANY OF NEW MEXICO. THE SEVEN FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E) TO THE PUBLIC UTILITY COMPANIES, AND WE HEREBY VACATE THE NOW EXISTING OVERHEAD POWER EASEMENT AS SHOWN ON THIS PLAT. WE GRANT INGRESS/EGRESS AS REQUIRED FOR THE MAINTENANCE OF THESE DEDICATED EASEMENTS ALONG WITH THE RIGHT TO TRIM INTERFERING TREES ALL THE ABOVE BEING WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF

GRANTING OF EASEMENTS

GRANTING THE 50' SECONDARY INGRESS/EGRESS, DRAINAGE, AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT TO THE BENEFICIARIES OF TRACTS 1-4, LOTS 1-15, AND THE UNPLATTED PROPERTIES BOUNDED BY CITA ROAD, TRACTS 1 AND 2, LOTS 12 AND 13.

Jennie L. Spradlin
Owner(s) Jennie L. Spradlin

Robert B. Briscoe II
Owner(s) Robert B. Briscoe II

Jane E. Groff
Owner(s) Jane E. Groff

OWNER'S ACKNOWLEDGMENT

State of New Mexico } ss
County of Bernalillo }

OFFICIAL SEAL
BARBARA GOODWIN
NOTARY PUBLIC
My Commission Expires 9/30/90

The foregoing instrument was acknowledged before me on this 28th day of SEPTEMBER, 1990

Barbara Goodwin — 9/30/90
Notary Public — My Commission Expires

APPROVED AND ACCEPTED BY:

Traffic Engineer, Transportation Department	9-10-91 Date
Parks and Recreation Department	9/10/91 Date
City Surveyor, Engineering Division	100590 Date
Water Resources Department	9-10-91 Date
Property Management — N/A	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	09/09/91 Date
City Engineer, Engineering Division	11/7/91 Date
Bernalillo County Public Works Department	11/14/91 Date
New Mexico Utility Inc	5-8-91 Date
City Planner, Albuquerque/Bernalillo County Planning Division	11/15/91 Date

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

RICHARD A. BORGEL, NEW MEXICO, 7623, REGISTERED PROFESSIONAL LAND SURVEYOR

Richard A. Borgel — SEP. 10, 1990
RICHARD A. BORGEL, R.P.L.S. NO. 7623 — DATE

PUBLIC UTILITY APPROVALS

A 15 FOOT GAS COMPANY OF NEW MEXICO EASEMENT FOR INSTALLATION, MAINTENANCE, AND SERVICE TO NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

Donna Berg — GAS COMPANY OF NEW MEXICO	10-5-90 DATE
Rob Roberts — PUBLIC SERVICE COMPANY OF NEW MEXICO	8-23-91 DATE
D.B. Henderson — U.S. WEST COMMUNICATIONS	10-30-90 DATE
Violet Watson — JONES INTERCABLE INC.	10/5/90 DATE

PNM EASEMENT RELEASE APPROVAL

Public Service Company of New Mexico does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PUBLIC SERVICE COMPANY OF NEW MEXICO
By Rob Roberts

STATE OF NEW MEXICO }
COUNTY OF Bernalillo }

The foregoing instrument was acknowledged before me this 23rd day of AUG, 1991, by ROB ROBERTS of the Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

