



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

☐ Annexation

V ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P ☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ☐ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): RIO GRANDE ENGINEERING PHONE: 505.321.9099

ADDRESS: PO BOX 93924 FAX: _____

CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT: SCOTT ASHCRAFT PHONE: _____

ADDRESS: 10616 ROYAL BIRKDALE NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: sketch plat comments

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. TR 3B-3 Block: _____ Unit: _____

Subdiv/Addn/TBKA: LAND OF IHS ACQUISTION NO. 120

Existing Zoning: SU2-LMDR Proposed zoning: SU2-LMDR MRGCD Map No _____

Zone Atlas page(s): G13 UPC Code: 101706506403930707

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
 1010693

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 1 No. of **proposed** lots: 40 Total site area (acres): 7.76

LOCATION OF PROPERTY BY STREETS: On or Near: HORIZON BOULEVARD NE

Between: ALAMEDA BOULEVARD and SAN DIEGO AVENUE

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

SIGNATURE _____ DATE _____

(Print Name) DAVID SOULE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____ - _____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____ - _____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____ - _____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____ - _____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____ - _____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____ - _____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____

☒ 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.

DAVID SOULE

Applicant name (print)

Applicant signature / date



☐ Checklists complete

Application case numbers

☐ Fees collected

_____ - _____ - _____

☐ Case #s assigned

_____ - _____ - _____

☐ Related #s listed

_____ - _____ - _____

Form revised **October 2007**

Planner signature / date

Project #

March 29, 2016

Jack Cloud
Chairman
Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Sketch plat comments
TRACT 3B3 LAND OF IHS AQUISITION NO. 120

Dear Mr. Cloud:

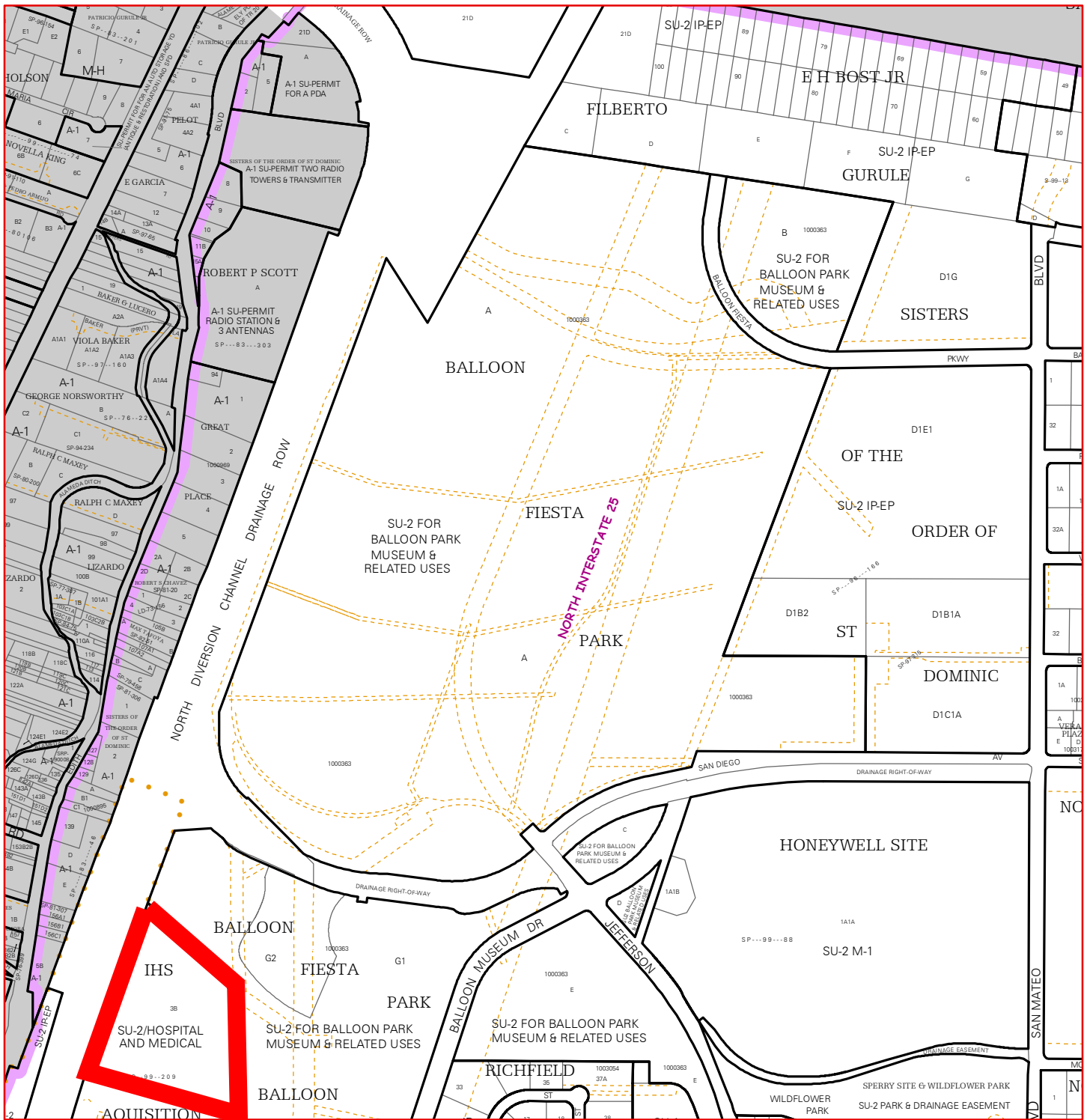
Rio Grande Engineering requests DRB comments on the attached sketch plat. The property is currently zoned SU2-LDMR. The site was recently granted a zone map amendment. The proposed layout is consistent with preliminary layout included in the EPC submittal for zone map amendment. The existing improvements will be removed. The access to the property will be a gated entrance to a private access easement. It is understood a site plan for subdivision and building permit will be required for the future development of this project

Should you have any questions regarding this matter, please do not hesitate to call me.

