

April 19, 2018

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

Re: Ascension Subdivision - Preliminary Plat, Site Plan for Building Permit, Vacation of Public/Private Easement and Sidewalk Waiver/Deferral (DRB 1010693)

Dear Ms. Dicome:

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

- Application for Development Review
- Ten (10) copies of each of the Preliminary Plat and Grading Plan
- Ten (10) copies of the Infrastructure List
- Ten (10) copies of the Site Plan for Subdivision
- Six (6) copies of Sidewalk Deferral and Waiver (Exhibit B)
- Ten (10) copies of Vacation Action Exhibit (Exhibit C)
- Certificate of No Effect
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Three (3) copies of the perimeter wall plan (Exhibit E)
- Zone Atlas Map
- Submittal Fees

This preliminary plat and site development plan are being presented to the Development Review Board for the purpose of obtaining City review and approval. Proposed is a subdivision of Tract 3B-3 of Tracts 3B-1 through 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc. consisting of 34 single family residential lots to be developed in a single phase. The site is located north of Alameda Boulevard at the end of Horizon Boulevard via a private access easement and south of Balloon Fiesta Park. The land is currently zoned SU-2, for Low-Medium Density Residential (LMDR), which was approved by EPC on March 10, 2016.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Kym Dicome
Planning Department
April 19, 2018
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A Site Plan for Building Permit is required by the North I-25 Sector Development Plan, which delegates approval authority to DRB. In addition to the preliminary plat and site plan approvals we are requesting temporary deferral of sidewalk construction, waiver of sidewalk, and a vacation of 1 public and 1 private easement.

Sidewalk Waiver

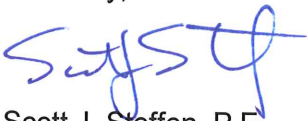
The location of the sidewalk waivers is shown on Exhibit B "Sidewalk Deferral and Waiver". The waiver being requested is to waive sidewalk on the side of stub streets that have no houses fronting. This request is justified because there are no houses fronting the stub streets and the street dead ends so that a sidewalk in these locations would dead end as well. Waiving sidewalk in these locations will not negatively impact pedestrian circulation in the subdivision.

Easement Vacation

The location of the easement vacations is shown on Exhibit C "Vacation Exhibit". There are two vacations being requested: 1) an existing 20' private drainage easement and 2) and an existing 10' MST&T easement. The private drainage easement is for a future storm drain to serve the property to the south. The storm drain will be routed in the private streets (Tract A), which will have a public storm drain easement. Therefore, the existing private drainage easement is no longer required. The MST&T easement is for an overhead line that is serving an existing building on site. The building will be demolished with this project and the line removed from the site. Therefore, the MST&T easement is no longer required.

Please place these items on the DRB Agenda to be heard on May 16, 2018. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



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

Enclosures

cc: CK Scott, Gamma Development, LLC
Brian McCarthy, Gamma Development, LLC



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Gamma Development, LLC (CK Scott) PHONE: (505) 350-7534
 ADDRESS: 9798 Coors Blvd Bldg C Suite 400 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: kc@abrazohomes.com
 Proprietary interest in site: Under contract to purchase List all owners: C&S Equities, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Sidewalk Deferral/Waiver, Public/Private Easement Vacation, Site Development Plan for Building Permit for Tract 3B-3, of Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc. (to be known as Ascension) Subdivision)

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. Tract 3B-3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Tract 3B-1, 3B-2 & 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.
 Existing Zoning: SU-2 for Low-Medium Density Residential (LMDR) Proposed zoning: SU-2 for LMDR MRGCD Map No _____
 Zone Atlas page(s): B17 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 15EPC-40070, 17DRB-70297

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 34 Total area of site (acres): 7.76

LOCATION OF PROPERTY BY STREETS: On or Near: Horizon Boulevard
 Between: Balloon Museum Dr and Alameda Boulevard

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

| | | |
|--|--|---|
| SIGNATURE <u>Scott Steffen</u> | | DATE <u>4/19/18</u> |
| FOR OFFICIAL USE ONLY | | Form revised 4/07 |
| (Print) <u>SCOTT J STEFFEN</u> | Applicant: <input type="checkbox"/> S.F. | Agent: <input checked="" type="checkbox"/> Fees |
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action |
| <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 | _____ | _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | _____ | _____ |
| Hearing date _____ | | Total \$ _____ |

Project # _____

Planner signature / date _____

FORM P(2): SITE DEVELOPMENT PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **10 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Proposed Infrastructure List (Figure 18)
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Grading and Drainage Plan/Drainage Report Submittal to Hydrology
- (Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)**

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **10 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **10 copies** for DRB public hearings
- N/A* Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- N/A* Proposed Infrastructure List (Figure 18)
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- N/A* 6 copies of the Infrastructure List, if relevant to the site plan
- N/A* Traffic Impact Study (TIS) form with required signature
- N/A* Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Grading and Drainage Plan/Drainage Report Submittal to Hydrology
- (Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)**

D.R.B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

- AMEND SITE DEV PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **10 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **10 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **10 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Proposed Infrastructure List (Figure 18)
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting. **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.


 Applicant name (print)
 4/19/18
 Applicant signature / date



Form revised January 2018

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

Application case numbers

Planner signature / date

 Project #:

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **10 copies**
 - Proposed Infrastructure List (Figure 18)
 - Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Grading and Drainage Plan/Drainage Report Submittal to Hydrology
- (Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)**

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **10 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application
- Proposed Infrastructure List (Figure 18)

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

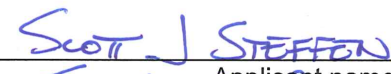

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.


 _____ Applicant name (print)
 4/19/18
 _____ Applicant signature / date

Form revised **January 2018**

- Checklists complete Application case numbers
- Fees collected _____ - _____
- Case #s assigned _____ - _____
- Related #s listed _____ - _____

 Planner signature / date
 Project # _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **10 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 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)**
 ✓ List number of easements to be vacated 1

- 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) **10 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") **10 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of 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") **10 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of 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)**
 ✓ List number of easements to be vacated 1

- 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.

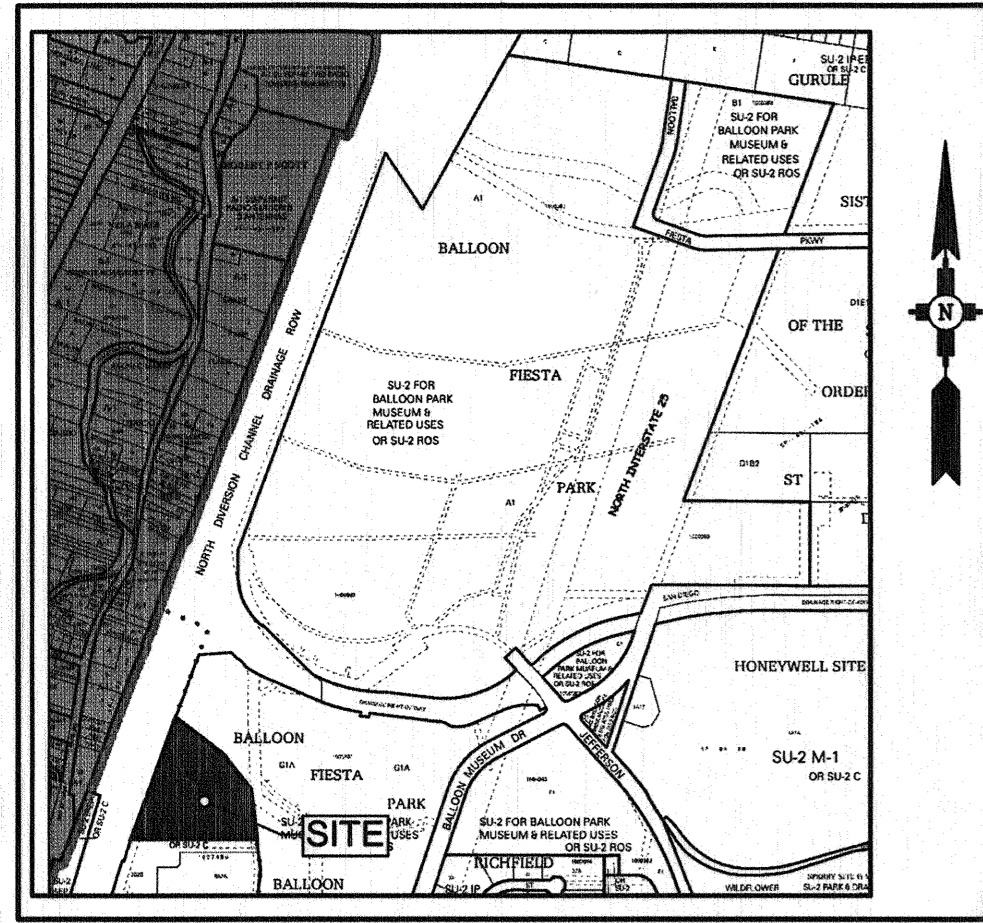
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott J Steffen
 Applicant name (print)
Scott J Steffen 4/19/18
 Applicant signature / date

Form revised **January 2018**

- Checklists complete Application case numbers
 Fees collected _____ - _____
 Case #s assigned _____ - _____
 Related #s listed _____ - _____

_____ **Planner signature / date**
 Project #: _____



VICINITY MAP
NOT TO SCALE ZONE ATLAS B-17-Z

KEYED NOTES

- (A) EXISTING 10' PNM EASEMENT (4/15/2010, 10C-046)
- (B) EXISTING 25' ABCWJA WATER & WATER REUSE EASEMENT (4/15/2010, 10C-046)
- (C) EXISTING CITY OF ALBUQUERQUE WATERLINE EASEMENT (WIDTH VARIES) (BK 92-98, PG 3168-3170, DOC #92119336)
- (D) EXISTING 20' PRIVATE DRAINAGE EASEMENT (4/15/2010, 10C-046) TO BE VACATED WITH THIS PLAT.
- (E) EXISTING 50' PRIVATE ACCESS, DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT (4/15/2010, 10C-046)
- (F) EXISTING 25' ABCWJA SAS ESMT (4/15/2010, 10C-046)
- (G) EXISTING 10' MST&T ESMT (6/20/1983, BK MISC 24-A, PG 237-239, #93-40062) TO BE VACATED WITH THIS PLAT
- (H) 10' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
- (I) 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (J) 20' WATERLINE EASEMENT GRANTED TO THE ABCWJA BY THIS PLAT.

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

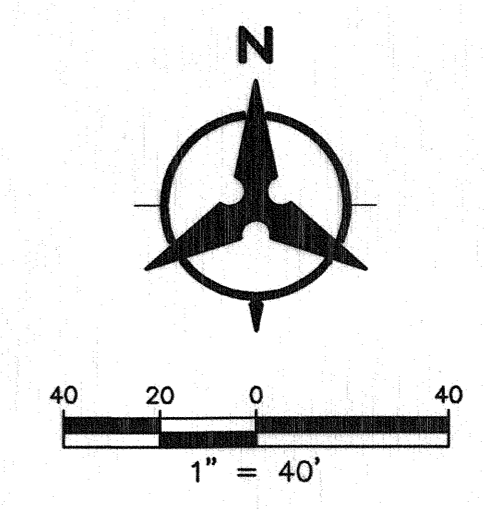
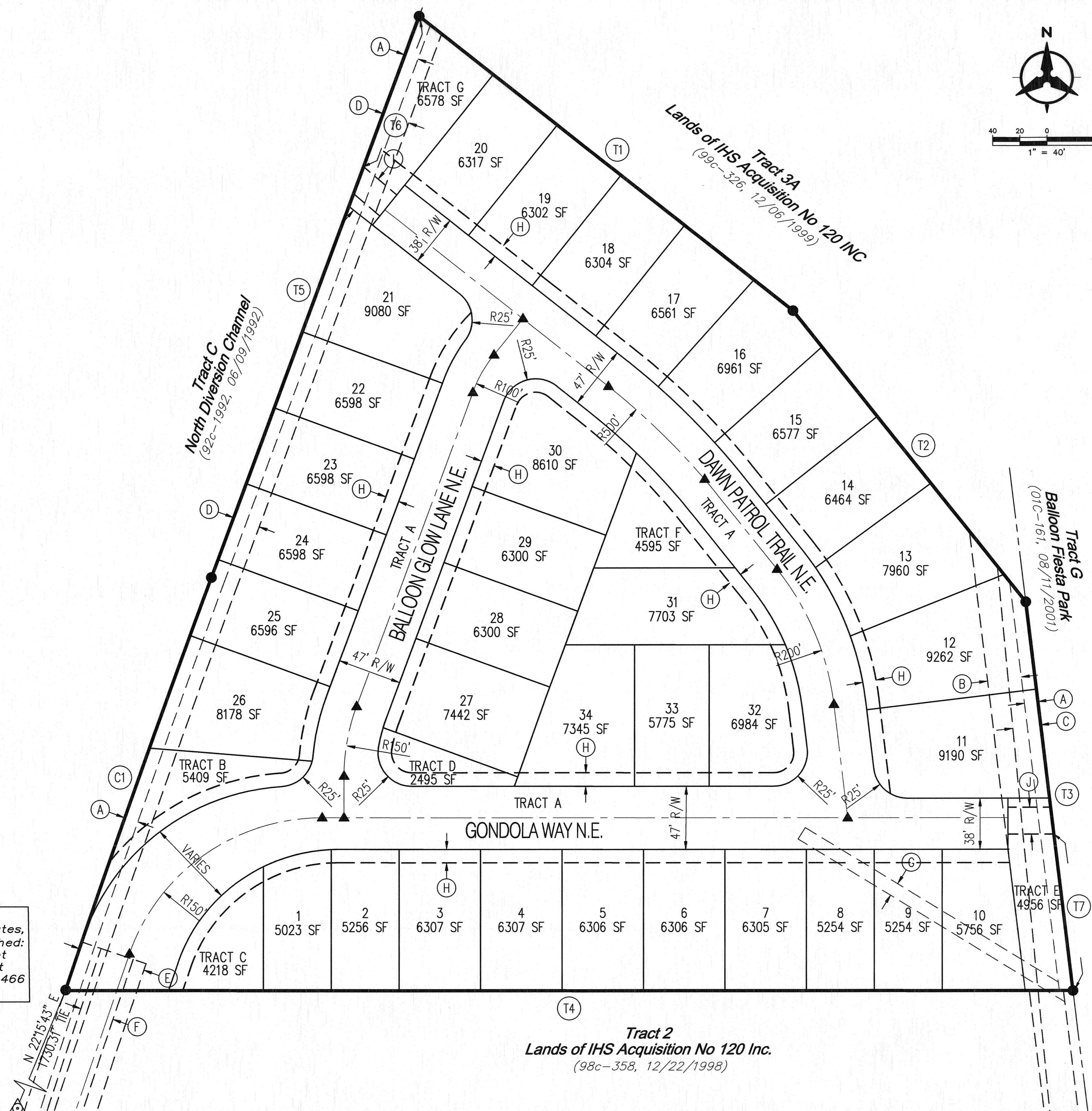
Tangent Table

| ID | BEARING | LENGTH |
|----|-------------|---------|
| T1 | S51°27'54"E | 351.99' |
| T2 | S38°24'17"E | 275.85' |
| T3 | S06°50'32"E | 290.85' |
| T4 | N89°58'28"W | 742.27' |
| T5 | N20°11'36"E | 443.76' |
| T6 | N20°11'36"E | 119.31' |
| T7 | S06°50'32"E | 117.15' |

Curve Table

| ID | RADIUS | ARC | TANGENT | CHORD LENGTH |
|----|-----------|---------|---------|--------------|
| C1 | 11294.16' | 325.77' | 162.89' | 325.75' |

ACS Monument "NDC-7"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,522,698.249 U.S. Survey Feet
E=1,534,340.591 U.S. Survey Feet
Ground to grid factor= 0.999674466
Mapping Angle: -00°12'16.43"



**PRELIMINARY PLAT FOR
ASCENSION SUBDIVISION**
LOTS 1-34 AND TRACTS A-G
WITHIN ELENA GALLEGOS LAND GRANT
IN PROJECTED SECTIONS 11 & 14,
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2018

LEGAL DESCRIPTION
Tract Three-B-One (3B-1) of Lands of IHS Acquisition No. 120 Inc. as the same is shown and designated on the plot of 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, T11N, R3E, NMPM, City of Albuquerque, Elena Gallegos Land Grant, Bernalillo County, New Mexico, March 2010, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 15, 2010, in Plat Book 2010, Page 0046, Document No. 2010031804.

- GENERAL NOTES**
- EXISTING ZONING: SU-2, LOW-MEDIUM DENSITY RESIDENTIAL (LMDR)
PROPOSED ZONING: SU-2, LOW-MEDIUM DENSITY RESIDENTIAL (LMDR)
 - GROSS ACREAGE: 7.7593 AC
NET ACREAGE: 7.7593 AC
NUMBER OF LOTS: 34
NUMBER OF TRACTS: 7
PROPOSED DENSITY: 4.38 DU/AC
 - MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 50' x 105' 5,250 SQFT
 - STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STREETS ARE PRIVATE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - LOT SETBACKS SHALL CONFORM TO THE SITE DEVELOPMENT PLAN.
 - TRACT A SHALL HAVE A BLANKET SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR STORM DRAIN, A BLANKET SUBSURFACE PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT. TRACT A WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - TRACTS B-F SHALL HAVE A BLANKET LANDSCAPE AND PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - TRACT G SHALL HAVE A BLANKET LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SITE DATA

| ZONE ATLAS NO. | B-17-Z |
|-------------------------------------|-------------|
| ZONING | SU-2, LMDR |
| MILES OF FULL WIDTH STREETS CREATED | 0.288 MILES |
| NO. OF EXISTING TRACTS | 1 |
| NO. OF LOTS CREATED | 34 |
| NO. OF HOA TRACTS CREATED | 7 |

- SURVEY NOTES:**
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 12651".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
 - PLAT SHOWS ALL EASEMENTS OF RECORD.

APPROVED
Foran M. Risenhauer P.S. 4/17/18
CITY SURVEYOR DATE
Paul C. Crowl 4/16/18
PAUL C. CROWL DATE
MANAGER, C&S EQUITIES II, LLC

Figure 12

INFRASTRUCTURE LIST

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

ASCENSION SUBDIVISION
(REPLAT OF TRACT 3B-1, LANDS OF IHS ACQUISITION NO. 120, INC.)

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 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 Cnst Engineer |
|-------------------------------------|----------------------|---------|--|-------------------|------------------------------|------------------------------|----------------------|-------------------|-----------------------|
| PRIVATE ROADWAY IMPROVEMENTS | | | | | | | | | |
| <input type="text"/> | <input type="text"/> | 30' F-F | RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES | GONDOLA WAY | SOUTH BOUNDARY | BALLOON GLOW LANE | / | / | / |
| <input type="text"/> | <input type="text"/> | 28' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES* | GONDOLA WAY | BALLOON GLOW LANE | DAWN PATROL TRAIL | / | / | / |
| <input type="text"/> | <input type="text"/> | 24' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON SOUTH SIDE* | GONDOLA WAY | DAWN PATROL LANE | EAST STUB TERMINUS LOT 10 | / | / | / |
| <input type="text"/> | <input type="text"/> | 28' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES* | BALLOON GLOW LANE | GONDOLA WAY | DAWN PATROL TRAIL | / | / | / |
| <input type="text"/> | <input type="text"/> | 28' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES* | DAWN PATROL TRAIL | BALLOON GLOW LANE | GONDOLA WAY | / | / | / |
| <input type="text"/> | <input type="text"/> | 24' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON NORTH SIDE* | DAWN PATROL TRAIL | WEST STUB TERMINUS LOT 20 | BALLOON GLOW LANE | / | / | / |

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|----------------------|---------|---------------------|--------------------------------|---------------------------------|-----------------------------------|----------------------|-------------------|-----------------------|
| PUBLIC STORM DRAIN IMPROVEMENTS | | | | | | | | | |
| <input type="text"/> | <input type="text"/> | 24" DIA | RCP W/ MH & INLETS | 50' PRIVATE ACCESS EASEMENT | XXX' SOUTH OF SOUTH BOUNDARY | GONDOLA WAY | / | / | / |
| <input type="text"/> | <input type="text"/> | 24" DIA | RCP W/ MH & INLETS | GONDOLA WAY | SOUTH BOUNDARY | BALLOON GLOW LANE | / | / | / |
| <input type="text"/> | <input type="text"/> | 24" DIA | RCP W/ MH & INLETS | BALLOON GLOW LANE | GONDOLA WAY | DAWN PATROL TRAIL | / | / | / |
| <input type="text"/> | <input type="text"/> | 24" DIA | RCP W/ MH & INLETS | DAWN PATROL TRAIL | WEST STUB TERMINUS LOT 20 | BALLOON GLOW LANE | / | / | / |
| <input type="text"/> | <input type="text"/> | 24" DIA | RCP W/ MH & INLETS | PUBLIC STORM DRAIN EASEMENT | DAWN PATROL TRAIL | AMAFCA NORTH DIVERSION CHANNEL | / | / | / |
| NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES | | | | | | | | | |

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|--------------------------------------|-------------------|--------|--|-------------------|---------------------------|-------------------------------------|-------------------|----------------|--------------------|
| PUBLIC WATERLINE IMPROVEMENTS | | | | | | | | | |
| | | 8" DIA | WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S | GONDOLA WAY | BALLOON GLOW LANE | WEST BOUNDARY EX WATERLINE EASEMENT | / | / | / |
| | | 8" DIA | WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S | BALLOON GLOW LANE | GONDOLA WAY | DAWN PATROL TRAIL | / | / | / |
| | | 8" DIA | WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S | DAWN PATROL TRAIL | BALLOON GLOW LANE | GONDOLA WAY | / | / | / |
| | | 4" DIA | WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S | DAWN PATROL TRAIL | WEST STUB TERMINUS LOT 20 | BALLOON GLOW LANE | / | / | / |

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|-------------------|--------|--|-------------------|---------------------------|---------------------------|-------------------|----------------|--------------------|
| PUBLIC SANITARY SEWER IMPROVEMENTS | | | | | | | | | |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | GONDOLA WAY | SOUTH BOUNDARY | WEST STUB TERMINUS LOT 10 | / | / | / |
| | | 3" DIA | SANITARY SEWER FORCE MAIN W/NEC CLEANOUTS & SERVICES | BALLOON GLOW LANE | GONDOLA WAY | DAWN PATROL TRAIL | / | / | / |
| | | 3" DIA | SANITARY SEWER FORCE MAIN W/NEC CLEANOUTS & SERVICES | DAWN PATROL TRAIL | WEST STUB TERMINUS LOT 20 | GONDOLA WAY | / | / | / |

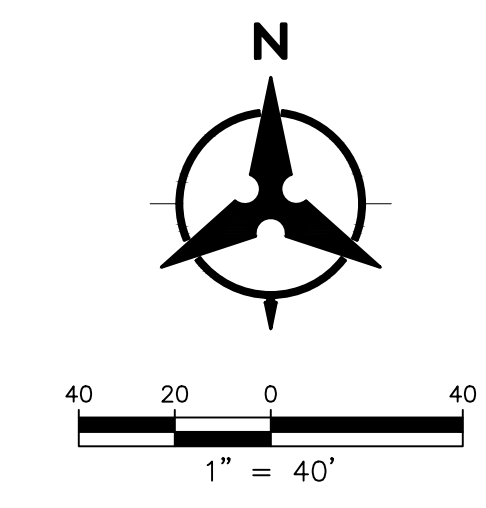


| AGENT/OWNER | | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS | | | | | |
|--|-----------|---|--|------|--------------------|--|------|
| SCOTT STEFFEN | 4/13/2018 | DRB CHAIR | | DATE | PARKS & RECREATION | | DATE |
| BOHANNAN HUSTON, INC. | FIRM: | TRANSPORTATION DEVELOPMENT | | DATE | AMAFCA | | DATE |
| SIGNATURE | | ABCWUA | | DATE | CODE ENFORCEMENT | | DATE |
| MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION | | CITY ENGINEER | | DATE | | | DATE |