Robin Phillips
Notary Public
My Commission Expires 8-9-93

SC3-90-7 / DRB-90-195

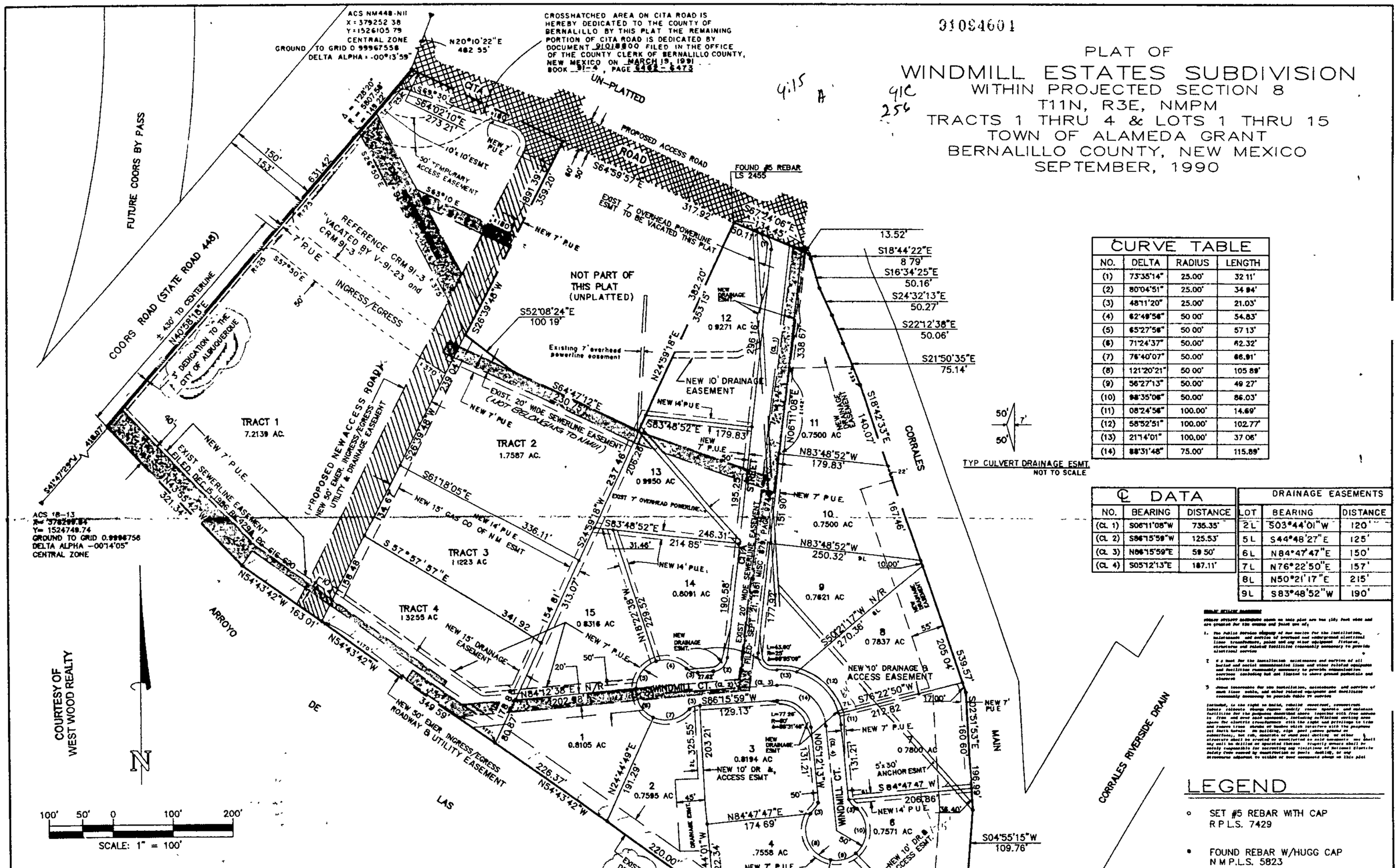
PLAT OF
WINDMILL ESTATES SUBDIVISION

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: RAB	Drawn: RJA	Checked: RAB	Sheet 1 of 2
Scale: 1"=100'	Date: 8/90	Job: 9031	

91094601

PLAT OF
WINDMILL ESTATES SUBDIVISION
WITHIN PROJECTED SECTION 8
T11N, R3E, NMPM
TRACTS 1 THRU 4 & LOTS 1 THRU 15
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1990



TYP CULVERT DRAINAGE ESMT.
NOT TO SCALE

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
(1)	73°35'14"	25.00'	32.11'
(2)	80°04'51"	25.00'	34.94'
(3)	48°11'20"	25.00'	21.03'
(4)	62°49'56"	50.00'	54.83'
(5)	65°27'56"	50.00'	57.13'
(6)	71°24'37"	50.00'	62.32'
(7)	76°40'07"	50.00'	66.91'
(8)	121°20'21"	50.00'	105.89'
(9)	56°27'13"	50.00'	49.27'
(10)	98°35'06"	50.00'	86.03'
(11)	08°24'56"	100.00'	14.69'
(12)	58°52'51"	100.00'	102.77'
(13)	21°14'01"	100.00'	37.06'
(14)	88°31'48"	75.00'	115.89'

℄ DATA		
NO.	BEARING	DISTANCE
(CL 1)	S06°11'08"W	735.35'
(CL 2)	S86°15'59"W	125.53'
(CL 3)	N86°15'59"E	59.50'
(CL 4)	S05°12'13"E	187.11'

