



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 checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input 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 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 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: <u>Cega Vista, LLC</u>	Phone: <u>440-7262</u>
Address: <u>6330 Riverside Plaza Ln. Suite 220</u>	Email: <u>baltencwest@com.com</u>
City: <u>ABQ</u> State: <u>nm</u>	Zip: <u>87120</u>
Professional/Agent (if any): <u>Mark Goodwin & Associates PA</u>	Phone: <u>828-2200</u>
Address: <u>PO Box 90606</u>	Email: <u>diane@goodwinengineers.com</u>
City: <u>ABQ</u> State: <u>nm</u>	Zip: <u>87199</u>
Proprietary Interest in Site: <u>Owners</u>	List all owners: <u>ABQ Rob Brown Partners / Peoria Car Wash</u>

BRIEF DESCRIPTION OF REQUEST

Final Plat Approval for Cega Vista Tracts RR-3-B-1 and RR-3-C-1

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

Lot or Tract No.: <u>RR-3-B-1 and RR-3-C-1</u>	Block:	Unit:
Subdivision/Addition: <u>Cega Vista</u>	MRGCD Map No.:	UPC Code: <u>100905317031430147</u>
Zone Atlas Page(s): <u>P. 9</u>	Existing Zoning: <u>R-ML/MX-L</u>	Proposed Zoning: <u>R-ML/MX-L</u>
# of Existing Lots: <u>2 Tracts</u>	# of Proposed Lots: <u>2 Tracts</u>	Total Area of Site (acres): <u>24.1149 ac</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Cega Vista Between: Dennis Chavez and: Unincorporated Areas

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

1004428 RR 2018-001345

Signature: <u>[Signature]</u>	Date: <u>8-15-18</u>
Printed Name: <u>Mark Goodwin</u>	<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 S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. 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.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? no if yes, indicate language: n/a
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

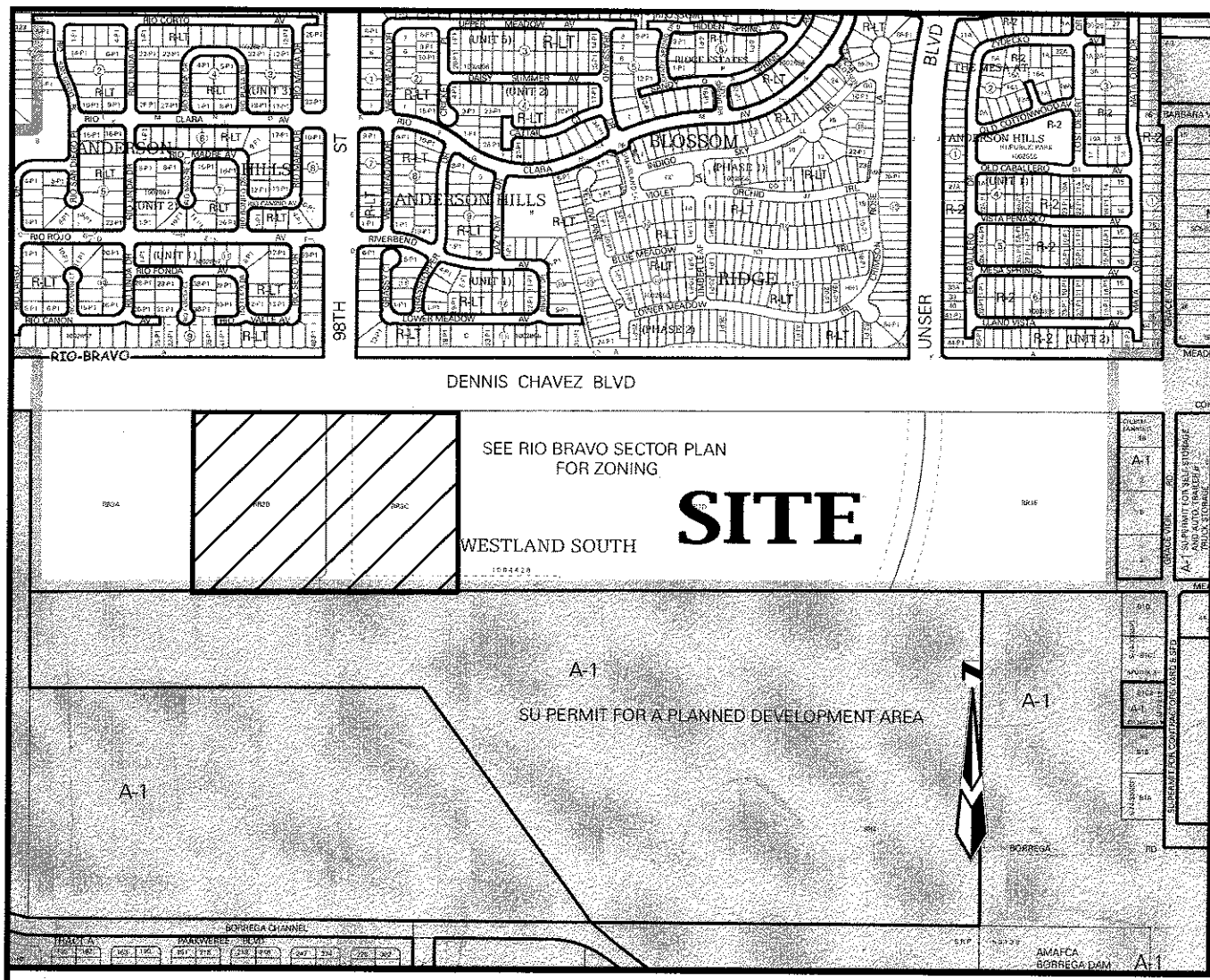
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><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></p>	
<p>Signature: <u>Mark Goodwin</u></p>	<p>Date: <u>8-15-18</u></p>
<p>Printed Name: <u>mark Goodwin</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



VICINITY MAP SCALE: 1"=750' ZONE ATLAS MAP P-9-Z

SUBDIVISION DATA

GROSS ACREAGE	24.1149 AC
ZONE ATLAS NO.	P-9-Z
NO. OF EXISTING TRACTS/LOTS	2 TRACTS
NO. OF TRACTS/LOTS CREATED	2 TRACTS
DATE OF SURVEY	NOVEMBER, 2004
MILES OF FULL WIDTH STREETS CREATED	0.39 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	4.0076 AC

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

CEJA VISTA LLC
 PATRICK N. SMITH, MANAGER
 DATE 6/4/18

STATE OF COLORADO) ss
 COUNTY PITKIN)
 ON THIS 4th DAY OF June, 2018, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICK N. SMITH, MANAGER OF CEJA VISTA, LLC.