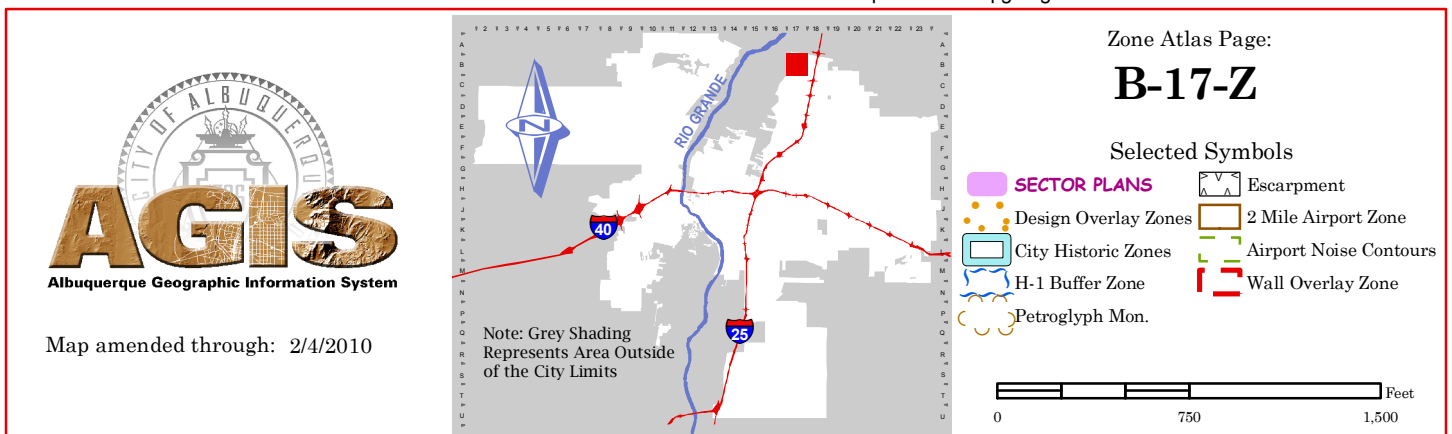
Sincerely,

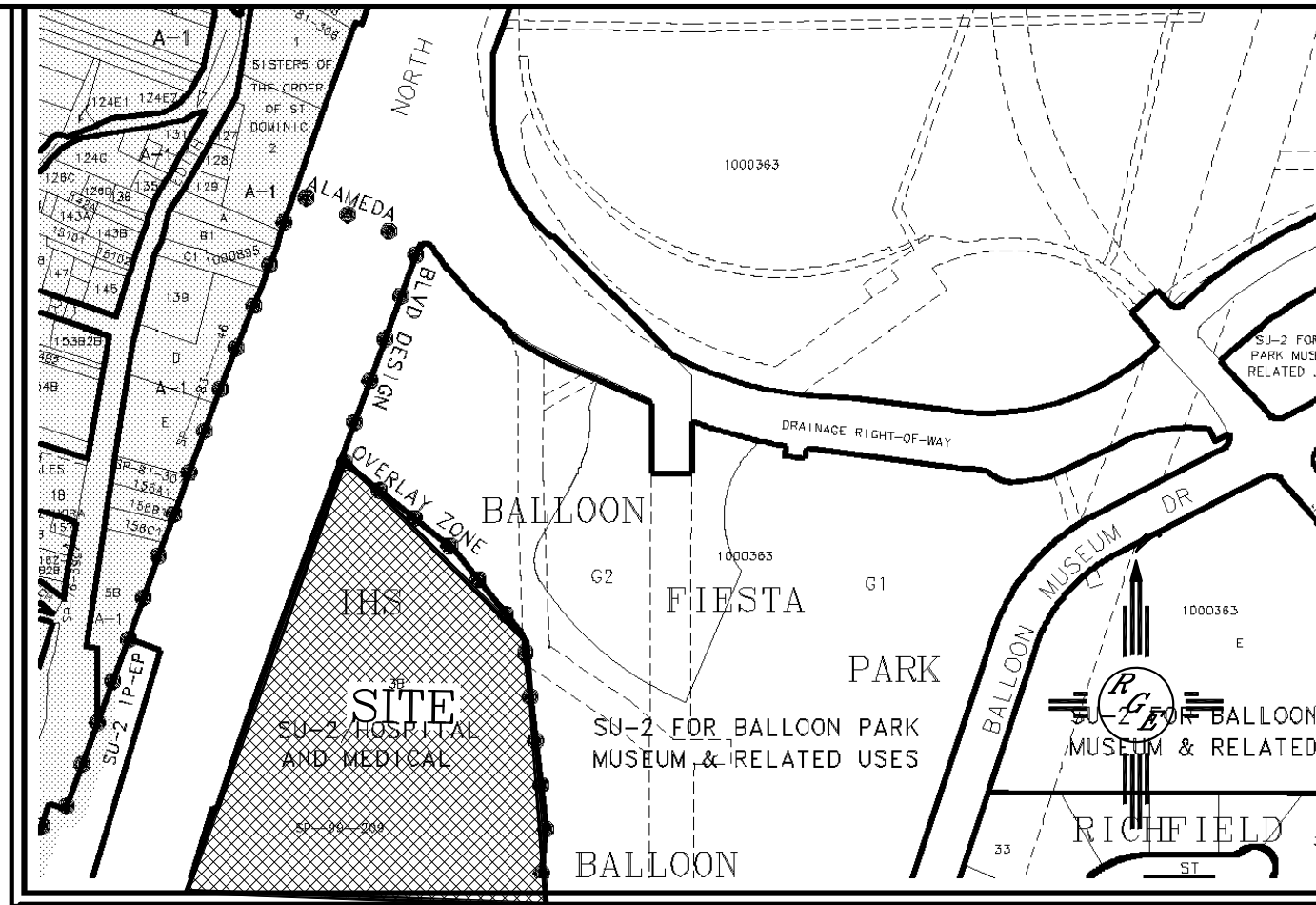
David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures



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




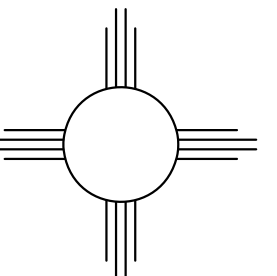


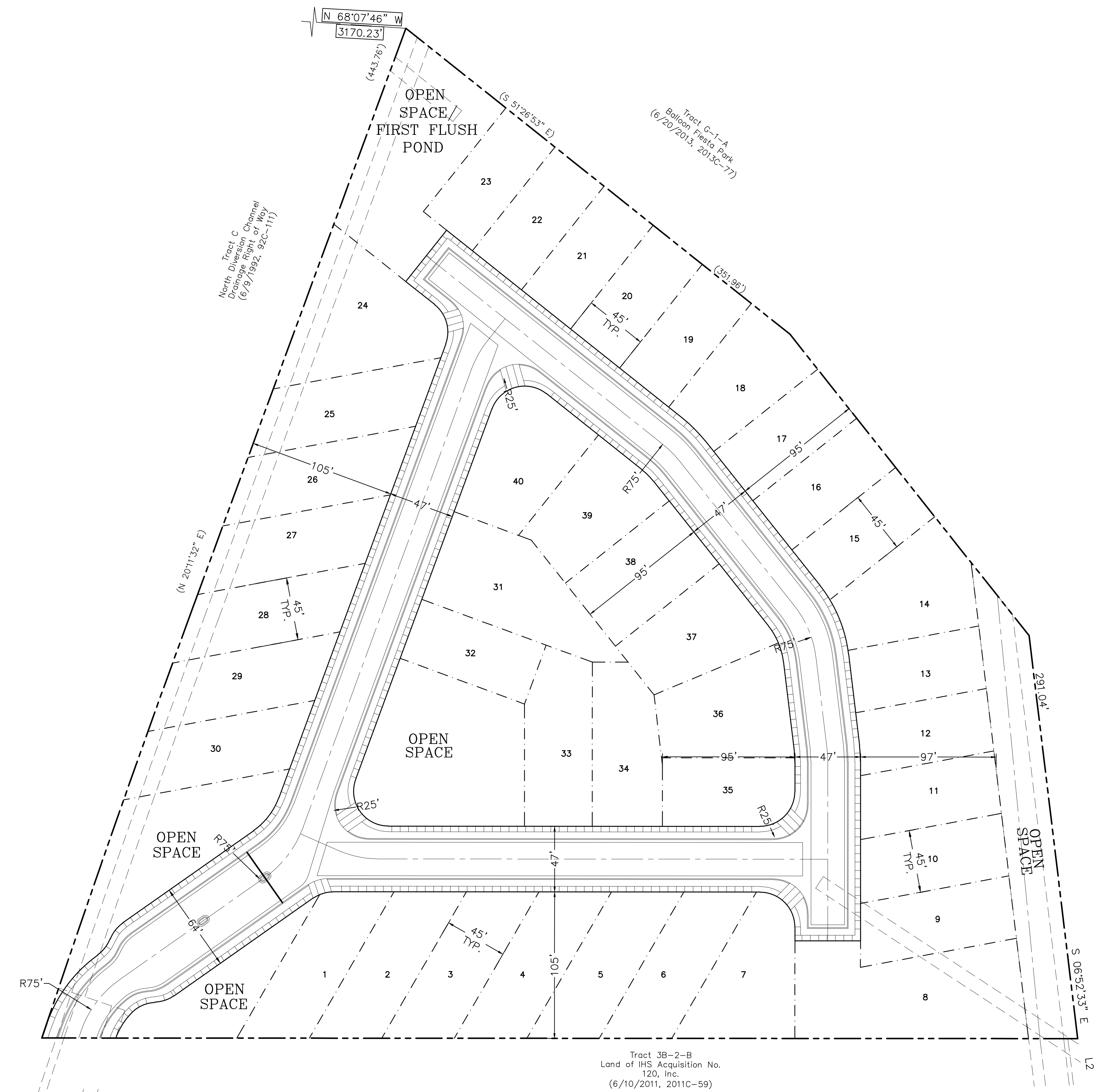
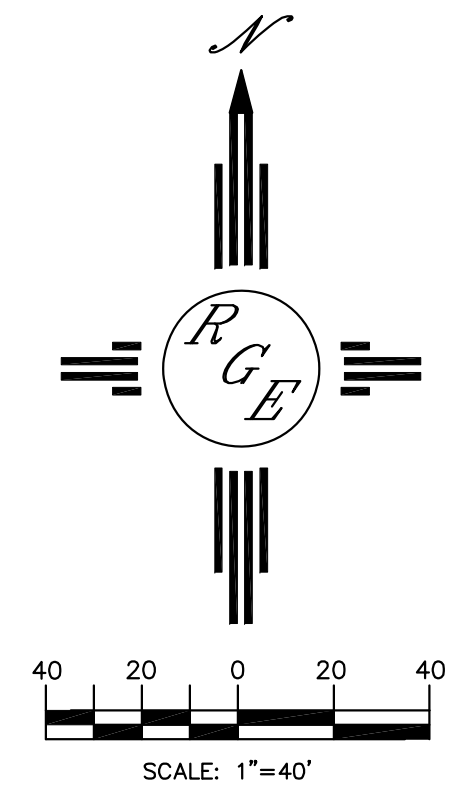
VICINITY MAP: D-18-Z