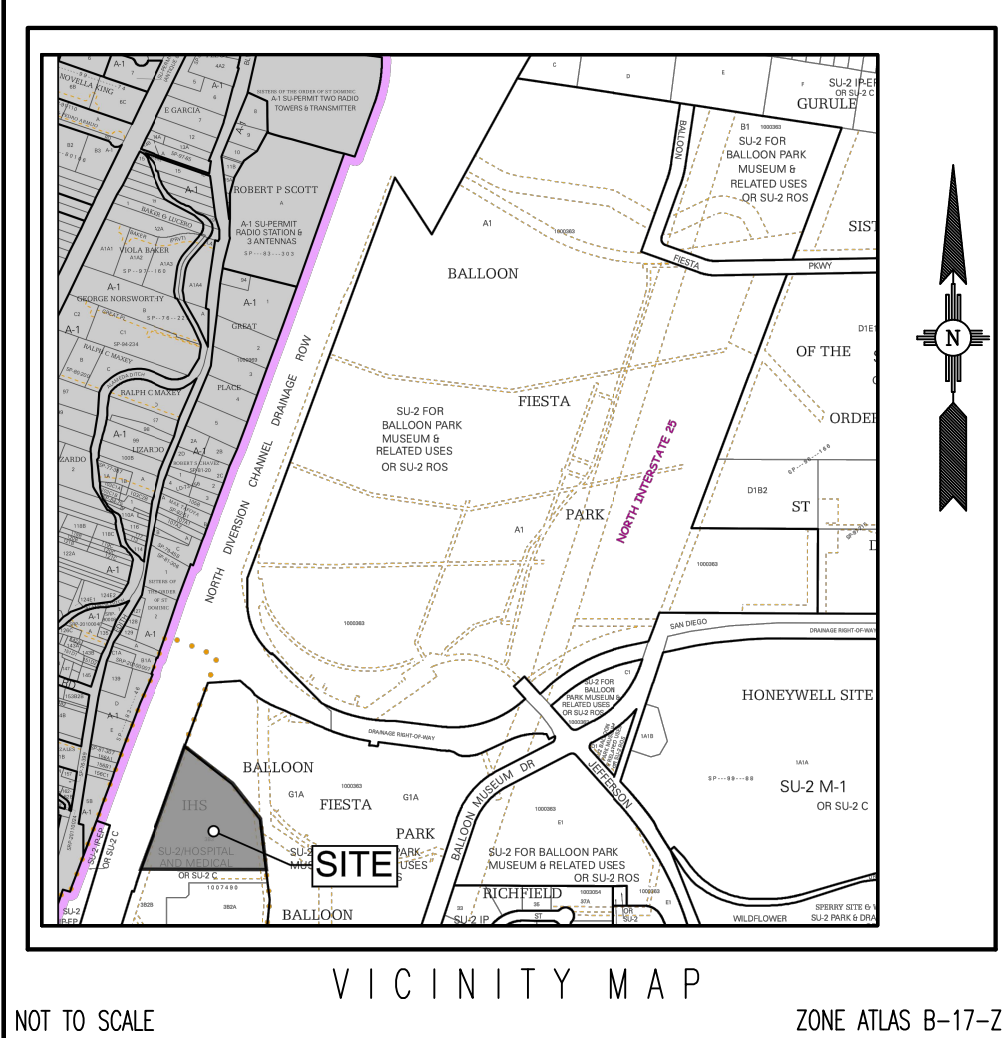
| DESIGN REVIEW COMMITTEE REVISIONS | | | | |
|-----------------------------------|------|-----------|-----------------|-------------|
| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

**SITE DEVELOPMENT PLAN FOR
ASCENSION SUBDIVISION**
LOTS 1-34 AND TRACTS A-G
WITHIN ELENA GALLEGOS LAND GRANT
IN PROJECTED SECTIONS 11 & 14,
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2018



SITE DATA

| | |
|-------------------------------------|--|
| ZONE ATLAS NO. | B-17-Z |
| ZONING | SU-2, LMDR |
| MILES OF FULL WIDTH STREETS CREATED | 0.298 MILES |
| NO. OF EXISTING TRACTS | 1 |
| NO. OF LOTS CREATED | 34 |
| NO. OF HOA TRACTS CREATED | 7 |
| GROSS ACREAGE | 7.7593 AC |
| NET ACREAGE | 7.7593 AC |
| PROPOSED DENSITY | 4.38 DU/AC |
| TRACT A: LE, PED | LE: PROPOSED BLANKET LANDSCAPE EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION |
| TRACT B: LE | PED: PROPOSED BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION |
| TRACT C: LE | |



KEYED NOTES

- (A) EXISTING 10' PNM EASEMENT (4/15/2010, 10C-046)
- (B) EXISTING 25' ABCWJA WATER & WATER REUSE EASEMENT (4/15/2010, 10C-046)
- (C) EXISTING CITY OF ALBUQUERQUE WATERLINE EASEMENT (WIDTH VARIES) (BK 92-98, PG 3168-3170, DOC #92119336)
- (D) EXISTING 20' PRIVATE DRAINAGE EASEMENT (4/15/2010, 10C-046) TO BE VACATED WITH THIS PLAT.
- (E) EXISTING 50' PRIVATE ACCESS, DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT (4/15/2010, 10C-046)
- (F) EXISTING 25' ABCWJA SAS ESMT (4/15/2010, 10C-046)
- (G) EXISTING 10' MST&T ESMT (6/20/1983, BK MISC 24-A, PG 237-239, #83-40062) TO BE VACATED WITH THIS PLAT
- (H) 10' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
- (I) 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (J) 20' WATERLINE EASEMENT GRANTED TO THE ABCWJA BY THIS PLAT.
- (K) 4' NEW SIDEWALK
- (L) 4' DEFERRED SIDEWALK
- (M) ENTRY SIGN LOCATION
- (N) ENTRY GATE LOCATION

LEGEND

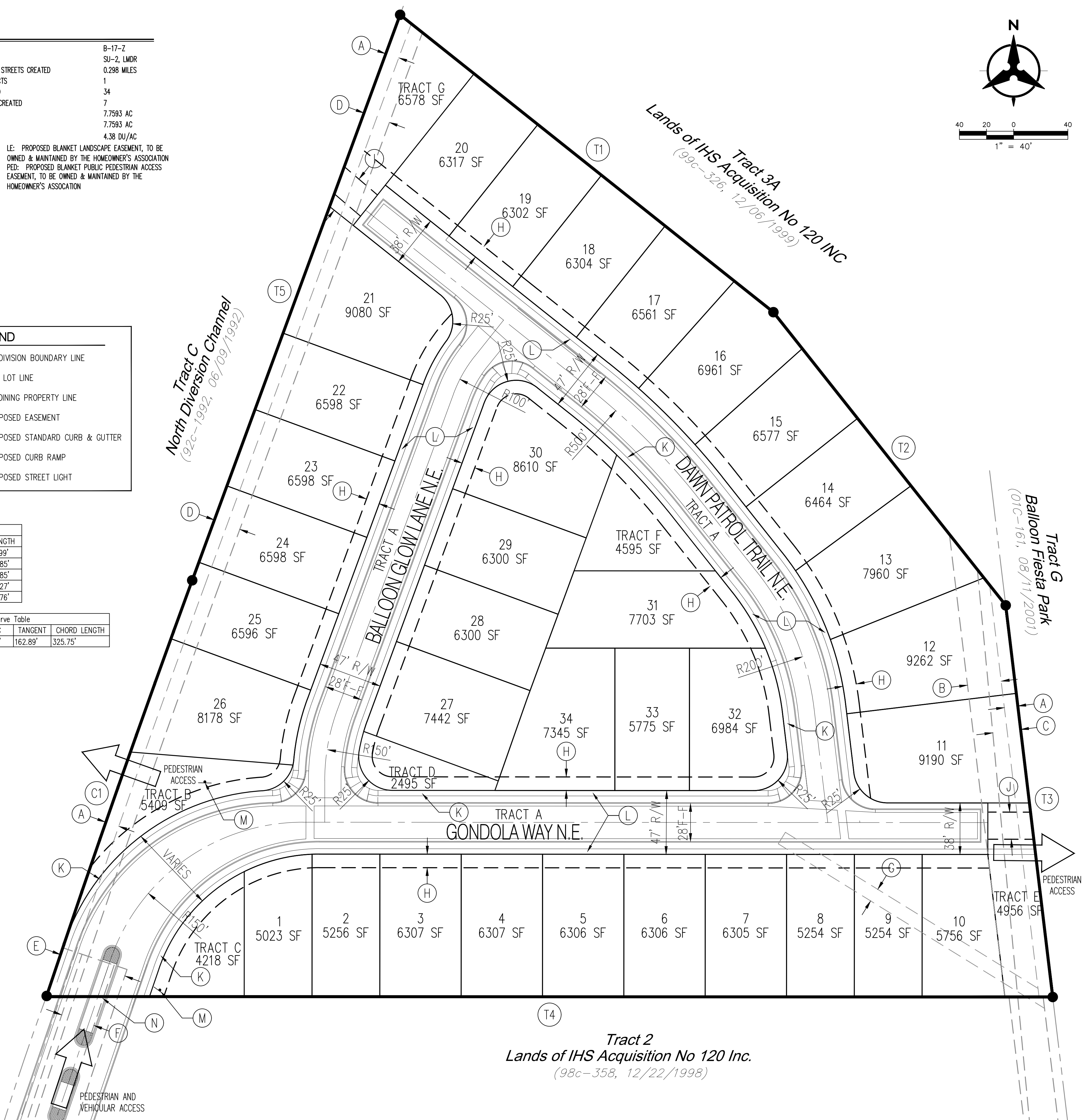
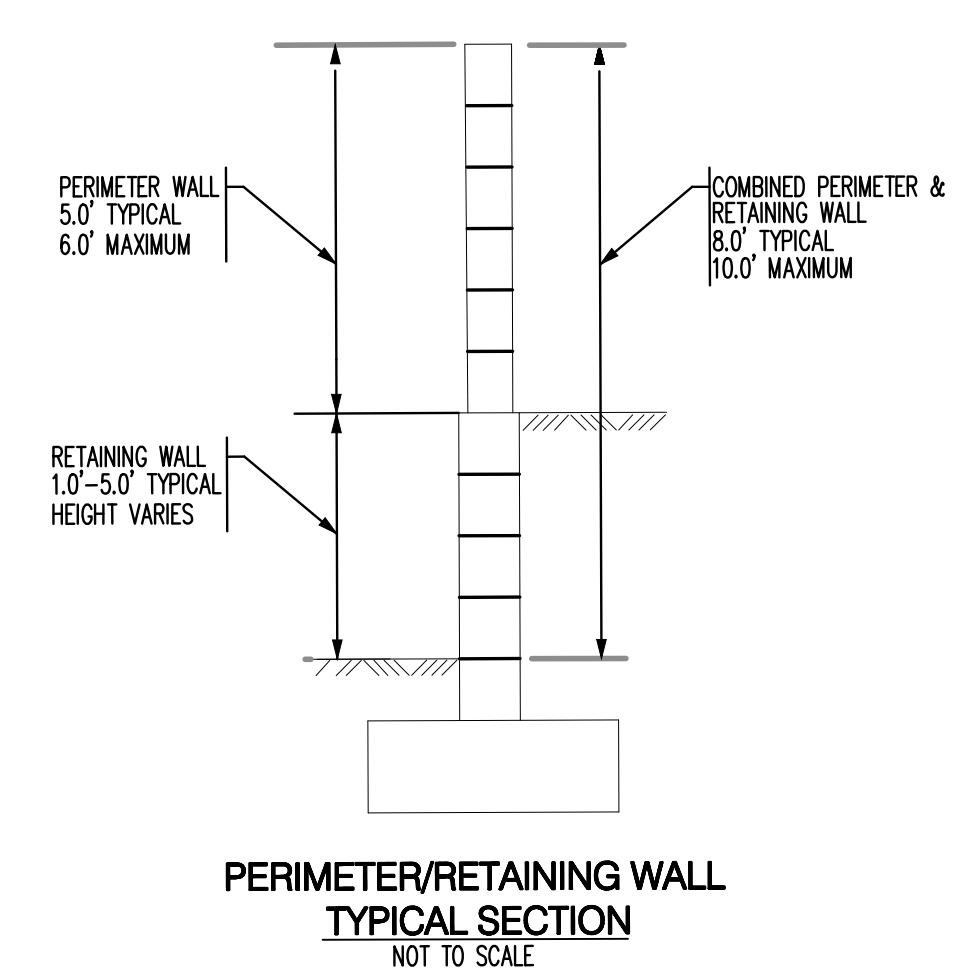
| | |
|--|---------------------------------|
| | SUBDIVISION BOUNDARY LINE |
| | NEW LOT LINE |
| | ADJOINING PROPERTY LINE |
| | PROPOSED EASEMENT |
| | PROPOSED STANDARD CURB & GUTTER |
| | PROPOSED CURB RAMP |
| | PROPOSED STREET LIGHT |

Tangent Table

| ID | BEARING | LENGTH |
|----|-------------|---------|
| T1 | S51°27'54"E | 351.99' |
| T2 | S38°24'17"E | 275.85' |
| T3 | S06°50'32"E | 290.85' |
| T4 | N89°58'28"W | 742.27' |
| T5 | N20°11'36"E | 443.76' |

Curve Table

| ID | RADIUS | ARC | TANGENT | CHORD LENGTH |
|----|-----------|---------|---------|--------------|
| C1 | 11294.16' | 325.77' | 162.89' | 325.75' |



LEGAL DESCRIPTION

Tract Three-B-Three (3B-3) of Lands of IHS Acquisition No. 120 Inc. as the same is shown and designated on the plat of 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, T11N, R3E, NMPM, City of Albuquerque, Elena Gallegos Land Grant, Bernalillo County, New Mexico, March 2010, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 15, 2010, in Plat Book 2010, Page 0046, Document No. 2010031804.

SITE

The site is currently vacant, zoned SU-2/LMDR, and located in the North I-25 Sector Development Plan. In accordance with the North I-25 SDP, this site is being developed under the land use district SU-2/LMDR. It is proposed to develop the 7.7593 acre site into 34 Single Family Detached Homes.

The City of Albuquerque shall not be held responsible for Ascension Homeowner Association complaints regarding loud noise during events at Balloon Fiesta Park.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

VEHICULAR ACCESS: Access to the site will be from Horizon Boulevard. No lots shall have direct access to Horizon Boulevard, Short Hoop Road or Balloon Fiesta Park.

PEDESTRIAN ACCESS: There is a gated pedestrian access to Horizon Boulevard, and access to the Balloon Fiesta Park through an easement Lot 10 and to the AMAFCA North Division Channel right-of-way through an easement on Tract B.

BUILDING SETBACKS

Front Yard: Minimum 15' to building/20' to garage
 Side Yard: Minimum 5'
 Side Yard adjacent to Road: Minimum 10', except Lots 11 and 21 Minimum 5'
 Rear Yard: Minimum 15'

PERIMETER WALL

A perimeter wall will be constructed around the entire site. See detail this sheet.

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--|------|
| Traffic Engineering, Transportation Division | Date |
| ABCWJA | Date |
| Parks and Recreation Department | Date |
| City Engineer/Hydrology | Date |
| Code Enforcement | Date |
| *Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |



IRRIGATION SYSTEM
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREA, TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2 GPM DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 2 GPM DRIP EMITTERS. TURF VALVES WITH POP-UP SPRAY HEADS WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.

IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY
 MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W., FOR UNIVERSE BOULEVARD, WOODMONT AVENUE, AND OAKRIDGE STREET AND THE PEDESTRIAN CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
 THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

CLEAR SIGHT DISTANCE
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

STREET TREES
 ALL STREETS ARE LOCAL STREET AND DO NOT REQUIRE STREET TREES.

HARDSCAPE AND SITE FURNISHINGS

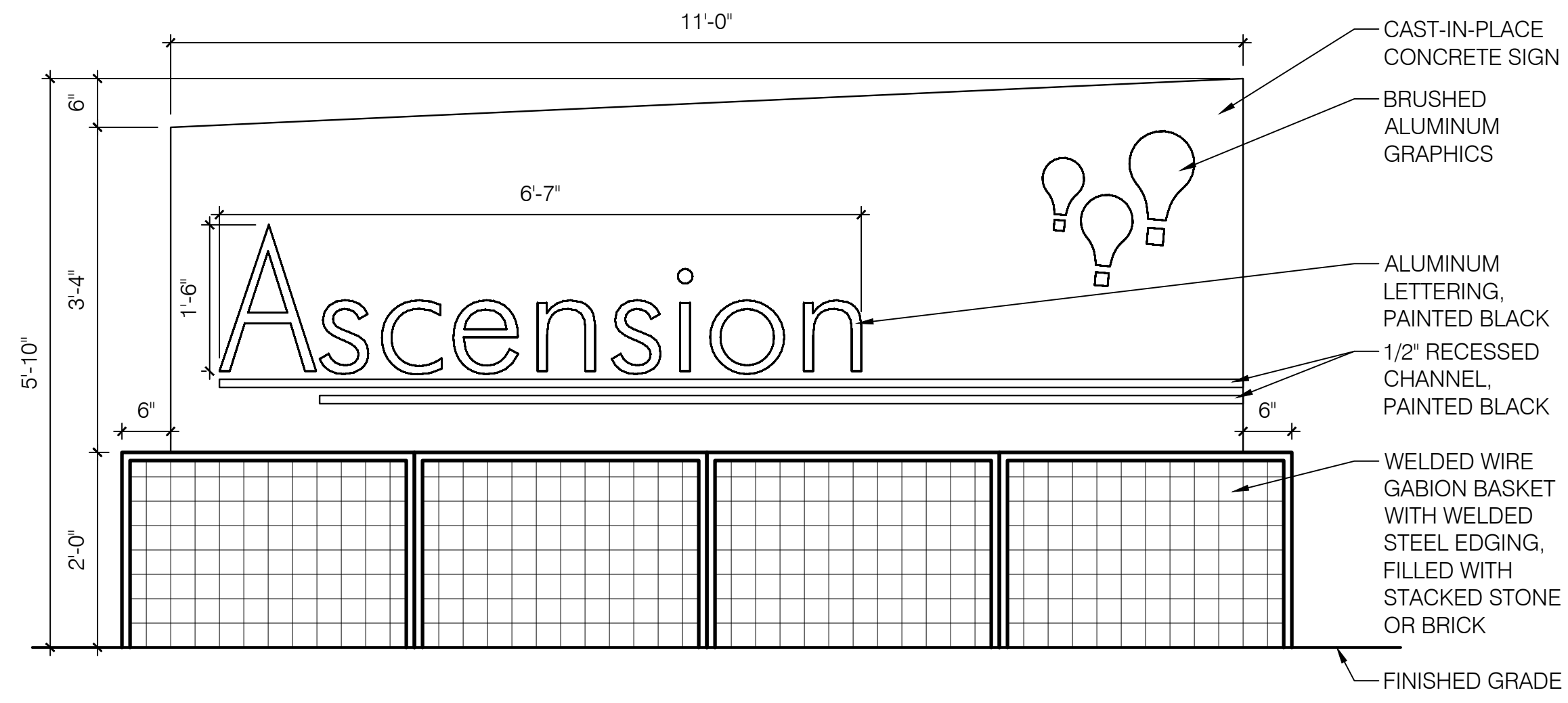
- 6" CONCRETE EDGER AT TURF
- 6" BENCH
- 4'X4' PICNIC TABLE/4'X4' ADA PICNIC TABLE
- BBQ GRILL

PLANT LEGEND

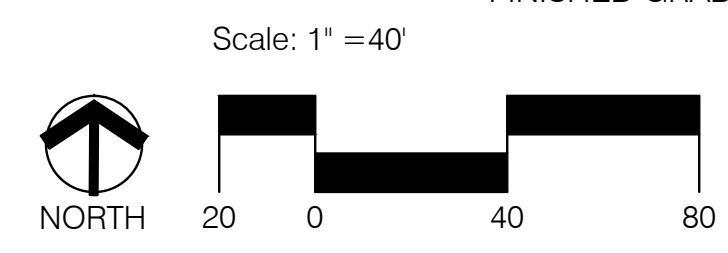
| QTY. | SYMBOL | SCIENTIFIC NAME COMMON NAME | SIZE | INSTALLED SIZE MATURE SIZE | WATER USE |
|--------------------------------|--------|--|----------|---|-----------|
| TREES | | | | | |
| 10 | | CERCIS RENIFORMIS 'OKLAHOMA' OKLAHOMA REDBUD | 2" B&B | 8' HT. X 4' SPR. 20' HT. X 25' SPR. | MED |
| 7 | | CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW | 8' MS | 8' HT. X 4' SPR. 20' HT. X 20' SPR. | LOW+ |
| 24 | | JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER | 15 GAL | 12' HT. X 5' SPR. | LOW+ |
| 10 | | ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM | 2.5" B&B | 12' HT. X 6' SPR. 35' HT. X 25' SPR. | MED+ |
| 7 | | VITEX AGNUS-CASTUS CHASTETREE (MULTI STEM) | 15-GAL | 8' HT. X 4' SPR. 20' HT. X 20' SPR. | MED |
| SHRUBS AND GROUNDCOVERS | | | | | |
| 24 | | ACHILLEA MOONSHINE MOONSHINE YARROW | 1-GAL | 2' HT. X 2' SPR. | MED |
| 16 | | BUDDLEIA DAVIDII 'NANHOENSIS' DWARF BUTTERFLY BUSH | 5-GAL | 4' HT. X 4' SPR. | MED |
| 42 | | CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA | 5-GAL | 4' HT. X 4' SPR. | LOW |
| 54 | | FALLUGIA PARADOXA APACHE PLUME | 5-GAL | 5' HT. X 5' SPR. | LOW |
| 13 | | JUNIPERUS HORIZ. 'BLUE CHIP' BLUE CHIP JUNIPER | 5-GAL | 1' HT. X 7' SPR. | MED |
| 10 | | LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CRAPE MYRTLE | 15-GAL | 12' HT. X 6' SPR. | MED |
| 15 | | RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC | 5-GAL | 2' HT. X 8' SPR. | LOW+ |
| 9 | | SALVIA DORRII PURPLE SAGE | 5-GAL | 3' HT. X 3' SPR. | MED |
| 8 | | SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE | 3-GAL | 30" HT. X 3' SPR. | MED |
| DESERT ACCENTS | | | | | |
| 10 | | AGAVE HAVARDIANA HARVARD AGAVE | 3-GAL | 3' HT. X 4' SPR. | LOW |
| 20 | | AGAVE PERRYI VAR. TRUNCATA ARTICHOKE AGAVE | 3-GAL | 2' HT. X 3' SPR. | LOW |
| 29 | | DASYLIUM WHEELERI DESERT SPOON | 5-GAL | 4' HT. X 4' SPR. | LOW |
| 17 | | HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA | 3-GAL | 3' HT. X 3' SPR. | LOW |
| 24 | | YUCCA PENDULA SOFT LEAF YUCCA | 5-GAL | 4' HT. X 5' SPR. | LOW |
| 9 | | YUCCA ROSTRATA BEAKED YUCCA | 5-GAL | 10' HT. X 4' SPR. | LOW |
| ORNAMENTAL GRASSES | | | | | |
| 29 | | CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS | 5-GAL | 30" HT. X 3' SPR. | MED |
| 24 | | MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS | 5-GAL | 3' HT. X 4' SPR. | MED |
| TURF GRASS | | | | | |
| 1,835 SF | | REVELLE BLUEGRASS SOD | | | |

MULCHES AND BOULDERS

- 28,740 SF 3/4" COYOTE MYST CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 1,065 SF STABILIZED CRUSHER FINES, COLOR: LIGHT BROWN (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)