NOTARY PUBLIC, MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-B, and RR-3-C, WESTLAND SOUTH 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 November 14, 2005 Bk. 2005C, Pg. 365 and containing 24.1149 acres more or less

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS RR-3-B AND RR-3-C INTO 2 TRACTS.
2. DEDICATED RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:
 "BULK LAND PLAT WESTLAND SOUTH, TRACTS RR-3-A, THROUGH RR-3-E", (11-14-05, 2005C-365)
 "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
 "LAND OF DAMACIO APODACA", (11-08-74, A5-116)
 "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
 "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
 "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
 "PAKKREWEE", (01-29-01, 01C-38)
 "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)
 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. DATE OF SURVEY: NOVEMBER, 2004.
6. TITLE REPORT: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NONE PROVIDED.
7. ADDRESS OF PROPERTY: NONE PROVIDED.
8. THIS PROPERTY LIES WITHIN ZONE (X) AS SHOWN ON PANEL 338 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, DATED AUGUST 16, 2012.
10. THESE TRACTS ARE AFFECTED BY A RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, FILED MAY 17, 1930 RECORDED IN BOOK 112, PAGE 290, SAID EASEMENT AMENDED BY A MODIFICATION EASEMENT, FILED FEBRUARY 13, 1973 RECORDED IN BOOK MISC. 298, PAGE 635, SAID EASEMENT ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY ASSIGNMENT FILED DECEMBER 19, 1977, RECORDED IN BOOK MISC. 575, PAGE 928 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
11. SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALL ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

PLAT FOR
WESTLAND SOUTH
TRACTS RR-3-B-1 AND RR-3-C-1
 WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

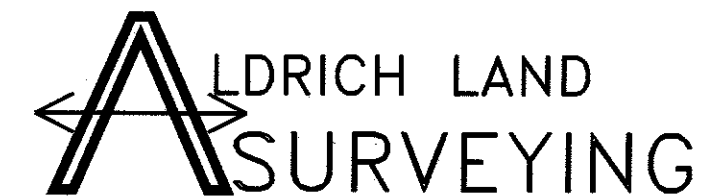
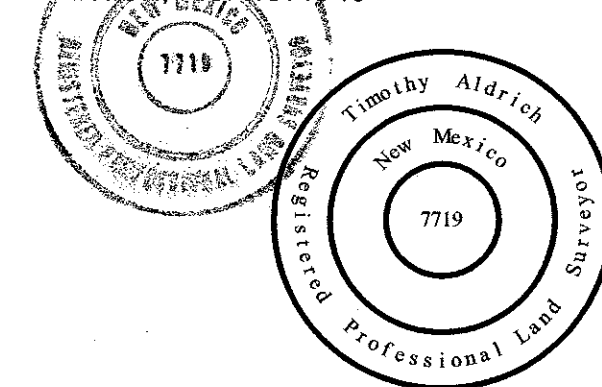
	7-13-18
PUBLIC SERVICE COMPANY OF NEW MEXICO	
	7/13/18
NEW MEXICO GAS COMPANY	
	7/13/18
QWEST CORPORATION D/B/A CENTURY LINK QC	
	7/13/18
COMCAST D/B/A XFINITY	
CITY APPROVALS:	
	7/13/18
TOWN OF ATRISCO GRANT P.S.	
CITY SURVEYOR	

REAL PROPERTY DIVISION
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
 ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY
 PARKS AND RECREATION DEPARTMENT
 AMAFCA
 CITY ENGINEER
 CODE ENFORCEMENT
 DRB CHAIRPERSON, PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATION

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

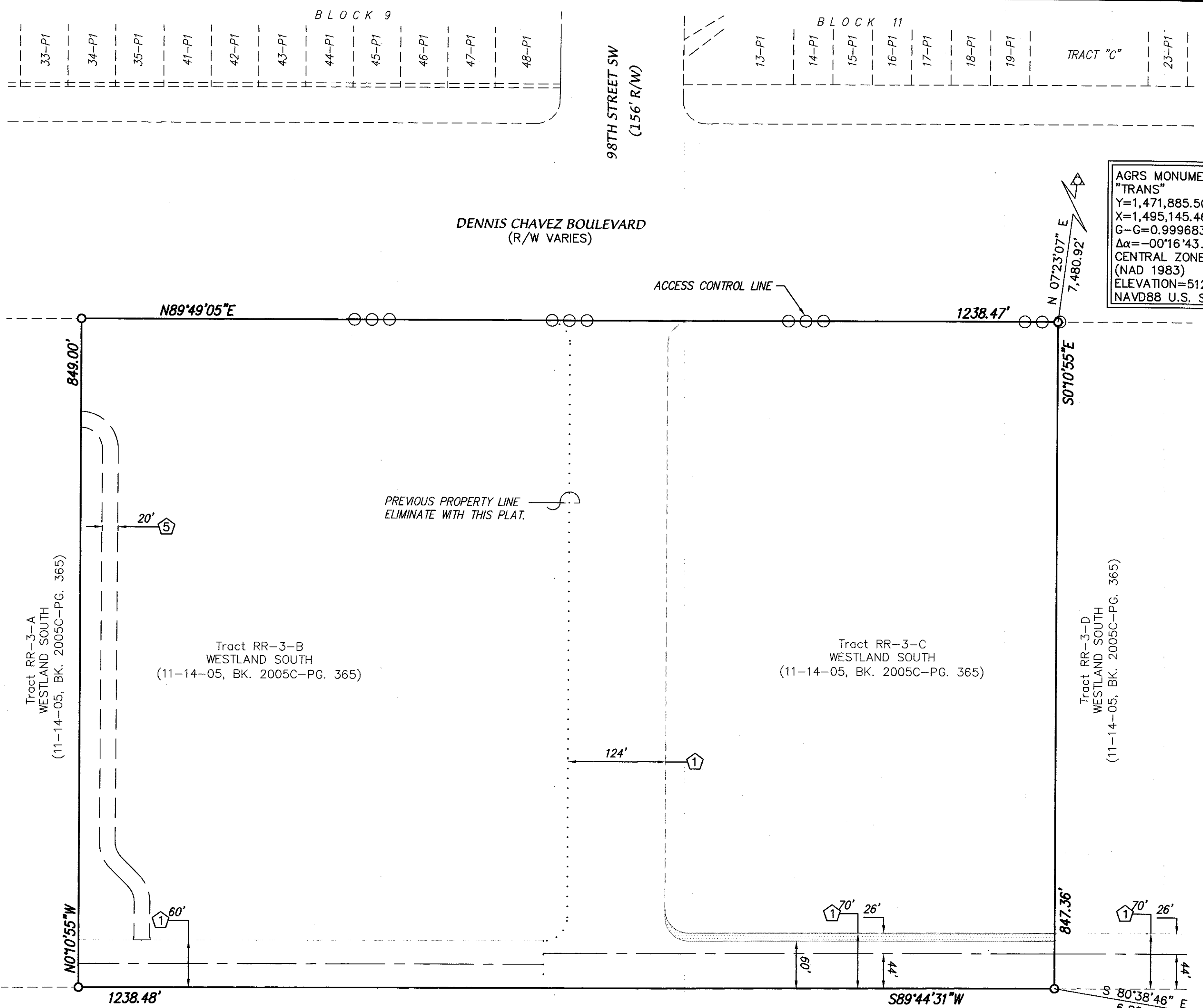
TIMOTHY ALDRICH, P.S. NO. 7719
 DATE 07/12/18



