

**FORM V: Vacations of Easements or Right-of-way and Variances – DRB**

**Please refer to the DRB case schedules for meeting / hearing dates and deadlines. Your attendance is required.**

**>> INFORMATION REQUIRED FOR ALL VARIANCE AND VACATION APPLICATIONS**

- ☐ Interpreter Needed for Hearing? ☐ if yes, indicate language: \_\_\_\_\_
- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ **VARIANCE – DRB Requires Public Hearing**
  - ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
  - ☐ Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
  - ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
    - ☐ Office of Neighborhood Coordination neighborhood meeting inquiry response
    - ☐ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - ☐ If a meeting was requested/held, copy of sign-in sheet and meeting notes
  - ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
    - ☐ Office of Neighborhood Coordination Public Notice Inquiry response
    - ☐ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ **VACATION OF PRIVATE EASEMENT Requires Public Hearing**
- ☐ **VACATION OF PUBLIC EASEMENT Requires Public Hearing**
- ☐ **VACATION OF RIGHT-OF-WAY – DRB Requires Public Hearing**
- ☐ **VACATION OF RIGHT-OF-WAY – COUNCIL Requires Public Hearing**
  - ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
  - ☐ Copy of the complete document which created the easement(s) (7 copies, folded)
  - ☐ *Not required for City owned public right-of-way.*
  - ☐ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
  - ☐ If easements, list number to be vacated \_\_\_\_\_
  - ☐ If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) \_\_\_\_\_)
  - ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
    - ☐ Office of Neighborhood Coordination neighborhood meeting inquiry response
    - ☐ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - ☐ If a meeting was requested/held, copy of sign-in sheet and meeting notes
  - ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
    - ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
    - ☐ Proof of emailed notice to affected Neighborhood Association representatives
    - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - ☐ Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

**The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.**


- ☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- ☐ Letter describing, explaining, and justifying the deferral or extension
- ☐ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.**

Signature: <u>Yolanda Padilla Morfer</u>	Date: <u>3/29/18</u>
Printed Name: <u>Yolanda Padilla Morfer</u>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers:	Project Number:	
Staff Signature:		
Date:		

**FORM S1: SUBDIVISION OF LAND – MAJOR**

Please refer to the DRB public hearing schedule for hearing dates and deadlines. Your attendance is required.

**>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS**

- ☐ Interpreter Needed for Hearing? ☐ if yes, indicate language: \_\_\_\_\_
- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Sign Posting Agreement

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**☐ **MAJOR AMENDMENT TO PRELIMINARY PLAT**

- ☐ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ TIS Traffic Impact Study Form
- ☐ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- ☐ Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - ☐ Office of Neighborhood Coordination notice inquiry response
  - ☐ Copy of notification letter and proof of first class mailing
  - ☐ Proof of emailed notice to affected Neighborhood Association representatives
  - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☐ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- ☐ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☐ 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 (7 copies, folded)
- ☐ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☐ Proposed Infrastructure List

☐ **EXTENSION OF PRELIMINARY PLAT**☐ **INFRASTRUCTURE LIST EXTENSION FOR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)**

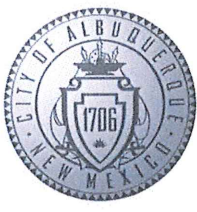
**For temporary sidewalk deferral extension, use Form V.**

- ☐ Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- ☐ Copy of the Official DRB Notice of Decision for any prior approvals
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - ☐ Office of Neighborhood Coordination notice inquiry response
  - ☐ Copy of notification letter and proof of first class mailing
  - ☐ Proof of emailed notice to affected Neighborhood Association representatives
  - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☐ Preliminary Plat or site plan reduced to 8.5" x 11"
- ☐ Copy of DRB approved infrastructure list

*I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.*

Signature: <u>Yolanda Padilla Moyer</u>	Date: <u>3/29/19</u>
Printed Name: <u>Yolanda Padilla Moyer</u>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers:	Project Number:	
Staff Signature:		
Date:		





Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input checked="" type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input checked="" type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input checked="" type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: PV Trails Albuquerque, LLC (Ryan Gilbert)		Phone: (858) 625-6700
Address: 4350 La Jolla Village Drive, Suite 110		Email: rgilbert@pacventures.com
City: San Diego	State: CA	Zip: 92122
Professional/Agent (if any): Price Land & Development Group (Scott Steffen)		Phone: (505) 243-3949
Address: 303 Roma Ave NW Suite 110		Email: ssteffen@priceldg.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners: PV Trails Albuquerque, LLC	

### BRIEF DESCRIPTION OF REQUEST

Preliminary Plat, Design Variance, Easement Vacation  
for Catalonia

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: REPLAT OF TRACT 1 AND TRACT 2	Block:	Unit:
Subdivision/Addition: THE TRAILS 3A	MRGCD Map No.:	UPC Code: 100806445837410202
Zone Atlas Page(s): C-9	Existing Zoning: R-1-B & R-1-D	Proposed Zoning: R-1-B & R-1-D
# of Existing Lots: 1	# of Proposed Lots: 78	Total Area of Site (acres): 20.44

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: Woodmont Avenue	Between: Rainbow Blvd	and: Paseo del Norte Blvd
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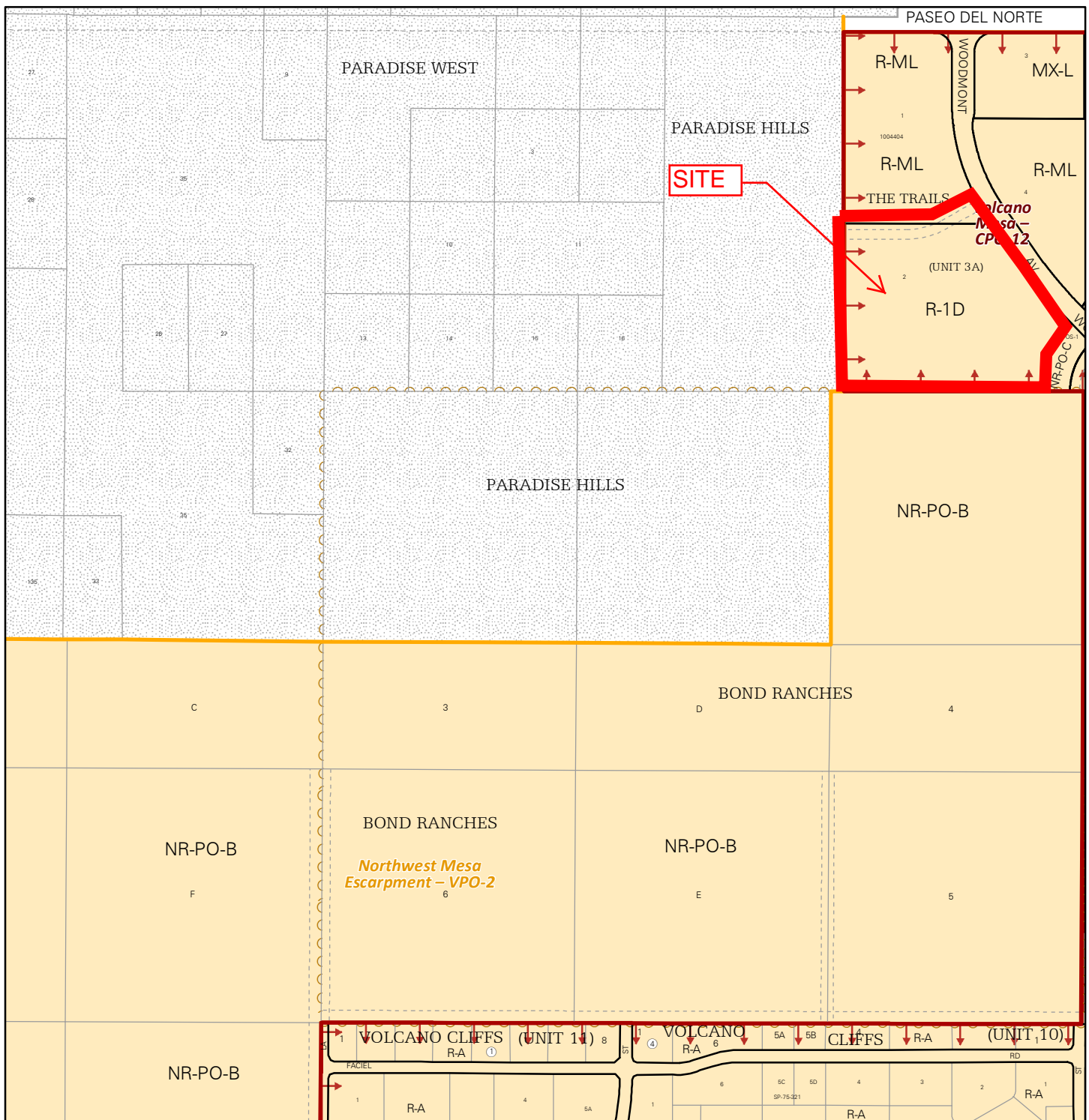
### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

2018-2018-001198

Signature: <i>Yolanda Padilla Moyer</i>	Date: 3/29/19
Printed Name: Yolanda Padilla Moyer	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

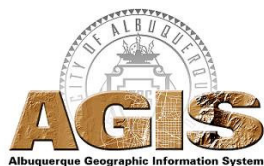
### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

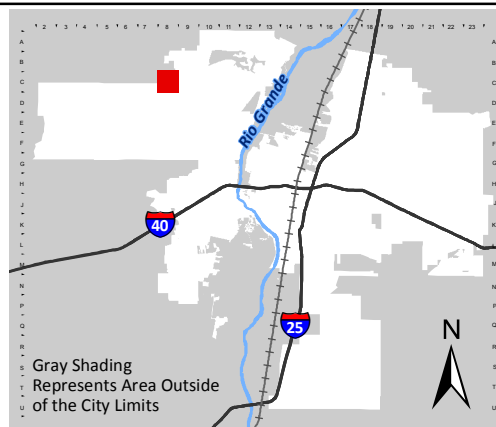


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

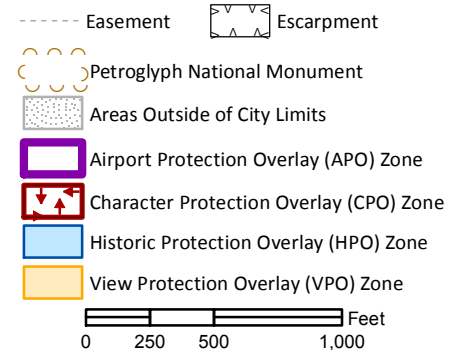
# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**C-08-Z**





**PV Trails Albuquerque, LLC**  
303 Roma Avenue, Suite 110  
Albuquerque, New Mexico 87102

October 8, 2018

City of Albuquerque  
Planning, Engineering, and Building Departments  
P.O. Box 1293  
Albuquerque, NM 87102

Albuquerque Bernalillo County Water Utility Authority  
One Civic Plaza NW  
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement and Permit Applications – Unit 3A of The Trails

To Whom It May Concern:

PV Trails Albuquerque, LLC ("PV Trails"), hereby authorizes Bohannon Huston, Inc. ("BHI"), Consensus Planning ("CP"), and Price Land & Development Group ("PLDG") to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for PV Trails for the purpose of entitling, zoning, permitting, platting and subdividing the properties known as Tract H Durango Unit 1, Tract C Valle Prado Unit 3 and Tracts 2 through 6 The Trails Unit 3A located within the City of Albuquerque (the "Property"). Any other acts with respect to the Property shall require a separate authorization letter.

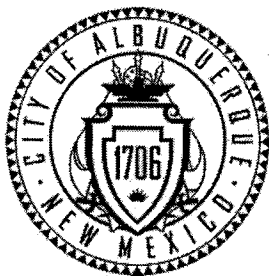
Sincerely,

PV Trails Albuquerque, LLC,  
a Nevada limited liability company

By: its Manager  
PV General Partner, LLC,  
a Delaware limited liability company

By:  \_\_\_\_\_

Name: Andrew Kaplan  
Its: Manager



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

November 8, 2007

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Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Longford Homes, Inc.