LEGAL DESCRIPTION:
TRACT 3B-3 LANDS OF IHS ACQUISITION

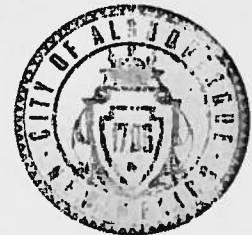
LEGEND

- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED LOT LINE

ENGINEER'S SEAL  3-23-16	HORIZON ESTATES SKETCH PLAT  <i>Rio Grande Engineering</i> 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	DRAWN BY: WCWJ
		DATE 3-23-16
		21606-LAYOUT-3-21-16
DAVID SOULE P.E. #14522		SHEET # —
		JOB # 21606



CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

March 11, 2016

C&S Equities, LLC
8814 Horizon Blvd NE, #400
Albuquerque, NM 87113

Project# 1010693
15EPC-40070 Sector Development Plan Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

The above actions for all or a portion of Tract 3B-3 plat of tracts 3B-1, 3B-2 & 3B-3 a subdivision of tracts 3B land of IHS acquisition# 120 Inc., zoned SU-2 Hospital & Medical or SU-2 C to SU-2 for LMDR, Horizon Boulevard NE, between Alameda Blvd. and Balloon Museum Dr. NE, containing approximately 7.8 acres.
(B-17-Z)

Staff Planner: Vicente Quevedo

PO Box 1293

On March 10, 2016, the Environmental Planning Commission (EPC) voted to APPROVE Project #1010693/15EPC-40070, a Sector Development Plan Map Amendment (Zone Change), based on the following findings:

FINDINGS:

New Mexico 87103
www.cabq.gov
1. This is a request for a Sector Development Plan Map Amendment from SU-2 for Hospital & Medical or SU-2 for Commerce to SU-2 for Low-Medium Density Residential (LMDR) for Tract 3B-3 plat of tracts 3B-1, 3B-2 & 3B-3 a subdivision of tracts 3B land of IHS acquisition# 120 Inc., located on Horizon Blvd. between Alameda Blvd. & Balloon Museum Dr. NE and containing approximately 7.8 acres. This is considered a quasi-judicial matter.

2. The applicant's stated reason for the new zoning designation is to allow for the development of approximately 40 low-density, single family detached residential lots / dwelling units.
3. On April 15, 1993 the EPC voted to recommend approval of annexation and establishment of SU-2 for Hospital and Related Uses zoning for the subject site (AX-93-2 / Z-93-31). The Albuquerque City Council voted to approve the annexation and establishment of SU-2 for Hospital and Related Uses zoning for the subject site on November 15, 1993 (Bill No. O-144).

On February 17, 2010 the Albuquerque City Council voted to pass and adopt an update to the North I-25 Sector Development Plan (R-09-263, Enactment #R-2010-041) which expanded upon the existing

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hospital and medical uses for the subject site through the inclusion of an optional SU-2 for C (Commerce) designation for the subject site.

4. A Pre-Application Review Team (PRT) meeting did not occur prior to the applicant submitting the application for the requested Sector Development Plan Map Amendment.
5. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site abuts the boundary of a designated Specialty Activity Center (that includes the Balloon Museum and Balloon Fiesta Park).
7. Specialty Activity Centers are intended to serve the needs of the entire population of the metro area as well as draw users statewide and nationally.
8. All properties within the North I-25 Sector Development Plan (SDP) boundary have the SU-2 prefix. The SU-2 designation in front of each zoning designation signifies that they are under control of the sector plan and must abide by the intent of the plan.
9. The intent of the North I-25 SDP LMDR Land Use District is to restrict single-family residential development to existing neighborhoods and not allow for additional single-family to occur within the Plan area.
10. The North I-25 SDP strongly discourages any zone change requests that are not in conformance with the land use districts contained within the plan.
11. The subject site is within the Developing Urban Area of the Comprehensive Plan and is located next to a designated Specialty Activity Center. The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed residential neighborhood is isolated and as such will not have any significant negative impact on any of the surrounding uses. The property will have excellent views to the north and east, will be located adjacent to an existing park and museum facility, and have access to regional trail facilities. Therefore, the request furthers Policy II.B.5.d.

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- B. Policy II.B.5.e.:** New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The property is served by an existing street and has access to all necessary utilities. It is a vacant property and represents a unique infill opportunity. Therefore, the request furthers Policy II.B.5.e.

- C. Policy II.B.5.m.:** Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The property will have excellent views to the north and east. The proposed project will be significantly lower than the current height restrictions of 39 feet to respect the needs of the Balloon Fiesta. Therefore, the request furthers Policy II.B.5.m.

- D. Policy II.B.7.j.:** The City will structure capital expenditures and land use regulations in support of creating multi-use Activity Centers, and will promote ongoing public/private cooperation necessary for private market conditions that support the development and functioning of Activity Centers.

This project does not require any City capital expenditures. The request furthers Policy II.B.7.j.

- E. Policy II.D.4.c.:** In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

This project is located near an existing transit route (Route 98). The bus stops are currently just less than ½ mile from the property. This project will not in any way destabilize adjacent neighborhoods since it has excellent separation (both physically and distance) to other neighborhood areas. Therefore, the request furthers Policy II.D.4.c.

- F. II.D.5. Housing**

The Goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

The proposal represents a quality infill project within a general area with a limited variety of housing choices which are surrounded by commercial, industrial, and institutional uses. The residential opportunities in the area west of I-25 and north of Alameda Boulevard are currently very limited. Therefore, the request furthers the Housing Goal.

- G. II.B.5. Developing Urban Area:**

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

This project will provide a new gated community as a housing option at the dead end of Horizon Boulevard and in an area surrounded by a large park. The property is adjacent to an office and assisted living facility that generates little noise or traffic. The site is isolated and private, yet has

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access to services a short distance away. Therefore, the request furthers the Developing and Urban Area goal.

H. II.D.4 Transportation and Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The access is from a landscaped boulevard that dead ends into the subject property. The site is within ½ mile to the trail connections at Alameda Boulevard with excellent roadway access to the interstate, north valley, and the West Side. Future residents will have relatively easy and pleasant access to these trail and transit services, thus encouraging their use. Therefore, the request furthers the Transportation and Transit Goal.

- I. Policy II.D.4.g.: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Potential pedestrian and bike access points are proposed to Alameda's trails and transit services via Short Hop Rd. The location of these access points will need to be coordinated with the City Parks Department. Therefore, the request furthers Policy II.D.4.g.

- J. Housing Policy II.D.5.b.: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

This small niche housing design will offer a unique lifestyle opportunity that is currently not available in this area of the City. A new high quality neighborhood will add to the vitality of this area and develop a currently vacant underutilized parcel. Vacant land is a deteriorating factor in our community and the City's plans recognize the positive contribution made by infilling these vacant properties. Therefore, the request furthers Policy II.D.5.b.