DRAINAGE EASEMENTS		
LOT	BEARING	DISTANCE
2L	S03°44'01"W	120'
5L	S44°48'27"E	125'
6L	N84°47'47"E	150'
7L	N76°22'50"E	157'
8L	N50°21'17"E	215'
9L	S83°48'52"W	190'

LEGEND

- ∘ SET #5 REBAR WITH CAP R.P.L.S. 7429
- • FOUND REBAR W/HUGG CAP N.M.P.L.S. 5823

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

RICHARD A. BORGEL NEW MEXICO 7429 REGISTERED PROFESSIONAL LAND SURVEYOR

Richard A. Borgel
RICHARD A BORGEL, R.P.L.S. NO. 7429

SEP. 10, 1990
DATE

SC.S-90-7 / DRB-90-195

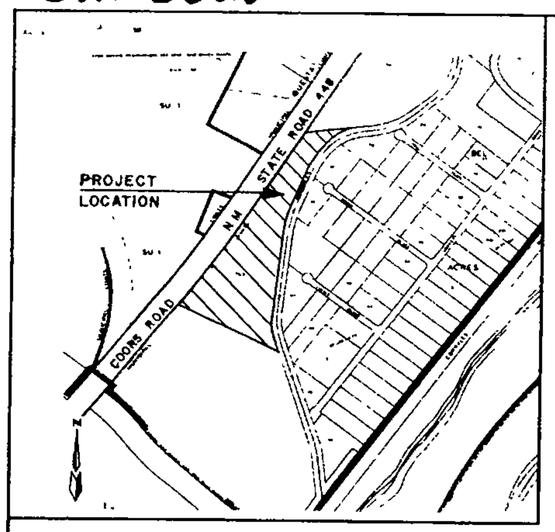
PLAT OF
WINDMILL ESTATES SUBDIVISION

dmg
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed:	Drawn: RJA	Checked: RAB	Sheet 2 of 2
Scale: 1"=100'	Date: 9/90	Job: 9031	

92C-90(1)

92C-90(1)



LOCATION MAP ZONE ATLAS MAP NO B-14

NOT TO SCALE

09246688

PLAT OF
TRACT B-1, LANDS OF ALBERT J. BLACK & MARY J. BLACK, REVOCABLE TRUST
WITHIN PROJECTED SECTION 8
T11N, R3E, NMPM
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1991

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
9:04 MAY 1 91992
at ___ o'clock ___ M. and recorded in Vol 92-C
of records of said County Folio 90
Clerk & Recorder
Deputy Clerk

SUBDIVISION DATA

Plat Case Nos	DRB 91 159 , SP	, V
Gross Acreage		11 7513 Ac
Zone Atlas No		B-14-Z
No of Existing Tracts/Lots		1
No of Tracts/Lots Created		1
No of Tracts/Lots Eliminated		0
Miles of Full Width Streets Created		0
Date of Survey		APRIL, 1991

UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 91041708140025

NOTES

1. The purpose of this plat is to create Cita Road
2. Basis of bearings is from ACS Monuments "NM448-N11 and "1B-13", brass caps found in place All bearings are grid All distances are ground
3. Plat shows all easements of record
4. These properties are within the New Mexico Utilities, Inc (NMU, Inc) franchise area. Water and Sanitary Sewer System capabilities are based on the NMU, Inc. facilities, not the city of Albuquerque Water and Sanitary Sewer infrastructure improvements must, however, be approved by both City of Albuquerque and NMU, Inc.

FREE CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREIN DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY GRANT ALL EASEMENTS, DEDICATE STREET RIGHTS-OF-WAY IN FEE SIMPLE TO THE COUNTY OF BERNALILLO, AND ADDITIONAL DITCH RIGHTS-OF-WAY IN FEE SIMPLE TO A.M.A.F.C.A. AS SUCH ARE SHOWN ON THIS PLAT, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

Mary J. Black
Owner(s) MARY J. BLACK, CO-TRUSTEE

A ROLFE BLACK, SUCCESSOR CO-TRUSTEE

OWNER'S ACKNOWLEDGMENT

State of New Mexico }
County of Bernalillo } ss

The foregoing instrument was acknowledged before me on this

____ day of _____, 19__

Notary Public

My Commission Expires

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING WITHIN THE TOWN OF ALAMEDA GRANT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF COORS ROAD (N.M. STATE ROAD 448), AND BEING A POINT ON A CURVE, WHENCE A.C.S MONUMENT NUMBER NM448-N11 BEARS N20°21'41"E, 483 62 FEET, AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY, THENCE,