Legal Description: The Trails Unit 3

Acreage: 165.59 acres

Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes ☒ No ☐

CERTIFICATE OF APPROVAL: Yes ☐ No ☐

#### SUPPORTING DOCUMENTATION:

NIAF submitted by TRC Solutions dated February 2007 (NMCRI# 103624)

Note: LA 49629 "ikely destroyed by recent construction activity."

SITE VISIT: n/a

#### RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)-- no significant sites in project area; 4B(2)— land disturbance; and 4B(3), information potential exhausted for LA 49629).***

#### SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: PV Trails Albuquerque, LLC DATE OF REQUEST: 12/26/2018 ZONE ATLAS PAGE(S): C-08

### CURRENT:

ZONING R1-B and R1-D  
PARCEL SIZE (AC/SQ. FT.) 20.4 ac.

LEGAL DESCRIPTION: .95 ac. Portion of Tract 1

LOT OR TRACT # 2 BLOCK # \_\_\_\_\_

SUBDIVISION NAME The Trails

### REQUESTED CITY ACTION(S):

ANNEXATION [ ] R-ML R1-B  
\* ZONE CHANGE [✓] From R1-B To R-ML  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

### SITE DEVELOPMENT PLAN:

SUBDIVISION\* [✓] AMENDMENT [ ]  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [✓]

EXPANSION OF EXISTING DEVELOPMENT [ ]

\* .95 ac. from R-ML to R1-B and .58 ac from R1-B to R-ML to reflect east-west roadway alignment.

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

APPLICANT OR REPRESENTATIVE [Signature]

DATE 12-26-2018

(To be signed upon completion of processing by the Traffic Engineer)

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

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

THRESHOLDS MET? YES [ ] NO [✓] 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.

[Signature]  
TRAFFIC ENGINEER

12-26-2018  
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 / /  
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** CATALONIA \_\_\_\_\_

**AGIS MAP #** C-08-Z \_\_\_\_\_

**LEGAL DESCRIPTIONS:** REPLAT OF TRACT 1 AND TRACT 2 OF THE TRAILS UNIT 3A  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_ **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

\_\_\_\_\_  
Applicant/Agent Date

\_\_\_\_\_  
Hydrology Division Representative Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

\_\_\_ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 01/31/19 (date).

\_\_\_\_\_  
Applicant/Agent Date

\_\_\_\_\_  
ABCWUA Representative Date

**PROJECT #** \_\_\_\_\_



## Erica Newman

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**From:** donotreply donotreply <donotreply@abcwua.org>  
**Sent:** Thursday, January 31, 2019 11:41 AM  
**To:** Joshua Lutz  
**Subject:** Availabilty Statement Request Form

Thank you. Your Availability Statement Form submission has been sent.

Project Name:  
Catalonia at the Trails

Project Description:  
This project proposes approximately 78 single-family residential lots within water zone 5W located in a portion of Tracts 1 and 2 of the Trails Unit 3A Subdivision. The site is located north of the Petroglyph National Monument and west of Woodmont Avenue.

Project Address:  
Approximately located South of Paseo Del Norte and West of Woodmont Avenue

Development Type:  
Residential

Fire Flow Requirement (if Residential enter N/A):  
N/A

Legal Description:  
A portion of Tracts 1 and 2 of the Trails Unit 3A Subdivision

Zone Atlas Page:  
C-8 and C-9

DRB Project Number (if applicable)

CDRA Project Number (if applicable)

Jurisdiction:  
City

Requestor Name:  
Josh Lutz

Requestor Company:  
Bohannon Huston

Requestor Address:  
7500 Jefferson St. Albuquerque NM 87109

Requestor Phone Number:

505-923-3306

Requestor Email:

jlutzbhinc.com

Prior Availability Statement Number:

Attachment:

20190248\_Water\_Sewer\_Availability\_request.pdf





March 29, 2019

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Ms. Kym Dicome, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Catalonia (Replat of Tract 1 and Tract 2 of the Trails Unit 3A)– Preliminary Plat,  
Design Variance

Dear Ms. Dicome:

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

- Application for Development Review
- Proof of Neighborhood meeting
- Seven (7) copies of each of the Preliminary Plat and Grading Plan
- Certificate of No Effect
- Infrastructure List
- Seven (7) copies of Site Sketch (EPC approved Site Plan provided)
- Three (3) copies of Sidewalk Deferral and Waiver
- Letter for variance request
- Seven (7) copies of Subdivision Design Variance
- Office of Neighborhood Coordination
- Required notices with content per IDO Section 14-16-6-4(K)(6)" which includes the mailing w/100' of property line.
- Seven (7) Easement Vacation Exhibit
- Seven (7) copies of original plat that created easement
- DR/WS and TIS forms
- Traffic Distribution Layout
- Owner Authorization Letter
- Zone Atlas Map
- Submittal Fees
- PRT Meeting Notes

#### **Preliminary Plat**

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents a residential development. Catalonia encompasses 34.19 acres subdivided into 78 lots of varying sizes and 10 tracts. Roadway right-of-way and pavement widths are indicated on the preliminary plat. The site will be accessed from Woodmont Ave.

The preliminary plat meets the requirements of IDO Section 14-16-6-6(J)

Engineering ▲

Spatial Data ▲

Ms. Kym Dicome, DRB Chair  
City of Albuquerque  
May 10, 2018  
Page 2

**Public Easement Vacation**

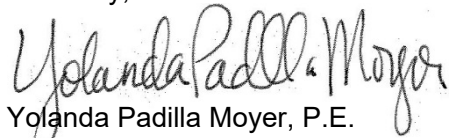
We are requesting the vacation of a 50' Public Roadway, Water and Sewer Easement. This easement is to provide access for roadway and utilities to the Tract 5 to the west of our boundary. This easement will be replaced by a 53' Right-of-Way Roadway, Girona Avenue, which will be dedicated with the Final Plat for Catalonia.

**Temporary Deferral of Sidewalk Construction.**

We are requesting temporary deferral of sidewalk construction along the front of all lots as shown on the Sidewalk Exhibit. Deferred sidewalk will be built on a lot-by-lot basis as home construction is completed. The deferral is requested to prevent damage to sidewalks during home construction activities.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, P.E.  
Senior Project Manager  
Community Development and Planning

YPM/cc  
Enclosures

cc: Scott Steffen, PLDG w/enclosures



**PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES**

PA# 18-316, 18-317, 18-318 Date: Nov. 5, 2018 Time: 2:00, 2:30, 3:00

Address: \_\_\_\_\_

**AGENCY REPRESENTATIVES AT MEETING:**

Planning: Cheryl

Code Enforcement: Jacoba

Fire Marshall: \_\_\_\_\_

Transportation: Medigan

Other: \_\_\_\_\_

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

**THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..**

*Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

**REQUEST:** \_\_\_\_\_

**SITE INFORMATION:**

Zone: R1-D, & R1-B Size: \_\_\_\_\_

Use: \_\_\_\_\_ Overlay Zone: \_\_\_\_\_

Comp Plan Area Of: \_\_\_\_\_ Comp Plan Corridor: \_\_\_\_\_

Comp Plan Center: \_\_\_\_\_ MPOS or Sensitive Lands: \_\_\_\_\_

Parking: \_\_\_\_\_ MR Area: \_\_\_\_\_

Landscaping: \_\_\_\_\_ Street Trees: \_\_\_\_\_

Use Specific Standards: \_\_\_\_\_

Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods/resources](http://www.cabq.gov/neighborhoods/resources).*

**PROCESS:**

Type of Action: \_\_\_\_\_

Review and Approval Body: DRB & EPC Is this PRT a requirement? yes

**PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES**

PA# 18-316, 18-317, 18-318 Date: 02.05.2018 Time: \_\_\_\_\_

Address: \_\_\_\_\_

NOTES: (see attached)

PNL 18-316, 18-317, 18-318

November 5, 2018

## Tracts 6 and C

What is the relationship between the approved site plan and the base zoning? Can we submit preliminary plats that follow the approved site plan?

Can we amend the site plan to allow smaller lot sizes with a different layout provided that the lot size is consistent with the previous VTSL zoning? No, the the VTSL zoning no longer exists.

The site plan references the VTSL zone. What does that mean for lot standards?

If we are held to the new R-1 B IDO standards, is there a way to request a lot size variance? If so, what is the process?

- As of City Council's vote today, 11-5-2018, lots 6 and C will be zoned R-1B, with a minimum lot size of 5,000 sf. *(7 yrs from IDO) → (has not expired)*
- If the approved Site Development Plan for Subdivision has not expired, you may develop with that plan under Prior Approvals 1-10A. What is the lot size of the approved plan?
- You may request a Minor Amendment if 10% or less of total SP for Subdivision area. Per Table 6-4-5, otherwise Major Amendment from DRB.
- It is possible to pursue a Variance to lot size per Section 6-6(N) but it must be justified, and it does not seem exceptional at this time.
- The zoning will be R-1B, which means minimum lot size of 5,000 square feet.

*Could apply for Deviation 6-4(10) for lot size - 10% - 1*  
**Tract 2** *Minor Amendment 10% of size area; Deviation 10% of lot size*

A portion of the proposed site plan encroaches into the R-ML zone because the project follows the roadway alignment. Because R-ML allows single family is this an issue?

Please confirm Site Plan EPC review for this project.

How is the Open Space Advisory Board involved and what are the City's expectations for the applicant to coordinate

with the OSAB?

Depending on the City Council vote on the ZMA, when can we make an application?

- R-ML is not an issue.
- Site Plan EPC because it is over 5 acres and adjacent to MPOS. *- could fix*

*zone lines @ same time*  
• Discuss with Michael <sup>VPS</sup> regarding floating zone lines & whether this is allowed.





## Erica Newman

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Friday, March 1, 2019 11:05 AM  
**To:** Joshua Lutz  
**Subject:** Public Notice Inquiry\_Paseo Del Norte and Woodmont Avenue\_DRB  
**Attachments:** IDOZoneAtlasPage\_C-08-Z.PDF

Josh,

The purpose of this email is to confirm that as of today, March 1, 2019, there are no affected associations to notify regarding your DRB submittal. Thank you.

Respectfully,

**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Friday, March 01, 2019 8:22 AM  
**To:** Office of Neighborhood Coordination <jlutz@bhinc.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Josh Lutz

Telephone Number

505-823-1000

Email Address

[jlutz@bhinc.com](mailto:jlutz@bhinc.com)

Company Name

Bohannan Huston

Company Address

7500 Jefferson Street  
City  
Albuquerque  
State  
NM  
ZIP  
87109

Legal description of the subject site for this project:

Catalonia at the Trails Subdivision, a portion of Tracts 1 and 2 of the Trails Unit 3A Subdivision

Physical address of subject site:

Subject site cross streets:

Paseo Del Norte and Woodmont Avenue

Other subject site identifiers:

This site is located on the following zone atlas page:

