



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

| | | |
|---|---|--|
| Administrative Decisions | <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) | Policy Decisions |
| <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) |
| Decisions Requiring a Public Meeting or Hearing | <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) | Appeals |
| <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: Las Ventanas NM, Inc. (T Scott Ashcraft) | | Phone: (505) 362-6824 |
| Address: 8330-A Washington Place NE | | Email: |
| City: Albuquerque | State: NM | Zip: 87113 |
| Professional/Agent (if any): Isaacson & Arfman, PA | | Phone: (505) 268-8828 |
| Address: 128 Monroe Street NE | | Email: asaw@iacivil.com |
| City: Albuquerque | State: NM | Zip: 87108 |
| Proprietary Interest in Site: Developer | List all owners: Jane Black Davidson | |

BRIEF DESCRIPTION OF REQUEST

Approval of Major Subdivision Preliminary Plat; Vacation of Private & Public Easements; & Design Variance

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

| | | |
|--|----------------------------------|------------------------------------|
| Lot or Tract No.: Tract 2A & Portion of Tract 3 | Block: | UPC Code: 101205815151720220 |
| Subdivision/Addition: Kelly Tracts (tbka Bosque Antigua) | MRGCD Map No.: NA | UPC Code: 101205814451620208 |
| Zone Atlas Page(s): H-12 | Existing Zoning: R-A | Proposed Zoning: Same |
| # of Existing Lots: 2 | # of Proposed Lots: 15 & 1 Tract | Total Area of Site (acres): 5.4812 |

LOCATION OF PROPERTY BY STREETS

| | | |
|---------------------------------------|---------------------------|-----------|
| Site Address/Street: Gabaldon Road SW | Between: Mountain Road SW | and: I-40 |
|---------------------------------------|---------------------------|-----------|

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1001228; 18DRB-70141; PR-2018-001327; SI-2018-00062

| | |
|-------------------------------------|---|
| Signature: <i>Asa Nilsson-Weber</i> | Date: 7-20-18 |
| Printed Name: Asa Nilsson-Weber | <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 # |

FORM S1: SUBDIVISION OF LAND – MAJOR

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

A single PDF file of the complete application including all plans and documents being submitted must be emailed to 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.

INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (10 copies, 24" x 36" folded)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List
- Cross sections of proposed streets (3 copies, 11" x 17" maximum) **SEE PLAT**
- 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)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable 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
- NA **Signed** Pre-Annexation Agreement if Annexation required
- NA Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- TIS Traffic Impact Study Form


EXTENSION OF PRELIMINARY PLAT

MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Proof of Pre-Application Meeting with City staff (not required for extension of an IIA)
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of DRB approved infrastructure list
- Copy of the Official DRB Notice of Decision for the original approval
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable 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

Note: Only one extension for a time not to exceed the original period of validity is allowed before re-application for a new preliminary plat.

| | |
|---|---|
| <i>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.</i> | |
| Signature: <u>Asa Nilsson-Weber</u> | Date: <u>7-20-18</u> |
| Printed Name: <u>Asa Nilsson-Weber</u> | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Project Number: _____ | Case Numbers: _____ |
| _____ | _____ |
| _____ | _____ |
| Staff Signature: _____ |  |
| Date: _____ | |

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.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to 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.

VARIANCE – DRB Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(B)
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- 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
- NA** 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.
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

VACATION OF PRIVATE EASEMENT Requires Public Hearing

VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – DRB Requires Public Hearing

VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – COUNCIL Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- 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 SIX (6)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- 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)

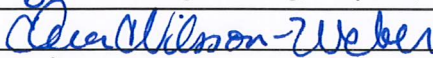
The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.


TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

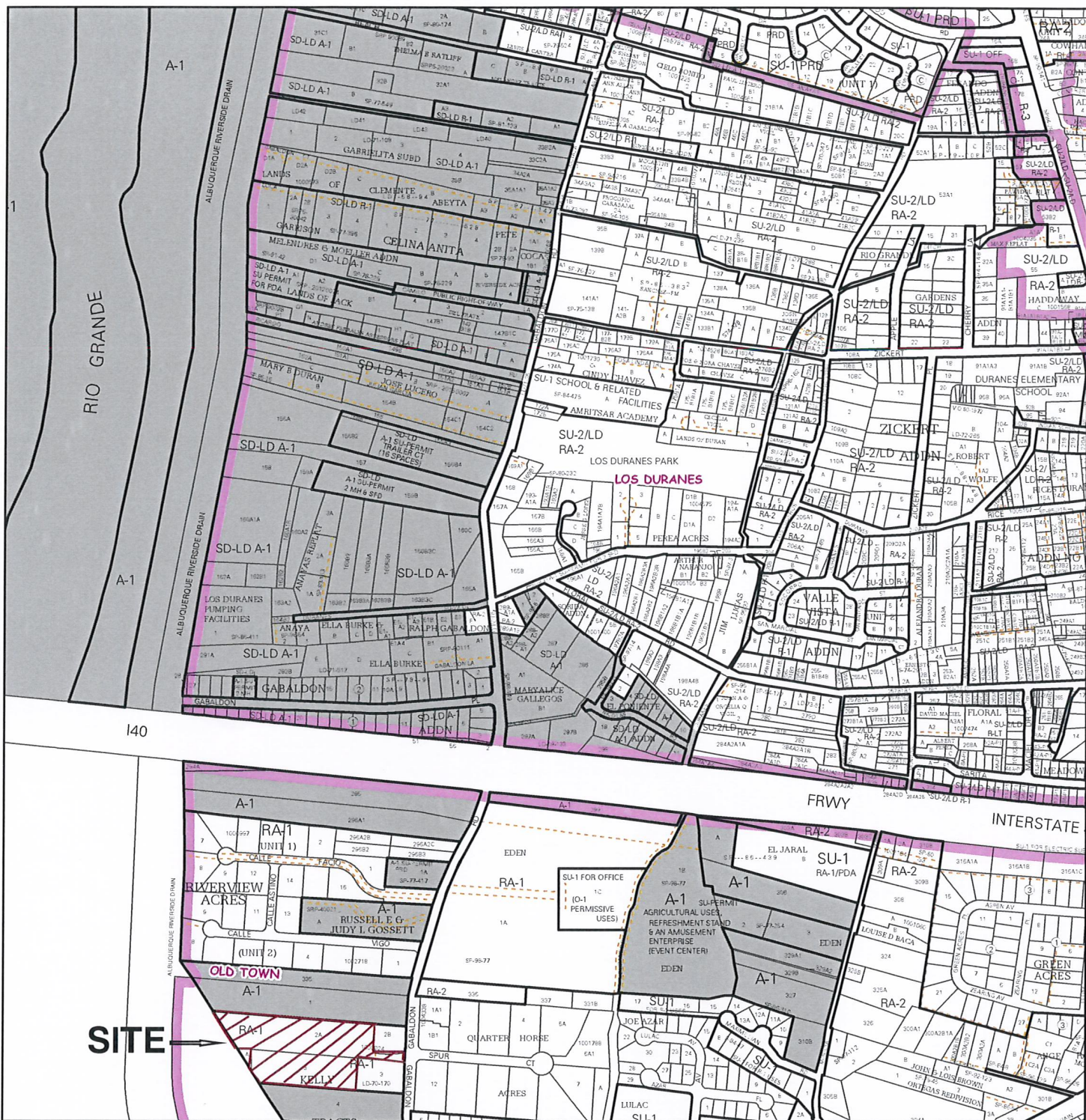
EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the deferral or extension

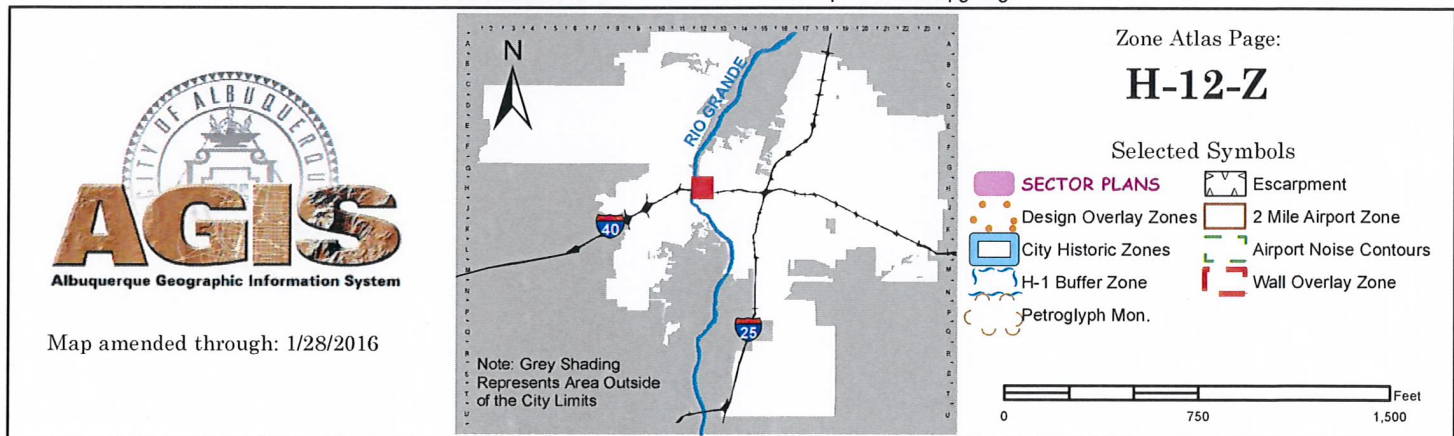
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

| | |
|--|---|
| Signature:  | Date: <u>7-20-18</u> |
| Printed Name: <u>Asa Nilsson-Weber</u> | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

| FOR OFFICIAL USE ONLY | |
|-----------------------|---|
| Project Number: | Case Numbers |
| | - |
| | - |
| | - |
| Staff Signature: |  |
| Date: | |



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





July 20, 2018

Ms. Kym Dicome
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

**RE: Bosque Antigua Preliminary Plat, Design Variance
and Easement Vacation
Existing Legal: Tract 2A and a Portion of Tract 3, Kelly Tracts
Zone Atlas Map: H-12**

Dear Ms. Dicome:

Isaacson & Arfman, acting as agents for the Developer of the above referenced site located west of Gabaldon Rd. and south of I-40 is submitting a request for approval of a preliminary plat for a 15-lot residential development and a design variance, including sidewalk waiver and street and roadway tract widths. Justifications for the design variance requests are included on the attached Design Variance Exhibit.

The submittal also includes a request for vacation of six easements as shown on the Easement Vacation Exhibit.

Justification for easement vacation: The existing easements will be replaced with new easements and some easements will no longer be needed--power poles along the south property line will be removed and new service lines will be installed underground in public utility easements along the roadway.

If you have questions regarding this submittal, please call me at 268-8828 or email at asaw@iacivil.com

Thank you.

Sincerely,

ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, P.E.

Attachments

**Bosque Antigua
Neighborhood Meeting
Los Duranes Community Center
07/10/18 @ 6 pm**

See attached for sign-in sheet. The following was discussed at meeting.

Scott Ashcraft opened meeting with providing an overview of the development and opened up to questions.

- How large are the lots?
Roughly ¼ acre. A third of the site will be open space.
- What does the solar note on preliminary plat mean?
No restrictions are allowed to prohibit installation of solar collectors.
- How will the site be fenced?
View fence along the open space easement in the rear yards and block walls along perimeter and sideyards.
- What does the entrance look like?
Gated entrance with 20' ingress and 20' egress with room for a car to turn around.
- What will buildings look like?
Scott Ashcraft gave an example of a nearby subdivision he developed. There will be a min. 2-car garage for each house.
- What's the price range?
Mid 500k's
- Will there be sidewalks?
Sidewalks will not be installed.
- Will trees be removed?
Yes, as required for development.
- Will there be a street light at entrance?
If there is no existing light, a light will be installed. [There is an existing street light]
- Will this development contribute to a sound wall at I-40?
No.
- What are the variances requested?
No sidewalks and 26-foot wide street instead of 27' per DPM.
- Will construction truck access be via Floral?
No. Access will be via Mountain Rd.
- Is there any MRGCD water use for this property?
No.

One neighbor said the residence northeast of the site utilizes irrigation water from the ditch along Gabaldon Rd.

GP Lovato explained the new requirements for a neighborhood meeting prior to DRB submittals per the IDO. Concerns were raised that Gabaldon Rd. doesn't have sidewalks.

End meeting.

Notes by: Åsa Nilsson-Weber, Isaacson & Arfman, P.A.

BOSQUE ANTIGUA
 NEIGHBORHOOD MEETING
 LOS DURANES COMMUNITY CENTER
 07/10/18

| NAME | COMPANY | EMAIL | PHONE |
|-------------------|-----------------------|--------------------------|--------------|
| Åsa Nilsson-Weber | Isaacson & Arfman | asaw@iacivil.com | 505-268-8828 |
| Scott Ashcraft | Las Ventanas NM, Inc. | tscott@lasventanasnm.com | 505-362-6824 |
| Loulerides | | Lierides@msn.com | |
| Jane lerides | | " | |
| Pam Chavez | | emailpamchavez@yahoo.com | |
| Chuck Martin | | | |
| GP | | BEN6PL150@comcast.net | 505-321-1509 |
| James Gill | | jimgillp@gmail.com | 505-715-0142 |
| Darbi Gill | | darbigill@gmail.com | 505-715-6101 |
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Ruth Lozano <ruthl@iacivil.com>

Neighborhood Meeting Inquiry_Gabaldon Rd and Spur Ct_DRB

1 message

Quevedo, Vicente M. <vquevedo@cabq.gov>
To: "ruthl@iacivil.com" <ruthl@iacivil.com>

Tue, Jun 19, 2018 at 1:26 PM

Ruth,

See list of affected associations below and attached related to your upcoming Neighborhood Meeting and future DRB submittal. Please also review the attached instruction sheet. Thank you.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|------------------|------------|-----------|--|---------------------|-------------|-------|-------|--------------|------------|
| West Old Town NA | Neri | Holguin | neriholguin@gmail.com | 2523 Carson Road NW | Albuquerque | NM | 87104 | 5052178705 | |
| West Old Town NA | Benjamin | Lovato | bengpl150@comcast.net | 2820 Azar Place NW | Albuquerque | NM | 87104 | 5053211909 | 5052478327 |

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



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

Sent: Monday, June 18, 2018 2:50 PM

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Ruth Lozano

Telephone Number

7/6/2018

Isaacson & Arfman, P.A. Mail - Neighborhood Meeting Inquiry_Gabaldon Rd and Spur Ct_DRB

5052688828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman, PA

Company Address

128 Monroe Street NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tract 2A & Portion of Tract 3, Kelly Tracts

Physical address of subject site:

Not Known

Subject site cross streets:

On Gabaldon Road NW between Mountain Road SW & I-40

Other subject site identifiers:


This site is located on the following zone atlas page:

Isaacson & Arfman, PA


=====

This message has been analyzed by Deep Discovery Email Inspector.

3 attachments

 **1001228 Zone Map H-12.pdf**
449K

 **Neighborhood Meeting Inquiry_Gabaldon Rd and Spur Ct_DRB.xlsx**
15K

 **Neighborhood Mtg Inq Instruction Sheet_5_21_18.pdf**
34K

Neighborhood Meeting Request to Applicable Associations

For those types of applications where TABLE 6-1-1 of the Integrated Development Ordinance requires a meeting with a neighborhood, the applicant shall offer at least 1 meeting to all Recognized and Non-recognized Neighborhood Associations whose boundaries include or are adjacent to the subject project site before filing the application. In such cases, project applications will not be accepted until a neighborhood meeting has been held, or the requirements for a reasonable attempt have been met (see the Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (C)(3)).