Monument Sign



PLANNING
CONSENSUS

Landscape Architecture
 Urban Design
 Planning Services

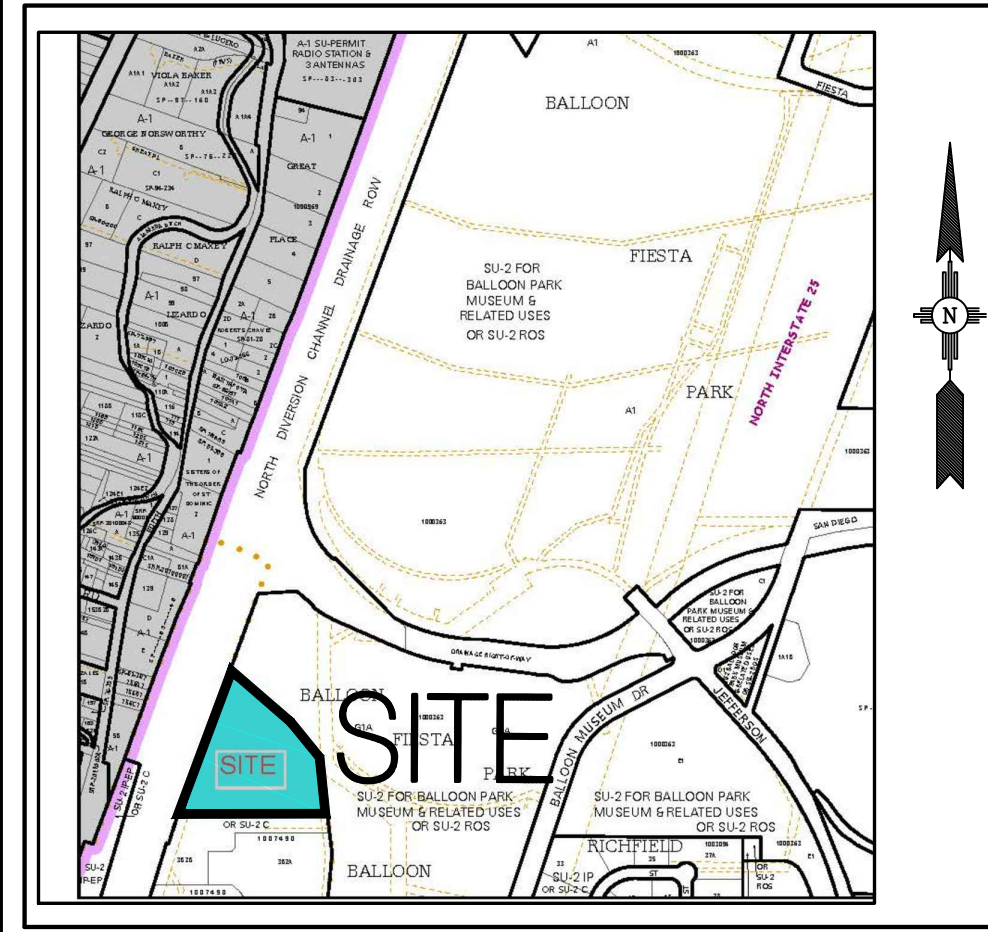
302 EIGHTH ST. NW
 Albuquerque, NM 87102
 Phone (505) 764-9801
 Fax (505) 842-5495

| # | Date | Description |
|---|------|-------------|
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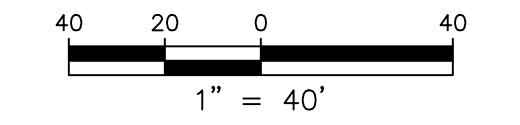
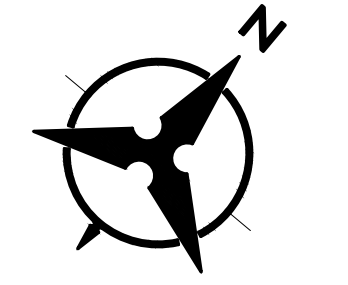
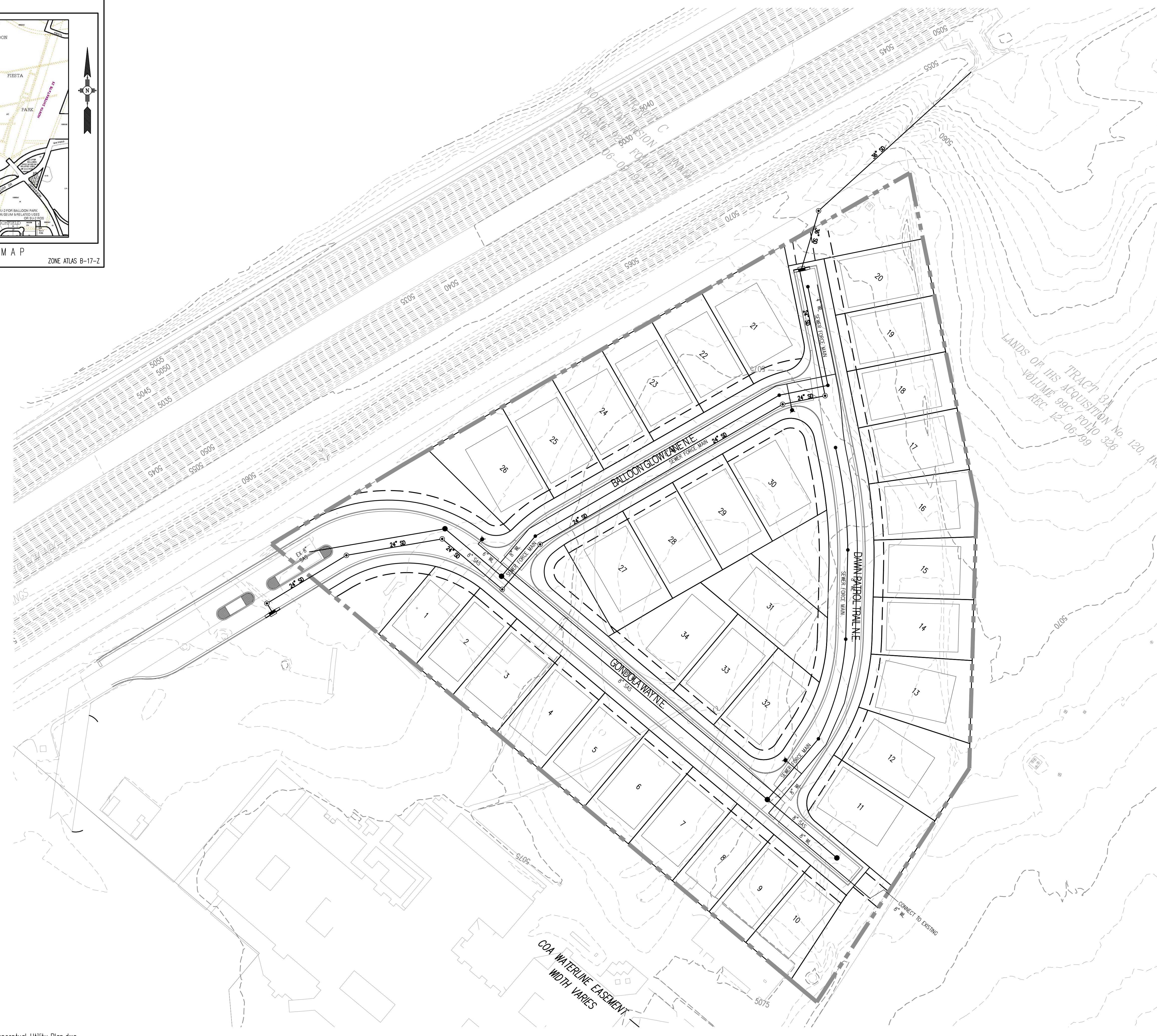
ABRAZO HOMES
 ASCENSION

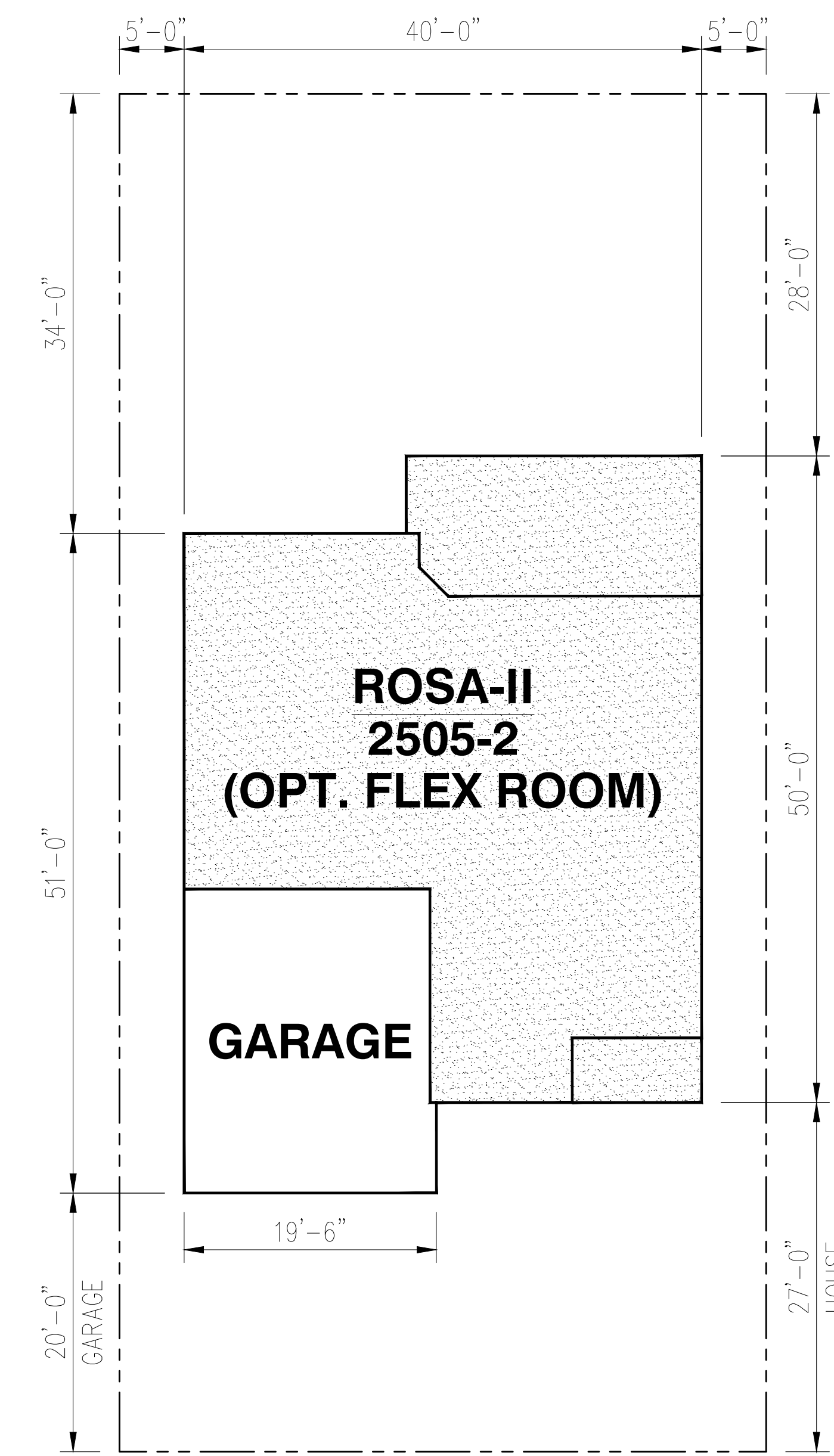
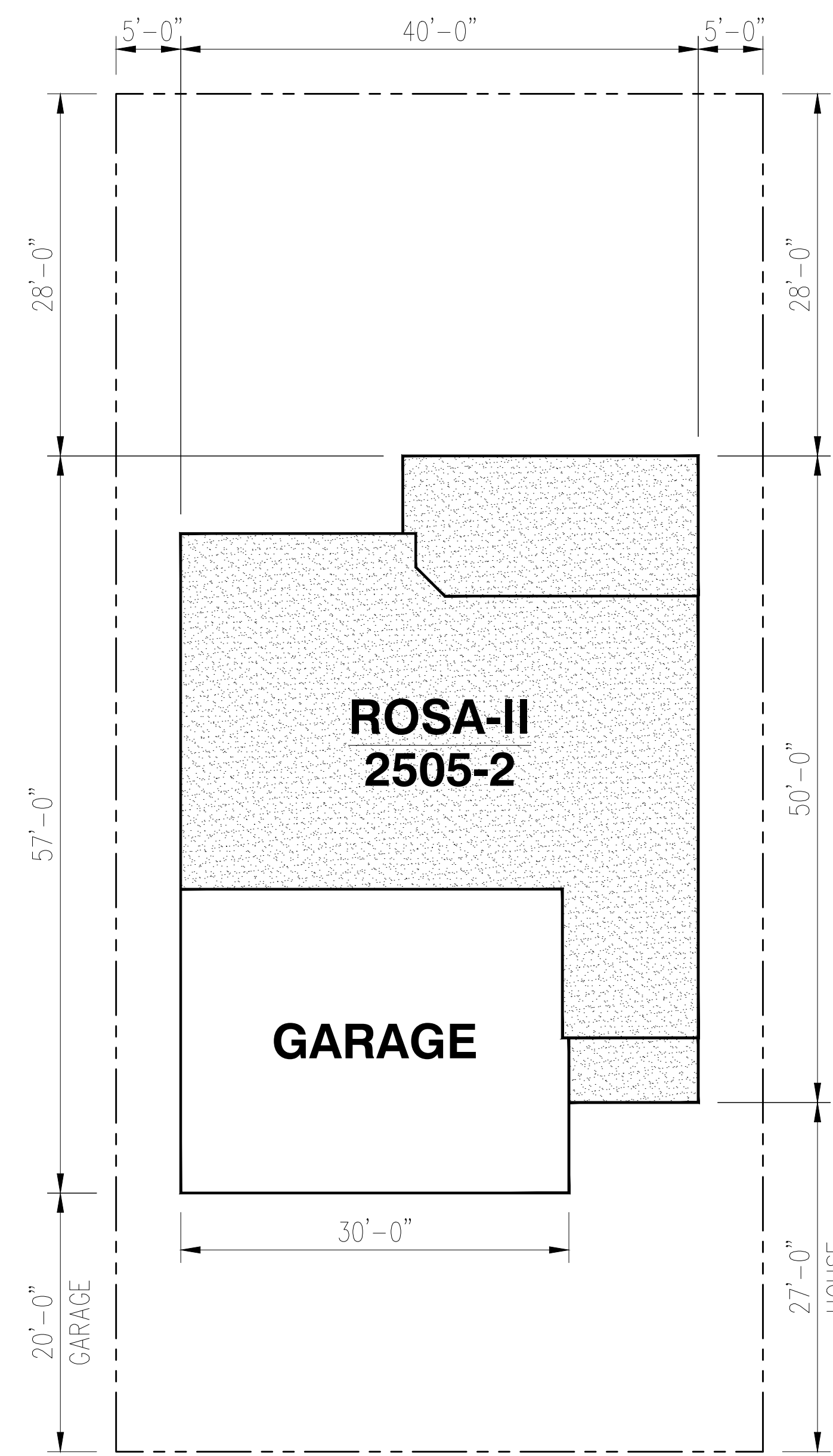
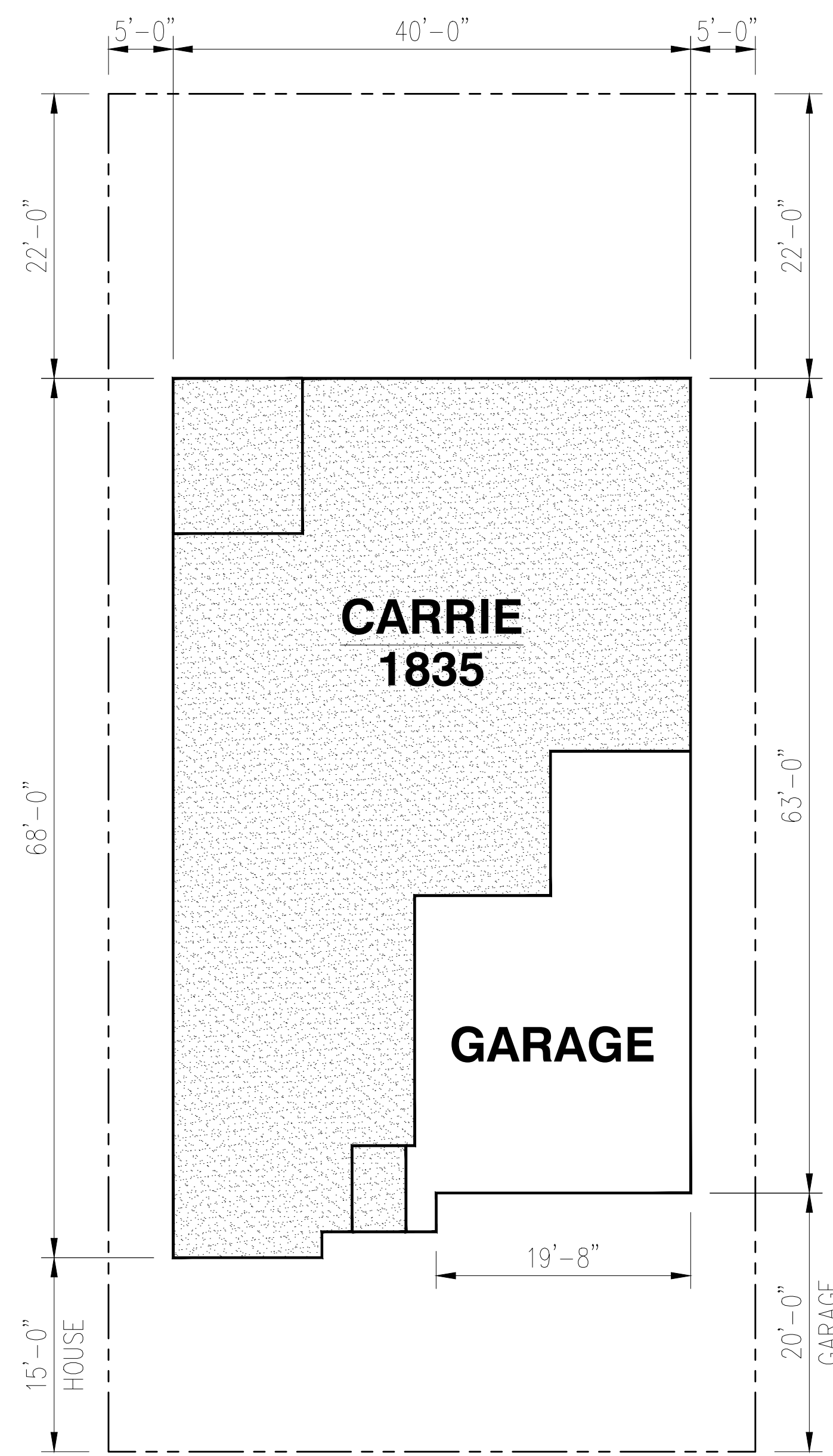
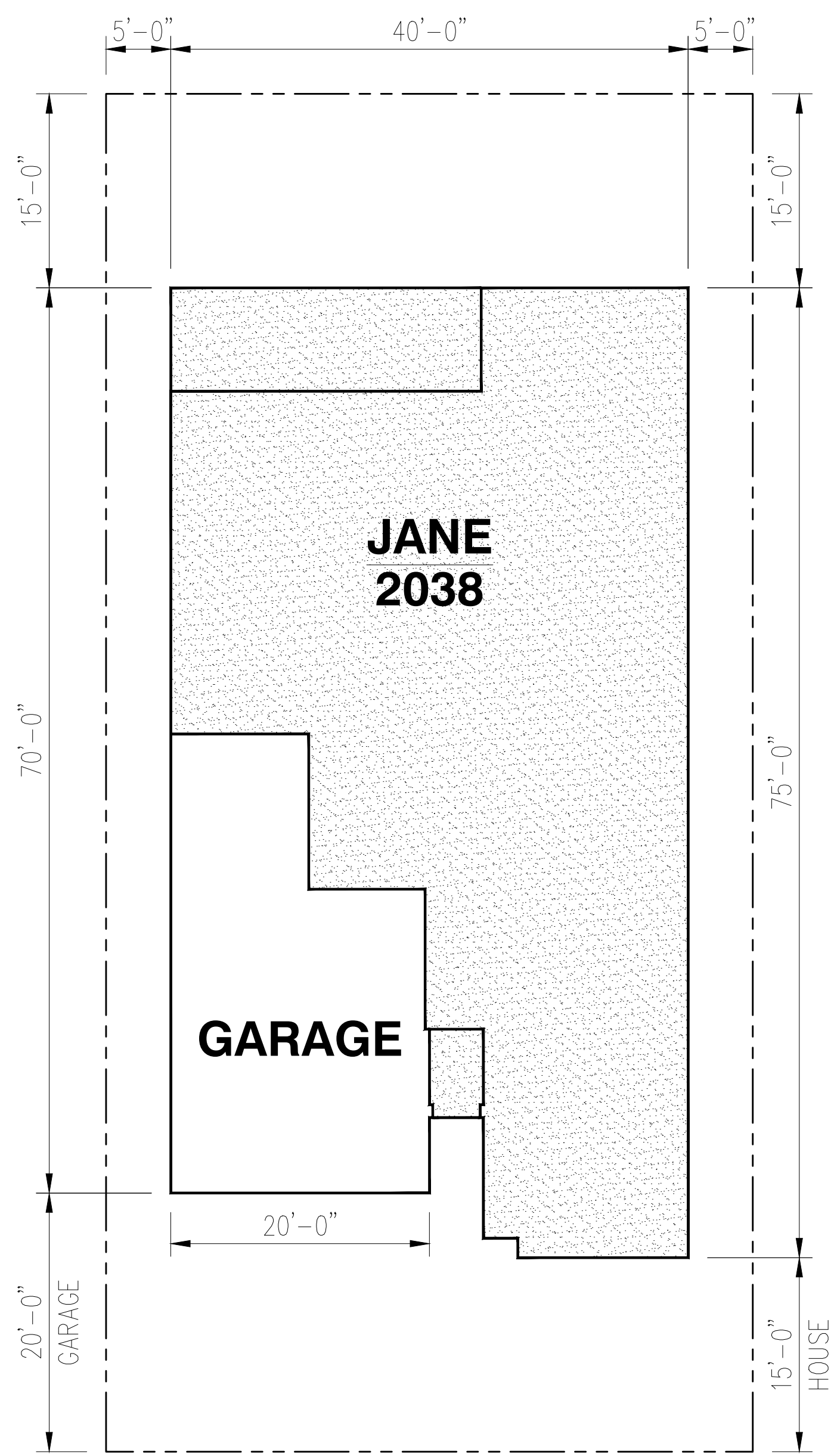
Project Name: _____
 Landscape Architect's Seal: _____
 Designed By: SC
 Drawn By: SC/ML
 Checked By: CG
 Date: 4/19/18
 Project No: _____
 Sheet Title: LANDSCAPE PLAN
 LS 101

CONCEPTUAL UTILITY PLAN
ASCENSION SUBDIVISION



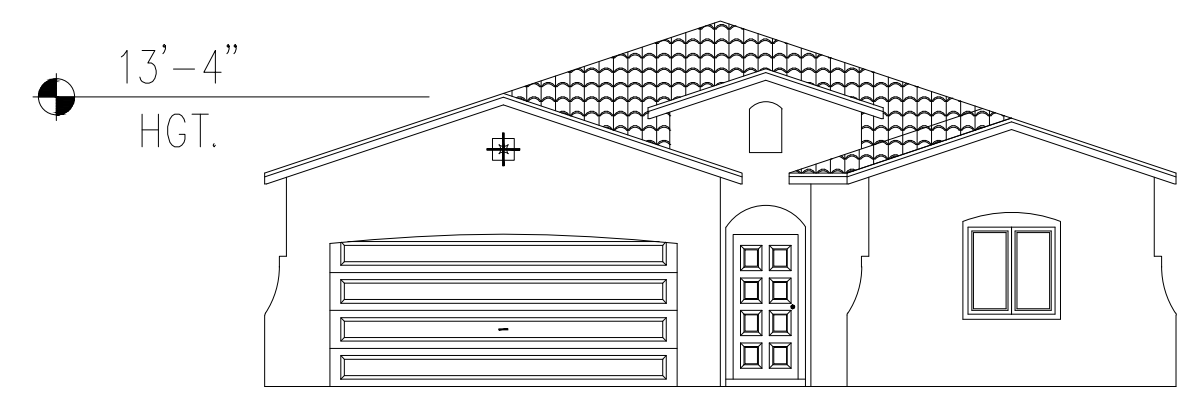
NOT TO SCALE
ZONE ATLAS B-17-Z



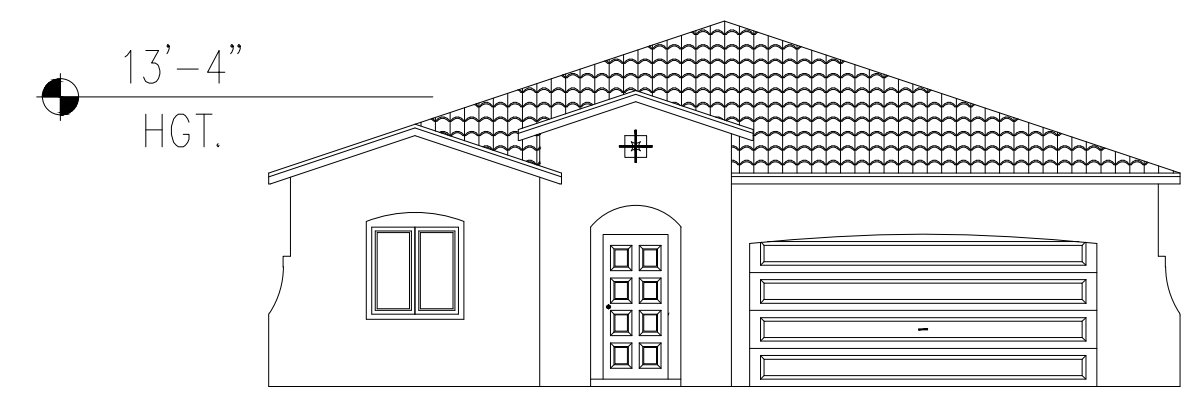


NOTES:
 - TYPICAL LOT SIZE: 50'x105'
 - NO GARAGE OFFSET FROM FACADE REQUIRED.
 - NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.