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

A17005 FP-RR-3-B.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 5/16/2018	Job: A17005	

**PLAT FOR
WESTLAND SOUTH
TRACTS RR-3-B-1 AND RR-3-C-1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018**



AGRS MONUMENT
"TRANS"
Y=1,471,885.503 U.S. SURVEY FT.
X=1,495,145.466 U.S. SURVEY FT.
G-G=0.999683154
 $\Delta\alpha=-00^{\circ}16'43.33''$
CENTRAL ZONE
(NAD 1983)
ELEVATION=5121.089
NAVD88 U.S. SURVEY FT.

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

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

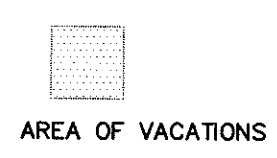
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PROPERTY CORNERS

- FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"

EXISTING EASEMENTS

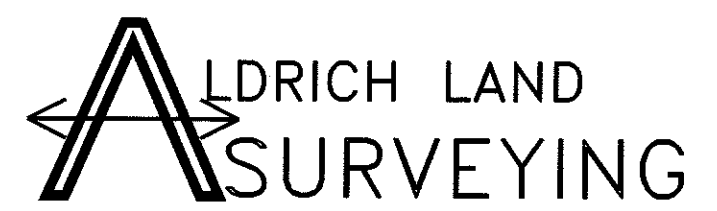
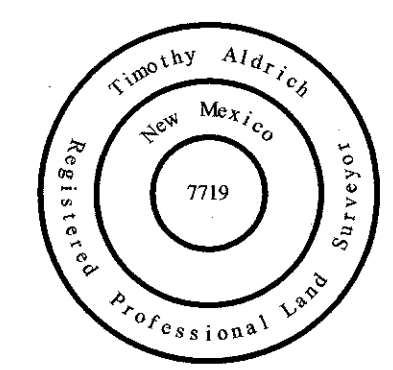
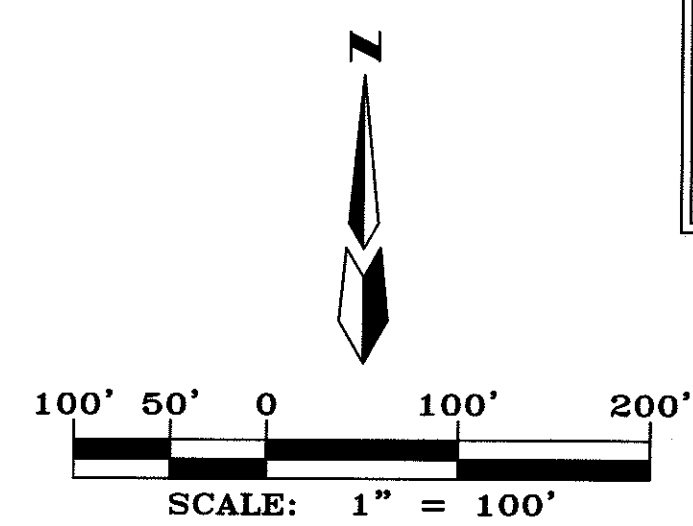
- ① EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)



VACATION#: _____

- ⑤ EXIST. 20' PUBLIC EMERGENCY ACCESS EASEMENT (BY SEPARATE DOCUMENT)

AGRS MONUMENT
"3_P10"
Y=1,462,500.31 U.S. SURVEY FT.
X=1,500,979.613 U.S. SURVEY FT.
G-G=0.99968997
 $\Delta\alpha=-00^{\circ}16'02.11''$
CENTRAL ZONE
(NAD 1983)
ELEVATION=4938.411
(NAVD88) U.S. SURVEY FT.



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

A17005 FP-RR-3-B.dwg	Drawn: SPS	Checked: TA	Sheet 2 of 3
Scale: AS SHOWN	Date: 4/26/2015	Job: A1705	

P:\A17005\A17005 - Caga Viera Multi Family\PLATS\FINAL PLATS\FP-RR-3-B.dwg, 7/5/2018 8:53:35 AM, SPS