K. II.D.6. Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed development will diversify the area by adding an additional housing option and increasing population in an effort to balance jobs and housing and reduce the overall need to travel. This will also increase opportunities for other modes of transportation including bicycles and pedestrian modes. Therefore, the request furthers the Economic Development Goal.

- L. Policy II.D.6.g.: Concentration of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The proposed community is situated so that it will be supportive and not negatively impacted by any of the adjacent non-residential uses. These uses will provide over 1,700 job opportunities for the residents in the nearby Jefferson and I-25 corridors. Therefore, the request furthers Policy II.D.6.g.

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M. Policy II.D.6.d.: Tourism shall be promoted.

The housing will not be negatively impact tourism to Balloon Fiesta Park or Museum, but will be complimentary to these activities. Therefore the request furthers Policy II.D.6.d.

N. Policy II.D.6.e.: A sound fiscal position for local government shall be maintained.

Utilizing a vacant parcel with existing infrastructure at this location is a sound fiscal position. Therefore, the request furthers Policy II.D.6.e.

O. II.C.9. Community Identity and Urban Design

The Goal is to preserve and enhance the natural and built characteristics, social, cultural, and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

P. Policy II.C.9.c.: The identity and cohesiveness of each community shall be strengthened through identification and enhancement of community Activity Centers that have a scale, mix of uses, design character, and location appropriate to the unique character of the community. (See also policies under "Activity Centers")

The project will provide a unique infill opportunity creating an additional housing option that will serve as an enhancement to the nearby Activity Center. The project will allow for additional uses in the community and maintain the character of the neighborhood through connectivity to the adjacent open space and commercial areas. Therefore, the request furthers Policy II.C.9.c.

Q. Policy II.D.9.e.: Roadway corridors (collectors, arterials, enhanced Transit and Major Transit) within each community and that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to:

- Minimize water use
- Screen parking areas
- Create useful and attractive signage and building facades
- Facilitate walking safety and convenience

The property is served by an existing landscaped boulevard that dead ends at the property. By utilizing this connection the property has access to all necessary utilities. Short Hop Rd. provides convenience and safety for pedestrians and bicycles as an alternative route to Alameda Blvd. trail and transit services. Therefore, the request furthers Policy II.D.9.e.

R. II.B.7. Activity Centers:

The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

S. Policy II.B.7.f.: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

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The proposed residential development is far away from and disconnected from the more intense uses. Therefore, the request furthers Policy II.B.7.f.

12. The request furthers the following applicable goals and policies of the North Valley Area Plan:

A. Housing Policy (Pg. 130):

- 1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.
- 2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

This request for a Sector Plan Amendment will accommodate the development of a small, gated single family neighborhood on the subject site is beneficial to the community because it will add an additional housing option. Therefore, the request furthers NVAP Housing Policy 1 or 2.

13. The request furthers the following applicable goals and policies of the North I-25 Sector Development Plan:

A. Land Use Goal (Pg. 24):

Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed project will create temporary jobs during the construction period. The residential neighborhood will support the adjacent office and commercial uses in the area. Therefore, the request furthers the North I-25 SDP Land Use Goal.

B. The proposed zoning is SU-2 for Low-Medium Density Residential (LMDR):

"The intent of the LMDR District is to restrict single-family residential development to existing neighborhoods and not allow for additional single-family to occur within the Plan area (Pg. 26)."

Furthermore, the Land Use Plan within the North I-25 SDP beginning on page 24 of the plan also states:

"This plan strongly discourages any zone change requests that are not in conformance with the land use districts contained herein (Pg. 24)."

While we recognize that this policy language in the plan, we feel that this request is appropriate due to 1.) It's unique location, 2.) It's lack of visibility and through traffic from Alameda Blvd., 3.) The change is supported by nearby property owners, 4.) It furthers a preponderance of policies as outlined in this justification. Therefore, the request furthers the intent of the North I-25 SDP LMDR District or Land Use Plan.

C. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

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New residents will add to the vitality of the neighborhood and plan area. Residents in an area add vitality since they will be there in the evening and weekends when the office buildings are vacant. Therefore, the request furthers Policy LUZ2 because the requested land uses are not intended and not encouraged on the subject site.

- D. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

While the current Commerce zone in the Sector Plan does allow mixed use with residential, it restricts residential to "second story and above" only. This parcel is located in an area with the height restricted to 39 feet, which would make vertical mixed use project infeasible in this location. Pedestrian and bicycle access to the site and the proximity to nearby trails and transit will promote walking, bicycling, and use of public transportation for the future residents. Therefore, the request furthers Policy LUZ3.

14. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

- A. The proposed zone change from SU-2 for C to SU-2 for LMDR will not jeopardize the health, safety, morals, and general welfare of the City. The proposed zoning will allow residential uses, and this request expands residential options in the area. The request is consistent with health, safety, and general welfare of the City as articulated in the above referenced plan policies.
- B. The site is currently vacant and at the dead end of a landscaped boulevard. It is buffered from adjacent uses to the west, north, and east by the North Diversion Channel and a Regional Park. The request for residential use is appropriate since it furthers numerous City policies as provided above, specifically Comprehensive Plan policies addressing housing and infill; North Valley Area Plan housing policies, and North I-25 Sector Plan policies promoting vitality and mixed land uses.
- C. Refer to Applicable Ordinances, Plans and Policies section beginning on page 3 of this report for applicant's response. The test under C. is whether or not there is "significant conflict" with adopted elements of the Comprehensive Plan or other City master plans such as sector development plans. While stated conflicts do exist, they are not considered significant.
- D. The property is an infill parcel that has excellent access to utilities, the roadway network, goods and services, transit, and recreational opportunities. The proposal furthers a number of goals and policies in the Comprehensive Plan, the North Valley Area Plan, and the North I-25 Sector Development Plan.
- E. The proposed zone change will not include any permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Furthermore, the location of the property is in an area that is physically separated from most of the surrounding neighborhood and at the dead end of a beautiful landscaped boulevard. There are no issues created by the development of a residential neighborhood at this location that will cause adverse impacts related to noise, traffic, pollution, etc. Any development on the subject site will not require major and un-programmed capital expenditures by the City.

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- F. The proposed zone change will not require major and un-programmed capital expenditures by the City. The subject site is located on Horizon Blvd. which the Long Range Roadway System map produced by the Mid-Region Council of Governments designates as a local street.
 - G. The cost of land or other economic considerations are not the determining factor for this zone change request. The property is currently vacant and has been for a long time, which indicates that the current zoning is inappropriate and a change that results in development of the property is needed. The request is in effect a "downzone" of the property, which demonstrates that profit on the part of the property owner is not the primary consideration behind this request. The productive use of this property will benefit the community through the provision of gross receipts taxes generated through the development and construction phase of the project and increased property taxes once developed.
 - H. The property is not located on a major street.
 - I. The zone change request to SU-2 for LMDR is a spot zone; however, it helps realize goals contained in the Comprehensive Plan, the North Valley Area Plan, and the North I-25 Sector Plan. The unique location of this property (no visibility from Alameda and at the dead end of a street with no through or pass by traffic) makes it unsuitable for non-residential (office) uses. The requested residential zoning allows for a transition between the non-residential uses to the south to the park facilities to the north and east.
 - J. The present zone change request is not considered "strip commercial zoning" because the request is for residential zoning, the property is not located adjacent to or along a street.
15. Agency comments were submitted by the Long Range Planning Division, Parks and Recreation Department - Planning and Design Division, The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) and the COA Cultural Services Department.
16. Each agency commented on the impact that the year round events, noise, traffic and emissions generated from the abutting Specialty Activity Center (that includes the Balloon Museum and Balloon Fiesta Park) would have on future residents now and into the future if low density residential uses are allowed on the subject site.
17. The City Council adopted Albuquerque Balloon Fiesta Park Master Development Plan (Adopted December 1998, Amended November 8, 2012) allows for additional recreation activities to occur at the expanded Balloon Fiesta Park and provides guidance as to park priorities for additional development.
18. The Alameda North Valley Neighborhood Association, Wildflower Area Neighborhood Association, District 4 Coalition of Neighborhood Associations, and North Valley Coalition were all notified of this request, as well as property owners within 100 feet of the subject site. A facilitated meeting was not recommended or held. Staff has not received any correspondence from the notified neighborhood associations or coalitions and there is no known neighborhood opposition to this request.

