



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

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

|  |           |                               |  |
|--|-----------|-------------------------------|--|
| <b>APPLICATION INFORMATION</b>                       |           |                               |  |
| Applicant: Clearbrook Investments, Inc.              |           | Phone:                        |  |
| Address: 8801 Jefferson St. N.E., #A                 |           | Email: scotth@stillbrooke.com |  |
| City: Albuquerque                                    | State: NM | Zip: 87113                    |  |
| Professional/Agent (if any): Ron Hensley / THE Group |           | Phone: 505-410-1622           |  |
| Address: 300 Branding Iron Rd. S.E.                  |           | Email: ron@thegroup.cc        |  |
| City: Rio Rancho, NM                                 | State: NM | Zip: 87124                    |  |
| Proprietary Interest in Site:                        |           | List all owners:              |  |

|   |
|---|
| <b>BRIEF DESCRIPTION OF REQUEST</b>                 |
| Extension of Preliminary Plat of Tract into 30 lots |

|  |                        |                                  |
|--|------------------------|----------------------------------|
| <b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b> |                        |                                  |
| Lot or Tract No.: Tract 4A   | Block:                 | Unit:                            |
| Subdivision/Addition: IHS Acquisition No 120 Incorporated  | MRGCD Map No.:         | UPC Code: 101706403945020230     |
| Zone Atlas Page(s): C-17-Z   | Existing Zoning: R-ML  | Proposed Zoning: R-ML            |
| # of Existing Lots: 1  | # of Proposed Lots: 30 | Total Area of Site (acres): 2.92 |

|   |                        |                           |
|---|------------------------|---------------------------|
| <b>LOCATION OF PROPERTY BY STREETS</b>  |                        |                           |
| Site Address/Street: Horizon Blvd. N.E. | Between: Alameda Blvd. | and: Balloon Museum Drive |

|  |   |
|--|---|
| <b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b> |   |
| PR-2018-001842, RZ-2018-00055  |   |
| Signature: <i>Ron E. Hensley</i>   | Date: 11/12/20  |
| Printed Name: Ron E. Hensley / THE Group   | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

|                              |            |           |
|------------------------------|------------|-----------|
| <b>FOR OFFICIAL USE ONLY</b> |            |           |
| 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](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS**

- Interpreter Needed for Hearing? NO 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
- NA 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)
- 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
- Signed** Pre-Annexation Agreement if Annexation required
- 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.**

- NA 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
- NA Required notices with content per IDO Section 14-16-6-4(K)(6)
  - NA Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
  - NA Proof of emailed notice to applicable Neighborhood Association representatives
  - NA 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.**

|  |  |
|--|--|
| <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: </p>   | <p>Date: 11/12/20</p>  |
| <p>Printed Name: Ron E. Hensley / THE Group</p>  | <p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p> |
| <p><b>FOR OFFICIAL USE ONLY</b></p>  |  |
| <p>Project Number: _____</p>   | <p>Case Numbers _____</p>  |
| <p>_____</p>   | <p>_____</p>   |
| <p>_____</p>   | <p>_____</p>   |
| <p>Staff Signature: _____</p>  |  |
| <p>Date: _____</p>   |  |



c/o Scott Henry  
8801 Jefferson Street NE, #A  
Albuquerque, NM 87113

Friday, April 19, 2019  
City of Albuquerque  
Planning, Engineering, and Building Departments  
One Civic Plaza NW  
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement Applications

To Whom It May Concern:

Clearbrook Investments Inc, hereby authorizes The Group, Ron Hensley, and its members to obtain information, submit and process entitlements, permits and all related applications, easements vacations and similar, and act as an agent for Clearbrook Investments Inc for entitling, zoning, permitting, platting and subdividing property legally described as Tract 4, Corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated, which will become tract 4 a and 4 b. Clearbrook Investments Inc. is the owner of this property and has full authority to allow these actions.

Sincerely,


Clearbrook Investments Inc

A handwritten signature in blue ink, appearing to read "Scott Henry", is written over a faint circular stamp or seal.