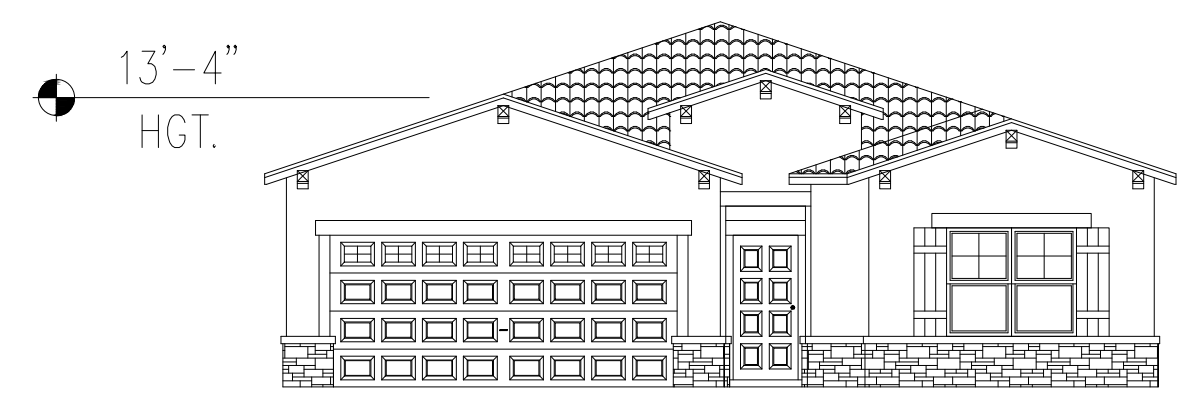
ABRAZO HOMES



"PITCHED" ELEVATION



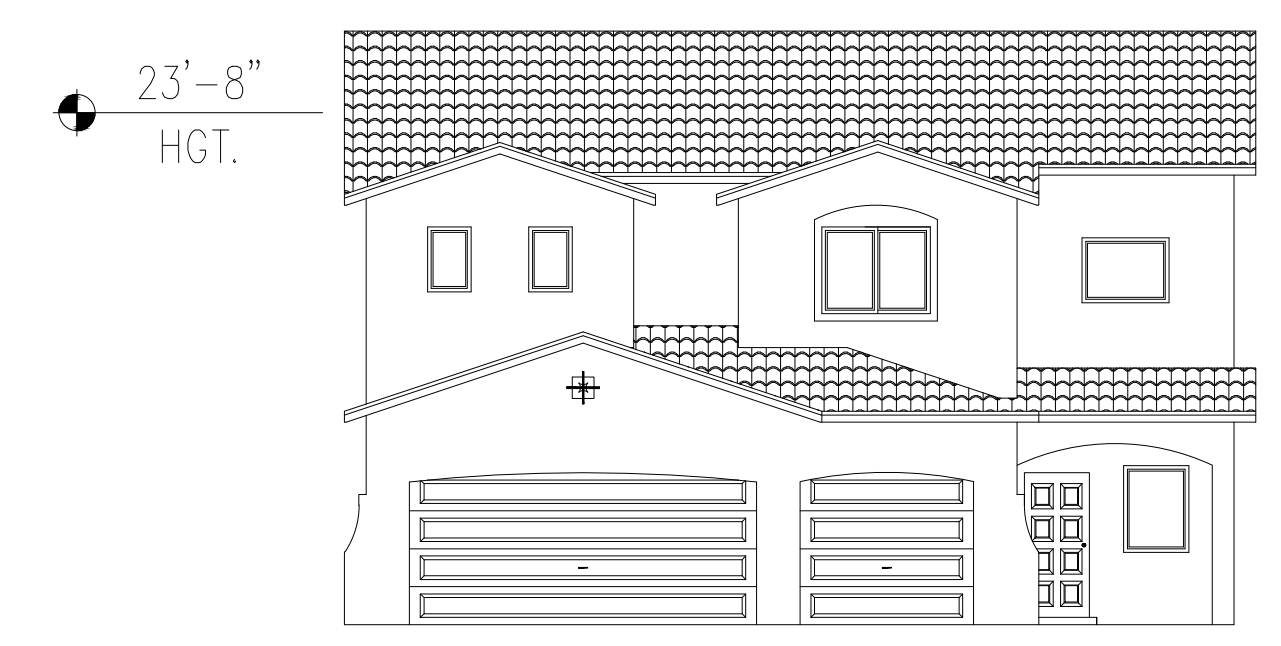
"PITCHED" ELEVATION



CRAFTSMAN" ELEVATION



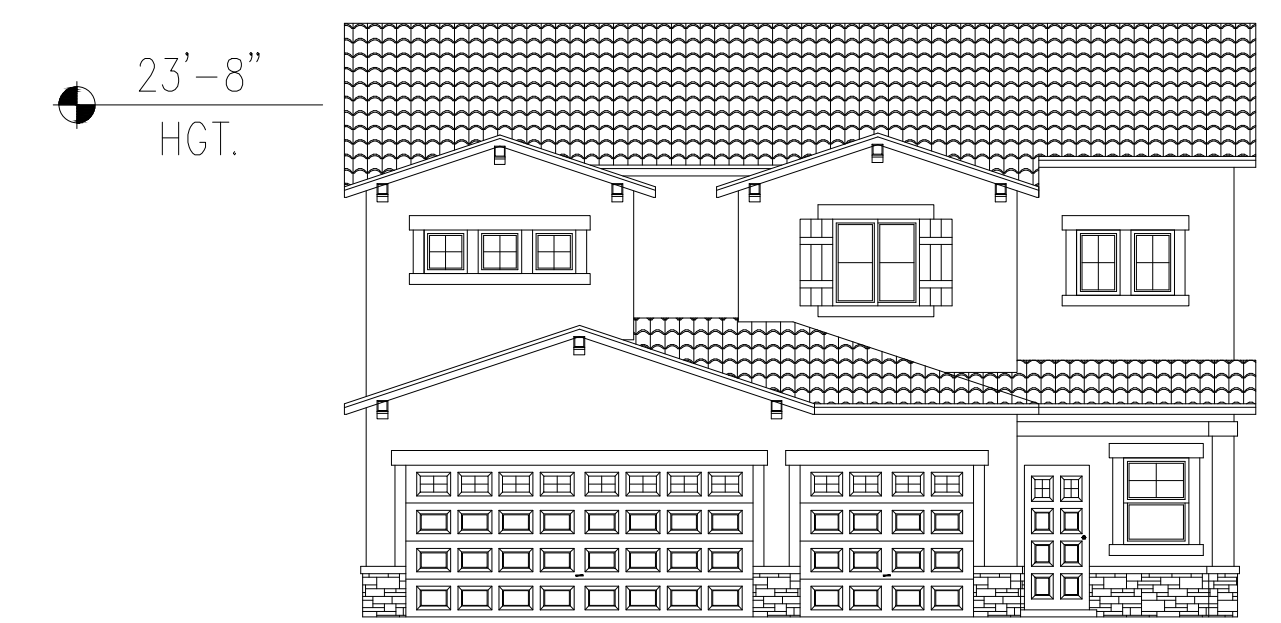
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"PITCHED" ELEVATION



"PITCHED" ELEVATION

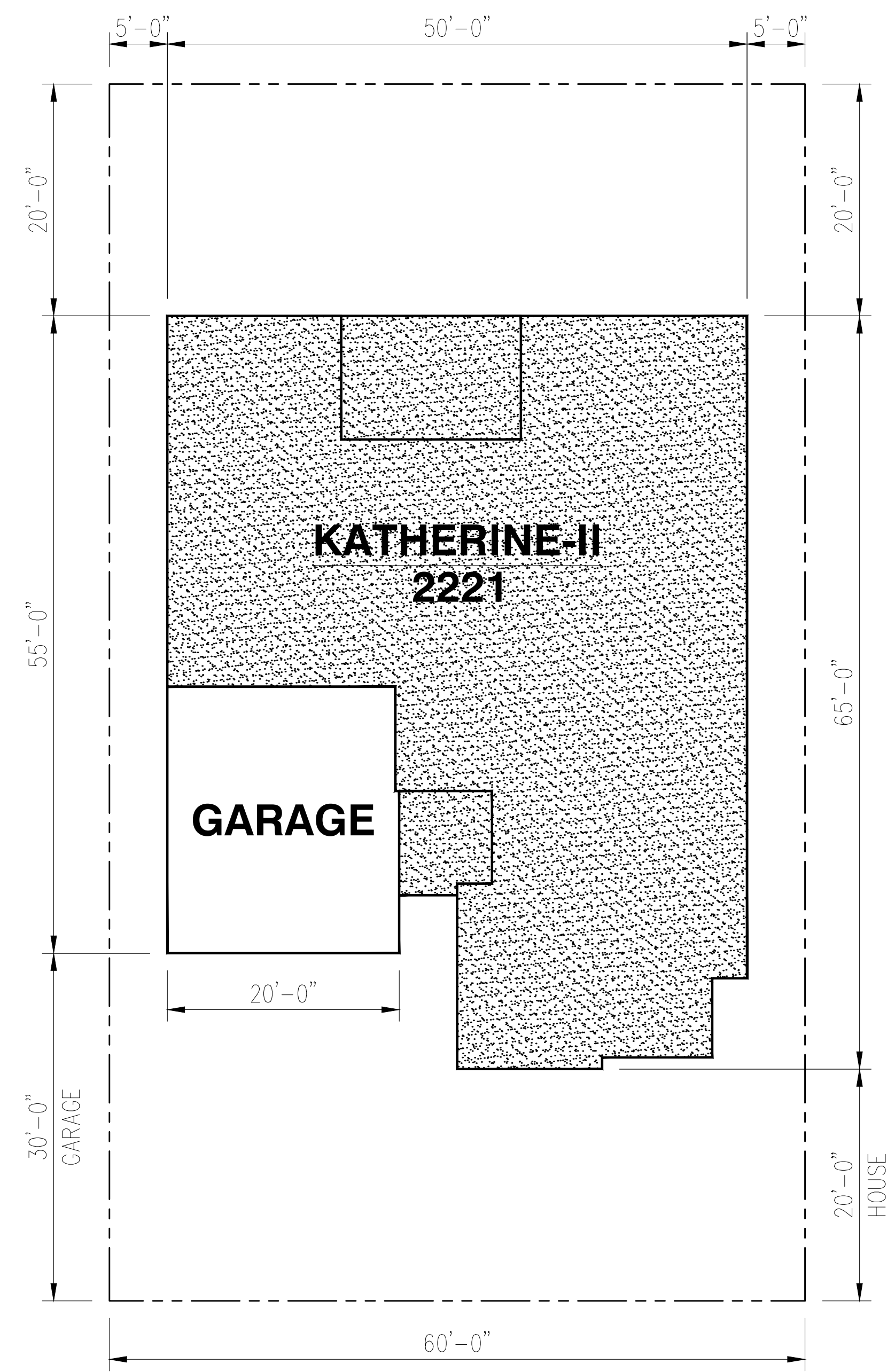
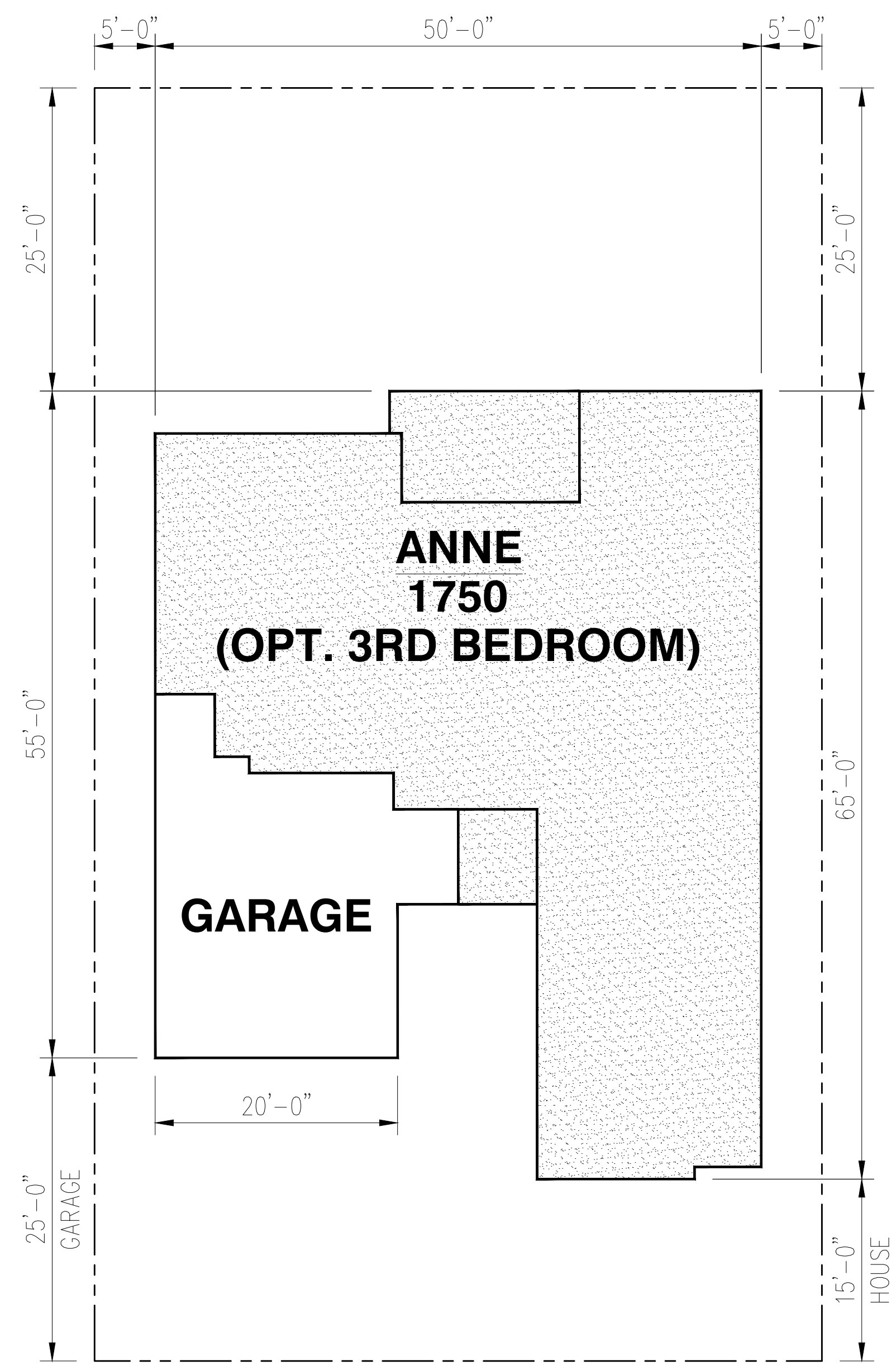
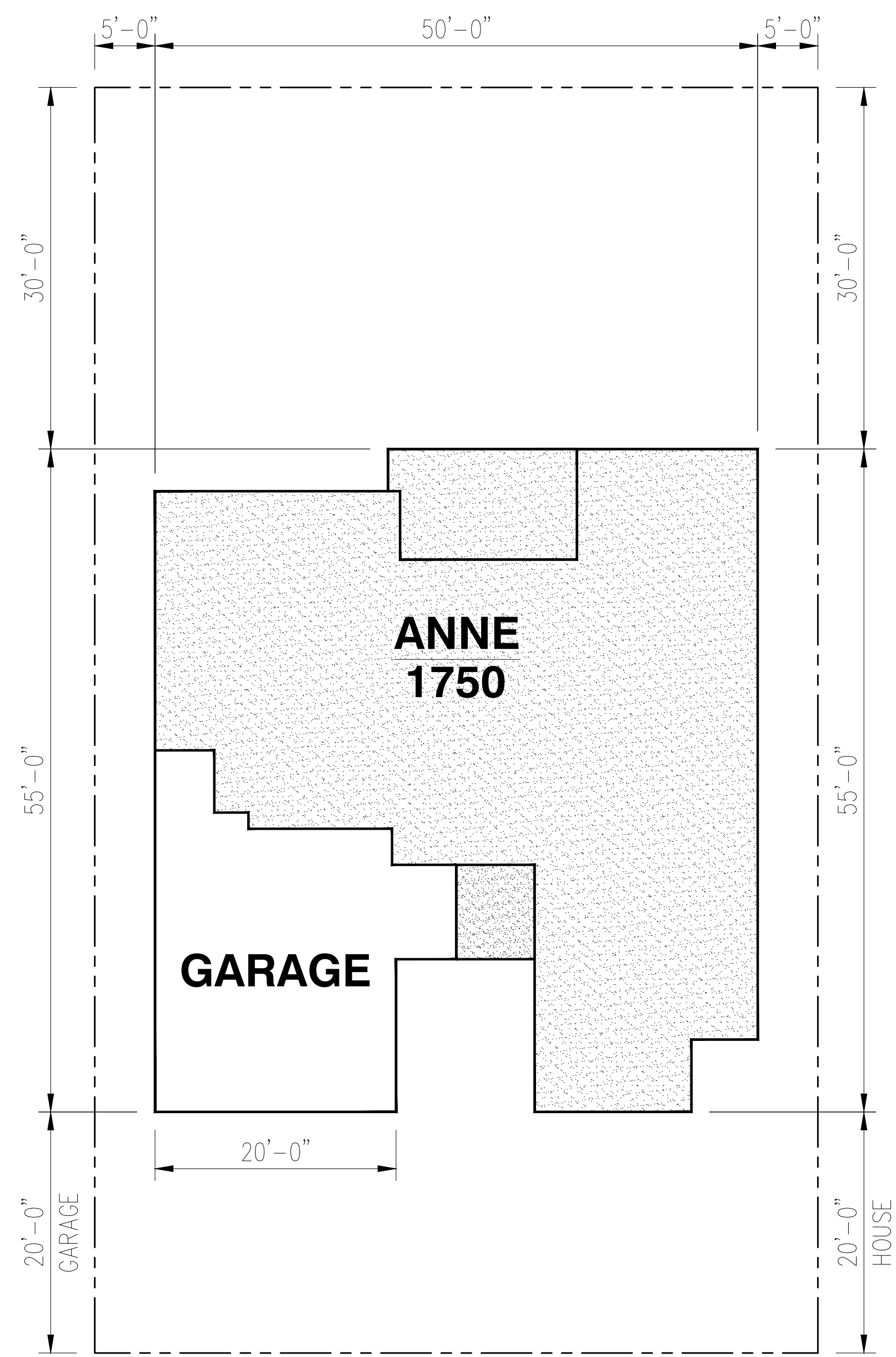


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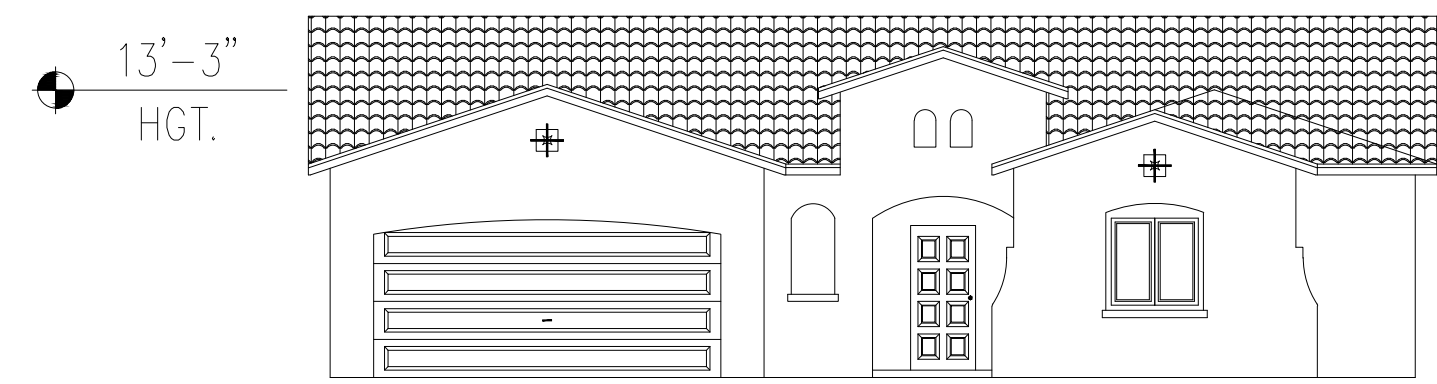
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BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT - SCALED TO FIT

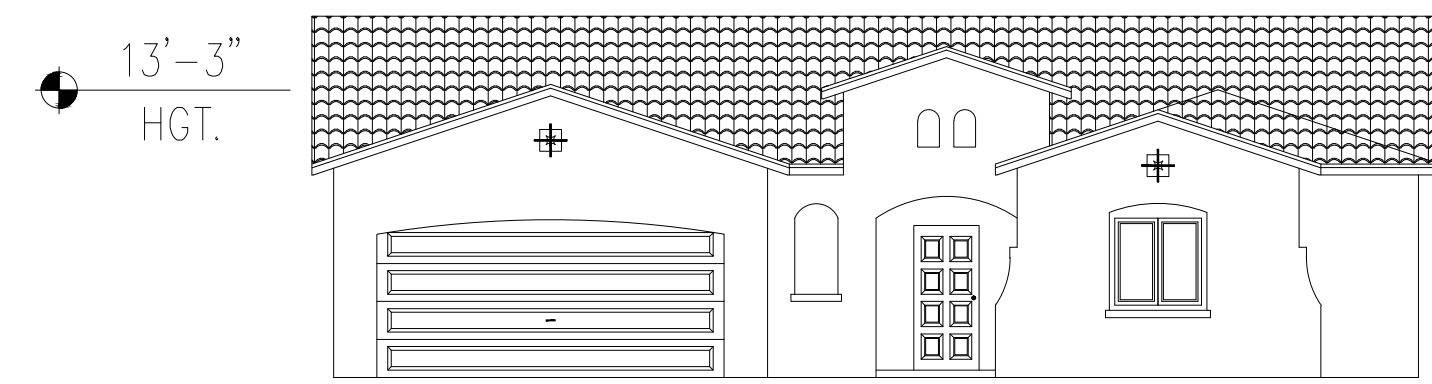


NOTES:
 -TYPICAL LOT SIZE: 60'x105'
 -NO GARAGE OFFSET FROM FACADE REQUIRED.
 -NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.

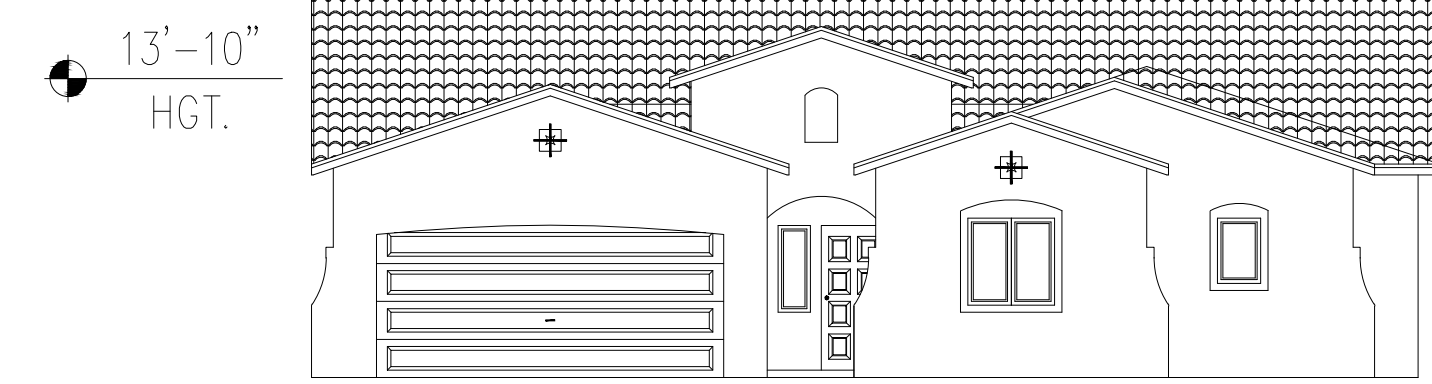
ABRAZO HOMES



ELEVATION "PITCHED"



ELEVATION "PITCHED"



ELEVATION "PITCHED"



ELEVATION "CRAFTSMAN"