OFFICIAL NOTICE OF DECISION

Project #1010693

March 10, 2016

Page 9 of 10

19. Planning Staff received letters of support from Enterprise Builders Corporation, Westlake Horizon Blvd., LLC and OnPointe Healthcare.
20. On Thursday February 25, 2016 the applicant submitted draft language that is proposed to become part of a private agreement between the developer and potential property owners in response to Long Range Planning agency comments.
21. The EPC does not have any discretion to approve or enforce the private agreement submitted by the applicant.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MARCH 25, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

OFFICIAL NOTICE OF DECISION

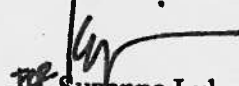
Project #1010693

March 10, 2016

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DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

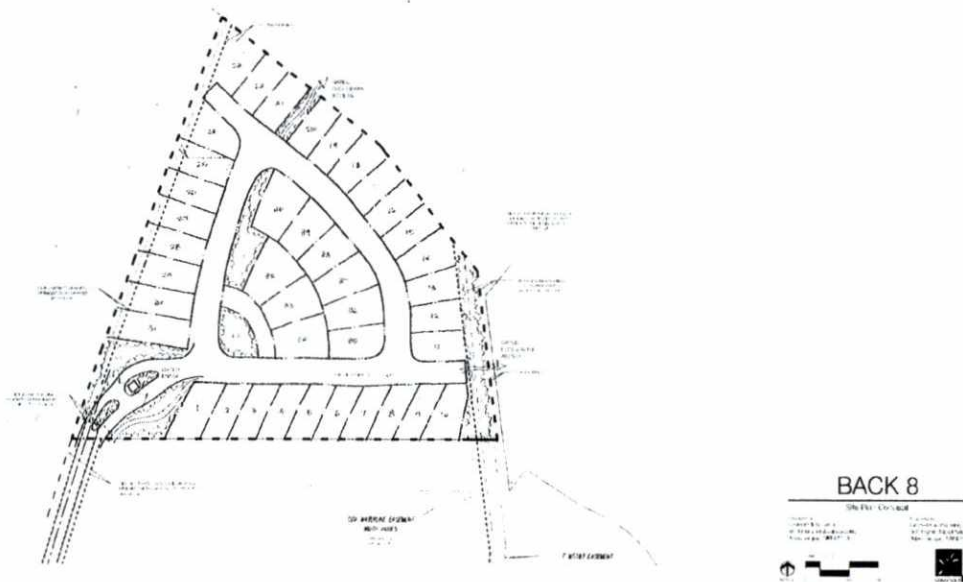

Suzanne Lubar
Planning Director

SL/VQ

cc: C&S Equities, LLC, 8814 Horizon Blvd NE, #400, Albuquerque, NM 87113
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Steve Wentworth, Alameda North Valley, 8919 Boe Ln, NE, ABQ, NM 87113
Larry T. Caudill, Wildflower Area NA, 4915 Watercress NE, ABQ, NM 87113
Kyle Silfer, North Valley Coalition, P.O. Box 70232, ABQ, NM 87197
Tony Perry, Wildflower Area NA, 4909 Watercress NE, ABQ, NM 87113
Doyle Kimbrough, North Valley Coalition, 2327 Campbell Rd NW, ABQ, NM 87104
Michael Pridham, Dist. 4 Coalition, 6413 Northland Ave NE, ABQ, NM 87109
Robert Stetson, Dist. 4 Coalition, 7112-154 Pan American Freeway NE, ABQ, NM 87109
Christina Sandoval, 1804 4th St. NW, Albuquerque, NM 87103

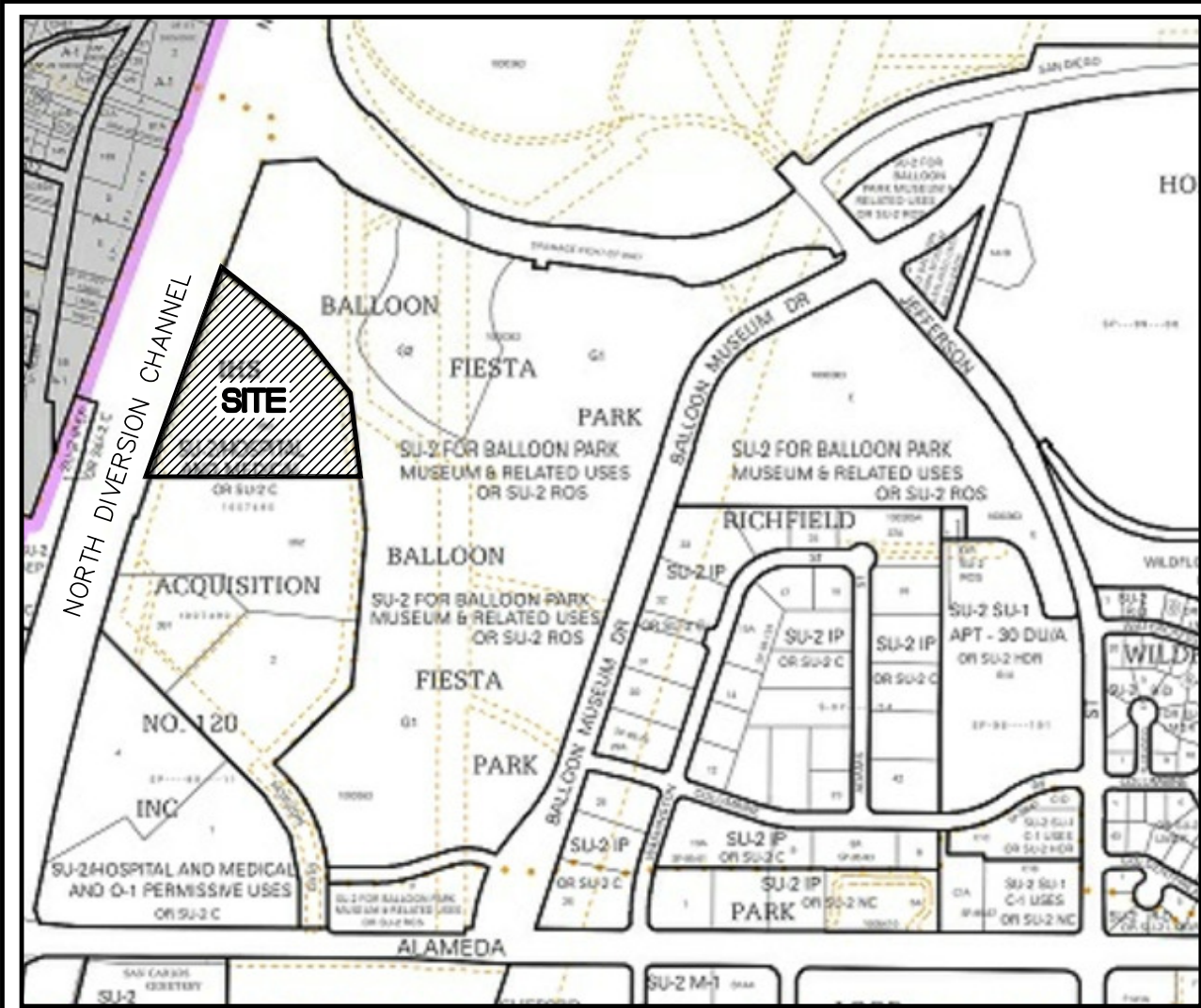
The subject property is adjacent to the Balloon Fiesta Park and Balloon Museum, which provides a unique opportunity to create a small residential community. The community is proposed to be gated and have pedestrian access points to the adjacent City Park. The site is also adjacent to the North Diversion Channel and the recreational trail. The trail is on the other side of the channel, so access is limited to Alameda Boulevard. This trail provides a major north/south recreational trail south to the UNM Main Campus, with connections to the east/west trails at Alameda and Paseo del Norte.