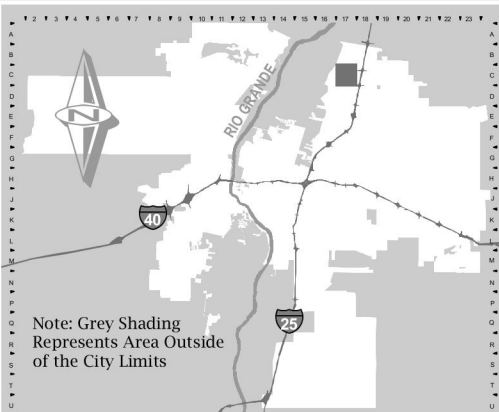
By: Scott Henry  
President.



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












Map amended through: 6/5/2009



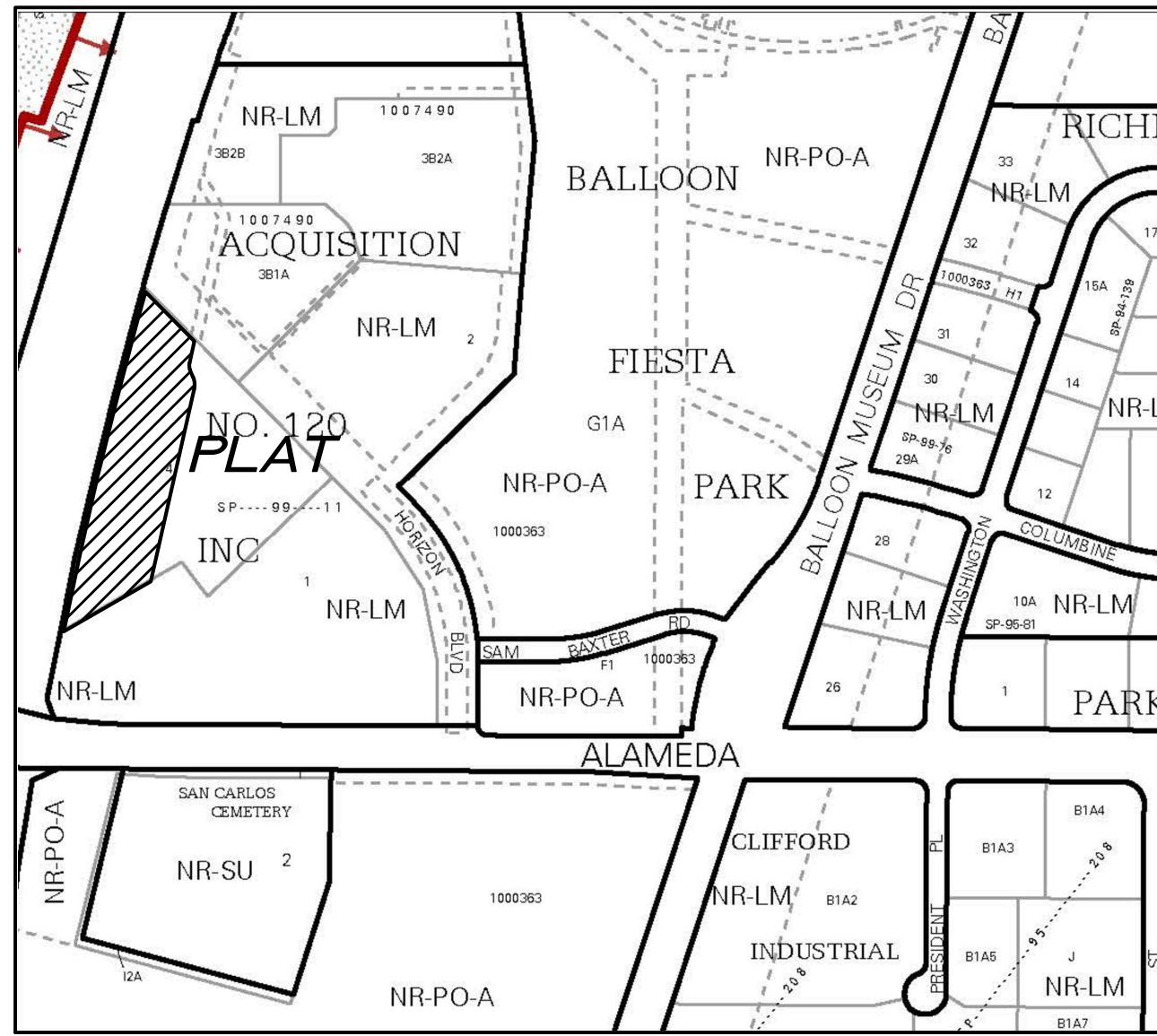
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-17-Z**

Selected Symbols

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

0 750 1,500 Feet



VICINITY MAP  
Not to Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground. US Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a Aluminum disk stamped "L.S. 11993" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with Aluminum cap stamped "L.S. 11993" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page C-17.