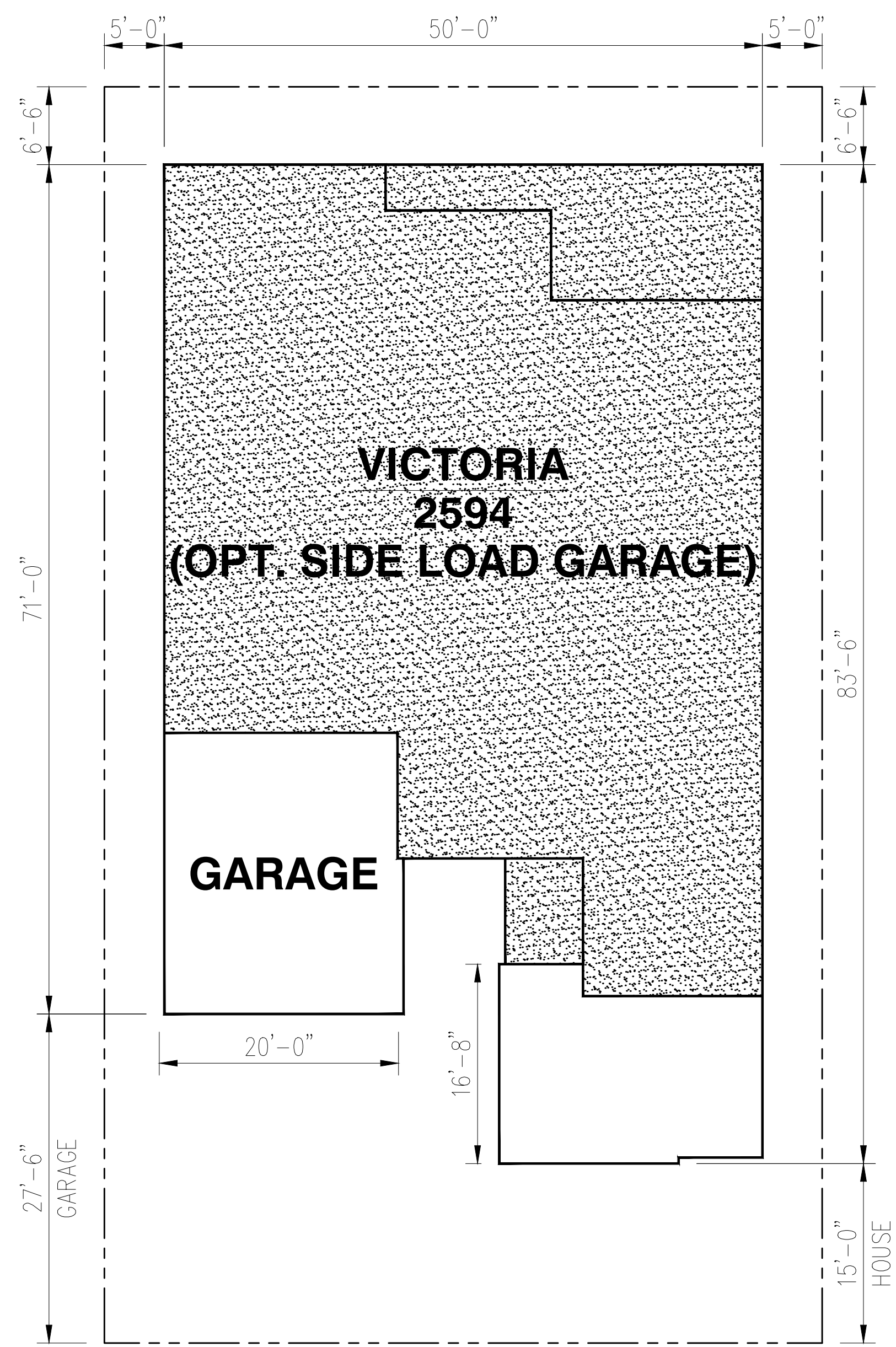
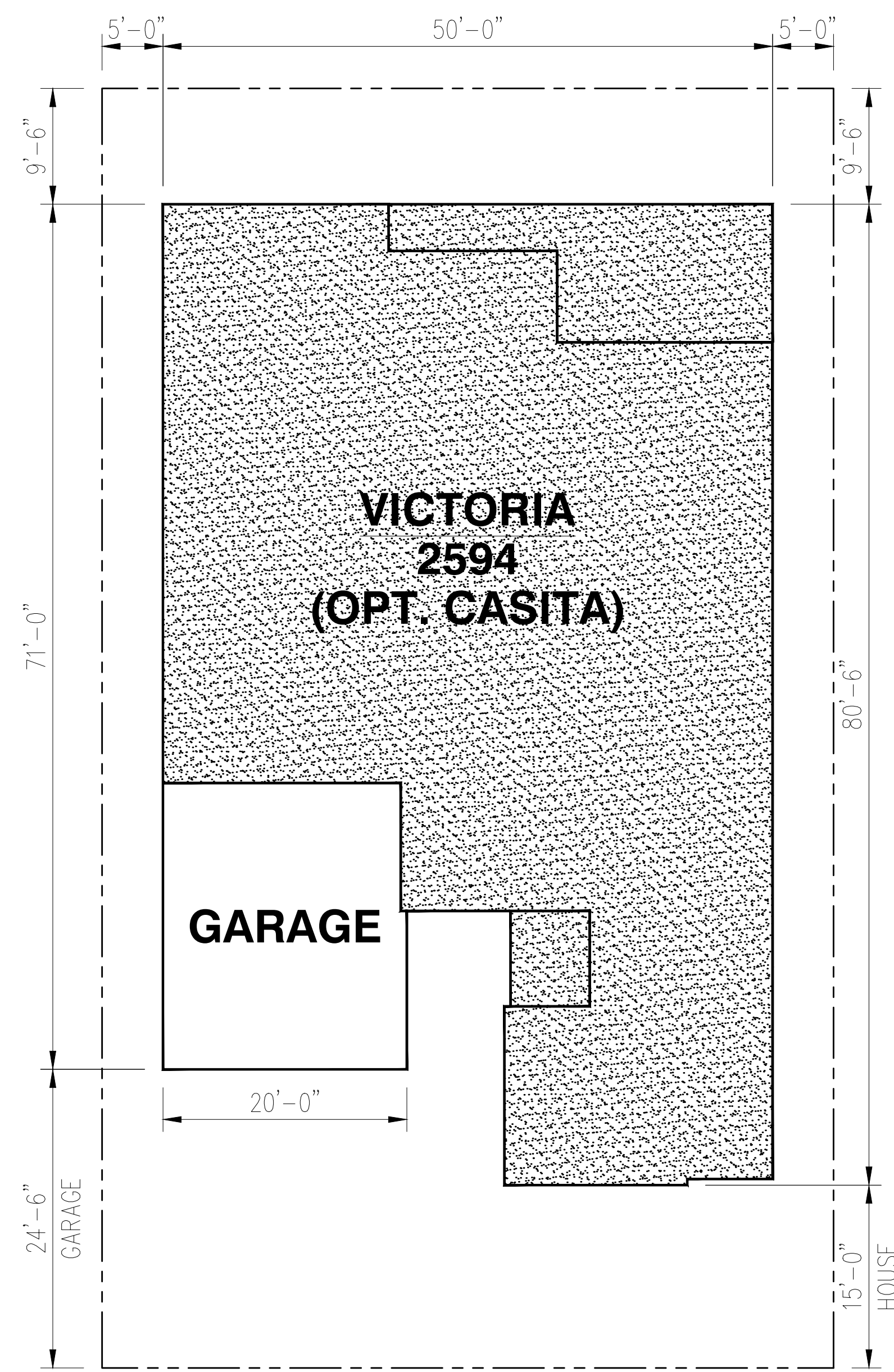
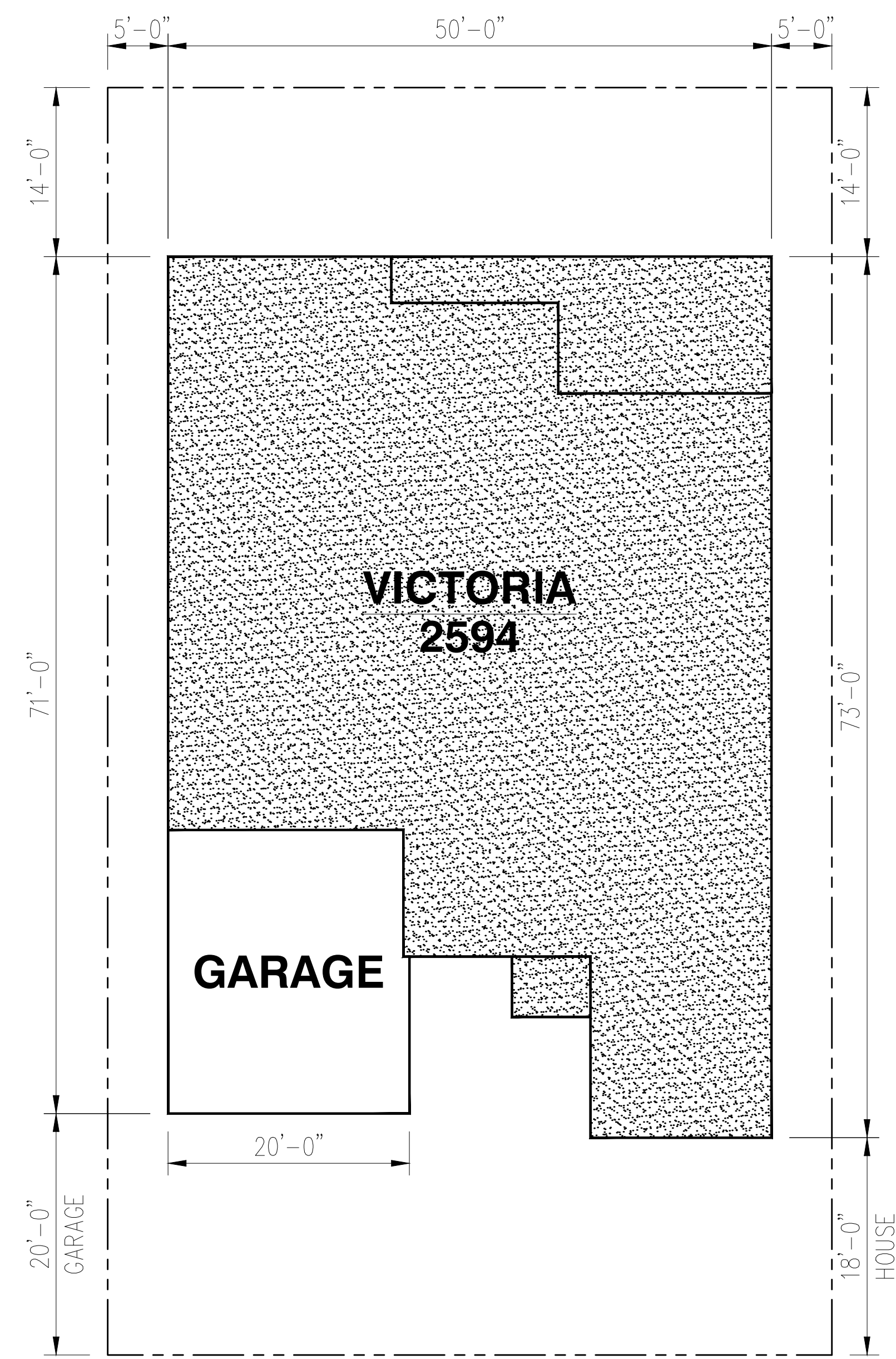


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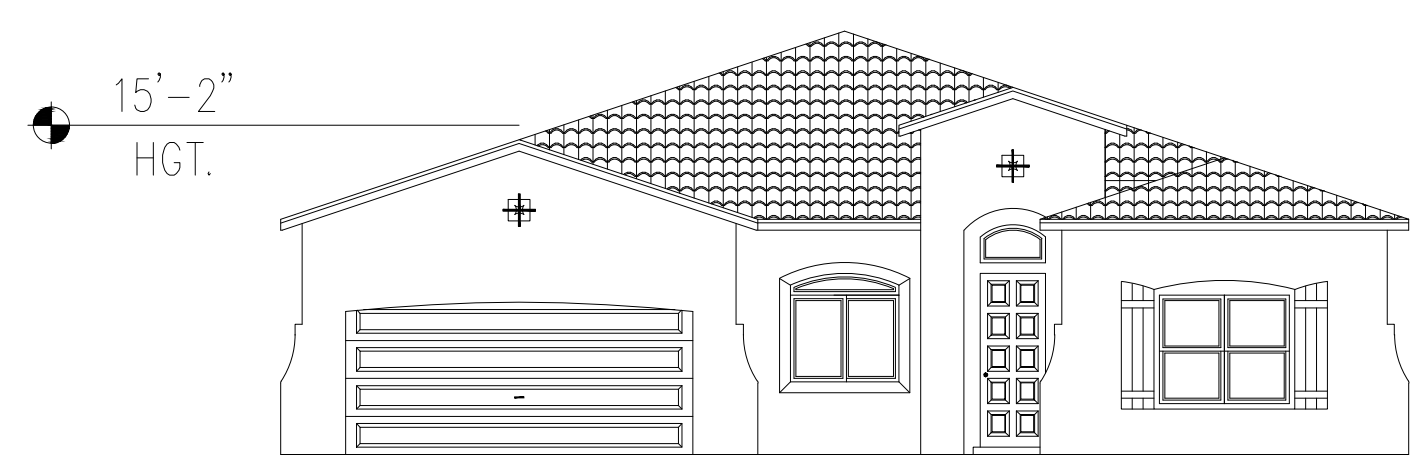
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BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT - SCALED TO FIT

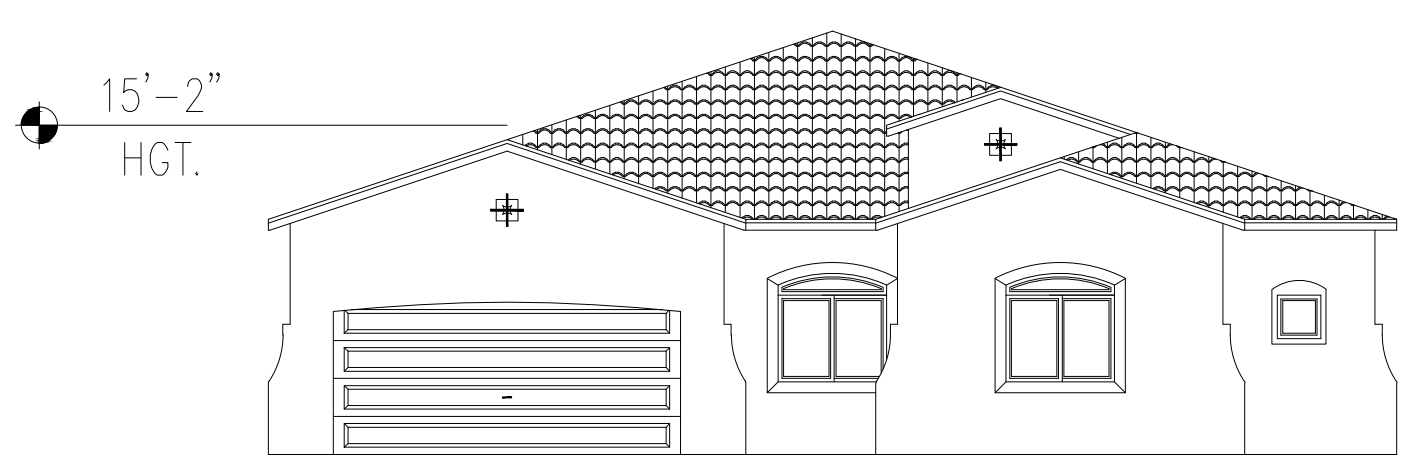


NOTES:
 -TYPICAL LOT SIZE: 60'x105'
 -NO GARAGE OFFSET FROM FACADE REQUIRED.
 -NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.

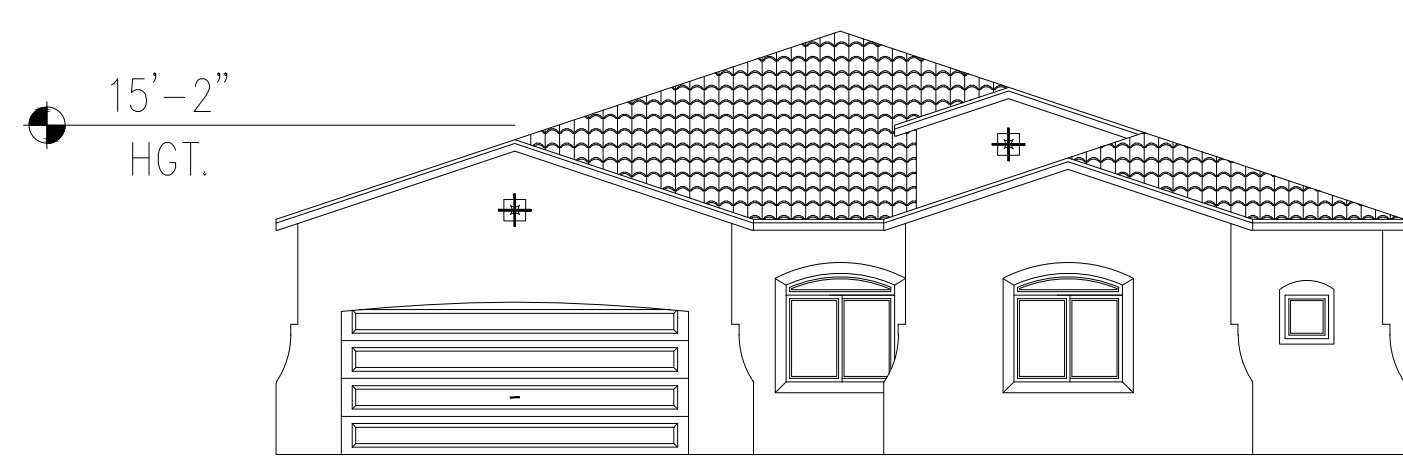
ABRAZO HOMES



ELEVATION "PITCHED"



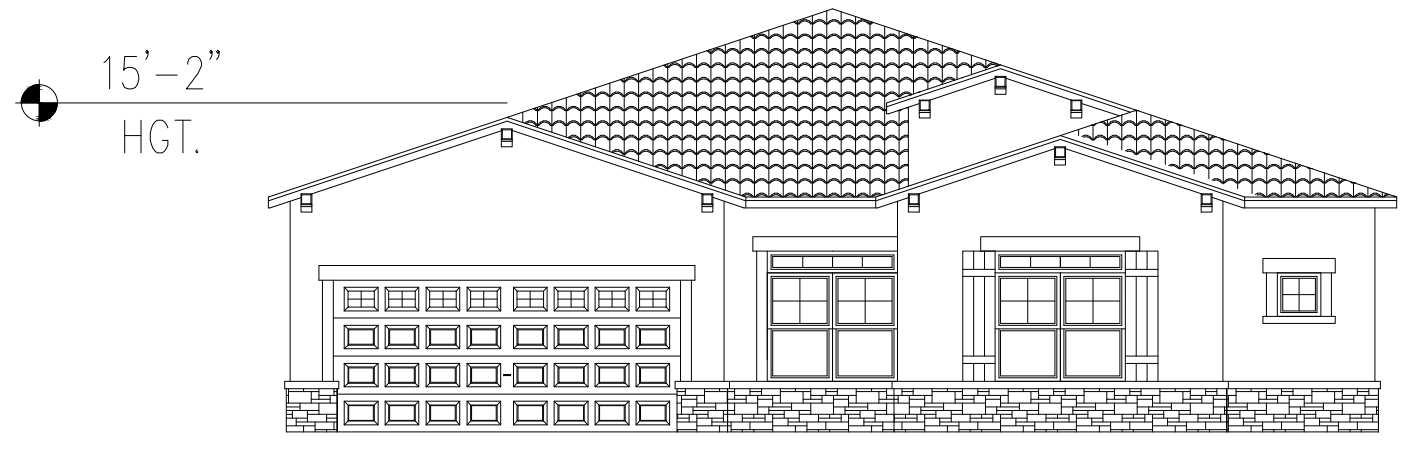
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ELEVATION "PITCHED"



ELEVATION "CRAFTSMAN"

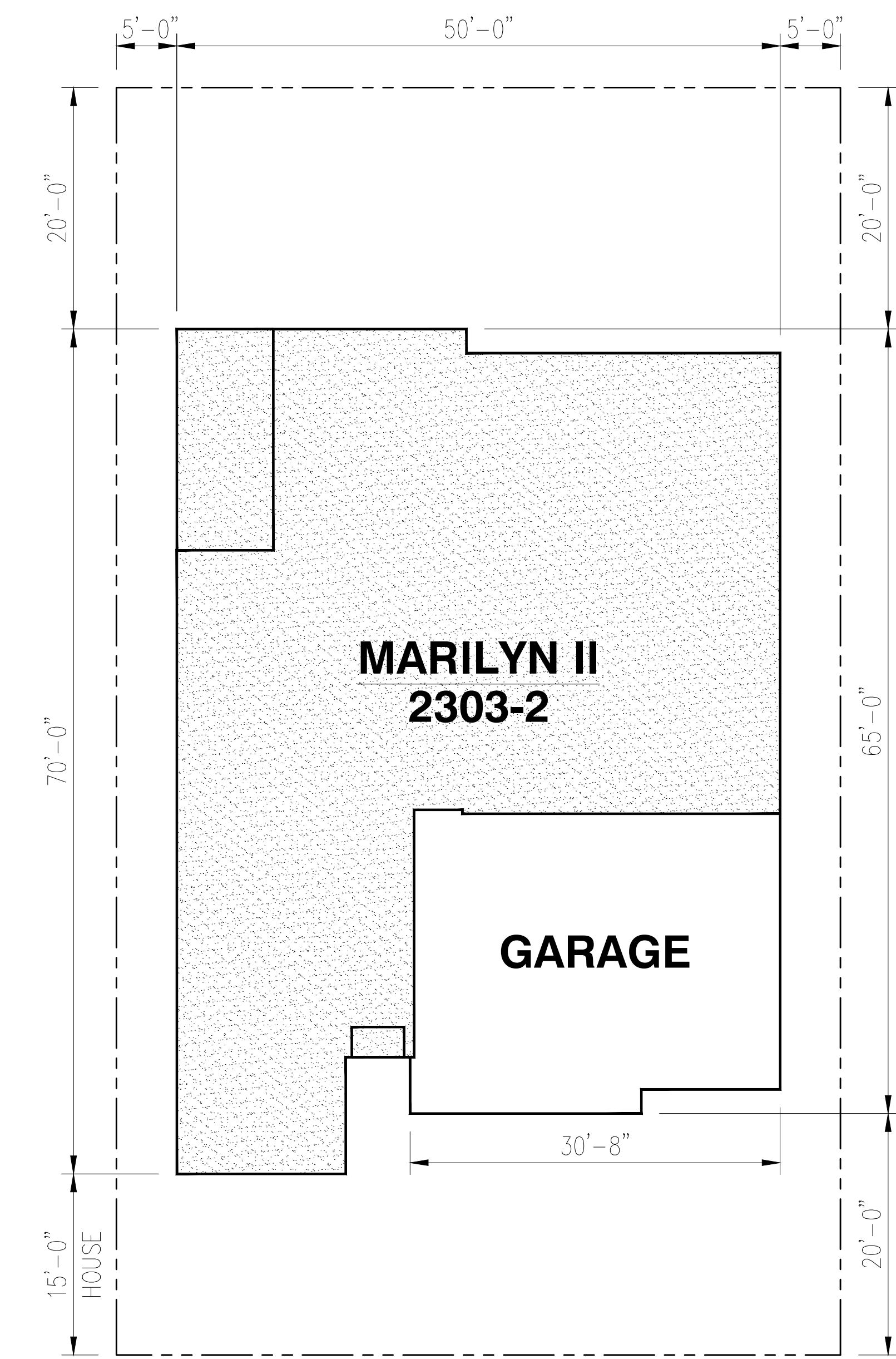
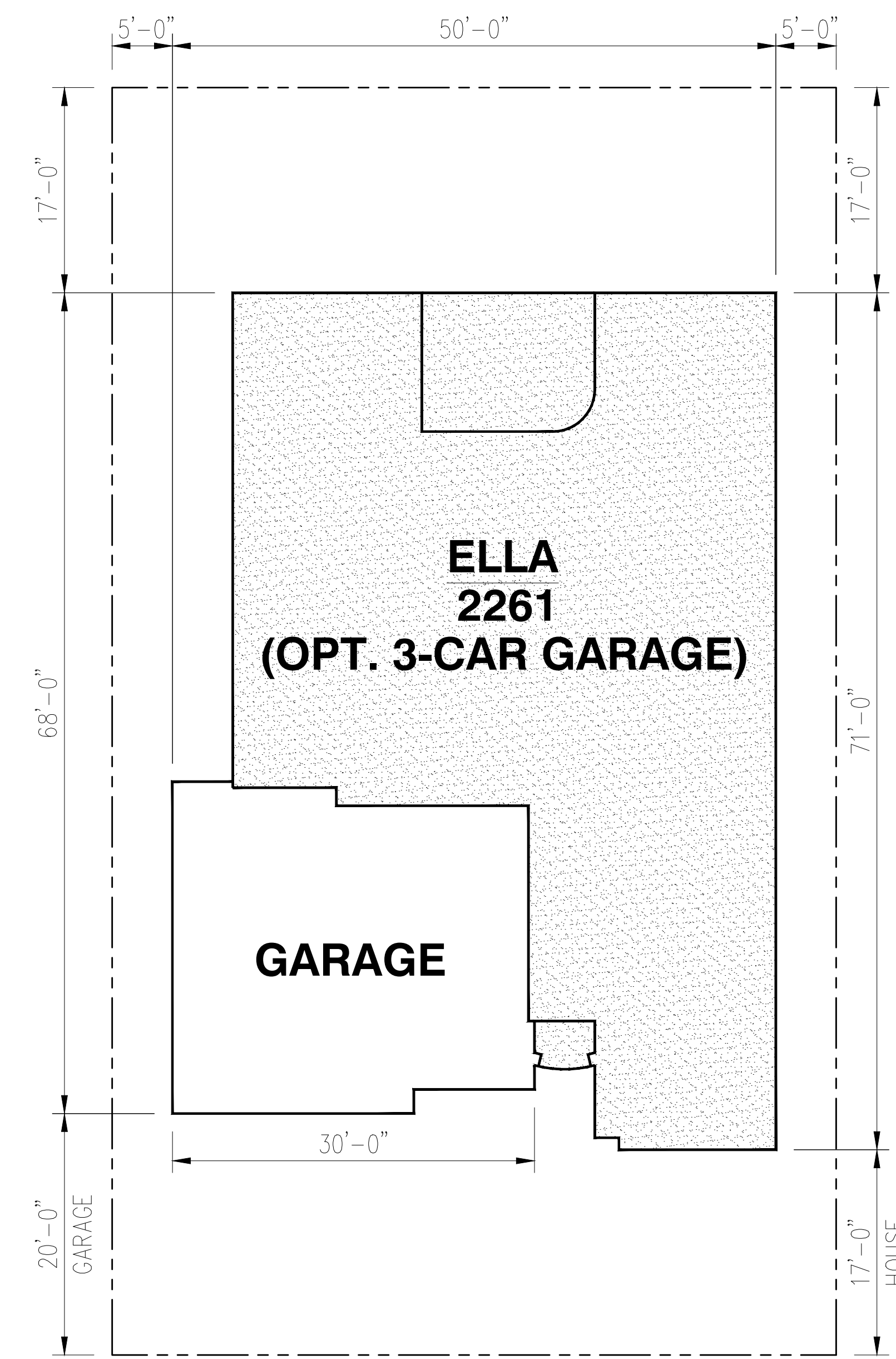
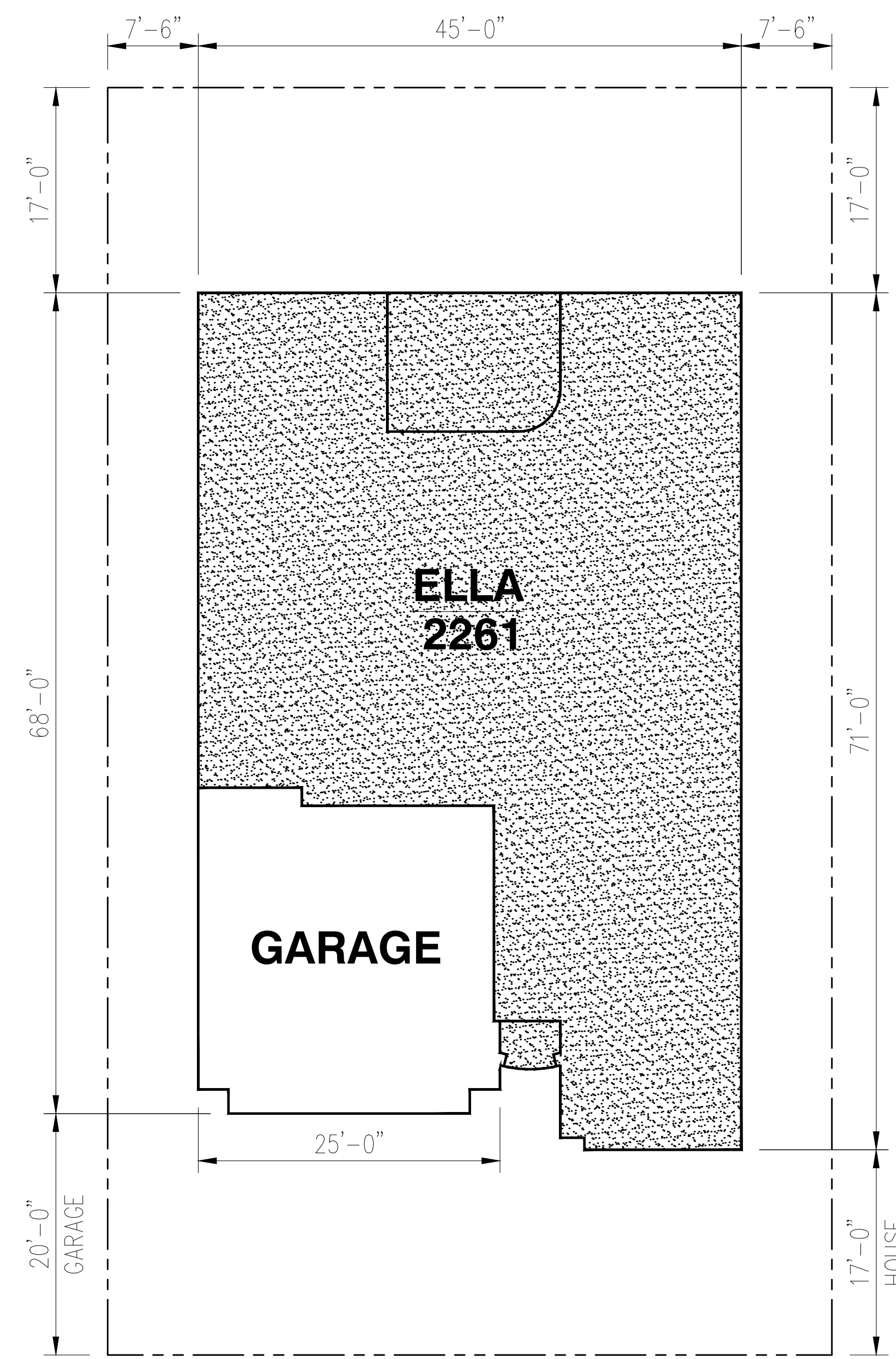