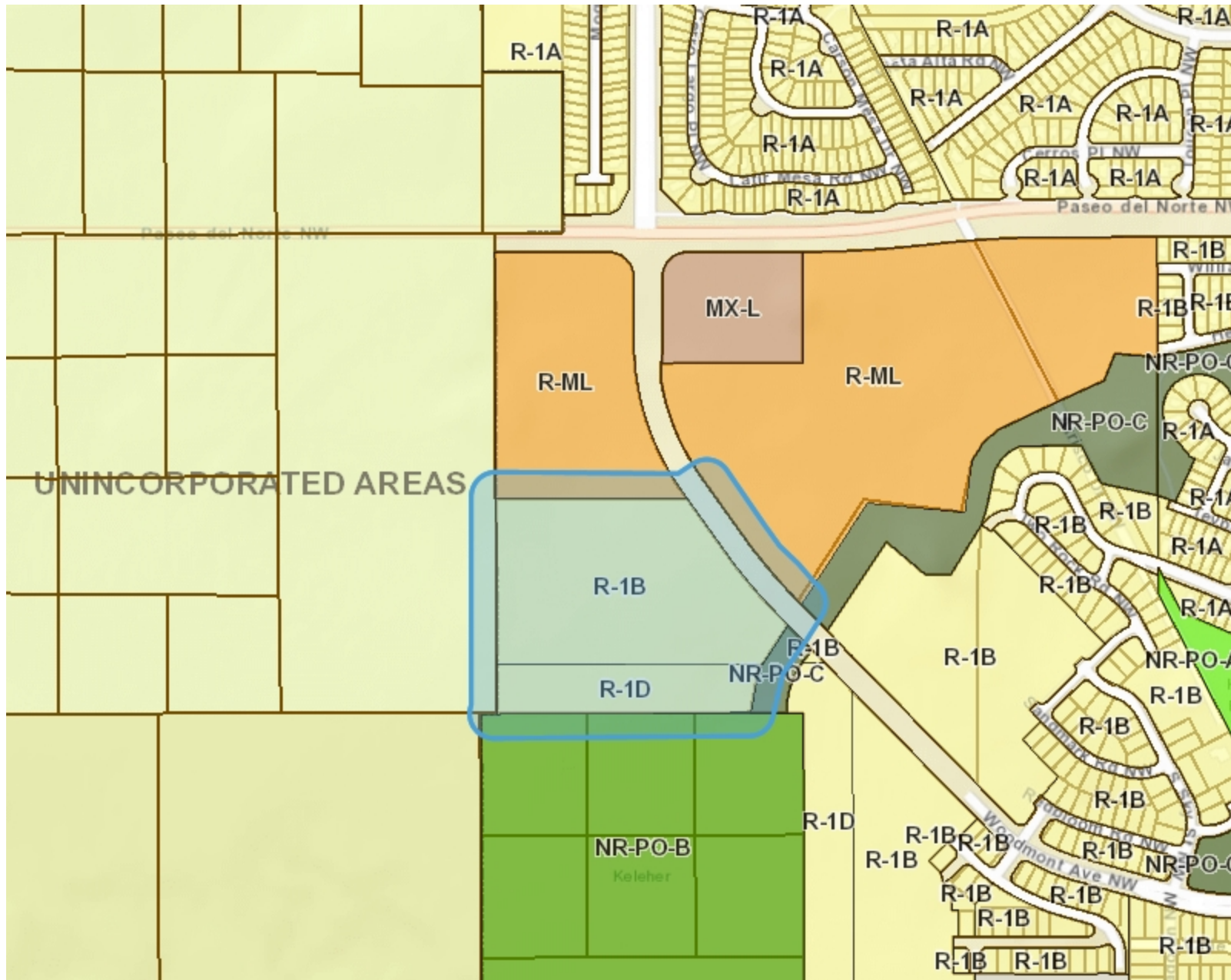
C-08-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.



# City of Albuquerque



## Legend

### IDO Zoning

- R-A
- R-1A
- R-1B
- R-1C
- R-1D
- R-T
- R-MC
- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D
- PD
- PC
- UNCL

- Bernalillo County Parcels
- Municipal Limits

## Notes

1,202 0 601 1,202 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
3/29/2019 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Addr	SITUS Addr	Legal Descr	Property Cl	Acres
Geocortex. 100806443	WOODMONT PASEO LLC	2219 CHATSWORTH CT	HENDERSON NV 89074-5310				ALBUQUER TR 1 BULK V	13.9033	
Geocortex. 100906403	WOODMONT PASEO LLC	2219 CHATSWORTH CT	HENDERSON NV 89074-5310				ALBUQUER TR 4 BULK V	29.3345	
Geocortex. 100906407	TRAILS COMMUNITY ASSOCIATION INC (THE)	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120-3752				ALBUQUER TR OS-2 BU V	8.8106	
Geocortex. 100806435	TP PASEO DEL NORTE LLC C/O THOMAS PROPERTIES	340 E BERGER ST	SANTA FE NM 87505-2669		N/A		ALBUQUER PORTION C V	39.59	
Geocortex. 100806451	TRAILS COMMUNITY ASSOCIATION INC (THE)	3077 E WARM SPRINGS RD	LAS VEGAS NV 89120-3752				ALBUQUER TR OS-1 BU V	1.0744	
Geocortex. 100806445	WOODMONT PASEO LLC	2219 CHATSWORTH CT	HENDERSON NV 89074-5310				ALBUQUER TR 2 BULK V	20.2878	
Geocortex. 100806432	NGUYEN TRINH T T & DUC H LE	2828 PALO ALTO DR NE	ALBUQUERQUE NM 87112		UNKNOWN		ALBUQUER POR TR5 N V	40	
Geocortex. 100806450	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103				ALBUQUER TR OF LANI V	5.1542	
Geocortex. 100806441	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103				ALBUQUER W'LY PORT V	4.9212	
Geocortex. 100806446	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103				ALBUQUER TR OF LANI V	5	

March 29, 2019

Woodmont Paseo LLC  
2219 Chatsworth Ct  
Henderson, NV 89074

City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Trails Community Association  
Inc.  
3077 E Warm Springs Rd  
Las Vegas, NV 89120

TP Paseo Del Norte LLC c/o  
Thomas Properties  
340 Berger St  
Santa Fe, NM 87505

Nguyen Trinh TT & Duc H Le  
2828 Palo Alto Dr NE  
Albuquerque, NM 87103

This letter is notification Bohannon Huston has submitted an application for Preliminary Plat to the Development Review Board (DRB) on behalf of PV Trails Albuquerque, LLC. The applicant is proposing a single family detached residential development on an 20-acre property. The project will consist of 78 subdivided lots. The subject property is zoned R-1-B & R-1-D. The property is located on the south side of Woodmont Avenue, between Rainbow Boulevard and Paseo del Norte Boulevard.

The DRB hearing for this request will be held on April 24, beginning at 9:00a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions or desire any additional information.

Sincerely,

**Yolanda Padilla Moyer**  
Bohannon Huston INC.  
7500 Jefferson St.  
(505) 823-1000

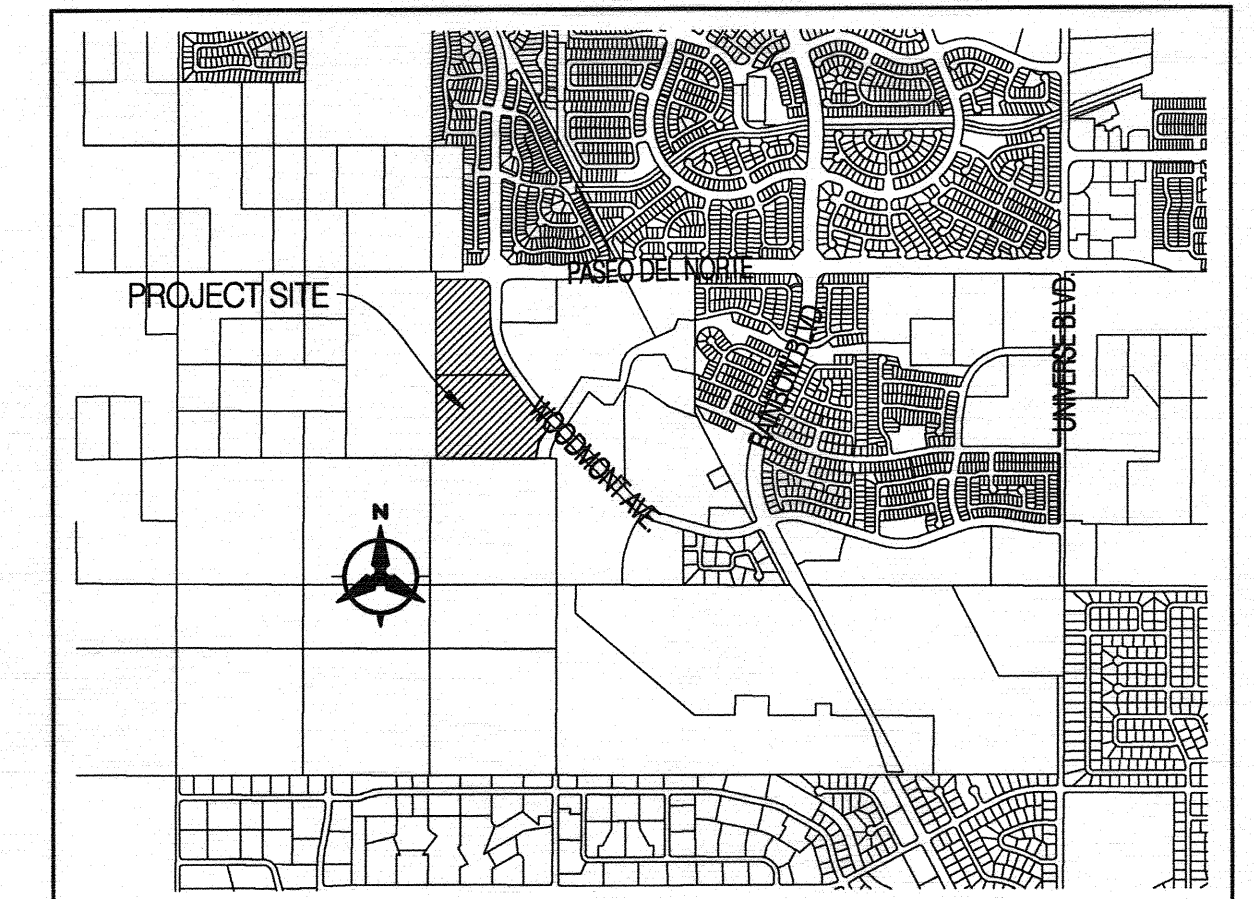


# PRELIMINARY PLAT CATALONIA

## REPLAT OF TRACT 1 AND TRACT 2 THE TRAILS UNIT 3A

ALBUQUERQUE, NEW MEXICO

MARCH, 2019



LOCATION MAP  
SCALE: 1"=2000'

Zone Atlas Index Number: C-08

PLAT IS LOCATED WITHIN TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 16 & 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

### SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "HUGG, PS 9750".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 9750".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

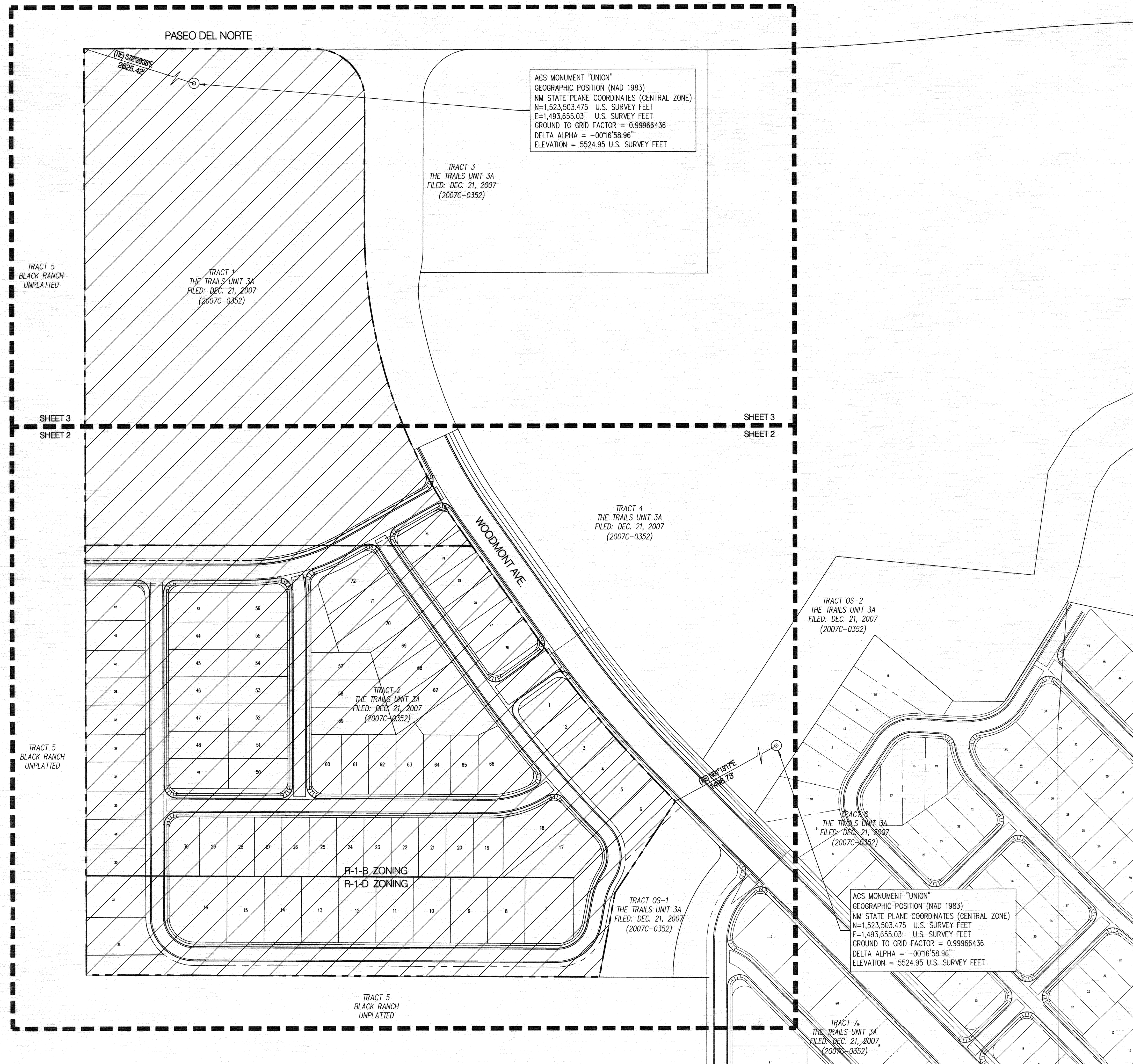
*Scott N. Rimbauer P.S.* 3/2/19  
CITY SURVEYOR DATE