**SUBDIVISION DATA**

- Total number of existing Tracts: 1
- Total number of Tracts created: 1
- Total number of Lots created: 30
- No Public Street right of way dedicated by this plat
- Gross Subdivision acreage: 2.9201 acres.

**TREASURERS CERTIFICATION**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

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

- Public Service Company of New Mexico ("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.

**PURPOSE OF PLAT**

The purpose of this plat is to:

- Divide One (1) existing tract into Thirty (30) new Lots and one (1) HOA Tract as shown hereon.
- Grant the Public and Private Easements as shown hereon.

**SURVEYORS CERTIFICATION**

I, Larry, W. Medrano, New Mexico Professional Surveyor Number 11993, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Larry W. Medrano  
NMPS No. 11993  
August 27, 2019

PLAT OF  
LOTS 1 THRU 30  
**HORIZON VILLAGE**  
(BEING A SUBDIVISION OF TRACT 4-A, HORIZON VILLAGE)  
SITUATE WITHIN  
THE ELENA GALLEGOS GRANT  
IN  
PROJECTED SECTIONS 11 AND 14  
TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2019

CASE NUMBER: \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

|  |       |      |
|--|-------|------|
| Public Service Company of New Mexico   | _____ | Date |
| New Mexico Gas Company                 | _____ | Date |
| QWest Corporation d/b/a CenturyLink QC | _____ | Date |
| Comcast                                | _____ | Date |

**CITY APPROVALS:**

|  |       |      |
|--|-------|------|
| City Surveyor                                | _____ | Date |
| Department of Municipal Development          | _____ | Date |
| Traffic Engineering, Transportation Division | _____ | Date |
| ABCWUA                                       | _____ | Date |
| Parks and Recreation Department              | _____ | Date |
| AMAFCA                                       | _____ | Date |
| City Engineer                                | _____ | Date |
| Code Enforcement                             | _____ | Date |
| DRB Chairperson, Planning Department         | _____ | Date |

**PLAT OF**  
**LOTS 1 THRU 30**  
**HORIZON VILLAGE**  
 (BEING A SUBDIVISION OF TRACT 4-A, HORIZON VILLAGE)  
 SITUATE WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTIONS 11 AND 14**  
**TOWNSHIP 11 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 AUGUST, 2019

**LEGAL DESCRIPTION**

Tract numbered Four (4-A) of Horizon Village, as the same is shown and designated on the plat entitled "Plat of Tracts 4-A and 4-B, Horizon Village, within the Elena Gallegos Grant projected Sections 11 & 14, T.11 N., R.3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, on July 2, 2019, as Document No. 2019055489, in Plat Book 2019C, page 66."

**FREE CONSENT AND DEDICATION**

SURVEYED and SUBDIVIDED and now comprising PLAT OF LOTS 1 THRU 30, HORIZON VILLAGE "BEING A SUBDIVIDED OF TRACT 4-A, Horizon Village, within the Elena Gallegos Grant projected Sections 11 & 14, T.11 N., R.3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, on July 2, 2019, as Document No. 2019055489, in Plat Book 2019C, page 66.", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**

Clearbrooke Investments

\_\_\_\_\_

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

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_ My commission expires \_\_\_\_\_  
 Notary Public