NORTHEASTERLY, 666.93 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 06°34'59", A RADIUS OF 5,804 58 FEET AND A LONG CHORD BEARING N36°19'21"E, 666 56 FEET TO A POINT OF TANGENCY, THENCE,

N33°01'51"E, 821 80 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY,

N81°54'44"E, 371 11 FEET TO THE NORTHEAST CORNER, A POINT OF THE WESTERLY RIGHT-OF-WAY OF THE CORRALES MAIN CANAL AND BEING A POINT OF CURVATURE, THENCE, FOLLOWING SAID WESTERLY RIGHT-OF-WAY

SOUTHWESTERLY, 334 10 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 54°41'33", A RADIUS OF 350 00 FEET AND A LONG CHORD BEARING S54°51'54"W, 321 56 FEET TO A POINT OF TANGENCY, THENCE,

S27°31'08"W, 332.22 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHWESTERLY, 281 21 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 20°00'55", A RADIUS OF 805 00 FEET AND A LONG CHORD BEARING S17°30'41"W, 279 78 FEET TO A POINT OF TANGENCY, THENCE,

S07°30'15"W, 608.74 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHEASTERLY, 159 85 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 26°10'03" AND A RADIUS OF 350 00 FEET TO A POINT OF TANGENCY; THENCE,

S18°39'48"E, 87 41 FEET TO THE SOUTHEAST CORNER, WHENCE, THE SOUTHEAST CORNER OF TRACT 9 (B) AS DESCRIBED IN THE OIL & GAS LEASE RECORDED IN BOOK MISC. 758, PAGES 697 THROUGH 746 ON MARCH 11, 1980 BEARS S67°24'06"E, 10 00 FEET, THENCE, LEAVING SAID RIGHT-OF-WAY OF THE CORRALES MAIN CANAL,

N67°24'06"W, 148.13 FEET, THENCE,

N64°59'57"W, 317 92 FEET, THENCE,

N64°02'10"W, 276.43 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 11 7513 ACRES MORE OR LESS

SP-92-51

APPROVED AND ACCEPTED BY:

Traffic Engineer, Transportation Department	4-21-92 Date
Parks and Recreation Department	4/14/92 Date
City Surveyor, Engineering Division	03/19/92 Date
Water Resources Department	4-14-92 Date
Planning Department	5-6-92 Date
Albuquerque Metropolitan Arroyo Flood Control Authority	03/19/92 Date
City Engineer, Engineering Division	4-22-92 Date
Bernalillo County Public Works Department (Bob 4/13/92)	11/13/91 Date
New Mexico Utility Inc	8-8-91 Date

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

Richard A. Borgel
RICHARD A BORGEL, R.P.L.S. NO. 7089

6-7-91
DATE

ACCEPTED BY:

US West Communications	3-25-92 Date
Public Service Company of New Mexico	3-25-92 Date
Gas Company of New Mexico	8-12-91 Date
Jones Intercable Inc	Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PROPERTY DESCRIBED IN THIS OFFICE
1:014-066-105-199-30041
A.J. Black
COUNTY TREASURER'S OFFICE
5-19-92

PLAT OF
TRACT B-1, LANDS OF JOHN BLACK

D MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P O BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed RAB	Drawn RJA	Checked: RAB	Sheet 1 of 2
Scale. 1"=100'	Date 4/91	Job: 9111	

92C-90(1)

92C-90(1)

DRB-91-159 Signed off 11/13/91

92C-90(2)