*Andrew M. Kaplan* 3/28/19  
DATE

PV TRAILS ALBUQUERQUE, LLC  
ITS MANAGER  
PV GENERAL PARTNER, LLC  
ANDREW M. KAPLAN, MANAGER

SHEET 1 of 3

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

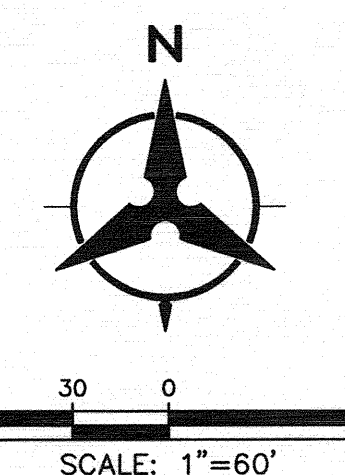
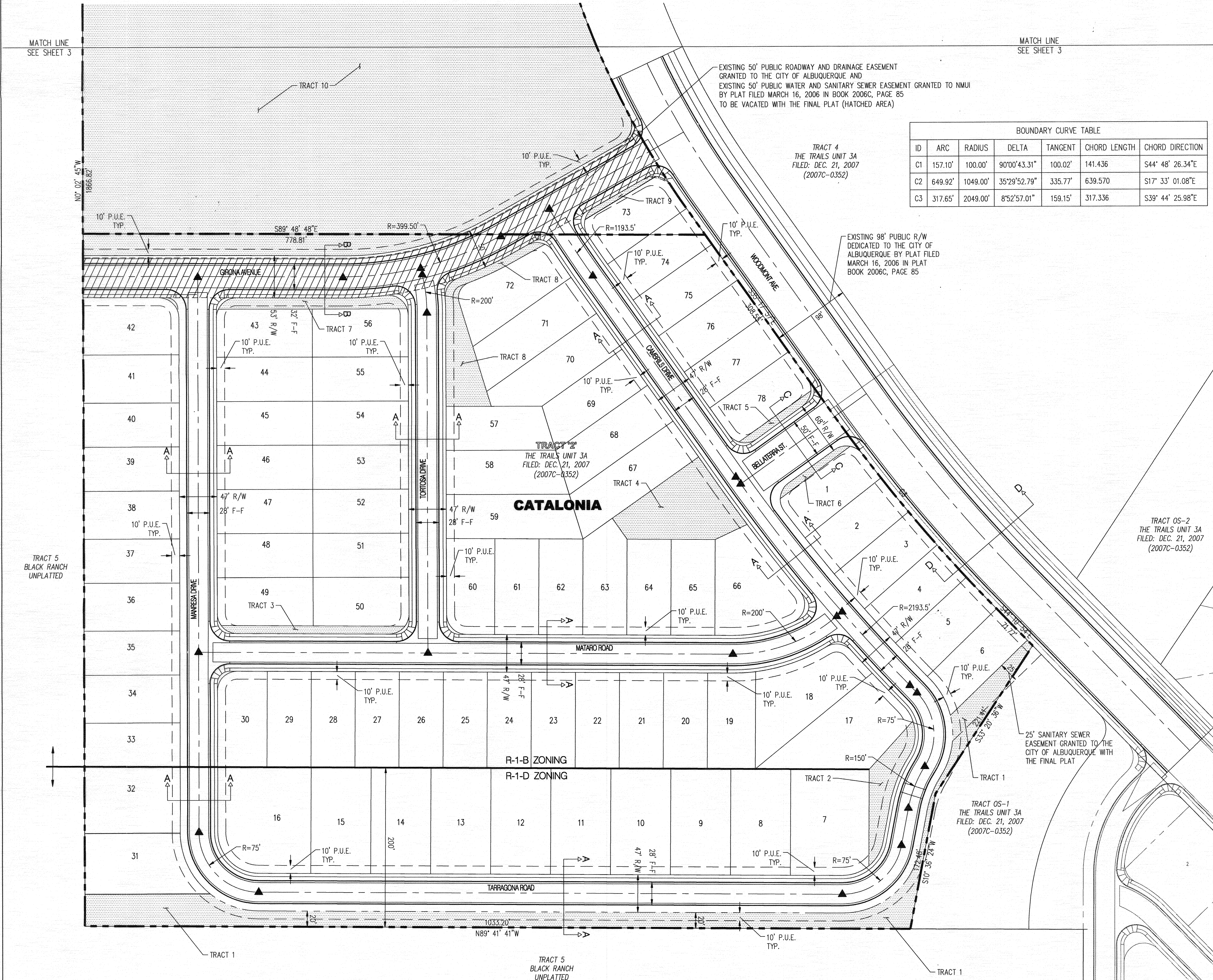




PRELIMINARY PLAT  
CATALONIA  
REPLAT OF TRACT 1 AND TRACT 2  
THE TRAILS UNIT 3A  
ALBUQUERQUE, NEW MEXICO  
MARCH, 2019

BOUNDARY CURVE TABLE						
ID	ARC	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	157.10'	100.00'	90°00'43.31"	100.02'	141.436	S44° 48' 26.34"E
C2	649.92'	1049.00'	35°29'52.79"	335.77'	639.570	S17° 33' 01.08"E
C3	317.65'	2049.00'	8°52'57.01"	159.15'	317.336	S39° 44' 25.98"E

- LEGAL DESCRIPTION:  
A REPLAT OF :  
TRACT '1' AND TRACT '2'  
THE TRAILS UNIT 3A  
FILED: DEC 21, 2007 (2007C-0352)
1. EXISTING ZONING: R-1B AND R-1D (LOT 7-16, 31 & 32)  
PROPOSED ZONING: NO CHANGE  
PROPOSED RESIDENTIAL DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL
2. TOTAL ACREAGE:  
EXISTING TRACT '1' = 13.9033 ACRES  
EXISTING TRACT '2' = 20.2878 ACRES
- ACREAGE:  
TRACT '1' = 0.7055 Acres  
TRACT '2' = 0.0997 Acres  
TRACT '3' = 0.0500 Acres  
TRACT '4' = 0.2307 Acres  
TRACT '5' = 0.0220 Acres  
TRACT '6' = 0.0196 Acres  
TRACT '7' = 0.0740 Acres  
TRACT '8' = 0.1456 Acres  
TRACT '9' = 0.0130 Acres  
TRACT '10' = 13.7197 Acres
- NUMBER OF LOTS: CATALONIA = 78  
SUBDIVISION ACREAGE: CATALONIA = 20.4376  
PROPOSED DENSITY: 3.82 D.U./ACRE
3. MINIMUM LOT DIMENSIONS R-1A R-1D  
55' x 120' 75' x 133.333'  
MINIMUM LOT AREA 6600 S.F. 10,000 S.F.
4. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY  
THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.  
STREET AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED  
AND MAINTAINED BY THE CITY OF ALBUQUERQUE
5. LOT SETBACKS SHALL CONFORM TO R-1B AND  
R-1D (LOT 7-16, 31 & 32) ZONE REGULATIONS.
6. TRACTS 1-9 WILL BE OWNED AND MAINTAINED BY  
TRAILS COMMUNITY ASSOCIATION INC.
7. NO LOTS ARE ALLOWED DIRECT ACCESS TO WOODMONT AVE.