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

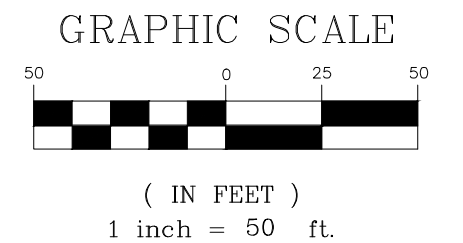
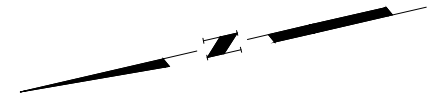
- A. Plat entitled "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 AND TRACT 4, LAND OF IHS ACQUISITION NO. 120, INC.", as the same is shown and designated on the corrected plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 1998 in Book 98C, Page 358.
- B. Plat entitled "TRACTS 3B-1-A, 3B-2-A AND 3B-2-B, LAND OF IHS ACQUISITION NO. 120, INC." a replat of Tracts 3B-1 and 3B-2 as the same is shown and designated on the replat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 2011 in Book 2011C, Page 59.
- C. Plat entitled "TRACTS 3B-1-A, 3B-2-A AND 3B-2-B, LAND OF IHS ACQUISITION NO. 120, INC." a replat of Tracts 3B-1 and 3B-2 as the same is shown and designated on the replat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 2011 in Book 2011C, Page 59.
- D. Plat entitled "PLAT OF TRACTS 4-A, 4-B HORIZON VILLAGE, BEING A REPLAT OF TRACT 4, LAND OF IHS ACQUISITION NO. 120" as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 2, 2019 in Book 2019C, Page 66.

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0128G and 35011C0136G, Effective Date 9-26-2008.

PLAT OF  
**LOTS 1 THRU 30**  
**HORIZON VILLAGE**  
 (BEING A SUBDIVISION OF TRACT 4-A, HORIZON VILLAGE)  
 SITUATE WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTIONS 11 AND 14**  
**TOWNSHIP 11 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 AUGUST, 2019

Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the grading and drainage plan, submitted by THE Group on, 06/28/2019 and approved by the Albuquerque City Engineer on July 9, 2019, which report and amendments are on file in the office of the City Engineer. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement [detention area] and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement [detention area] and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision. The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.



| CURVE | LENGTH | RADIUS   | TANGENT | CHORD  | CHORD BEARING | DELTA     |
|-------|--------|----------|---------|--------|---------------|-----------|
| C1    | 77.67  | 11304.16 | 38.83   | 77.67  | N15° 28' 42"E | 0°23'37"  |
| C2    | 775.22 | 11304.16 | 387.76  | 775.07 | N13° 21' 38"E | 3°55'45"  |
| C3    | 59.21  | 11304.16 | 29.60   | 59.21  | S15° 31' 31"W | 0°18'00"  |
| C4    | 29.26  | 11304.16 | 14.63   | 29.26  | S15° 15' 04"W | 0°08'54"  |
| C5    | 46.75  | 11304.16 | 23.38   | 46.75  | S15° 03' 30"W | 0°14'13"  |
| C6    | 27.53  | 11304.16 | 13.77   | 27.53  | S14° 52' 13"W | 0°08'22"  |
| C7    | 111.06 | 11304.16 | 55.53   | 111.06 | S14° 31' 08"W | 0°33'46"  |
| C8    | 80.02  | 11304.16 | 40.01   | 80.02  | S14° 02' 05"W | 0°24'20"  |
| C9    | 38.01  | 11304.16 | 19.00   | 38.01  | S13° 44' 08"W | 0°11'33"  |
| C10   | 80.01  | 11304.16 | 40.00   | 80.01  | S13° 26' 11"W | 0°24'20"  |
| C11   | 80.00  | 11304.16 | 40.00   | 80.00  | S13° 01' 52"W | 0°24'20"  |
| C12   | 38.00  | 11304.16 | 19.00   | 38.00  | S12° 43' 55"W | 0°11'33"  |
| C13   | 80.00  | 11304.16 | 40.00   | 80.00  | S12° 25' 58"W | 0°24'20"  |
| C14   | 30.00  | 11304.16 | 15.00   | 30.00  | S12° 09' 15"W | 0°09'07"  |
| C15   | 30.00  | 11304.16 | 15.00   | 30.00  | S12° 00' 39"W | 0°09'07"  |
| C16   | 104.58 | 11304.16 | 52.29   | 104.58 | S11° 39' 39"W | 0°31'48"  |
| C17   | 24.14  | 100.96   | 12.13   | 24.08  | S38° 48' 05"W | 13°41'52" |
| C18   | 25.56  | 100.96   | 12.85   | 25.49  | S24° 41' 57"W | 14°30'23" |
| C19   | 25.56  | 100.96   | 12.85   | 25.49  | S10° 11' 36"W | 14°30'21" |
| C20   | 13.18  | 100.96   | 6.60    | 13.17  | S0° 48' 00"E  | 7°28'50"  |