The concept plan below illustrates a conceptual lot layout for the property. In accordance with the North I-25 Sector Plan a Site Development Plan for Building Permit is required. The North I-25 Sector Plan delegates the Site Plan for Building Permit to the Development Review Board (a public hearing) and that the individual home Building Permits are then reviewed by Building and Safety (staff). We anticipate working with the planning and DRB staff to ensure an appropriate level of detail for the Site Plan recognizing that this is a single family subdivision. The Site Plan should include enough detail, but allow flexibility in individual house plans as appropriate and consistent with the intent of the Sector Plan.



The following is a description of the request:

Sector Plan Map Amendment – In order to accommodate the proposed multi-family use, a Sector Plan Amendment is required to the North I-25 Sector Plan "proposed Land Use Plan" Map located on page 25. The change will be for Commerce (C) to Low Medium Density Residential (LMDR). The proposed amendment to the North I-25 Sector Development Plan – Land Use Plan is shown as a change from the blue – Commerce to yellow – Low Medium Density Residential. The proposed change to Figure 10 is provided below:



Zone Atlas Page B-17

Exceptions 13-29

- 13 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED ON OCTOBER 27, 1923, IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 14 RESTRICTIVE COVENANTS AFFECTING THE INSURED PREMISES, BUT OMITTING ANY COVENANT, CONDITIONS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, SEPTEMBER 15, 2008, AS DOCUMENT NO. 2008101938, AND AS SET FORTH ON THE PLAT RECORDED APRIL 15, 2010, IN PLAT BOOK 2010C, PAGE 46, AS DOC. NO. 2010031804, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 15 A TEN FOOT (10') PNM EASEMENT, AND INCIDENTAL PURPOSES THERETO, RESERVED ALONG THE NORTHERLY AND WESTERLY LOT LINES OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 2010C, PAGE 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [5] AND [9]
- 16 A TEN FOOT (10') PNM EASEMENT, AND INCIDENTAL PURPOSES THERETO, RESERVED ALONG THE NORTHERLY PORTION OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 2010C, PAGE 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [5] AND [9]
- 17 A TWENTY FOOT (20') PRIVATE DRAINAGE EASEMENT, AND INCIDENTAL PURPOSES THERETO, RESERVED ALONG THE WESTERLY LOT LINE OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 2010C, PAGE 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [3]
- 18 A TWENTY-FIVE FOOT (25') ABOWUA SAS EASEMENT, AND INCIDENTAL PURPOSES THERETO, RESERVED ALONG THE SOUTHWESTERLY CORNER OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED IN PLAT BOOK 2010C, PAGE 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [2]
- 19 A FIFTY FOOT (50') PRIVATE ACCESS AND DRAINAGE EASEMENT, AND INCIDENTAL PURPOSES THERETO, RESERVED ALONG THE SOUTHWESTERLY CORNER OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED IN PLAT BOOK 2010C, PAGE 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [1]
- 20 A TWENTY-FIVE FOOT (25') WATER AND WATER REUSE EASEMENT, AND INCIDENTAL PURPOSES THERETO, RESERVED ALONG THE WESTERLY LOT LINE OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 2010C, PAGE 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [7]

Indexing Information

Section 11, Township 11 North, Range 3 East, N.M.P.M.
as Projected into the Elena Gallegos Grant
Subdivision: Land of IHS Acquisition No. 120
Owner: C & S Equities, LLC
UPC #: 101706506403930707

Exceptions 13-29 (Cont'd)

- 21 RIGHT OF WAY EASEMENT, AND INCIDENTAL PURPOSES THERETO, GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED JUNE 20, 1983, IN BOOK MISC. 24A, PAGE 237, AS DOC. NO. 83-40062, AND AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2010C, PAGE 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [6] AND [10]
- 22 PERMANENT EASEMENT BY AND BETWEEN HORIZON HEALTHCARE CORPORATION INC. AND THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, DATED NOVEMBER 11, 1992, RECORDED NOVEMBER 25, 1992, IN BOOK 92-28, PAGE 3168, AS DOC. NO. 1992119336, AND AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2010C, PAGE 46, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [8]
- 23 CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT BY AND BETWEEN HORIZON HEALTHCARE CORPORATION INC. AND CABLE TV FUND 12-BCD VENTURE, A COLORADO JOINT VENTURE, DATED MARCH 24, 1993, RECORDED JUNE 7, 1993, IN BOOK 93-14, PAGE 8237, AS DOC. NO. 1993059306, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [12]
- 24 PERMANENT EASEMENT BY AND BETWEEN HORIZON/CMS HEALTHCARE CORPORATION INC. AND PUBLIC SERVICE COMPANY OF NEW MEXICO; JONES INTERCABLE AND U.S. WEST COMMUNICATIONS, DATED NOVEMBER 18, 1996, RECORDED DECEMBER 2, 1996, IN BOOK 96-31, PAGE 8823, AS DOC. NO. 8823, AS DOC. NO. 1996129436, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
NOT ON OR DOES NOT TOUCH, THE SURVEYED PROPERTY
- 25 UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, AND U.S. WEST COMMUNICATIONS, A COLORADO CORPORATION, RECORDED JUNE 27, 1997, IN BOOK 97-17, PAGE 4176, AS DOC. NO. 1997065184, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
NOT ON OR DOES NOT TOUCH, THE SURVEYED PROPERTY
- 26 MEMORANDUM OF CABLE TELEVISION INSTALLATION AGREEMENT BY AND BETWEEN CABLE TV FUND 12-BCD VENTURE, A COLORADO JOINT VENTURE AND HORIZON/CMS HEALTHCARE CORPORATION, DATED JUNE 13, 1997, RECORDED OCTOBER 21, 1997, IN BOOK 97-29, PAGE 1996, AS DOC. NO. 1997110181, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
- 27 RECIPROCAL AGREEMENT AND OPERATING AGREEMENT DATED DECEMBER 31, 1998, RECORDED DECEMBER 31, 1998, IN BOOK 98-20, PAGE 7260, AS DOC. NO. 1998169125, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 28 ENCROACHMENT AGREEMENT BY AND BETWEEN CAUWELS INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AND THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED SEPTEMBER 15, 2008, AS DOC. NO. 2008101938, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [A]
- 29 QWEST ENCROACHMENT AGREEMENT RECORDED SEPTEMBER 22, 2008, AS DOC. NO. 2008104325, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [B]

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-26241 AND AN EFFECTIVE DATE OF JANUARY 13, 2016.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 15, 2010 IN BOOK 2010C, PAGE 46, DOC. NO. 1020031804.
3. CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 AND TRACT 4, LAND OF IHS ACQUISITION NO. 120, INC., FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 22, 1998, IN BOOK 98C, PAGE 358.
4. PLAT FOR TRACTS 3B-1-A, 3B-2-A AND 3B-2-B, LAND OF IHS ACQUISITION NO. 120, INC., FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 10, 2011, IN BOOK 2011C, PAGE 59.
5. PLAT OF NORTH DIVERSION CHANNEL DRAINAGE RIGHT-OF-WAY, TRACTS A-C, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 9, 1992, IN BOOK 92C, PAGE 111.
6. PLAT OF TRACTS A-1, B-1, C-1, D-1, E-1, F-1, G-1-A, H-1, I-1-A AND I-2-A, BALLOON FIESTA PARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 20, 2013, IN BOOK 2013C, PAGE 77.
7. SPECIAL WARRANTY DEED FOR C & S EQUITIES, LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 2008, AS DOCUMENT NO. 2008101938.

Boundary Survey and ALTA/NSPS Land Title Survey for Tract 3B-3 Land of IHS Acquisition No. 120, Inc. City of Albuquerque Bernalillo County, New Mexico February 2016

Legal Description

"TRACT 3B-3", TRACTS 3B-1, 3B-2 AND 3B-3, A SUBDIVISION OF TRACT 3B, LAND OF IHS ACQUISITION NO. 120, INC., WITHIN PROJECTED SECTIONS 11 AND 14, T. 11 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 15, 2010 IN BOOK 2010C, PAGE 46, AS DOC. NO. 2010031804.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-26241 AND AN EFFECTIVE DATE OF JANUARY 13, 2016.