**PLAT FOR
WESTLAND SOUTH
TRACTS RR-3-B-1 AND RR-3-C-1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018**

ALL STREETS AND ROADS SHOWN
HEREON ARE HEREBY DEDICATED IN
FEE SIMPLE WITH WARRANTY
COVENANTS AS PUBLIC RIGHT-OF-WAY

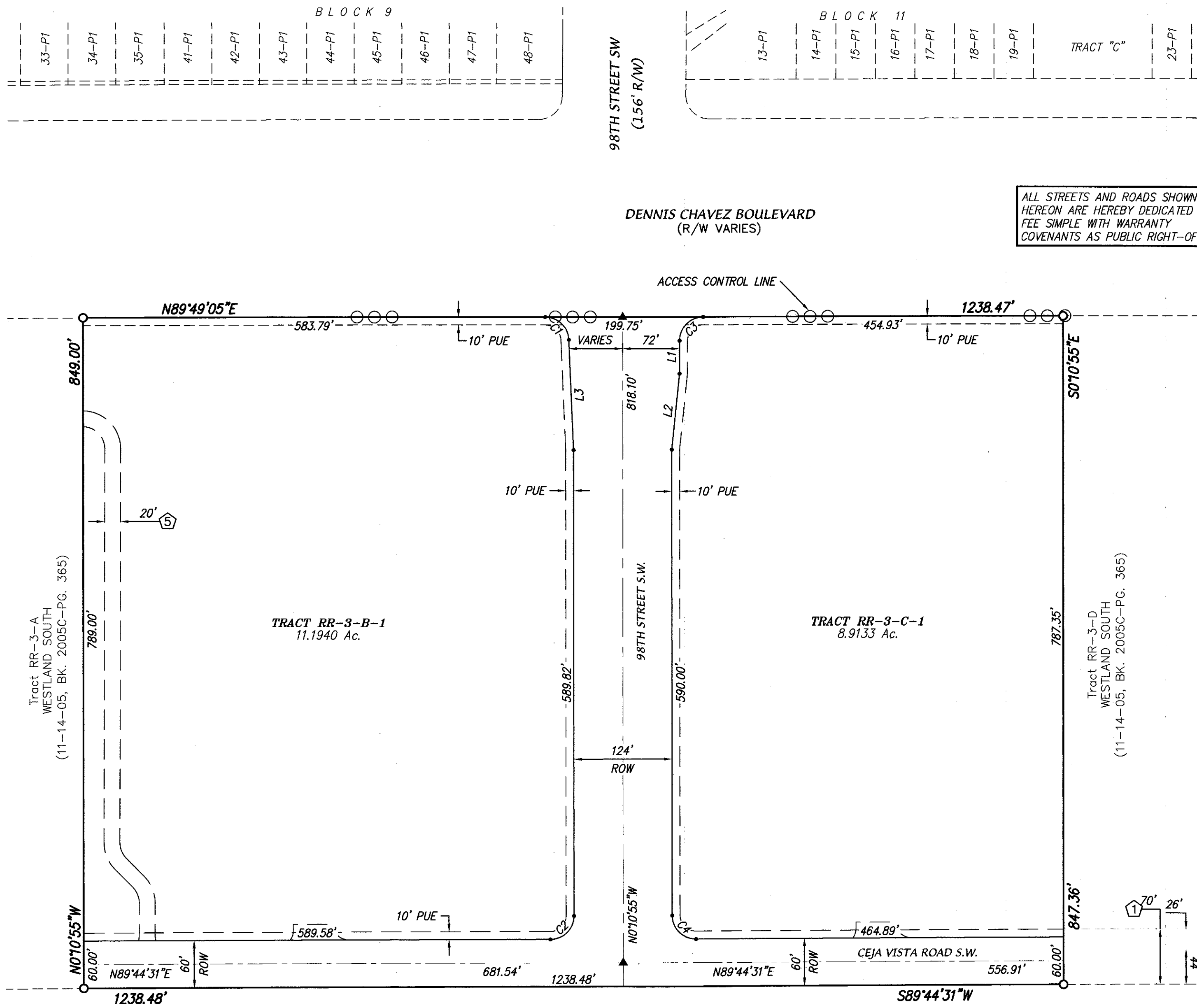
NOTE:
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
"CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED BY THIS PLAT.
ROW = RIGHT-OF-WAY

LEGEND

TRACT 3 TRACT IDENTIFIER
3-P1 EXISTING LOT NUMBER
▲ C.O.A. CENTERLINE MONUMENT
• REFERS TO END OF TANGENT OR CURVE
ON RIGHT-OF-WAY BLOCK CORNERS
(does not constitute any set corners)



Line Table		
Line #	Bearing	Length
L1	S00°10'55"E	41.62
L2	S05°44'35"W	96.87
L3	N02°33'05"W	139.75

Curve Table						
Curve #	Radius	Length	Delta	Target	Ch Direction	Length
C1	30.00'	45.88'	087°37'50"	28.78'	N46°22'00"W	41.54'
C2	30.00'	47.08'	089°55'26"	29.96'	N44°46'48"E	42.40'
C3	30.00'	47.12'	090°00'00"	30.00'	S44°49'05"W	42.43'
C4	30.00'	47.16'	090°04'34"	30.04'	S45°13'12"E	42.45'

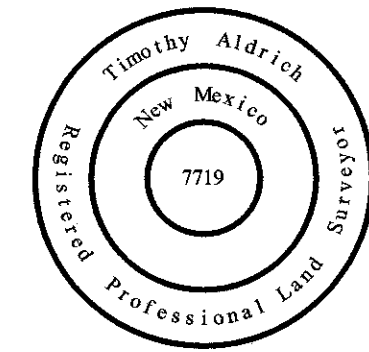
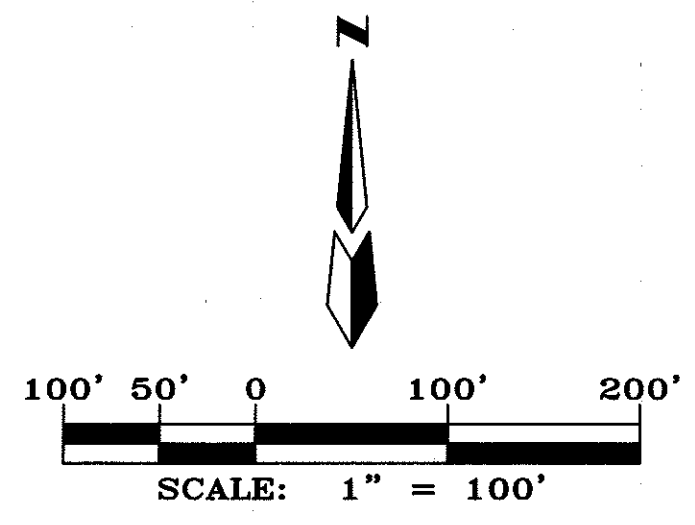
PROPERTY CORNERS

○ FOUND/SET 5/8" REBAR WITH
CAP "ALS LS 7719"

EXISTING EASEMENTS

- ① EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY
SEWER AND WATER LINE EASEMENTS
(11-14-05, BK. 2005C-PG. 365)
(PORTIONS VACATED WITH THIS PLAT)
- ⑤ EXIST. 20' PRIVATE EMERGENCY ACCESS
EASEMENT (BY SEPARATE DOCUMENT)

TRACT RR-4
WESTLAND SOUTH
(04-25-91, BK. 91-7, PG. 830-831)



**ALDRICH LAND
SURVEYING**

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

Scale: AS SHOWN	Drawn: SPS Date: 5/21/2018	Checked: TA Job: A17005	Sheet 3 of 3
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Design Elevations of Perimeter Walls Exhibit

E1 CONCRETE JOINT and EXPANSION JOINT
1. SEE DETAIL FOR JOINT LOCATION.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

D1 CONCRETE VALLEY GUTTER
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

E2 SEAT WALL SECTION
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

E3 SEAT WALL ELEVATION
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

D2 SIDEWALK WITH TURNDOWN EDGE
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

D3 FLUSH CONCRETE SIDEWALK
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

D4 CONCRETE SIDEWALK
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

D5 CONCRETE CURB
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

D6 TYP CONSTRUCTION JOINT @ RAMP LANDING EDGES
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

C1 CMU RETAINING WALL
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

C2 CONCRETE CURB RAMP
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

C3 ACCESSIBLE RAMP
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

C4 FIRELANE STRIPING AND SIGNAGE
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

C5 STOP LINE PAVEMENT STRIPING
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

C6 ACCESSIBLE MARKING
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

B1 CMU RETAINING WALL
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

B2 SITE WALL @ POOL EQUIPMENT
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

B3 PARKING BUMPER
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

B4 ACCESSIBLE PARKING
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

B5 ACCESSIBLE PARKING
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

B6 ACCESSIBLE PARKING RAMP
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

A1 STEEL DRAIN PIPE
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

A2 CONCRETE CURB & GUTTER
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

A3 RAISED COMMUNITY GARDEN PLANTER
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

A4 WEST RETAINING WALL
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

A5 WEST RETAINING WALL
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

A6 ACCESSIBLE PARKING RAMP
1. FINISH AS SHOWN.
2. SEE DETAIL FOR WALL AT 1/4" BELOW TOP OF WALL ELEVATION.

SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 13th day of July, 2018, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Ceja Vista, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], Arizona Limited Liability Corporation, whose address is 6330 Riverside Plaza Lane, Suite 220, Albuquerque, NM 87120 and whose telephone number is (505) 440-7262, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D, RR-3-E, recorded on November 14, 2005 in Book 2005C, pages 365 through _____, in the records of the Bernalillo County Clerk, State of New Mexico (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Ceja Vista, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Westland South describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the May 9, 2020, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 614192.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a



final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by ALS, Inc., and construction surveying of the private Improvements shall be performed by ALS, Inc. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, PA and inspection of the private Improvements shall be performed by Mark Goodwin & Associates, PA, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Western Technologies, and field testing of the private Improvements shall be performed by Western Technologies both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Subdivision Bond Number SAIFSU 0709081
Amount: \$ 3,054,237.28
Name of Financial Institution or Surety providing Guaranty: International Fidelity Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline):
May, 9 2020
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: July 9, 2020
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents,

representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

22. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: CEJA VISTA, LLC

CITY OF ALBUQUERQUE: 

By [signature]: 

By: 

Name [print]: Patrick N. Smith

Shahab Biazar, P.E., City engineer

Title: Manager

Dated: 7/13/18

Dated: 6/9/18

OWNER'S ACKNOWLEDGMENT

STATE OF COLORADO)
)ss
COUNTY OF PITKIN)

This instrument was acknowledged before me on this 4th day of June, 2018, by Patrick N. Smith (name of person signing permit), Manager (title of person signing permit) of Ceja Vista, LLC (Owner).



Notary Public
My Commission Expires:



CITY'S NOTARY

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

This instrument was acknowledged before me on this 13th day of July, 2018, by Shahab Biazar, PE, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

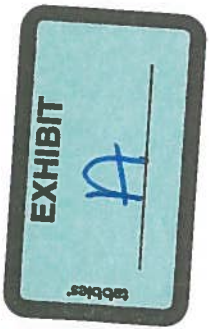


Notary Public

My Commission Expires: March 15, 2021



ORIGINAL



Current DRC
Project Number:

FIGURE 12
INFRASTRUCTURE LIST
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
Ceja Vista Units 1, 2A, 2B, 3

Date Submitted: 05/09/2018
Date Site Plan Approved: 5-2-18
Date Preliminary Plat Approved: 5-24-18
Date Preliminary Plat Expires: 5-24-19
DRB Project No.: 1004428
DRB Application No.:

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

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.

Note: Unit 1 shall develop before Unit 2A & 2B. Unit 2A & 2B shall develop before Unit 3. MODIFIED DH 5-9-18
OR THE INFRASTRUCTURE LIST WILL NEED TO BE MODIFIED

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
			Offsite Paving (UNIT 1) New signal mastarms for reconfiguration of 98th Street & Dennis Chavez of the signalized intersection NB & SB directions, new signal timing plan (7)	Dennis Chavez	at 98th Street		/	/
			Offsite (NMDOT) (UNIT 1) EB Left Turn Lane Lengthen to 400' plus 150' taper EB Redirection Lane plus taper	Dennis Chavez	at 98th Street		/	/
			WB Left Turn Lane Lengthen to 400' plus 150' taper	Dennis Chavez	at 98th Street		/	/
			EB Right Turn Lane Lengthen to 400' plus 150' taper Include Bike Lane	Dennis Chavez	at 98th Street		/	/
			WB Bike Lane at Right Turn Lane	Dennis Chavez	at 98th Street		/	/
		12'	3" AC Trail (9)	Dennis Chavez	West P.L.	98th Street	/	/
		30'	Storm Drain Inlets/Sidewalk conduits Concrete channel (8)	S. Dennis Chavez & D Chavez & 98th St. S. Dennis Chavez	at 98th Street West P.L.	98th Street	/	/

Paving (Unit 1)

TIA (5)

114' FF	Art Pvmnt. C & G	98th St	Dennis Chavez Blvd	Ceja Vista Road	/
6'	Sidewalk (Both Sides)				/
40' FF	Res. Pvmnt C & G	Ceja Vista Rd.	98th St.	RR-3-B-1 Driveway Entrance	/
6'	Sidewalk (North Side Only)				/
32' FF	Res. Pavement C&G	Ceja Vista Road	RR-3-B-1 Driveway Entrance	RR-3-B-1 West P.L.	/
6'	Sidewalk (North Side Only)				/

70' Temp hammerhead turnaround
70' Temp hammerhead turnaround

26' FF Pvmnt (Private)
C & G
Sidewalk

Water (Unit 1)

12"	Waterline (2 WR)	98th St.	Exist 12"WL (2WR) (@ Dennis Chavez) Dennis Chavez	South PL (Ceja Vista Rd.) South PL	/
8"	Rouse Water Line	98th St		(Ceja Vista Rd.) 30' east of RR-3-A-2 prop.line	/
8"	Waterline (2 WR)	Ceja Vista Rd.	98th St.	30' east of RR-3-A-2 prop.line	/
12"	Waterline (2 WR)	20' Public WL Easmt	Tr RR-3-A-1 west prop.line		/
	PRV Station	West of RR-3-A-1			/
8"	Waterline (2 WR)	D Chavez ROW	Exist 12"WL 98th St	Tract RR-3-A-2	/
12"	Waterline (2WR)	Ceja Vista Road	30' east of RR3-A-2	South to RR-4 Westland South	/

Storm Drain (Unit 1)

18"-42"	Storm Drain (6)	98th St.	98th St South ROW	Ceja Vista Rd.	/
18"-42"	Storm Drain (6)	Ceja Vista Rd.	98th St	East PL RR-3-A-2	/
18"-24"	Storm Drain (6)	20' Drainage Easement	East PL RR-3-A-2	West PL RR-3-A-1	/
	Temp Channel	Drainage Easement (Future 98th St.)	Ceja Vista Road	Offsite Ret. Pond 1	/