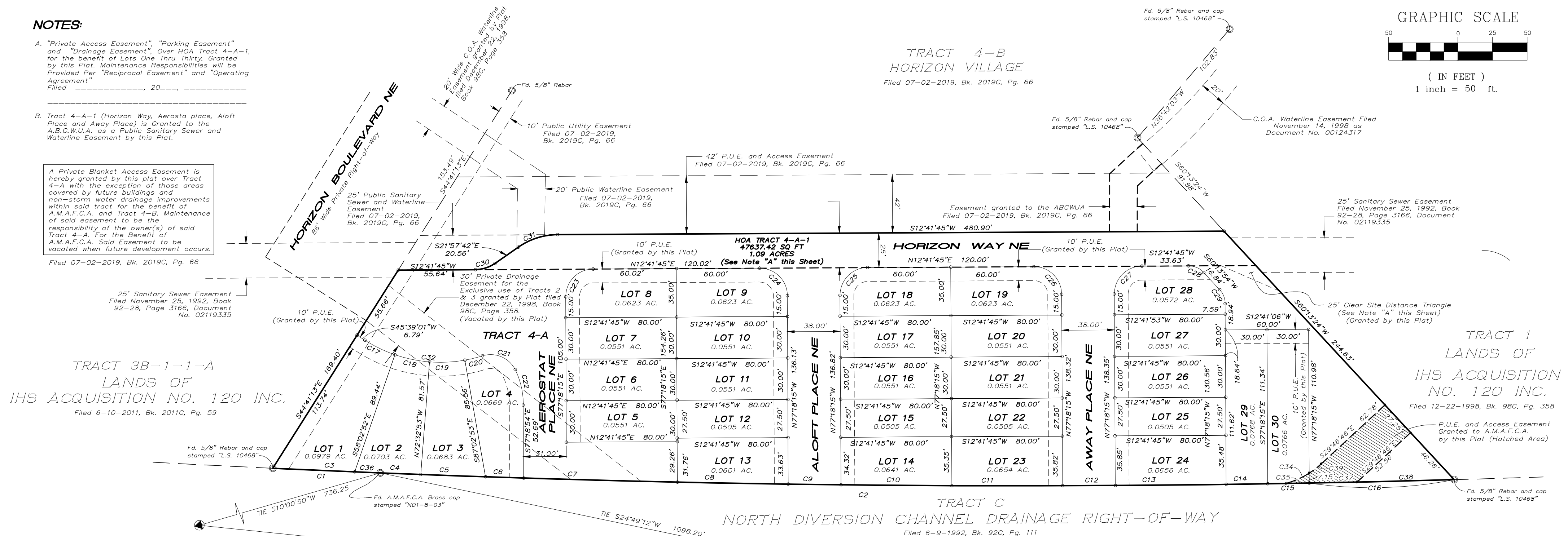
| CURVE | LENGTH | RADIUS   | TANGENT | CHORD | CHORD BEARING | DELTA     |
|-------|--------|----------|---------|-------|---------------|-----------|
| C21   | 27.80  | 19.85    | 16.73   | 25.58 | N35° 58' 16"E | 80°14'22" |
| C22   | 26.52  | 55.85    | 13.51   | 26.27 | S89° 47' 06"E | 27°12'06" |
| C23   | 31.39  | 20.00    | 19.98   | 28.27 | N32° 20' 22"W | 89°55'45" |
| C24   | 31.42  | 20.00    | 20.00   | 28.28 | N57° 41' 45"E | 90°00'00" |
| C25   | 31.42  | 20.00    | 20.00   | 28.28 | N32° 18' 15"W | 90°00'00" |
| C26   | 31.42  | 20.00    | 20.00   | 28.28 | N57° 41' 45"E | 90°00'00" |
| C27   | 31.42  | 20.00    | 20.00   | 28.28 | N32° 18' 15"W | 90°00'00" |
| C28   | 12.44  | 15.00    | 6.60    | 12.09 | N36° 27' 35"E | 47°31'39" |
| C29   | 11.11  | 14.98    | 5.83    | 10.86 | N81° 26' 04"E | 42°29'49" |
| C30   | 15.12  | 25.00    | 7.80    | 14.89 | S4° 37' 58"E  | 34°39'27" |
| C31   | 30.24  | 50.00    | 15.60   | 29.79 | S4° 37' 58"E  | 34°39'27" |
| C32   | 88.44  | 100.96   | 47.28   | 85.64 | S20° 33' 18"W | 50°11'26" |
| C33   | 18.46  | 11304.16 | 9.23    | 18.46 | S15° 19' 42"W | 0°05'37"  |
| C34   | 18.46  | 11304.16 | 9.30    | 18.39 | S10° 54' 46"E | 17°13'58" |
| C35   | 16.86  | 11304.16 | 8.43    | 16.86 | S11° 58' 07"W | 0°05'08"  |
| C36   | 18.46  | 11304.16 | 9.23    | 18.46 | S15° 19' 42"W | 0°05'37"  |
| C37   | 34.56  | 11304.16 | 17.28   | 34.56 | S11° 50' 18"W | 0°10'31"  |
| C38   | 70.02  | 11304.16 | 35.01   | 70.02 | S11° 34' 24"W | 0°21'18"  |
| C39   | 10.85  | 61.39    | 5.44    | 10.84 | S24° 35' 40"E | 10°07'51" |