92C-90(2)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

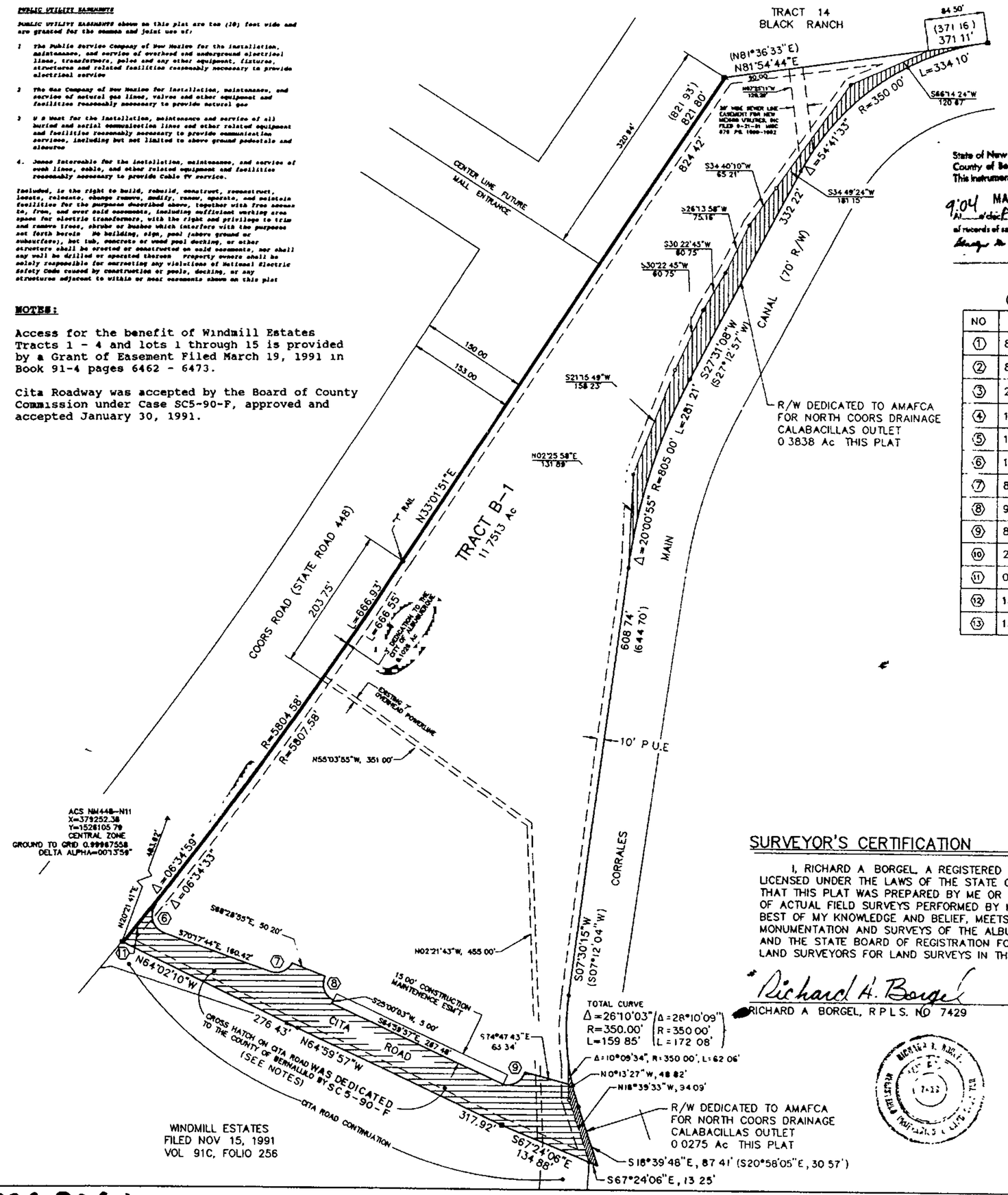
1. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service
2. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas
3. U S West 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. Jones Intercable for the installation, maintenance, and service of cable lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 (above ground 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 National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat

NOTES:

Access for the benefit of Windmill Estates Tracts 1 - 4 and lots 1 through 15 is provided by a Grant of Easement Filed March 19, 1991 in Book 91-4 pages 6462 - 6473.

Cita Roadway was accepted by the Board of County Commission under Case SC5-90-F, approved and accepted January 30, 1991.