Each required Neighborhood Meeting Notice shall include (per IDO Subsection 14-16-6-(K)(6)):

1. The address of the property listed in the application;
2. The name of the property owner;
3. The name of the applicant;
4. Applicant mailing address;
5. Applicant telephone number and/or email address;
6. A short summary of the approval being requested;
7. Website where additional information about the project can be obtained, if applicable.

Neighborhood Meeting Notice Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

- A copy of ONC's "Neighborhood Meeting Notice Email" outlining any applicable associations;
- Proof that the meeting occurred, including:
 - A sign-in sheet of attendance; meeting location, date, and time; summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any.
 - Identification of any design accommodations that may have been made as a result of the meeting.
- If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns.
- See Subsection 14-16-6-4(C) of the IDO for more details regarding Neighborhood Meetings via the following weblink: <https://abc-zone.com/>.



Åsa Weber <asaw@iacivil.com>

Re: Bosque Antigua

1 message

GP Lovato <bengpl150@comcast.net>
Reply-To: GP Lovato <bengpl150@comcast.net>
To: Åsa Weber <asaw@iacivil.com>

Tue, Jun 26, 2018 at 8:18 AM

Ms. Weber,

WOTNA is in receipt of your email and yes would be happy to meet with you. Would next Thursday or Friday be to your liking. GP

On June 22, 2018 at 1:27 PM Åsa Weber <asaw@iacivil.com> wrote:

As the agent/applicant and engineer for the developer of this property, I would like to offer a neighborhood meeting to discuss the proposed development located west of Gabaldon Rd. as shown on the attached vicinity map. We would like to meet at your earliest convenience, so please let me know when you are available and where you would like to meet.

1. Summary of City of Albuquerque DRB approvals being requested:
 - Preliminary plat and site plan for a 15-lot subdivision with a private road and two open space parcels.
 - Design variance for no sidewalks along the new road.
 - Easement vacation. Existing onsite easements will be vacated and replaced with new easements.
2. Current property owner: Jane Black Davidson
Purchaser/Developer: Las Ventanas NM

Thank you.

Agent/Applicant:

Åsa Nilsson-Weber, P.E.
Principal / Vice President
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)266-1688
asaw@iacivil.com



Asa Weber <asaw@iacivil.com>

Fwd: Confirmed July 10 WOTNA Mtg LDCC

1 message

GP Lovato <bengpl150@comcast.net>
Reply-To: GP Lovato <bengpl150@comcast.net>
To: Asa Weber <asaw@iacivil.com>

Mon, Jul 2, 2018 at 7:39 AM

Ms. Weber,

Good morning, please let me know if this time and date works for you to meet with WOTNA concerning your development. Look forward to meeting you. GP WOTNA

----- Original Message -----

From: "Rogers, Jocelyn T." <JRogers@cabq.gov>
To: 'GP Lovato' <bengpl150@comcast.net>, "Torres, Brittani R." <btorres@cabq.gov>
Date: June 29, 2018 at 8:08 AM
Subject: Confirmed July 10 WOTNA Mtg LDCC

Hi GP: Thanks for the info. July 10 is confirmed at Los Duranes CC 6-7pm

From: GP Lovato [mailto:bengpl150@comcast.net] Sent: Thursday, June 28, 2018 8:21 PM To: Rogers, Jocelyn T. Subject: RE: URGENT RE: WOTNA Meeting LDCC
Yes this meeting is open to the public and a housing development on Galbadon NW just south of I-40.GP

On June 28, 2018 at 8:36 AM "Rogers, Jocelyn T." <JRogers@cabq.gov> wrote:
Good morning GP. Can you tell me what this group is developing in your neighborhood
Is the meeting open to the public

From: GP Lovato [mailto:bengpl150@comcast.net] Sent: Thursday, June 28, 2018 7:02 AM

To: Rogers, Jocelyn T.; Torres, Brittani R. Subject: Re: URGENT RE: WOTNA Meeting LDCC

Good morning, I thank you both for your response on such short notice. The developer is Las Ventanas NM, Bosque Antigua, with the agent Asa Nilsson-Weber. The date of July 10 Tuesday is great and there should be at most 25 people in attendance. GP WOTNA

On June 27, 2018 at 1:00 PM "Rogers, Jocelyn T." <JRogers@cabq.gov> wrote:

Thanks Brittani

Hi GP: What is the name of the developer and what is the project in your neighborhood.

Who are attending this meeting

Los Duranes CC has availability on July 10 Tuesday from 6-7pm in Meeting Room 129

From: Torres, Brittani R. Sent: Wednesday, June 27, 2018 12:33 PM To: Rogers, Jocelyn T.; bengpl150@comcast.net Subject: WOTNA Meeting LDCC

Good Afternoon, GP with West Old Town Neighborhood Association would like to have a meeting with the Developer of a project in his neighborhood. The availability we have for the meeting is July 10 from 6:00 pm to 7:00 pm in meeting room 129 at LDCC. Brittani R. Torres
Community Recreation Center Supervisor
City of Albuquerque I Family and Community Services Los Duranes Community Center 505-767-5900 btorres@cabq.gov



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

Tim Keller, Mayor
Sarita Nair, CAO

DATE: July 13, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): 1001228
Agent: Isaacson & Arfman, PA
Applicant: Las Ventanas NM, Inc.
Legal Description: Tract 2A and Portion of Tract 3
Zoning: RA-1
Acreage: 5.4265
Zone Atlas Page(s): H-12

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT: Site inspection conducted July 13, 2018

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(1): no significant archaeological sites in project area

SUBMITTED BY:

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

7/13/18
Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

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: Bosque Antigua

AGIS MAP # H-12

LEGAL DESCRIPTIONS: Tract 2A & Portion of Tract 3, Kelly Tracts

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

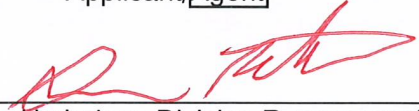
A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on July 20, 2018 (date).



Applicant/Agent

7/20/18

Date



Hydrology Division Representative

7/20/18

Date

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

X **WATER AND SEWER AVAILABILITY STATEMENT**

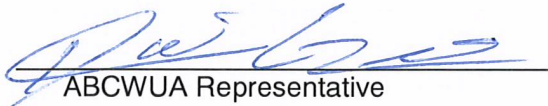
A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on May 10, 2018 (date).



Applicant/Agent

7/20/18

Date



ABCWUA Representative

7/20/18

Date

PROJECT # 1001228

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: July 20, 2018

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

(Rev. 2-16-19)

EXHIBIT "A"

DRB Project No.: _____

DRB Application No.: PR-2018-001327

(1001228)

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

**BOSQUE ANTIGUA
PROPOSED NAME OF PLAT**

**TRACT 2A & PORTION OF TRACT 3, KELLY TRACTS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | |
|---------------------------------|----------------------------|--------------|--|----------------------------------|-----------------------------------|--|----------------------------|--------------------|
| | | | | | | | Inspector | City Cnst Engineer |
| | | 6" | WATERLINE Waterline PVC C-900 | 30' SAS & WL Esmt | West End of Easement @ PL | West End of Maximum Ln cul-de-sac | / | / |
| | | 6" | Waterline PVC C-900 | Maxum Ln | West End of Maxum Ln cul-de-sac | Gabalidon Rd | / | / |
| | | 8" | Waterline PVC C-900 | Tract 372 MRGCD Map 38 | West End of 30" SAS & WL Easement | -550' NW Existing 8" WL | / | / |
| | | 8" | SANITARY SEWER Sanitary Sewer Line SDR-35 | Maxum Ln Tr. PR WL & SAS Esmt | West End of Maxum Ln cul-de-sac | ~10' East of Lot 1 W. Line | / | / |
| | | 8" | Sanitary Sewer Line SDR-35 | 30' SAS & WL Esmt | West End of Maxum Ln cul-de-sac | Tract 372 MRGCD Map 38 Exst 8" SAS | / | / |
| | | 26'-53'± B-B | PAVING Residential Pavement 20' Min B-B Ingress & 20' Min B-B Egress Medians C&G on Both Sides & at Medians | Maxum Ln | Gabalidon Rd | ~80' West of Gabalidon Rd | / | / |

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|------------------------------|-------------------------|---------|---|-------------------------------|------------------------------|---------------------------|----------------------------|--------------|--------------------|
| | | | | | | | Inspector | Private P.E. | City Cnst Engineer |
| | | 26' B-B | DRAINAGE Residential Pavement C&G on Both Sides | Maxum Ln | ~80' West of Gabalidon Rd | Mid Lots 6 & 11 | / | / | / |
| | | 96' Dia | Residential Pavement C&G on Both Sides | Maxum Ln cul-de-sac | Mid Lots 6 & 11 | West End of cul-de-sac | / | / | / |
| | | 20' E-E | Base Course | 30' Access & WL & SAS Esmt | West End of cul-de-sac | West End of Easement | / | / | / |
| | | | Private Drainage Pond with Drainage Covenant | Easement A | | | / | / | / |
| | | | Private Drainage Pond with Drainage Covenant | Easement B | | | / | / | / |
| | | | | | | | / | / | / |
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The items listed below are on the CCIP 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 | | Approval of Creditable Items: | Date |
|------------------------------|-------------------------|------|---------------------|----------|------|----|----------------------------|------|-------------------------------|------|
| | | | | | | | Inspector | P.E. | | |
| | | | | | | | / | / | / | / |
| | | | | | | | / | / | / | / |

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.

- Water infrastructure to include services, valves, fittings, valve boxes, and fire hydrants as required.
- Sanitary sewer to include manholes and service connections as required.
- Signage and striping per DRC.
- Certified grading and drainage and walls for SIA/Financial Release.
- Wall certification from Registered Engineer and/or Registered Architect prior to Release of Financial Guarantee.
- Certification that perimeter wall has been constructed prior to Release of Financial Guarantee.

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Åsa Nilsson-Weber NAME (print) PARKS & RECREATION - date

Isaacson & Arfman, P.A. FIRM AMAFA - date

Åsa Nilsson-Weber 7/20/18 SIGNATURE - date CODE ENFORCEMENT - date

CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
| | | | | |
| | | | | |
| | | | | |

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. *Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.*

| | | |
|--------------------------|--------------------|-------------|
| <i>Official Use only</i> | | |
| PA#: _____ | Received By: _____ | Date: _____ |

Applicant Name: Åsa Nilsson-Weber, Isaacson & Arfman, P.A. Phone#: 505-266-1688 Email: asaw@iacivil.com
Agent for Las Ventanas Homes

APPOINTMENT DATE & TIME: Monday 5/7/2018 at 3 pm

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT.
Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

13 residential lots (single detached homes) and a private, gated roadway

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 5.4 ac. Existing Zoning: RA-1 Proposed Zoning: RA (per IDO)

Previous zone change or site plan approval case number(s) for this site: _____

Applicable Area or Sector Plans: _____

Residential: Type and No. of Units Proposed: 13 lots; single detached homes

Commercial: Estimated building square footage: N/A No. of Employees: N/A

LOCATION OF REQUEST:

Physical Address: W. of Gabaldon Rd; S. of I-40 Zone Atlas Page (Please identify the subject site on the map and attach) H-12
(See attached ZA page)

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

(Please be specific so our staff can do the appropriate research)

- Are there any exceptions to the requirement to have an EPC approved site plan for sites >5 ac. adjacent to major public open space per IDO 5-2(H)(2)(b)?

- Are there any restrictions of number of units fronting a cul-de-sac?

- What are the open space requirements? Required buffer adjacent to public open space?

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 18-104 Date: 5-7-18 Time: 3 pm

Address: Gabaldon Road near Rio Grande (Sesqui)

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

- Planning: Kym Dicome Other: Maggio Gould
- Code Enforcement: Ben McIntosh Other: Ricardo Ural Ando
- Fire Marshall: Antonio Chinchilla Eric Gonzales Majgan Maadadar
- Transportation: Marwa Al-Najjar

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment EPC Approval City Council Approval
- Sector Dev. Plan Amendment EPC Approval City Council Approval
- Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
- Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
- Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: RA-1

Proposed Use/Zone: RA

Applicable Plans: _____

Applicable Design Regulations: _____

Previously approved site plans/project #s: _____

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

- Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

RA-1 minimum lot width 75 feet 20,000

sqf of open space, 8,000 sqf on lot

R-1 setbacks can develop as a PCU

RA zone in the IDO allows cluster development

single family lot 10, 890 sqf 75 foot lot width

5-2H2, Page 182

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

Not adjacent to Major Public Space Tract to the west is part of the ABC Bio Park and will be zoned NR-70-0.

Site plan ~~Administrative~~ DRB because site is over 5 acres.

See Table 5-5-1 for parking

Table 5-1-1 for Dimensional standards

Section 4-3(B)(1) for single family use standards

5-1(c) for Building Design

check with Traffic Engineer regarding Cal-de-Sac

check with Fire Marshal about design

See 4-3(B)(2)

DEVELOPMENT REVIEW BOARD

HYDROLOGY SECTION

James D. Hughes Principal Engineer 924-3986 jhughes@cabq.gov

DRB Project Number: 1001228 Hearing Date: 5-2-2018
Project: Kelly Tracts Agenda Item No: 10

TYPE OF REQUEST:

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Sketch Plat | <input type="checkbox"/> Minor Preliminary / Final Plat | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Temp Sidewalk Deferral | <input type="checkbox"/> Sidewalk Waiver/Variance | <input type="checkbox"/> Site Plan for Building Permit | <input type="checkbox"/> Site Plan for Subdivision |
| <input type="checkbox"/> SIA Extension (2yr) | <input type="checkbox"/> SIA Extension - Sidewalk | <input type="checkbox"/> Vacation of Public Easement | <input type="checkbox"/> Vacation of Public Right of Way |

ENGINEERING COMMENTS:

- An approved Grading and Drainage plan is required.
- Cross lot drainage easements may be required including maintenance and beneficiary.

RESOLUTION/COMMENTS:

Planning Department- DRB Sketch Plat Review and Comment

Project: # 1001228

Meeting Date: May 2, 2018 #10

- This property is located in the OLD TOWN SDP and is zone RA-1. Proposing a Private Commons Development (PCD) which must adhere to the requirements of Section 14-16-3-16 unless the application is submitted after May 16th, then must follow the requirements of the IDO.
- Minimum lot size is 21,780 sf per PCD and the maximum number of lots allowed on the site, which is 5.5 acres, is 11 lots. That is the number proposed on the sketch plat.
- Setbacks are per the PCD.
- 30% of the gross area of the site must be set aside as a PCA. A plat must set this area aside as either a Private or Public PCA. A Private PCA must be created and maintained through a land use easement and restrictive covenants acceptable to the DRB (14-16-3-16(F)). The Private restrictive covenants must meet the restrictions/requirements listed in the same ZC Section. The Public PCA land must be dedicated to the City and must follow the requirements of Section 14-16-3-16(F)(2).
- A PCD is created by both a plat and site development plan through a public hearing at DRB.
- This property will convert to R-A with the IDO which will allow a minimum lot size of 10,890 sf. See Code Enforcement comments concerning the IDO requirements/restrictions.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1001228
Kelly Tracts

AGENDA ITEM NO: 10

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. For final plat, any access easements need to be shown with all beneficiaries and maintenance responsibilities listed.
2. Provide concurrence from ABCWUA that a 20' easement is sufficient.
3. It appears that the access to the lots is currently shared by the neighbor to the north and south. Have you contacted them to discuss the change and how they will access their lots?
4. Developments with more than 8 lots need to adhere to the local road requirements.
5. The proposed area is designed below current City of Albuquerque design criteria. A number of variances (width of right of way, width of pavement, lack of sidewalk) will be required for this request. Justification must be provided.
6. Infrastructure is required for this request. Provide an Infrastructure list for approval.
7. Gate needs to be designed to ensure stopped car and turnaround is not in the right of way.