**NOTES:**

A. "Private Access Easement", "Parking Easement" and "Drainage Easement", Over HOA Tract 4-A-1, for the benefit of Lots One Thru Thirty, Granted by this Plat. Maintenance Responsibilities will be Provided Per "Reciprocal Easement" and "Operating Agreement," Filed \_\_\_\_\_, 20 \_\_\_\_\_.

B. Tract 4-A-1 (Horizon Way, Aerosta place, Aloft Place and Away Place) is Granted to the A.B.C.W.U.A. as a Public Sanitary Sewer and Waterline Easement by this Plat.

A Private Blanket Access Easement is hereby granted by this plat over Tract 4-A with the exception of those areas covered by future buildings and non-storm water drainage improvements within said tract for the benefit of A.M.A.F.C.A. and Tract 4-B. Maintenance of said easement to be the responsibility of the owner(s) of said Tract 4-A. For the Benefit of A.M.A.F.C.A. Said Easement to be vacated when future development occurs. Filed 07-02-2019, Bk. 2019C, Pg. 66



Albuquerque Control Survey Monument "NDC-7-1A"  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 N= 1,524,419.502 US Survey feet  
 E= 1,534,929.428 US Survey feet  
 Ground to grid factor= 0.999674775  
 Delta Alpha= -00°12'12.47"  
 TIE= N10°00'50"E, 736.25

Albuquerque Control Survey Monument "NDC-7"  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 N= 1,522,698.249 US Survey feet  
 E= 1,534,340.591 US Survey feet  
 Ground to grid factor= 0.999674466  
 Delta Alpha= -00°12'16.43"

**PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"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 installed 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."



The HENSLEY ENGINEERING GROUP

November 17, 2020

Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: 2019-001842 Horizon Village –Preliminary Plat Extension

The attached Extension submittal is for a tract located within zone atlas page C-17.

The plat is a division of “Tract 4A Land of HIS Acquisition No 120” and is located on Horizon Boulevard near Alameda Blvd. The plat would create 30 lots and 1 tract with grant of easements from the existing tract. The lots will be served by private access easements and public utilities.

The infrastructure completion is anticipated to be completed within several weeks. The applicant is requesting the 1 year extension to complete and file the Final Plat.

As agent for the owners, we are requesting review of the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Ron E. Hensley".

Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: **001842**  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**  
(Rev. 9-05)  
**EXHIBIT "A"**  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

ORIGINAL

**Horizon Village Subdivision**  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract 4A IHS Acquisition No 120 Incorporated**  
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<br>DRC # | Constructed Under<br>DRC # | Size   | Type of Improvement<br>Private<br>Paving                      | Location       | From           | To            | Construction Certification |      |                    |
|---------------------------------|----------------------------|--------|---|----------------|----------------|---------------|----------------------------|------|--------------------|
|                                 |                            |        |   |                |                |               | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 27' FF | Res. Pvmt. w/ Standard Curb<br>(Both Sides & Cul De Sac)      | Horizon Way    | Horizon Blvd.  | Lot 30        | /                          | /    | /                  |
|                                 |                            | 4'     | Sidwalk Both Sides<br>(DEFERRED)                              | Horizon Blvd.  | West PL        | East PL       | /                          | /    | /                  |
|                                 |                            | 4'     | Sidwalk West Side with<br>DEFERRED Cul De Sac                 | Horizon Way    | Horizon Blvd.  | Cul-De-Sac    | /                          | /    | /                  |
|                                 |                            | 24' FF | Res. Pvmt. w/ Standard Curb<br>and 4' Sidwalk (South Side)    | Aerostat Place | Horizon Way    | West PL Lot 5 | /                          | /    | /                  |
|                                 |                            | 4'     | Sidwalk South Side<br>(DEFERRED)                              | Aerostat Place | Horizon Way    | Lot 6         | /                          | /    | /                  |
|                                 |                            | 1      | ADA Ramp North Side<br>w/ Detectable Warning Surface          | Aerostat Place | Aerostat Place | Horizon Way   | /                          | /    | /                  |
|                                 |                            | 24' FF | Res. Pvmt. w/ Mountable Curb                                  | Aloft Place    | Horizon Way    | 150' West     | /                          | /    | /                  |
|                                 |                            | 4'     | Sidwalk Both Sides<br>(DEFERRED)                              | Aloft Place    | Horizon Way    | 150' West     | /                          | /    | /                  |
|                                 |                            | 2      | ADA Ramps North / South side<br>w/ Detectable Warning Surface | Aloft Place    | Aloft Place    | Horizon Way   | /                          | /    | /                  |
|                                 |                            | 24' FF | Res. Pvmt. w/ Mountable Curb                                  | AwayPlace      | Horizon Way    | 150' West     | /                          | /    | /                  |

| Financially Guaranteed DRC # | Constructed Under DRC # | Size     | Type of Improvement  | Location       | From           | To                  | Construction Certification |      |                    |
|------------------------------|-------------------------|----------|--|----------------|----------------|---------------------|----------------------------|------|--------------------|
|                              |                         |          |  |                |                |                     | Private Inspector          | P.E. | City Cnst Engineer |
|                              |                         | 4'       | Sidwalk Both Sides<br>(DEFERRED)                               | Away Place     | Horzon Way     | 150' West           | /                          | /    | /                  |
|                              |                         | 2        | ADA Ramps North / South side<br>w/ Detectable Warning Surace   | Away Place     | Away Place     | Horzon Way          | /                          | /    | /                  |
|                              |                         | 2        | ADA Ramps East / West side<br>w/ Detectable Warning Surace     | Horizon Blvd.  | Horizon Way    | Horizon Blvd.       | /                          | /    | /                  |
|                              |                         | 25'x100' | <b>Drainage</b><br>Drainage Pond<br>W/ Water Quality Retention | Aerostat Place | Aerostat Place | N. Diversion Chan.  | /                          | /    | /                  |
|                              |                         | 8"       | <b>Public Water</b><br>Water Line                              | Easement       | Horzon Way     | Exist Line Tract 1  | /                          | /    | /                  |
|                              |                         | 8"       | Water Line   | Easement       | Horzon Way     | Exist Horizon Blvd. | /                          | /    | /                  |
|                              |                         | 4"       | Water Line, Hydrants, Services<br>and Appurtances              | Horzon Way     | Connection Tee | Lot 30              | /                          | /    | /                  |
|                              |                         | 8"       | Water Line, Hydrants, Services<br>and Appurtances              | Horzon Way     | Horizon Blvd.  | Cul-De-Sac          | /                          | /    | /                  |
|                              |                         | 4"       | Water Line, Services<br>and Appurtances                        | Aerostat Place | Horzon Way     | Lot 5               | /                          | /    | /                  |
|                              |                         | 6"       | Water Line, Services<br>and Appurtances                        | Aloft Place    | Horzon Way     | Lot 14              | /                          | /    | /                  |
|                              |                         | 6"       | Water Line, Services<br>and Appurtances                        | Away Place     | Horzon Way     | Lot 24              | /                          | /    | /                  |
|                              |                         | 8"       | <b>Sanitary Sewer</b><br>SAS<br>W/ Appurtances and Services    | Horizon Way    | Horizon Blvd.  | Aerostat Place      | /                          | /    | /                  |
|                              |                         | 8"       | SAS<br>W/ Appurtances and Services                             | Aerostat Place | Horizon Blvd.  | Lot 5               | /                          | /    | /                  |
|                              |                         | 8"       | SAS<br>W/ Appurtances and Services                             | Aloft Place    | Horzon Way     | Lot 14              | /                          | /    | /                  |
|                              |                         | 8"       | SAS<br>W/ Appurtances and Services                             | Away Place     | Horzon Way     | Lot 24              | /                          | /    | /                  |