4.405AF Temporary Retention Pond 1
With A+C & Drainage Easement

12,197 CF	Temporary Pond A With Agreement & Covenant	E. Boundary	RR-3-A-1	/	/	/
21,257 CF	Temporary Pond B With Agreement & Covenant	E. Boundary	RR-3-A-2	/	/	/
25,177 CF	Temporary Pond C With Agreement & Covenant	E. Boundary	RR-3-B-1	/	/	/
8'	Sanitary Sewer (Unit 1) SAS	98th Street	Exist 15' SAS in D Chavez ROW	/	/	/
T/A (5)	Paving (Unit 2A)					
70'	Temp Turnaround	Tr. RR-3-C-1 Driveway Entrance		/	/	/
40' FF	Res Pvrnt C&G (Both Sides)	Ceja Vista Rd	98th Street	/	/	/
6'	Sidewalk (both sides)		Unit 2A/2B Bndry Tr. RR-3-C-1 East PL	/	/	/
12'	3" AC Trail (NMDOT)(9) Concrete channel (NMDOT) (8)	S. Dennis Chavez S. Dennis Chavez	98th Street 98th Street	/	/	/
10"	Water (Unit 2A) WL (2WR)	Ceja Vista Rd	98th Street	/	/	/
8"	Sanitary Sewer (Unit 2A) SAS (Private)	Dennis Chavez	Exist 15" SAS	/	/	/
(0.231AF)	Storm Drain (Unit 2A) First Flush Pond With Agreement and Covenant			/	/	/

40' FF	Res. Pvmt	Ceja Vista Rd	98th Street	Fumana St.	/	/
6'	C & G (Both Sides)	Ceja Vista Rd	Unit 2A/2B Boundary	Paraje St.	/	/
6'	Sidewalk (Both Sides)	Ceja Vista Rd	Paraje St.	Fumana St.	/	/
6' (*)	Sidewalk (N. Side)	Ceja Vista Rd	Paraje St.	Fumana St.	/	/
6' (*)	Sidewalk (S. Side)	Ceja Vista Rd	Fumana St.	Potrero Dr.	/	/
28' FF	Res. Pvmt	Ceja Vista Rd.	Fumana St.	Potrero Dr.	/	/
4' (*)	C & G (Both Sides)	Paraje St.	Ceja Vista Rd	Campanula Rd	/	/
32' FF	Sidewalk (Both Sides)	Paraje St.	Ceja Vista Rd	Campanula Rd	/	/
4' (*)	Res. Pvmt	Paraje St.	Ceja Vista Rd	Campanula Rd	/	/
4' (*)	C & G (Both Sides)	Paraje St.	Ceja Vista Rd	Campanula Rd	/	/
4' (*)	Sidewalk (East Side)	Paraje St.	Ceja Vista Rd	Campanula Rd	/	/
4' (*)	Sidewalk (West Side)	Paraje St.	Ceja Vista Rd	Campanula Rd	/	/
28' FF	Res. Pvmt	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/
4'	C & G (Both Sides)	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/
4' (*)	Sidewalk (East side)	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/
4' (*)	Sidewalk (West Sides)	Paraje St.	Campanula Rd.	Pita Verde Rd.	/	/
28' FF	Res. Pvmt	Fumana St.	Ceja Vista Rd.	Pita Verde Rd	/	/
4' (*)	C & G (Both Sides)	Fumana St.	Ceja Vista Rd.	Pita Verde Rd	/	/
4'	Sidewalk (West side)	Fumana St.	Ceja Vista Rd.	Pita Verde Rd	/	/
4'	Sidewalk (East side)	Fumana St.	Ceja Vista Rd.	Pita Verde Rd	/	/
4'	Sidewalk (Both Sides)	Fumana St.	Ceja Vista Rd.	Pita Verde Rd	/	/
28' FF	Res. Pvmt	Cuscula St.	Ceja Vista Rd	Pita Verde Rd	/	/
4'	C & G (Both Sides)	Cuscula St.	Ceja Vista Rd	Pita Verde Rd	/	/
38' FF	Sidewalk (Both Sides)	Cuscula St.	Ceja Vista Rd	Pita Verde Rd	/	/
6'	Res. Pvmt	Cuscula St.	S. Property Line	Ceja Vista Rd.	/	/
6'	C & G (Both Sides)	Cuscula St.	S. Property Line	Ceja Vista Rd.	/	/
26'	Sidewalk (Both Sides)	Cuscula St.	S. Property Line	Ceja Vista Rd.	/	/
26'	Temp. Emergency Access (Gravel) (w/Temp. Paper Easement)	RR-4 Westland South County Property	Cuscula St (South PL)	Unser Blvd.	/	/
28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/
4' (*)	C & G (Both sides)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/
4' (*)	Sidewalk (East Side)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/
4'	Sidewalk (West side)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/
28' FF	Res. Pvmt	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/
4' (*)	C & G (Both Sides)	Barbena St.	96' diameter culdesac @ Tract H	Pita Verde Rd.	/	/
4' (*)	Sidewalk (Both sides)	Barbena St.	96' diameter culdesac @ Tract H	Pita Verde Rd.	/	/
4'	Sidewalk	Tract H	96' diameter culdesac @ Tract H	Pita Verde Rd.	/	/