8. Provide street cross sections. (w/ estate curb)

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: May 2, 2018

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 10

DRB Project Number: 1001228

Application Number: 18DRB-70141

Project Name: _____

Request: Sketch Plat

COMMENTS:

Property is currently Zoned RA-1 Residential and Agricultural Zone.

IDO Zoning will be R-A, Rural and Agricultural. If re-platted after May 17th IDO standards will be required. Lot Size minimum is 10,890sq. ft. Minimum lot width is 75ft.

(Comments may continue onto the next page)

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Benjamin McIntosh, Code Enforcement Supervisor DATE: 5/2/2018
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (TRANS) (HYD) (WUA) (PRKS) (PLNG)(CE)

**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

| | | |
|--|---|----------------------------|
| DRB Project No: 1001228 | Date: 05/02/18 | Item No: #10 |
| Zone Atlas Page: H-12 | Legal Description: Tract(s) 2A AND 3, KELLY TRACTS , zoned RA-1 Location: located on GABALDON RD NW between MOUNTAIN RD NW AND I-40 | |
| Request For: 18DRB-70141 SKETCH PLAT REVIEW AND COMMENT | | |
| | | |

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

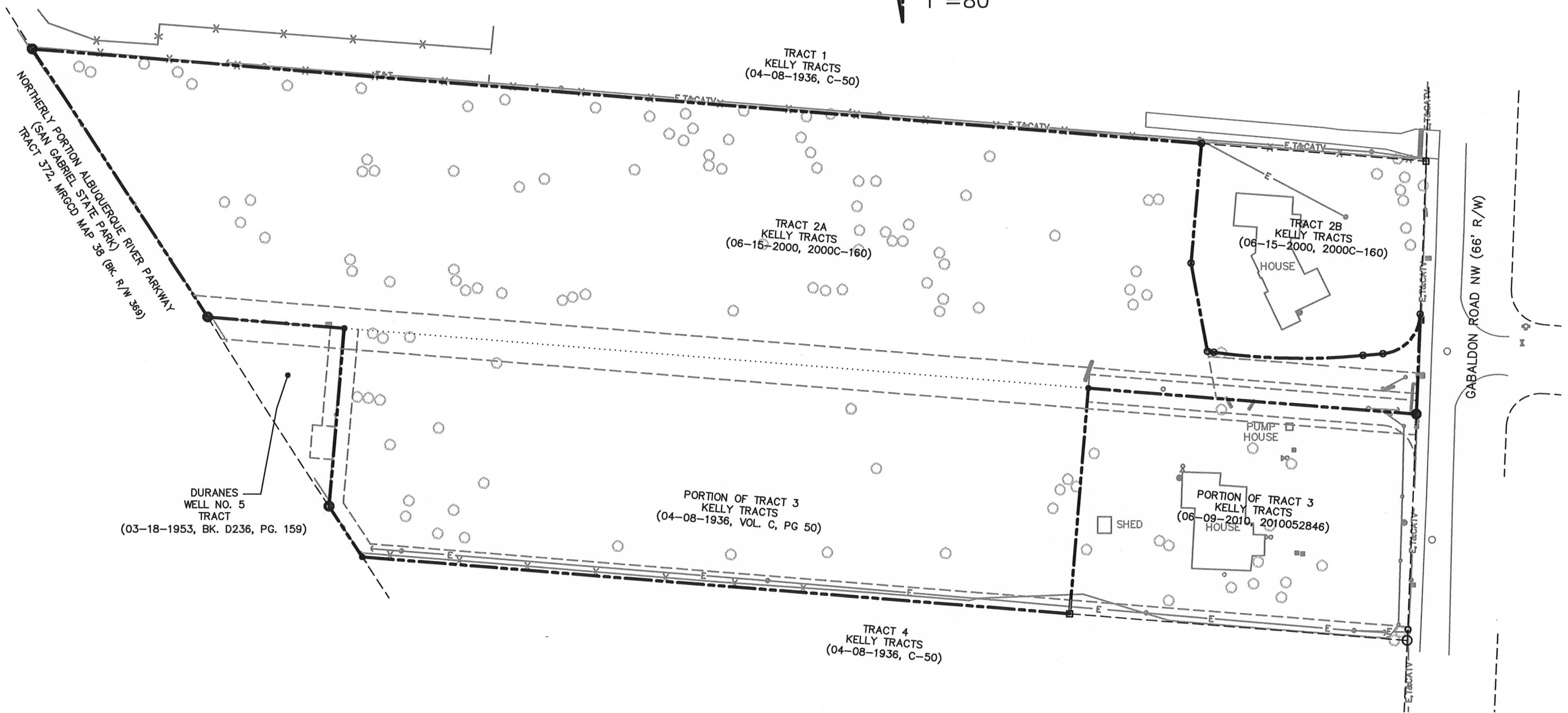
1. Plat approval will require that a water and sanitary sewer availability statement be requested and completed. The request can be made online at the following link:
http://www.abcwua.org/Availability_Statements.aspx.
2. There is an existing WUA well immediately west of the subject property. Also, a 16" well collector line with an existing line access and well site access running east-west through the subject property that must remain unobstructed following the proposed platting and development. Based on the proposed platting and roadway location, it looks like additional well site access easement may be required to be aligned with the proposed roadway.
3. An approved infrastructure list will be required for the public water and sanitary sewer improvements needed to service the proposed platted properties.

SITE SKETCH BOSQUE ANTIGUA



1"=80'

THERE ARE NO EXISTING STRUCTURES ON THE TWO EXISTING TRACTS



- LEGEND**
- WALL OR HEAD WALL
 - ▲ SIGN
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - ⊗ WATER SPIGOT
 - TREE
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - ⊗ WATER VALVE
 - ⊕ FIRE HYDRANT
 - WATER METER
 - SPRINKLER CONTROL
 - ELECTRIC SERVICE
 - E,T&CATV- OVERHEAD UTILITY LINE
 - POWER POLE
 - GUY WIRE
 - STREET LIGHT
 - MAILBOX
 - TELEPHONE PEDESTAL
 - GAS SERVICE

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Las Ventanas NM, Inc. DATE OF REQUEST: 07/20/18 ZONE ATLAS PAGE(S): H-12

CURRENT:

ZONING ~~RA~~ R-A

PARCEL SIZE (AC/SQ. FT.) 5.4812

LEGAL DESCRIPTION:

Portion of Tract 3

LOT OR TRACT # Tract 2A & BLOCK # _____

SUBDIVISION NAME Kelly Tracts

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 15 Lots & 1 Tract

BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE

Asa Nilsson-Weber

DATE

7/20/18

Asa Nilsson-Weber
(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

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

[Signature]
TRAFFIC ENGINEER

7/20/18
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____



Åsa Weber <asaw@iacivil.com>

Bosque Antigua

1 message

Åsa Weber <asaw@iacivil.com>

Tue, Jul 24, 2018 at 1:43 PM

To: Neri Holguin <neriholguin@gmail.com>, Ben Lovato <bengpl150@comcast.net>
Cc: Scott Ashcraft <tscott@lasventanasnm.com>

Please see attached for a letter of notification for the DRB application for the proposed development located west of Gabaldon Rd. and south of I-40. You should also be receiving the letter in the mail today or tomorrow.

1. Summary of City of Albuquerque DRB approvals being requested:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Easement vacation. Existing onsite easements will be vacated and replaced with new easements.

2. Current property owner: Jane Black Davidson
Purchaser/Developer: Las Ventanas NM

Thank you.

Agent/Applicant:

Åsa Nilsson-Weber, P.E.
Principal / Vice President
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)266-1688
asaw@iacivil.com

2 attachments

 **2273 NEIGHBORHOOD ASSOC NOTIFICATION LETTER.pdf**
1292K

 **1001228 Zone Map H-12.pdf**
449K

=====
HIGHLAND
111 ALVARADO DR SE
ALBUQUERQUE
NM
87108-9998
3401360108
07/23/2018 (800)275-8777 10:18 AM
=====

Table with 3 columns: Product Description, Sale Qty, Final Price. Row 1: Neon Celebrate! (Unit Price:\$0.50), 2, \$1.00. Row 2: Total, \$1.00. Row 3: Cash, \$1.00.

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or scan this code with
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

Bill #: 840-58700063-1-2803439-1
Clerk: 06

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



Neri Holguin
West Old Town NA
2523 Carson Road NW
Albuquerque, NM 87104

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



Benjamin Lovato
West Old Town NA
2820 Azar Place NW
Albuquerque, NM 87104



July 23, 2018

Neri Holguin
West Old Town NA
2523 Carson Road NW
Albuquerque, NM 87104

RE: Bosque Antigua
DRB No.: PR-2018-001327 (1001228)

Dear Mr. Holguin:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform the West Old Town NA that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

If you have any questions please call me at (505) 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment



July 23, 2018

Benjamin Lovato
West Old Town NA
2820 Azar Place NW
Albuquerque, NM 87104

RE: Bosque Antigua
DRB No.: PR-2018-001327 (1001228)

Dear Mr. Lovato:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform the West Old Town NA that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

If you have any questions please call me at (505) 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment

=====
HIGHLAND
111 ALVARADO DR SE
ALBUQUERQUE
NM
87108-9998
3401360108
07/09/2018 (800)275-8777 11:01 AM
=====

Table with 3 columns: Product Description, Sale Qty, Final Price. Rows include Love Flourishes (6 units, \$3.00), Purple Heart 1 (4 units, \$2.00), Total (\$5.00), and Cash (\$5.00).

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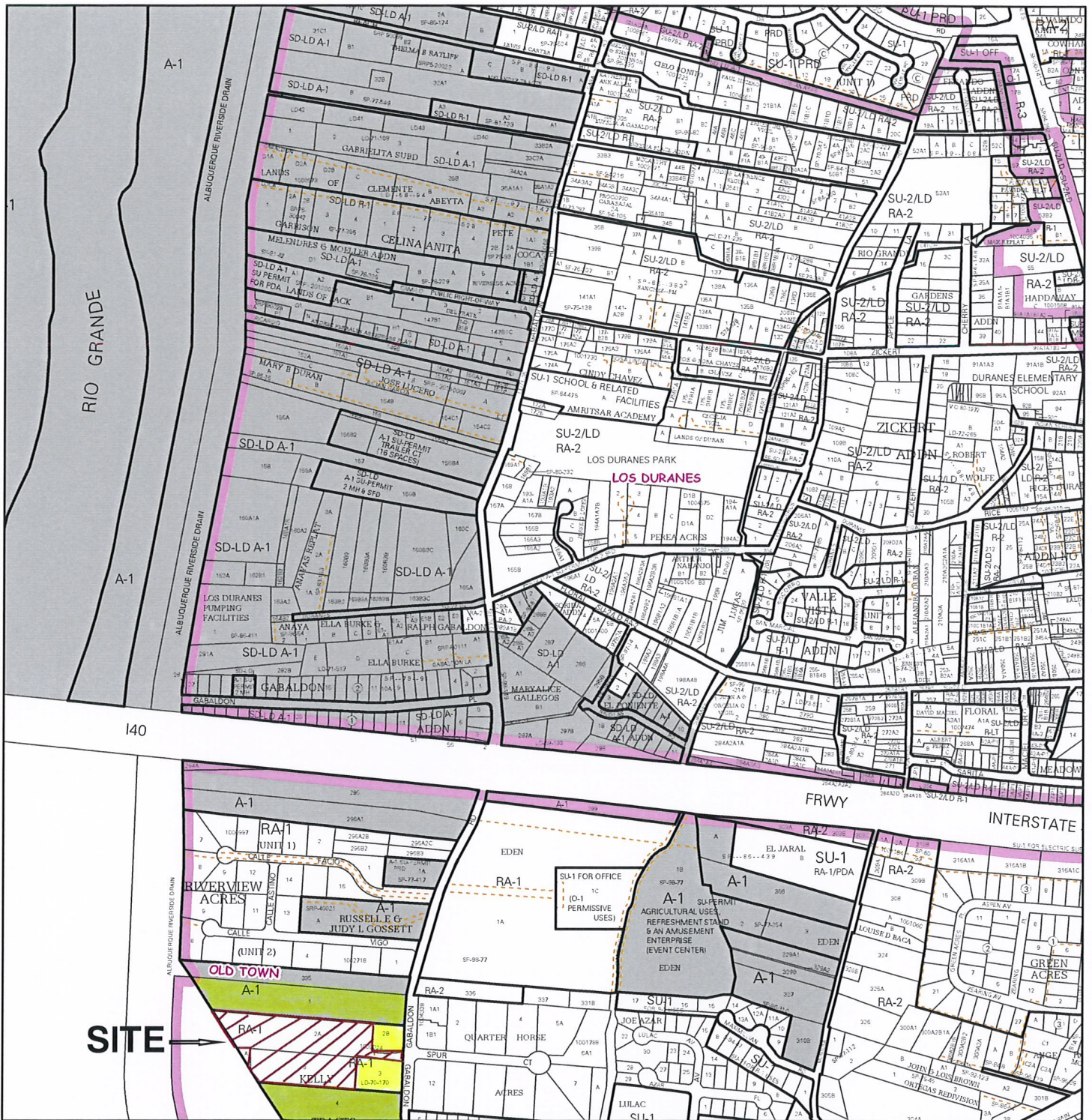
Go to:
https://postalexperience.com/Pos
840-5870-0063-001-00027-67568-02

or scan this code with
your mobile device:



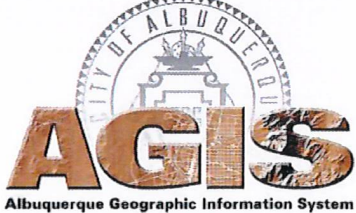
or call 1-800-410-7420.
YOUR OPINION COUNTS

Bill #: 840-58700063-1-2767568-2
Clerk: 06

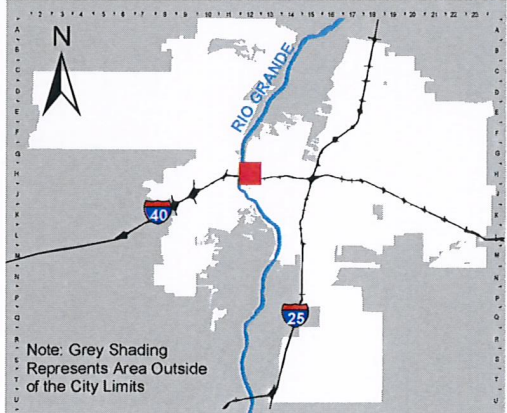


For more current information and details visit: <http://www.cabq.gov/gis>

BUFFER MAP



Map amended through: 1/28/2016

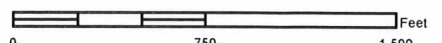


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

| | |
|--|---|
| SECTOR PLANS | Escarpment |
| Design Overlay Zones | 2 Mile Airport Zone |
| City Historic Zones | Airport Noise Contours |
| H-1 Buffer Zone | Wall Overlay Zone |
| Petroglyph Mon. | |



0 750 1,500 Feet



ISAACSON & AREFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Ulton G. Jr. & Jean H. Hodgkin
721 Gabaldon Drive NW
Albuquerque, NM 87104



ISAACSON & AREFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

James M. & Beverly A. Peavler
& Trustees Peavler Trust
717 Gabaldon Drive NW
Albuquerque, NM 87104





July 9, 2018

Ulton G. Jr. & Jean H. Hodgin
721 Gabaldon Drive NW
Albuquerque, NM 87104

RE: Bosque Antigua

Dear Mr. & Mrs. Hodgin:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

If you have questions

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment



July 9, 2018

James M. & Beverly A. Peavler
Trustees Peavler Trust
717 Gabaldon Drive NW
Albuquerque, NM 87104

RE: Bosque Antigua

Dear Mr. & Mrs. Peavler:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

If you have questions

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment

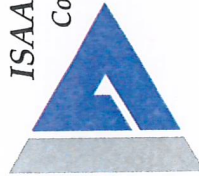
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



Garcia Farms, LLC
P.O. Box 26207
Albuquerque, NM 87125



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



John H. Mora
711 Gabaldon Drive NW
Albuquerque, NM 87104





ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Åsa Nilsson-Weber, PE

July 9, 2018

Garcia Farms, LLC
P.O. Box 26207
Albuquerque, NM 87125

RE: Bosque Antigua

Dear Garcia Farm:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

If you have questions

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment



July 9, 2018

John H. Mora
711 Gabaldon Drive NW
Albuquerque, NM 87104

RE: Bosque Antigua

Dear Mr. Mora:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

If you have questions

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment

=====
HIGHLAND
111 ALVARADO DR SE
ALBUQUERQUE
NM
87108-9998
3401360108
07/20/2018 (800)275-8777 4:04 PM
=====

Table with 3 columns: Product Description, Sale Qty, Final Price. Row 1: Purple Heart 1 2, 4, \$2.00. Row 2: (Unit Price:\$0.50). Row 3: Total, \$2.00. Row 4: Cash, \$2.00.