Notes

- FIELD SURVEY PERFORMED IN FEBRUARY 2016.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND), USING G-G FACTOR 0.99967465.
- ACCESS TO THE SUBJECT PROPERTY IS THROUGH AN ACCESS EASEMENT VARYING IN WIDTH FROM 50 TO 86' ACROSS TRACT 3B2B, 3B1A, AND 2. LANDS OF IHS ACQUISITION NO. 120, INC., BEING A PAVED ROAD KNOWN AS HORIZON BOULEVARD NE.

Surveyor's Certificate

To: Stewart Title, C & S Equities, LLC, a New Mexico limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7 and 11 of Table A thereof. The Field Work was completed on February 19, 2016.

Will Plotner Jr. 2/26/16
N.M.R.P.S. No. 14271
Revisions: 2/26/16 Original

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

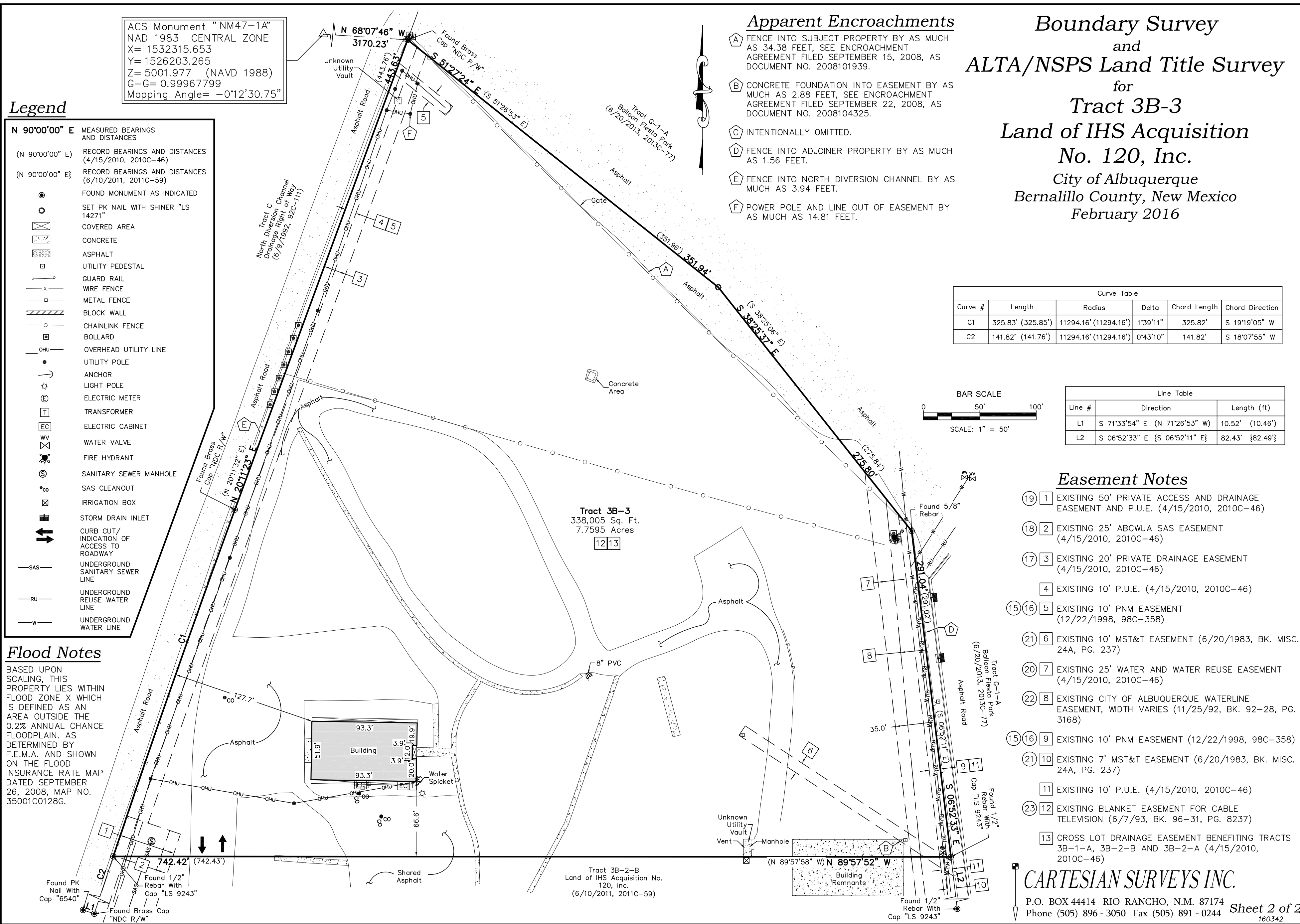
Will Plotner Jr. 2/26/16
N.M.R.P.S. No. 14271

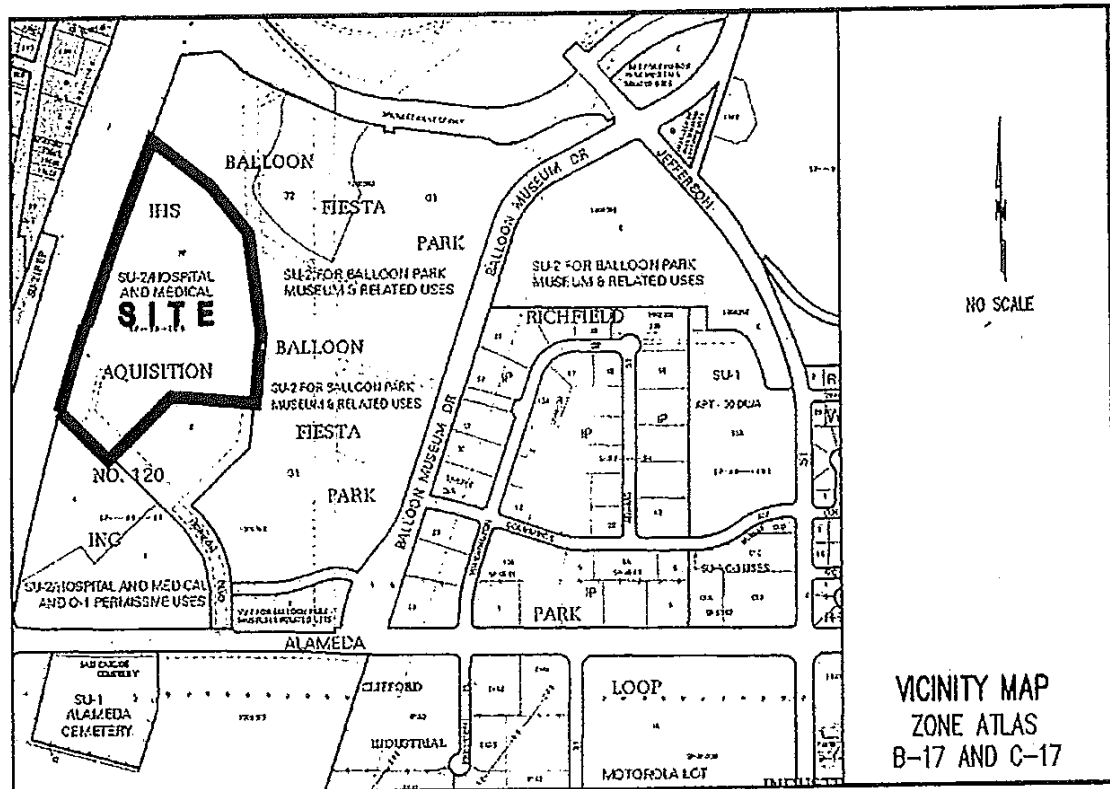
CARTESIAN SURVEYS INC.

