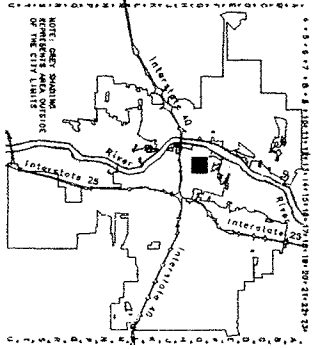


Map Amended through February 20, 1996

Approved by Mayor Tommy L. Williams  
 Planning Department  
 Copyright 1996



**LEGAL DESCRIPTION**

T10N  
 R1E  
 SEC 9

**UNIFORM PROPERTY CODE**  
 1-013-060

**G-13-Z**

Current DRG 1010948  
Project Number 1010948

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 5-28-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
Compound At The Colony  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
Lot 7 and 8, The Colony  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 09/21/2016  
Date Site Plan Approved: 9-28-16  
Date Preliminary Plat Approved: 9-28-17  
Date Preliminary Plat Expires: 10/28/18  
DRB Project No: 16-70335  
DRB Application No: 16-70335

ORIGINAL

Following is a summary of PUBLIC/RIVAL 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 DRG Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRG Chair may include those items in the listing and related financial guarantee. Likewise, if the DRG 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 DRG Chair, the User, Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location		From	To	Construction Certification						
				Access Easement	Campbell Rd			Indian Farm Lane	Inspector	Private P.E.	City/Cnstl Engineer			
		22'	Gravel Road					/	/	/	/	/	/	/
								/	/	/	/	/	/	/
								/	/	/	/	/	/	/
								/	/	/	/	/	/	/
								/	/	/	/	/	/	/
								/	/	/	/	/	/	/
								/	/	/	/	/	/	/

The items listed below are on the CIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Const Engineer
							/	/
							/	/
							/	/

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

Approval of Creditable Items:	Impact Fee Administrator Signature	Date	Approval of Creditable Items:	City User Dept. Signature	Date

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

Neil Colella  
NAME (print)

*Neil Colella*  
SIGNATURE - date 9/28/16

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Neil Colella* 9-28-16  
DRB CHAIR - date

*Carol S. Dumont* 9-28-16  
PARKS & RECREATION - date

*Neil Colella* 9/28/16  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*Neil Colella* 09/28/16  
UTILITY DEVELOPMENT - date

- date

CITY ENGINEER - date

- date

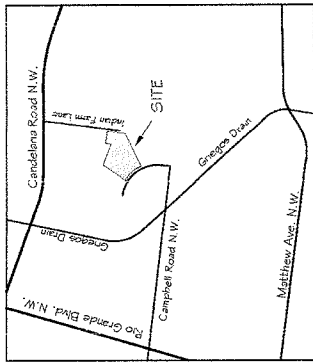
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FINAL PLAT  
**LOTS 1 THRU 5**  
**COMPOUND @ THE COLONY**

BEING A REPLAT OF LOTS 7 AND 8  
 THE COLONY  
 WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2016



VICINITY MAP Zone Alias Page G-13-Z

**PUBLIC UTILITY EASEMENTS**

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- Public Service Company of New Mexico (PSC), a New Mexico Corporation, (PSC Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
  - New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  - QWest Corporation dba CenturyLink OC for the installation, maintenance and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
  - Consent for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide utility services, including, as the right to build, rebuild, reconstruct, locate, relocate, change, remove, repair, modify, operate and maintain such lines, cables, and other related equipment and facilities, with the right to enter the property and with the right to provide access adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to enclosures of Grantee, including adjacent working area spaces for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or in-ground), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for connecting any violations of the National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat. The terms of electrical transmission lines, as installed, and related lines (10) feet in front of transformers/utility doors and five (5) feet on each side.
- Declarations:**  
 In approving this plat, Public Service Company of New Mexico (PSC), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink OC (QWEST) did not conduct a Title Search of the properties shown herein. Consequently, PSC, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Utility Approvals:		
PSC Electric Services	Date	
New Mexico Gas Company	Date	
QWest Corporation dba CenturyLink OC	Date	
Consent Inc.	Date	
<b>TREASURER'S CERTIFICATION</b>		
This is to certify that taxes are current and paid on UPC# 01306015021531919		
and UPC# 101306015521521919		(2103 Campbell Road N.W.)
Property owner(s) of record	Neil Colalla and Trisha Ludlum	
County Treasurer		

**PURPOSE**

The purpose of this plat is to create 5 lots from 2 existing lots and to grant easements as shown herein.

**PLAT APPROVAL**

City Approver:		
DRB Chairperson, Planning Department	Date	
Real Property Division	Date	
Environmenta Health	Date	
Traffic Engineering, Transportation Division	Date	
ABCWUA	Date	
Parks and Recreation Department	Date	
City Engineer	Date	
A.M.A.F.C.A.	Date	
City Surveyor	Date	



**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens are fully reserved for said District, and that if provision for irrigation sources and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is authorized of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

Approved \_\_\_\_\_ Date \_\_\_\_\_

Project Number 1010848  
 Application Number \_\_\_\_\_

**LEGAL DESCRIPTION**

Lots Seven (7) and Eight (8) OF THE COLONY, a Subdivision in the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 28, 1976 in Vol. D7, Page 75.

**FREE CONSENT**

This property is as depicted as shown herein with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) grant Private Right of Way as a Permanent Access Easement for the sole benefit of the owner(s) of Lots 1 thru 4. Said owner(s) warrant that they hold complete and indefeasible title in Fee Simple to the land described herein.