10'	Asphalt Trail	Tract L	Pita Verde Rd.	Unser Blvd.	/	/	/
10'	Asphalt Trail	Tract K	Pita Verde Rd.	Dennis Chavez	/	/	/
10'	Asphalt Trail	Tract J	Pita Verde Rd.	Dennis Chavez	/	/	/
10'	Asphalt Trail	Tract H	Paraje St	Berbenis St, Cui-de-Sac	/	/	/
10'	Asphalt Trail	Tract H	Berbenis St.	Ceja Vista Rd.	/	/	/
Water (Unit 2B)							
10"	Waterline (2WR)	Unser Blvd.	S. Dennis Chavez	65 ft. south	/	/	/
10"	Waterline (2WR)	S. Dennis Chavez ROW	(Ex. 12" WL) (2WR)	Unser Blvd	/	/	/
10"	Waterline (2WR)	Tract J	Tract J	Pita Verde Rd.	/	/	/
10"	Waterline (2WR)	Pita Verde Rd.	S. Dennis Chavez ROW	Tract J	/	/	/
6"	Waterline (2WR)	Pita Verde Rd.	Paraje St.	Paraje St	/	/	/
6"	Waterline (2WR)	Berbenis St.	Berbenis St.	Paraje St	/	/	/
6"	Waterline (2WR)	Tract H	Tract H	Pita Verde Rd.	/	/	/
10"	Waterline (2WR)	Ceja Vista Rd.	Berbenis St.	Paraje St.	/	/	/
10"	Waterline (2WR)	Paraje St.	Unit 2A/2B Boundary	Paraje St.	/	/	/
4"	Waterline (1W)	Pita Verde Rd.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
8"	Waterline (1W)	Pita Verde Rd.	Lot 17, Blk 7	Paraje St	/	/	/
8"	Waterline (1W)	Pita Verde Rd.	Paraje St.	Potrero Dr.	/	/	/
8"	Waterline (1W)	Pita Verde Rd.	Potrero Dr.	Tract L	/	/	/
8"	Waterline (1W)	Tract L	Pita Verde Rd. Stub	Unser Blvd.	/	/	/
6"	Waterline (1W)	Unser Blvd.	Tract L	12" WL Unser Blvd.	/	/	/
8"	Waterline (1W)	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
12"	Waterline (1W)	Ceja Vista Rd.	Cuscuta	Potrero Dr.	/	/	/
8"	Waterline (1W)	Ceja Vista Rd.	Cuscuta	Paraje St.	/	/	/
8"	Waterline (1W)	Paraje St.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
8"	Waterline (1W)	Fumana St.	Ceja Vista Rd.	Campanula Rd.	/	/	/
12"	Waterline (1W)	Cuscuta St.	Ceja Vista Rd.	South Property Line	/	/	/
8"	Waterline (1W)	Potrero Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
	PRV Station	Tract H	10" WL (2WR)	12" WL (1W)	/	/	/
Sanitary Sewer (Unit 2B)							
8"	SAS	Pita Verde Rd.	Berbenis St.	Pita Verde Rd. Stub	/	/	/
8"	SAS	Pita Verde Rd. Stub	Pita Verde	Tract L	/	/	/
8"	SAS	Tract L	Pita Verde Rd. Stub	Unser Blvd.	/	/	/
8"	SAS	Unser Blvd.	Tract L	Existing 15" SAS	/	/	/
8"	SAS	Campanula Rd.	Paraje St.	Potrero Dr.	/	/	/
8"	SAS	Ceja Vista Dr.	RR-3-C-1 Commercial	Potrero Dr.	/	/	/
8"	SAS	Potrero Dr.	Ceja Vista Rd	Pita Verde Rd.	/	/	/
8"	SAS	Fumana	Lot 5 Blk 9	Campanula Rd.	/	/	/
8"	SAS	Paraje St	Lot 1 Blk 7	Pita Verde Rd.	/	/	/
8"	SAS	Paraje St	Lot 4 Blk 9	Campanula Rd.	/	/	/
8"	SAS	Berbenis St.	Lot 7 Blk 7	Pita Verde Rd.	/	/	/

Storm Drain (Unit 2B)

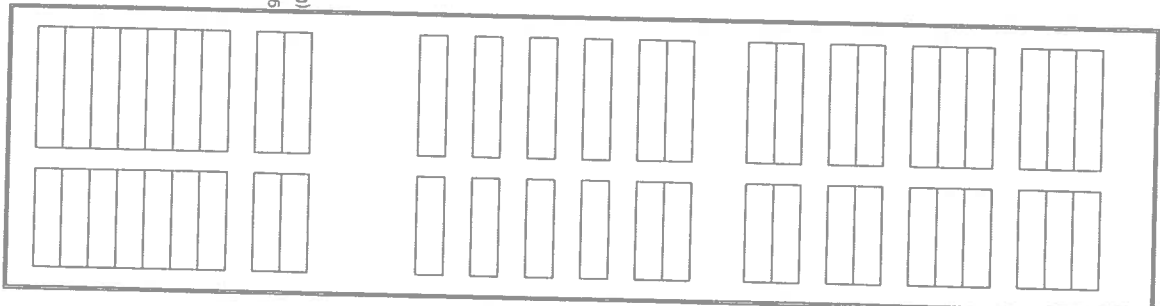
- 30" - 48" Storm Drain
- 24" - 30" Storm Drain
- 18" - 36" Storm Drain
- 18" - 24" Storm Drain
- 48" Storm Drain
- 54" Storm Drain
- 54" Storm Drain

9.0 Ac-Ft Temp Retention Pond w/ A & C
(0.535 AF)
First Flush Pond
With Agreement & Covenant
(7,380 CF)

Paving (Unit 3)

- 30' FF Art. Pvmt
- C & G (East Side Only), Median Curb
- 10' Asphalt Trail (East side)
- 12' 3" AC Trail (NMDOT)(9)
- 26' FF Res. Pvmt
- C & G (Both Sides)
- 4' (*) 4' Sidewalk (Both Sides)
- 26' FF Res. Pvmt
- C & G (Both Sides)

- 4' (*) Sidewalk (Both Sides)
- 26' FF Res. Pvmt
- C & G (Both Sides)
- 4' (*) Sidewalk (Both Sides)
- 26' FF Res. Pvmt
- C & G (Both Sides)
- 4' Sidewalk (East side)
- 4' (*) Sidewalk (West Side)
- 28' FF Res. Pvmt
- C & G (Both Sides)
- 4' Sidewalk (West side)
- 4' (*) Sidewalk (East Side)
- 28' FF Res. Pvmt
- C & G (Both Sides)
- (with Type III Barricades)



Ceja Vista Rd
Cuscula St
Poitero Dr
Pita Verde Rd
Tract M
Tract M
Unser Blvd

RR-3-C-1
Ceja Vista Rd.
Ceja Vista Rd.
Lot 7, Blk 12
Poitero St
Unser Blvd.
Tract M

Poitero Dr
Pita Verde Rd
Pita Verde Rd
Cuscula St
S. Property Line

Tract M

E. Half of Unser Blvd.

South PL

S. Dennis Chavez R/W

Unit 3 East P.L.

Pita Verde Rd.

Lunana Dr.

Campanula Rd.

Lunana Dr.

Ceja Vista Rd.

Lunana Dr.

Corylus Dr.

Ceja Vista Rd

Pita Verde Rd.

Lunana Dr.

Pita Verde Rd

Meade Rd.

South PL

East PL

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		
							Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

NOTES

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

Street lights per City requirements.

- (*) Sidewalks are deferred in these areas. All others are built with Unit construction plans
- 1 Landscaping Maintenance Agreement for landscaping in the public right-of-way
- 2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
- 3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plans
- 4 Engineers certification of the grading plan required for release of SIA for each Unit.
- 5 Updated TIA. The next Tract: either RR-3-A-1 or RR-3-B-1 or RR-3-C-1 or Unit 2A, 2B, or 3 to develop shall require an updated TIA which may result in additional offsite improvements
- 6 Storm Drain sizes may change in accordance with final HGL calculations. pending Hydrology approval
- 7 City of Albuquerque maintains signal at 98th Street and Unser Blvd. on Dennis Chavez through an agreement between City and NMDOT
- 8 Alternate channel lining material may be approved and designed at a later date
- 9 NMDOT Pavement Section shall give final recommendation and adjacent land owner to maintain.
- 10 All storm drain items include inlets and manhole as required in design.