09246688

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
9:04 MAY 1 91992
At ___ o'clock ___ M. Recorded in Vol 92-C
of records of said County Folio 90
Clerk & Recorder
Deputy Clerk

PLAT OF
TRACT B, LANDS OF JOHN BLACK
WITHIN PROJECTED SECTION 8
T11N, R3E, NMPM
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1991

CURVE DATA

NO	DELTA	RADIUS	LENGTH
1	80°00'00"	110 00'	153 59'
2	80°00'00"	160.00'	223 40'
3	21°16'31"	356 11'	132.23'
4	19°30'00"	200 00'	68 07'
5	19°30'00"	250 00'	85 08'
6	109°07'55"	25 00'	47.62'
7	83°02'33"	25 00'	36 23'
8	91°39'46"	25 00'	39 99'
9	89°47'50"	25 00'	39 19'
10	21°16'31"	306.11'	113 67'
11	00°39'40"	5807 58'	67 02'
12	15°00'00"	275 00'	71 99'
13	15°00'00"	325 00'	85 08'

GRANT OF VARIANCE BY A.M.A.F.C.A. AND BERNALILLO COUNTY FROM DRAINAGE PLAN REQUIREMENTS

A variance or waiver from the requirements of a drainage plan has been granted by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) and Bernalillo County in connection with this plat

Future subdivision on lands, zoning, site development plan approvals, and development, special uses, or building permits within this plat will require drainage plans and may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for flood control and drainage in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal

AMAFCA and Bernalillo County may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved

By its approval AMAFCA and Bernalillo county make no representation or warrantee as to future drainage requirements and/or improvements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items

Construction of the access roadway through the property shall be required with further development of the property or Tract 1 on Windmill Estates, Filed November 15, 1991, Volume 91C, Folder 256

N

100' 50' 0 100' 200'
SCALE. 1" = 100'

SURVEYOR'S CERTIFICATION

I, RICHARD A BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO

Richard A. Borgel
RICHARD A BORGEL, R P L S. NO 7429

6-7-91
DATE

LEGEND

- SET #5 REBAR WITH CAP R.P L.S 7429
- FOUND REBAR W/HUGG CAP N M P L.S 5823
- FOUND REBAR W/CAP P E & L S. 2455

BEARINGS AND/OR DISTANCES IN PARENTHESIS ARE FROM AN UNFILED SURVEY BY BOHANNAN HUSTON AND ARE SHOWN FOR COMPARISON WITH ACTUAL FIELD CONDITIONS

PLAT OF
TRACT B, LANDS OF JOHN BLACK

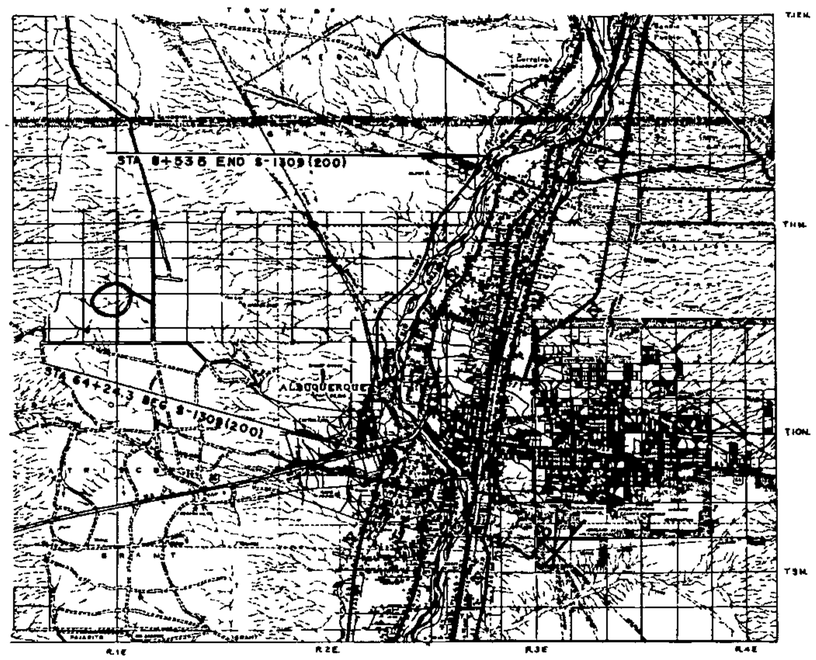
dmg
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P O BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: RAB	Drawn DSP	Checked: RAB	Sheet 2 of 2
Scale: 1"=100'	Date: 4/91	Job 9111	

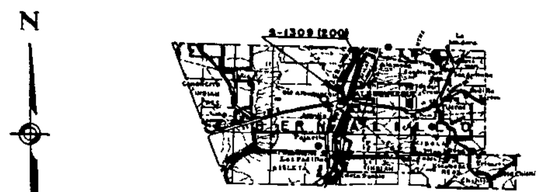
92C-90(2)

92C-90(2)