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<br>DRC #              | Constructed Under<br>DRC # | Size | Type of Improvement                            | Location    | From          | To         | Construction Certification          |      |                    |
|--|----------------------------|------|--|-------------|---------------|------------|-------------------------------------|------|--------------------|
|  |                            |      |  |             |               |            | Private Inspector                   | P.E. | City Cnst Engineer |
|  |                            | 2    | Manhole Adjustments                            | Horizon Way | Horizon Blvd. | Cul-De-Sac | /                                   | /    | /                  |
|  |                            |      | ENGINEER'S CERTIFICATION<br>GRADING & DRAINAGE |             |               |            | /                                   | /    | /                  |
| Approval of Creditable Items:                |                            |      |  |             |               |            | Approval of Creditable Items:       |      |                    |
| Impact Fee Administrator Signature      Date |                            |      |  |             |               |            | City User Dept. Signature      Date |      |                    |

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.

- 1 Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ron E. Hensley P.E.  
NAME (print)

THE Group  
FIRM

*Ron E. Hensley* 11/20/19  
SIGNATURE - date

*Julene Waples* 11-20-19  
DRB CHAIR - date

*Christy Huff* 11-20-19  
PARKS & GENERAL RECREATION - date

*Donna G. Hurd* 11-20-19  
TRANSPORTATION DEVELOPMENT - date

*Christy Huff* 11-20-19  
AMAFCA - date

*Code* 11.20.19  
- date

*[Signature]* 11/20/19  
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

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

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

Clearbrook Investments  
8801 Jefferson St NE # A  
ABQ, NM 87113

### **Project #PR-2018-001842**

Application#

**VA-2019-00312**- WAIVER Temporary deferral of sidewalk

**SD-2019-00165** – PRELIMINARY PLAT

**SD-2019-00166** – VACATION OF PUBLIC EASEMENT

### **LEGAL DESCRIPTION:**

All or a portion of **TRACT 4-A of PLAT OF TRACTS 4-A AND 4-B HORIZON VILLAGE**, zoned R-ML, located on **HORIZON BLVD NE north of ALAMEDA BLVD NE**, containing approximately 2.9201 acre(s).

On **November 20, 2019**, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, based on the following Findings:

#### **VA-2019-00312**- WAIVER Temporary Deferral of Sidewalk

1. This request allows the applicant to construct the sidewalks as the homes are constructed. This waiver is valid for 4 years. The applicant may request an extension under section 14-16-6-6(W)(4).
2. Transportation approved the request.

#### **SD-2019-00068**-PRELIMINARY PLAT

1. This Preliminary Plat divides the existing lot into 30 residential lots. The plat dedicates the necessary easements.
2. The property is zoned R-ML. The lots meet the minimum lot requirements for the zoning categories. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

4. There is an infrastructure list (IL) for improvements tied to the preliminary plat. This IL was signed by all DRB members at the hearing.

**SD-2019-00067 – VACATION OF PUBLIC EASEMENT**

1. The applicant proposes to vacate a 30' Private Drainage Easement. This easement was granted in 1998 for the use of Tracts 2 and 3.
2. The public welfare does not require that the existing easement be retained because a new easement will be granted. The vacation is shown on the exhibit in the file.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Condition:

1. A replat showing the vacated property must be approved by the DRB and recorded within one year of today's approval.

**APPEAL:** If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **DECEMBER 5TH, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley  
DRB Chair

JW/mg

The Group /Ron Hensley 300 Branding Iron RD SE Rio Rancho