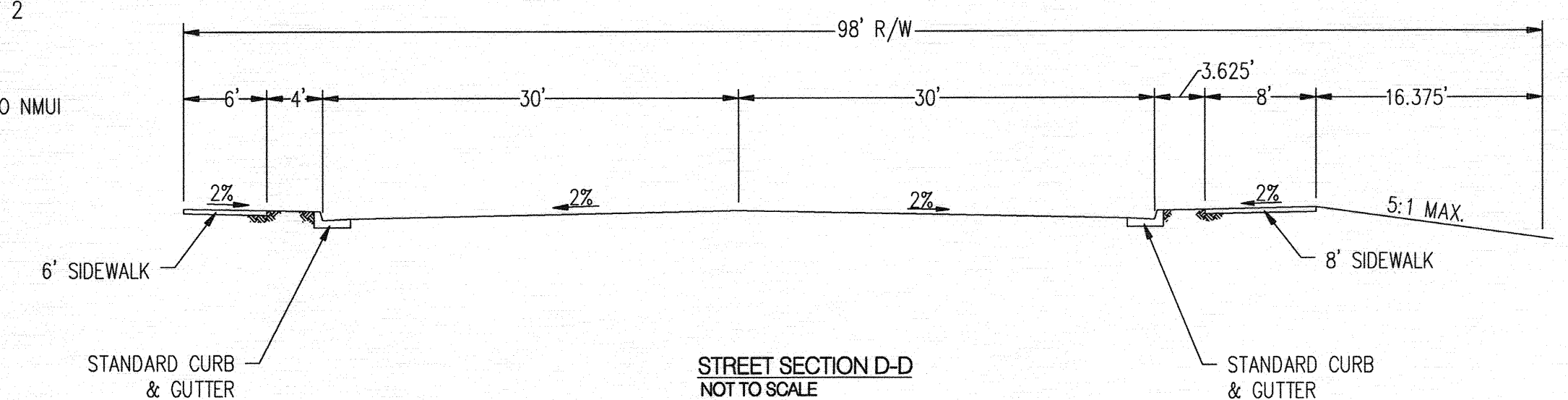
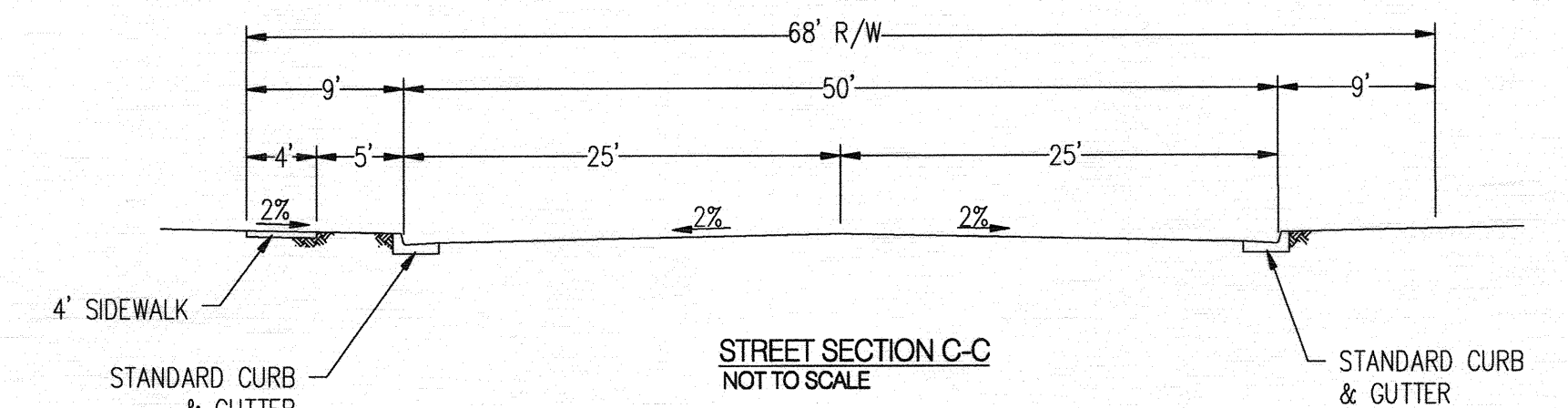
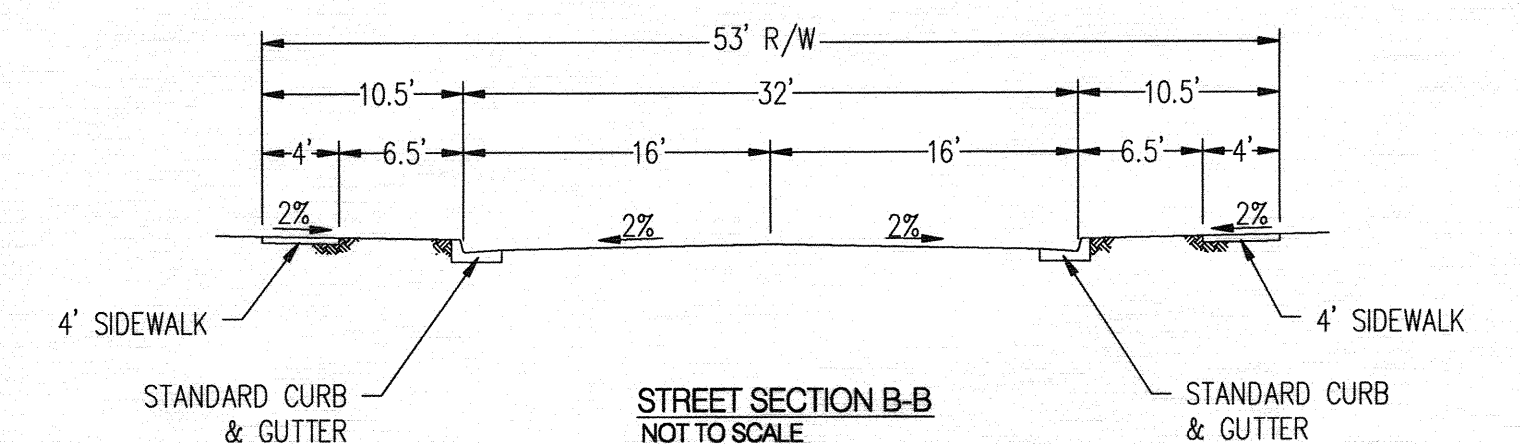
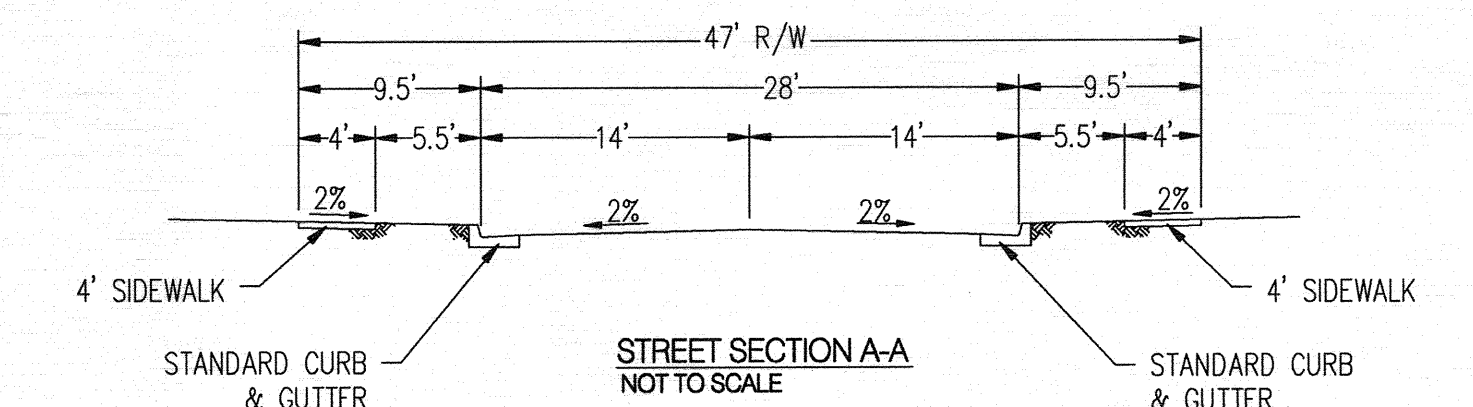
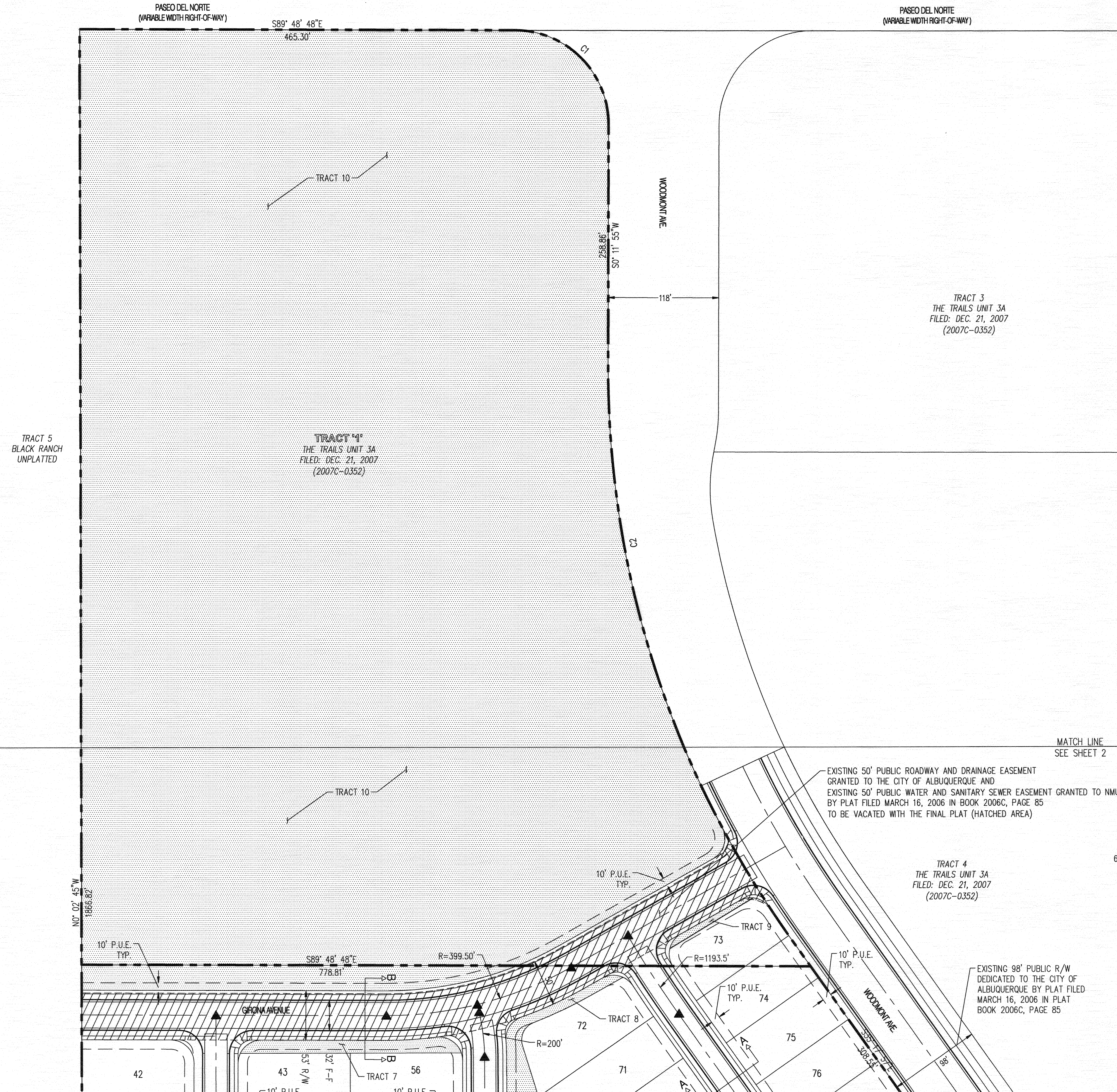


# PRELIMINARY PLAT CATALONIA

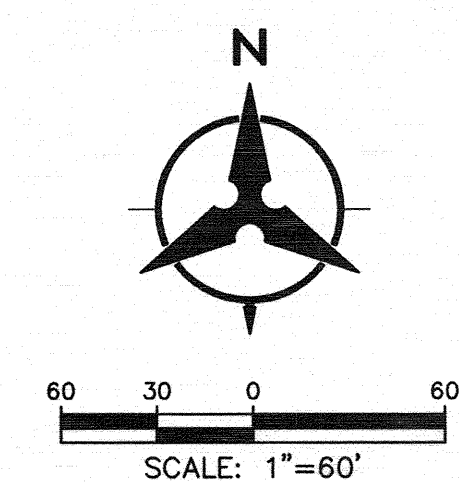
REPLAT OF TRACT 1 AND TRACT 2  
THE TRAILS UNIT 3A

ALBUQUERQUE, NEW MEXICO

MARCH, 2019



LEGEND	
---	BOUNDARY LINE
---	TRACT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT



SHEET 3 of 3



# SIDEWALK EXHIBIT CATALONIA SUBDIVISION

March, 2019

TRACT 1  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

TRACT 4  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

TRACT OS-2  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

TRACT OS-1  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

TRACT 5  
BLACK RANCH  
UNPLATTED

TRACT 5  
BLACK RANCH  
UNPLATTED

DEFERRED Sidewalks are 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.



TO BE BUILT - SIDEWALK

WAIVED



NOT TO SCALE







Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
  
CATALONIA AT THE TRAILS  
REPLAT OF TRACT 1 AND TRACT 2 OF THE TRAILS UNIT 3A

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 guarantees. 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
PUBLIC WATERLINE IMPROVEMENTS									
		12" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	WOODMONT AVENUE	NORTH BOUNDARY	SOUTH BOUNDARY	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	GIRONA AVENUE	WEST BOUNDARY	WOODMONT AVENUE	/	/	/
		6" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	CAMBRILS DRIVE	GIRONA AVENUE	TARRAGONA ROAD	/	/	/
		6" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	TARRAGONA ROAD	MANRESA DRIVE	CAMBRILS DRIVE	/	/	/
		6" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MANRESA DRIVE	TARRAGONA ROAD	GIRONA AVENUE	/	/	/
		6" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MATARO ROAD	MANRESA DRIVE	CAMBRILS DRIVE	/	/	/
		6" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	TORTOSA DRIVE	MATARO ROAD	GIRONA AVENUE	/	/	/
		8" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	BELLATERRA STREET	CAMBRILS DRIVE	WOODMONT AVENUE	/	/	/
		12" DIA (5W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	WOODMONT AVENUE	NORTH BOUNDARY	PASEO DEL NORTE	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WOODMONT AVENUE	NORTH BOUNDARY	SOUTH BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GIRONA AVENUE	WEST BOUNDARY	WOODMONT AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAMBRILS DRIVE	LOT 78	GIRONA AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CAMBRILS DRIVE	LOT 1	SAS ESMT @ LOT 6	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TARRAGONA ROAD	MANRESA DRIVE	SAS ESMT @ LOT 6	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MANRESA DRIVE	LOT 32	TARRAGONA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MANRESA DRIVE	LOT 33	GIRONA AVENUE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MATARO ROAD	LOT 30	CAMBRILS DRIVE	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS CONT...				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TORTOSA DRIVE	LOT 50	GIRONA AVENUE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAS EASEMENT	CAMBRILS DRIVE	WOODMONT AVENUE
12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WOODMONT AVE	SOUTH BOUNDARY	EXISTING 12" SAS IN WINDOM PEAK DURANGO UNIT 1