ELEVATION "CRAFTSMAN"



ELEVATION "CRAFTSMAN"

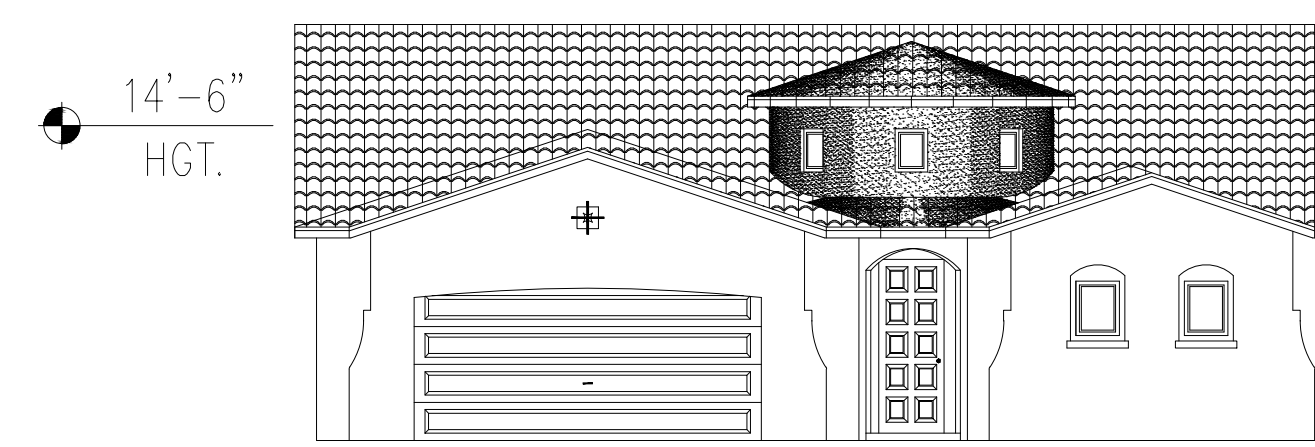
BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT - SCALED TO FIT



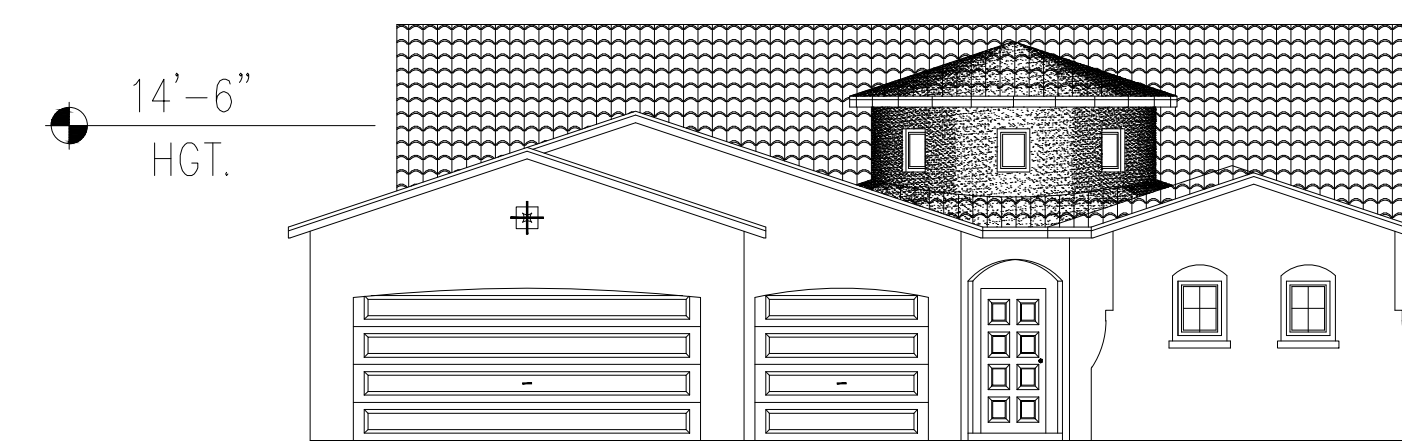
NOTES:

- TYPICAL LOT SIZE: 60'x105'
- NO GARAGE OFFSET FROM FACADE REQUIRED.
- NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.

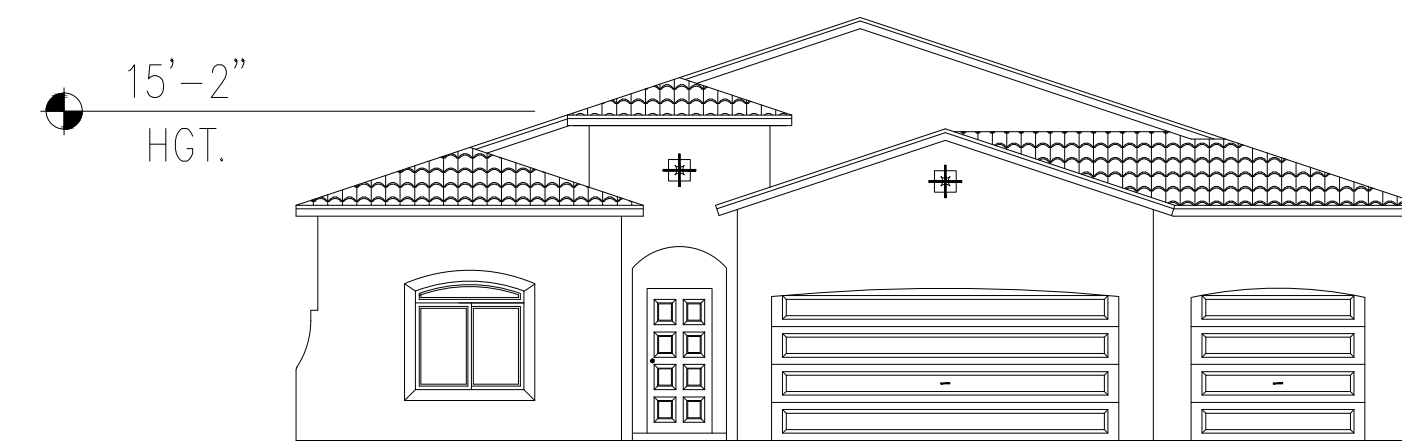
ABRAZO HOMES



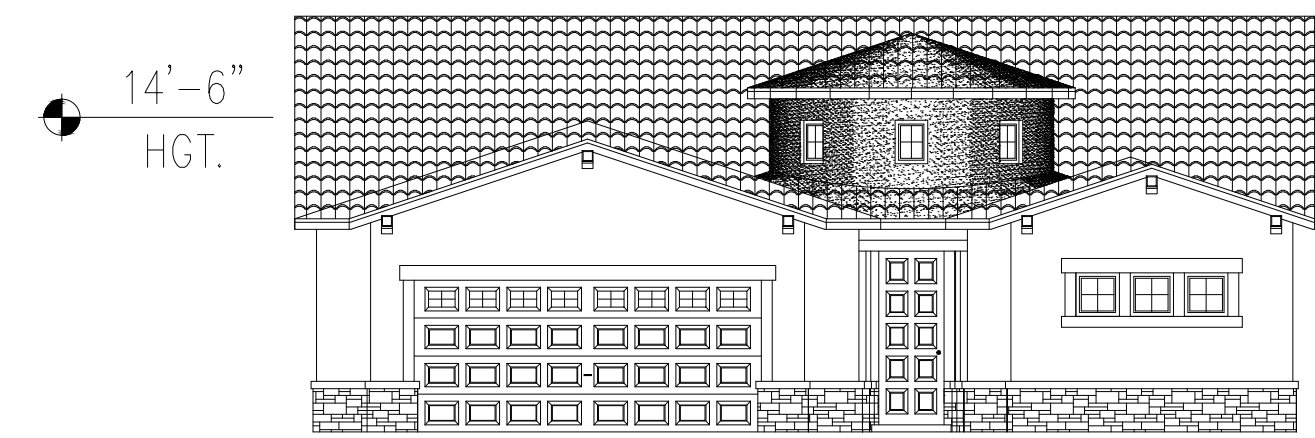
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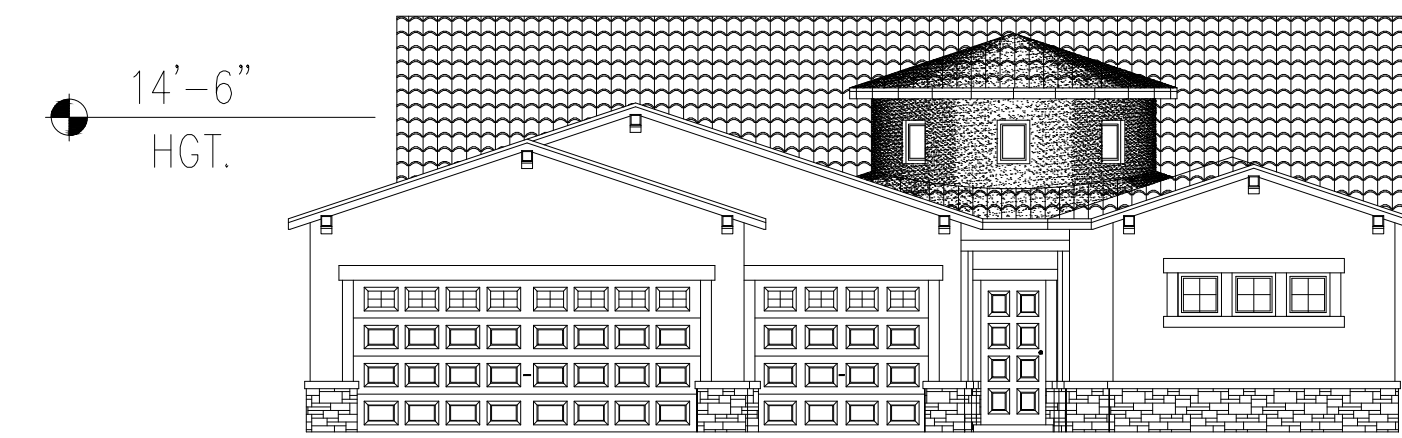
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ELEVATION "PITCHED"



ELEVATION "CRAFTSMAN"

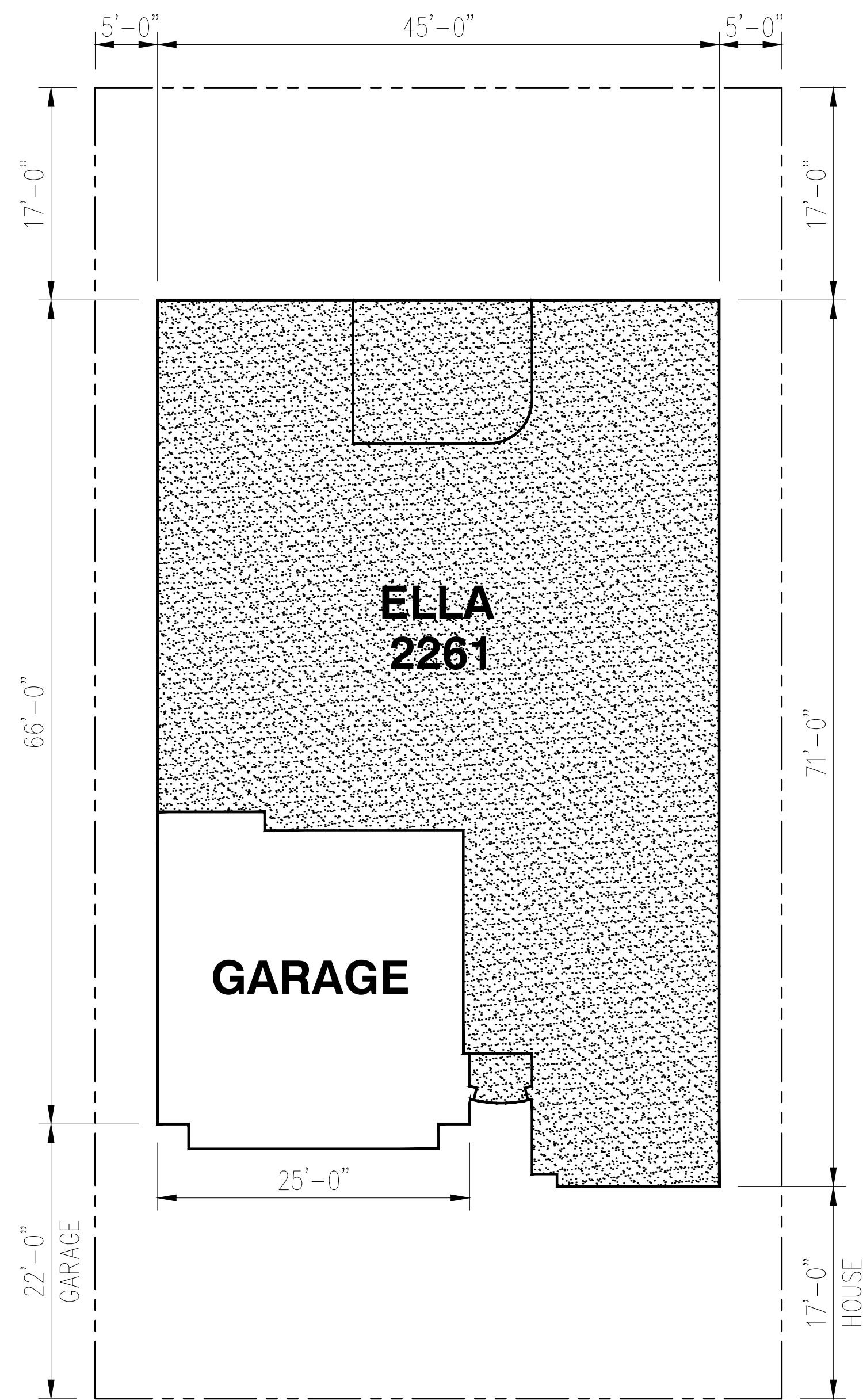
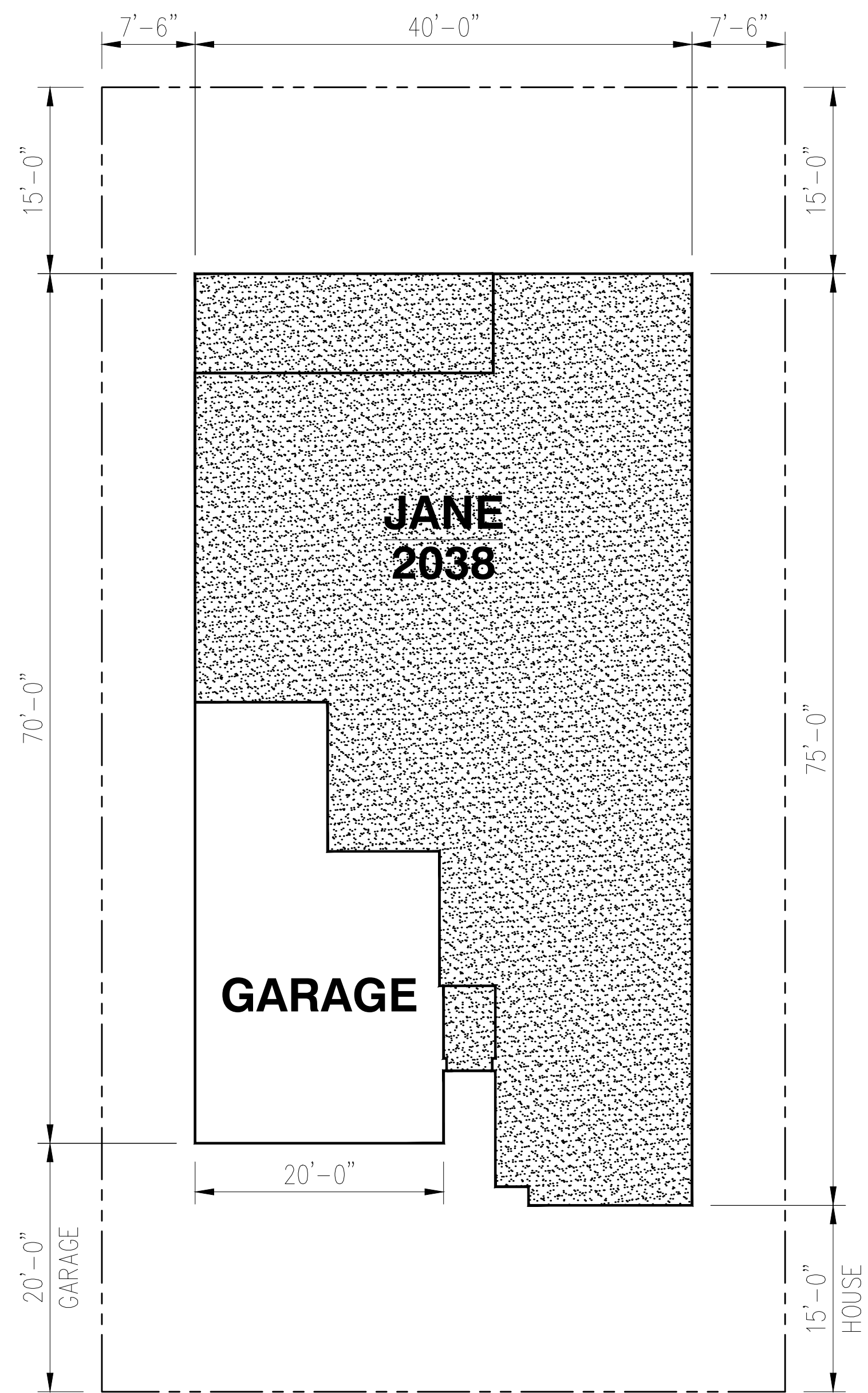


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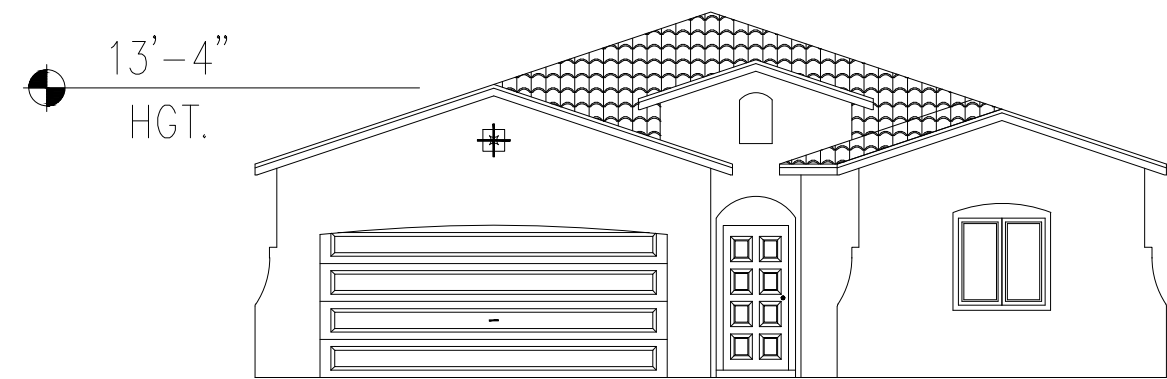
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BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT - SCALED TO FIT

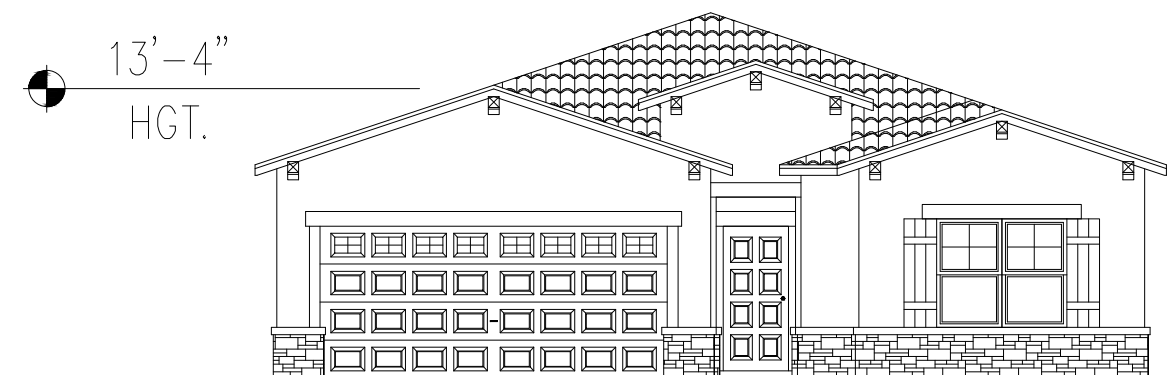


NOTES:
 -TYPICAL LOT SIZE: 55'x105'
 -NO GARAGE OFFSET FROM FACADE REQUIRED.
 -NO MAXIMUM SETBACKS TO GARAGE OR HOUSE.

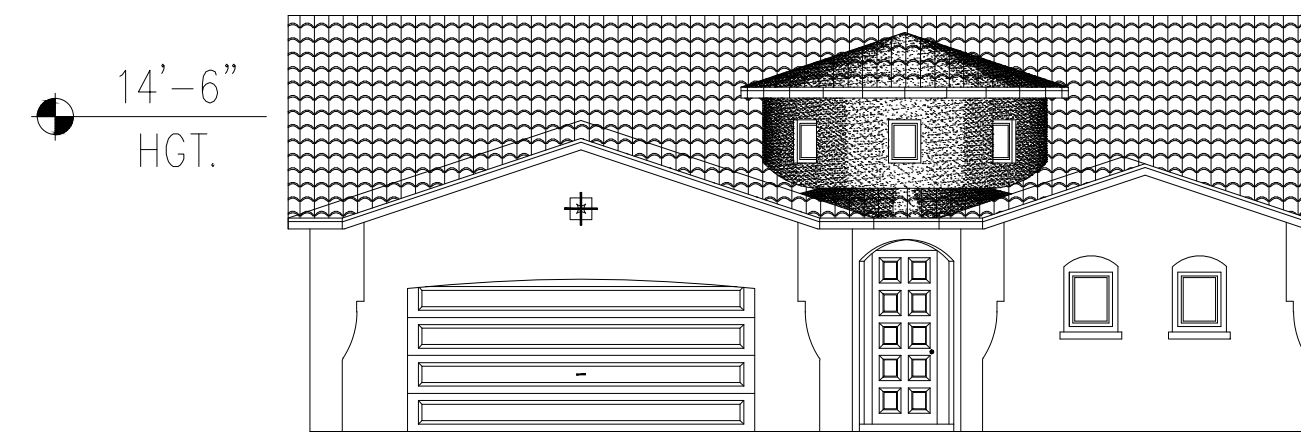
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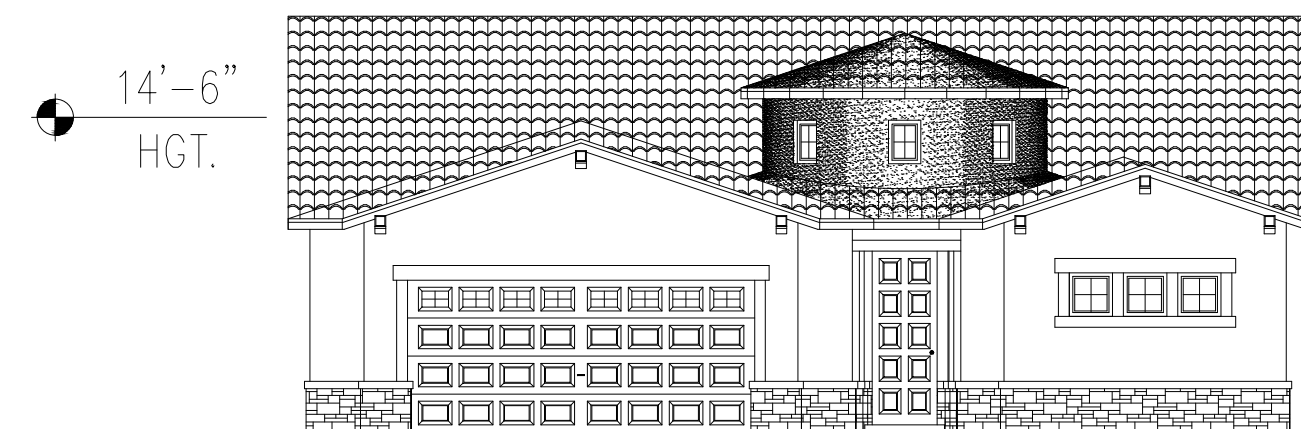
"PITCHED" ELEVATION



CRAFTSMAN" ELEVATION



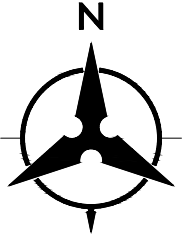
"PITCHED" ELEVATION



CRAFTSMAN" ELEVATION

BUILDING ELEVATIONS & TYPICAL LOT PLACEMENT - SCALED TO FIT

**EXHIBIT "B"
ASCENSION
SIDEWALK DEFERRAL
MAY 2018**



NOT TO SCALE



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.