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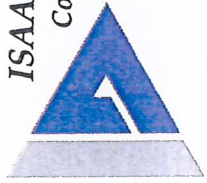
or scan this code with
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

Bill #: 840-58700063-1-2798747-1
Clerk: 06



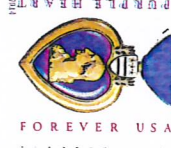
ISAACSON & AREFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Michael & Rosemarie Sanchez
3123 Spur Ct. NW
Albuquerque, NM 87104



ISAACSON & AREFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Michael M. & Dorothy Gutierrez
3122 Spur Ct. NW
Albuquerque, NM 87104





July 20, 2018

Michael J. & Rosemarie E. Sanchez
3123 Spur Ct. NW
Albuquerque, NM 87104

**RE: Bosque Antigua
DRB No.: PR-2018-001327 (1001228)**

Dear Mr. & Mrs. Sanchez:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

If you have any questions please call me at (505) 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment



July 20, 2018

Michael M. & Dorothy Gutierrez
3122 Spur Ct. NW
Albuquerque, NM 87104

**RE: Bosque Antigua
DRB No.: PR-2018-001327 (1001228)**

Dear Mr. & Mrs. Gutierrez:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

If you have any questions please call me at (505) 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment

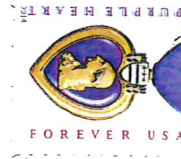
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



ABCWUA
P.O. Box 1293
Albuquerque, NM 87103



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



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



July 20, 2018

ABCWUA
P.O. Box 1293
Albuquerque, NM 87103

Situs Address: 717 Gabaldon Road NW
Albuquerque, NM 87104

**RE: Bosque Antigua
DRB No.: PR-2018-001327 (1001228)**

Dear ABCWUA:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

If you have any questions please call me at (505) 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment



July 20, 2018

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

Situs Address: Tingley Dr. NW
Albuquerque, NM 87104

**RE: Bosque Antigua
DRB No.: PR-2018-001327 (1001228)**

Dear City of Albuquerque:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approvals for the following:

- Preliminary plat for a 15-lot subdivision with a private road and two open space parcels.
- Design variance for no sidewalks along the new road.
- Vacation for existing onsite easements, which shall be replaced with new easements.

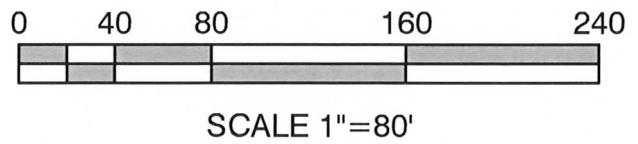
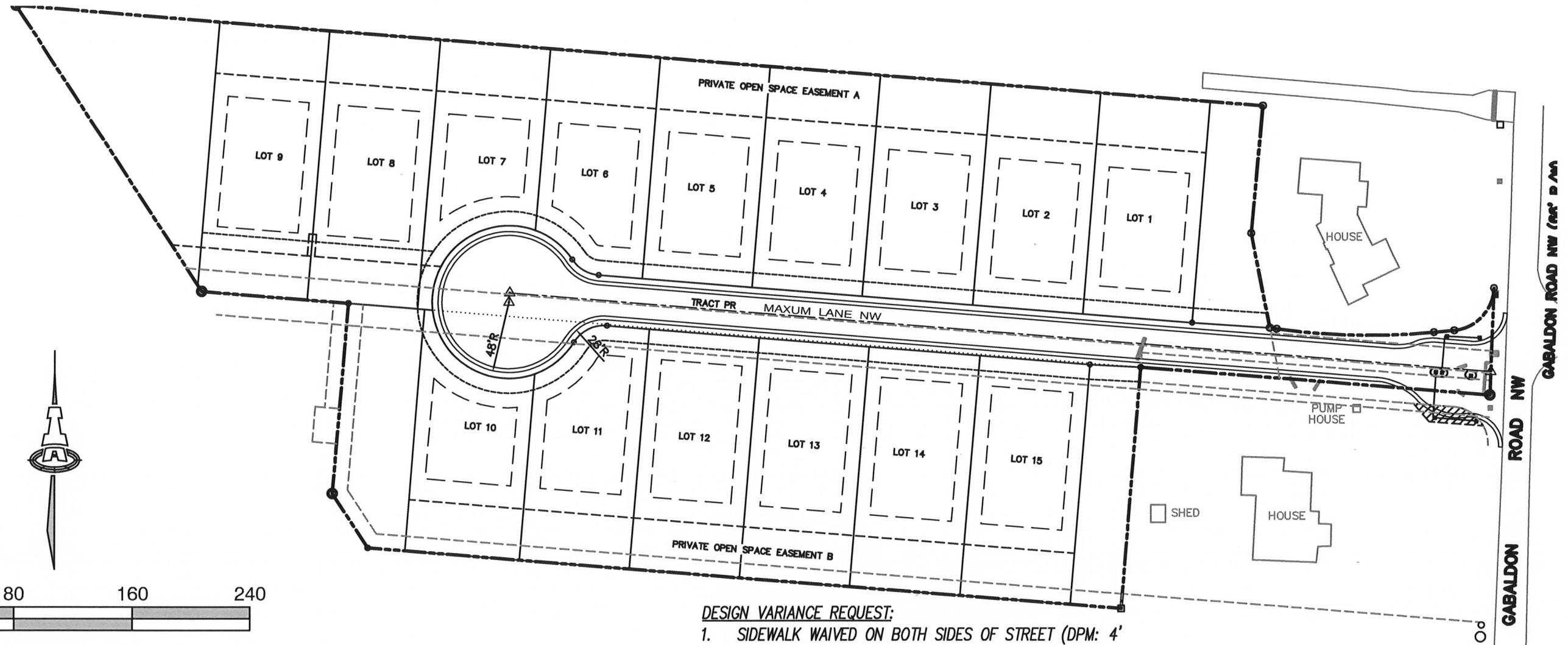
If you have any questions please call me at (505) 268-8828.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Attachment



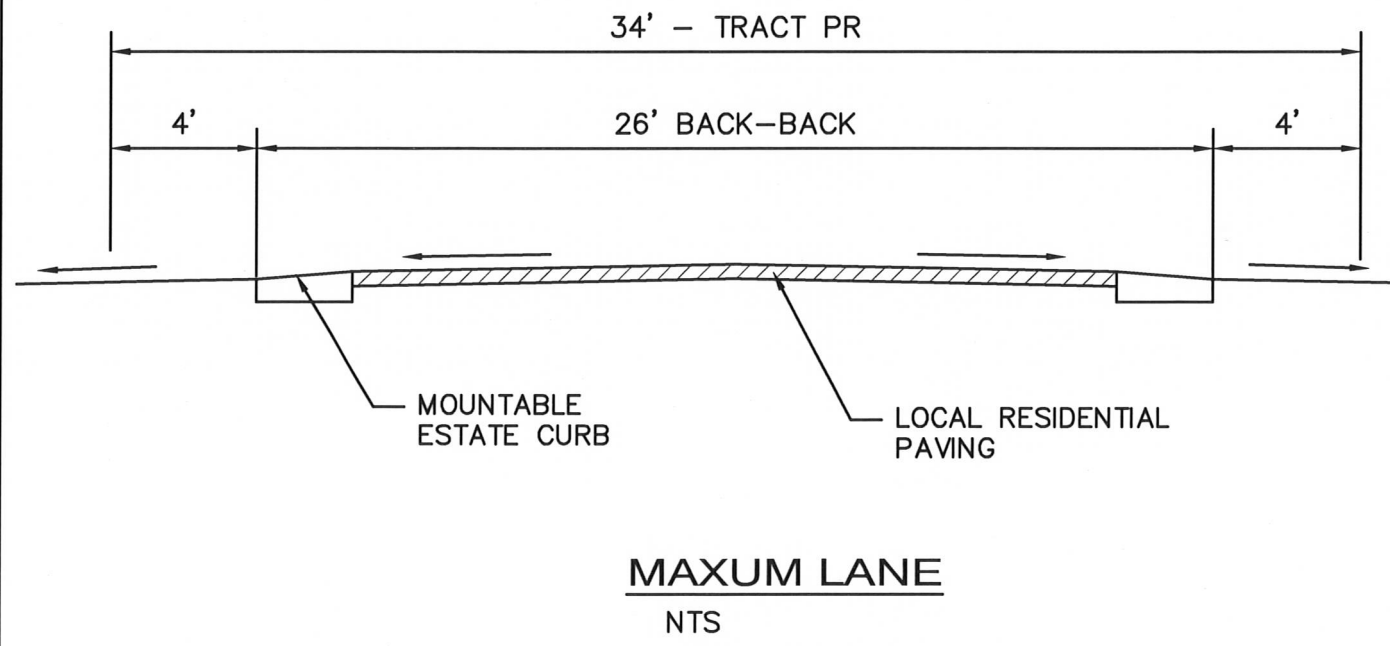
DESIGN VARIANCE REQUEST:

1. SIDEWALK WAIVED ON BOTH SIDES OF STREET (DPM: 4' SIDEWALKS ON BOTH SIDES OF STREET)
2. CUL-DE-SAC DEAD END (FORTHCOMING DPM: NO CUL-DE-SACS; PROVIDE CONNECTIVITY)
3. 26' B-B; MOUNTABLE ESTATE CURB; 34' ROADWAY TRACT WIDTH (DPM: 27' F-F MOUNTABLE CURB; 46' R/W)

JUSTIFICATIONS:

1. THERE ARE NO CURB OR SIDEWALKS ON GABALDON RD OR IN NEIGHBORHOODS TO THE NORTH OR SOUTH. DEVELOPMENT IS A PRIVATE, GATED DEVELOPMENT WITH LOW DENSITY.
2. THERE IS NO OPPORTUNITY TO PROVIDE CONNECTIVITY TO THE WEST. CUL-DE-SAC MEETS REQUIREMENTS OF THE INTERNATIONAL FIRE CODE (IFC) AND THE FIRE MARSHAL HAS APPROVED THE CUL-DE-SAC TURNAROUND.
3. DEVELOPMENT IS A PRIVATE, GATED DEVELOPMENT WITH LOW DENSITY AND LOW TRAFFIC COUNTS (150 ADT). WIDTH OF STREET IS PER THE IFC AND HAS BEEN APPROVED BY FIRE MARSHAL. MOUNTABLE ESTATE CURB IS SUITED ON THIS PROJECT BECAUSE OF FLAT LAND DRAINAGE SCHEME TO DIRECT FLOWS TO THE OPEN SPACE/DRAINAGE EASEMENTS AT THE BACK OF THE LOTS.

**DESIGN VARIANCE
EXHIBIT &
JUSTIFICATIONS
BOSQUE ANTIGUA**





ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
2273 C-701-DESIGN VARIANCE.dwg Jul 19,2018

Letterhead/address

Date

Ms. Kym Dicome
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

Re: **Tract 2A and a Portion of Tract 3, Lands of Kelly
Proposed Gabaldon Subdivision
Zone Atlas: H-12**

Dear Ms. Dicome:

As the owner of the referenced development, I hereby appoint Isaacson & Arfman, P.A. and or Sunland Development, Las Ventanas NM, Inc as the authorized agents in the matters of processing the Preliminary Plat and Final Plat submittals and attending all DRB hearings.

Sincerely,

Jane A. Black Davidson

1

8993670

UNDERGROUND EASEMENT

9000418

528

THIS INDENTURE made this 13th day of OCTOBER, 1989, by and between

the City of Albuquerque, a municipal corporation

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, locate, relocate, change, remove, modify, renew, operate, and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, conduits, and other equipment, fixtures and structures necessary to maintain such facilities upon, under and through the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across lands of Grantor for the purposes set forth herein and with the right to trim and remove any trees, shrubs or bushes which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Proj. No. 55456

An easement within a tract of land being a portion of Tract 3 of Plat of KELLY TRACTS situate in Section 13, T.10 N., R. 2 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book C, Page 50 on April 8, 1938 and being more particularly described as follows:

An easement ten (10) feet wide being ten (10) feet to the right of the following described survey line: Beginning at the northeast corner of above mentioned tract, whence the northwest corner of above mentioned Tract 3 of said Plat of KELLY TRACTS bears N.85°39'00"W., 100.00 feet distant; running thence as an easement S.04°21'00"W., 72.00 feet to a junction point; thence as a metes and bounds described easement S.04°21'00"W., 24.00 feet; thence N.85°39'00"W., 18.80 feet; thence N.04°21'00"E., 24.00 feet; thence S.85°39'00"E., 18.80 feet to said junction point.