UNITS USED	DRAWN	TRACED	CALCULATED	CHECKED	PROJECT	HIGHWAY
						STR-46



VICINITY MAP



TITLE SHEET

LENGTH OF PROJECT MILES

NEW MEXICO STATE HIGHWAY COMMISSION

RIGHT OF WAY MAP

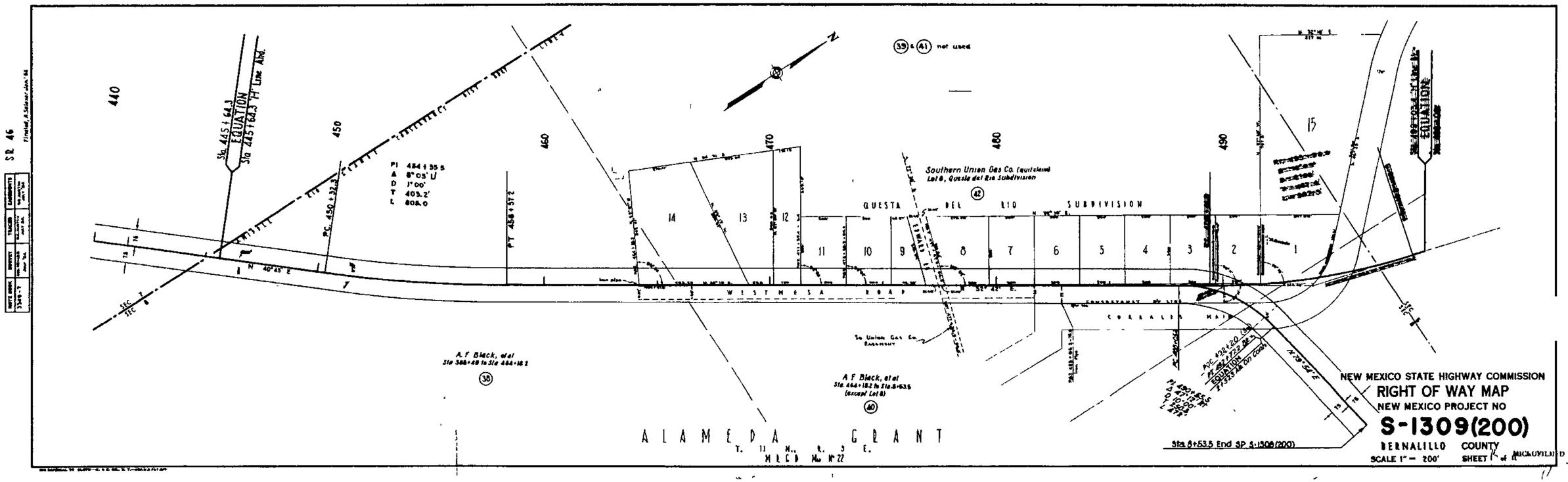
NEW MEXICO PROJECT NO

S-1309 (200)

BERNALILLO COUNTY

SCALE 1" =

SHEET 1 of 11


NEW MEXICO STATE HIGHWAY COMMISSION
RIGHT OF WAY MAP
NEW MEXICO PROJECT NO
S-1309(200)
BERNALILLO COUNTY
SCALE 1" = 200'
SHEET 1 of 11
ALAMEDA GRANT
T. 11 N., R. 3 E.
M.L.C.D. No. 22
QUESTA DEL RIO SUBDIVISION
WEST MESA ROAD
CORRALES MAIN
EQUATION
Sta. 445+64.3
Sta. 445+64.3 "H" Line Alt.
PI 484+35.5
Δ 8°05' U
D 1°00'
T 403.2'
L 808.0
PC 450+32.3
PT 454+97.2
Southern Union Gas Co. (quitclaim Lot 8, Questa del Rio Subdivision
A.F. Black, et al Sta 368+48 to Sta 464+18.2
A.F. Black, et al Sta 464+18.2 to Sta 8+63.5 (except Lot 8)
Sta 8+53.5 End SP S-1308(200)
N 40°45' E
N 52°42' E
N 39°54' E
SEC. 7
SEC. 8
SEC. 17
SEC. 18
440
450
460
470
480
490
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
(35) & (41) not used
(38)
(40)
(42)
SR 46
Finished, A. Salazar Jan. '56
SURVEY BOOK
DESIGN
TRACING
LANDSCAPE
S-1309
Jan. '56
Jan. '56
Jan. '56
Jan. '56