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



Sheet 1 of 2
160342





PLAT DATA
 DRB NO. 00088-70421 PLAT ACRES 18.7466
 NO. OF TRACTS 3 TRACT ACRES 18.7466

ZONE DESIGNATION
 TRACT 3B SU-2

DISCLOSURE STATEMENT
 1. THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 3B INTO (3) TRACTS DESIGNATED AS TRACTS 3B-1, 3B-2 AND 3B-3. EASEMENTS AS SHOWN ARE GRANTED BY THIS PLAT AS INDICATED.

- NOTES**
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM 1983. CENTRAL ZONE MAPPING ANGLE IS -001°21'25". BASES OF BEARINGS IS THE LINE BETWEEN SURVEY CONTROL MONUMENTS NDC-7.1A AND NDC-7.1B. BEING S.18°53'09" W. BASES OF COORDINATES IS NDC-7.1A WITH COORDINATES AS SHOWN. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
 - ALL BEARINGS AND DISTANCES PER FIELD SURVEY. RECORD INFORMATION WHERE DIFFERENT FROM ACTUAL FIELD SURVEY IS SHOWN IN PARENTHESES ().
 - BENCHMARK FOR THIS PLAT IS CONTROL POINT NDC-7.1A LOCATED APPROXIMATELY 687' TO THE SOUTHWEST OF THE NORTHERN MOST CORNER OF TRACT 3B.
 - ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 9243 SET FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
 - CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE TRACTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
 - S.P. TALOS LOG NO. 2008362721

EASEMENTS

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

- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSC"), A NEW MEXICO CORPORATION, (PSC ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- QUEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- 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, REPAIR, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MOOVE, REPAIR, 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 GRANTOR, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TOW 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 ERRECTED 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 (PSC) AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSC AND NMG DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER RECORDED DOCUMENT AND WHICH ARE NOT SHOWN OR NOTED ON THIS PLAT.

DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACT 3B OF THE PLAT FOR TRACTS 3A AND 3B LAND OF IHS ACQUISITION NO. 120, INC., WITHIN PROJECTED SECTIONS 11 AND 14, T. 11 N., R. 3 E., N.M.P.M., RECORDED ON DECEMBER 8, 1998 IN BOOK 99C, FOLIO 326, DOC. NO. 189815000, WITHIN THE ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST CORNER OF SAID TRACT 3B, FROM WHICH THE BRASS CAP MONUMENT NDC-7.1A BEARS S. 28°29'00" W. 688.57 FEET;
 THENCE S. 51°25'53" E. 351.96 FEET ON THE NORTHEAST BOUNDARY LINE OF SAID TRACT;
 THENCE S. 38°25'04" E. 276.84 FEET ON THE NORTHEAST BOUNDARY LINE OF SAID TRACT;
 THENCE S. 08°52'11" E. 472.50 FEET ON THE EAST BOUNDARY LINE OF SAID TRACT;
 THENCE S. 05°07'55" W. 321.98 FEET ON THE EAST BOUNDARY LINE OF SAID TRACT;
 THENCE N. 64°52'24" W. 390.57 FEET ON THE SOUTHEAST BOUNDARY LINE OF SAID TRACT;
 THENCE S. 45°00'11" W. 414.37 FEET ON THE SOUTHEAST BOUNDARY LINE OF SAID TRACT;
 THENCE N. 44°41'13" W. 322.89 FEET ON THE SOUTHWEST BOUNDARY LINE OF SAID TRACT;
 TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS S. 74°19'46" E;
 THENCE 416.02 FEET TO THE NORTHEAST ON THE WEST BOUNDARY LINE OF SAID TRACT ON THE ARC OF SAID NON-TANGENT CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 208°31', A RADIUS OF 11,304.16 FEET AND A CHORD OF 415.99 FEET; A RADIAL LINE AT THE END OF SAID CURVE BEARS S. 72°13'15" E;
 THENCE S. 72°13'15" E. 10.46 FEET ON THE WEST BOUNDARY LINE OF SAID TRACT TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS S. 72°13'15" E;
 THENCE 467.61 FEET TO THE NORTHEAST ON THE WEST BOUNDARY LINE OF SAID TRACT ON THE ARC OF SAID NON-TANGENT CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 222°20', A RADIUS OF 11,294.16 FEET AND A CHORD OF 467.60 FEET; A RADIAL LINE AT THE END OF SAID CURVE BEARS S. 69°51'47" E;
 THENCE N. 20°11'32" E. 443.76 FEET ON THE EAST BOUNDARY LINE OF SAID TRACT TO THE POINT OF BEGINNING.

PARCEL CONTAINS 18.7466 ACRES, MORE OR LESS AND (3) TRACTS.

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) HEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT TO THE CITY OF ALBUQUERQUE: ALL PUBLIC ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES; OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TOW INTERFERING TREES AND SHRUBS, THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD INDEFEASIBLE TITLE IN FEE SIMPLE TO PROPERTY BEING REPLATED HEREON.

CAS EQUITIES, LLC
 OWNER TRACT 3B

CSODA, INC., A NEW MEXICO CORPORATION
 JEFF D. STUVE, MANAGER

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MARCH 2, 2010
 BY: JEFF D. STUVE, MANAGER OF CSODA, INC., MANAGING MEMBER OF CAS EQUITIES, LLC AND SIGNED ON BEHALF OF SAID COMPANY.

BY: James R. Campbell
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/14/2012

NOTE PER CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD

FUTURE OWNERS OF THE PROPERTY SUBDIVIDED BY THIS PLAT ARE HEREBY ADVISED THAT IT IS THE INTENT OF THE CITY OF ALBUQUERQUE TO REMOVE THE TRAFFIC SIGNALS AT HORIZON BOULEVARD AND ALAMEDA BOULEVARD I.E. THIS ACTION, IF UNDERTAKEN BY THE CITY, WOULD RESULT IN CLOSURE OF THE MEDIUM CUT IN ALAMEDA BOULEVARD AND WOULD ELIMINATE LEFT TURN ACCESS FOR HORIZON BOULEVARD TO OR FROM ALAMEDA BOULEVARD. CAS EQUITIES, LLC HAS NOT CONCURRED WITH THE REMOVAL OF THE MEDIUM CUT AND ELIMINATION OF LEFT TURN ACCESS.

JEFF D. STUVE, MANAGER
 CSODA, INC.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

UPC # 101706507804330707

BERNALILLO COUNTY TREASURER: DATE: 04-15-10

BY: DATE: 04-15-10

TRACTS 3B-1, 3B-2 AND 3B-3
 A SUBDIVISION OF TRACT 3B
 LAND OF IHS ACQUISITION NO. 120, INC.
 WITHIN PROJECTED SECTIONS 11 AND 14,
 T. 11 N., R. 3 E., N. M. P. M.
 CITY OF ALBUQUERQUE
 ELENA GALLEGOS LAND GRANT
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2010

PROJECT NO. 1007490

APPLICATION NO. 10088-70064

PLAT APPROVALS

UTILITY APPROVALS

NEW MEXICO GAS COMPANY
 QUEST TELECOMMUNICATIONS
 COMCAST

CITY APPROVALS

CITY SURVEYOR
 REAL PROPERTY DIVISION
 ENVIRONMENTAL HEALTH DEPARTMENT
 TRAFFIC ENGINEERING TRANSPORTATION DIVISION
 WATER UTILITY DEVELOPMENT
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 CHAIRPERSON, PLANNING DEPARTMENT

DATE: 3-2-10
 DATE: 3/2/10
 DATE: 03/02/10
 DATE: 3-2-10
 DATE: 3-2-10

DATE: 3-2-10
 DATE: 03-03-10
 DATE: 03/03/10
 DATE: 3-3-10
 DATE: 3-2-10
 DATE: 3/3/10
 DATE: 4/15/10

SURVEYOR'S CERTIFICATION

I, DAN B. HOLMES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE MINIMUM STANDARDS FOR LAND SURVEYS AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN B. HOLMES, P.S. NO. 9243

HUETT-ZOLLARS
 333 RIO RANCHO DR., N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

SHEET 1 OF 2