As a part of the consideration for this grant, the Grantee agrees to save, defend, indemnify and hold Grantor harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS hand and seal this 13th day of October, 1989

CITY OF ALBUQUERQUE, a municipal Corporation (SEAL)
Clarence V. Lithgow (SEAL)
Chief Administrative Officer

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

My commission expires: (Seal)

Notary Public
ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 13 day of October, 1989

by Clarence V. Lithgow, Chief Administrative Officer (Name of Officer) (Title of Officer)
of the City of Albuquerque (Corporation Acknowledgement)
a municipal corporation, on behalf of said corporation. (State of Incorporation)

My Commission expires: (Seal) 3-26-90

Christine M. Lovato
Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
89 OCT 30 AM 8:09
BY 804A PG 528
GLADYS M. DAVIS
CO. CLERK & RECORDER

PNM REFERENCE NUMBER

X

93046988

OVERHEAD EASEMENT

THIS INSTRUMENT made this April 10 1993 by and between

Jane B. Davidson, a single woman

Grantors and PUBLIC SERVICE COMPANY OF NEW MEXICO a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns

7752

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across lands of Grantor for the purposes set forth herein and with the right to trim and remove any trees, shrubs or bushes which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

Utility Easement

An Easement 10' in width, being to the right of the following described line, beginning at a point on the Southerly boundary line of Tract 3, KELLY TRACTS, whence, the Southeast corner of Tract 3, KELLY TRACTS, as the same is shown and designated on the plat of said tracts filed in the office of the County Clerk of Bernalillo County, New Mexico on April 8, 1936 in Volume C, Folio 50, bears S 85°21'25" E a distance of 244.59 feet; thence N 85°21'25" W, along the Southerly boundary line of said Tract 3, a distance of 512.74 feet to the Southwest corner of said Tract 3; thence N 32°53'13" W, along the Westerly boundary line of said Tract 3, a distance of 44.06 feet to the Southeast corner of the Duranes No. 5 Well Tract; thence, N 04°39'29" E, along the Easterly line of said Well Tract, a distance of 130.14 feet to the Northeast corner of said Well Tract and the end of the herein described easement.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantors.

WITNESS my hand and seal on this 10th day of May, 1993. Jane B. Davidson (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF Bernalillo The foregoing instrument was acknowledged before me this April 10 1993 by Jane B. Davidson, a single woman My commission expires December 16, 1993 (Seal)

Carolyn Langer Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF The foregoing instrument was acknowledged before me this day of 19 by (Name of Officer) (Title of Officer) of (Corporation Acknowledgement) on behalf of said corporation. (State of Incorporation) My Commission expires: (Seal)

FOR RECORDER'S USE ONLY STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED 93 MAY -7 AM 11:37 BK 93-11 PG 7752

PLAT REFERENCE NUMBER

Notary Public

7

Albuquerque Ill. Co 61 #9645505 (Rowley)

91 5396

552

4

DECLARATION OF EASEMENT

The undersigned, JANE BLACK ROEHL and JAMES F. ROEHL, wife and husband (hereinafter ROEHLS) are the Owners of the following described real property located in the County of Bernalillo, State of New Mexico, to-wit:

Tract No. Two (2) of KELLY TRACTS, as the same is shown and designated on the map, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 8, 1936.

(hereinafter Tract 2)

AND

An Easterly portion of Tract numbered Three (3) of KELLY TRACTS, Bernalillo County, New Mexico, as the same is shown and designated on the map filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 8, 1936; and being more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described and common Southeast corner of said Tract of said KELLY TRACTS, also being identified as a point on the Westerly line of Gabaldon Road N.W.; thence, N. 85 deg. 39' W., 244.59 feet distance to the Southwest corner of the parcel herein described, a point on the South line of said Tract 3; thence, N. 04 deg. 21' E., 165.16 feet distance to the Northwest corner of the parcel herein described; a point on the North line of said Tract 3; thence, S. 85 deg. 39' E., 237.80 feet distance to the Northeast corner of the parcel herein described and common Northeast corner of said Tract, also being identified as a point on the Westerly line of Gabaldon Road N.W.; thence, S. 02 deg. 00' W., 165.30 feet distance along said Westerly line of Gabaldon Road N.W. to the place of beginning.

(hereinafter Tract 3); and

WHEREAS, the undersigned desire to create access and public and private utility easements upon Tract 2 and Tract 3.

NOW THEREFORE:

agr/black/fc

④

1. Tract 3 shall henceforth be subject to a ten foot (10') wide private access and private utility easement for the benefit of Tract 2, and a public utility easement, as follows:

Lying situate within and being a Northerly portion of Tract No. Three (3) of KELLY TRACTS, as the same is shown and designated on the map, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 8, 1936, being more particularly described as follows: BEGINNING at the Northeast corner of said easement herein described, being the Northeast corner of said Tract 3, being a point on the West right of way of GABALDON ROAD N.W.; thence, S. 02° 00'00" W., 34.00 feet along said right of way to the Southeast corner; thence, leaving said right of way Northwesterly along a curve to the left having a radius of 25.00 feet, a distance of 38.24 feet (chord bearing N. 41° 49'30" W., 34.62 feet) to a point of tangency; thence, N. 85° 39'00" W., 214.22 feet to the Southwest corner; thence, N. 04° 21'00" E., 10.00 feet to the Northwest corner; thence, S. 85° 39'00" E., 237.80 feet to the point of beginning of said easement herein described and containing 2501.87 square feet more or less.

2. Tract 2 shall henceforth be subject to a ten foot (10') wide private access and private utility easement for the benefit of Tract 3 and a public utility easement, as follows:

Lying situate within and being a Southerly portion of Tract No. Two (2) of KELLY TRACTS, as the same is shown and designated on the map, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 8, 1936, being more particularly described as follows: BEGINNING at the Southeast corner of said easement herein described being the Southeast corner of said Tract 2, being a point on the West right of way of GABALDON ROAD N.W.; thence, leaving said right of way N. 85° 39'00" W., 237.80 feet to the Southwest corner; thence, N. 04° 21'00" E., 10.00 feet to the Northwest corner; thence, S. 85° 39'00" E., 237.39 feet to the Northeast corner; thence, S. 02° 00'00" W., 10.01 feet along said right of way to the point of beginning of said easement herein described and containing 2375.96 square feet more or less.

3. The above described easements shall be maintained by the owners of the property benefitted by each such easement.

4

4. The above described easements shall be deemed to run with the land and shall be binding upon the undersigned, their heirs and assigns in all respects.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

Jane Black Roehl
JANE BLACK ROEHL

James F. Roehl
JAMES F. ROEHL

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

22nd The foregoing instrument was acknowledged before me this day of January, 1991, by JANE BLACK ROEHL, a married woman.

MY COMMISSION EXPIRES:

[Signature]
OFFICIAL SEAL
DIANA STONBERGER
NOTARY PUBLIC NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 09/16/93

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

18th The foregoing instrument was acknowledged before me this day of January, 1991, by JAMES R. ROEHL, a married man.

MY COMMISSION EXPIRES:

[Signature]
OFFICIAL SEAL
DIANA STONBERGER
NOTARY PUBLIC NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 09/16/93

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1991 JAN 24 AM 10:18
91-2 PG 552-554
GLADYS H. DAVIS
CLERK & RECORDER
[Signature] DEPUTY

agr/blacklfc

5

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 7th day of MARCH, 1953, between CHARLES F. ROBINSON and EULA ISABELLE ROBINSON, his wife, hereinafter called "GRANTORS" and the City of Albuquerque, New Mexico, a municipal corporation, hereinafter called "GRANTEE".

WITNESSETH:

For value received, GRANTORS hereby grants unto GRANTEE an easement for the construction, operation and future maintenance of pipe lines and public utilities including power poles within, over and across the following described land situate in Bernalillo County, New Mexico, and more particularly described below:

A strip of land Fifteen Feet (15') in width from the Albuquerque Riverside Drain r-o-w fence to the West R-O-W line of Cabaldon Rd, said strip of land being the Southerly Fifteen Feet (15') of Tract 2 of The Kelly Tracts, a subdivision of a tract of land in School District No. 13, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the office of the Clerk of Bernalillo County, New Mexico, April 8th, 1936.

Charles F. Robinson (SEAL) Eula Isabelle Robinson (SEAL)

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

On this 7th day of MARCH, 1953, before me personally appeared Charles F. Robinson & Eula Isabelle Robinson, his wife, to me personally known, who being by me duly sworn did state that they acknowledged said instrument to be their own free act and deed.

Witness my hand and seal the day and year last above written.

George T. Harris, Jr.
Notary Public

My Commission Expires:
Sept. 1, 1954

State of New Mexico }
County of Bernalillo } ss
This instrument was filed for record on
9:11 MAR 18 1953
At... Clerk & Recorder
3-18-53

6

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 7th day of MARCH, 1953, between Charles F. Robinson and Eula Isabelle Robinson, his wife, hereinafter called "GRANTORS" and the City of Albuquerque, New Mexico, a municipal corporation, hereinafter called "GRANTEE".

WITNESSETH:

For value received, GRANTORS, hereby grants unto GRANTEE an easement, over the following described property, for ingress and egress (Driveway) from Gabaldon Road, to a water well site located in the Northwest Corner of Tract No. 3 of the Kelly Tracts, a subdivision of a Tract of land in School District Number Thirteen (13) Bernalillo County, New Mexico, as the same are shown and designated on the map of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, April 8, 1936, and more particularly described below:

A strip of land being Fifteen Feet (15') in width from North to South, and extending East to West from the West Right-of-Way line of Gabaldon Rd. to the Albuquerque Riverside Drain r-o-w fence, and the City water well site.

Said easement (Driveway) being a portion of the present driveway of Charles F. Robinson and Eula Isabelle Robinson, located in the North Twenty Feet (20') of Tract No. Three (3) of the Kelly Tracts, from Gabaldon Rd. to the present front of their residence from this point the easement follows a meandering course, around trees and other obstructions, on both tracts Two (2) and Three (3) of the Kelly Tracts to the Right-of-Way fence of the Albuquerque Riverside Drain and the Water Well site.

Charles F. Robinson (Seal) Eula Isabelle Robinson (Seal)

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 7th day of MARCH, 1953, before me personally appeared Charles F. Robinson & Eula Isabelle Robinson, his wife to me personally known, who being by me duly sworn did state, that they acknowledged said instrument to be their own free act and deed.
WITNESS MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

My Commission Expires:

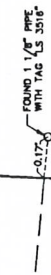
George C. Starnick

Notary Public

Sept. 4, 1954



PLAT FOR
KELLY TRACTS
 TRACT 2A AND 2B
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 13
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 1999



DETAIL "A"

ICS MONUMENT
 10-1411
 Y=1494240.33
 X=3655336.51
 C-C=0.99967681
 Δm=0015131
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5101.51

N657722°W
 3633.30'
 (S8539°00'E)
 565211.7'E
 FOUND 1-3/4" PIPE
 WITH TAG "LS 3518"

KELLY TRACTS
 TRACT 1
 (04-08-36, C-50)

TRACT 2A
 3.44± ACRES
 ⑦

KELLY TRACTS
 TRACT 3
 (04-08-36, C-50)

NMISC BRASS CAP
 "1-40-16"
 Y=1493720.25
 X=374436.41
 C-C=0.99967688
 Δm=001429"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=4983.81

(101.70')
 1010.84'
 181.23'
 FOUND 1/2" REBAR
 WITH CAP "LS 8448"

GABALDON ROAD N.W. (R/W 60')

TRACT 2B
 0.54± ACRES
 ⑦

S027211°W
 (50200.00')
 184.40'

DETAIL "A"

PRIVATE ACCESS EASEMENT
 (HATCHED AREA) (PART OF P.M.C. 2A)
 FOR USE BY TRACTS 2A & 2B
 AND TO BE MAINTAINED
 BY TRACTS 2A & 2B

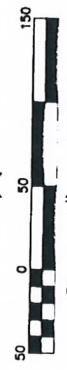
ALBUQUERQUE RIVER PARKWAY
 (SAN GABRIEL STATE PARK)
 (BK. R/W 369)

DURANES
 WELL NO. 5
 TRACT
 (03-18-53, BK. D236, PG. 153)

EASEMENTS

- ① EXISTING 10' PNM & M.S.T.B.T EASEMENT (10-30-89, MISC.BK. 804A, PG. 528)
- ② EXISTING 10' PNM & M.S.T.B.T EASEMENT (05-07-83, BK. 93-11, PG. 7752)
- ③ EXISTING 10' PRIVATE ACCESS, PRIVATE UTILITY AND PUBLIC UTILITY EASEMENT (01-24-91, BK. 91-2, PGS. 552-554)
- ④ EXISTING C.O.A. 15' CONSTRUCTION, OPERATION, MAINTENANCE, PIPE LINE AND PUBLIC UTILITY EASEMENT (03-18-53, BK. D236, PG. 160)
- ⑤ EXISTING C.O.A. 15' INGRESS AND EGRESS EASEMENT (03-18-53, BK. D236, PG. 161)

- ⑥ 20' PUBLIC WATERLAW EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑦ EXISTING PRIVATE FACILITY BRIDGE OF COURTESY IN FAVOR OF THE CITY OF ALBUQUERQUE. (01-12-60, BK. A1, PG. 336B)



Scale 1" = 50 ft

Timothy J. Aldrich
 08-21-99
 3115

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

| | | | |
|-------------|--------|---------------|--------------|
| Drawn By: | RJA | Date: | 08-21-99 |
| Checked By: | TA | Drawing Name: | 9009JRP2.DWG |
| Job No.: | 88-093 | Sheet: | 2 of 2 |

BOSQUE ANTIGUA

EASEMENT VACATION EXHIBIT

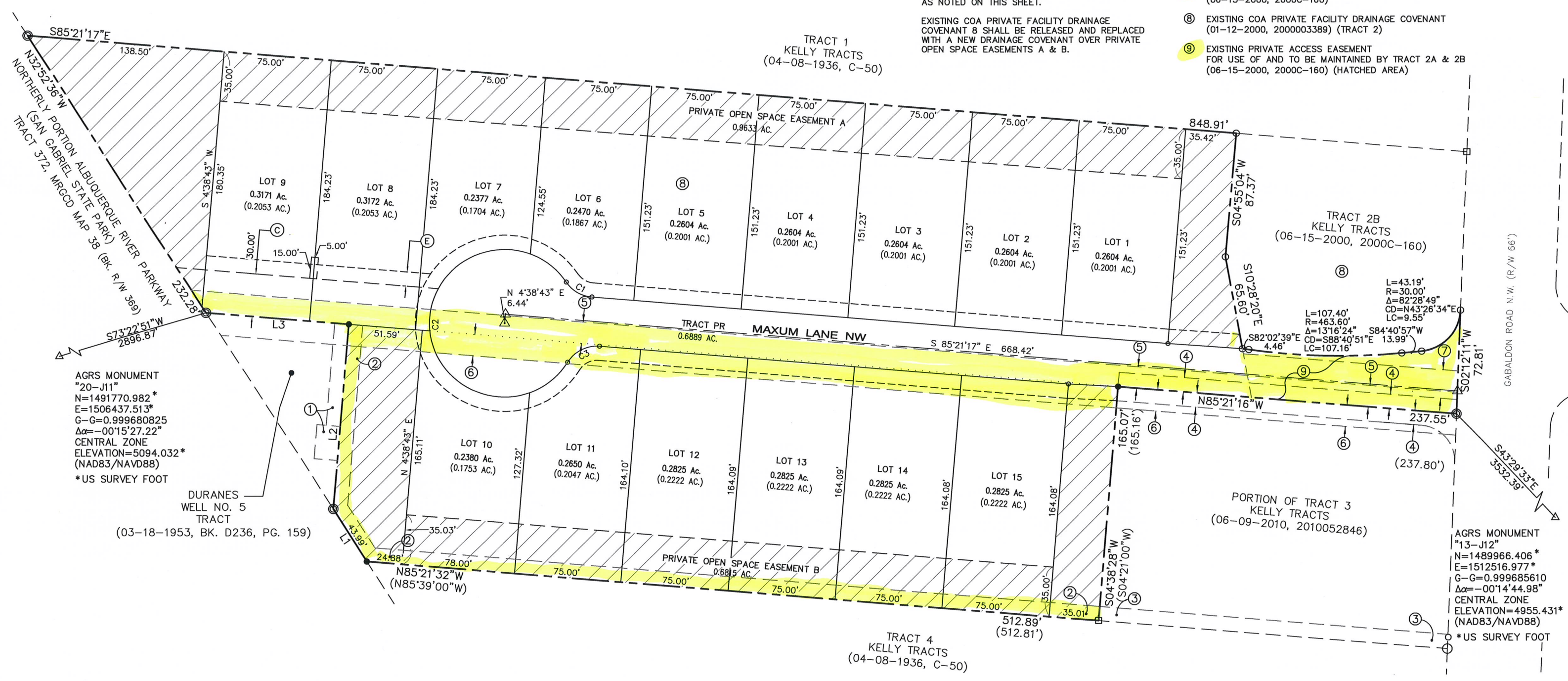
EXISTING EASEMENTS

- ① EXISTING 10' UNDERGROUND PNM & M.S.T.&T EASEMENT (10-30-1989, 1989093670)
- ② EXISTING 10' OVERHEAD PNM & M.S.T.&T EASEMENT (05-07-1993, 1993046988)
- ③ EXISTING 10' OVERHEAD PNM & M.S.T.&T EASEMENT (05-07-1993, 1993046989)
- ④ EXISTING 10' PRIVATE ACCESS, PRIVATE UTILITY AND PUBLIC UTILITY EASEMENT (01-24-1991, 1991005396)
- ⑤ EXISTING 15' ABCWJA CONSTRUCTION, OPERATION, MAINTENANCE, PIPE LINE AND PUBLIC UTILITY EASEMENT (03-18-1953, BK. D236, PG. 160)
- ⑥ EXISTING 15' ABCWJA INGRESS AND EGRESS EASEMENT (03-18-1953, BK. D236, PG. 161)
- ⑦ EXISTING 20' ABCWJA WATERLINE EASEMENT (06-15-2000, 2000C-160)
- ⑧ EXISTING COA PRIVATE FACILITY DRAINAGE COVENANT (01-12-2000, 2000003389) (TRACT 2)
- ⑨ EXISTING PRIVATE ACCESS EASEMENT FOR USE OF AND TO BE MAINTAINED BY TRACT 2A & 2B (06-15-2000, 2000C-160) (HATCHED AREA)