WAIVED sidewalks are requested on the stub street side where there are no houses fronting the street and across the front of Lot 20 (deferred sidewalk built to Lot 20 driveway).

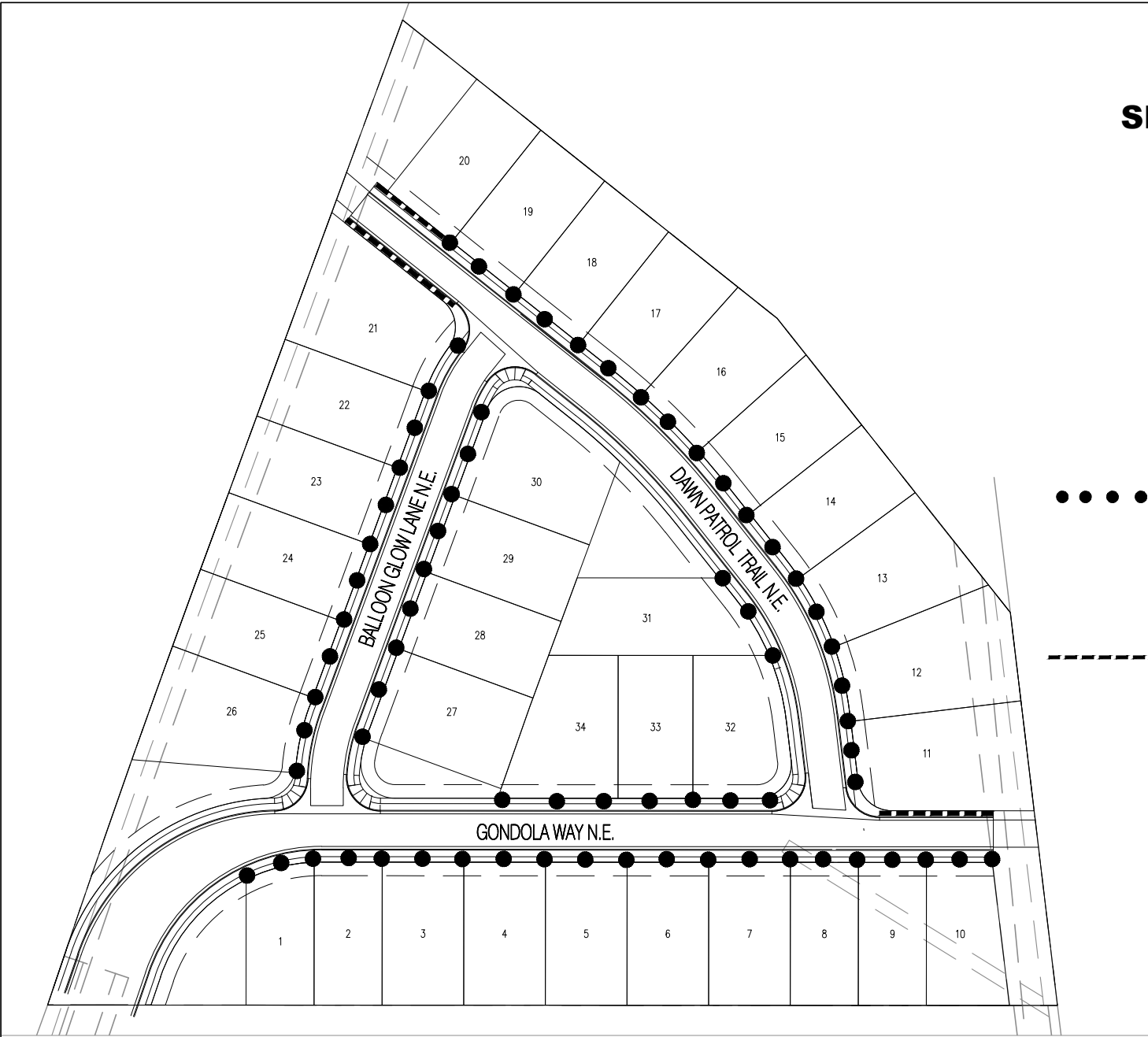
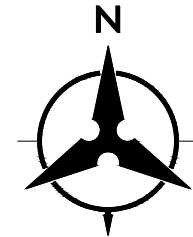
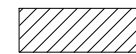


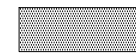
EXHIBIT "C" ASCENSION VACATION EXHIBIT MAY 2018



NOT TO SCALE



EXISTING 10' MST&T EASEMENT
(6/20/1993, BK, MISC. 24-A, PG
237-239, #83-40062) TO BE VACATED
WITH THIS PLAT. THE EASEMENT IS FOR AN
OVERHEAD LINE THAT SERVES AN EXISTING
BUILDING ON THE SITE. THE BUILDING WILL
BE DEMOLISHED WITH THIS PROJECT AND
THE LINE WILL BE REMOVED FROM THE
SITE. THEREFORE, THE EASEMENT IS NO
LONGER REQUIRED. SEE EXHIBIT A



EXISTING 20' PRIVATE DRAINAGE EASEMENT
(4/15/2010, 2010C-046) TO BE VACATED
WITH THIS PLAT. THE EASEMENT IS FOR A
STORM DRAIN LINE TO SERVE A PORTION
OF THE PROPERTY TO THE SOUTH AS
SHOWN ON THE SITE PLAN FOR BUILDING
PERMIT TRACT 3-B-2-A DRAINAGE PLAN.
THE STORM DRAIN WILL BE ROUTED IN THE
PRIVATE STREETS. THEREFORE, THE
EASEMENT IS NO LONGER REQUIRED. SEE
EXHIBIT B.



Mountain States Telephone And Telegraph Company Representative

Dennis G. Quintana

N. M. Form 7321A 1-73

Exchange ABQ - ACADEMY

R/W 28958

Job No. N2-0949

RIGHT-OF-WAY EASEMENT

The Undersigned Grantor (and each and all of them if more than one) for and in consideration of certain valuable considerations dollars (\$ / / / / /) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone And Telegraph Company, a Colorado corporation, 931 14th Street, Denver, Colorado, 80202, Grantee, its successors, assigns, lessees, licensees and agents a Right-of-Way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

An easement seven (7) feet in width:

Said easement is described as follows; beginning at the most southerly property corner point 'A', thence northeasterly adjoining the southeasterly property line (record S 45° 45' 05" W, 484.00 feet) to point 'B', thence north adjoining the easterly property line (record S 04° 51' 57" W, 560.97 feet) to point 'C'; thence forth adjoining the easterly property line (record S 07° 06' 52" E 472.51 feet) a distance of 171.00 feet to point 'D' thence an easement ten (10) feet in width as follows: N 56° 56' 12" W a distance of 223.00 feet to point 'E' the terminus, which lies three (3) feet N 33° 03' 49" E from an existing power pole, as shown and designated on an unrecorded PLAT OF SURVEY OF LANDS OF SISTERS OF ST. DOMINIC OF NAZARETH OF NEW MEXICO AND VISTA HILL FOUNDATION SECTIONS 11 and T11N, R3E, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO, Marked Exhibit "A" and by reference becoming a part hereof,

situate in County of Bernalillo, State of New Mexico, TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above-described property, the right to clear and keep cleared all trees and other obstructions as may be necessary and the right to permit other utility companies to use the right of way jointly with Grantee for their utility purposes.

The Grantor reserves the right to occupy, use, and cultivate said property for all purposes not inconsistent with the rights herein granted.

SIGNED AND DELIVERED this _____ day of _____, A. D., 19 _____

at _____

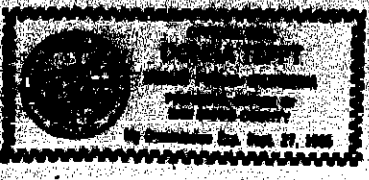
VISTA HILL FOUNDATION,
A California Nonprofit Corporation
By: Ronald E. Fickle
Ronald E. Fickle,
Its Chairman and Chief Executive
Officer

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

This instrument was acknowledged before me this 10 day of June
19 83, by Ronald E. Fickle, Chairman of the Board of Directors and
Chief Executive Officer of Vista Hill Foundation, a California non-
profit corporation, on behalf of the corporation.

Dennis G. Quintana
Notary Public

My Commission Expires: _____



Section 11 & 14 Township 11 North Range 3 East

238

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 RANCH
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2010

PROJECT NO. 1007490
 APPLICATION NO. 10-000-10064

PLAT APPROVALS

UTILITY APPROVALS
 CITY SURVEYOR
 REAL PROPERTY DIVISION
 ENVIRONMENTAL HEALTH DEPARTMENT
 TRAFFIC ENGINEERING/TRANSPORTATION DIVISION
 WATER UTILITY DEVELOPMENT
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ALBUQUERQUE
 CITY ENGINEER
 DIRECTOR, PLANNING DEPARTMENT

DATE 3-2-10
 DATE 3/2/2010
 DATE 03/04/10
 DATE 3-2-10

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., 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 CORNER MARK BEARS S 28°20'00" W 68.55' FEET TO THE POINT OF BEGINNING;

THENCE S 91°26'53" E 351.86 FEET TO THE NORTHEAST BOUNDARY LINE OF SAID TRACT;

THENCE S 39°25'05" E 275.84 FEET ON THE NORTHEAST BOUNDARY LINE OF SAID TRACT;

THENCE S 05°52'55" E 472.50 FEET ON THE EAST BOUNDARY LINE OF SAID TRACT;

THENCE N 89°52'24" W 390.57 FEET ON THE SOUTHWEST BOUNDARY LINE OF SAID TRACT;

THENCE S 49°01'17" W 444.37 FEET ON THE SOUTHWEST BOUNDARY LINE OF SAID TRACT;

THENCE N 44°11'37" W 322.28 FEET ON THE SOUTHWEST BOUNDARY LINE OF SAID TRACT;

THENCE S 74°54'48" E 114.10 FEET ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS 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 104.48 DEGREES TO BEAR S 74°54'48" E 463.59 FEET, A RADIAL LINE AT THE END OF SAID CURVE BEARS S 72°33'51" E 467.60 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS 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 112°29'27" A RADIAL LINE AT THE END OF SAID CURVE BEARS S 72°33'51" E 467.60 FEET TO A POINT OF BEGINNING.

THENCE N 26°11'37" E 443.76 FEET ON THE EAST BOUNDARY LINE OF SAID TRACT TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10.7469 ACRES, MORE OR LESS AND (3) TRACTS.

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT TO THE CITY OF ALBUQUERQUE, ALL PUBLIC ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN THEREON INCLUDING THE RIGHT OF EGRESS AND ACCESS FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN UNDEGROUND, AND THE RIGHT TO RIGHT OF WAY, EGRESS AND ACCESS, AND THE UNDERSIGNED 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 REPLICATED HEREON.

CAS EQUITIES, LLC
 OWNER TRACT 3B

OFFICIAL SEAL
 JENNIFER R. CAMPBELL
 STATE OF NEW MEXICO
 My Commission Expires 12/31/2012

STATE OF New Mexico SS
 COUNTY OF Bernalillo

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

BY: Jeff D. Stuve
 NOTARIAL PUBLIC
 MY COMMISSION EXPIRES: 2-14-2012

NOTE PER CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD

FUTURE OWNERS OF THE ABOVE-REPLICATED PROPERTY 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 IN ALBUQUERQUE. THIS ACTION, IF UNDERTAKEN BY THE CITY, WOULD RESULT IN CLOSURE OF THE MEDIAN CUT IN ALBUQUERQUE. SULEWARD WOULD ELIMINATE LEFT TURN ACCESS FOR HORIZON BOULEVARD. THE RECALCULATION AND RECONSTRUCTION OF LEFT TURN ACCESS.

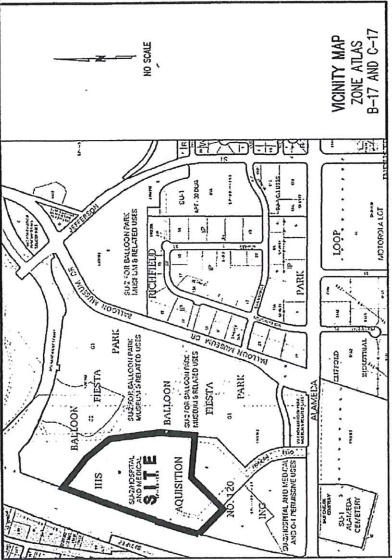
DATE 3/10/2010

TREASURER'S CERTIFICATION

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

UPC # 1070650708430707

BERNALILLO COUNTY TREASURER: [Signature] DATE 04-15-10



PLAT DATA
 DIB NO. 08086-70421 PLAT ACRES 10.7466
 NO. OF TRACTS 3 TRACT ACRES 10.7466

ZONE DESIGNATION
 TRACT 3B B-17-2

DISCLOSURE STATEMENT

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 RECORD. NEW EASEMENTS BEING GRANTED BY THIS PLAT ARE 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 -07°12'55". BASIS OF BEARINGS IS THE LINE BETWEEN SURVEY CONTROL MONUMENTS NOC-7.1A AND NOC-7.1B BEING STRIPPED ON. BASIS OF COORDINATES IS NOC-7.1A WITH COORDINATES AS SHOWN. CHANGES ARE HORIZONTAL. GROUND DISTANCES IN FEET.
 - ALL BEARINGS AND DISTANCES PER FIELD SURVEY. RECORD INFORMATION WERE DIFFERENT FROM ACTUAL FIELD SURVEY IS SHOWN IN PARENTHESIS ().
 - BOUNDARY FOR THIS PLAT IS CONTROL POINT NOC-7.1A LOCATED APPROXIMATELY 887' 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 OR 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.F. 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 (PSCN), NEW MEXICO ELECTRIC COMPANY (NEMCO), NEW MEXICO GAS COMPANY (NMGC), AND NEW MEXICO GAS COMPANY (NMGC) COMPANY OPERATING UNDER THE NAME OF NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAY OR OTHER RECORDED DOCUMENT AND WHICH ARE NOT SHOWN OR NOTED ON THIS PLAT.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - OWNER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - OWNER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
 - INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, 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 CONSTRUCTION AND REPAIR THEREON, AND THE RIGHT TO INSTALL AND MAINTAIN FACILITIES WITH HEREN 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 TO INSTALL AND MAINTAIN THESE SPACE OR OTHER STRUCTURES ON SAID EASEMENTS, NOT SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF POLES, BEAMS, 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 (PSCN) AND NEW MEXICO GAS COMPANY (NMGC) COMPANY OPERATING UNDER THE NAME OF NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAY OR OTHER RECORDED DOCUMENT AND WHICH ARE NOT SHOWN OR NOTED ON THIS PLAT.

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

DATE 03-01-10

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF NEW MEXICO
 9243

DATE 4/15/10

SHEET 1 OF 2

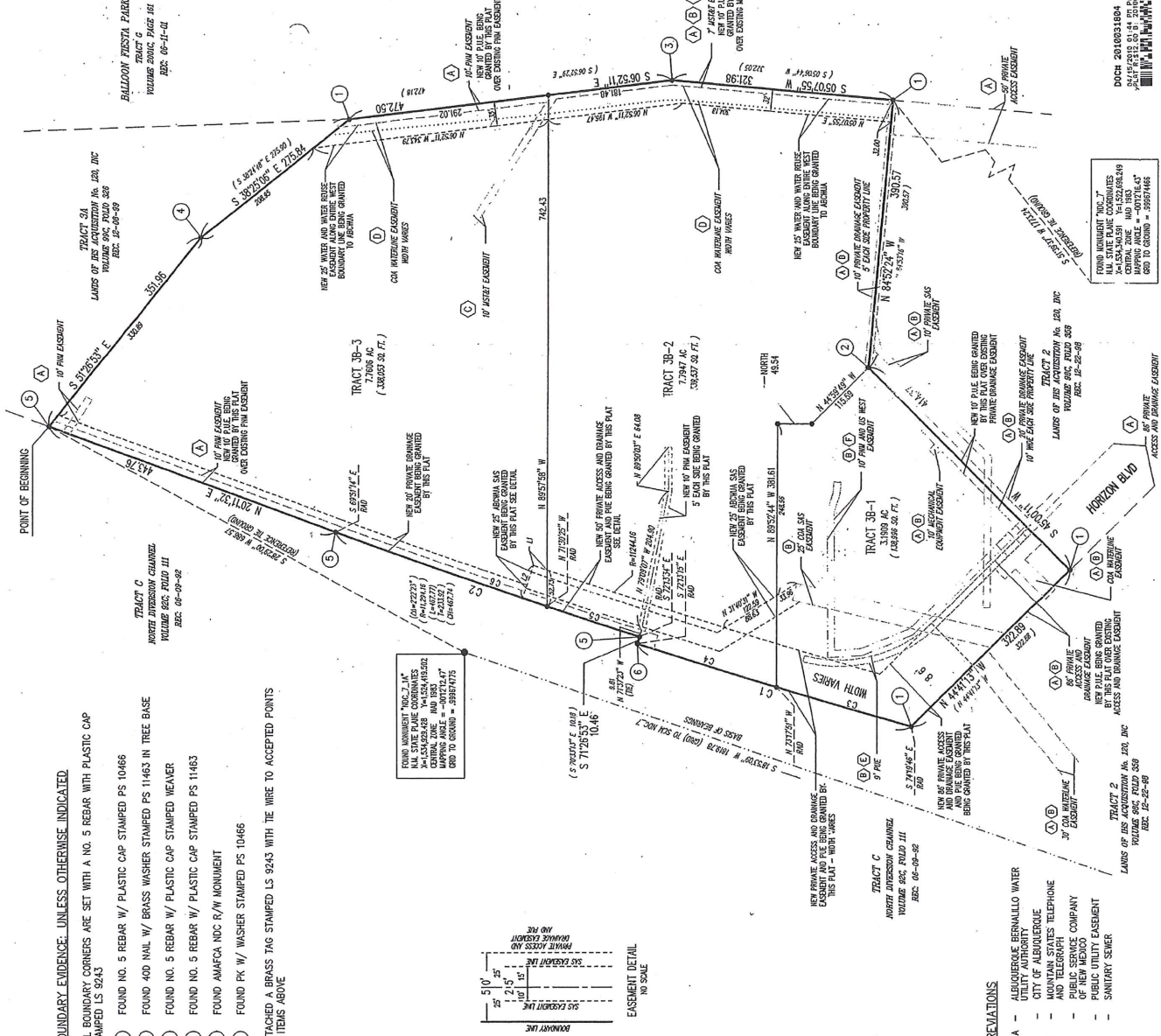
TRACTS 3B-1, 3B-2 AND 3B-3
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 WITHIN PROJECTED SECTIONS 11 AND 14,
 T. 11 N., R. 3 E., N. M. P. M.
 CITY OF ALBUQUERQUE
 ELENA GALLEGOS LAND GRANT
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2010

EASEMENTS OF RECORD (SEE PLAT)

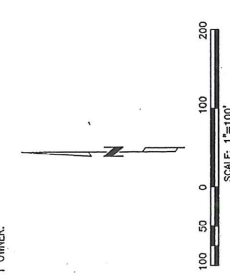
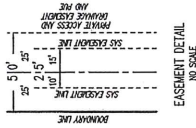
- (A) EASEMENTS PER RECORDED PLAT, RECORDED ON 12-22-98 IN BOOK 98C, FOLD 358 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- (B) EASEMENTS PER RECORDED PLAT, RECORDED ON 12-06-99 IN BOOK 99C, FOLD 358 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- (C) EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED ON 09-20-83 IN BOOK MISC. 24-A, PAGES 237-239, DOC. NO. 83-40082, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- (D) A WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, NEW MEXICO RECORDED IN BOOK 92-26, PAGES 3185-3170, DOC. NO. 92195356, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- (E) A PERMANENT EASEMENT RECORDED ON DECEMBER 2, 1996 IN BOOK 96-31, PAGES 8823-8825, AS DOC. NO. 96125436, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- (F) AN UNDERGROUND EASEMENT RECORDED ON JUNE 27, 1997 IN BOOK 97-17, PAGES 4176-4179, AS DOC. NO. 97059184, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- (G) PROPERTY SUBJECT TO ACCESS AND DRAINAGE EASEMENT PER RECIPROCAL EASEMENT OF OPERATING AGREEMENT RECORDED IN BOOK 9820, PAGE 7260, AS DOC. NO. 19891925, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT ABLE TO PLOT ON MAP.

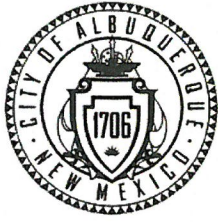
NOTES CONTINUED FROM SHEET 1

- 7. OWNER COVENANTS AND AGREES TO PROVIDE THE REQUIRED AMOUNT OF PARKING FOR THE PROPOSED USE ON EACH TRACT SUBMITTED AT THE TIME OF BUILDING PERMITS. THE AMOUNT OF PARKING PROVIDED BY THIS COVENANT SHALL BE DEEMED A CONDITION TO THIS SUBDIVISION PLAT APPROVAL.
- 8. THERE IS A CROSS-LOT DRAINAGE EASEMENT BENEFITING ALL LOTS AND MAINTAINED BY EACH UNDERLYING PROPERTY OWNER.
- 9. THE PRIVATE ACCESS AND DRAINAGE EASEMENT SHALL BENEFIT LOTS 3B-1, 3B-2, 3B-3, AND TRACT 2 LANDS OF IHS ACQUISITION NO. 120, INC. MAINTENANCE OF THE PRIVATE ACCESS AND DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF EACH UNDERLYING PROPERTY OWNER.



- BOUNDARY EVIDENCE, UNLESS OTHERWISE INDICATED**
 ALL BOUNDARY CORNERS ARE SET WITH A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS 9243
- (1) FOUND NO. 5 REBAR W/ PLASTIC CAP STAMPED PS 10466
 - (2) FOUND 40D NAIL W/ BRASS WASHER STAMPED PS 11463 IN TREE BASE
 - (3) FOUND NO. 5 REBAR W/ PLASTIC CAP STAMPED HEATER
 - (4) FOUND NO. 5 REBAR W/ PLASTIC CAP STAMPED PS 11463
 - (5) FOUND AMAFCA NDC R/W MONUMENT
 - (6) FOUND PK W/ WASHER STAMPED PS 10466
- ATTACHED A BRASS TAG STAMPED LS 9243 WITH THE WIRE TO ACCEPTED POINTS IN ITEMS ABOVE





City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: April 12, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): 1010693
Agent: Bohannon Huston, Inc.
Applicant: Gama Development, LLC
Legal Description: Track 3B-3 of a subdivision of Track 3-B Lands of IHS Acquisition No. 120 Inc.
Zoning: IHS SU-2/Hospital and Medical
Acreage: 7.7593 acres
Zone Atlas Page(s): B-17

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT: Site inspection conducted April 19, 2018

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(2): property has been disturbed through previous land use/development

SUBMITTED BY:

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

4/12/18
Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 16, 2018

Steve Wentworth
8919 Boe Lane NE
Albuquerque, NM 87113

Re: Preliminary Plat and Site Plan for Building Permit Approval and Vacation of Public Easement,
Ascension Subdivision

Dear Mr. Wentworth:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the ALAMEDA NORTH VALLEY ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Gamma Development, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit and Subdivision for the Ascension Subdivision and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

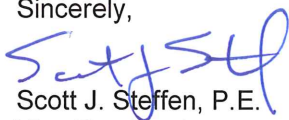
Ascension is a proposed 7.8-acre, 34-lot residential subdivision at the north end of Horizon Boulevard, north of Alameda Boulevard and south of Balloon Fiesta Park. Access to the site will be from Horizon Boulevard. The public utility easement vacation is to remove an easement for an overhead powerline within the site. The powerline no longer exists and therefore the easement is no longer required. In addition, new public utility easements will be granted by the Ascension plat.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at stripzett@cabq.gov or by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by Monday April 30, 2018.

The Development Review Board Public Hearing will be heard on May 16, 2018, starting at 9:00 am at the Plaza del Sol Building Basement Hearing Room, located at 600 2nd Street NW.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



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

Enclosure

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 16, 2018

Mark Rupert
909 Tijeras Avenue NW, #116
Albuquerque, NM 87102

Re: Preliminary Plat and Site Plan for Building Permit Approval and Vacation of Public Easement,
Ascension Subdivision

Dear Mr. Rupert:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the ALAMEDA NORTH VALLEY ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Gamma Development, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit and Subdivision for the Ascension Subdivision and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

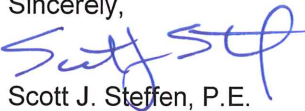
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Sincerely,



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

Enclosure

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 16, 2018

Robert Warrick
444 Niagara NE
Albuquerque, NM 87113

Re: Preliminary Plat and Site Plan for Building Permit Approval and Vacation of Public Easement,
Ascension Subdivision

Dear Mr. Warrick:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the NORTH EDITH COMMERCIAL CORRIDOR ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Gamma Development, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit and Subdivision for the Ascension Subdivision and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

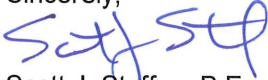
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Sincerely,



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

Enclosure

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 16, 2018

Christine Benavidez
10417 Edith NE
Albuquerque, NM 87113

Re: Preliminary Plat and Site Plan for Building Permit Approval and Vacation of Public Easement,
Ascension Subdivision

Dear Ms. Benavidez:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the NORTH EDITH COMMERCIAL CORRIDOR ASSOCIATION..