59979

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Grant of Right of Way Easement

[illegible] 30 day of September [illegible] in the year [illegible] between [illegible] Black (his wife), and Albert F. Black and Mary Jane Black (his wife), [illegible] of the first part and County of Bernalillo State of New Mexico, party of the second part, [illegible] that the said part [illegible] of the first part for and in consideration of the sum of Ten Dollars and other valuable consideration DOLLARS [illegible] of the United States of America [illegible] in hand paid by said party of the second part, the receipt [illegible] and acknowledged, has granted, bargained, sold, and conveyed and by these presents does grant, [illegible] and right of way, [illegible] the following described real tract and parcel of land lying and being in the County of Bernalillo State of New Mexico to wit:

[illegible] of a strip of land 150 feet wide, bound by the property lines and being [illegible] the Right and the Left of Section 18, the Right of Section 7, [illegible] Section 8, T.11N., R.3E., within the Alameda Grant, county of Bernalillo, [illegible] being 75 feet wide on each side of, parallel with and adjacent to [illegible] described, surveyed centerline, to-wit:

[illegible] centerline Station 87+90 of NMP E-1309, county of Bernalillo, [illegible] thence N.40°05'E. a distance of [illegible] feet to [illegible] northerly on a 1°00' curve (radius = 5730 feet) [illegible] a distance of 805.0 feet to Station [illegible], point of [illegible] thence [illegible] of 701.0 feet to Station [illegible], [illegible] of an area more or less is contained in adjacent [illegible] more or less.

[illegible] of a strip of land 150 feet wide, bound by the property lines and being [illegible] 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 15, and 16 of the Grants [illegible] the Right and the Right of Section 8, T.11N., R.3E., within [illegible] being 75 feet wide on each side of, parallel [illegible] described, surveyed centerline, to-wit: [illegible] Station 16+18.2 of NMP E-1309, county of Bernalillo, [illegible] thence [illegible] a distance of 2587.0 feet to Station [illegible] northerly on a 10°00' curve (radius = 573 feet) through [illegible] a distance of 472 feet to Station [illegible], point [illegible] thence [illegible] a distance of [illegible] feet [illegible] more or less, of which 0.[illegible] of an acre [illegible] purposes. The area = 11.[illegible] acres more or less.

[illegible] to construct their fences a four wire [illegible] fence not further apart than one rod, and [illegible] of the right-of-way fence on each side of the right [illegible] direction to the north side of the Mr. [illegible] and [illegible] of the right-of-way fence the south [illegible] said right-of-way [illegible] the lower limits [illegible] for height [illegible] to be [illegible] the only [illegible] right-of-way [illegible] the use of the [illegible] for the great [illegible] purposes [illegible]

[illegible]

②

59979

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Grant of Right of Way Easement

[illegible]

[illegible]

[illegible]

PROJECT #

1010170

AUGUST 20. 2014

VRW

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO:

PROJECT NO. 1010170

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
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 2/10/16

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: COPIES OF PRELIMINARY PLAT TO SHOW VACATION OF EASEMENTS

PRELIMINARY/FINAL PLAT APPLICATION WILL BE MADE AFTER THE VACATION HEARING

CONTACT NAME: RUSS HUGG

TELEPHONE: 897-3366 EMAIL: RUSSHUGG@SURVTEK.COM

DRB CASE ACTION LOG - BLUE SHEET

- ❑ Preliminary/Final Plat [FP]
- ❑ Site Plan - Subdivision [SPS]
- ❑ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: 1010170 *Application #:* 14DRB-70286

Project Name: Coors Road NW & Unplatted/abandoned old Coors Blvd. Right-of-Way

Agent: Surv-Tek Inc. *Phone #:*

****Your request was approved on 12-30-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION:**

❑ **ABCWUA:**

CITY ENGINEER / AMAFCA: OK Recorded SH

❑ **PARKS / CIP:**

PLANNING (Last to sign): OK

PLATS:

❑ **Planning must record this plat. Please submit the following items:**

- -The original plat and a mylar copy for the County Clerk.
- -Tax certificate from the County Treasurer.
- -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- -Tax printout from the County Assessor.
- -County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

❑ **Property Management's signature must be obtained prior to Planning Department's signature.**

❑ **AGIS DXF File approval required.**

❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

❑ **3 copies of the approved site plan. Include all pages.**