NOTES:
 EXISTING EASEMENTS 2-7 & 9 LOCATED WITHIN THE SUBDIVISION BOUNDARY SHALL BE VACATED BY FINAL PLAT AND REPLACED WITH NEW EASEMENTS AS NOTED ON THIS SHEET.

EXISTING COA PRIVATE FACILITY DRAINAGE COVENANT 8 SHALL BE RELEASED AND REPLACED WITH A NEW DRAINAGE COVENANT OVER PRIVATE OPEN SPACE EASEMENTS A & B.

2,4-7



AGRS MONUMENT "20-J11"
 N=1491770.982*
 E=1506437.513*
 G-G=0.999680825
 Δα=-00°15'27.22"
 CENTRAL ZONE
 ELEVATION=5094.032*
 (NAD83/NAVD88)
 *US SURVEY FOOT

DURANES WELL NO. 5 TRACT (03-18-1953, BK. D236, PG. 159)

AGRS MONUMENT "13-J12"
 N=1489966.406*
 E=1512516.977*
 G-G=0.999685610
 Δα=-00°14'44.98"
 CENTRAL ZONE
 ELEVATION=4955.431*
 (NAD83/NAVD88)
 *US SURVEY FOOT

BOSQUE ANTIGUA

BEING A REPLAT OF
TRACT 2A AND A PORTION OF TRACT 3,
KELLY TRACTS

WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 13, T. 10 N, R. 2 E, NMPM,
MRGCD MAP 38

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2018

SITE DATA

- A. TOTAL LAND AREA = 5.4812 ACRES.
- B. NUMBER OF EXISTING TRACTS IS 2.
- C. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 15.
- D. NUMBER OF PROPOSED TRACTS IS 1.
- E. CURRENT ZONING: R-A - CLUSTER DEVELOPMENT
- F. PRIVATE OPEN SPACE EASEMENTS A & B; AREA=1.6448 AC. (>30% OF TOTAL).
- G. THE STREET (TRACT PR) WILL BE PRIVATE BY PLAT DEDICATION AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF BOSQUE ANTIGUA. NO LOT SHALL HAVE DIRECT ACCESS TO GABALDON ROAD NW.
- H. WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT WILL BE VERIFIED AND COORDINATED WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).

NOTES

1. FIELD SURVEY PERFORMED IN AUGUST 1998 AND JUNE 2018 BY ALDRICH LAND SURVEYING
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
3. ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED: "TRACT 2A AND 2B, KELLY TRACTS", (06-15-2000, 2000C-160) "KELLY TRACTS", (04-08-1936, C-50) "ALBUQUERQUE RIVER PARKWAY", (R/W 369) ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
6. LOT AREAS LISTED IN PARENTHESES ARE NET AREAS (GROSS AREA LESS ACCESS EASEMENT AND PRIVATE OPEN SPACE EASEMENT).
7. 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.
8. SEE SHEET 2 FOR SETBACK INFORMATION AND ROADWAY SECTIONS.

FLOOD NOTES

BASED UPON SCALING, THIS PROPERTY LIES WITHIN SHADED FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP NO. 35001C03271, DATE 11/4/2016 AND MAP NO. 35001C0331H, DATE 8/16/12.

ACS BENCHMARK

AGRS Aluminum Cap stamped "20-J11 1989" N.M. State Plane Coordinates (Central Zone)
N=1491770.982, E=1506437.513, G-G=0.999680825, DA=-00'15"27.22"
Elevation, in feet (NAVD88) = 5094.032

LEGEND

- N 85°21'32" W 848.89' BEARING AND DISTANCE
- (N 85°39'00" W) (848.81') RECORD BEARING AND DISTANCE
- Δ CENTERLINE MONUMENT - 4" ALUMINUM DISK "LS 7719"

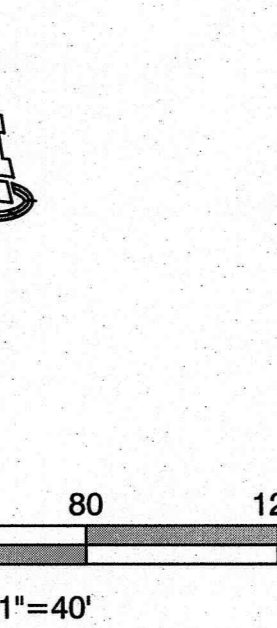
**APPROVED FOR MONUMENTATION
AND STREET NAMES**

John M. Reinhardt P.S. 7/19/18
CITY SURVEYOR DATE

OWNERSHIP

T. Scott Ashcraft 7/9/18
T. Scott Ashcraft, President DATE
LAS VENTANAS, INC.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-269-8828 Fax. 505-268-2632
2273 C-701-PRELIM PLAT.dwg Jul 18, 2018



PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 3516"
- FOUND 1" or 1 1/2" PIPE WITH TAG "LS 3516"
- FOUND 1/2" REBAR WITH CAP "LS 6446"
- FOUND 5/8" REBAR WITH CAP "LS 7719"

LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|------------------------------|----------------------|
| L1 | N32°52'36"W (N32°53'13"W) | 43.99' (44.06') |
| L2 | N04°38'43"E (N04°39'29"E) | 130.22' (130.14') |
| L3 | N85°21'17"W (N85°39'00"W) | 100.08' (100.00') |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | TANGENT |
|-------|---------|--------|------------|-----------------|--------------|---------|
| C1 | 21.52' | 24.00' | 51°22'37" | S 59°39'58" E | 20.81' | 11.54' |
| C2 | 267.12' | 52.00' | 294°19'40" | S 1°08'29" E | 56.39' | 33.56' |
| C3 | 26.37' | 24.00' | 62°57'03" | S 63°10'12" W | 25.06' | 14.69' |

EXISTING EASEMENTS

- ① EXISTING 10' UNDERGROUND PNM & M.S.T.&T EASEMENT (10-30-1989, 1989093670)
- ② EXISTING 10' OVERHEAD PNM & M.S.T.&T EASEMENT (05-07-1993, 1993046988)
- ③ EXISTING 10' OVERHEAD PNM & M.S.T.&T EASEMENT (05-07-1993, 1993046989)
- ④ EXISTING 10' PRIVATE ACCESS, PRIVATE UTILITY AND PUBLIC UTILITY EASEMENT (01-24-1991, 1991005396)
- ⑤ EXISTING 15' ABCWUA CONSTRUCTION, OPERATION, MAINTENANCE, PIPE LINE AND PUBLIC UTILITY EASEMENT (03-18-1953, BK. D236, PG. 160)
- ⑥ EXISTING 15' ABCWUA INGRESS AND EGRESS EASEMENT (03-18-1953, BK. D236, PG. 161)
- ⑦ EXISTING 20' ABCWUA WATERLINE EASEMENT (06-15-2000, 2000C-160)
- ⑧ EXISTING COA PRIVATE FACILITY DRAINAGE COVENANT (01-12-2000, 2000003389) (TRACT 2)
- ⑨ EXISTING PRIVATE ACCESS EASEMENT FOR USE OF AND TO BE MAINTAINED BY TRACT 2A & 2B (06-15-2000, 2000C-160) (HATCHED AREA)

NOTES:

EXISTING EASEMENTS 2-7 & 9 LOCATED WITHIN THE SUBDIVISION BOUNDARY SHALL BE VACATED BY FINAL PLAT AND REPLACED WITH NEW EASEMENTS AS NOTED ON THIS SHEET.

EXISTING COA PRIVATE FACILITY DRAINAGE COVENANT 8 SHALL BE RELEASED AND REPLACED WITH A NEW DRAINAGE COVENANT OVER PRIVATE OPEN SPACE EASEMENTS A & B.

PROPOSED EASEMENTS

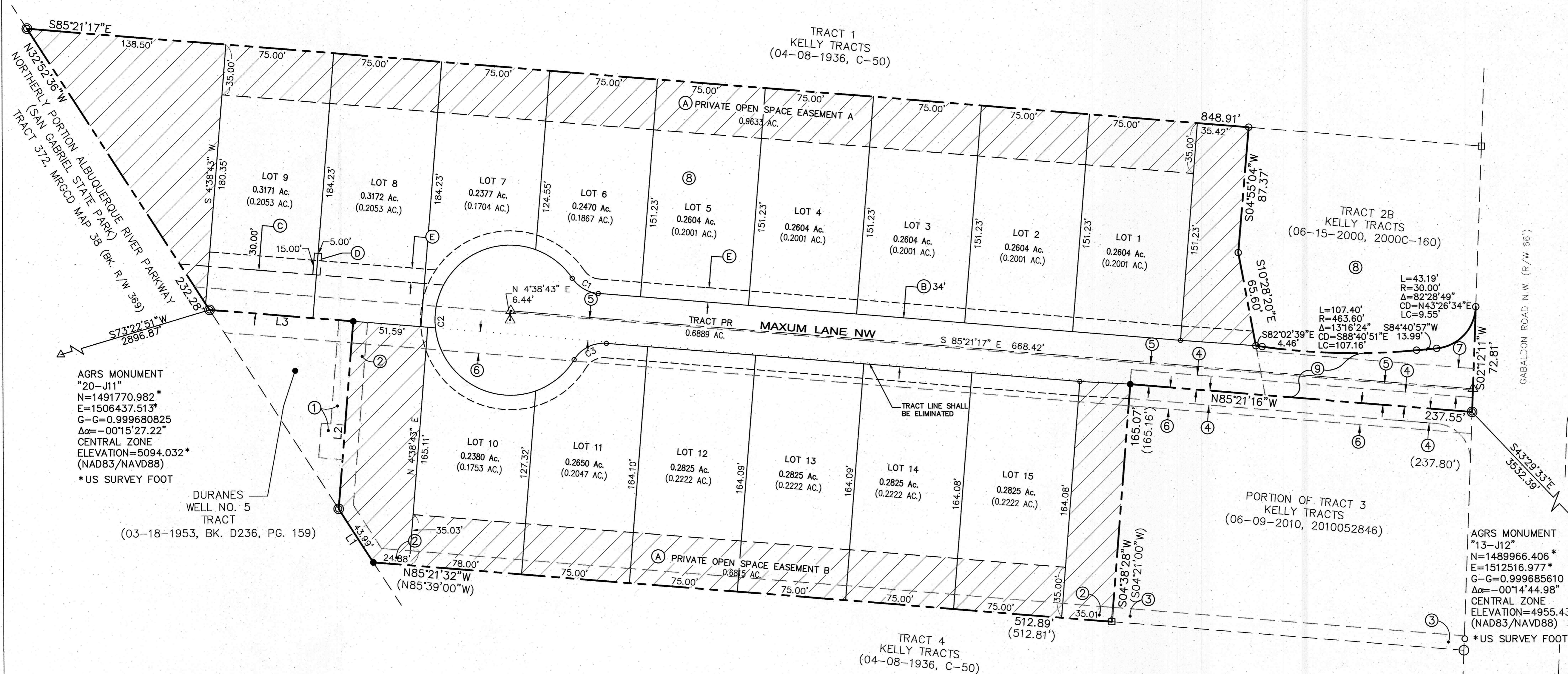
- Ⓐ PRIVATE OPEN SPACE EASEMENTS 'A' AND 'B' (HATCHED AREAS) GRANTED FOR THE BENEFIT OF LOTS 1-15, BOSQUE ANTIGUA, TRACT 2B, KELLY TRACTS AND PORTION OF TRACT 3 KELLY TRACTS. EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. A DRAINAGE COVENANT SHALL BE RECORDED.
- Ⓑ PRIVATE ACCESS AND PUBLIC EMERGENCY ACCESS EASEMENT AND A PUBLIC WATER AND SANITARY SEWER LINE EASEMENT SHALL BE GRANTED TO ABCWUA OVER ALL OF TRACT PR. EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- Ⓒ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 8 & 9; PUBLIC WATER AND SANITARY SEWER AND ACCESS EASEMENT GRANTED TO ABCWUA. EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- Ⓓ PUBLIC WATER METER EASEMENT SHALL BE GRANTED TO ABCWUA.
- Ⓔ 10' PUE.

LEGAL DESCRIPTION

A tract of land situate, within the Town of Albuquerque Grant, projected Section 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, within MRGCD Map No. 38, being all of TRACT 2A, KELLY TRACTS, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 15, 2000, in Plat Book 2000C, Page 160, together with a PORTION OF TRACT 3, KELLY TRACTS, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on April 8, 1936, in Volume C, Folio 50, and containing 5.4812 acres more or less.