Neil Colalla \_\_\_\_\_ Date \_\_\_\_\_ Trisha Ludlum \_\_\_\_\_ Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )

This instrument was acknowledged before me by Neil Colalla & Trisha Ludlum on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public \_\_\_\_\_

**GENERAL NOTES**

- Bearings shown herein are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983. All distances shown are ground. Record distances that vary from measured are shown in parentheses.
- Unless otherwise indicated, all property corners are monumented by a No. 5 rebar with cap stamped "NMRLS 14823".
- Total gross acreage = 2.0019 acres.
- Existing Lots = 2. Proposed Lot = 5.
- Private Access, Private Water & Private Sanitary Sewer Easements, Private Gas Line Easement and PNM, CenturyLink Easements are granted as shown herein.
- Any underground structures not shown are not a part of this plat.
- Existing public water and sanitary sewer infrastructure may not be constructed or added to adequately serve potential future development. Improvement or upgrading of existing public infrastructure may be required as a condition of future development approval. Water and sewer service to lots 2, 3 & 4 to be coordinated with ABCWUA.
- No property within the bounds of this plat shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings erected on lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.
- The twenty-two foot (22') Private Access Easement is for the sole benefit of Lots 1 thru 4. Maintenance of said Private Access Easement is the shared responsibility of the owners of Lots 1 thru 4.
- Individual water and sanitary sewer accounts are to be established for Lots 1 thru 5 of COMPOUND at THE COLONY.
  - Property is zoned RA 2
  - PNM & CenturyLink Easement granted by this plat to provide future service to 21 2 Campbell Road N.W. (Lot 1).
  - Existing underground PNM & CenturyLink Services to 2112 Campbell Road N.W. These service lines to be redeeded to easement granted in Note 12 prior to the issuance of a building permit for Lot 2.
  - Existing 16" Brdial Path & Ditch Easement located by this plat (not open or in use).

**SURVEYOR'S CERTIFICATION**

I, James B. Stonestiler, New Mexico Registered Land Surveyor No. 14823, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

DEHLER SURVEYING

5027 Paseo Del Rio Grande NW  
 Albuquerque, NM 87107  
 Ph: 414823  
 dehleryoung@qcom

James B. Stonestiler \_\_\_\_\_ dated: \_\_\_\_\_  
 NMRLS No. 14823

Neil Colella  
Patricia Ludlum  
2112 Campbell Rd. NW  
Albuquerque, NM 87104

July 24, 2016

To Whom It May Concern,

We bought our current home in The Colony subdivision (Lot #8) in January 1994. We have loved living here for the past 22 years. My wife has 2 horses and the acre was used to keep her horses in our backyard.

We recently purchased the house next door at 2108 Campbell Rd. NW (Lot #7). Like our home, it too, is on one acre of land.

Now that we are in our 60's, we are starting to think ahead to our future. We do not want to leave our neighborhood and would like to create a small, family infill project so we can "age in place". We would like to subdivide lots 7 & 8 of the Colony Subdivision into a minor 5 lot subdivision.

Our daughter and son in law have always said they would take care of us and our current home is not conducive to accommodating a 2nd family. We would like to eventually build a new home on one of the new lots that would require less maintenance and be easier to manage. Our daughter and son in law could then build a house on one of the other lots and be close to care for us.

This plan would create a low density subdivision with 5 lots on two acres. Our existing home and the house next door would be on two of the five lots.

Thank you for your consideration.

Sincerely,



Neil Colella



Patricia Ludlum



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S**

**Z**

**ZONING & PLANNING**

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

**D**

- Street Name Change (Local & Collector)

**L**

**A APPEAL / PROTEST of...**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: NEIL COLELLA & PATRICIA LUDLUM PHONE: (505) 344-2001

ADDRESS: 2112 CAMPBELL RD N.W. FAX: (505) 344-2034

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: TLCINVEST1@YAHOO.COM

Proprietary interest in site: 100% List all owners: NEIL COLELLA & PATRICIA LUDLUM

DESCRIPTION OF REQUEST: MINOR 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. LOT # 7 & 8 Block: N/A Unit: N/A

Subdiv/Addn/TBKA: THE COLONY SUBDIVISION

Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): G-13-Z UPC Code: 1013 060 165 212 31919

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 16DRB-70277  
PROJECT # 1010948 DRB APPLICATION # 16-70335

**CASE INFORMATION:**

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

No. of existing lots: 2 No. of proposed lots: 5 Total site area (acres): 2 AC

LOCATION OF PROPERTY BY STREETS: On or Near: \_\_\_\_\_

Between: 2108 CAMPBELL RD. NW and 2112 CAMPBELL RD. NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 6/28/16

SIGNATURE Neil Colella DATE 3/9/17

(Print Name) NEIL COLELLA Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

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

Project # \_\_\_\_\_

Staff signature & Date \_\_\_\_\_

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
  - \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ List any original and/or related file numbers on the cover application

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

required.

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

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
  - \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - \_\_\_ Design elevations & cross sections of perimeter walls **3 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - \_\_\_ Copy of recorded SIA
  - \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - \_\_\_ List any original and/or related file numbers on the cover application
  - \_\_\_ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
  - \_\_\_ 5 Acres or more: Certificate of No Effect or Approval
  - \_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - \_\_\_ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application
  - \_\_\_ Infrastructure list if required (**verify with DRB Engineer**)
  - \_\_\_ DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

NEIL COLELLA  
 Applicant name (print)  
Neil Colli  
 Applicant signature / date



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

Application case numbers
_____
_____
_____

Form revised **October 2007**

Project # \_\_\_\_\_  
 Planner signature / date \_\_\_\_\_