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC STORM DRAIN IMPROVEMENTS				
18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	GIRONA AVENUE	OFFSITE POND 1	EAST OF WOODMONT
18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WOODMONT AVENUE	NORTH BOUNDARY	GIRONA AVENUE
18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TARRAGONA ROAD	LOW POINT ADJACENT TO LOT 7	TRACT OS-1
	OFFSITE POND 1	WEST BOUNDARY		
	TEMPORARY POND 1	EAST OF WOODMONT		
	POND B	TRACT OS-1		
	POND A5	TRACT OS-2		

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER

\* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC ROADWAY IMPROVEMENTS				
30' FEOA	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON SOUTH SIDE	WOODMONT AVENUE	NORTH BOUNDARY	SOUTH BOUNDARY
24' F-EOA	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE	GIRONA AVENUE	WEST BOUNDARY	WOODMONT AVENUE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAMBRILS DRIVE	GIRONA AVENUE	TARRAGONA ROAD
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON N SIDE ONLY*	TARRAGONA ROAD	CAMBRILS DRIVE	MANRESA DRIVE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MANRESA DRIVE	TARRAGONA ROAD	GIRONA AVENUE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MATARO ROAD	MANRESA DRIVE	CAMBRILS DRIVE

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

Private Inspector	City Inspector	City Const Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	

DRB CHAIR	DATE	CODE ENFORCEMENT	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFA	DATE
ABCWUA	DATE	CITY ENGINEER	DATE
	DATE		DATE

FIRM: Y. Candace Mary  
SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS

[illegible]



March 29, 2019

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Ms. Kym Dicome, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Catalonia (Replat of Tract 1 and Tract 2 of the Trails Unit 3A) DRB#  
–**Design Variance and Sidewalk Waiver Request**

Dear Ms. Dicome:

We are requesting the following deferral, wavier and variances to the IDO:

**Design Variances:**

**Waived Sidewalk - Please refer to the enclosed exhibit for sidewalk waiver.**

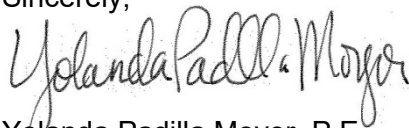
- Waived Sidewalk – We are requesting to waive the sidewalk on the south side of Tarragona Road. The roadway is located adjacent to Major Public Open Space which will deter people from accessing the land at undesignated entries. The EPC approved Site Plan also reflects a waived sidewalk in this location.

**Standard Block length (Access Local Roadway) 5-4(E)3(a) and Connection to Adjacent Land (IDO 5-3 ( E)(2))**

- We are requesting a proposed block length greater than the recommend 600' block length on Tarragona Road. The roadway is located adjacent to Major Public Open Space and no access is permit to the site. The proposed block length is 724'. There are only 10 lots on this roadway due to the 10000 SF Lot Zoning requirement. The layout and block length are reflected on the EPC approved Site Plan.

We request that this request be heard at with the Preliminary Plat application. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, P.E.  
Senior Project Manager  
Community Development and Planning

YPM  
Enclosures

cc: Scott Steffen, PLDG

VARIANCE EXHIBIT  
CATALONIA SUBDIVISION

March, 2019

TRACT 1  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

TRACT 4  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

TRACT OS-2  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

TRACT OS-1  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

TRACT 5  
BLACK RANCH  
UNPLATTED

TRACT 5  
BLACK RANCH  
UNPLATTED

- ① STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET
- ② SIDEWALK WAIVER



NOT TO SCALE

**From:** [Jim Strozier](#)  
**To:** ["aboard10@juno.com"](#); ["hlhen@comcast.net"](#)  
**Cc:** [Garret Price \(gprice@pricedq.com\)](#); ["Scott Steffen"](#); [Jaime Jaramillo](#); [Vos, Michael J.](#)  
**Subject:** IDO Pre-Application Notification - EPC Site Plan and Zone Map Amendment  
**Date:** Saturday, November 17, 2018 1:34:00 PM  
**Attachments:** [Zone Atlas-Tract 2.pdf](#)

---

Dear Ms. Horvath, Mr. Hendriksen, and the Westside Coalition of Neighborhood Associations,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a Site Plan – EPC and Zone Map Amendment per Table 6-1-1 proposed in or near your neighborhood before we submit an application. This would be an informal meeting where the project team will present the proposal, and we could discuss any ideas or concerns you may have.

#### **Contact Information**

Jaime Jaramillo 505-764-9801 or [jaramillo@consensusplanning.com](mailto:jaramillo@consensusplanning.com)

#### **Project or Development Proposal**

The site is located generally near Paseo del Norte and Woodmont Avenue, see the attached Zone Atlas page. Consensus Planning, Inc. is the agent representing the requests. The application will be a Site Plan – EPC and a Zone Map Amendment that will include a site that is approximately 20 acres with approximately 77 residential single family lots. EPC review is required since the project is adjacent to Major Public Open Space (the southern edge of the project) and the IDO provides for special design requirements and includes the small zone map amendment (at the northeast corner of the property).

**Per the IDO, you have 15 days from November 17, 2018 to respond**, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We anticipate submitting our application to the EPC on December 28, 2018.

If you would like to meet, please let us know when your next regular WSCONA meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email. Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

#### **Useful Links**

##### **Integrated Development Ordinance (IDO):**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

##### **IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Sincerely,

**Jim Strozier, FAICP**

Consensus Planning, Inc.

302 8<sup>th</sup> Street NW

(505) 764-9801

**From:** [Quevedo, Vicente M.](#)  
**To:** [Jaime Jaramillo](#)  
**Subject:** Neighborhood Meeting Inquiry, Paseo del Norte and Woodmont Avenue\_EPC  
**Date:** Tuesday, October 30, 2018 3:32:11 PM  
**Attachments:** [jmaoe001.png](#)  
[jmaoe002.png](#)  
[jmaoe003.png](#)  
[Zone Atlas Tract 2.pdf](#)  
[Neighborhood Meeting Inquiry, Paseo del Norte and Woodmont Ave\\_EPC.xlsx](#)

Jaime,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio del Sol NW	Albuquerque	NM	87114	5052214003	5058903481

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

**Sent:** Tuesday, October 30, 2018 10:47 AM

**To:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Jaime Jaramillo

Telephone Number

5057649801

Email Address

[jaramillo@consensusplanning.com](mailto:jaramillo@consensusplanning.com)

Company Name

Consensus Planning

Company Address

302 8th Street NW 87104, Paseo del Norte and Woodmont Avenue

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 2 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 20.2878 AC

TR 1 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 13.9033 AC

Physical address of subject site:

Subject site cross streets:

Paseo del Norte and Woodmont Avenue

Other subject site identifiers:

This site is located on the following zone atlas page:

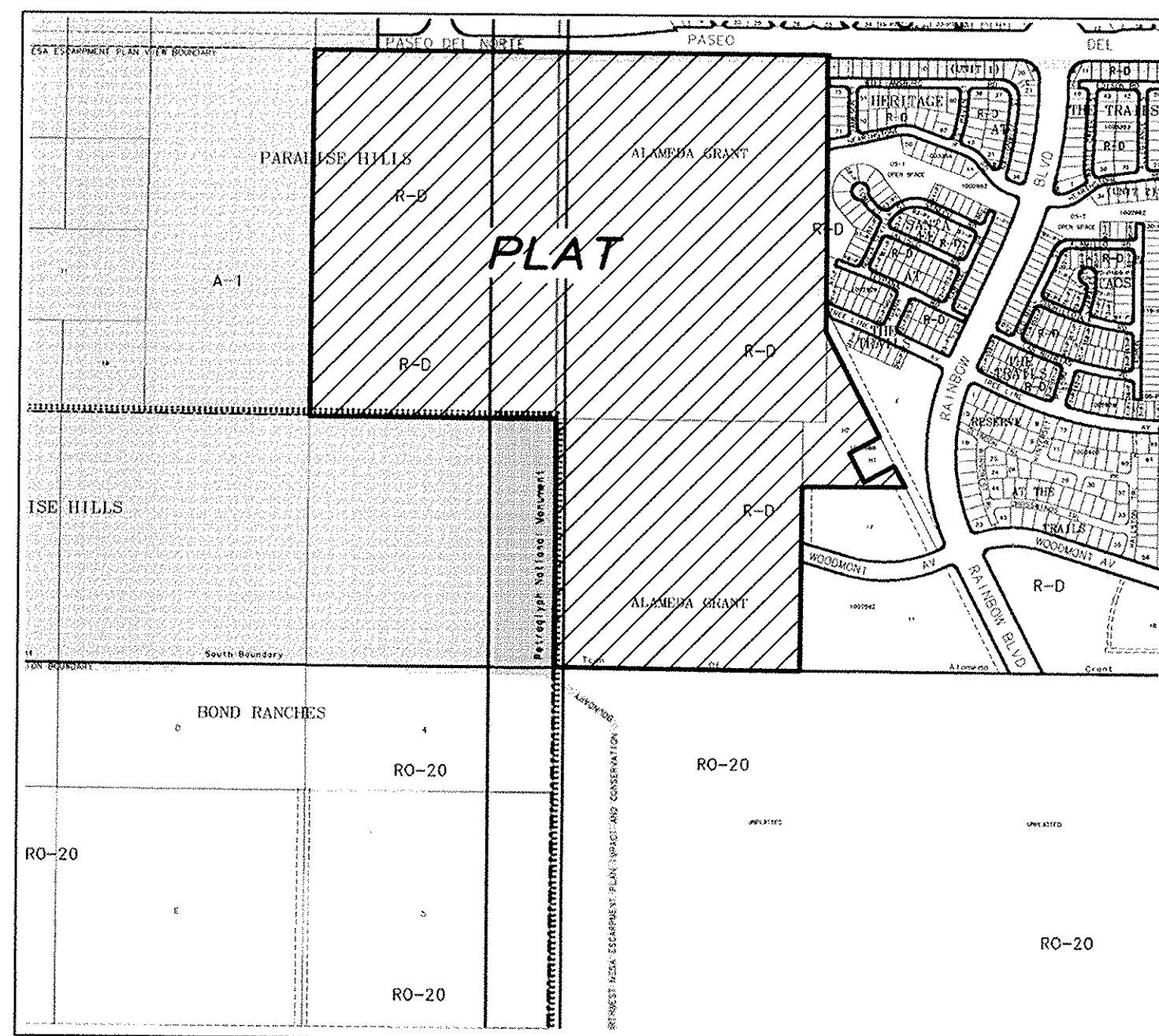
C-08

=====

This message has been analyzed by Deep Discovery Email Inspector.



(1) 178-09002



Vicinity Map

N.T.S.

#### GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page C-9.
- U.C.L.S. Log Number 2005300996.
- No direct access to Paseo Del Norte will be allowed.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus ( ). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- Current Zoning is: R-D

#### SUBDIVISION DATA

- Total number of existing Tracts: 4
- Total number of Tracts created: 10
- Total mileage of full width streets created: 0.66 miles.
- Gross Subdivision acreage: 164.95 acres.
- Tracts OS-1 and OS-2 are Private Open Space Areas conveyed to The Trails Community Association, Inc. Maintenance of said Tracts shall be the responsibility of said Trails Community Association, Inc. There shall be no direct vehicular access from adjacent tracts, parcels or lots.
- Tracts OS-1 and OS-2 are subject to a blanket access, public open space and public storm drain easements to be granted with the filing of this plat. Said Tracts OS-1 and OS-2 are also subject to a blanket easement for public water and public sanitary sewer to be granted to the City of Albuquerque and New Mexico Utilities, Inc. with the filing of this plat.