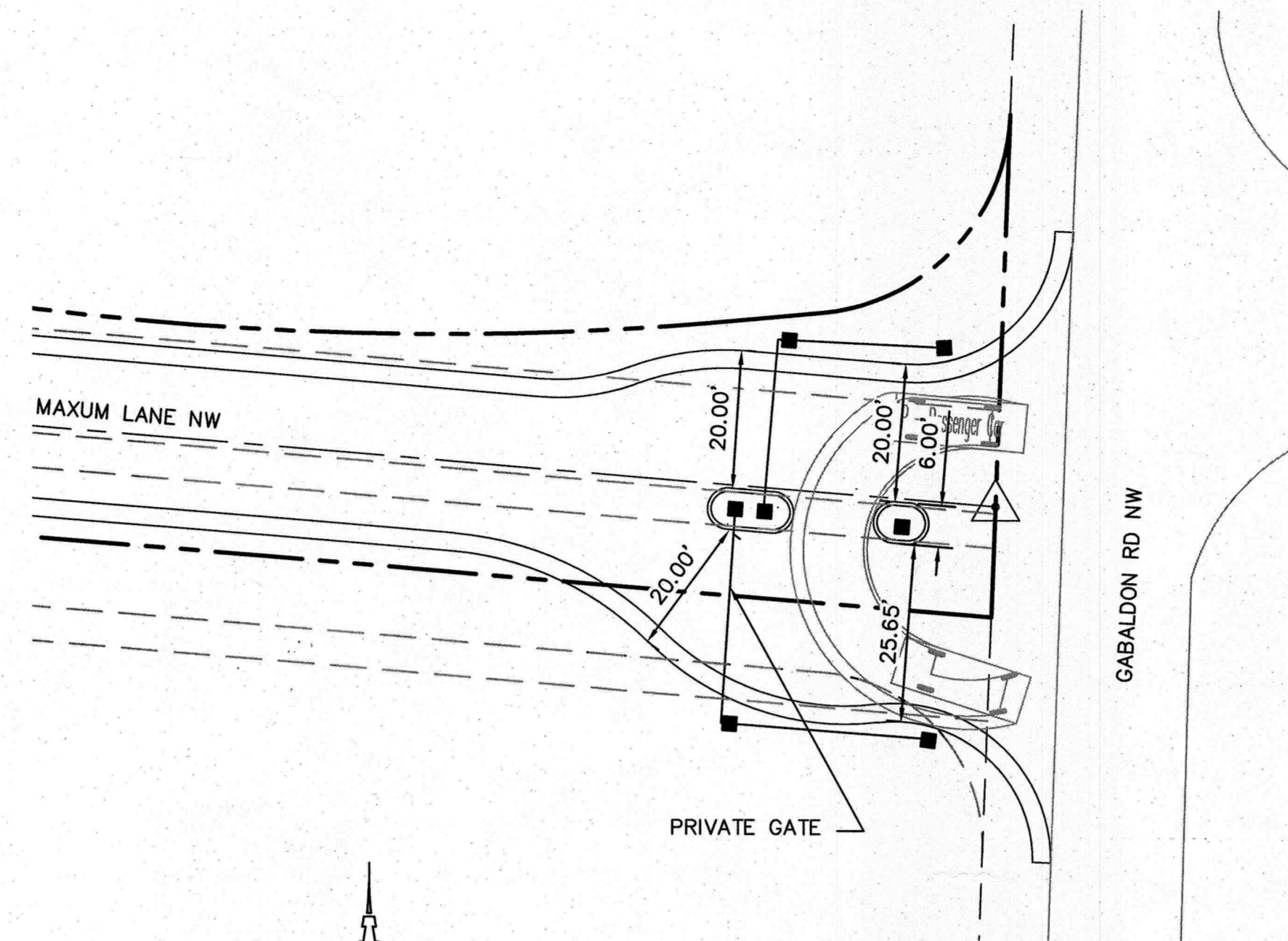
VICINITY MAP



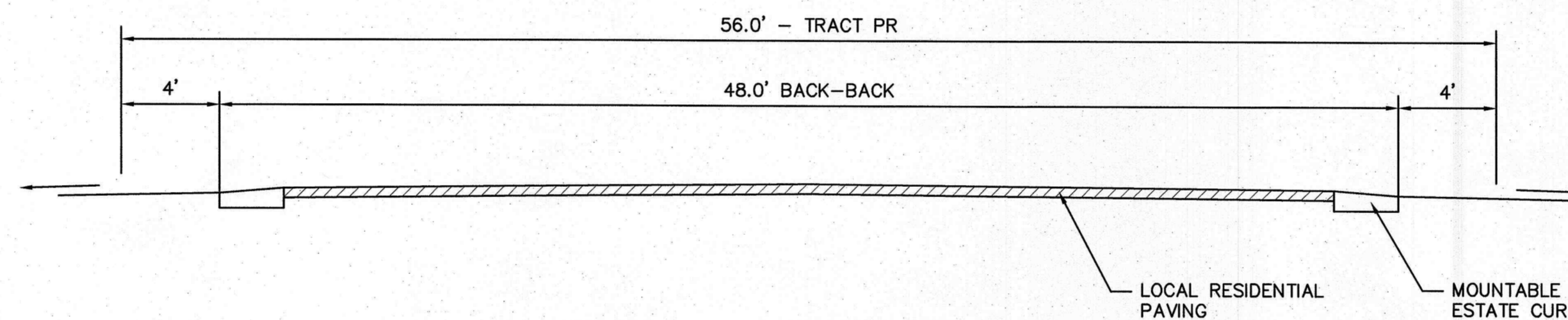
**IDO 14-16-1-9(C) PROHIBITION ON RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"THE CITY MAY NOT APPROVE ANY SUBDIVISION APPLICATION FOR PROPERTY ON WHICH THERE ARE ANY DEED RESTRICTIONS, COVENANTS, OR BINDING AGREEMENTS PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE APPLICATION."

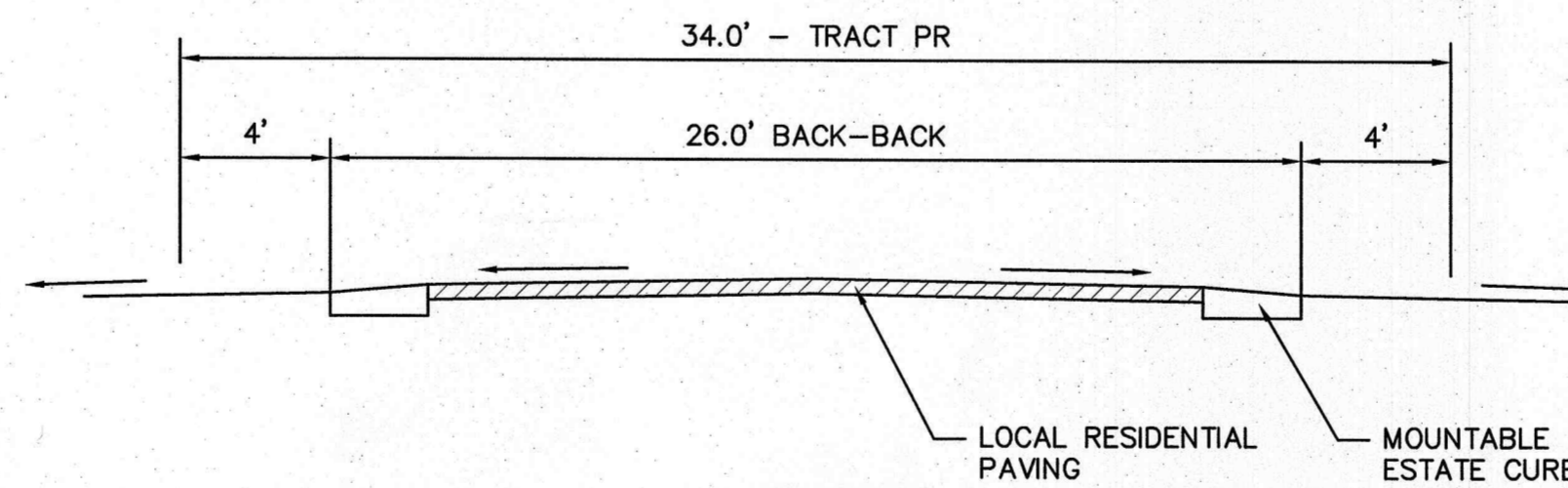
PRELIMINARY PLAT
FOR
BOSQUE ANTIGUA
BEING A REPLAT OF
TRACT 2A AND A PORTION OF TRACT 3,
KELLY TRACTS
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 13, T. 10 N, R. 2 E, NMPM,
MRGCD MAP 38
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2018



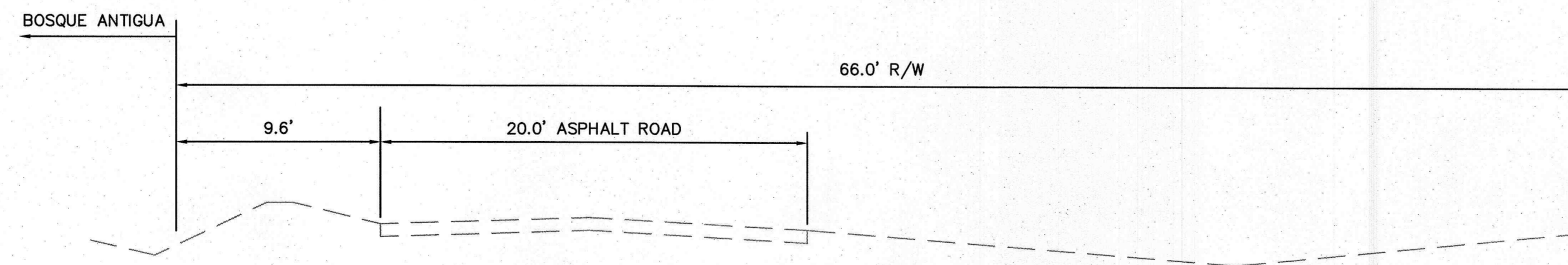
GATED ENTRANCE DETAIL
SCALE: 1"=20'



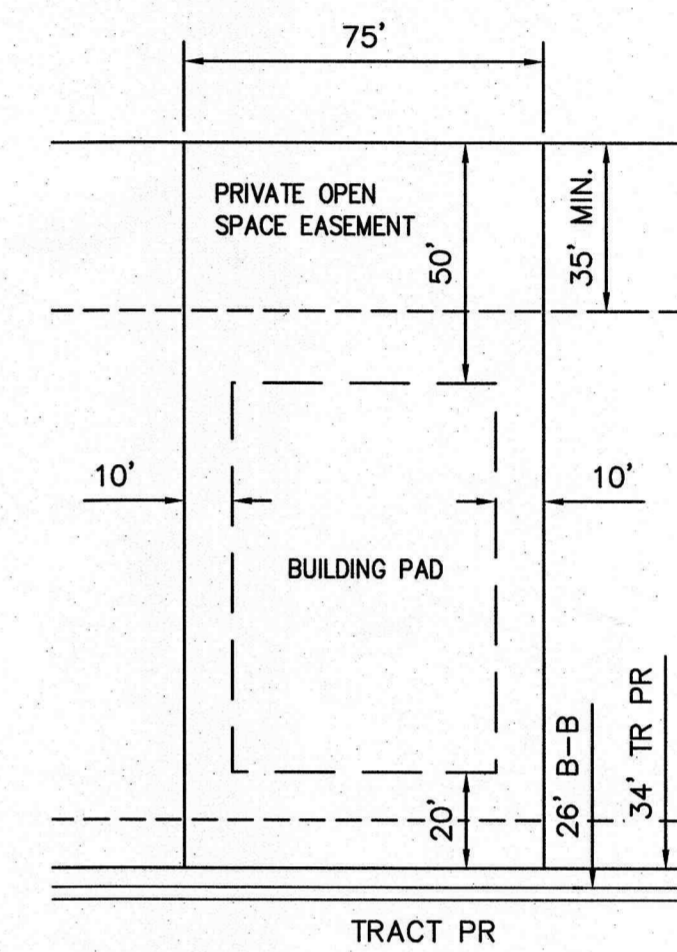
MAXUM LANE CUL-DE-SAC
SCALE: 1"=5'



MAXUM LANE
SCALE: 1"=5'

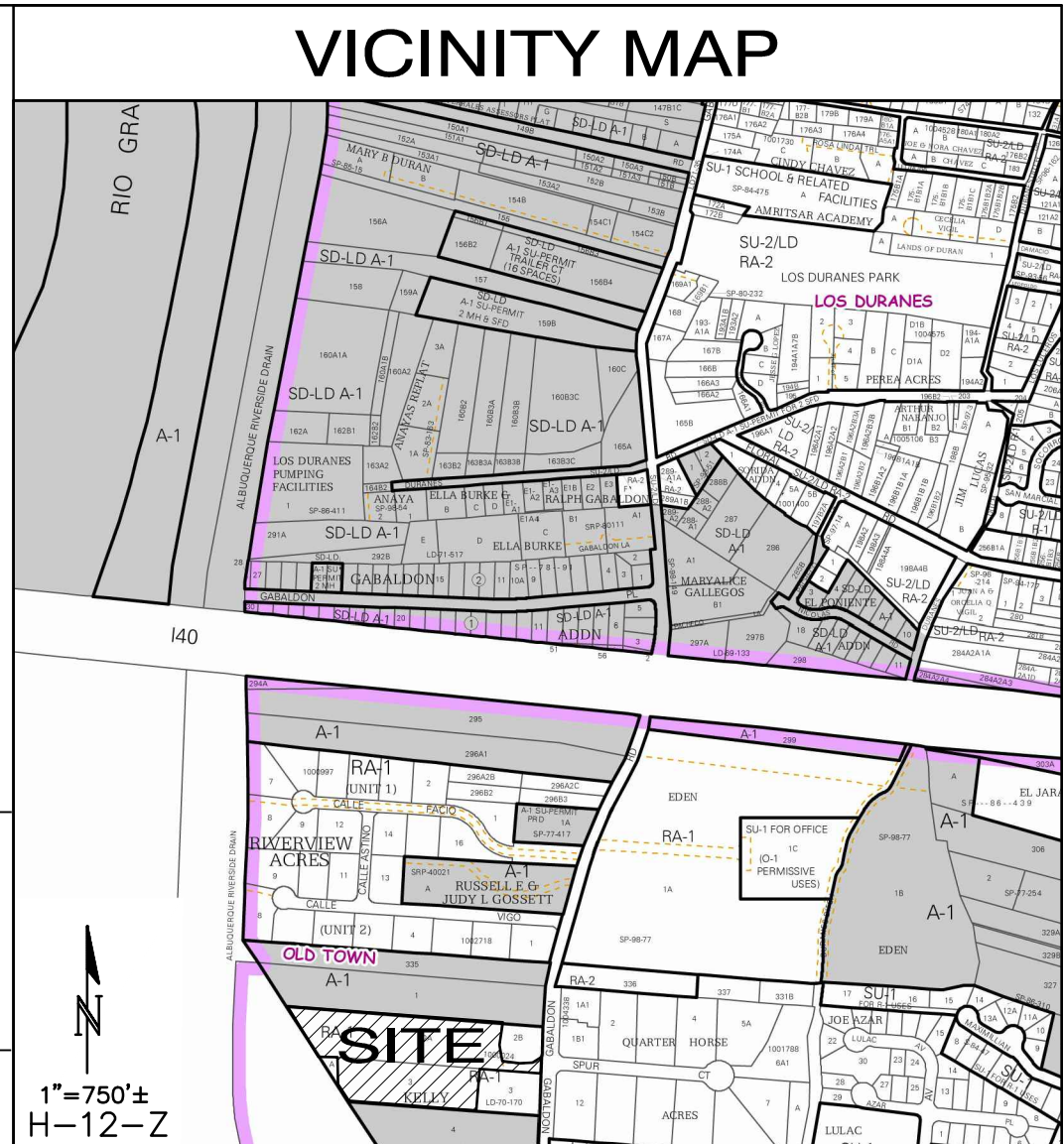
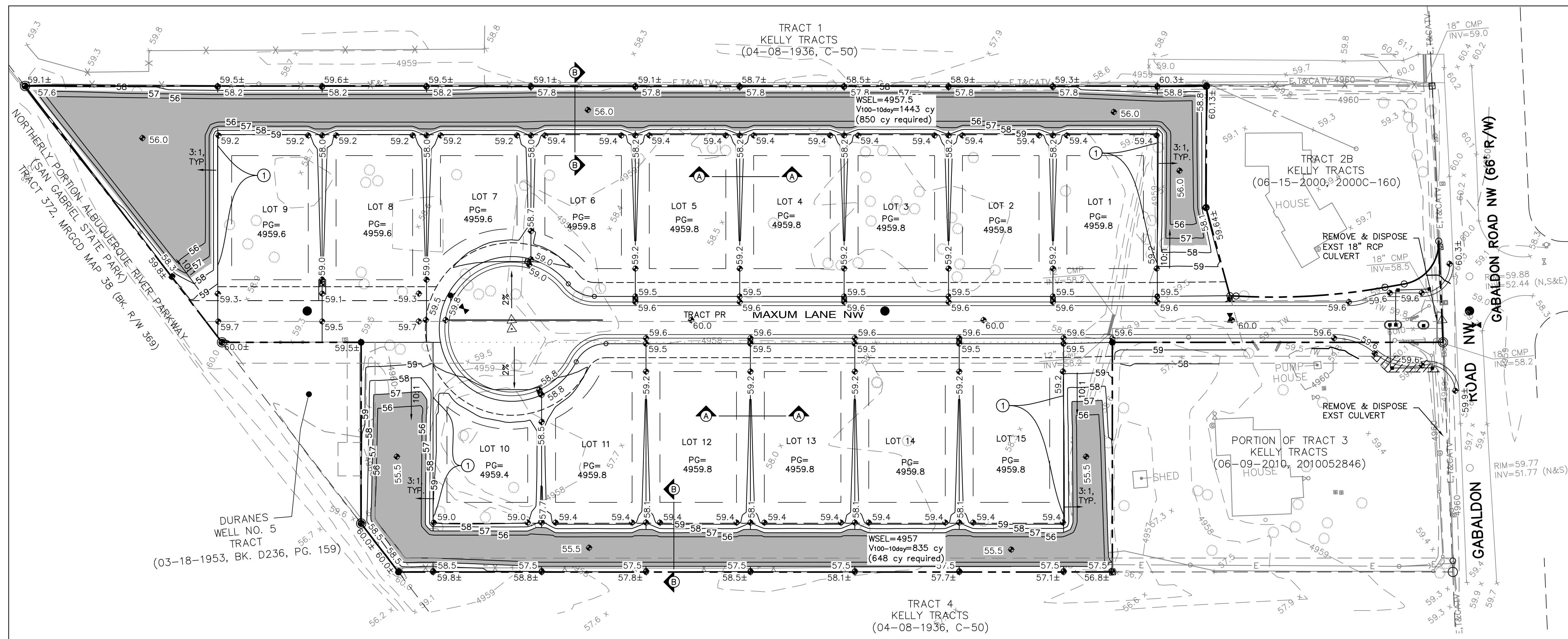