AGENT / OWNER

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates, PA
FIRM

Diane Hoelzer 5-9-18
SIGNATURE - date

Raymond Wood 5/9/18
DRB CHAIR - date

Jon Entzward 5/9/18
UTILITY DEVELOPMENT - date

Renee Brueck 5/9/18
CITY ENGINEER - date

[Signature] 5/9/18
PARKS & GENERAL RECREATION - date

AMAFA - date
CODE ENFORCEMENT - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Kay Brashear

From: Ochoa, Alex <aochoa@cabq.gov>
Sent: Tuesday, August 14, 2018 4:32 PM
To: Stephen Stasiewicz; Planning Plat Approval
Cc: Kay Brashear; Diane Hoelzer; Dicome, Kym
Subject: RE: WESTLAND SOUTH TRACS RR-3-B-1 AND RR-3-C-1

Hi Stephen,

Your DXF for Project #1004428, Westland South Tracts RR-3-B-1 & RR-3-C-1 has been approved. This email will notify the DRB office.

Thank you,
Alex



ALEX OCHOA
gis coordinator
o 505.924.3805
e aochoa@cabq.gov
cabq.gov/planning

From: Stephen Stasiewicz [mailto:stephen@goodwinengineers.com]
Sent: Tuesday, August 14, 2018 1:45 PM
To: Planning Plat Approval
Cc: Kay Brashear; Diane Hoelzer
Subject: WESTLAND SOUTH TRACS RR-3-B-1 AND RR-3-C-1

DXF file rotated and Scaled to new Mexico state plane coordinates grid system NAD 83, Central Zone.

For your approval

Stephen Stasiewicz
Mark Goodwin and Associates

=====
This message has been analyzed by Deep Discovery Email Inspector.

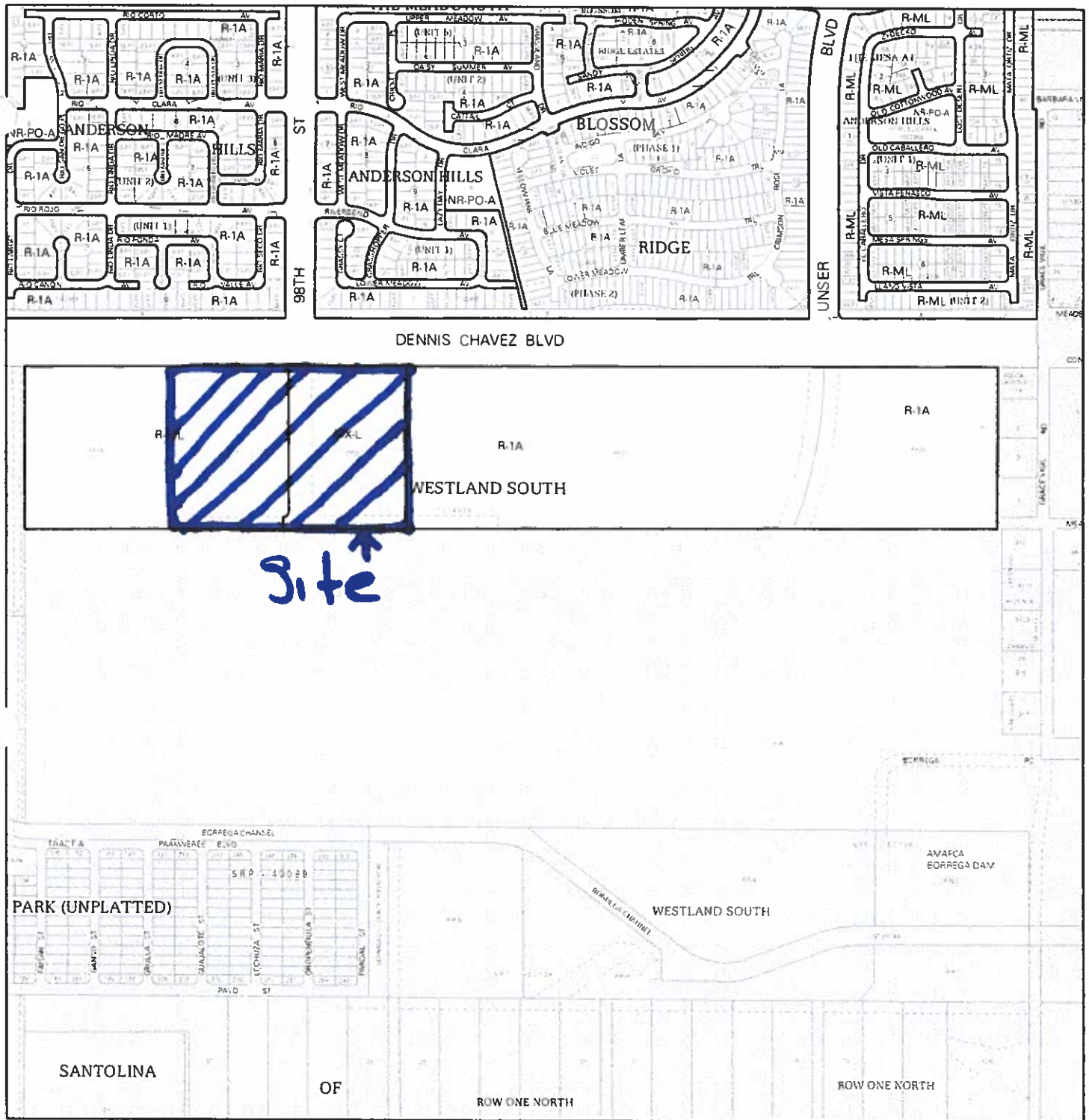
Kay Brashear

From: Stephen Stasiewicz
Sent: Tuesday, August 14, 2018 1:45 PM
To: Plat gis Review (platgisreview@cabq.gov)
Cc: Kay Brashear; Diane Hoelzer
Subject: WESTLAND SOUTH TRACS RR-3-B-1 AND RR-3-C-1
Attachments: Final Plat RR-3-B and RR-3-C.pdf; Zone Atlas Map.pdf; 1004428.dxf

DXF file rotated and Scaled to new Mexico state plane coordinates grid system NAD 83, Central Zone.

For your approval

Stephen Stasiewicz
Mark Goodwin and Associates

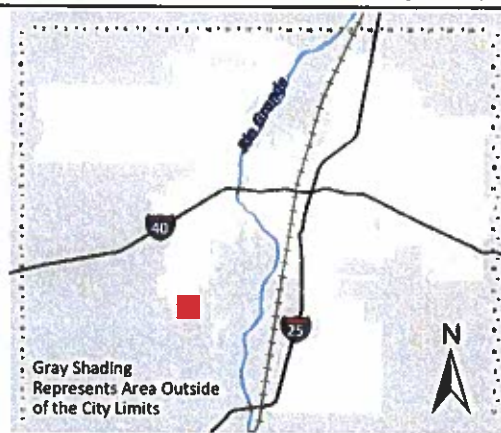


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page: P-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