This letter is to advise you that Bohannan Huston, Inc., agent for Gamma Development, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit and Subdivision for the Ascension Subdivision and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

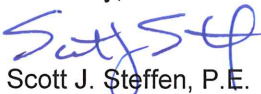
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Sincerely,



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

Enclosure

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 16, 2018

Fred Harsany
PO Box 6270
Albuquerque, NM 87197

Re: Preliminary Plat and Site Plan for Building Permit Approval and Vacation of Public Easement,
Ascension Subdivision

Dear Mr. Harsany:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VISTA DEL NORTE ALLIANCE.

This letter is to advise you that Bohannon Huston, Inc., agent for Gamma Development, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit and Subdivision for the Ascension Subdivision and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

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Sincerely,



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

Enclosure

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 16, 2018

Janelle Johnson
P.O. Box 6270
Albuquerque, NM 87197

Re: Preliminary Plat and Site Plan for Building Permit Approval and Vacation of Public Easement,
Ascension Subdivision

Dear Ms. Johnson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VISTA DEL NORTE ALLIANCE.

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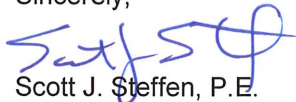
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Sincerely,



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

Enclosure

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 16, 2018

Larry Caudill
4915 Watercress Drive NE
Albuquerque, NM 87113

Re: Preliminary Plat and Site Plan for Building Permit Approval and Vacation of Public Easement,
Ascension Subdivision

Dear Mr. Caudill:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the WILDFLOWER AREA NEIGHBORHOOD ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Gamma Development, LLC, is seeking approval for a Preliminary Plat and Site Development Plan for Building Permit and Subdivision for the Ascension Subdivision and the vacation of a public utility easement. See the attached Zone Atlas Page for the project location.

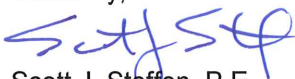
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Sincerely,



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

Enclosure

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 16, 2018

Charles Bates
5000 Watercress Drive NE
Albuquerque, NM 87113

Re: Preliminary Plat and Site Plan for Building Permit Approval and Vacation of Public Easement,
Ascension Subdivision

Dear Mr. Bates:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the WILDFLOWER AREA NEIGHBORHOOD ASSOCIATION.

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Sincerely,



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

Enclosure

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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Sent To **CHARLES BATES**
 Street and Apt. No., or PO Box No. **5000 WATERCRESS DR NE**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87113**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Sent To **MARK RUPEL**
 Street and Apt. No., or PO Box No. **909 TIJERAS AVENUE NW, #116**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87102**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction



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Sent To **Janelle Johnson**
 Street and Apt. No., or PO Box No. **P.O. Box 6270**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87197**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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| Postage | |
| Total Postage and Fees | |

Sent To **LARRY CAUDILL**
 Street and Apt. No., or PO Box No. **4915 WATERCRESS DR NE**
 City, State, ZIP+4® **ALBUQUERQUE NM 87113**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction



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| Postage | |
| Total Postage and Fees | |

Sent To **CHRISTINE BONAVIGER**
 Street and Apt. No., or PO Box No. **10417 GOITHI NE**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87113**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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| Postage | |
| Total Postage and Fees | |

Sent To **FRED HARSANY**
 Street and Apt. No., or PO Box No. **P.O. Box 6270**
 City, State, ZIP+4® **ALBUQUERQUE, NM 87197**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction



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Total Postage and Fees

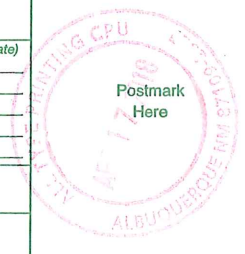
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Sent To Steve WENTWORTH

Street and Apt. No., or PO Box No. 8419 BOE LANE NE

City, State, ZIP+4® ALBUQUERQUE, NM 87113

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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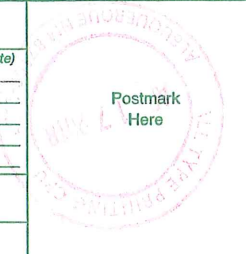
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Sent To ROBERT WARRICK

Street and Apt. No., or PO Box No. 444 NIAGRA NE

City, State, ZIP+4® ALBUQUERQUE, NM 87113

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/ Office of Neighborhood Coordination (<http://www.cabq.gov/office-of-neighborhood-coordination>)

/ Notification Inquiry Sheet (<http://www.cabq.gov/office-of-neighborhood-coordination/notification-inquiry-sheet>)

/ Thank You

Thank You

Thanks for your input.

Notification Inquiry For:

Development Review Board Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Scott Steffen

Company Name

Bohannan Huston, Inc

Address

Courtyard II 7500 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87108

Telephone Number

505-823-1000

Email Address

ssteffen@bhinc.com

Anticipated Date of Public Hearing (if applicable):

May 9, 2018

Describe the legal description of the subject site for this project:

Tract 3B-3 of Tracts 3B-1 through 3B-3 a Subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.

Located on/between (physical address, street name or other identifying mark):

north end of Horizon Boulevard NE, north of Alameda Boulevard, south of Balloon Fiesta Park

This site is located on the following zone atlas page:

B-17

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.


application/pdf: 407839 bytes

- > Resources (<http://www.cabq.gov/office-of-neighborhood-coordination/resources>)
- > Neighborhood Toolbox (<http://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-toolbox>)
- > Neighborhood Ordinance Update (<http://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-ordinance-update>)
- > Neighborhood Newsletter (<http://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-newsletter>)
- > Neighborhood, Homeowner & Coalition Websites (<http://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-homeowner-coalition-websites>)
- > City Department Listing Information (<http://www.cabq.gov/department-listing>)
- > Frequently Asked Questions (FAQ) (<http://www.cabq.gov/office-of-neighborhood-coordination/office-of-neighborhood-coordination-frequently-asked-questions-faq>)
- > Staff & Contact Information (<http://www.cabq.gov/office-of-neighborhood-coordination/office-of-neighborhood-coordination-staff-contact-information>)
- > City Council (/council)
- > Events (<http://www.cabq.gov/office-of-neighborhood-coordination/events>)
- > Notification Inquiry Sheet (<http://www.cabq.gov/office-of-neighborhood-coordination/notification-inquiry-sheet>)


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 View the ONC on YouTube (<https://www.youtube.com/channel/UCtPa00lqsog7jRkxF0zRKjw>)

Contact Information (<http://www.cabq.gov/office-of-neighborhood-coordination/contact>)

Dalaina Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

505-768-3334

onc@cabq.gov (<mailto:onc@cabq.gov>)

Department Contact Information (<https://www.cabq.gov/council/office-of-neighborhood-coordination/office-of-neighborhood-coordination-staff-contact-information>)

Full contact information (<http://www.cabq.gov/office-of-neighborhood-coordination/contact>)

Navigation

ABQ311 (<http://www.cabq.gov/311>)

Online Services (<http://www.cabq.gov/online-services>)

Jobs (<http://www.cabq.gov/jobs>) Get Around (<http://www.cabq.gov/./transit>)

Business (<http://www.cabq.gov/planning/business-registration-information>)

Community (<http://www.cabq.gov/./family>)

Transparency (<http://www.cabq.gov/abq-view>)

Departments (<http://www.cabq.gov/department-listing>)

A - Z (<http://www.cabq.gov/a-z>)

Non-Discrimination (<http://www.cabq.gov/./about/non-discrimination-clause>)

Emergencies

For emergencies, call 911 immediately.

For non-emergency police calls, call (505) 242-COPS

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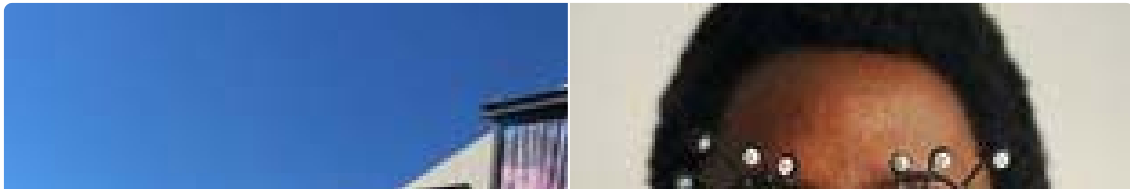
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City of Albuquerque

@cabq

Today is Free First Wednesday at the [@abqmuseum](#). Enjoy free admission until 5 p.m. today. While you're there, be sure to checkout Making Africa: A Continent of Contemporary Design! More info at cabq.gov/culturalservic... #CABQ



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CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: C&S Equities II, LLC DATE OF REQUEST: 04/12/18 ZONE ATLAS PAGE(S): B-17

CURRENT:

ZONING SU-2 LMDR
PARCEL SIZE (AC/SQ. FT.) 7.76 ac

LEGAL DESCRIPTION:

LOT OR TRACT # 3B-1 BLOCK # _____
SUBDIVISION NAME Lands of IHS Acquisition
No. 120

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 34
BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 4/12/18
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] **MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:** []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

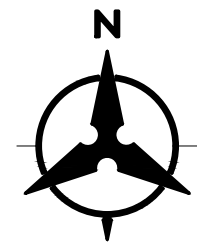

TRAFFIC ENGINEER

04-12-18
DATE

Required **TIS must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

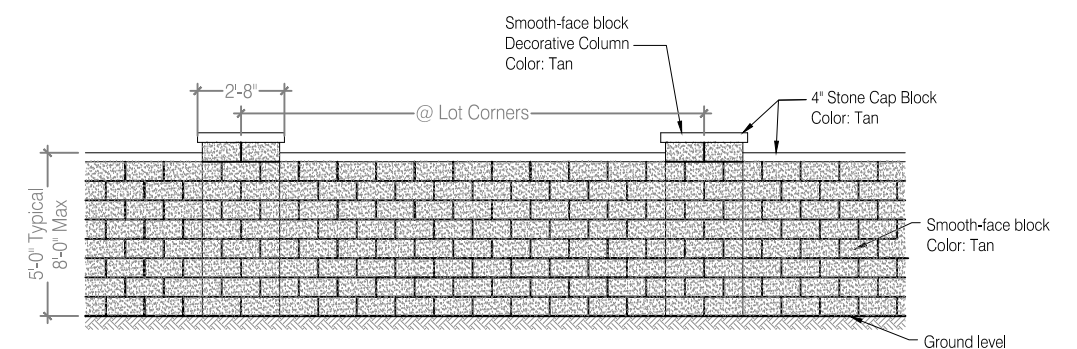
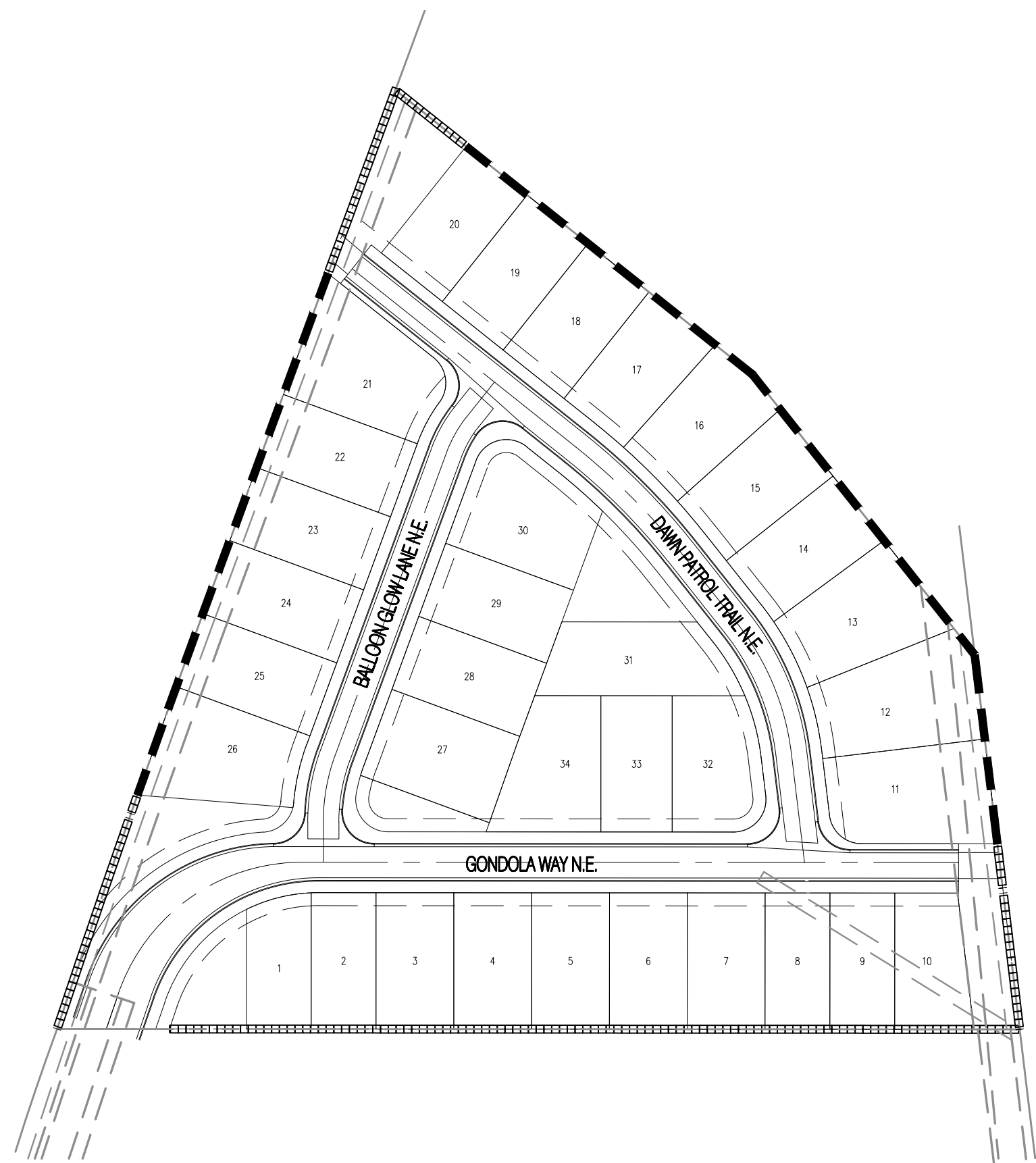
TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

EXHIBIT "E" ASCENSION PERIMETER WALL EXHIBIT MAY 2018

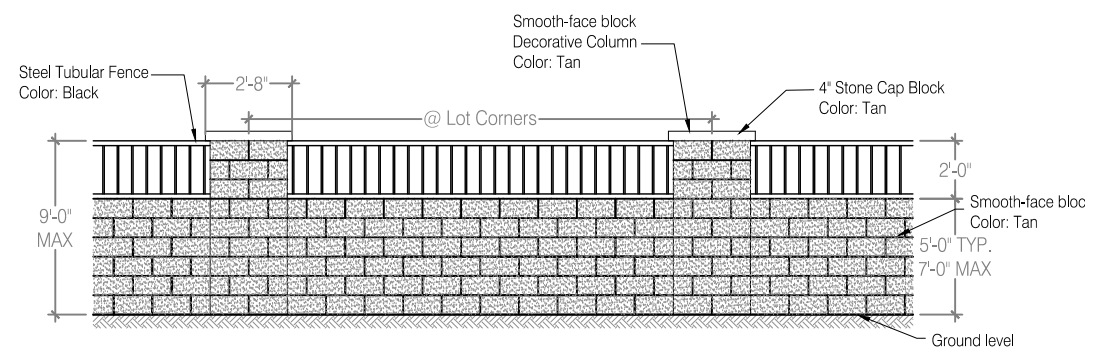


NOT TO SCALE

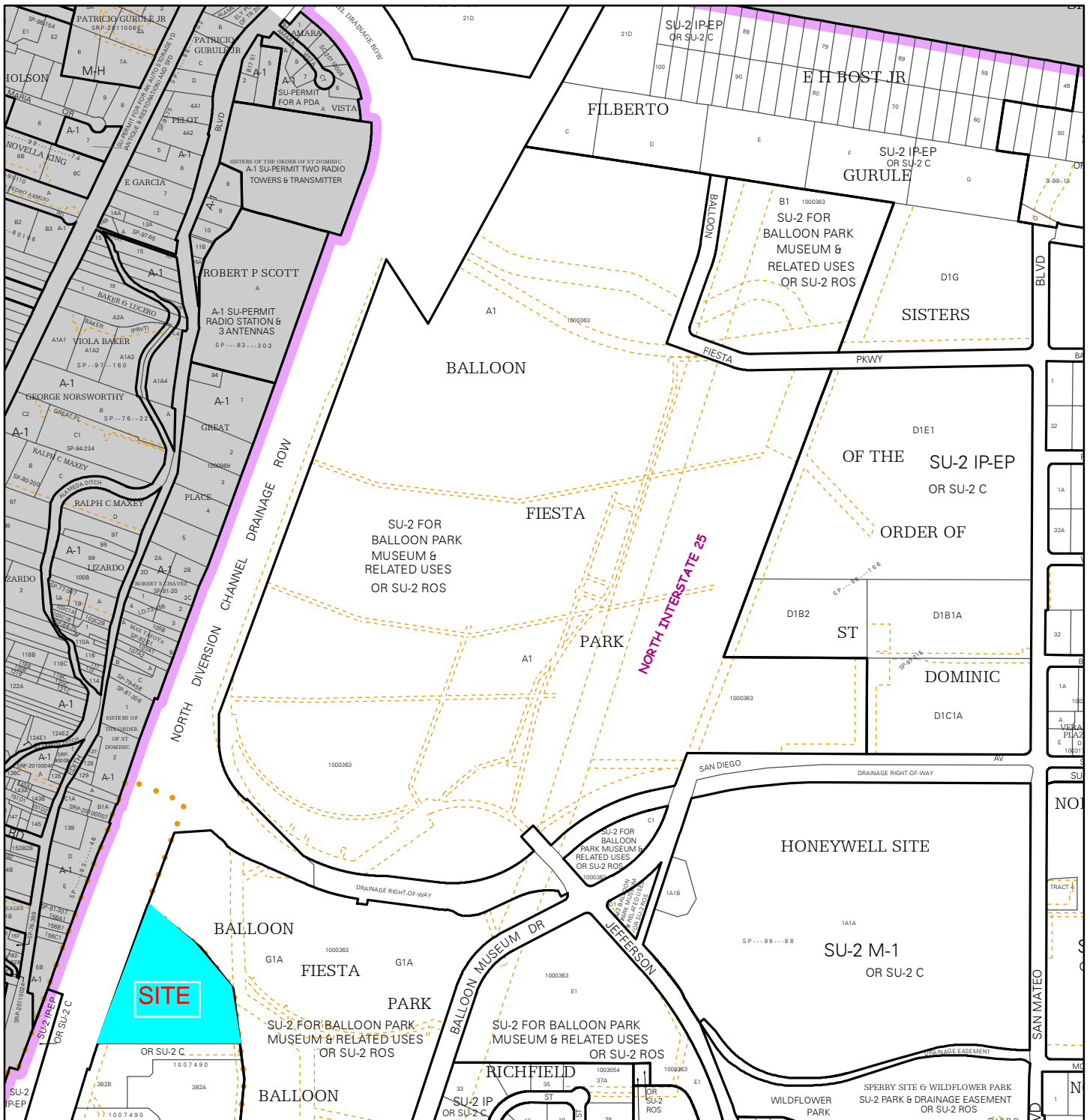
- PERIMETER WALL 'A' LOCATION
- PERIMETER WALL 'B' LOCATION



PERIMETER WALL TYPE 'A'



PERIMETER WALL TYPE 'B'



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

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-17-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

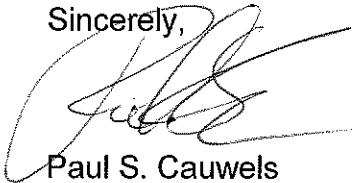
April 9, 2018

Re: Ascension Subdivision

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. staff to act as our agent in all matters associated with the Preliminary Plat and Site Plan applications for the above referenced subject project.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul S. Cauwels", written over a circular flourish.

Paul S. Cauwels
C&S Equities II, LLC

1.3 PLAN AREA BOUNDARIES

The Plan area is within the City of Albuquerque Council District's 2 (west of I-25) and District 4 (east of I-25). Sandia Pueblo's Reservation defines the Plan area's northern boundary; Louisiana Boulevard defines the eastern boundary; Paseo del Norte (SR 423) and the Domingo Baca Arroyo define the southern boundary; and the North Diversion Channel and Edith Boulevard define the western boundary. Figure 1 illustrates the boundaries for the Sector Plan area.

1.4 PLAN DEVELOPMENT PROCESS

The North I-25 Sector Plan was developed in collaboration between the public and the City of Albuquerque. Public input, including input from residences, business and landowners, and community organizations, was integral in the planning process.

The development of the North I-25 Sector Plan began with a three-day design charrette held in March 2006. The purpose of the charrette was to receive input from the public regarding the vision for the Sector Plan area and to identify plan area issues. Two additional public meetings were later held to seek public comment through a draft plan review process performed by a stakeholder committee. From this process, a new land use plan was formulated and made available to the public via the City of Albuquerque's web site (www.cabq.gov) in October 2006. A draft plan was presented for review and comment at the public meeting held in November 2006 and was presented to the Environmental Planning Commission (EPC) in June 2007. The plan was updated based on comments from the EPC and presented to the public in November 2007 for review and again in January

2008. After incorporating public comments, the Plan was presented before the EPC in March 2008.

1.5 HOW TO USE THIS PLAN

This Plan does *NOT* change the existing zoning for properties within the plan area boundaries. All properties will have the SU-2 prefix to show that they are within this sector plan's boundaries and control. The Plan expands upon the uses allowed under current zoning through the use of a Land Use District Overlay, described in Chapter 3. When developing your property, you will have the choice of either developing in accordance to the uses allowed under your existing zoning or developing in accordance to the uses allowed in the Land Use District Overlay.

This Plan contains design regulations in §4.2 that will be enforced for *ALL* development proposals within the Plan area regardless of whether you choose to develop your property in accordance with the uses allowed under your existing zoning or within the Land Use Districts.

Sites that have obtained EPC or DRB approval of a site development plan since May 1, 2008 will not be subject to the design regulations.

This Plan strongly discourages any zoning change requests that are not in conformance with this Plan.

Procedures for Development Proposals

When developing a site within the Plan area, the following steps should be taken:

- 1) Locate your property on the Zoning Map referenced on page 18 of this Plan.

- 2) Decide whether you want to proceed using the uses allowed under your current zoning or the uses allowed in the Land Use District, Map on page 25, that overlays your property, as described in Chapter 3.
- 3) Refer to the Design Regulations in Chapter 4, beginning on page 30. These Design Regulations apply to all developments in the Plan area.
- 4) A Site Development Plan shall be required for all development within the North I-25 Sector Plan area.
- 5) All Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below. Refer to the DRB for public hearing and advertisement requirements.
- 6) All Site Plans for Building Permit must include a landscaping plan and other documentation required by this Plan.
- 7) All properties that have SU-1 in their zoning descriptor are required to go to the Environmental Planning Commission for a public hearing (§14-16-2-22).
- 8) All properties zoned P, C-1, C-2, C-3, M-1 or M-2 that are five acres or greater shall comply with the Shopping Center Regulations (See §14-16-3-2 of the City Zoning Code).
- 9) All signs that exist at the time of the adoption of the Plan that do not conform to the Plan, are allowed to remain for the life of the sign.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height) Standard Residential Street Lighting Locations
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

A. Parking layout with spaces numbered per aisle and totaled. Residential Development

- 1. **Location and typical dimensions**, including handicapped spaces
- 2. **Calculations:** spaces required: _____ provided: _____

Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____

B. Bicycle parking & facilities Residential Development

- 1. Bicycle racks, spaces required: _____ provided: _____
- 2. Bikeways and other bicycle facilities, if applicable

C. Public Transit Residential Development

- 1. Bus facilities, including routes, bays and shelters existing or required

D. Pedestrian Circulation

- 1. Location and dimensions of all sidewalks and pedestrian paths Residential
- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- 1. Ingress and egress locations, including width and curve radii dimensions
- 2. Drive aisle locations, including width and curve radii dimensions Residential
- 3. End aisle locations, including width and curve radii dimensions Residential
- 4. Location & orientation of refuse enclosure, with dimensions Residential
- 5. Curb cut locations and dimensions Residential
- 6. Existing and proposed street widths, right-of-way widths and curve radii
- 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions none required
- 8. Location of traffic signs and signals related to the functioning of the proposal no signal
- 9. Identify existing and proposed medians and median cuts no medians on Horizon Blvd

3. Phasing – This is required information if phasing of project is anticipated

Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. Single phase development

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required Discussed in drainage report
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
Residential development

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

N/A 5. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Grade changes less than 4'

X 6. In addition to the above, the following must be provided for DRB applications:

A. Conceptual onsite drainage system

B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

X 1. Fire hydrant locations, existing and proposed.

X 2. Distribution lines

X 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.

X 4. Existing water, sewer, storm drainage facilities (public and/or private).

X 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

X 1. Scale (minimum of 1/8" or as approved by Planning Staff)

X 2. Bar Scale

X 3. Detailed Building Elevations for each facade

X a. Identify facade orientation (north, south, east, & west)

X b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)

X c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.

X d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)

N/A 4. Dimensions, colors and materials of Refuse Enclosure Residential Development

N/A 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

X 1. Site location(s)

X 2. Sign elevations to scale

X 3. Dimensions, including height and width

X 4. Sign face area - dimensions and square footage clearly indicated

N/A 5. Lighting Not lighted

X 6. Materials and colors for sign face and structural elements

X 7. Verification of adequate sight distance



