**GABALDON ROAD
LOOKING NORTH**
SCALE: 1"=5'

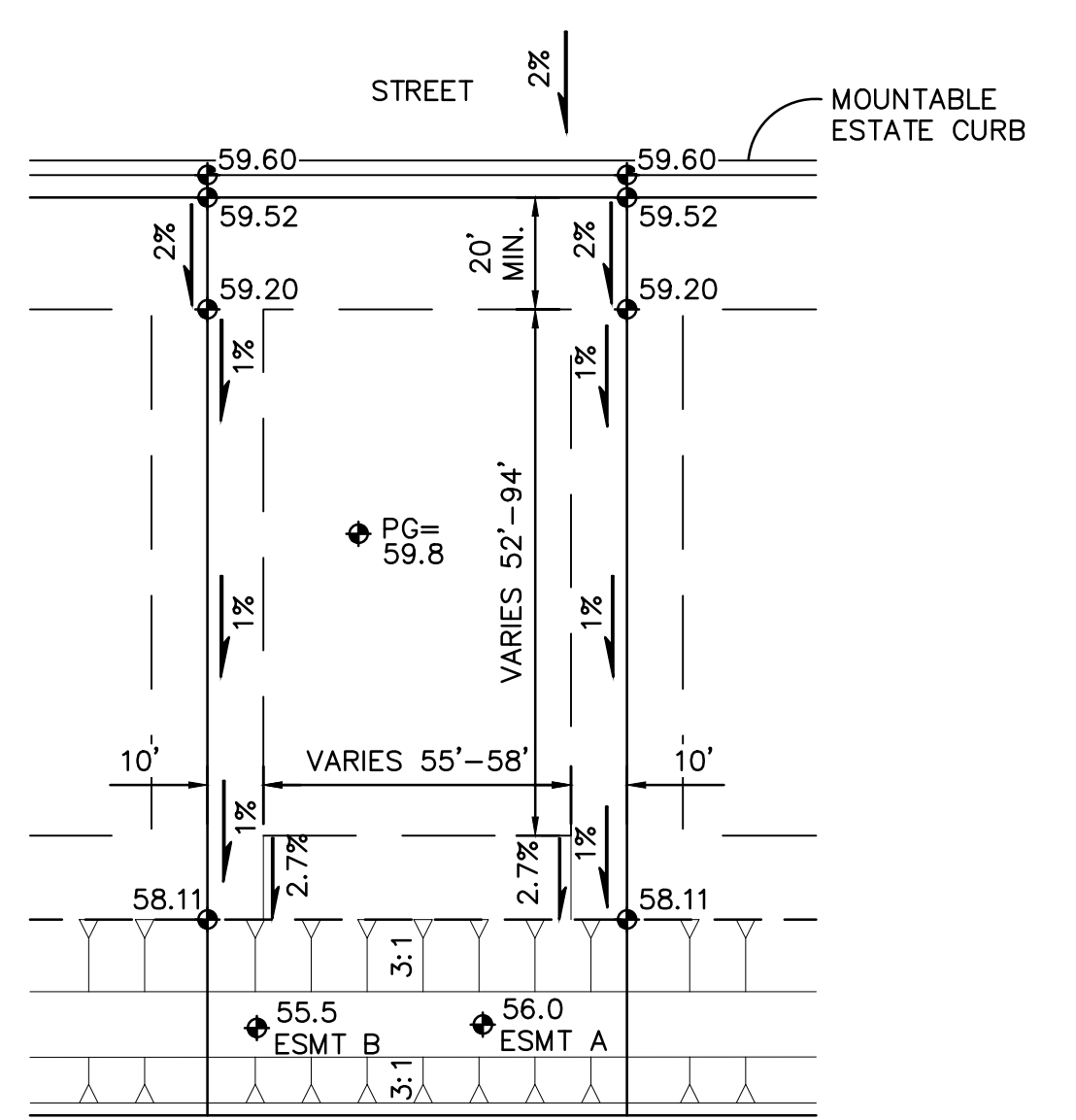
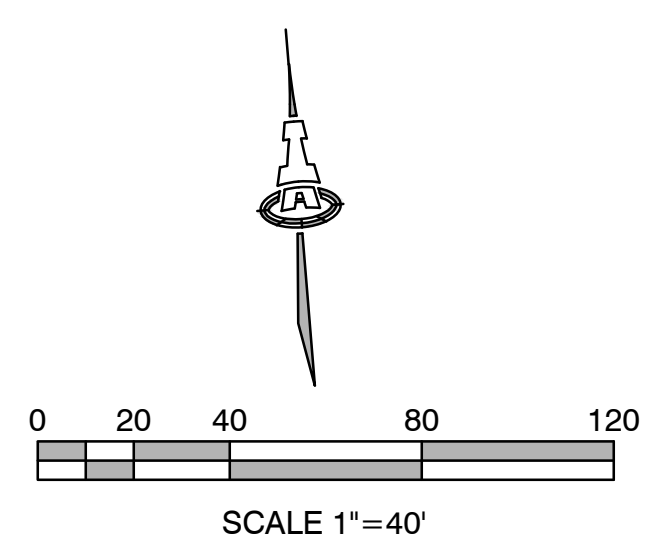


**TYPICAL LOT DIMENSIONS
AND SET BACKS**
SCALE: 1"=40'

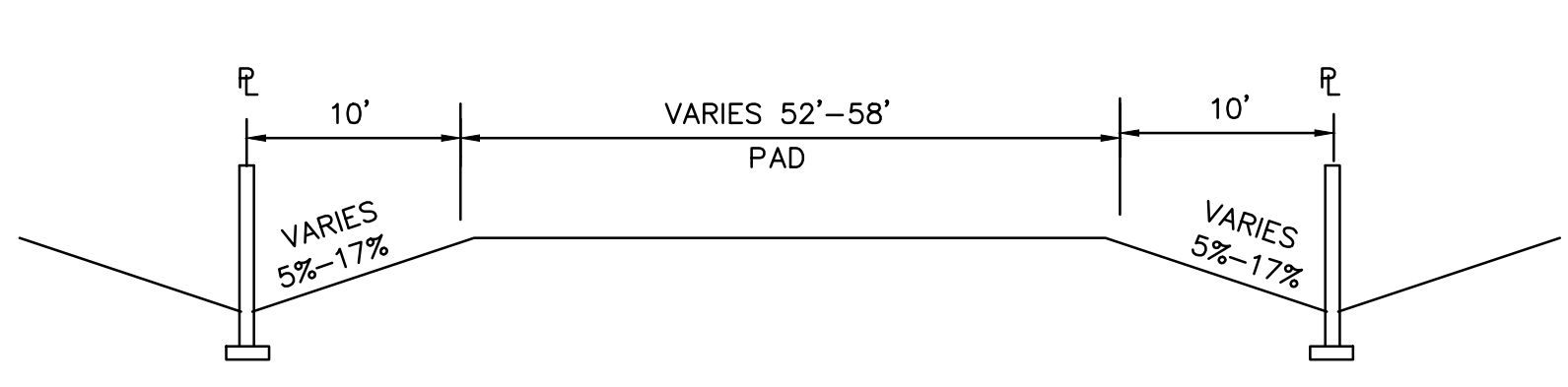
ZONING R-A
SETBACKS AND MIN. LOT WIDTH PER IDO TABLE 2-3-1
CLUSTER DEVELOPMENT - PER IDO 4-3(B)(2)
TOTAL NUMBER OF LOTS ALLOWED:
5,4812 AC * 43,560 SF / 10,890 SF = 22 LOTS



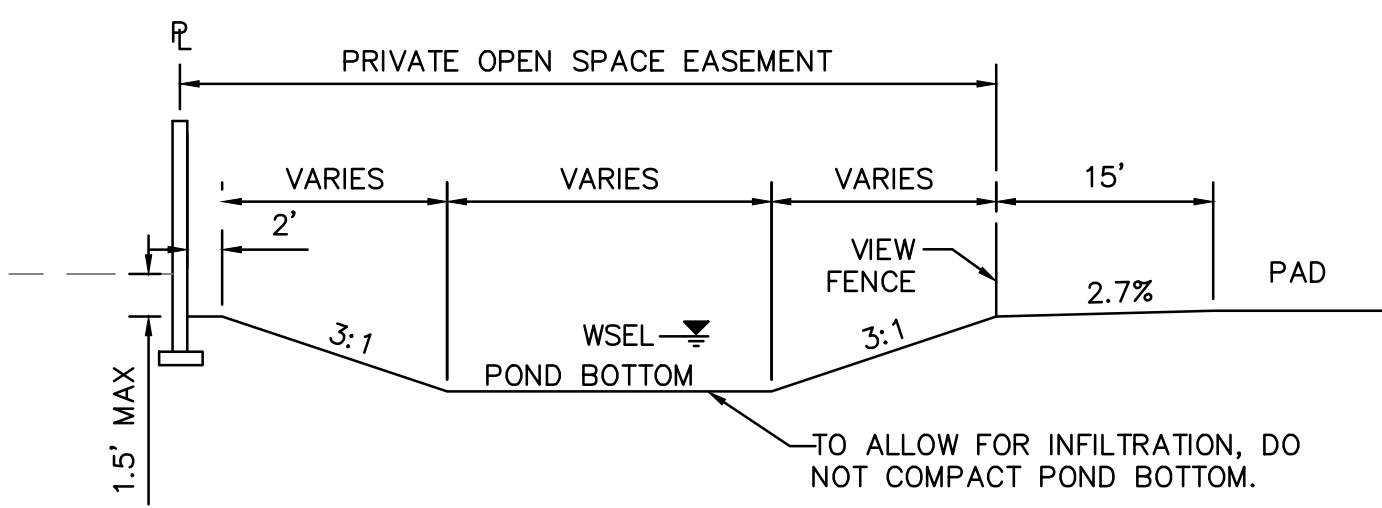
| PROJECT DATA | |
|---------------------------|---|
| LEGAL DESCRIPTION: | TRACT 2A AND A PORTION OF TRACT 3, KELLY TRACTS |
| SITE AREA: | 5.4812 ACRES |
| FLOOD ZONE: | SHADED ZONE X. FIRM MAPS 35001C03271 DATED 11/4/16 AND AND 35001C0331H, DATED 8/16/12 |
| ENGINEER: | ASA NILSSON-WEBER ISAACSON & ARFMAN, P.A. 128 MONROE ST NE, ALBU. NM 87108 PHONE: (505) 268-8828 |
| SURVEYOR: | TIMOTHY ALDRICH ALDRICH LAND SURVEYING P.O. BOX 30701, ALBU., N.M. 87190 PHONE: (505) 884-1990 |
| BENCHMARK: | AGRS Aluminum Cap stamped "20-J11 1989" N.M. State Plane Coordinates (Central Zone) N=1491770.982, E=1506437.513, G=0-0.999680825, DA=-00'15"27.22" Elevation, in feet (NAVD88) = 5094.032 |



TYPICAL LOT DETAIL
NTS



SECTION A-A
NTS



SECTION B-B
NTS

GENERAL NOTES

- A. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- B. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- C. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- D. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
- F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- G. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- H. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- I. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- J. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- K. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- L. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS FIVE WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- M. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- N. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.
- O. SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- P. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- Q. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING. TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM THE CONTRACTOR, A FILE CONTAINING THE ELECTRONIC DATA COMPRISING THE SITE CIVIL DRAWINGS WILL BE FORWARDED TO THE LICENSED LAND SURVEYOR TO PERFORM CONSTRUCTION STAKING. ALL SITE CONSTRUCTION LAYOUT MUST BE PERFORMED BY A LICENSED SURVEYOR USING ELECTRONIC DATA PROVIDED IN AUTOCAD *.DWG (CURRENT VERSION) BY ISAACSON & ARFMAN, P.A. CONTACT PROJECT CIVIL ENGINEER, ASA NILSSON-WEBER, PE AT (505)-268-1688.
- R. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- S. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

KEYED NOTES

- 1. TURN EVERY OTHER BLOCK TO PROVIDE OPENINGS FOR DRAINAGE INTO OPEN SPACE PONDING AREA.

LEGEND

- - - - - EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE
- - - - - PROPOSED CONTOUR
- 59.20 PROPOSED SPOT ELEVATION

7-2018

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**BOSQUE ANTIGUA
SUBDIVISION**

GRADING & DRAINAGE PLAN

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|-----------|----------|------|-----------|-------|--|----------|--------|
| Date: | 07/20/18 | No.: | Revision: | Date: | | Job No.: | 2273 |
| Drawn By: | JTS | | | | | | CG-101 |
| Ckd By: | ANW | | | | | | SH. OF |