#### SHEET INDEX

- |                |  |
|----------------|--|
| SHEET 1 OF 5 - | Approvals, General Notes, Etc...                                     |
| SHEET 2 OF 5 - | Legal Description, Free consent and dedication Curve and Line Tables |
| SHEET 3 OF 5 - | Overall Bulk Plat Boundary and Easement Vacations                    |
| SHEET 4 OF 5 - | North 1/2 of Trails Unit 3   |
| SHEET 5 OF 5 - | South 1/2 of Trails Unit 3   |

#### TREASURERS CERTIFICATION

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

UPC 100904417530720220 100906416232520219  
100906408343020212  
100906406526720111  
100806446443110124

Rosa Adalberto 3-16-06  
Bernalillo County Treasurer Date

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

#### DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

#### PURPOSE OF PLAT:

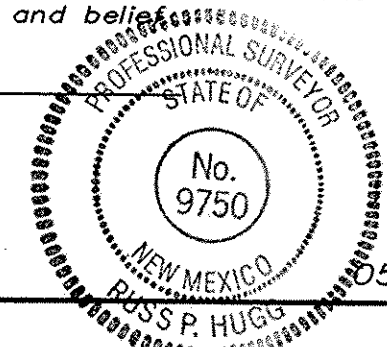
The purpose of this Bulkland Plat is to:

- Show the various Public Roadway and Utility Easements which were vacated by 050RB-01365
- Create the Ten (10) Bulk Parcels shown hereon to facilitate platting of future Trails Units.
- Dedicate the Additional street right of way for Paseo Del Norte and the new street right of way for Woodmont Avenue to the City of Albuquerque fee simple with warranty covenants by this plat.
- Grant the additional Public Utility Easements as shown hereon.

#### SURVEYORS CERTIFICATION

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

Russ P. Hugg  
NMPS No. 9750  
July 18, 2005



#### BULK LAND PLAT OF

## THE TRAILS UNIT 3

(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C. AND TRACT H-2, TRAILS UNIT 1)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JULY, 2005

PROJECT NUMBER: 1004404

Application Number: 05DRB-01367

#### PLAT APPROVAL

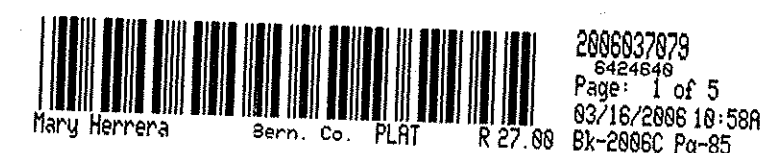
##### Utility Approvals:

PNM Electric Services	Leah D. Mark	8-11-05
PNM Gas Services	Leah D. Mark	8-11-05
QWest Corporation	Sonia Iglesias	08-12-05
Comcast	Konnie Burbon	8-11-05
New Mexico Utilities	[Signature]	8-12-05

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

##### City Approvals:

City Surveyor	[Signature]	8-11-05
Real Property Division	N/A	3/08/06
Environmental Health Department	N/A	3/08/06
Traffic Engineering & Transportation Division	[Signature]	2-15-06
Utilities Development	William G. Baker	2/15/06
Parks and Recreation Department	Christina Sandoval	2/15/06
AMAFCA	Bradley L. Bingham	2/15/06
City Engineer	Bradley L. Bingham	2/15/06
DRB Chairperson, Planning Department	[Signature]	3/08/06



SHEET 1 OF 5

**SURV TEK, INC.**

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377



(2) 58-79002

## LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising: All of Tract H-2, The Trails as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 16, 2004 in Plat Book 2004C, Page 391 and Portions of unplatted Tracts 4 and 5, Black Ranch as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on: May 9, 1960 in Book D541, page 281; May 9, 1960 in Book D541, page 277; August 29, 1960 as Document Number 60-84590 and September 25, 1984 in Book D222A, pages 174 and 175; more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) whence the Albuquerque Control Survey Monument "UNION 1969" bears S 12° 50' 11" W, 887.57 feet distant; Thence,

S 00° 05' 46" W, 1468.80 feet along the Westerly line of Heritage Unit 1 at the Trails as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 22, 2004 in Plat Book 2004C, Page 294 and the Westerly line of Santa Fe at the Trails as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 29, 2004 in Plat Book 2004C, Page 309 to the most Northerly corner of Tract H-2, The Trails as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 16, 2004 in Plat Book 2004C, Page 391 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 27° 16' 34" E, 630.06 feet to the Northeast corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence Southwesterly, Southeasterly and Northeasterly along a line common to said Tracts H-1 and H-2 for the following three (3) courses:

S 62° 43' 26" W, 184.00 feet to the Northwest corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

S 27° 16' 34" E, 170.00 feet to the Southwest corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

N 62° 43' 26" E, 184.00 feet to the Southeast corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

S 27° 16' 34" E, 130.51 feet to the Southeast corner of said Tract H-2, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place) and the Northeast corner of Tract 12, Trails Unit 2 as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332; Thence,

N 89° 37' 33" W, 550.24 feet along a line common to said Tracts H-2 and Tract 12 to the Southwest corner of said Tract H-2 and the Northwest corner of said Tract 12 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 00° 15' 20" W, 978.73 feet along the Westerly line of Tracts 11 and 12, Trails Unit 2 to the Southwest corner of said Tract 11 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) said point also being a point on the Southerly Boundary of the Town of Alameda Grant and the Southeast corner of the parcel herein described; Thence;

N 89° 40' 27" W, 1319.74 feet along said Southerly Boundary of the Town of Alameda Grant to the closing corner common to said Sections 16 and 17 on said Southerly Boundary of the Town of Alameda Grant (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

N 00° 05' 57" E, 1320.83 feet to a point (a 5/8" Rebar and cap stamped L.S. 7719); Thence,

N 89° 41' 41" W, 1249.43 feet to a point (a 5/8" Rebar in concrete, found in place); Thence,

N 00° 02' 45" W, 1945.39 feet to a point (a PK nail and brass disc found in place); Thence,

S 89° 48' 05" E, 2699.01 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 164.9518 acres, more or less.

## FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, LLC) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional and new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

## OWNER(S)

THE TRAILS, LLC  
a Nevada limited liability company

By John K. Murtagh  
John K. Murtagh, President  
Longford Group, Inc.

THE TRAILS COMMUNITY ASSOCIATION, INC.

By Tracy Murphy 8-7-05  
Tracy Murphy, President Date

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th day of August, 2005, by John K. Murtagh, President of The Longford Group, Inc.

Donna Lawson My commission expires 12-1-08  
Notary Public

## ACKNOWLEDGEMENT

STATE OF NEVADA NM  
COUNTY OF CLARK SS Bernalillo

The foregoing instrument was acknowledged before me this 9th day of August, 2005, by Tracy Murphy, President of The Trails Community Association, Inc.

Donna Lawson My commission expires 12-1-08  
Notary Public

## NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 8 AND TRACTS OS-1 AND OS-2  
THE TRAILS UNIT 3

The plat of TRACTS 1 THRU 8 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 8 and Tracts OS-1 and OS-2, The Trails Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico on MARCH 16, 2005 in Book 29112, page 6252.

BULK LAND PLAT OF

# THE TRAILS UNIT 3

(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY, 2005

## CURVE TABLE

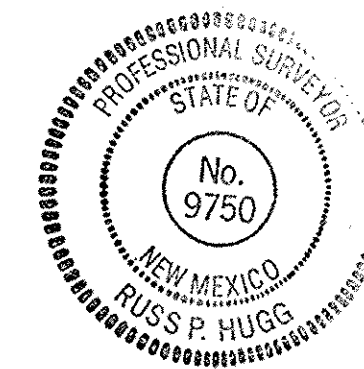
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	619.56'	1000.00'	320.08'	609.70'	S17°33'01"E	35°29'53"
C2	424.24'	951.00'	215.71'	420.73'	S22°31'10"E	25°33'34"
C3	618.41'	1049.00'	318.48'	609.49'	S18°24'39"E	33°46'38"
C4	310.06'	2000.00'	155.34'	309.75'	S39°44'26"E	8°52'57"
C5	42.95'	1951.00'	21.47'	42.95'	S35°55'48"E	1°15'40"
C6	259.52'	1951.00'	129.95'	259.32'	S40°22'16"E	7°37'17"
C7	41.60'	2049.00'	20.80'	41.60'	S35°52'52"E	1°09'48"
C8	276.05'	2049.00'	138.23'	275.84'	S40°19'20"E	7°43'09"
C9	365.13'	700.00'	186.82'	361.00'	S59°07'30"E	29°53'10"
C10	339.57'	651.00'	173.74'	335.73'	S59°07'30"E	29°53'10"
C11	390.69'	749.00'	199.90'	386.27'	S59°07'30"E	29°53'10"
C12	157.10'	100.00'	100.02'	141.44'	N44°48'26"W	90°00'43"
C13	157.06'	100.00'	99.98'	141.41'	S45°11'34"W	89°59'17"
C14	31.51'	1049.00'	15.75'	31.51'	S00°39'42"E	1°43'15"
C15	76.55'	200.00'	38.75'	76.09'	S01°13'33"W	21°55'52"
C16	41.86'	200.00'	21.01'	41.79'	N06°11'42"E	11°59'33"
C17	519.79'	4578.00'	260.17'	519.51'	N86°56'02"E	6°30'20"
C18	502.08'	4422.00'	251.31'	501.81'	S86°56'02"W	6°30'20"
C19	181.99'	4422.00'	91.01'	181.98'	S84°51'37"W	2°21'29"
C20	320.09'	4422.00'	160.11'	320.02'	S88°06'47"W	4°08'51"
C21	649.92'	1049.00'	335.77'	639.57'	S17°33'01"E	35°29'53"
C22	10.62'	5044.00'	5.31'	10.62'	S70°09'22"E	01°08'09"

## LINE TABLE

LINE	LENGTH	BEARING
L1	73.65'	N74°01'39"W
L2	78.57'	N00°02'45"W
L3	20.05'	N00°05'55"E
L4	25.52'	S89°48'48"E
L5		D E L E T E D
L6	58.40'	S35°17'57"E
L7	58.40'	S35°17'57"E
L8	215.67'	S74°04'05"E
L9	243.17'	S74°04'05"E
L10	50.89'	N00°15'20"E
L11	50.89'	N00°15'20"E
L12	154.87'	S89°01'47"E
L13	148.50'	N40°11'02"E
L14	191.31'	N74°01'30"E
L15	170.00'	S89°01'47"E
L16	92.07'	N32°26'33"E
L17	79.17'	N51°14'56"E
L18	205.59'	N66°04'30"E
L19	102.11'	S89°33'10"E
L20	77.52'	N17°42'46"E
L21	153.58'	N12°11'46"E
L22	57.66'	N32°26'33"E
L23	50.59'	N51°14'55"E
L24	33.00'	N64°57'37"E
L25	174.90'	S27°16'30"E
L26	118.15'	N22°01'51"E
L27	174.85'	S84°56'30"E
L28	250.15'	S35°17'58"E
L29	184.00'	S62°43'26"W
L30	170.00'	S27°16'34"E
L31	184.00'	N62°43'26"E
L32	130.51'	S27°16'34"E
L33	550.24'	N89°37'33"W
L34	21.24'	S00°05'46"W
L35	10.62'	N70°14'14"W
L36	21.25'	S00°05'46"W

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Page: 2 of 5  
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Mary Herrera Bern. Co. PLAT R 27.00



SHEET 2 OF 5

**SURV TEK, INC.**

Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377

2006C-85 (2)

2006C-95(3)

**BULK LAND PLAT OF**  
**THE TRAILS UNIT 3**  
(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.  
AND TRACT H-2, TRAILS UNIT 1)

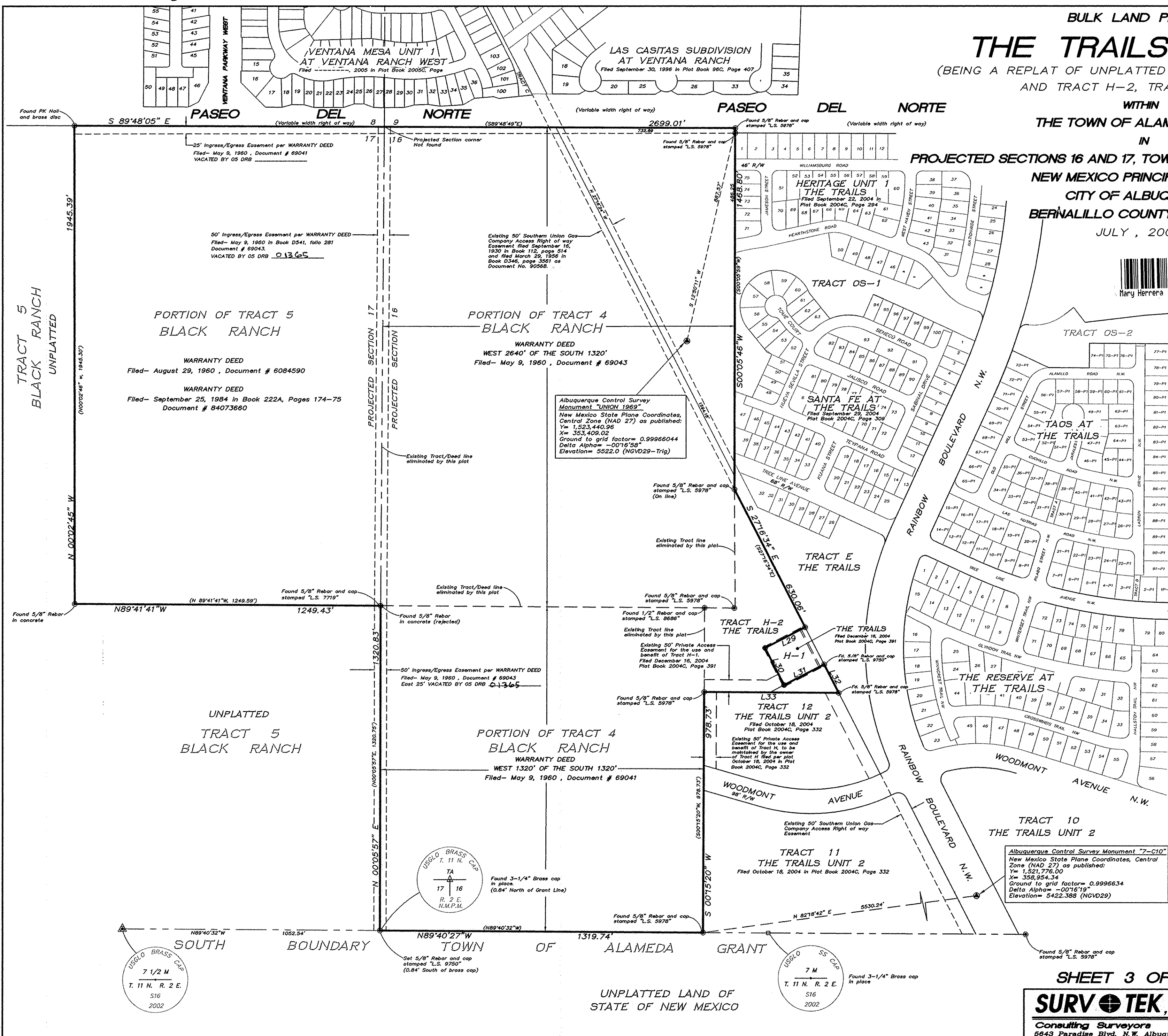
**WITHIN  
THE TOWN OF ALAMEDA GRANT**

**PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

JULY , 2005



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Page: 3 of 5  
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BK-2006C Pg-85

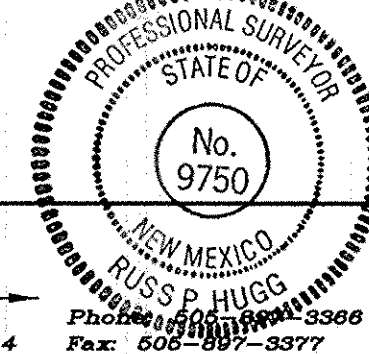


GRAPHIC SCALE



( IN FEET )

1 inch = 25.4 mm



***SHEET 3 OF 5***

**SURV  TEK, INC.**

**Consulting Surveyors**  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377

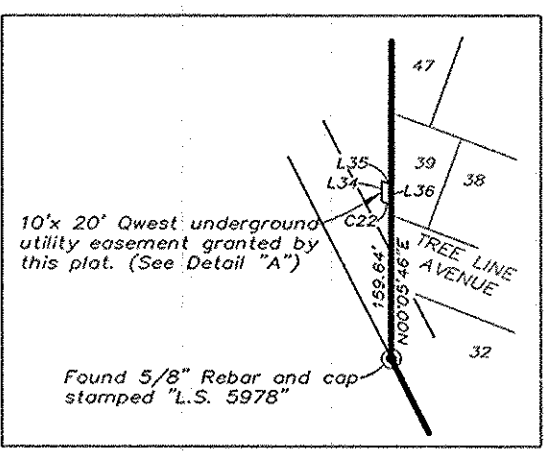
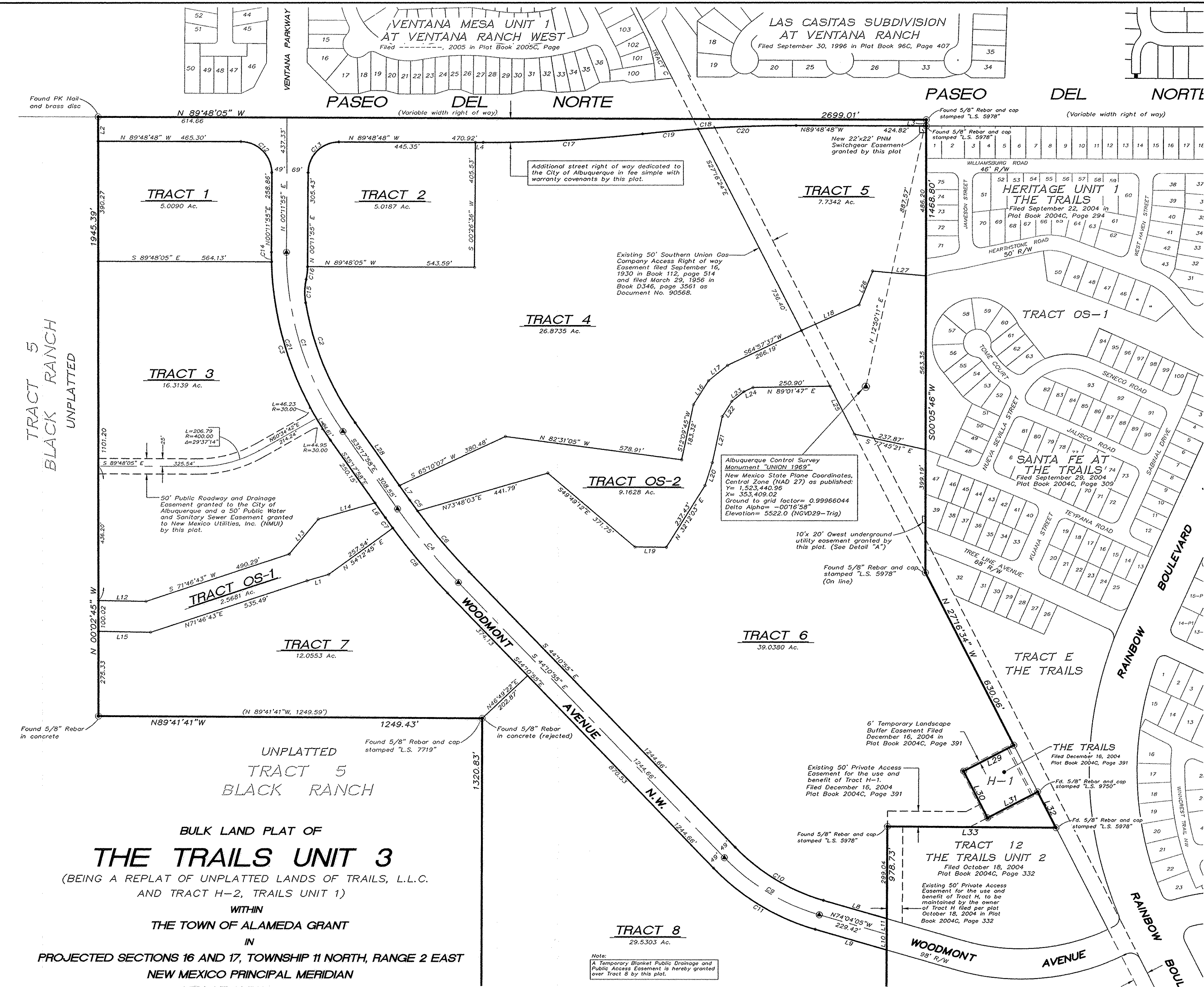
2006C-R5 (3)

2006C-85 (3)



2006C-85 (4)

2006C-85 (4)



**BULK LAND PLAT OF**  
**THE TRAILS UNIT 3**  
(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.  
AND TRACT H-2, TRAILS UNIT 1)  
WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2005

SEE SHEET 5 OF 5

Barcode and identification information:

2006C-85 (4)  
Page: 4 of 5  
83/16/2006 10:58A  
Bk-2006C Pg-85

SHEET 4 OF 5

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

2006C-85 (4)

2006C-85(5)

2006C-85(5)

PORTION OF PLAT OF TRAILS UNIT 3

2006C-85(5)

TRACT 5  
BLACK RANCH  
UNPLATTED

TRACT 3  
16.3139 Ac.

TRACT 4  
26.8735 Ac.

TRACT OS-2  
9.1628 Ac.

TRACT OS-1  
2.5681 Ac.

TRACT 7  
12.0553 Ac.

TRACT 6  
39.0380 Ac.

TRACT OS-1

SANTA FE AT  
THE TRAILS

TRACT OS

TRACT OS

TRACT E  
THE TRAILS

THE TRAILS

TRACT 12  
THE TRAILS UNIT 2

TRACT 11  
THE TRAILS UNIT 2

TRACT 10  
THE TRAILS UNIT 2

# THE TRAILS UNIT 3

(BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C.  
AND TRACT H-2, TRAILS UNIT 1)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

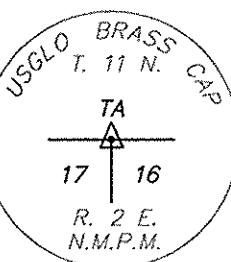
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY, 2005

TRACT 8  
29.5303 Ac.

Note:  
A Temporary Blanket Public Drainage and  
Public Access Easement is hereby granted  
over Tract 8 by this plat.



Found 3-1/4" Brass cap  
in place.  
(0.84" North of Grant Line)

Set 5/8" Rebar and cap  
stamped "L.S. 9750"  
(0.84" South of brass cap)

UNPLATTED LAND OF  
STATE OF NEW MEXICO

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6424648  
Page: 5 of 5  
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200  
0  
100  
200  
( IN FEET )  
1 inch = 200 ft.

SHEET 5 OF 5

SURV+TEK, INC.

Consulting Surveyors

9384 Valley View Drive N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366

Fax: 505-897-3377

2006C-85(5)

# VACATION EXHIBIT CATALONIA SUBDIVISION

March, 2019

TRACT 1  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

EXISTING 50' PUBLIC ROADWAY AND DRAINAGE EASEMENT  
GRANTED TO THE CITY OF ALBUQUERQUE AND  
EXISTING 50' PUBLIC WATER AND SANITARY SEWER  
EASEMENT GRANTED TO NMUI  
BY PLAT FILED MARCH 16, 2006 IN BOOK 2006C, PAGE 85  
TO BE VACATED WITH THE FINAL PLAT (HATCHED AREA)

TRACT 4  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

 VACATION OF PUBLIC ROADWAY,  
DRAINAGE, WATER, AND SANITARY  
SEWER EASEMENT

TRACT 5  
BLACK RANCH  
UNPLATTED

MANRESA DRIVE

TORTOSA DRIVE

WOODMONT AVE.

CAMBRIUS DRIVE

BELLATERRA ST.

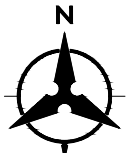
MATARO ROAD

TARRAGONA ROAD

TRACT 5  
BLACK RANCH  
UNPLATTED

TRACT OS-2  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

TRACT OS-1  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)



NOT TO SCALE